



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, FEBRUARY 3, 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. January 6, 2024 Regular Meeting
 2. January 23, 2024 Special Meeting
 - b. **Claims**
 1. General Claims - \$3,111,496.37
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. All reports designated by the Chair to qualify for placement under this category.

12. OLD BUSINESS

- a. Seventh Reading of Ordinance D-2741-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 6, Sections 2-301, 2-302 and 2-303, of the Carmel City Code; Sponsor(s): Councilor(s) Green and Aasen. **Sent to the Finance, Utilities and Rules Committee.**

Synopsis:

Ordinance amending budget procedures of the City of Carmel.

- b. Third Reading of Ordinance Z-694-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing The Towne 146 Planned Unit Development District; Sponsor: Councilor Minnaar. **Sent to the Land Use and Special Studies Committee.**

Synopsis:

Ordinance establishes the Towne 146 Planned Unit Development District Ordinance (the “Towne 146 PUD”). The Ordinance would rezone the real estate from S-1 Residential to a Planned Unit Development district allowing the development of a mixed-residential neighborhood laid out in the style and character as depicted on the Concept Plan (attached as Exhibit B) which includes single-family homes and townhomes.

- c. Second Reading of Ordinance D-2755-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 3, Article 1, Division II, Section 3-30 of the Carmel City Code; Sponsor(s): Councilor(s) Aasen and Taylor. **Sent to the Finance, Utilities and Rules Committee.**

Synopsis:

Ordinance amends the order of business for the Carmel Common Council agenda by adding Finance Department’s budget quarterly reports.

13. PUBLIC HEARINGS

- a. First Reading of Ordinance D-2756-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the Parks and Recreation Non-Reverting Capital Fund (Fund #103) to Line Item 4462000 Other Structure Improvements; Sponsor(s): Councilor(s) Snyder and Taylor.

Synopsis:

This ordinance appropriates \$1,249,700.00 to cover costs related to the White River Greenway North Extension Project.

- b. **First Reading of Ordinance D-2757-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from Parks and Recreation Impact Fee Fund (Fund #106) to Line Item 4460715 White River Corridor; Sponsor(s): Councilor(s) Snyder and Taylor.

Synopsis:

This ordinance appropriates funds to cover costs related to the White River Greenway North Extension Project.

- c. **First Reading of Ordinance D-2758-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the Fire Department Budget (#1120) to Line Item 4112002 – Unscheduled Overtime; Sponsor(s): Councilor(s) Taylor, Snyder and Aasen.

Synopsis:

This ordinance appropriates funds to support the operation of an additional fifth ambulance for the Carmel Fire Department, utilizing existing personnel at Fire Station 342, located at 3610 West 106th Street. This station serves the southwest side of Carmel.

14. NEW BUSINESS

- a. **First Reading of Ordinance D-2759-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 5, Article 1, Sections 5-3 and 5-4 of the Carmel City Code; Sponsor(s): Councilor(s) Taylor and Snyder.

Synopsis:

Ordinance amends certain sections of the Carmel City Code related to park and recreation facilities' operation rules.

- b. **First Reading of Ordinance D-2760-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Section 8-47 of the Carmel City Code; Sponsor(s): Councilor(s) Aasen and Worrell.

Synopsis:

Ordinance amending the regulation of parking on Randall Drive.

- c. **First 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.

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.

- d. **Resolution CC-02-03-25-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Legacy Project Economic Development Area (Legacy II Allocation Area); Sponsor(s): Councilor(s) Aasen and Minnaar.
Synopsis:
This resolution approves (1) a resolution of the City of Carmel Redevelopment Commission creating a new Legacy II Allocation Area within the Legacy Project Economic Development Area, including an economic development plan supplement, and (2) a related City of Carmel Plan Commission resolution.
- e. **Resolution CC-02-03-25-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the 106th and Illinois Economic Development Area; Sponsor(s): Councilor(s) Aasen and Minnaar.
Synopsis:
This resolution approves (1) a resolution of the Carmel Redevelopment Commission creating the 106th and Illinois Economic Development Area, designating the entirety thereof as a new allocation area known as the 106th and Illinois Allocation Area, and adopting an economic development plan for the 106th and Illinois Economic Development Area, and (2) a related Carmel Plan Commission resolution.
- f. **Resolution CC-02-03-25-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the Clay Terrace Economic Development Area; Sponsor(s): Councilor(s) Aasen and Minnaar.
Synopsis:
This resolution approves (1) a resolution of the Carmel Redevelopment Commission creating the Clay Terrace Economic Development Area, designating the entirety thereof as a new allocation area known as the Clay Terrace Allocation Area, and adopting an economic development plan for the Clay Terrace Economic Development Area, and (2) a related Carmel Plan Commission resolution.
- g. **Resolution CC-02-03-25-04**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the BJ's Wholesale Economic Development Area; Sponsor(s): Councilor(s) Aasen and Minnaar.
Synopsis:
This resolution approves (1) a resolution of the Carmel Redevelopment Commission creating the BJ's Wholesale Economic Development Area, designating the entirety thereof as a new allocation area known as the BJ's Wholesale Allocation Area, and adopting an economic development plan for the BJ's Wholesale Economic Development Area, and (2) a related Carmel Plan Commission resolution.

- h. **Resolution CC-02-03-25-05**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Between the Grant Fund (#900) and the Parks and Recreation Impact Fee Fund (#106); Sponsor(s): Councilor(s) Snyder and Taylor.

Synopsis:

Transfers \$784,424.96 from the Grant Fund (#900) into the Parks and Recreation Impact Fee Fund (#106).

- i. **Resolution CC-02-03-25-06**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Between the Grant Fund (#900) and the Parks and Recreation Non-Reverting Capital Fund (#103); Sponsor(s): Councilor(s) Snyder and Taylor.

Synopsis:

Transfers \$1,249,700 from the Grant Fund (#900) into the Parks and Recreation Non-Reverting Capital Fund (#103).

- j. **Resolution CC-02-03-25-07**; 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.

Synopsis:

This Resolution refers a proposal to amend Articles 5.72, 9.08, and 11.02 of the Carmel Unified Development Ordinance to the Carmel Advisory Plan Commission for public hearing and recommendation to the Common Council.

- k. **Resolution CC-02-03-25-08**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving the 2025-2026 Contract with the Carmel Fraternal Order of Police Lodge 185; Sponsor: Councilor Aasen.

Synopsis:

Approves the contract between the City of Carmel and the Carmel Fraternal Order of Police Lodge 185 that will be effective from January 1, 2025 through December 31, 2026.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

- a. **2024 Encumbrances in 2025 - \$20,321,019.67 (Acknowledgement Only)**

- b. **Legal Services Agreement - Kroger Gardis & Regas, LLP**

- c. **City Council Appointments**

1. Carmel Advisory Committee on Disability (Terms expire 12/31/2026, two-year terms); Two Appointments.
2. Affiliate Review Committee (Three Appointments)

d. Request to Approve Mayoral Nomination

1. Kelly Baskett, Carmel Historic Preservation Commission (Term expires 12/31/27, three-year term)

2. ANNOUNCEMENTS

3. ADJOURNMENT



City of Carmel

CARMEL COMMON COUNCIL MEETING MINUTES

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

MEETING CALLED TO ORDER

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

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

AGENDA APPROVAL

The agenda was approved unanimously.

INVOCATION

Pastor Max Murphy, Cornerstone Lutheran Church, delivered the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

Council President Aasen thanked the City of Carmel Street Department for their hard work clearing the roads.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Eesha Singh, a Senior at Carmel High School, spoke on behalf of the service organization Hindu Swayamsevak Sangh, USA. The public is invited to join the 18th annual Yoga for Health, Health for Humanity Yogathon, also known as Surya Namaskar Yajna. This year's SNY Marathon Event will be held at Founders Park, 11675 Hazel Dell Pkwy, on February 2nd, from 9:30 a.m. to 12:00 p.m. Please come out and help make this another successful yogathon event.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Mayor Finkam welcomed the Council to 2025 and stated that she is excited for the year ahead. She also thanked the Street Department and our Public Safety officials who have been out and about in the last few days keeping our roads cleared and our public safe during this heavy snowfall.

Council President Aasen announced that Councilor Ayers will be the Council Chaplain for 2025, and Councilor Green will be the Council Parliamentarian. Councilor Taylor will lead the Finance, Utilities and Rules Committee and Council Vice President Snyder will lead the Land Use and Special Studies Committee. The "Council Nominating Committee" will also be formed, and will be lead by Councilor Green, along with members Councilor Joshi and Councilor Snyder. This group will implement an intentional process for collecting and receiving applications from the public for consideration as Council appointees to the various

city boards, commissions and committees. Councilor Joshi stated that she is in support of forming this committee, which will provide a transparent process for soliciting the best and brightest that wish to serve our community in this way. She also recognized Dr. William Bennett, a pediatric G.I. specialist at IU Health, who was attending this Council meeting, and who has applied to be a member of the Carmel Advisory Committee on Disability.

CONSENT AGENDA

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

a. Approval of Minutes

1. December 16, 2024 Regular Meeting
2. December 30, 2024 Special Meeting

b. Claims

1. General Claims - \$939,334.29

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

Councilor Taylor reported that the Finance, Utilities and Rules Committee just met prior to this Council meeting. Ordinance D-2740-24 passes back to the full Council with a positive recommendation. Ordinance D-2741-24 remains in committee, and Ordinance D-2753-24 passes back to the full Council with a positive recommendation, with the inclusion of section D.

Councilor Snyder reported that the Land Use and Special Studies Committee will meet on Wednesday, January 8th to discuss the proposed Lennar development at 146th Street and Towne Road, and to discuss the UDO.

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

Henry Mestetsky, Director of Redevelopment, gave the monthly report. City Center's construction is almost completed. Monon Square North's construction should be starting early this quarter. 1st on Main's condos continue to be built out. Construction is underway at Magnolia. Civic Square Condos should start construction early this quarter. Hamilton Crossing will continue to be under construction throughout this year. 1933 Lounge at 111 S. Rangeline should open in the first few months of this year. Icon on Main will continue to be under construction for the entirety of this year. The public plaza should open in early 2026. Ardalan Plaza has made its way through Plan Commission. This will be what greets visitors to the Arts District as they enter through the west side. This is a \$20 million project with first floor retail, and for sale condos on the second and third floors. Proscenium III will come back to Council this year for the vacation of the city parcel. David Bowers, Council appointee to the CRC, then spoke to the Council. Mr. Bowers stated that he is available to meet with Council for any questions having to do with the CRC and its projects. Councilor Snyder asked Mr. Mestetsky if he would coordinate with Micheal Klitzing of the Parks Department on the Veterans' Trail that leads to Icon on Main. Councilor Taylor commended those involved with the Ardalan project for accommodating the nearby residents and listening to their input. Councilor Minnaar also thanked Christine Zoccola of the Plan Commission and the Housing Task Force. President Aasen stated that there is now a sign at the Muse building regarding an incoming sushi restaurant.

The Housing Task Force next gave its report. Christine Zoccola served as President and Chris Pryor served as Vice President. Adrienne Keeling of the Department of Community Services shared that from February through September of 2024, the task force met nine times. The first six meetings were information gathering, the last three were working sessions and a presentation of the final report. Information was gathered from housing industry experts, housing industry, economic, and labor reports, local builders, and Carmel residents. Chris Pryor of MIBOR Realtor Association spoke next. He shared some of the key findings of the task force, including a lack of supply, lack of housing diversity, land scarcity, increased and shifting demand, missing middle housing, density and population growth. All of these factors are affecting affordability. Carmel has more jobs than employed residents. We are not producing enough housing for all of the new jobs that are being created, and this growing demand is further increasing housing prices. Ms. Zoccola then presented the task force's recommendations. Some of these included continuing the Housing Task Force effort, developing a housing strategy and vision plan, protecting existing single-family neighborhoods, building upon the comprehensive plan, facilitating development of missing middle housing, adopting a development strategy for new apartment construction, acquisition of green space, and assessing current zoning regulations.

OLD BUSINESS

Council President Aasen announced the sixth reading of **Ordinance D-2740-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 1, Sections 2-1, 2-3, 2-6, 2-10, 2-12, 2-13 and 2-14 of the Carmel City Code; Sponsor(s): Councilor(s) Green and Aasen. This item returns from the Finance, Utilities and Rules Committee with a unanimous positive recommendation. Councilor Minnaar moved to approve. Councilor Green seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2740-24** approved, 9-0.

Council President Aasen announced the sixth reading of **Ordinance D-2741-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 6, Sections 2-301, 2-302 and 2-303, of the Carmel City Code; Sponsor(s): Councilor(s) Green and Aasen. This item remains in the Finance, Utilities and Rules Committee.

Council President Aasen announced the second reading of **Ordinance Z-694-24**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing The Towne 146 Planned Unit Development District; Sponsor: Councilor Minnaar. This item remains in the Land Use and Special Studies Committee.

Council President Aasen announced the second reading of **Ordinance D-2753-24**; An Ordinance of the Common Council of Carmel, Indiana, Amending Chapter 2, Article 3, Sections 2-51, 2-52, 2-54 and 2-55 of the Carmel City Code; Sponsor(s): Councilor(s) Green and Taylor. Councilor Minnaar moved to introduce the item into business. Councilor Taylor seconded. Councilor Taylor presented the item to Council. This item returns from the Finance, Utilities and Rules Committee with a unanimous positive recommendation. Councilor Taylor stated that this ordinance creates an even playing field for the various departments within the city in terms of how PTO is used. It was approved by the committee with the addition of section D, regarding Holiday Pay and Premium Pay. Councilor Taylor made a motion to amend this ordinance to include said Section D. Councilor Joshi seconded. Zac Jackson, Controller and CFO, explained that Section D explains how holiday pay would differ between full-time employees and part-time employees, and how premium pay would work for employees who work on a paid city holiday. There was no further discussion on the amendment. Council President Aasen called for the vote. **Motion to Amend** approved, 9-0. Mr. Jackson further explained that PTO accruals will be reduced by 3.0 hours per pay period, but holidays will no longer be paid out of PTO. With the new paid holidays and the addition of two floating holidays, employees will actually receive 1.6 more days of paid time off. Councilor Green made a motion to approve this amended version of the ordinance. Councilor Snyder seconded. There was no further discussion. Council President Aasen called for the vote. **Ordinance D-2753-24** approved as amended, 9-0.

153 **PUBLIC HEARINGS**

154
155 There were none.

156
157 **NEW BUSINESS**

158
159 Council President Aasen announced the first reading of **Ordinance D-2754-25**; An Ordinance of the
160 Common Council of the City of Carmel, Indiana, Approving and Adopting an Interlocal Agreement;
161 Sponsor: Councilor Aasen. Councilor Green moved to introduce the item into business. Councilor Minnaar
162 seconded. Councilor Green presented the item to Council. Henry Mestetsky explained that this interlocal
163 agreement will establish two new allocations areas. The first would be BJ's parcel, from which 100% of the
164 TIF would be directed to the County. The second would be the Clay Terrace Parcel, from which 95% of the
165 TIF would be available for City Council to consider, and 5% would go to the County. TIF funds flowing to
166 the County have to be used for 146th Street improvements in a way that benefits Carmel. Councilor Taylor
167 asked about the amount of risk we're taking, Director Mestetsky stated that it is very low. Councilors Green,
168 Taylor and Snyder all asked about the basis of the TIF for the BJ's parcel, Director Mestetsky stated that it
169 was flat land, assessed after the previous building was demolished. Councilor Taylor stated that this is a
170 brilliant deal, because by carving out this allocation area, we are receiving TIF that we weren't receiving
171 before and only sending 5% of it to the County. We will receive this until a developer-backed bond is issued
172 against the increment, and then for 25 more years after that. When a bond is issued, Council will have
173 approval. Councilor Taylor made a motion to suspend the rules and act on this tonight. Councilor Joshi
174 seconded. There was no discussion. Council President Aasen called for the vote. **Motion to Suspend the**
175 **Rules** approved 9-0. Councilor Taylor moved to approve the ordinance. Councilor Joshi seconded.
176 Councilor Worell told Director Mestetsky that this deal was a year and a half well-spent, as this is a great
177 deal. Council President Aasen called for the vote. **Ordinance D-2754-25** approved, 9-0.

178
179 Council President Aasen announced the first reading of **Ordinance D-2755-25**; An Ordinance of the
180 Common Council of the City of Carmel, Indiana, Amending Chapter 3, Article 1, Division II, Section 3-30
181 of the Carmel City Code; Sponsor(s): Councilors Aasen and Taylor. Councilor Taylor moved to introduce
182 the item into business. Councilor Minnaar seconded. Councilor Taylor presented the item to Council.
183 Council President Aasen stated that this ordinance requires the finance department to produce a quarterly
184 budget report to present to Council. Councilor Aasen stated that he would like to be a written report, with
185 Council questions, but not a long presentation. This was sent to the Finance, Utilities and Rules committee.

186
187 Council President Aasen announced **Resolution CC-01-06-25-01**; A Resolution of the Common Council of
188 the City of Carmel, Indiana, Approving Certain Matters in Connection with the Old Town Economic
189 Development Area (Main and 4th Avenue Allocation Area); Sponsor(s): Councilors Aasen and Minnaar.
190 Councilor Minnaar moved to introduce the item into business. Councilor Joshi seconded. Councilor Minnaar
191 presented the item to Council. Henry Mestetsky stated that there are three allocation areas being presented
192 today. The first is the Main & 4th Allocation Area, also known as the Ardalan Project. Councilor Taylor
193 stated that he is in favor of creating these allocation areas, because our debt study revealed that we need to
194 start finding ways to increase this type of revenue since so many other allocation areas are expiring and that
195 assessed value is coming onto our tax rolls. Councilor Snyder also spoke in favor of these allocation areas.
196 Councilor Snyder moved to approve the resolution. Council President Aasen seconded. There was no
197 discussion. Council President Aasen called for the vote. **Resolution CC-01-06-25-01** approved, 9-0.

198
199 Council President Aasen announced **Resolution CC-01-06-25-02**; A Resolution of the Common Council of
200 the City of Carmel, Indiana, Approving Certain Matters in Connection with the North Illinois Street
201 Economic Development Area (Frontage Road Hotel Allocation Area); Sponsor(s): Councilors Aasen and
202 Minnaar. Councilor Minnaar moved to introduce the item into business. Councilor Ayers seconded.
203 Councilor Minnaar presented the item to Council. Councilor Snyder asked about why we're not getting the
204 innkeepers' tax. Mayor Finkam responded that there is an opportunity for discussion at the County level and

with the new executive director of “Visit Hamilton County.” Councilor Minnaar moved to approve the resolution. Councilor Worrell seconded the motion. There was no discussion. Council President Aasen called for the vote. **Resolution CC-01-06-25-02** approved, 9-0.

Council President Aasen announced **Resolution CC-01-06-25-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the North Illinois Street Economic Development Area (Meridian Hotel Allocation Area); Sponsor(s): Councilors Aasen and Minnaar. Councilor Minnaar moved to introduce the item into business. Councilor Snyder seconded. Councilor Minnaar presented the item to Council. There were no Council comments. Councilor Minnaar moved to approve the resolution. Councilor Joshi seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-01-06-25-03** approved, 9-0.

AGENDA ADD-ON ITEMS

There was one add-on item to the agenda. The Mayor requested that the Council approve three appointments to the Carmel Historic Preservation Commission. Matt Uber was appointed, and Nick Kestner and Bill Sanders were reappointed. Councilor Worrell spoke in favor of approving Matt Uber’s appointment. Councilor Snyder moved to approve the appointments. Councilor Joshi seconded. There was no discussion. Council President Aasen called for the vote. **CHPC Appointments** approved, 9-0.

OTHER BUSINESS

City Council Appointments

Carmel Advisory Committee on Disability (Terms expire 12/31/2026, two-year terms); Two appointments. No appointments were made. This was sent to the nominating committee.

ANNOUNCEMENTS

Councilor Joshi announced that she is going to moderate a forum on religious freedom on Thursday, January 16th from 6:30 – 8:00 pm, at the Indiana War Memorial, if anyone would like to attend.

ADJOURNMENT

Council President Aasen adjourned the meeting at 8:25 p.m.

Respectfully Submitted,

Jacob Quinn, Clerk

Approved,

ATTEST:

Adam Aasen, Council President

Jacob Quinn, Clerk



City of Carmel

CARMEL COMMON COUNCIL SPECIAL MEETING MINUTES THURSDAY, JANUARY 23, 2025 – 8:00 A.M. COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

Council President Adam Aasen, Councilors Shannon Minnaar, Ryan Locke, Teresa Ayers, Rich Taylor, Anita Joshi, Anthony Green, and Deputy Clerk Jessica Komp were present.

Councilors Jeff Worrell and Matthew Snyder were not present.

Council President Aasen called the meeting to order at 8:00 a.m.

CLAIMS

Councilor Minnaar moved to approve claims. Councilor Taylor seconded. There was no Council discussion. Council President Aasen called for the vote. Claims were approved 7-0.

1. Payroll - \$3,743,135.49
2. General Claims - \$6,241,067.06
3. Wire Transfers - \$45,554,530.58

ADJOURNMENT

Council President Aasen adjourned the meeting at 8:01 a.m.

Respectfully submitted,

Jacob Quinn, Clerk

Approved,

Adam Aasen, Council President

ATTEST:

Jacob Quinn, Clerk

SUNGARD PENTAMATION, INC.
 DATE: 01/24/2025
 TIME: 10:52:23

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CENTERPOINT ENERGY	600748	01/23/25	NATURAL GAS	1125-4349000	152.16	
CENTERPOINT ENERGY	600748	01/23/25	NATURAL GAS	1125-4349000	201.08	
CENTERPOINT ENERGY	600748	01/23/25	NATURAL GAS	1091-4349000	28.01	
CENTERPOINT ENERGY	600748	01/23/25	NATURAL GAS	1091-4349000	98.53	
						479.78
AMAZON CAPITAL SERVICES	600749	01/23/25	OTHER MAINT SUPPLIES	1125-4238900	138.32	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	107.21	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	291.07	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	28.85	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	342.47	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	201.48	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	225.39	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	126.88	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	55.96	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	195.25	
AMAZON CAPITAL SERVICES	600749	01/23/25	OTHER MISCELLANEOUS	1081-4239099	.01	
AMAZON CAPITAL SERVICES	600749	01/23/25	SAFETY SUPPLIES	1081-4239012	79.50	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	203.89	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	21.77	
AMAZON CAPITAL SERVICES	600749	01/23/25	OTHER MISCELLANEOUS	1094-4239099	81.18	
AMAZON CAPITAL SERVICES	600749	01/23/25	GENERAL PROGRAM SUPPLIES	1096-4239039	479.96	
AMAZON CAPITAL SERVICES	600749	01/23/25	MAINT STAFF APPRECIATION	853-5023990	87.40	
				60766		2,666.59
AMERICAN RED CROSS-HLTH &	600750	01/23/25	OTHER FEES & LICENSES	1096-4358300	874.00	
						874.00
HELEN BALLINGER	600751	01/23/25	TRAVEL FEES & EXPENSES	1125-4343000	6.22	
						6.22
WARINER PUMP SERVICES LLC	600752	01/23/25	BUILDING REPAIRS & MAINT	110-4350100	3,250.00	
						3,250.00
CARMEL CLAY FOOD & NUTRIT	600753	01/23/25	FOOD & BEVERAGES	1081-4239040	8,008.53	
						8,008.53
CARMEL UTILITIES	600754	01/23/25	WATER & SEWER	1125-4348500	301.08	
						301.08
CINTAS CORPORATION #18	600755	01/23/25	OTHER MAINT SUPPLIES	1093-4238900	456.01	
CINTAS CORPORATION #18	600755	01/23/25	OTHER MAINT SUPPLIES	1093-4238900	491.01	
CINTAS CORPORATION #18	600755	01/23/25	OTHER MAINT SUPPLIES	1093-4238900	491.01	
CINTAS CORPORATION #18	600755	01/23/25	OTHER MAINT SUPPLIES	1093-4238900	491.01	
CINTAS CORPORATION #18	600755	01/23/25	CLEANING SUPPLIES	1125-R4238900	629.00	
CINTAS CORPORATION #18	600755	01/23/25	CLEANING SUPPLIES	1125-R4238900	315.50	
				60465		2,873.54
				60582		
DIRECT FITNESS SOLUTIONS	600758	01/23/25	EQUIPMENT REPAIRS & MAINT	1096-4350000	778.00	
						778.00
FIRST ADVANTAGE BACKGROUN	600759	01/23/25	CRIMINAL BACKGROUND CHEC	1091-4341990	333.02	
FIRST ADVANTAGE BACKGROUN	600759	01/23/25	CRIMINAL BACKGROUND CHEC	1081-4341990	333.43	
						666.45
GORDON PLUMBING SERVICE,	600760	01/23/25	FURNITURE & FIXTURES	1081-4463000	462.98	
						462.98
KROGER CO	600761	01/23/25	OTHER MISCELLANEOUS	1091-4239099	21.15	
KROGER CO	600761	01/23/25	GENERAL PROGRAM SUPPLIES	1092-4239039	86.14	
KROGER CO	600761	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	101.18	
KROGER CO	600761	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039	66.58	
KROGER CO	600761	01/23/25	FOOD & BEVERAGES	1081-4239040	373.08	
KROGER CO	600761	01/23/25	OTHER MISCELLANEOUS	1081-4239099	21.14	
KROGER CO	600761	01/23/25	GENERAL PROGRAM SUPPLIES	1096-4239039	34.78	
KROGER CO	600761	01/23/25	GENERAL PROGRAM SUPPLIES	1096-4239039	87.20	
KROGER CO	600761	01/23/25	GENERAL PROGRAM SUPPLIES	1096-4239039	124.31	
						915.56
KROGER, GARDIS & REGAS	600762	01/23/25	LEGAL FEES	1125-4340000	8,684.90	

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KROGER, GARDIS & REGAS	600762	01/23/25	LEGAL FEES	1091-4340000	694.50	
MID-AMERICA ELEVATOR INC	600763	01/23/25	BUILDING REPAIRS & MAINT	1093-4350100	283.50	9,379.40
						283.50
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	226.80	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	306.72	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	1,072.44	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	600.70	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	1,522.80	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	583.20	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	1,245.89	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	537.84	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	1,350.92	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	307.02	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	1,197.99	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	382.97	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	453.60	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	1,058.22	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	1,675.08	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	453.60	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	269.20	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	1,218.89	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	307.02	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	300.35	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	653.36	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	LAWN MOWING CONTRACT	1125-R4350400 59271	301.20	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	2024 LAWN MAINT OVERAGES	1125-4350400 60738	669.95	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	SPRING TURF CLEAN UP	1125-R4350400 59209	420.00	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	INVASIVE REMOVE FLOW WELL	1125-R4350900 60555	200.00	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	TURF CHEMICAL TREATMENTS	1125-R4350400 59272	501.87	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	TURF CHEMICAL TREATMENTS	1125-R4350400 59272	370.00	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	TURF CHEMICAL TREATMENTS	1125-R4350400 59272	220.42	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	TURF CHEMICAL TREATMENTS	1125-R4350400 59272	220.42	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	TURF CHEMICAL TREATMENTS	1125-R4350400 59272	639.95	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	TURF CHEMICAL TREATMENTS	1125-R4350400 59272	236.90	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	TURF CHEMICAL TREATMENTS	1125-R4350400 59272	190.55	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	TURF CHEMICAL TREATMENTS	1125-R4350400 59272	225.97	
MR. B'S LAWN MAINTENANCE	600765	01/23/25	GROUNDS MAINTENANCE	1125-4350400	.02	
RL TURNER CORP	600766	01/23/25	OTHER STRUCTURE IMPROVEMN	1091-4462000	164,360.83	19,921.86
UNITED CONSTRUCTION SERVI	600767	01/23/25	MONON BLVD SPLASHPAD	103-R4462000 60155	42,032.82	164,360.83
						42,032.82
WHITE'S ACE HARDWARE	600768	01/23/25	REPAIR PARTS	1125-4237000	129.43	
WHITE'S ACE HARDWARE	600768	01/23/25	BUILDING MATERIAL	1125-4235000	182.58	
WHITE'S ACE HARDWARE	600768	01/23/25	OTHER MAINT SUPPLIES	110-4238900	840.00	
WHITE'S ACE HARDWARE	600768	01/23/25	SMALL TOOLS & MINOR EQUIP	1093-4238000	73.49	
WHITE'S ACE HARDWARE	600768	01/23/25	OTHER MAINT SUPPLIES	1093-4238900	209.82	
WHITE'S ACE HARDWARE	600768	01/23/25	OTHER MAINT SUPPLIES	1094-4238900	25.71	
WHITE'S ACE HARDWARE	600768	01/23/25	SMALL EQUIP	1125-R4238000 60523	1,014.00	2,475.03
WILLOW MARKETING MGMT, IN	600770	01/23/25	INFO SYS MAINT/CONTRACTS	1091-4341955	9.00	9.00
ACE-PAK PRODUCTS INC	600771	01/23/25	OTHER MAINT SUPPLIES	1093-4238900	903.47	903.47
ADRENALINE INDOOR ADVENTU	600772	01/23/25	FIELD TRIPS	1081-4343007	1,185.00	1,185.00
BELMONT GRAPHICS LLC	600773	01/23/25	STREET SIGNS	1125-4239031	175.00	

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CDW GOVERNMENT INC	600774	01/23/25	CONF ROOM EQUIPMENT	1125-R4463200	60621	1,596.19	175.00
CARMEL WELDING & SUPP INC	600775	01/23/25	PNR SMALL EQUIP	1125-4238000	60709	640.00	1,596.19
CARMEL WELDING & SUPP INC	600775	01/23/25	EQUIPMENT REPAIRS & MAINT	1096-4350000		85.00	
GRAINGER	600776	01/23/25	SMALL TOOLS & MINOR EQUIP	1093-4238000		41.38	725.00
GRAINGER	600776	01/23/25	OTHER MAINT SUPPLIES	1093-4238900		376.56	
GREEN TOUCH SERVICES, INC	600777	01/23/25	GROUNDS MAINTENANCE	110-4350400		300.00	417.94
GREEN TOUCH SERVICES, INC	600777	01/23/25	GROUNDS MAINTENANCE	110-4350400		300.00	
GREEN TOUCH SERVICES, INC	600777	01/23/25	SNOW/ICE MGMT	1125-R4350400	58961	825.00	
GREEN TOUCH SERVICES, INC	600777	01/23/25	SNOW/ICE MGMT	1125-R4350400	58961	825.00	
GREEN TOUCH SERVICES, INC	600777	01/23/25	SNOW/ICE MGMT	1125-R4350400	58961	450.00	
GREEN TOUCH SERVICES, INC	600777	01/23/25	SNOW/ICE MGMT	1125-R4350400	58961	450.00	
THE LIFEGUARD STORE INC	600778	01/23/25	OTHER MAINT SUPPLIES	1094-4238900		43.00	3,150.00
MACALLISTER RENTALS	600779	01/23/25	REPAIR PARTS	1125-4237000		99.16	43.00
MAINSCAPE LANDSCAPING	600780	01/23/25	GROUNDS MAINTENANCE	1125-4350400		236.00	99.16
MAINSCAPE LANDSCAPING	600780	01/23/25	GROUNDS MAINTENANCE	1125-4350400		236.00	
MAINSCAPE LANDSCAPING	600780	01/23/25	GROUNDS MAINTENANCE	1125-4350400		236.00	
MICRO AIR INC	600781	01/23/25	OTHER CONT SERVICES	1125-4350900		20.00	708.00
NAPA AUTO PARTS INC	600782	01/23/25	GARAGE & MOTOR SUPPLIES	1125-4232100		12.40	20.00
NAPA AUTO PARTS INC	600782	01/23/25	EQUIPMENT REPAIRS & MAINT	1093-4350000		28.12	
NCSI	600783	01/23/25	CRIMINAL BACKGROUND CHEC	1125-4341990		18.50	40.52
RETHA PARSLEY	600784	01/23/25	REFUNDS AWARDS & INDEMITY	1096-4358400		34.00	18.50
POOPRINTS	600785	01/23/25	OTHER MAINT SUPPLIES	110-4238900		95.00	34.00
POWER SYSTEMS INC	600786	01/23/25	GENERAL PROGRAM SUPPLIES	1096-4239039		107.90	95.00
S & S CRAFTS WORLDWIDE IN	600788	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039		201.45	107.90
S & S CRAFTS WORLDWIDE IN	600788	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039		405.02	
S & S CRAFTS WORLDWIDE IN	600788	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039		326.76	
S & S CRAFTS WORLDWIDE IN	600788	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039		39.45	
JANI-KING OF INDIANAPOLIS	600789	01/23/25	2025 JANITORIAL-ADMIN OFF	1125-4350600	60683	450.00	972.68
JANI-KING OF INDIANAPOLIS	600789	01/23/25	CLEANING SERVICES	1093-4350600		29,848.00	
SESAC LLC	600790	01/23/25	OTHER FEES & LICENSES	1091-4358300		1,982.00	30,298.00
STAPLES BUSINESS ADVANTAG	600791	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039		281.72	1,982.00
STAPLES BUSINESS ADVANTAG	600791	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039		139.99	
STAPLES BUSINESS ADVANTAG	600791	01/23/25	GENERAL PROGRAM SUPPLIES	1081-4239039		69.81	
STAPLES BUSINESS ADVANTAG	600791	01/23/25	OFFICE SUPPLIES	1081-4230200		94.74	
STAPLES BUSINESS ADVANTAG	600791	01/23/25	OFFICE SUPPLIES	1081-4230200		33.54	
STAPLES BUSINESS ADVANTAG	600791	01/23/25	OFFICE SUPPLIES	1081-4230200		-33.54	
STAPLES BUSINESS ADVANTAG	600791	01/23/25	OFFICE SUPPLIES	1081-4230200		33.54	
STAPLES BUSINESS ADVANTAG	600791	01/23/25	OFFICE SUPPLIES	1091-4230200		15.48	
STAPLES BUSINESS ADVANTAG	600791	01/23/25	OFFICE SUPPLIES	1091-4230200		230.30	
XANDERBUILT OF INDIANA IN	600792	01/23/25	RIVER HERITAGE TREES	103-R4462000	60196	23,750.00	865.58

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						23,750.00
CENTERPOINT ENERGY	600793	01/23/25	NATURAL GAS	1120-4349000	525.23	525.23
CENTERPOINT ENERGY	600794	01/23/25	NATURAL GAS	1120-4349000	300.63	300.63
CENTERPOINT ENERGY	600795	01/23/25	NATURAL GAS	2201-4349000	288.89	288.89
CENTERPOINT ENERGY	600796	01/23/25	NATURAL GAS	2201-4349000	833.37	833.37
CENTERPOINT ENERGY	600797	01/23/25	NATURAL GAS	2201-4349000	1,074.87	1,074.87
CENTERPOINT ENERGY	600798	01/23/25	NATURAL GAS	1110-4349000	2,270.53	2,270.53
CENTERPOINT ENERGY	600799	01/23/25	OTHER EXPENSES	651-5023990	298.90	298.90
CENTERPOINT ENERGY	600800	01/23/25	OTHER EXPENSES	651-5023990	9,836.02	9,836.02
CENTERPOINT ENERGY	600801	01/23/25	OTHER EXPENSES	651-5023990	217.43	217.43
CENTERPOINT ENERGY	600802	01/23/25	OTHER EXPENSES	601-5023990	105.00	105.00
CENTERPOINT ENERGY	600803	01/23/25	OTHER EXPENSES	601-5023990	574.30	574.30
CENTERPOINT ENERGY	600804	01/23/25	OTHER EXPENSES	651-5023990	18.73	18.73
CENTERPOINT ENERGY	600805	01/23/25	NATURAL GAS	1120-4349000	482.27	482.27
CENTERPOINT ENERGY	600806	01/23/25	NATURAL GAS	1207-4349000	185.31	185.31
CENTERPOINT ENERGY	600807	01/23/25	NATURAL GAS	1120-4349000	1,442.33	1,442.33
CENTERPOINT ENERGY	600808	01/23/25	NATURAL GAS	1208-4349000	255.76	255.76
CENTERPOINT ENERGY	600809	01/23/25	NATURAL GAS	1120-4349000	655.98	655.98
CENTERPOINT ENERGY	600810	01/23/25	OTHER CONT SERVICES	202-4350900	49.53	49.53
AMERICAN STRUCTURE POINT,	600811	01/23/25	OTHER EXPENSES	612-5023990	2,970.00	17,466.00
AMERICAN STRUCTURE POINT,	600811	01/23/25	OTHER EXPENSES	612-5023990	2,792.00	
AMERICAN STRUCTURE POINT,	600811	01/23/25	OTHER EXPENSES	612-5023990	11,704.00	
AT&T	600812	01/23/25	INTERNET LINE CHARGES	1207-4344200	125.35	125.35
BROOKSHIRE POOL CLUB	600813	01/23/25	NATURAL GAS	1207-4349000	346.69	346.69
CARMEL CLAY SCHOOLS-FUEL	600814	01/23/25	GASOLINE	1160-4231400	45.98	45.98
CARMEL UTILITIES	600815	01/23/25	WATER & SEWER	1110-4348500	1,347.19	5,598.08
CARMEL UTILITIES	600815	01/23/25	WATER & SEWER	1120-4348500	816.29	
CARMEL UTILITIES	600815	01/23/25	WATER & SEWER	1120-4348500	498.72	
CARMEL UTILITIES	600815	01/23/25	WATER & SEWER	1208-4348500	1,469.25	
CARMEL UTILITIES	600815	01/23/25	WATER & SEWER	1205-4348500	1,223.14	
CARMEL UTILITIES	600815	01/23/25	WATER & SEWER	1206-4348500	185.01	
CARMEL UTILITIES	600815	01/23/25	WATER & SEWER	1206-4348500	58.48	
CLAY TOWNSHIP	600816	01/23/25	RENT PAYMENTS	1115-4352500	5,500.00	
CLAY TOWNSHIP	600816	01/23/25	ELECTRICITY	1115-4348000	144.20	
CLAY TOWNSHIP	600816	01/23/25	WATER & SEWER	1115-4348500	12.81	

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CLAY TOWNSHIP	600816	01/23/25	WATER & SEWER	1115-4348500	7.95	
CLAY TOWNSHIP	600816	01/23/25	NATURAL GAS	1115-4349000	49.17	
CLAY TOWNSHIP	600816	01/23/25	NATURAL GAS	1115-4349000	23.81	
						5,737.94
CONTINENTAL CANTEEN	600817	01/23/25	COFFEE	1160-R4355100 113184	255.16	
						255.16
CROSSROAD ENGINEERS, PC	600818	01/23/25	OTHER EXPENSES	601-5023990	4,338.74	
CROSSROAD ENGINEERS, PC	600818	01/23/25	OTHER EXPENSES	612-5023990	4,351.59	
CROSSROAD ENGINEERS, PC	600818	01/23/25	OTHER EXPENSES	601-5023990	2,460.00	
						11,150.33
DUKE ENERGY	600821	01/23/25	OTHER EXPENSES	651-5023990	87.54	
DUKE ENERGY	600821	01/23/25	OTHER EXPENSES	651-5023990	60.86	
DUKE ENERGY	600821	01/23/25	OTHER EXPENSES	651-5023990	66.16	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1120-4348000	2,139.44	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1208-4348000	11,080.23	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1208-4348000	21.26	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1208-4348000	4,602.59	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1208-4348000	19,266.62	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1206-4348000	3,404.05	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	11.72	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	56.62	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	21.86	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	62.92	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	65.71	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	275.35	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	123.91	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	118.76	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	173.24	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	70.51	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	68.51	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	225.39	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	208.37	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	155.15	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	411.03	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	158.99	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	35.82	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	121.98	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	152.96	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	147.07	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	11.59	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	53.42	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	87.13	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	11.00	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	330.03	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	18.30	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	114.13	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	53.67	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	18.23	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	27.03	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	110.06	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	55.03	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	51.94	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	26.31	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	346.47	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	313.84	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	129.14	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	8.20	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	2201-4348000	54.59	

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DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	651.28	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	10.70	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	27.94	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	21.26	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	170.36	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	10.70	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	13.61	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	23.74	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	10.70	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	10.70	
DUKE ENERGY	600821	01/23/25	ELECTRICITY	1205-R4348000 108356	10.70	
						46,176.42
GAYLOR ELECTRIC INC	600822	01/23/25	OTHER EXPENSES	612-5023990	2,250.00	
						2,250.00
GORDON FLESCH CO., INC.	600823	01/23/25	EQUIPMENT MAINT CONTRACTS	1120-4351501	149.05	
						149.05
BOB HIGGINS	600824	01/23/25	TRAVEL FEES & EXPENSES	1207-4343001	2,613.42	
						2,613.42
AES INDIANA	600826	01/23/25	ELECTRICITY	1110-4348000	638.03	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	76.49	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	83.18	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	109.85	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	1,857.97	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	114.93	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	140.53	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	109.51	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	112.22	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	96.33	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	10.43	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	98.46	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	271.61	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	152.45	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	94.32	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	99.98	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	44.25	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	321.98	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	59.00	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	56.90	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	1,174.60	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	82.20	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	2,136.54	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	210.31	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	80.39	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	192.80	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	146.45	
AES INDIANA	600826	01/23/25	ELECTRICITY	2201-4348000	118.57	
						8,690.28
RYAN JELLISON	600827	01/23/25	EXTERNAL TRAINING TRAVEL	1110-4343002	2,185.62	
						2,185.62
KROGER CO	600828	01/23/25	OTHER MISCELLANEOUS	1110-4239099	35.94	
						35.94
KROGER CO	600829	01/23/25	OTHER EXPENSES	851-5023990	92.16	
KROGER CO	600829	01/23/25	OTHER EXPENSES	851-5023990	26.90	
KROGER CO	600829	01/23/25	PROMOTIONAL FUNDS	1120-4355100	77.98	
						197.04
LYNETTE HOBBS	600830	01/23/25	SAFETY SUPPLIES	2201-4239012	99.99	
						99.99
MELISSA HOPSON	600831	01/23/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	252.79	

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
JACOB QUINN	600832	01/23/25	INTERNAL TRAINING FEES	1702-4357001	150.35	252.79
SHRED-IT USA LLC	600833	01/23/25	TRASH COLLECTION	1110-4350101	188.03	150.35
SHRED-IT USA LLC	600834	01/23/25	OTHER CONT SERVICES	1192-4350900	365.63	188.03
T P I UTILITY CONSTRUCTIO	600835	01/23/25	OTHER EXPENSES	612-5023990	48,515.00	365.63
TOSHIBA AMERICA BUSINESS	600836	01/23/25	COPIER LEASE & MAINT	1160-R4353004 108264	215.38	48,515.00
TOSHIBA FINANCIAL SERVICE	600837	01/23/25	COPIER LEASE	1203-R4353004 110603	524.38	215.38
UNITED CONSULTING	600838	01/23/25	OTHER EXPENSES	612-5023990	2,849.37	524.38
VERIZON	600839	01/23/25	NOV & DEC CELL PHONES	1160-R4344100 113182	180.23	2,849.37
WESSLER ENGINEERING, INC	600840	01/23/25	OTHER EXPENSES	601-5023990	70.00	180.23
WESSLER ENGINEERING, INC	600840	01/23/25	OTHER EXPENSES	612-5023990	1,723.68	
WESSLER ENGINEERING, INC	600840	01/23/25	OTHER EXPENSES	612-5023990	3,524.52	
WESSLER ENGINEERING, INC	600840	01/23/25	OTHER EXPENSES	612-5023990	871.36	
WESSLER ENGINEERING, INC	600840	01/23/25	OTHER EXPENSES	612-5023990	4,958.75	11,148.31
KEVIN WHITED	600841	01/23/25	2024 MILEAGE REIMB	1203-R4343004 113213	130.18	130.18
AMANDA BENNETT	600842	01/23/25	EXTERNAL TRAINING TRAVEL	1115-4343002	463.96	463.96
ANGELINA CONN	600843	01/23/25	EXTERNAL INSTRUCT FEES	1192-4357004	785.00	785.00
CARMEL OTS LLC	600844	01/23/25	OTHER CONT SERVICES	1208-4350900	2,971.83	2,971.83
CARMEL UTILITIES	600845	01/23/25	WATER & SEWER	2201-4348500	94.23	
CARMEL UTILITIES	600845	01/23/25	WATER & SEWER	2201-4348500	974.07	1,068.30
CARMEL UTILITIES	600846	01/23/25	RENT PAYMENTS	1201-4352500	18,000.00	18,000.00
CHARTER COMMUNICATIONS HO	600847	01/23/25	WEB PAGE FEES	1110-4355400	78.95	78.95
CHARTER COMMUNICATIONS HO	600848	01/23/25	INTERNET LINE CHARGES	1115-4344200	140.38	140.38
NICHOLAS A DAVIS	600849	01/23/25	CAR CLEANING	1192-4351100	22.00	
NICHOLAS A DAVIS	600849	01/23/25	SAFETY ACCESSORIES	1192-4356003	55.97	
NICHOLAS A DAVIS	600849	01/23/25	SAFETY ACCESSORIES	1192-4356003	89.98	167.95
DEPT OF NATURAL RESOURCES	600850	01/23/25	OTHER EXPENSES	601-5023990	100.00	100.00
FBI NATIONAL ACADEMY	600851	01/23/25	ORGANIZATION & MEMBER DUE	1110-4355300	125.00	
FBI NATIONAL ACADEMY	600851	01/23/25	ORGANIZATION & MEMBER DUE	1110-4355300	125.00	250.00
GORDON FLESCH CO INC	600852	01/23/25	COPIER	1110-4353004	1,105.57	1,105.57
GORDON FLESCH CO INC	600853	01/23/25	COPIER	1192-4353004	247.10	247.10
HYLANT GROUP	600854	01/23/25	GENERAL INSURANCE	1701-4347500	3,781.00	3,781.00
INDIANA POLYGRAPH ASSOCIA	600855	01/23/25	ORGANIZATION & MEMBER DUE	1110-4355300	75.00	75.00
INDIANA SWAT OFFICERS ASS	600856	01/23/25	EXTERNAL INSTRUCT FEES	1110-4357004	334.75	

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KIRBY RISK CORPORATION	600857	01/23/25	OTHER EXPENSES	612-5023990	159.61	334.75
L E I U	600858	01/23/25	ORGANIZATION & MEMBER DUE	1110-4355300	595.00	159.61
BRAD PEASE	600859	01/23/25	OTHER MISCELLANEOUS	2200-4239099	392.00	595.00
PITNEY BOWES RESERVE ACCO	600860	01/23/25	POSTAGE	1120-4342100	5,000.00	392.00
SUE FINKAM	600861	01/23/25	SUBSCRIPTIONS	1160-4355200	504.68	5,000.00
RONALD TODD	600862	01/23/25	OTHER EXPENSES	601-5023990	49.24	504.68
BRIAN TOLAN	600863	01/23/25	OTHER EXPENSES	601-5023990	155.97	49.24
TOSHIBA AMERICA BUSINESS	600864	01/23/25	COPIER LEASE & MAINT	1160-R4353004 108264	326.14	155.97
U.S. CONFERENCE OF MAYORS	600866	01/23/25	2025 MEMBERSHIP DUES	1160-4355300 114312	10,100.00	326.14
AMY LIPTAK	600867	01/24/25	OTHER EXPENSES	601-5023990	61.32	10,100.00
AYMEN OMRAN	600868	01/24/25	OTHER EXPENSES	601-5023990	13.31	61.32
BRADLEY BINGMAN	600869	01/24/25	OTHER EXPENSES	601-5023990	61.97	13.31
BRIGITTE BOURQUE	600870	01/24/25	OTHER EXPENSES	601-5023990	540.99	61.97
CHARLES BLACKWELDER	600871	01/24/25	OTHER EXPENSES	601-5023990	51.16	540.99
DEBORAH MAGNUSSON	600872	01/24/25	OTHER EXPENSES	601-5023990	57.55	51.16
ELIZABETH SUESS	600873	01/24/25	OTHER EXPENSES	601-5023990	12.60	57.55
JOHNNA R MISHELOW	600874	01/24/25	OTHER EXPENSES	601-5023990	14.16	12.60
KATEY WEED	600875	01/24/25	OTHER EXPENSES	601-5023990	98.50	14.16
KAYLEE MICKENS	600876	01/24/25	OTHER EXPENSES	601-5023990	15.75	98.50
KIMBERLY SHORES	600877	01/24/25	OTHER EXPENSES	601-5023990	94.33	15.75
KYLE PARK	600878	01/24/25	OTHER EXPENSES	601-5023990	85.86	94.33
LAURA ADKINS	600879	01/24/25	OTHER EXPENSES	601-5023990	30.26	85.86
LEANN BLACKWELL	600880	01/24/25	OTHER EXPENSES	601-5023990	89.88	30.26
MARY OVERMYER	600881	01/24/25	OTHER EXPENSES	601-5023990	142.22	89.88
NIMISH BAGAYATKAR	600882	01/24/25	OTHER EXPENSES	601-5023990	795.24	142.22
PKA LLC	600883	01/24/25	OTHER EXPENSES	601-5023990	14.40	795.24
ROBERT E VITTETAU	600884	01/24/25	OTHER EXPENSES	601-5023990	13.62	14.40
SHEILA LUCKENBACH	600885	01/24/25	OTHER EXPENSES	601-5023990	25.01	13.62
SSH TRS M LLC	600886	01/24/25	OTHER EXPENSES	601-5023990	1,197.20	25.01

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SSH TRS M LLC	600886	01/24/25	OTHER EXPENSES	601-5023990	898.10	
180 COUNSELING LLC	600887	01/24/25	MENTAL HEALTH COUNSELING	1110-4340703	140.00	2,095.30
AIM	600888	01/24/25	2025 MEMBERSHIP DUES	1160-4355300 114310	35,676.00	140.00
ACTION PEST CONTROL, INC	600889	01/24/25	OTHER EXPENSES	601-5023990	118.00	35,676.00
ACTION PEST CONTROL, INC	600889	01/24/25	OTHER EXPENSES	601-5023990	118.00	
ACTION PEST CONTROL, INC	600889	01/24/25	OTHER EXPENSES	601-5023990	73.00	
AL WARREN OIL CO INC	600890	01/24/25	OIL	2201-4231500	215.00	309.00
AL WARREN OIL CO INC	600890	01/24/25	DIESEL FUEL	2201-4231300	550.00	
AL WARREN OIL CO INC	600890	01/24/25	GASOLINE	2201-4231400	1,905.78	
AL WARREN OIL CO INC	600890	01/24/25	DIESEL FUEL	2201-4231300	1,184.13	
AL WARREN OIL CO INC	600890	01/24/25	DIESEL FUEL	2201-4231300	788.53	
AL WARREN OIL CO INC	600890	01/24/25	OTHER CONT SERVICES	2201-4350900	900.00	
AL WARREN OIL CO INC	600890	01/24/25	DIESEL FUEL	2201-4231300	711.15	
ANDY MOHR CHRYSLER DODGE	600891	01/24/25	2025 CHRYSLER PACIFICA	1110-R4465001 113008	44,901.03	6,254.59
AUTOZONE INC	600892	01/24/25	REPAIR PARTS	1120-4237000	-21.57	44,901.03
AUTOZONE INC	600892	01/24/25	REPAIR PARTS	1120-4237000	30.19	
AUTOZONE INC	600892	01/24/25	OTHER EXPENSES	601-5023990	16.74	
AUTOZONE INC	600892	01/24/25	OTHER EXPENSES	601-5023990	27.84	
AUTOZONE INC	600892	01/24/25	OTHER EXPENSES	651-5023990	146.55	
AUTOZONE INC	600892	01/24/25	OTHER EXPENSES	651-5023990	17.45	
AWWA	600893	01/24/25	OTHER EXPENSES	601-5023990	4,780.00	217.20
BEC ENTERPRISES LLC	600894	01/24/25	AUTO REPAIR & MAINTENANCE	2201-4351000	589.32	4,780.00
BEC ENTERPRISES LLC	600894	01/24/25	AUTO REPAIR & MAINTENANCE	2201-4351000	589.32	
BEC ENTERPRISES LLC	600894	01/24/25	REPAIR PARTS	2201-4237000 114275	775.70	
BEC ENTERPRISES LLC	600894	01/24/25	REPAIR PARTS	2201-4237000 114275	775.70	
BETH MAIER PHOTOGRAPHY	600895	01/24/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	125.00	2,730.04
BLADES AUDIO VIDEO INC	600896	01/24/25	PA SYSTEM X 2	102-R4463100 113092	3,503.04	125.00
BRENNTAG MID SOUTH INC	600897	01/24/25	OTHER EXPENSES	601-5023990	807.80	3,503.04
BRENNTAG MID SOUTH INC	600897	01/24/25	OTHER EXPENSES	601-5023990	1,346.33	
BOBCAT OF ANDERSON	600898	01/24/25	OTHER EXPENSES	601-5023990	76.40	2,154.13
CROWN AND CLOTH LLC	600899	01/24/25	SHE LEADS EVENT FLORALS	854-5023990 114351	625.00	76.40
CAMERON SPRINKLE PRODUCTI	600900	01/24/25	OTHER PROFESSIONAL FEES	1203-4341999	163.69	625.00
CENTER FOR PUBLIC SAFETY	600901	01/24/25	SPECIAL PROJECTS	1120-4359000	1,800.00	163.69
CENTER FOR THE PERFORMING	600902	01/24/25	PAC OPERATIONS	1208-4355102	1,125,000.00	1,800.00
CENTER FOR THE PERFORMING	600902	01/24/25	MLK JR DAY CEREMONY	1203-R4359003 113203	2,790.50	
CENTER FOR THE PERFORMING	600902	01/24/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	797.50	
CINTAS CORPORATION #18	600903	01/24/25	UNIFORMS	1207-4356001	43.77	1,128,588.00
CINTAS CORPORATION #18	600903	01/24/25	UNIFORMS	1207-4356001	43.77	
CINTAS CORPORATION #18	600903	01/24/25	UNIFORMS	1207-4356001	57.26	
CINTAS CORPORATION #18	600903	01/24/25	BUILDING MATERIAL	1207-4235000	410.23	
CINTAS CORPORATION #18	600903	01/24/25	LAUNDRY SERVICE	1110-4356501	71.29	

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CINTAS CORPORATION #18	600903	01/24/25	LAUNDRY SERVICE	1110-4356501	113.70	
CINTAS CORPORATION #18	600903	01/24/25	OTHER EXPENSES	651-5023990	32.95	
						772.97
CINTAS FIRST AID & SAFETY	600904	01/24/25	OTHER CONT SERVICES	1701-4350900	119.97	
						119.97
CONTINENTAL RESEARCH CORP	600905	01/24/25	OTHER MAINT SUPPLIES	1205-4238900	659.67	
						659.67
CORE & MAIN	600906	01/24/25	OTHER EXPENSES	651-5023990	245.70	
CORE & MAIN	600906	01/24/25	OTHER EXPENSES	601-5023990	781.12	
CORE & MAIN	600906	01/24/25	OTHER EXPENSES	601-5023990	1,161.21	
						2,188.03
CREW CAR WASH	600907	01/24/25	CAR CLEANING	1115-4351100	749.25	
						749.25
CROWN TROPHY	600908	01/24/25	PROMOTIONAL PRINTING	1110-4345002	96.00	
						96.00
CUMMINS SALES & SERVICE	600909	01/24/25	REPAIR PARTS	1120-4237000	42.41	
CUMMINS SALES & SERVICE	600909	01/24/25	REPAIR PARTS	1120-4237000	351.75	
						394.16
DON HINDS FORD	600910	01/24/25	REPAIR PARTS	1110-4237000	1,150.00	
DON HINDS FORD	600910	01/24/25	REPAIR PARTS	1110-4237000	303.61	
DON HINDS FORD	600910	01/24/25	REPAIR PARTS	1110-4237000	303.61	
DON HINDS FORD	600910	01/24/25	REPAIR PARTS	1110-4237000	303.61	
DON HINDS FORD	600910	01/24/25	REPAIR PARTS	1110-4237000	229.55	
DON HINDS FORD	600910	01/24/25	REPAIR PARTS	1110-4237000	186.12	
DON HINDS FORD	600910	01/24/25	OTHER EXPENSES	651-5023990	1,562.25	
						4,038.75
DONLEY SAFETY	600911	01/24/25	SAFETY ACCESSORIES	1120-4356003	1,135.50	
						1,135.50
EMERGENCY RADIO SERVICE L	600912	01/24/25	ANNUAL SIREN MAINT	1115-4350000 114316	10,710.00	
						10,710.00
ERAD GROUP, INC	600913	01/24/25	ERAD SOFTWARE	1110-R4351502 113072	9,750.00	
						9,750.00
EVERETT J PRESCOTT INC	600914	01/24/25	OTHER EXPENSES	601-5023990	1,040.00	
						1,040.00
FLOCK SAFETY	600915	01/24/25	SUBSCRIPTION SOFTWARE	1115-4355600	206,804.00	
						206,804.00
GLOBAL INDUSTRIAL	600916	01/24/25	OTHER CONT SERVICES	1208-4350900	684.91	
						684.91
GRAINGER	600917	01/24/25	REPAIR PARTS	1120-4237000	21.43	
						21.43
GRAINGER	600918	01/24/25	OTHER EXPENSES	651-5023990	120.19	
						120.19
GRAINGER	600919	01/24/25	OTHER MISCELLANEOUS	1110-4239099	204.10	
						204.10
THE HILL COMPANY	600920	01/24/25	OTHER EXPENSES	651-5023990	162.00	
						162.00
HOBBY LOBBY STORES	600921	01/24/25	OFFICE SUPPLIES	1203-4230200	24.95	
						24.95
HOWARD COMPANIES	600922	01/24/25	CRACK SEAL	2201-R4350202 112557	32,576.17	
HOWARD COMPANIES	600922	01/24/25	RESURFACING	2201-R4350200 111019	110,011.40	
HOWARD COMPANIES	600922	01/24/25	24-STR-05 ADDITION	2201-R4350202 113108	3,931.25	
HOWARD COMPANIES	600922	01/24/25	CRACK SEAL	2201-R4350202 112557	783.19	
						147,302.01
STRYKER SALES LLC	600923	01/24/25	SPECIAL DEPT SUPPLIES	102-4239011	681.42	
						681.42
HP INC.	600924	01/24/25	OTHER EXPENSES	601-5023990	848.50	
						848.50
INDIANA ALARM LLC	600925	01/24/25	EQUIPMENT MAINT CONTRACTS	1205-4351501	364.99	

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						364.99
INDY COUNSELING PROFESSIO	600926	01/24/25	MENTAL HEALTH COUNSELING	1110-4340703	175.00	
INDY COUNSELING PROFESSIO	600926	01/24/25	MENTAL HEALTH COUNSELING	1110-4340703	175.00	
						350.00
INDY ELEVEN	600927	01/24/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	300.00	
						300.00
BEST ONE OF INDY	600928	01/24/25	AUTO REPAIR & MAINTENANCE	1120-4351000	29.99	
						29.99
INSIGHT PUBLIC SECTOR, IN	600929	01/24/25	G3'S	1115-R4355600	3,488.10	
INSIGHT PUBLIC SECTOR, IN	600929	01/24/25	HORIZON SUBSCRIPTION	1115-4355600	39,066.11	
						42,554.21
J&N TACTICAL	600930	01/24/25	OTHER EQUIPMENT	1110-4467099	655.00	
J&N TACTICAL	600930	01/24/25	DRACO GAS DELIVERY SYSTEM	1110-R4467099	25,625.00	
						26,280.00
KENNEY OUTDOOR SOLUTIONS	600931	01/24/25	REPAIR PARTS	1207-4237000	606.48	
KENNEY OUTDOOR SOLUTIONS	600931	01/24/25	REPAIR PARTS	1207-4237000	31.40	
						637.88
KIMBALL-MIDWEST	600932	01/24/25	OTHER EXPENSES	601-5023990	450.75	
						450.75
KIRBY RISK CORPORATION	600933	01/24/25	OTHER EXPENSES	601-5023990	14.28	
KIRBY RISK CORPORATION	600933	01/24/25	OTHER EXPENSES	601-5023990	393.60	
KIRBY RISK CORPORATION	600933	01/24/25	OTHER EXPENSES	601-5023990	1,054.40	
						1,462.28
LIFESTYLE PUBLICATIONS LL	600934	01/24/25	ADS FEB 2025 - JAN 2026	1203-4345002	880.00	
				114264		880.00
MACQUEEN EMERGENCY GROUP	600935	01/24/25	REPAIR PARTS	1120-4237000	134.01	
MACQUEEN EMERGENCY GROUP	600935	01/24/25	REPAIR PARTS	1120-4237000	232.50	
						366.51
MELTWATER NEWS US INC	600936	01/24/25	ENG PROFILES/SOCIAL MEDIA	1203-R4355200	12,500.00	
				113174		12,500.00
MENARDS - FISHERS	600937	01/24/25	93272	1120-4237000	106.02	
						106.02
MENARDS, INC	600938	01/24/25	02549	1115-4239099	8.97	
MENARDS, INC	600938	01/24/25	02612	1115-4237000	9.84	
						18.81
MENARDS, INC	600939	01/24/25	2042	1120-4237000	10.19	
MENARDS, INC	600939	01/24/25	2042	1120-4238900	7.03	
						17.22
MICRO AIR INC	600940	01/24/25	OTHER EXPENSES	601-5023990	500.00	
						500.00
MID STATE TRUCK EQUIP COR	600941	01/24/25	STANDARD BOX	1110-R4467099	3,405.00	
				113044		3,405.00
ONEMONROE	600942	01/24/25	REPAIR PARTS	1120-4237000	242.19	
ONEMONROE	600942	01/24/25	REPAIR PARTS	1120-4237000	90.86	
						333.05
MORTON SALT	600943	01/24/25	OTHER EXPENSES	601-5023990	2,878.96	
MORTON SALT	600943	01/24/25	OTHER EXPENSES	601-5023990	2,800.78	
MORTON SALT	600943	01/24/25	OTHER EXPENSES	601-5023990	2,848.36	
MORTON SALT	600943	01/24/25	OTHER EXPENSES	601-5023990	2,820.04	
MORTON SALT	600943	01/24/25	OTHER EXPENSES	601-5023990	2,706.74	
						14,054.88
NAPA AUTO PARTS INC	600944	01/24/25	OTHER MAINT SUPPLIES	1205-4238900	62.02	
NAPA AUTO PARTS INC	600944	01/24/25	AUTO REPAIR & MAINTENANCE	1115-4351000	555.98	
NAPA AUTO PARTS INC	600944	01/24/25	AUTO REPAIR & MAINTENANCE	1115-4351000	-36.00	
NAPA AUTO PARTS INC	600944	01/24/25	GARAGE & MOTOR SUPPLIES	1110-4232100	84.99	
NAPA AUTO PARTS INC	600944	01/24/25	REPAIR PARTS	1110-4237000	139.80	
NAPA AUTO PARTS INC	600944	01/24/25	REPAIR PARTS	1110-4237000	10.39	
NAPA AUTO PARTS INC	600944	01/24/25	REPAIR PARTS	1110-4237000	39.86	

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NAPA AUTO PARTS INC	600944	01/24/25	REPAIR PARTS	1110-4237000	200.34	
NAPA AUTO PARTS INC	600944	01/24/25	REPAIR PARTS	1110-4237000	172.99	
						1,230.37
OHD LLLP	600945	01/24/25	QUANTFIT 2	1110-R4467099 112871	13,965.50	
						13,965.50
ONEZONE	600946	01/24/25	CHAMBER LUNCHEON FEES	1401-4343005	70.00	
ONEZONE	600946	01/24/25	CHAMBER LUNCHEON FEES	1401-4343005	35.00	
						105.00
PEARSON FORD,INC	600947	01/24/25	REPAIR PARTS	1110-4237000	-293.64	
PEARSON FORD,INC	600947	01/24/25	REPAIR PARTS	1110-4237000	587.28	
						293.64
PLYMATE	600948	01/24/25	OTHER EXPENSES	601-5023990	275.59	
						275.59
POMP'S TIRE	600949	01/24/25	OTHER EXPENSES	601-5023990	437.80	
POMP'S TIRE	600949	01/24/25	OTHER EXPENSES	601-5023990	604.04	
POMP'S TIRE	600949	01/24/25	OTHER EXPENSES	601-5023990	604.04	
						1,645.88
R & R PRODUCTS INC	600950	01/24/25	REPAIR PARTS	1207-4237000	101.83	
						101.83
R E I REAL ESTATE SERVICE	600951	01/24/25	OTHER CONT SERVICES	1208-4350900	77,057.00	
						77,057.00
R.D. FILIP, INC	600952	01/24/25	OTHER MAINT SUPPLIES	1205-4238900	1,296.98	
R.D. FILIP, INC	600952	01/24/25	OTHER MAINT SUPPLIES	1205-4238900	530.90	
						1,827.88
REALLY RIGHT STUFF	600953	01/24/25	TRIPOD HEADS FOR RIFLES	1110-R4239010 112997	1,660.00	
						1,660.00
REANNA MIDDLETON	600954	01/24/25	FESTIVAL OF ICE	1203-4359003 114345	500.00	
						500.00
REDLEE/SCS INC	600955	01/24/25	SOPHIA SQ RESTROOMS JANT	1206-4350100 114279	1,500.00	
REDLEE/SCS INC	600955	01/24/25	CIVIC SQ GARAGE MAINT	1206-4350100 114280	3,594.48	
						5,094.48
SAFELITE FULFILLMENT INC	600956	01/24/25	WINDSHIED REPLACEMENT	1110-4351000 114261	425.56	
						425.56
SALT SERVICES A CLARITY S	600957	01/24/25	SALT & CALCIUM	1120-4236500	458.64	
						458.64
SERVICE PIPE & SUPPLY INC	600958	01/24/25	OTHER EXPENSES	601-5023990	4,609.55	
						4,609.55
ROBERT L SMITH PHD	600959	01/24/25	MENTAL HEALTH COUNSELING	1120-4340703	160.00	
						160.00
STAPLES BUSINESS ADVANTAG	600960	01/24/25	OFFICE SUPPLIES	1701-R4230200 110372	335.70	
STAPLES BUSINESS ADVANTAG	600960	01/24/25	OFFICE SUPPLIES	1701-4230200	296.74	
						632.44
STOOPS FREIGHTLINER	600961	01/24/25	OTHER EXPENSES	651-5023990	1,349.66	
						1,349.66
TAYLOR OIL CO INC	600962	01/24/25	OTHER EXPENSES	651-5023990	365.25	
TAYLOR OIL CO INC	600962	01/24/25	OTHER CONT SERVICES	1208-4350900	912.00	
						1,277.25
TECH5 USA INC	600963	01/24/25	SOFTWARE MAINT CONTRACTS	1110-4351502	2,975.89	
						2,975.89
THE BRIDGEWATER CLUB INC	600964	01/24/25	OTHER MISCELLANEOUS	1160-4239099	125.00	
						125.00
TRUCK SERVICE INC	600965	01/24/25	AUTO REPAIR & MAINTENANCE	1120-4351000	2,020.10	
TRUCK SERVICE INC	600965	01/24/25	AUTO REPAIR & MAINTENANCE	1120-4351000	-215.51	
						1,804.59
TWO VETS TRIPODS	600966	01/24/25	TRIPODS FOR RIFLES	1110-R4239010 113043	2,218.00	
						2,218.00
UNITED LABORATORIES INC	600967	01/24/25	OTHER MAINT SUPPLIES	1205-4238900	782.72	
						782.72

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WAYSTAR INC	600968	01/24/25	SUBSCRIPTIONS	1120-4355200	537.53	
BENGE'S ACE HARDWARE	600969	01/24/25	OTHER EXPENSES	601-5023990	4.46	537.53
WHEELER COACHING SYSTEMS	600970	01/24/25	OTHER PROFESSIONAL FEES	1110-4341999	4,000.00	4.46
WHITE'S ACE HARDWARE	600971	01/24/25	REPAIR PARTS	1115-4237000	21.52	4,000.00
XYLEM WATER SOLUTIONS USA	600972	01/24/25	OTHER EXPENSES	651-5023990	1,643.40	21.52
ACTION EQUIPMENT INC	600973	01/24/25	SALT & CALCIUM	2201-4236500	1,690.00	1,643.40
ACTION EQUIPMENT INC	600973	01/24/25	OTHER MAINT SUPPLIES	2201-4238900	421.50	
ALTEC INDUSTRIES, INC	600974	01/24/25	REPAIR PARTS	2201-4237000	118.08	2,111.50
AMAZON CAPITAL SERVICES	600975	01/24/25	SMALL TOOLS & MINOR EQUIP	2201-4238000	328.99	118.08
AMAZON CAPITAL SERVICES	600975	01/24/25	HARDWARE	2201-4463201	319.98	
AMAZON CAPITAL SERVICES	600975	01/24/25	OFFICE SUPPLIES	2201-4230200	751.06	
AMAZON CAPITAL SERVICES	600975	01/24/25	FURNITURE & FIXTURES	2201-4463000	907.73	
AMAZON CAPITAL SERVICES	600975	01/24/25	UNIFORMS	2201-4356001	454.96	
AMAZON CAPITAL SERVICES	600975	01/24/25	LAPTOP	2201-R4463201	1,599.00	
AMAZON CAPITAL SERVICES	600975	01/24/25	OFFICE SUPPLIES	2201-4230200	-18.49	
AMAZON CAPITAL SERVICES	600975	01/24/25	OTHER MAINT SUPPLIES	2201-4238900	8.97	
AMAZON CAPITAL SERVICES	600975	01/24/25	OTHER MAINT SUPPLIES	2201-4238900	2,616.89	
AMAZON CAPITAL SERVICES	600975	01/24/25	BUILDING REPAIRS & MAINT	2201-4350100	75.97	
AMAZON CAPITAL SERVICES	600975	01/24/25	AUTO REPAIR & MAINTENANCE	2201-4351000	152.94	
AMERICAN STRUCTURE POINT,	600976	01/24/25	OTHER EXPENSES	659-5023990	7,294.83	7,198.00
ASCENSION ST VINCENT PUBL	600977	01/24/25	MEDICAL EXAM FEES	1110-4340701	11,911.82	7,294.83
AVI SYSTEMS	600978	01/24/25	MICROSOFT TEAMS ROOMS	2201-R4463100	2,930.66	11,911.82
AVI SYSTEMS	600978	01/24/25	HARDWARE	2201-4463201	55.00	
B & W EQUIPMENT CO INC	600979	01/24/25	REPAIR PARTS	2201-R4237000	2,676.83	2,985.66
BILL ESTES CHEVROLET	600980	01/24/25	REPAIR PARTS	1110-4237000	929.93	
BILL ESTES CHEVROLET	600980	01/24/25	REPAIR PARTS	1110-4237000	1,082.17	
BILL ESTES CHEVROLET	600980	01/24/25	REPAIR PARTS	1110-4237000	-895.95	
PRO TEAM WELLNESS	600981	01/24/25	MENTAL HEALTH COUNSELING	1110-4340703	150.00	1,116.15
BOBCAT OF ANDERSON	600982	01/24/25	REPAIR PARTS	2201-R4237000	4,527.22	150.00
BOBCAT OF ANDERSON	600982	01/24/25	REPAIR PARTS	2201-4237000	202.69	
BOBCAT OF ANDERSON	600982	01/24/25	REPAIR PARTS	2201-R4237000	3,898.02	
CC & T CONSTRUCTION INC	600983	01/24/25	CONCRETE FOOTINGS	2201-R4350900	40,000.00	8,627.93
CARGILL INC SALT DIVISION	600984	01/24/25	SALT	2201-R4236500	49,453.12	40,000.00
CARGILL INC SALT DIVISION	600984	01/24/25	SALT	2201-R4236500	30,940.80	
CARGILL INC SALT DIVISION	600984	01/24/25	SALT	2201-R4236500	23,570.28	
CARMEL CLAY PARKS & RECRE	600985	01/24/25	WELLNESS PROGRAM	1201-4341980	944.50	103,964.20
CENTER FOR THE PERFORMING	600986	01/24/25	OTHER CONT SERVICES	1208-4350900	43,204.21	944.50
CENTER FOR THE PERFORMING	600986	01/24/25	SERVICES	1208-R4350900	48,000.00	
CLASSIC CLEANERS INC	600987	01/24/25	DRY CLEANING	1110-4356502	1,335.55	91,204.21

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CLEARSPAN FABRIC STRUCTUR	600988	01/24/25	MOVEABLE ENCLOSED BUNKER	2201-R4467099	111389	90,303.10	1,335.55
COMMERCIAL OFFICE ENVIRON	600989	01/24/25	RECEPTION AREA FURNITURE	2200-R4463000	112627	6,571.18	90,303.10
ECKART SUPPLY	600990	01/24/25	STREET LIGHT REPAIRS	2201-4350080		580.08	6,571.18
ENGLE'S QUALITY TREE MOVI	600991	01/24/25	GROUNDS MAINTENANCE	1206-4350400		2,340.00	580.08
FLEETPRIDE	600992	01/24/25	REPAIR PARTS	2201-R4237000	113047	2,768.41	2,340.00
FLEETPRIDE	600992	01/24/25	OTHER MAINT SUPPLIES	2201-4238900		201.09	
FRONT LINE COUNSELING INC	600993	01/24/25	MENTAL HEALTH	1110-R4340703	110419	3,000.00	2,969.50
FRONT LINE COUNSELING INC	600993	01/24/25	MENTAL HEALTH	1110-R4340703	110419	2,250.00	
FULLER ENGINEERING CO LLC	600994	01/24/25	BUILDING REPAIRS & MAINT	1115-4350100		350.00	5,250.00
GRAINGER	600995	01/24/25	SMALL TOOLS & MINOR EQUIP	2201-4238000		375.22	350.00
GRAYBAR ELECTRIC CO, INC	600996	01/24/25	REPAIR PARTS	1115-4237000		.30	375.22
GRAYBAR ELECTRIC CO, INC	600996	01/24/25	REPAIR PARTS	1115-4237000		29.45	
HALL SIGNS, INC.	600997	01/24/25	STREET SIGNS	2201-4239031		152.55	29.75
HERITAGE CRYSTAL CLEAN, L	600998	01/24/25	OTHER CONT SERVICES	2201-4350900		114.50	152.55
HIGH FREQUENCY ARTS	600999	01/24/25	FRAMED ART	1110-R4350100	113230	2,025.00	114.50
HOLLINGSWORTH LUMBER	601000	01/24/25	BUILDING REPAIRS & MAINT	1206-4350100		1,375.00	2,025.00
INDIANA UNIVERSITY HEALTH	601001	01/24/25	WELLNESS PROGRAM	1201-4341980		5,142.00	1,375.00
JONES & HENRY ENGINEER IN	601002	01/24/25	OTHER EXPENSES	659-5023990		3,118.65	5,142.00
JULIE SETMEYER LLC	601003	01/24/25	MENTAL HEALTH COUNSELING	1110-4340703		600.00	3,118.65
MACALLISTER MACHINERY CO	601004	01/24/25	OTHER RENTAL & LEASES	2201-4353099		1,954.00	600.00
MACALLISTER MACHINERY CO	601004	01/24/25	OTHER RENTAL & LEASES	2201-4353099		4,109.00	
MACALLISTER MACHINERY CO	601004	01/24/25	OTHER RENTAL & LEASES	2201-4353099		4,297.04	
MACALLISTER MACHINERY CO	601004	01/24/25	OTHER CONT SERVICES	1208-4350900		1,728.42	
NELSON ALARM COMPANY	601005	01/24/25	OTHER CONT SERVICES	1115-4350900		3,015.00	12,088.46
NELSON ALARM COMPANY	601005	01/24/25	EQUIP INSTALL 861 N RANGE	2201-R4350900	112710	21,738.00	
OFFICE DEPOT	601006	01/24/25	OFFICE FURNITURE	1201-R4463000	108352	35.49	24,753.00
OFFICE DEPOT	601006	01/24/25	OFFICE FURNITURE	1201-R4463000	108352	32.99	
OFFICE DEPOT	601006	01/24/25	OFFICE FURNITURE	1201-R4463000	108352	3.62	
OFFICE DEPOT	601006	01/24/25	OFFICE FURNITURE	1201-R4463000	108352	66.93	
OFFICE DEPOT INC	601007	01/24/25	OTHER EXPENSES	651-5023990		9.78	139.03
OFFICE DEPOT INC	601007	01/24/25	OTHER EXPENSES	601-5023990		9.78	
PEARSON FORD, INC	601008	01/24/25	OTHER EXPENSES	601-5023990		137.32	19.56
PEARSON FORD, INC	601008	01/24/25	2024 FORD F150	1110-R4465001	113031	45,353.75	
QUASAR ENERGY GROUP LLC	601009	01/24/25	OTHER EXPENSES	651-5023990		50.00	45,491.07
RENEWAL LLC	601010	01/24/25	MENTAL HEALTH COUNSELING	1110-R4340703	111052	150.00	50.00

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SEXSON MECHANICAL CORP	601011	01/24/25	HVAC REPAIRS	2201-R4350900	112953	11,089.00	150.00
SHERWIN WILLIAMS INC	601012	01/24/25	PAINT	2201-4236400		294.75	11,089.00
SOLENTIAL ENERGY	601013	01/24/25	OTHER EXPENSES	601-5023990		4,657.50	294.75
SWEITZER'S INTEGRITY BUS	601014	01/24/25	CONF ROOM CHAIRS	2201-R4463000	111341	14,242.05	4,657.50
TANK INDUSTRY CONSULT INC	601015	01/24/25	OTHER EXPENSES	601-5023990		16,650.00	14,242.05
THIENEMAN CONSTRUCTION IN	601016	01/24/25	OTHER EXPENSES	659-5023990		91,338.00	16,650.00
TOUCH 'N GO COLLISION CEN	601017	01/24/25	VEHICLE REPAIR	1110-R4351000	112842	2,500.00	91,338.00
PERSONIFY HEALTH	601018	01/24/25	WELLNESS PROGRAM	1201-4341980		6,335.00	2,500.00
W A JONES TRUCK BODIES &	601019	01/24/25	AUTO REPAIR & MAINTENANCE	2201-4351000		144.41	6,335.00
W A JONES TRUCK BODIES &	601019	01/24/25	REPAIR PARTS	2201-R4237000	113101	773.20	
WESSLER ENGINEERING, INC	601020	01/24/25	OTHER EXPENSES	659-5023990		11,633.94	917.61
WHITE'S ACE HARDWARE	601021	01/24/25	OTHER MAINT SUPPLIES	2201-4238900		4,812.44	11,633.94
WILDMAN BUSINESS GROUP	601022	01/24/25	OTHER EXPENSES	651-5023990		98.53	4,812.44
WOOD CHIPPER SAFETY SHIEL	601023	01/24/25	WOOD CHIPPER SAFETY KIT	2201-4238900	115350	18,425.00	98.53
INDY BUSINESS PROMOTIONS	600757	01/23/25	VIDEO SERVICES	103-4462000	60754	2,200.00	18,425.00
WILLIAMS CREEK MGMT CORP	600769	01/23/25	RIVER HERITAGE FOREST MIT	103-4462000	60759	2,797.75	2,200.00
PROS CONSULTING, INC	600787	01/23/25	COMP MASTER PLAN 2023	103-4462000	67055	3,000.00	2,797.75
PROS CONSULTING, INC	600787	01/23/25	COMP MASTER PLAN 2023	103-4462000	67055	6,600.00	
SHUCK'S WELDING & FABRICA	600865	01/23/25	OTHER EXPENSES	204-5023990		11,176.00	9,600.00
							11,176.00

SUNGARD PENTAMATION, INC.
DATE: 01/24/2025
TIME: 10:52:23

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 16
acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
					TOTAL HAND WRITTEN CHECKS	.00
					TOTAL COMPUTER-WRITTEN CHECKS	3,111,496.37
TOTAL WRITTEN CHECKS			3,111,496.37			

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND INVOICES OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.



CFO / CONTROLLER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 16 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 3,111,496.37 DATED THIS _____ DAY OF _____, _____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____ AYES AND _____ NAYS.

COUNCIL PRESIDENT

ATTEST:

CITY CLERK



STRATEGIC HIGHLIGHTS

- Construction progressing on the following projects:
 - First on Main
 - Magnolia
 - The Wren
 - The Windsor
 - Republic Airways (Hamilton Crossing)
 - Proscenium II
 - North End
 - The LOR/1933 Lounge Project
 - Lexington & Main Roundabout Art
 - AT&T Site

FINANCIAL SNAPSHOT

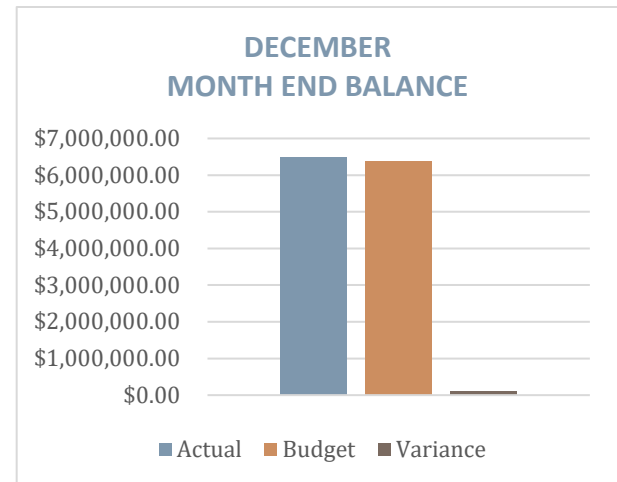
December Beginning Balance	\$	8,579,757
December Revenues	\$	17,207,569
December Transfers	\$	(2,785,292)
December Expenditures	\$	16,525,584
December ending Balance Without Reserve Funds	\$	6,476,450
Supplemental Reserve Fund	\$	5,625,620
City Center Bond Reserve	\$	259,578
Midtown Bond Reserve	\$	933,405
Midtown West Bond Reserve	\$	810,763
Urban Parks Fund	\$	3,686,671
December Balance With Reserve Funds	\$	17,792,487

FINANCIAL STATEMENT

Financial Statement

DECEMBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 6,476,450
Ending Balance with Restricted Funds	\$ 17,792,487



SUMMARY OF CASH

For the Month Ending December 2024

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 12/1/24			
1101 Cash	\$ 5,605,372.57	\$ 5,605,372.57	-
1110 TIF	\$ 2,974,384.57	\$ 2,974,384.57	-
Total Cash	\$ 8,579,757.14	\$ 8,579,757.14	-
Receipts			
1101 Cash	\$ 2,038,565.02	\$ 243,124.88	\$ 1,795,440.14
1110 TIF	\$ 18,419,186.55	\$ 18,742,395.20	\$ (323,208.65)
Developer Payments	\$ (3,250,182.62)	\$ (3,277,093.75)	\$ 26,911.13
Transfers to Reserves (TIF)	\$ (448,498.28)	\$ (450,027.78)	\$ 1,529.50
Transfers to Reserves (non-TIF)	\$ (1,662,906.97)	\$ (138,442.96)	\$ (1,524,464.01)
Transfer to SRF	\$ (673,886.78)	\$ (873,886.78)	\$ 200,000.00
Total Receipts	\$ 14,422,276.92	\$ 14,246,068.81	\$ 176,208.11
Disbursements			
1101 Cash	\$ 259,136.91	\$ 196,152.39	\$ (62,984.52)
1110 TIF	\$ 16,266,447.10	\$ 16,266,447.10	\$ -
Total Disbursements	\$ 16,525,584.01	\$ 16,462,599.49	\$ (62,984.52)
1101 Cash	\$ 5,721,893.71	\$ 5,513,902.10	\$ 207,991.61
1110 TIF	\$ 754,556.34	\$ 849,324.36	\$ (94,768.02)
Cash Balance 12/31/24	\$ 6,476,450.05	\$ 6,363,226.46	\$ 113,223.59
Total Usable Funds	\$ 6,476,450.05	\$ 6,363,226.46	\$ 113,223.59

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end December 2024

RESTRICTED FUNDS

Supplemental Reserve Fund	\$ 5,625,620
City Center Bond Reserve	\$ 259,578
Midtown Bond Reserve	\$ 933,405
Midtown West Bond Reserve	\$ 810,763
Urban Parks Fund	\$ 3,686,671
Sub-total:	\$ 11,316,037

UNRESTRICTED FUNDS

TIF	\$ 754,556
Non TIF	\$ 5,721,894
Sub-total:	\$ 6,476,450
Total Funds	\$ 17,792,487

OUTSTANDING RECEIVABLES

N/A	\$ -
<u>TOTAL OUTSTANDING RECEIVABLES</u>	<u>\$ -</u>

STATEMENT OF CHANGES IN EQUITY

MONTH END: DECEMBER 2024

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$ 14,046,619	
Total Receipts (Non-TIF)	\$ 375,658	
Expenditures (TIF)		\$ 16,266,447
Expenditures (Non-TIF)		\$ 259,137

FINANCIAL UPDATE

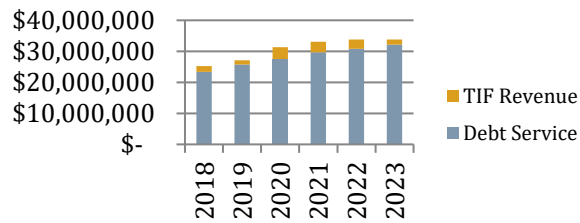
Financial Update

TIF REVENUE AND DEBT

Actual 2024 TIF revenue and PIATT payments available for CRC use is \$33,633,810.

DEBT PAYMENTS

Month	Payment
June 2024	\$16,549,975
December 2024	\$16,548,798



PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

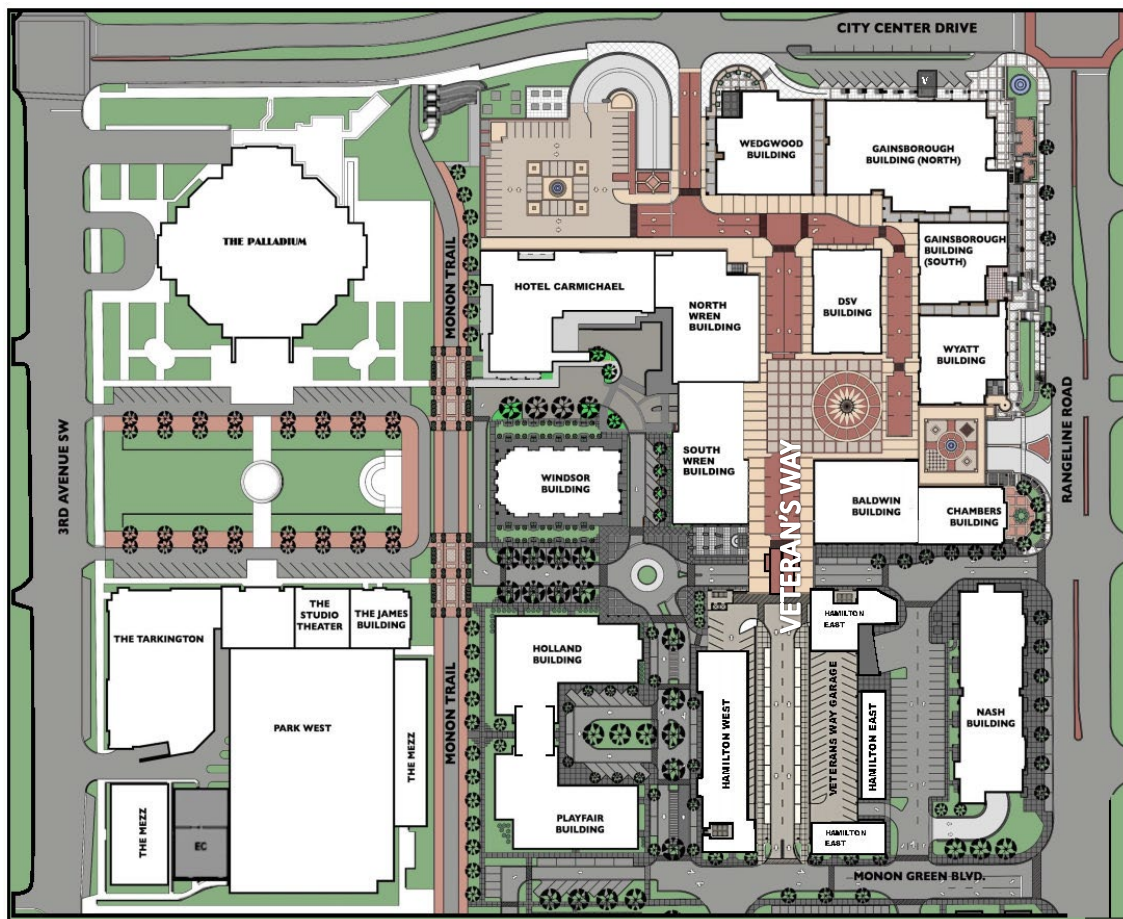


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

PROJECT UPDATES

1) Project Status – (changes noted below.)

CRC Contract Amounts:

City Center Bond: \$ 16,214,875.00

2016 TIF Bond: \$ 2,598,314.00 (5th Floor of Park East garage)

Site Construction Contract Amounts: \$1,442,962 – Smock Fansler, contractor - Complete

Veterans Way Extension Project Amounts: \$3,403,000 – Hagerman, contractor – Complete

Parcel 73 Site work: \$149,600 – Smock Fansler, contractor

PROJECT	USE	PROJECT DATES	DESIGN RENDERINGS PROVIDED BY PEDCOR
Veterans Way Garage	<p>A five-story parking structure with 735 parking spaces</p> <p>Open to the public on 9/22/17</p>	<p>Completed in May 2017</p> <p>Contract Amt. \$13,954,683</p>	
Baldwin/Chambers	<p>A four-story building, of approximately 64,000 square feet, which will include luxury apartments and commercial retail/office space.</p> <p>Approx. 26 Apartments</p> <p>Hagerman is the contractor.</p>	<p>Completed in June 2018</p>	
Pedcor Office 5	<p>A two-story building, of approximately 20,000 square feet, which will include office space.</p>	<p>Start: Fall 2015</p> <p>Completed Q4 2017</p>	<p>Tenants have moved into the new building</p>

PROJECT UPDATES

Kent	<p>A three-story building, of approximately 111,000 square feet of luxury apartments.</p> <p>Site drawings were approved by the CRC Architectural Committee.</p>	<p>Start: Summer 2018</p> <p>Complete: June 2021</p>	<p>Site Construction – Start: Spring 2018 Site Work Awarded – Spring 2018 Building Construction – Start: Summer 2018 Building Complete June 2021 - Pool and Site work is still under construction</p> 
Hamilton (Park East commercial/residential buildings)	<p>Hamilton East: 5 ground floor residential two-story townhomes; 7,954 SF of ground floor commercial space Hamilton West: 13,992 SF of ground floor commercial space</p>	<p>Start: Summer 2018</p>	<p>Hamilton East - Construction commenced: Summer 2018, completed Summer 2019 Hamilton West – Construction commenced: Summer 2020, currently under construction</p>
Playfair and Holland	<p>A five-story building, of approximately 178,000 square feet, which will include 112 luxury apartments and commercial retail/office space.</p>	<p>Start: September 2019</p> <p>Complete: Spring 2022</p> <p>Approx. 112 Apartments</p>	
Windsor	<p>A four-story building, of approximately 64,000 square feet.</p>	<p>Start: Summer 2022</p> <p>Complete: May/June 2024</p>	<p>January 2025</p> 

PROJECT UPDATES

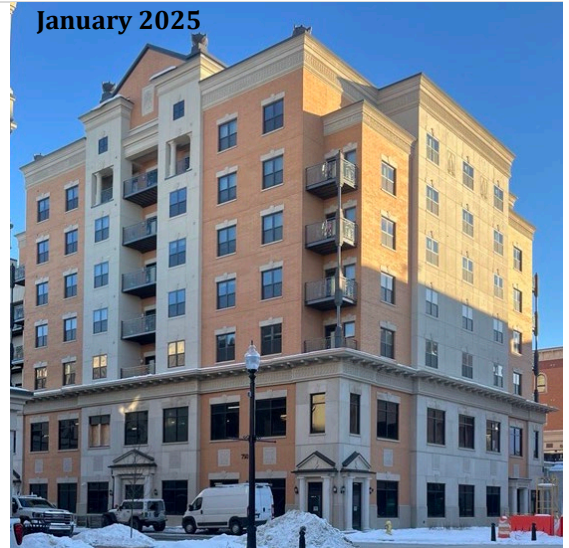
Wren

A six-story building of approximately 157,000 square feet, which will include luxury apartments and commercial office/retail space.

Start:
Summer
2020

Complete:
June 2024

January 2025



Currently under construction

Note: All completion dates indicated above are per the Completion Guaranties executed between the CRC and Pedcor. Should Pedcor miss these dates they are obligated to cover the debt obligations.

2) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

3) CRC Commitments

An overview of commitments has been uploaded to the CRC website.

Most significantly, the CRC committed to publicly bid a four-story parking garage with not less than 620 parking spaces which has been completed and is available for public use. The CRC also commits to coordinate any significant site plan changes requested by Pedcor with City Council.

PROJECT UPDATES



PROSCENIUM

- 1) Developer Partner(s): Novo Development Group
- 2) Economic Development Area: 126th Street
- 3) Project Summary: Mixed-use development, multiple buildings.
 - 1) 197 Apartments; 22 for-sale condos
 - 2) Approx. 140,000 SF of office and retail space
 - 3) Approx. 450 parking spaces (public and private)

Total project budget: \$60,000,000

- 4) Anticipated Project Schedule

Design Start	2016
Construction Start	2018
Construction Complete	2022
Tavern Construction Start	Estimated Fall 2023
Tavern Construction Complete	Estimated

- 5) Construction Milestones: Construction is complete. Construction of the Tavern estimated to begin fall 2023.
- 6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
-------------	--------------	-----

- 7) CRC Commitments

No commitments by the CRC have been made.

The City will be relocating and burying Duke Energy's transmission line and completing road improvements adjacent to the development.

PROJECT UPDATES

Rendering



September 2022



CIVIC SQUARE GARAGE

- 1) CRC Design-Build Project
- 2) Economic Development Area: Carmel City Center/Carmel City Center Amendment
- 3) Project Summary:
 - 303-space parking garage
 - 255 spaces will be open to the public
 - 48 spaces are reserved for owner-occupied condos that will line the west and north sides of the garage (to be developed as part of a future CRC project)
- 4) Total project budget: \$9,700,000
- 5) Anticipated Project Schedule

Construction Start	January 2022
Construction End	Opened Summer 2022

- 6) Construction Milestones: Garage is now open for public use.

7) CRC Commitments

The CRC will be involved with development and construction of the parking garage

8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

March 2023



PROJECT UPDATES

Rendering



FIRST ON MAIN

1)Developer Partner(s): Lauth Group, Inc.

2)Economic Development Area: Lot One

3)Project Summary:

- 310-space public parking garage
- Four-story, 73,000 SF Class-A office building with first floor restaurant space and a private rooftop terrace
- 8 condominiums
- 35 apartments
- Community gathering plaza featuring the City's Rotary Clock

4)Total project budget: \$35,000,000

5)Anticipated Project Schedule

Construction Start	Fall 2021
Construction End	Estimated November 2023

6)Construction Milestones: Construction is underway.

7)CRC Commitments

CRC contributed the land for this development. Future commercial taxes from the project (TIF) are being used to fund infrastructure improvements that may include the garage, utility relocations, and roadway improvements.

8)Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



Rendering



January 2025

MAGNOLIA

- 1)Developer Partner(s): Old Town Companies
- 2)Economic Development Area: Magnolia
- 3)Project Summary: Multi-phase development that will include six condominium buildings with five units per building, for a total of 30 for-sale condos, and future multi-family residential on the corner of City Center Drive and Rangeline Road.
- 4)Total project budget:
- 5)Anticipated Project Schedule

Construction Start	April 2022 (Building 1)
Construction End	Estimated 2025 (Buildings 4-6)
- 6)Construction Milestones: Construction is underway.
- 7)CRC Commitments: CRC contributed the land for the development of this project.
- 8)Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



HAMILTON CROSSING

- 1)Developer Partner(s): Kite Reality Group and Pure Development, Inc.
- 2)Economic Development Area: Amended 126th Street
- 3)Project Summary: New home of Republic Airways. 105,000 square-foot training facility with 20 classrooms, 94 workstations, two cabin trainers, and eight flight simulators. The hotel adjacent to the training center will be expanded to 274 rooms. 600 jobs brought/created with Republic alone.
- 4)Total project budget: \$200,000,000 investment for Phase 1 and II
- 5)Anticipated Project Schedule

Construction Start	HQ/Corporate Housing: Winter 2021 (Complete) Garage: Winter 2022
Construction End	HQ/Corporate Housing: Completed Garage: Estimated April 2024

- 6)Construction Milestones: Construction is underway. Training Center is open.
- 7)CRC Commitments
Future commercial taxes from the project (TIF) are being used to fund infrastructure improvements that may include the garage, utility relocations, and roadway improvements.
- 8)Council and/or CRC Action Items

PROJECT UPDATES

Rendering



January 2025



PROSCENIUM II

- 1) Developer Partner(s): Novo Development Group
- 2) Economic Development Area: Amended 126th Street
- 3) Project Summary: Mixed-use development
 - i. 120 parking spaces
 - ii. 48 Apartments; 7 for-sale condos
 - iii. Approx. 15,000 SF of office and retail space
 - iv. Approx. Total project budget: \$18,000,000
- 4) Anticipated Project Schedule

Design Start	2021
Construction Start	2022
Construction Complete	Estimated August 2024

- 5) Construction Milestones: Construction is underway.
- 6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
-------------	--------------	-----

- 7) CRC Commitments
No commitments by the CRC have been made.

PROJECT UPDATES

Rendering



AT&T SITE

- 1) Developer Partner(s): Buckingham Companies, Third Street Ventures, Pure Development, and Merchants Banks
- 2) Economic Development Area: 3rd Ave ATT
- 3) Project Summary: Mixed-use development
 - i. 443 parking spaces
 - ii. 244-unit multi-family building; 2 single family homes
 - iii. Approx. 80,000 SF of corporate headquarters; 37,000 SF boutique headquarters
 - iv. Approx. Total project budget: \$133,000,000

4) Anticipated Project Schedule

Design Start	2022
Construction Start	2024
Construction Complete	December 2025

- 5) Construction Milestones: Construction is underway.

6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
-------------	--------------	-----

7) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES

Respectfully submitted,



Henry Mestetsky

Executive Director

Carmel Redevelopment Commission/Department

January 24, 2024

Prepared for City Council and the Redevelopment Commission

-End Report-

CARMEL HISTORIC PRESERVATION COMMISSION

QUARTERLY REPORT TO CARMEL CITY COUNCIL

JANUARY 2025

October 2024 to December 2024

- Staff had discussions about relocating the house at 10750 Hazel Dell Parkway, in hopes of avoiding demolition.
- Staff and commissioners pursued options for relocating the house at 331 W. Main St.
- Letter sent to owners of designated properties reminding them of the need to submit Certificates of Appropriateness for any exterior changes.
- Staff submitted draft of 14420 Cherry Tree Rd. Preservation Plan to Commission.
- Commission's contract with Indiana Landmarks renewed.
- Rosemary Dunkle announced her resignation from the Commission.
- Throughout the previous quarter, CHPC staff continued to participate in the review of improved location permit applications for historic properties, per the stipulations of the 60-day demolition.

Respectfully submitted,



Mark Dollase

Carmel Historic Preservation Commission Administrator

ORDINANCE NO. D-2741-24-A

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 2, ARTICLE 6, SECTIONS 2-301, 2-302 AND 2-303,
OF THE CARMEL CITY CODE.**

Synopsis: Ordinance amending budget procedures of the City of Carmel.

WHEREAS, the City of Carmel (“City”), pursuant to Indiana Code § 36-4-7-6, is required to formulate a budget estimate for the ensuing year; and

WHEREAS, the City has previously established budget procedures, such being codified, in part, under Carmel City Code §§ 2-301, 2-302, and 2-303; and

WHEREAS, the Common Council of the City now finds that in the interests of fiscal responsibility this procedure should be amended.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. The following subsections of Carmel City Code Sections 2-301, 2-302, and 2-303 are hereby amended, and shall read as follows:

“§ 2-301 Transfer of Funds.

(a) *Common Council Approved Transfers.* The Common Council may transfer money from one major budget classification to another within a City department or component of government and may transfer appropriated funds between line items within major budget classifications within a City department or component of government when the transfer between line items would cause the Maximum Approved Transfer Amount (as defined in subsection (b)(1)) to be exceeded and-if:

(1) It determines that the transfer is necessary;

(2) The transfer does not require the expenditure of more money than the total amount set out in the budget as finally determined pursuant to *I.C.*, 6-1.1 *et seq.*;

(3) The transfer is made at a regular public meeting and by proper resolution; and

(4) The transfer is certified to the county auditor when the transfer is between major budget classifications.

(b) *Controller Approved Transfers.*

(1) The Controller may transfer appropriated funds between line items within a major budget classification for all City departments, the Office of the Mayor, the Clerk, and the City Judge without the approval of the Common Council, provided, however, that such transfers may not exceed the Maximum Approved Transfer Amount. The term “Maximum Approved Transfer Amount” shall mean no more than \$50,000 per receiving line item, per calendar year, except that no Maximum Approved Transfer Amount shall apply to personnel costs and expenses.

(2) Controller Approved Transfers may be made without notice and without the approval of the Department of Local Government Finance.

§ 2-302 Chart of Accounts and Budget Forms.

(a) The Controller shall adopt a Chart of Accounts in compliance with the State Board of Accounts and Department of Local Government Finance and shall submit a copy of any changes at least annually to the Common Council.

(b) The Controller shall adopt budget forms to be used in the preparation of the budget. All departments, Carmel/Clay Board of Parks and Recreation and all elected officials shall use the Chart of Accounts and budget forms as adopted in the preparation of budget estimates. The budget and any forms shall be formulated in accordance with IC 36-4-7. The Controller shall submit a copy of any changes at least annually to the Common Council.

(c) The Utility Department is exempt from the provisions of this section.”

§ 2-303 Encumbrances.

(a) **Written contractual obligations.** Components of government may only encumber funds with a written contractual obligation from one budget year to the next with approval of the Controller, with the exception of the below limited exceptions.

(b) All capital fund projects (Cum Cap Development, Cum Cap Improvement, and Cum Cap Sewer) as well as Local Road and Street Fund projects that have been encumbered may not be used for any project or purpose different from that established by the original encumbrance, and such project or purpose must proceed in the budget year in which the funds are encumbered. If it is deemed necessary to change the scope of the encumbrance, a resolution must be presented to and approved by the Common Council. This resolution shall list the detailed justification for the change request.”

Section 6. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.

Section 7. If any portion of this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 8. The remaining portions of Carmel City Code Sections 2-301, 2-302, and 2-303 are not affected by this Ordinance upon its passage.

Section 9. This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor and such publication as required by law.

Ordinance D-2741-24-A
Page Two of Three Pages

PASSED, by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Ordinance No. D-2741-24-A
Page Three of Three Pages

Sponsor: Councilor Minnaar

CARMEL, INDIANA

Towne 146

PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE Z-694-24 (as amended)

~~November 20, 2024~~
January 24, 2025

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<u>Exhibit A</u>	<u>Legal Description</u>
<u>Exhibit B</u>	<u>Concept Plan, Connectivity Plan Exhibit and Open Space Plan</u>
<u>Exhibit C</u>	<u>Architectural Character Imagery – Area A Lots</u>
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<u>Exhibit G</u>	<u>Common Area Concept Imagery</u>

Sponsor: Councilor Minnaar

ORDINANCE Z-694-24 (as amended)

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA
ESTABLISHING
THE TOWNE 146 PLANNED UNIT DEVELOPMENT DISTRICT**

Synopsis:

Ordinance Establishes the Towne 146 Planned Unit Development District Ordinance (the “Towne 146 PUD”). The Ordinance would rezone the real estate from S-1 Residential to a Planned Unit Development district allowing the development of a ~~mixed~~-single-family residential neighborhood laid out in the style and character as depicted on the Concept Plan (attached as Exhibit B) which includes single-family homes ~~and townhomes~~.

WHEREAS, Articles 4.02 and 9.05 of the Carmel Unified Development Ordinance, Ordinance Z-625-17, as amended (the “UDO”), provides for the establishment of a Planned Unit Development District in accordance with the requirements of I.C. § 36-7-4-1500 et seq. (the “PUD Statute”); and

WHEREAS, Lennar Homes of Indiana, LLC (“Lennar”), submitted an application to the Carmel Plan Commission (the “Plan Commission”) to adopt a PUD District Ordinance for certain real estate in the City of Carmel, Hamilton County, Indiana, as legally described in **Exhibit A** attached hereto (the “Real Estate”); and

WHEREAS, Lennar’s application is consistent with the provisions of the UDO and PUD Statute; and

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and UDO, the Plan Commission conducted a public hearing on August 20, 2024 concerning Lennar’s application for a PUD District Ordinance, which application was docketed as PZ-2024-00028 PUD, and

WHEREAS, the Plan Commission, at its hearing on November 19, 2024, has given a Favorable Recommendation to this Towne 146 PUD (the “Towne 146 Ordinance”), which establishes the Towne 146 Planned Unit Development District (the “Towne 146 District”).

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana (the “Council”), that: (i) pursuant to IC §36-7-4-1500 *et seq.*, the Council adopts this Towne 146 Ordinance, as an amendment to the Zone Map; (ii) all prior ordinances or parts thereof inconsistent with any provision of this Towne 146 Ordinance and its exhibits are hereby

made inapplicable to the use and development of the Real Estate; (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by this Towne 146 Ordinance; and, (iv) this Towne 146 Ordinance shall be in full force and effect from and after its passage and signing.

Section 1. Applicability of Ordinance.

Section 1.1 The Zone Map is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the Towne 146 District.

Section 1.2 Development in the Towne 146 District shall be governed entirely by (i) the provisions of this Towne 146 Ordinance and its exhibits, and (ii) those provisions of the UDO specifically referenced in this Towne 146 Ordinance. Where this Towne 146 Ordinance is silent, the applicable standards of the UDO shall apply.

Section 2. Definitions and Rules of Construction.

Section 2.1 General Rules of Construction. The following general rules of construction and definitions shall apply to the Towne 146 Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
- B. Words used in the present tense include the past and future tenses, and the future the present.
- C. The word “shall” indicates a mandatory requirement. The word “may” indicates a permissive requirement.

Section 2.2 Definitions. The definitions (i) of the capitalized terms set forth below in this Section 2.2, as they appear throughout this Towne 146 Ordinance, shall have the meanings set forth below in this Section 2.2 and (ii) of all other capitalized terms included in this Towne 146 Ordinance and not defined below in this Section 2.2, shall be the same as set forth in the UDO.

Accessory Use: A use subordinate to the main use, located on the real estate or in the same Dwelling as the main use, and incidental to the main use.

~~“ADLS”: The architecture, design, exterior lighting, landscaping and signage associated with a Building.~~

~~“ADLS Approval”: Approval by the Plan Commission of architecture, design, lighting and landscaping and signage pursuant to the procedures for ADLS review of the UDO and the Development Requirements.~~

Area A Lots: The area identified as “Area A” on the Concept Plan.

Area B Lots: The area identified as “Area B” on the Concept Plan.

~~Area C Townhomes: The area identified as “Area C” on the Concept Plan.~~

Architectural Character Imagery: These comprise the elevations and photographs, attached hereto as **Exhibit C** (Architectural Character Imagery – Area A Lots), **Exhibit D** (Architectural Character Imagery – Area B Lots), and ~~**Exhibit E** (Architectural Character Imagery – Area C Townhomes)~~, and are intended to generally and conceptually illustrate an application of the Development Requirements. Architectural Character Imagery is general and not intended to delineate the only final designs that may be built. All Buildings and Dwellings will comply with the Architectural Standards but may vary from the Architectural Character Imagery provided all applicable Architectural Standards are met.

Architectural Standards: The Architectural Standards incorporated herein under **Exhibit FE** (Architectural Standards).

Building: A structure having a roof supported by columns and walls, for shelter, support, or a Dwelling.

Common Area(s): Common Areas shall comprise a parcel or parcels of land, areas of water, or a combination of land and water, including flood plain and wetland areas located within the Real Estate and designed by the Controlling Developer. Common Areas do not include any area which is divided into individual Dwelling lots or streets. Common Areas shall be in the areas generally identified on the Concept Plan.

Concept Plan: The general plan for the development of the Real Estate, including but not limited to Lots, streets and Common Areas attached hereto as **Exhibit B** (Concept Plan).

Controlling Developer: Shall mean Lennar Homes of Indiana, LLC or the owner of the Real Estate at the time of adoption of the Towne 146 Ordinance, until such time as Lennar Homes of Indiana, LLC or the owner transfers or assigns, in writing, its rights as Controlling Developer such as to an Owners Association.

Development Requirements: Written development standards and any written requirements specified in this Towne 146 Ordinance, which must be satisfied in connection with the approval of a Primary Plat and Building Permits.

Plan Commission: The City’s Plan Commission.

Primary Plat or “PP”: A specific plan for the development of the Real Estate, or any portion thereof, which is submitted for approval, showing proposed locations of lots, streets and common areas.

Primary Roof: The highest roof plane on the front elevation.

Real Estate: The Real Estate legally described in **Exhibit A** (Legal Description).

Setback, Minimum: The minimum setback a dwelling shall be from the property line. Stoops, steps, and landings may encroach into the required Minimum Front Yard Setback. Said encroachments may extend to the front property line as required to access a door to enter the Dwelling.

Stoop: A landing area adjacent to the front door of a dwelling connected to a sidewalk.

Unified Development Ordinance (or “UDO”): The Unified Development Ordinance, Ordinance Z-625-17, of the City of Carmel, Hamilton County, Indiana, as amended.

Zone Map: The City’s official Zone Map corresponding to the UDO.

Section 3. Uses and Accessory Buildings.

Section 3.1 Permitted Uses: The Conceptual Plan divides the District into ~~three (3)~~^{two (2)} Areas: Area A (Front Load Detached Residential), Area B (Rear Load Detached Residential, Alley), ~~and Area C (Townhomes—Attached Residential)~~. The Permitted Uses within each Area shall be as set forth below:

A. Area A and Area B: Single-Family Dwellings.

~~B. Area C: Townhomes.~~

~~C.~~^{B.} Temporary Model Homes shall be permitted in ~~all~~^{both} Areas.

Section 3.2 Accessory Building and Uses: Accessory Buildings and Uses shall be permitted in the District unless prohibited in the Declaration(s) of Covenants. Accessory Buildings and Uses shall be subject to the terms and restrictions of the UDO.

A. Solar Panels shall be a permitted Accessory Use on the Real Estate.

Section 3.3 Special Uses: Special Uses shall be permitted as set forth in the Use Table and shall be subject to review and subsequent approval pursuant to the UDO.

Section 3.4 Temporary Uses: Temporary Uses shall be permitted as set forth in the Use Table and shall be subject to the terms and restrictions of the UDO.

Section 3.5 Home Occupations: Home Occupations shall be permitted and shall be subject to the terms and restrictions of the UDO.

Section 3.6 Non-Conforming Uses: Non-Conforming Uses and exemptions shall be subject to the terms and restrictions of the UDO.

Section 3.7 Short Term Residential Rentals: Shorth Term Residential Rentals as regulated under the UDO shall be prohibited on the Real Estate.

Section 4. Development Standards.

Section 4.1 Bulk Requirements: The following standards shall apply.

Area	Minimum Lot			Minimum Yard Setbacks			Min. Dwelling Unit Size (SF)		Max Lot Coverage
	Width	Area (SF)	Street Frontage	Front	Side	Rear	1-story	2-story	
Area A – Front Load Detached Residential	50'	5,000	40'	20'	6'	15'	1,400	1,700	60%
Area B – Rear Load Detached Residential, Alley	42'	3,000	20'	10'	6'	15' 20'	1,200 800	1,400 2,000	75%
Area C – Townhomes Attached Residential	24'	N/A	20'	10'	15' between buildings	10'	1,200	1,400	80%

Section 4.2 Maximum Residential Densities: The maximum number of Residential Dwellings shall be ~~eighty-seven (87)~~fifty (50).

Section 4.3 Building Height: The maximum Building Height shall be as follows:

A. Area A – Single-family: Twenty-eight (28) feet.

B. Area B – Single-family: ~~Twenty-eight (28)~~Thirty-five (35) feet.

~~C. Area C – Single family: Thirty two (32) feet.~~

Section 4.4 Dwelling Orientation:

A. Dwellings in Area A shall have front-facing garages with individual access to the street.

- B. Alleys shall be required in Area B ~~and Area C~~. Driveways on Lots in Area B ~~and Area C~~ shall only access alleys (no direct driveway to street access shall be permitted).
- C. All Dwellings shall provide a sidewalk connection from the front door of each dwelling to a sidewalk at the street or along the perimeter of a common area.
- D. Dwellings shall not be required to front on a public street (setbacks shall be measured from the subject property lines).

Section 4.5 Architectural Standards:

- A. Character Imagery: The applicable Architectural Character Imagery, indicating conceptually the intended architecture and appearance of Dwellings are contained within Exhibit C (Architectural Character Imagery – Area A Lots), and Exhibit D (Architectural Character Imagery – Area B Lots), ~~and Exhibit E (Architectural Character Imagery – Area C Townhomes).~~
- B. Dwelling Architecture: Applicable architectural requirements and standards for dwellings are contained in Exhibit FE (Architectural Standards) of this Towne 146 Ordinance.

Section 4.6 Lighting:

- A. Lot Lighting: All Dwellings shall have light fixtures on either side of the garage door and equipped with a photocell so the light is on from dusk to dawn.
- B. Street Lighting: Street lighting (lighting in the street right-of-way) shall be required and shall meet the requirements of Article 7.32 and 7.33 of the UDO.

Section 4.7 Parking: Parking shall comply with the UDO, except as provided below:

- A. Four (4) spaces per Dwelling are required.
- B. Parking Spaces (i) within driveways, (ii) within garages, and (iii) on-street parking shall count toward the number of required parking spaces.

- C. Driveways designed to permit parking shall be a minimum of twenty (20) feet in length as measured from the street right of way or alley. Vehicles shall not be parked in a location that encroaches onto a sidewalk or alley.
- D. Driveways shall be concrete, stamped concrete, brick, porous concrete, or stone or pervious pavers. Asphalt and gravel driveways shall not be permitted.
- A. On-street Parking: On-street parking shall be permitted on the Real Estate's internal streets and along the frontage road. Each parallel on-street parking space shall be a minimum of twenty-two (22) feet in length.
- B. Bicycle Parking: Bicycle parking shall comply with the standards of the UDO.

Section 5. Common Area Requirements. Common Area shall be in the areas generally identified on the Concept Plan.

Section 5.1 A minimum of three (3) acres of the District, shall be allocated to Common Area as generally illustrated on the Concept Plan.

Section 5.2 Open space, including internal trails and paths, shall be provided as generally depicted on the Concept Plan and as conceptually shown on Exhibit GF (Common Area Concept Imagery) of this Towne 146 Ordinance. An Open Space Plan shall be submitted at the time of Primary Plat review.

Section 5.3 The existing wetland generally located in the southeastern corner of the Real Estate shall be placed within a Water Quality Preservation Easement which shall permit pathways, storm sewers, sanitary sewers, and grading within the fifty (50) foot easement area outside the delineation of the wetland.

Section 5.4 Internal paths shall be of a width and location as generally depicted on Exhibit GF (Common Area Concept Imagery). All internal paths not located in right-of-way shall be located in a public pedestrian easement. The final location of ~~the~~ internal ~~trail~~trails is subject to existing easements and final engineering. If the internal paths are prevented from being installed as generally shown, then an alternative path location may be provided that still provide access within the subject area of the Real Estate.

Section 5.5 ~~Two (2) areas~~The area(s) identified on the Concept Plan as "Park" shall be provided as generally depicted on Exhibit GF (Common Area Concept Imagery). Collectively, the areas shall include (i) a boardwalk structure

and (ii) landscaping.

Section 5.6 The Common Area along the southern perimeter of the Real Estate shall be in substantial compliance with the Concept Plan as required under Section 9.1.B of this Towne 146 Ordinance.

Section 6. Landscaping Requirements. Landscaping shall comply with the following standards:

Section 6.1 General Landscaping Standards. Landscaping shall be integrated with, and complement other functional and ornamental site design elements, such as hardscape materials, paths, sidewalks, and fencing.

- A. All trees, shrubs and ground covers shall be planted according to American Standard for Nursery Stock (ANSI Z60.1) and following the standards and best management practices (BMPs) published by the City's Urban Forestry Program. Landscaping materials shall be appropriate for local growing and climatic conditions. Plant suitability, maintenance and compatibility with site construction features shall be addressed. The City's planting details shall be required on the landscape plan. All trees shall be selected from the City's recommended tree list published by the City's Urban Forestry Program or otherwise approved by the Urban Forester.
- B. Shade trees shall be at least 2.5 inches in caliper when planted. Ornamental trees shall be at least 1.5 inches in caliper when planted. Evergreen trees shall be 6 feet in height when planted. Shrubs shall be at least 18 inches in height when planted. Ornamental grasses must obtain a mature height of at least 3 feet.
- C. All landscaping approved as part of a Primary Plat shall be installed prior to issuance of the first Certificate of Occupancy for a dwelling in the area of the Real Estate subject to a Secondary Plat; provided, however, that when because of weather conditions, it is not possible to install the approved landscaping before the issuance of a Certificate of Occupancy, the Controlling Developer shall request a temporary Certificate Of Occupancy which shall be conditioned upon a determined time to complete the installation of the uninstalled landscape material.
- D. All landscaping is subject to Primary Plat approval. No landscaping which has been approved by the Urban Forester with the Primary Plat may later be substantially altered, eliminated or sacrificed without first obtaining further approval from the Urban Forester in order to conform to specific site conditions.
- E. It shall be the responsibility of the owner(s), with respect to any portion of the Real Estate owned by such owner(s) and on which any

landscaped area exists per the requirements of this Towne 146 Ordinance, to ensure proper maintenance of landscaping in accordance with the Towne 146 Ordinance. This maintenance is to include, but is not limited to (i) mowing, tree trimming, planting, maintenance contracting and mulching of planting areas, (ii) replacing dead or diseased plantings with identical varieties or a suitable substitute, and (iii) keeping the area free of refuse, debris, rank vegetation and weeds.

Section 6.2 Landscaped Areas.

A. Street Trees.

1. Shade trees shall be planted within public street right-of-way, parallel to each street, in planting strips. Street trees shall be planted a minimum of twenty-five (25) feet and a maximum of fifty (50) feet on center and are not required to be evenly spaced, unless this spacing cannot be attained due to the location of driveways, proposed utilities, or other obstructions as defined below in Section 6.2.B.2.
2. Per City standards, no street trees shall be planted in conflict with drainage or utility easements or structures and underground detention (unless so designed for that purpose), or within traffic vision safety clearances. However, where the logical location of proposed utilities would compromise the desired effect, the Controlling Developer may solicit the aid of the City's Urban Forester in mediating an alternative.

B. Foundation and Lot Planting Standards. The following planting requirements apply to all Dwellings:

1. Area A:

- a. Lots shall be required to plant one (1) shade tree in the front and rear yard. Corner Lots shall install one (1) shade tree included in a minimum of two (2) trees per side facing a street.
- b. Lots shall have a minimum of twelve (12) shrubs and /or ornamental grasses along the Dwelling foundation with a minimum of eight (8) facing the street. Corner lots shall install a minimum of twenty (20) shrubs and/or ornamental grasses along the dwelling foundation with a minimum of eight (8) shrubs or grasses per side façade facing a street.
- c. Two (2) shade trees shall be required in the rear yard of all Lots in Area A within one-hundred (100) feet of the south perimeter of the Real Estate.

2. Area B ~~and Area C~~:

a. Lots shall be required to plant a minimum of one (1) shade tree in the front yard. Corner Lots shall install a minimum of two (2) trees per side facing a street.

b. Lots shall have a minimum of eight (8) shrubs and /or ornamental grasses along the Dwelling foundation facing the street. Corner lots shall install a minimum of eight (8) shrubs and/or ornamental grasses along the dwelling foundation per side façade facing a street. ~~This standard shall be applicable to a dwelling building in the case of a Townhome.~~

3. Air Conditioning units shall be screened by a minimum of three (3) shrubs.

4. Foundation and Lot plantings shall be installed by the builder at the time a Dwelling is constructed on the Lot(s).

C. Stormwater Ponds: Stormwater management ponds shall incorporate native vegetation (landscaping materials) along the perimeter of the pond banks in order to count as a best management practice.

D. Common Areas. Common Areas shall be planted at a rate of ten (10) shade trees per acre.

Section 7. **Signage Requirements.** All signage on the Real Estate shall comply with the UDO as amended below:

Section 7.1 Entryway Features. Entryway Features shall require ADLS Amendment approval.

Section 7.2 Subdivision Signage. A subdivision entry sign shall be permitted at each connection of internal streets to the 146th Street frontage road with a minimum setback of five (5) feet.

Section 8. **Additional Requirements and Standards.**

Section 8.1 Home Occupations. Home Occupations shall meet the requirements of the UDO as amended.

Section 8.2 Right-of-way Standards.

A. The required right-of-way for the 146th Street frontage road shall be the existing right-of-way.

- B. Internal Street width and cross-section shall be designed to meet the City of Carmel Local Street Standards.
- C. Alleys pavement width shall be a minimum of twenty (20) feet.
- D. The configuration of vehicular access into the Real Estate shall be provided as illustrated on the Concept Plan. No vehicular access shall be permitted from 146th Street other than the frontage road as generally illustrated on the Concept Plan.

Section 8.3 Sidewalks and Pedestrian Amenities.

- A. A five (5) foot wide sidewalk shall be required along both sides of all internal streets except along segments where a ten (10) foot wide path is provided along the subject segment.
- B. A five (5) foot wide sidewalk shall be required along the front of dwellings adjacent to the 146th Street frontage road. This sidewalk may be located in the right-of-way or a pedestrian access easement outside the right-of-way.
- C. Internal paths shall be installed within the common area as generally shown on the Connectivity Plan Exhibit ~~G~~of Exhibit B subject to approval by the Surveyors Office regarding the legal drain crossing.
- D. ~~Connections~~A connection shall be provided between internal paths/sidewalks and the path along the south side of 146th Street. In this regard either a five (5) foot sidewalk and crosswalk ~~and~~or a ten (10) foot path and crosswalk shall be installed across the frontage road and connect to the 146th Street path. ~~Locations~~The location of ~~these connections~~this connection shall be as shown on the Connectivity Plan Exhibit.
- E. A sidewalk connection shall be provided between the path along the east side of Towne Road to the sidewalk along the south side of the 146th Street frontage road. The location of this connection shall be as shown on the Connectivity Plan Exhibit.
- F. A three (3) foot side sidewalk shall be required between the front door of the dwelling and the sidewalks ~~in the street right of way as shown on the Connectivity Plan Exhibit.~~for all homes in Area B.

Section 8.4 Road Improvement Requirements. Development of the Real Estate shall meet all applicable Thoroughfare Plan related improvement requirements as identified in and required under the UDO unless otherwise provided for in this Towne 146 Ordinance for only the street connections to the 146th Street Frontage Road as shown on the Concept Plan.

Section 8.5 Southern Pond. The pond illustrated on the Concept Plan along the east perimeter of the Real Estate shall include a fountain or aerator system. The final design shall be as directed and approved by DOCS, Carmel Engineering, and the Hamilton County Surveyor.

Section 9. Procedural Provisions.

Section 9.1 Primary Plat and ADLS.

- A. Primary Plat (“PP”) and/or architectural design, exterior lighting, landscaping and signage (“ADLS”) approval by the Plan Commission, as prescribed in UDO, shall be required prior to the issuance of an Improvement Location Permit to determine if the PP and ADLS satisfy the Development Requirements specified within this Towne 146 Ordinance.
- B. The Real Estate shall be developed in substantial compliance with the Concept Plan hereby incorporated and attached as **Exhibit B** subject to Primary Plat Approval by the Plan Commission. Substantial compliance shall be regulated in the same manner as the “substantially or materially altered” provisions of the UDO.
- C. ~~ADLS Approval by the Plan Commission shall be required for Attached Single Family (Townhome) Dwellings.~~ Single-Family Detached Dwellings shall comply with all applicable ~~architectural standards~~ **Exhibit E Architectural Standards** and be reviewed by staff at the time of building permit approval.
- D. If there is a Substantial Alteration in any approved PP or ADLS, review and approval of the amended plans shall be made by the Plan Commission, or a Committee thereof, pursuant to the Plan Commission’s rules of procedure. Minor Alterations shall be approved by the Director.

Section 9.3 Secondary Plat Approval. The Director shall have sole and exclusive authority to approve, with or without conditions, or to disapprove any Secondary Plat; provided, however, that the Director shall not unreasonably withhold or delay the Director's approval of a Secondary Plat that is in substantial conformance with the Primary Plat and is in conformance with the Development Requirements of this Towne 146 Ordinance. If the Director disapproves any Secondary Plat, the Director shall set forth in writing the basis for the disapproval and schedule the request for hearing before the Plan Commission.

Section 9.4 Variance of Development Requirements. The BZA may authorize Variances from the terms of the Towne 146 Ordinance, subject to the procedures prescribed in the UDO.

Section 10. **Controlling Developer's Consent.** Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

- A. Improvement Location Permits for any site improvements within the Real Estate;
- B. Sign permits for any signs within the Real Estate;
- C. Improvement Location Permits for any Dwellings within the Real Estate;
- D. Primary Plat or Secondary Plat approval for any part of the Real Estate; and
- E. Any text amendments, variances, modifications of development requirements or other variations to the terms and conditions of this Towne 146 Ordinance.

Section 11. **Violations and Enforcement.** All violations and enforcement of this Towne 146 Ordinance shall be subject to the requirements of the UDO.

Section 12. **Exhibits.** All of the Exhibits (A-~~GE~~) on the following pages are attached to this Towne 146 Ordinance, are incorporated by reference into this Towne 146 Ordinance and are part of this Towne 146 Ordinance.

The remainder of this page is left blank intentionally.

Exhibit "A"

(Legal Description)

A part of the West Half of the Northwest Quarter of Section 21, Township 18 North, Range 3 East of the Second Principal Meridian, Clay Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northwest corner of said Quarter Section, said corner marked by a Harrison Monument per Hamilton County Surveyor's Office Corner Records; thence North 89 degrees 09 minutes 42 seconds East (Saddle Creek assumed bearing per survey recorded as Instrument Number 9609611604 in the Office of the Recorder of Hamilton County, Indiana) along the north line of said West Half a distance of 1353.28 feet to the northeast corner of said West Half; thence South 00 degrees 29 minutes 34 seconds East along the east line of said West Half a distance of 25.00 feet to the POINT OF BEGINNING being a southeast corner of the 3.436-acre tract of land described in Instrument Number 2016010931 in said Recorder's Office; thence continuing South 00 degrees 29 minutes 34 seconds East along said east line a distance of 624.47 feet to the northeast corner of Common Area Number 6 in Saddle Creek Section Twelve per plat recorded in Plat Cabinet 3, Slide 308 as Instrument Number 200300122041 in said Recorder's Office; thence South 89 degrees 22 minutes 09 seconds West along the north line of said Common Area Number 6 a distance of 1206.16 feet to a southeast corner of said 3.436-acre tract and the following eight (8) courses are along the easterly and southern lines of said 3.436-acre tract; (1) thence North 00 degrees 40 minutes 50 seconds West a distance of 143.69 feet; (2) thence North 54 degrees 44 minutes 53 seconds East a distance of 54.90 feet to the point of curvature of a non-tangent curve to the left having a radius of 235.00 feet; (3) thence northeasterly along said curve an arc distance of 165.81 feet, said curve being subtended by a chord having a bearing of North 36 degrees 11 minutes 25 seconds East and a chord distance of 162.39 feet; (4) thence North 00 degrees 43 minutes 46 seconds West a distance of 161.10 feet to the point of curvature of a non-tangent curve to the right having a radius of 135.00 feet; (5) thence northerly along said curve an arc distance of 95.20 feet, said curve being subtended by a chord having a bearing of North 19 degrees 31 minutes 14 seconds East and a chord distance of 93.24 feet; (6) thence North 42 degrees 02 minutes 27 seconds East a distance of 81.82 feet to the point of curvature of a non-tangent curve to the right having a radius of 155.00 feet; (7) thence easterly along said curve an arc distance of 47.64 feet, said curve being subtended by a chord having a bearing of North 80 degrees 21 minutes 26 seconds East and a chord distance of 47.45 feet; (8) thence North 89 degrees 09 minutes 42 seconds East a distance of 931.13 feet to the POINT OF BEGINNING, containing 15.760 acres, more or less.

Exhibit "A"

(Legal Description – Location Map)

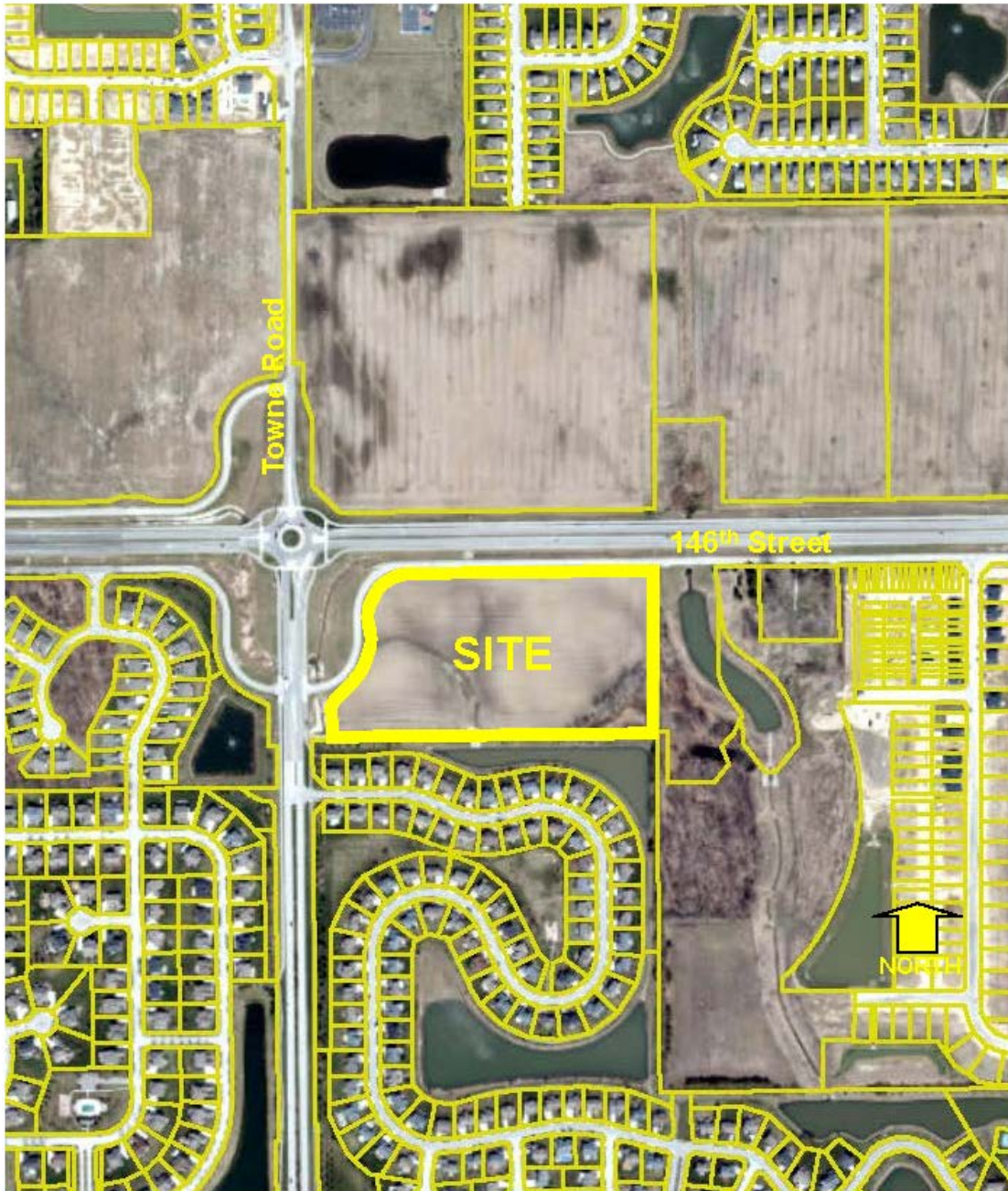


Exhibit "B"

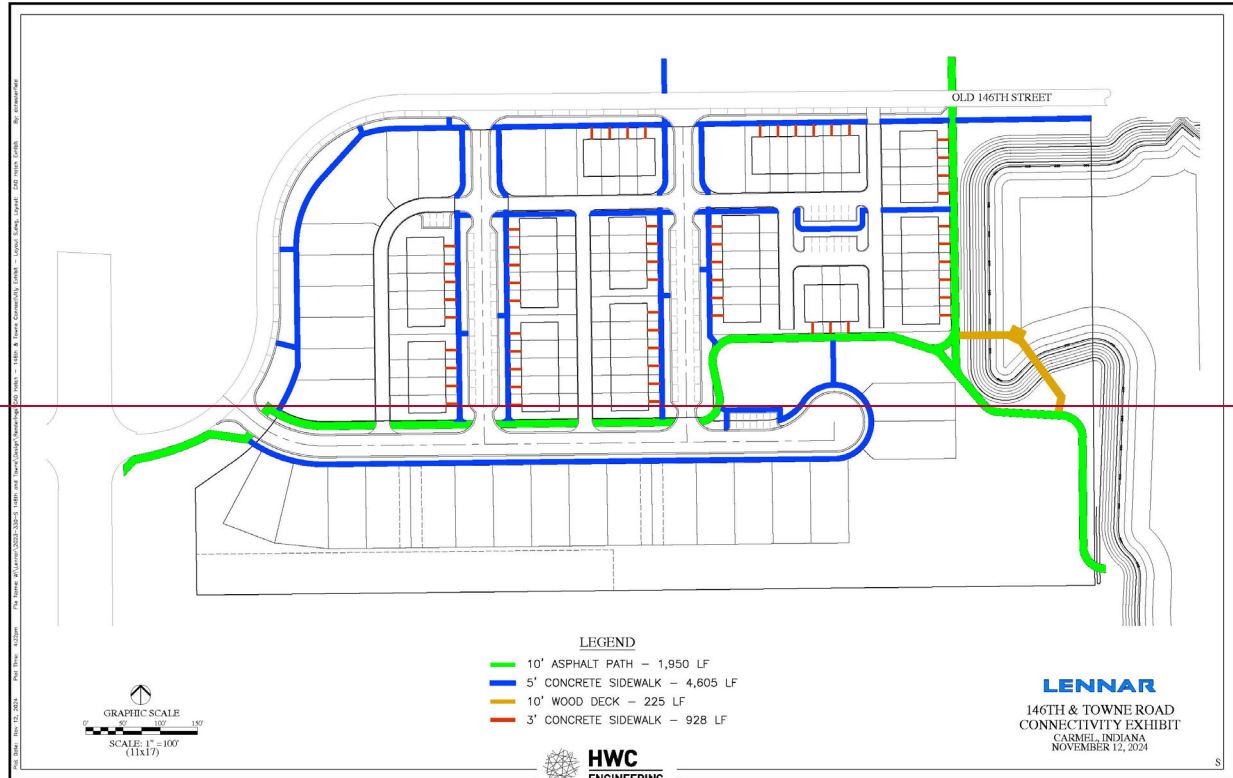
(Concept Plan)



[See following page.](#)

Exhibit "B"

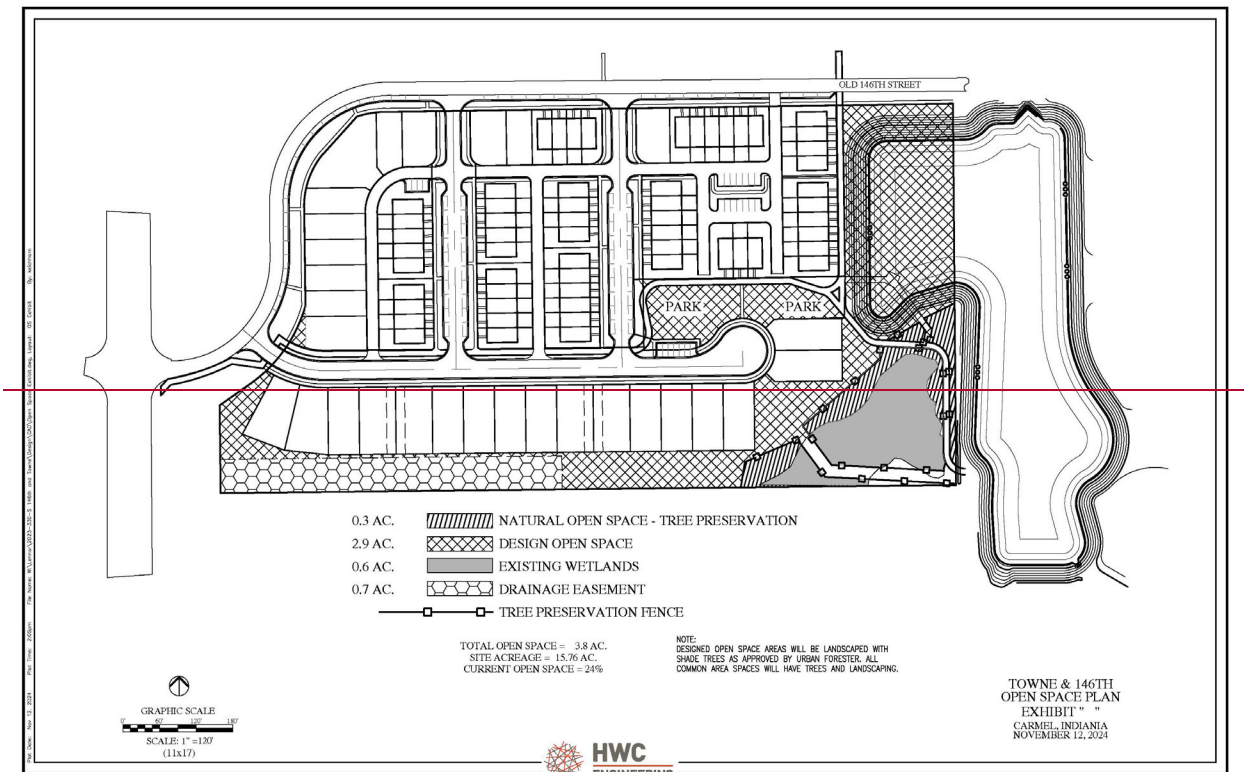
(Connectivity Plan Exhibit)



[See following page.](#)

Exhibit "B"

Exhibit "B"
(Open Space Plan Exhibit)



[See following page.](#)

Exhibit “C”

(Architectural Character Imagery – Area A Lots)

See following four (4) pages.

Exhibit “D”

(Architectural Character Imagery – Area B Lots)

See following ~~three (3)~~five (5) pages.

Exhibit “E”

~~(Architectural Character Imagery—Area C Lots—Townhomes)~~

~~See following three (3) pages.~~

~~Exhibit “F”~~

(Architectural Standards - Residential)

Section 1. Introduction & Procedure

- A. Character Imagery: Applicable Architectural Character Imagery, indicating conceptually the intended architecture and appearance of Dwellings is included within **Exhibit C** (Architectural Character Imagery – Area A Lots), and Exhibit D (Architectural Character Imagery – Area B Lots) ~~and Exhibit E (Architectural Character Imagery – Area C Townhomes).~~

Section 2. Dwelling Design:

- A. Permitted Building Materials: Masonry, Wood, Cementitious Board shall be permitted siding materials. EIFS, Vinyl and aluminum siding shall be prohibited.
1. All homes shall have a masonry wainscot on all sides of the building up to the lowest windowsill on the first floor of the front facade, at a minimum and continue at that height around the sides and rear of the dwelling. The same masonry used on the front wainscot shall be used on the side and rear wainscots.
 2. Any exterior chimney, where provided, shall have full height masonry.
 3. There shall be a minimum of three (3) masonry colors used across the Real Estate.
- B. Required Window Openings:
1. Minimum Number:
 - a. A minimum of three (3) windows on the front facade, ~~two (2) windows~~ one (1) window, per level (floor), on the side façades, and ~~four (4)~~ two (2) windows on the rear facade shall be provided for all Dwellings based on the plans on file with the Department of Community Services.
 - b. In order to meet this requirement, each individual window, or set of contiguous windows, must be a minimum of eight (8) square feet. A door on the side of a Dwelling may substitute for one (1) window on the same side of the Dwelling.

2. Windows shall be wood, vinyl-clad, vinyl, aluminum-clad wood, or painted metal.
3. All windows not surrounded by masonry shall be trimmed (1" by 4" nominal board).

C. Garage Type:

1. All garages shall be attached to the Dwelling.
2. Garage Doors shall have raised panels or other decorative panels (e.g., window panels, carriage style panels, and decorative hardware).
3. All Dwellings shall have a minimum of a two (2) car garage.

D. Porches and Entryways:

1. Covered porches and/or stoops shall be required on all Dwellings and shall be (i) a minimum of thirteen (13) square feet in Area A and (ii) a minimum of thirty (30) square feet in Area B.
2. Porches in Area A and Area B shall be a minimum of six (6) feet in depth. Depth shall be measured from the inside framing of the wall to the outside edge of the porch. Additionally, columns shall be permitted within the minimum six (6) foot porch depth.

E. Roofline:

1. Primary Roof shall have a minimum roof slope of 6 (vertical units); 12 (horizontal units). Secondary roofs (e.g., porches, bays, garages, dormers) may have a lower roof pitch.
2. All roofs shall have at least an eleven-inch (11") overhang after installation of siding or an eight-inch (8") overhang after installation of brick or stone masonry. This measurement shall not include gutters.
3. All Dwellings' roofs shall include architectural-grade dimensional shingles. Three-tab shingles are not permitted.
4. If dormers are used, at least one (1) window or decorative louver per dormer is required.

F. Fences: Fences are permitted on individual Lots and shall not be chain-link, coated chain-link or wood.

- G. AC Units: Air Conditioning units shall be located on the rear or side ~~or of~~ of the ~~side of end Townhome units~~ dwelling.

Section 3. Monotony Mitigation, Single-Family Detached:

- A. Front Façade: The same front building elevation shall not be constructed on (i) two (2) lots on either side of the subject lot and (ii) on a lot directly across the street from the subject lot. To be different, the front elevation would need to have changes in the form or the roof type of pitch, porch placement, or dormer design or location.
- B. Exterior Siding Color: No two (2) side by side homes on contiguous lots or the lot across the street from the subject lot shall have the same primary exterior color on the primary structure of the home.
- C. Exterior Masonry Color: No two (2) side by side homes on contiguous lots shall have the same masonry color.
- D. Anti-Monotony Exemption: Lots that either do not front the same street with front doors facing the same street shall be exempt from this anti-monotony requirement. In this scenario, the pattern shall reset.

Section 4. ~~Monotony Mitigation, Single-Family Attached (Townhomes):~~

- ~~A. Minimum Number of Floor Plans: Area C shall have a minimum of two (2) unique floor plans.~~
- ~~B. No more than six (6) dwellings shall be attached to form a townhome building.~~
- ~~C. Exterior Color Package: Individual units shall incorporate various materials, patterns, and design features as depicted in Exhibit E.~~
- ~~D. There shall be two (2) color schemes so that adjacent buildings shall have alternating colors.~~
- ~~E. 6-unit Townhome buildings shall have additional masonry on the front building elevation as depicted in Exhibit E.~~

Section 5. Lot Lighting: All Dwellings shall have light fixtures flanking the garage door and equipped with a photocell, so the light is on from dusk to dawn.

Section 6. Parking:

- A. Driveways shall be a minimum of twenty (20) feet in length as measured from the street right of way or alley. Vehicles shall not be parked in a location that encroaches onto the sidewalk or alley.
- B. Driveways shall be concrete, stamped concrete, brick, porous concrete, or stone or pervious pavers. Asphalt and gravel driveways shall not be permitted. ~~Gravel shall not be a permitted ground cover between townhome driveways. Mulch shall be provided between driveways in Area C along with two (2) shrubs.~~

Section 7. Bedrooms:

- A. All homes in Area A shall be a 1-story design or include the primary bedroom on the 1st floor if living area is provided above the 1st floor.
- B. All homes in Area B shall include (i) a primary bedroom or (ii) a bedroom and full bath, on the 1st floor.

Exhibit “GF”

(Common Area Concept Imagery)



LAWN



BOARDWALK



GAZEBO



SEATING



PLAYGROUND



TRAILS



FIRE PIT

PASSED by the Common Council of the City of Carmel, Indiana, this ____ day of _____,
~~2024~~2025, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anthony Green

Rich Taylor

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____,
~~2024~~2025, at _____.M.

Jacob Quinn, Clerk

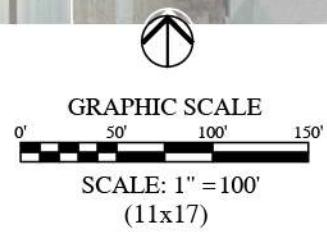
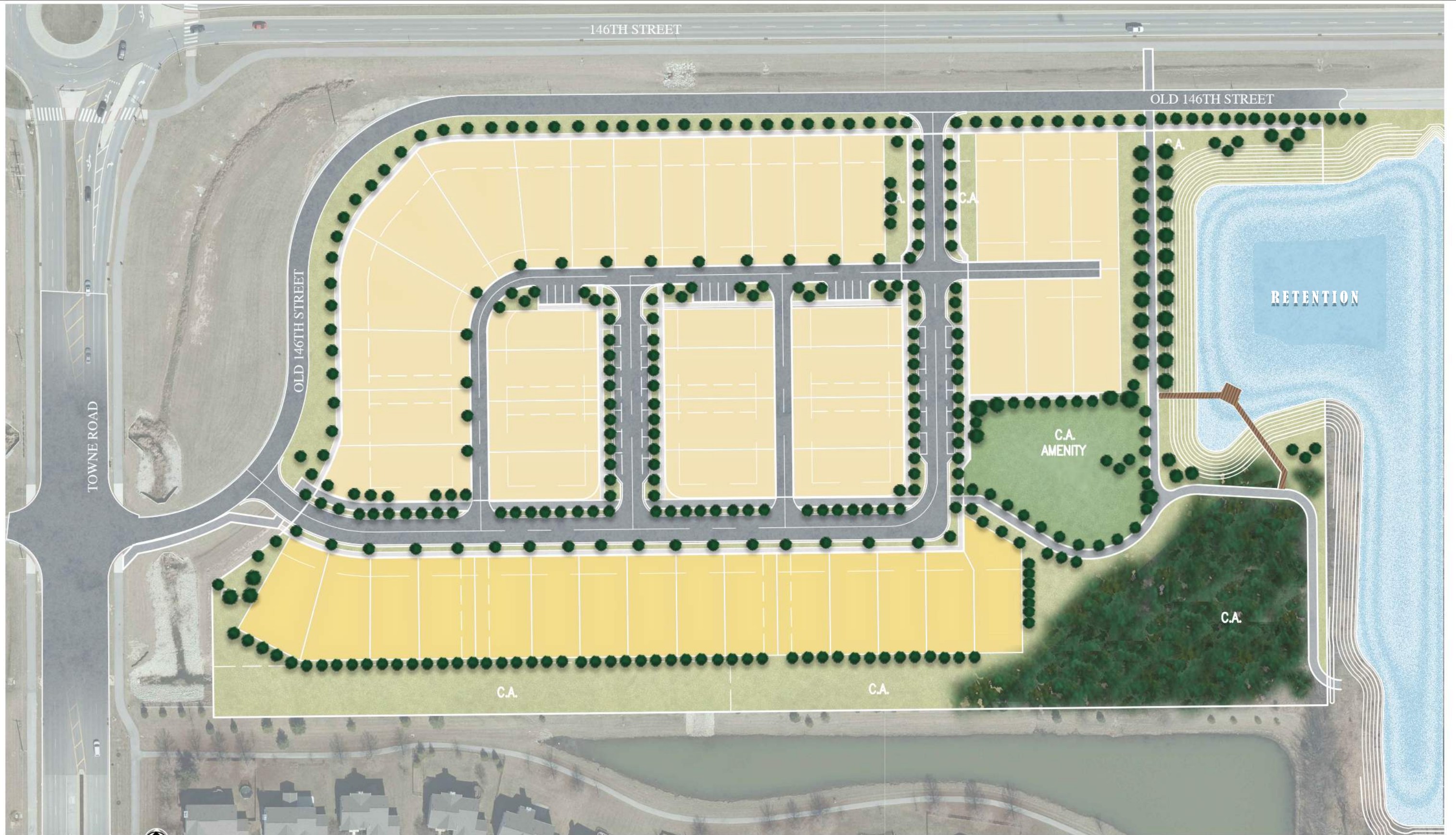
Approved by me, Mayor of the City of Carmel, Indiana this ____ day of _____,
~~2024~~2025, at _____.M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

This Instrument prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Carmel, IN 46032.
Towne 146 PUD ~~18-11~~202419 011825



LEGEND

- AREA A
- AREA B

TOWNE ROAD ESTATES

CARMEL, INDIANA
JANUARY 24, 2025



HWC
ENGINEERING

ORDINANCE D-2755-25

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA, AMENDING CHAPTER 3, ARTICLE 1, DIVISION II, SECTION 3-30 OF
THE CARMEL CITY CODE**

Synopsis: Ordinance amends the order of business for the Carmel Common Council agenda by adding Finance Department's budget quarterly reports.

WHEREAS, pursuant to Indiana Code § 36-1-3-4, the Carmel Common Council (the "Council") may adopt its own rules to govern its proceedings; and

WHEREAS, The Council aims to further improve transparency and fiscal responsibility in public funds spending.

NOW, THEREFORE, IT IS AGREED AND ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. Section 3-30 of the Carmel City Code is hereby amended and shall read as follows:

"§ 3-30 Order of Business.

(j) Other Reports – (at the first meeting of the month specified below):

- (1) Carmel Redevelopment Commission (Monthly);
- (2) Carmel Historic Preservation Commission (Quarterly – January, April, July, October);
- (3) Audit Committee (Bi-Annual May, October);
- (4) Redevelopment Authority (Bi-Annual – April, October);
- (5) Carmel Cable and Telecommunications Commission (Bi-annual – April, October);
- (6) Economic Development Commission (Bi-annual – February, August);
- (7) Library Board (Annual – February);
- (8) Ethics Board (Annual – February);
- (9) Climate Action Advisory Committee (Quarterly – March, June, September, December);
- (10) Finance Department Budget Update (Quarterly- April, July, October, January (for the 4th quarter of the previous year));
- (11) All reports designated by the Chair to qualify for placement under this category."

Section 3. All other current provisions of City Code Section 3-30 shall remain in full force and effect and are not affected by this Ordinance.

Section 4. The Finance, Utilities, and Rules Committee shall coordinate with the Finance Department to develop the format and content of the Budget Update report. All Council members shall receive written reports or summaries at least seven (7) days before the Finance Department's Budget Update presentation.

Ordinance No. D- 2755-25

Page One of Two

This Ordinance was prepared by Sergey Grechukhin, Transactions Chief, on December 19, 2024, at 4:00 p.m. No subsequent revision to this Ordinance has been reviewed by Mr. Grechukhin for legal sufficiency or otherwise.

Section 5. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 6. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

PASSED by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Ordinance No. D- 2755-25

Page Two of Two

This Ordinance was prepared by Sergey Grechukhin, Transactions Chief, on December 19, 2024, at 4:00 p.m. No subsequent revision to this Ordinance has been reviewed by Mr. Grechukhin for legal sufficiency or otherwise.

ORDINANCE D-2756-25

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION OF FUNDS FROM THE
PARKS AND RECREATION NON-REVERTING CAPITAL FUND (FUND #103) TO LINE ITEM
4462000 - OTHER STRUCTURE IMPROVEMENTS.**

**Synopsis: This ordinance appropriates \$1,249,700 to cover costs related to the White River Greenway
North Extension Project.**

WHEREAS, the Carmel/Clay Board of Parks and Recreation (“CCPR”) was awarded a \$4 million dollar Regional Economic Acceleration & Development Initiative (READI) grant to design and construct an extension of the White River Greenway (the “Project”); and

WHEREAS, CCPR was awarded a \$1 million grant from Hamilton County to design and construct improvements within Carmel’s White River corridor, including the Project; and

WHEREAS, funds in the amount of the sum of One Million Two Hundred Forty-Nine Thousand Seven Hundred Dollars (\$1,249,700) must be appropriated to pay for the Project costs; and

WHEREAS, upon previously approved by Common Council Resolution CC-02-03-25-06 the Parks and Recreation Non-Reverting Capital Fund (Fund #103) has excess funds in the amount of One Million Two Hundred Forty-Nine Thousand Seven Hundred Dollars (\$1,249,700).

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that the following sum of money is hereby appropriated from the Parks and Recreation Non-Reverting Capital Fund (#103) for the purposes specified herein, subject to applicable laws, as follows:

\$1,249,700 from the Parks and Recreation Non-Reverting Capital Fund (Fund #103)

To

**Parks and Recreation Non-Reverting Capital Fund (Fund #103) Line Item 4462000-Other Structure
Improvements
\$1,249,700**

This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor.

PASSED by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Ordinance D-2756-25

Page Two of Two

ORDINANCE D-2757-25

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION OF
FUNDS FROM PARKS AND RECREATION IMPACT FEE FUND (FUND #106) TO
LINE ITEM 4460715 - WHITE RIVER CORRIDOR.**

**Synopsis: This ordinance appropriates funds to cover costs related to the White River
Greenway North Extension Project.**

WHEREAS, the Carmel/Clay Board of Parks and Recreation (“CCPR”) was awarded a \$4 million dollar Regional Economic Acceleration & Development Initiative (READI) grant (the “Grant”) to design and construct an extension of the White River Greenway (the “Project”); and

WHEREAS, funds in the amount of Seven Hundred Eighty-Four Thousand Four Hundred Twenty-Four Dollars and Ninety-Six Cents (\$784,424.96) must be appropriated to pay for the Project costs; and

WHEREAS, upon previously approved by Common Council Resolution CC-02-03-25-05 the Parks and Recreation Impact Fee Fund (Fund #106) has excess funds in the amount of Seven Hundred Eighty-Four Thousand Four Hundred Twenty-Four Dollars and Ninety-Six Cents (\$784,424.96).

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that the following sum of money is hereby appropriated from the Parks and Recreation Impact Fee Fund (#106) for the purposes specified herein, subject to applicable laws, as follows:

\$784,424.96 from the Parks and Recreation Impact Fee Fund (Fund #106)

To

**Parks and Recreation Impact Fee Fund (Fund #106) Line Item 4460715-White River
Corridor
\$784,424.96**

This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor.

Ordinance D-2757-25

Page One of Two

PASSED, by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____, 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana this _____ day of _____, 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Ordinance D-2757-25

Page Two of Two

ORDINANCE D-2758-25

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION OF
FUNDS FROM THE FIRE DEPARTMENT BUDGET (#1120) TO LINE ITEM 4112002-
UNSCHEDULED OVERTIME.**

Synopsis: This ordinance appropriates funds to support the operation of an additional fifth ambulance for the Carmel Fire Department, utilizing existing personnel at Fire Station 342, located at 3610 West 106th Street. This station serves the southwest side of Carmel.

WHEREAS, funds in the amount Eight-Hundred Thousand Dollars (\$800,000) are needed to pay overtime to existing personnel to operate an additional ambulance at Fire Station 342; and

WHEREAS, the General Fund #101 has excess funds in the amount of Eight-Hundred Thousand Dollars (\$800,000) to appropriate to Fire Department Budget #1120 Line Item 4112002-
Unscheduled Overtime.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that the following sum of money is hereby appropriated from the Fire Department Budget #1120 for the purposes specified herein, subject to applicable laws, as follows:

\$800,000 from the General Fund (#101)

To

**Fire Department Budget #1120: Line Item 4112002-Unscheduled Overtime
\$800,000**

This ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor.

PASSED, by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____, 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____, 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Ordinance D-2758-25

Page Two of Two

ORDINANCE D-2759-25

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 5, ARTICLE 1, SECTIONS 5-3 AND 5-4 OF THE CARMEL
CITY CODE**

Synopsis: Ordinance amends certain sections of the Carmel City Code related to park and recreation facilities' operation rules.

WHEREAS, pursuant to Indiana Code § 36-4-6-18, the Carmel Common Council, as a legislative body of the City of Carmel, Indiana (the "City") may pass ordinances, orders, resolutions, and motions for the government of the City, the control of the city's property and finances, and the appropriation of money; and

WHEREAS, the Common Council has previously established rules for the City's park and recreation facilities, outlined in Carmel City Code Section 5-3 (the "Park Operation Rules"); and

WHEREAS, the Carmel-Clay Board of Parks and Recreation (the "Park Board") is a political subdivision established by the "Interlocal Cooperation Agreement" signed on July 30, 2002, and effective January 1, 2003, to administer the Carmel-Clay Department of Parks and Recreation and park and recreation facilities; and

WHEREAS, Indiana Code Sections 36-10-3-10(a)(2) and 36-10-7.5-6(2), and Section 4.1(b) of the Interlocal Cooperation Agreement authorize the Park Board to periodically review and revise Park Operation Rules to ensure appropriate and safe public use of park and recreation facilities; and

WHEREAS, on or about December 10th, 2024, the Park Board has revised the Park Operation Rules, and requested that the Common Council amend and restate Carmel City Code Section 5-3 to conform the City Code with the Board's revisions;

WHEREAS, the Common Council supports these revisions to the Park Operation Rules as they serve the best interests of Carmel residents.

NOW, THEREFORE, IT IS AGREED AND ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. Statutory reference for Chapter 5, Article 1 of the Carmel City Code is hereby amended and shall read as follows:

Parks in certain cities; authorization of ~~third~~ **second** class cities to adopt by prior ordinance, see I.C., 36-10-4-1 through 36-10-4-40

Section 3. Section 5-3 of the Carmel City Code is hereby amended and shall read as follows:

Ordinance D-2759-25

Page One of Nine Pages

This Ordinance was prepared by Sergey Grechukhin, Transactions Chief, on 1/21/2025 at 11:04 a.m. No subsequent revision to this Ordinance has been reviewed by Mr. Grechukhin for legal sufficiency or otherwise.

“§ 5-3 Rules of Park Operations.

- (a) All applicable state, federal, and local laws, including but not limited to, laws governing vandalism, nuisance, litter, animal/pet control, alcohol and drugs, will be enforced.
- (b) The following rules are provided to supplement the laws and ensure a safe and nurturing experience while visiting the Carmel Clay Parks and Recreation system. When used in the rules, the word “Department” refers to the Carmel–Clay Department of Parks & Recreation Department.

(1) *Park hours.*

- (a) Except in emergency or unsafe conditions, ~~the~~ parks shall be open ~~one-half hour before~~at sunrise and close ~~one-half hour after~~at sunset.
- (b) Visiting a park when it is closed is strictly prohibited, with the following exceptions:
 - i. Using Department facilities located within a park during the facility’s designated hours of operation.
 - ii. ~~when~~Attending an activity or event ~~is~~ scheduled or approved by the Department.
 - iii. Traveling on an alternative transportation route as designated by the City or Department.
 - iv. Visiting a park located within any Designated Outdoor Refreshment Area during times of operation as specified within the applicable Designated Outdoor Refreshment Area ordinance.

(2) *Use of alcohol.* Containers of alcohol or beverages containing alcohol are strictly prohibited in parks and greenways with the following exceptions; ~~on or along the Monon Greenway for any reason, except for~~

- (a) Any park or section of a ~~the Monon G~~reenway ~~sections that pass through~~ located within any Designated Outdoor Refreshment Areas, and any alcohol consumption ~~in such sections~~ is subject to the applicable Designated Outdoor Refreshment Area ordinance.
- (b) For an activity or event scheduled or approved by the Department by vendor(s) who are required to have liquor liability insurance and all applicable permits and licenses required to conduct business and serve alcohol.

(3) *Use of glass containers.* Glass containers are strictly prohibited within parks.

(4) *Use of fire.*

- (a) A person may kindle, build, stoke, light, maintain or use a fire within any park, provided that the fire:

- 97 ~~(a)~~ i. Is contained in a fireplace or pedestal grill provided by the
98 Department. ~~or other non-combustible container with sides and a~~
99 ~~bottom provided by park users.~~ Any fire must be constructed of
100 safe, appropriate, ordinary, natural and untreated materials. ~~Any~~
101 ~~fire outside of a building must be a minimum of six feet away from~~
102 ~~any building, facility or combustible vegetation~~ and continuously
103 monitored and cared for from kindling to complete extinguishment
104 by a competent person; or
105 ~~(b)~~ ii. Is in strict compliance with a specific permit issued by the
106 Department. (Such as a campfire, prairie burn or bonfire for a
107 specific group event.)

108 (b) In the event of an emergency, the Department may prohibit the use of
109 fire within any park.

110
111 (45) *Dealing with trash.*

112 (a) It is strictly prohibited for any person to toss, drop, throw away, deposit,
113 or otherwise discard ashes, coals, used matches, or smoking materials upon the
114 ground, in waters or in trash containers within any park. All such matter shall be
115 contained in a fireplace or other appropriate container designated for the deposit of
116 such.

117 (b) It is strictly prohibited for any person to bring litter (as that term is defined
118 by ~~the~~ I.C., Title 14 entitled “Natural and Cultural Resources,” as amended from time
119 to time) into a park and to deposit the litter within the park or in a park trash container,
120 except for garbage defined as paper goods, food wrappers, or food and beverage
121 containers used in the park, in accord with the rules hereof.

122 (6) *Scattering cremated human remains.* A permit issued by the Department is
123 required to scatter Cremated Human Remains (“cremains”) within a park subject
124 to the following:

- 125 (a) Only human cremains may be scattered. The scattering of other remains
126 is strictly prohibited.
127 (b) Ashes must be fully refined with no detectible remains and shall not be
128 distinguishable to the general public.
129 (c) Scattering must result in the complete dispersal of ashes. Cremains may
130 not be piled in one located or buried.
131 (d) No rocks, vegetation or other natural resources shall be moved, stacked,
132 cut or disturbed in any way.
133 (e) No monument, memorial, plaque, structure, urn, photo or other
134 commemorative item may be left at the site of disposal or anywhere
135 within the park.
136 (f) It is strictly prohibited to bring and/or leave any potted plants or dried
137 flower arrangements, or any plant with seeds which may introduce non-
138 native or invasive species to the natural environment. It is also strictly
139 prohibited to plant any flower, tree, shrub or other vegetation in the park.
140 (g) The dispersal of cremains shall be performed in a discrete manner. Access
141 to the park and dispersal location shall remain open to the public and shall
142 not interfere with normal visitor activity in any manner.

(h) The area of dispersal of any cremains shall not be treated as sacred or as a burial ground or cemetery. Park use, operation, programming, and development shall continue without regard to the presence of the cremains.

(57) *Dealing with animals.*

(a) It is strictly prohibited for any person within a park to kill, wound, hunt, trap, shoot, throw rocks or missiles at, chase, molest, provoke or remove any feral mammal, reptile, amphibian or bird, or to remove the young of any such mammal or the eggs or young of any such reptile, amphibian, or bird, or to knowingly buy, receive, have in his possession, sell or give away any such mammal, reptile, amphibian, bird, or egg so killed or taken within any park. This does not prohibit the harvesting for personal use of appropriate amounts of fish by fishing methods which are continuously attended and monitored and do not exceed the State of Indiana regulated amounts.

(b) It is strictly prohibited for any person to bring into or possess within any park a pet or other domesticated animal, unless the pet or other domesticated animal is either:

- i. Continuously restrained by a firmly held or attached non-retractable leash that is of sufficient length, but not longer than six feet; or
- ii. Secured in a fully enclosed confinement container; or
- iii. Within a specifically designated and posted “Pet Exercise Area” or “Dog Park” in compliance with any posted rules at such site; or
- iv. Not designated by an ordinance of the City or Board of Commissioners of Hamilton County, Indiana, as a dangerous animal.

(c) Equines are strictly prohibited in any park or greenway unless used by a law enforcement officer while performing official duties.

(ed) It is strictly prohibited for any person within any park to fail to pick up and properly dispose of the waste of their pet either in an appropriate litter container in the park or elsewhere. Pet owners must have and use a container or device for the holding of their pet’s waste while they are in a park, on a trail or a gGreenway.

(de) It is strictly prohibited for any person to bring or possess any pet or other animal inside any park building or other park site that is specifically designated and posted as a “No Pets” area. This does not prohibit a disabled person from using an animal specifically trained to assist that person anywhere within a park. an individual with a disability from being accompanied by a service animal that has been individually trained to do work or perform tasks for the individual in accordance with the Americans with Disabilities Act.

(ef) It is strictly prohibited for any person knowingly to cause or direct the abandonment or unlimited release in any park of any animal except in accord with a specific permit issued by the Department.

(68) *Dealing with vegetation and natural material.*

- (a) It is strictly prohibited for any person to harvest, collect, dig up, cut, trim, break, set fire to, disturb, or otherwise damage any vegetation or tree within any park. It is permissible to harvest ripe fruit, nuts, or mushrooms in amounts appropriate for immediate consumption or use by the person or ~~his~~the person's family, except in areas specifically designated and posted as "No Harvest" areas.
- (b) It is strictly prohibited for any person knowingly to plant, deposit, cultivate, or place within any park any vegetation or seed thereof, except in accord with a specific permit issued by the Department.
- (c) It is strictly prohibited for any person to displace, excavate, carry away, otherwise remove or modify the arrangement of any soil, sand, gravel, stone, rock, asphalt, or other ground surface material within any park, except in accord with a specific permit issued by the Department.

(79) *Dealing with solicitation and commercial activities.*

- (a) It is strictly prohibited for any person within any park to ~~sell~~, advertise or promote publicly any ~~services, good or materials, including~~ commercial products, except in accord with a specific permit ~~or agreement~~ issued by the Department ~~and in compliance with all applicable local and state laws and Department policies.~~
- (b) It is strictly prohibited for any person within a park to photograph for promotion or sale any commercial product or commercial event, except in accord with a specific permit issued by the Department.
- (c) ~~It is strictly prohibited for any person or entity to use any park for the purpose of generating revenue without a specific permit or agreement issued by the Department and in compliance with local and state laws and Department policies.~~

(10) *Dealing with specific activities.*

- (a) It is strictly prohibited for any person within any park to engage in hang gliding, rappelling from towers, or any use of the trees, towers or other structures for technical climbing activities or the placement of swings, tires, etc.
- (db) It is strictly prohibited for any person within any park to pitch or maintain a tent or other improvised shelter for the purpose of overnight camping, except in accord with a permit issued by the Department.
- (ec) It is strictly prohibited for any person ~~within any park~~ to swim in any lakes, ~~or ponds or rivers~~ within ~~the jurisdiction of the Department~~any park. Unless posted as a "No Swimming" area, swimming or wading is permitted in creeks and rivers at your own risk.

- (d) It is strictly prohibited for any person to ice skate or ice fish on any lake or pond within a park, except in accord with a specific permit issued by the Department.
 - (e) It is strictly prohibited for any person to use a motorized boat or watercraft in any lake, pond or creek located within any park except Department personnel or authorized contractors for the purpose of maintaining the body of water.
 - (f) Unless entering from a designated launch site, it is strictly prohibited for any person to use a non-motorized boat, canoe, kayak, paddle board, or similar watercraft in any lake, pond or creek within any park except for an activity of event planned or approved by the Department.
 - (fg) It is strictly prohibited for any person within any park to use or erect such equipment as booths, air-filled devices, and tethered items such as hot-air balloons, except in accord with a specific permit issued by the Department.
 - (gh) It is strictly prohibited for any person within any park to erect any sign, poster or banner, except in accord with a specific permit issued by the Department.
 - (i) Except as specifically allowed under applicable federal, state or City law and/or in accord with a permit issued by the Department, the use or discharge of any firearm, projectile or other explosive device, including fireworks, is strictly prohibited in any park.
 - (j) Except as otherwise specifically authorized in writing by the appropriate entity, no adjoining property owner, occupant, manager, or person in actual control of real property adjoining property owned or managed by the Department may encroach upon park property.
- (811) *Use of vehicles and bicycles.*
- (a) It shall be strictly prohibited for any person within any park or greenway to operate a motorized vehicle as defined in Carmel City Code §6-63, including but not limited to a golf cart, snowmobile, ORV (Off-Road Vehicle), ATV (~~All~~ All-Terrain Vehicle), minibike, moped, motorized scooter or motorcycle off-road ~~or ride a horse off-road~~ except in those areas specifically designed and/or designated for such use.
 - (b) It is strictly prohibited for any person within any park to operate any vehicle within a park boundary at a speed in excess of twenty (20) miles per hour.
 - (c) Bicycles shall not exceed the lesser of fifteen (15) miles per hour or the posted speed limit on all trails within any park or greenway. Racing activity is strictly prohibited upon any trail designed for bicycle and pedestrian use. In-line skaters, skateboarders, and bicycles shall yield to pedestrians. Bicycles shall yield to all trail users.
 - (d) No person shall operate a bicycle or vehicle, whether motorized or propelled by human power, within any park or greenway in a reckless manner that could reasonably endanger or cause injury to another person or animal.

- (e) No person shall cause or permit any vehicle under ~~his~~the person's control to obstruct traffic or access to gates or to enter or leave a park except at established entrances or exits. All vehicles shall be operated on roadways specifically designated for vehicular traffic.

~~(9) Parking.~~

- (af) It is strictly prohibited for any person within any park to park a vehicle in an area other than a designated parking area. No person shall park a vehicle in an area designated as "Unloading Only" and leave the same unattended for a period exceeding ten (10) minutes. No person shall leave a vehicle overnight in a parking area, except in accord with a specific permit issued by the Department. No one shall park in a parking space designated for ~~the physically challenged without a handicapped permit from the City of Indiana BMV.~~a person with disabilities without a disability parking placard or license plate from the Indiana Bureau of Motor Vehicles.

- (g) Nothing within this section should be construed to prohibit personal assistive mobility devices as defined by Indiana Code within parks or greenways. Such devices may be used in compliance with the Americans with Disabilities Act and all applicable federal, state, and City laws.

(12) *Use of drones.* The use of unmanned aerial vehicles, also referred to as drones, are permitted only in open areas of parks with the following conditions:

- (a) It is strictly prohibited to fly a drone over an aquatic center, dog park, greenway, playground, or splash pad without a permit issued by the Department.
- (b) It is strictly prohibited to use a drone to harass an animal or person.
- (c) Drone operators must comply with all applicable federal, state, and City laws and regulations including Carmel City Code Section 6-69.

(13) *Use of park facilities.*

- (ba) It is strictly prohibited for any person within any park to use or occupy any park shelter or facility while posted as "reserved" for ~~a~~some specific organized function or group of persons. ~~Such reservations may be subject to a fee established by the Park Board.~~

- (eb) It is strictly prohibited for any person within any park to enter any park area or facility without payment if the Park Board ~~or Department~~ has established a fee for entrance, except those employees or guests granted permission by the Department.

~~(1014) Smoking in enclosed buildings and use of tobacco products. There shall be no smoking in any enclosed building within any park facility.~~ The use and sale of tobacco products, including but not limited to smoking and vaping, is strictly prohibited in all parks.

(15) *No abusive or lewd conduct.* No unlawful, threatening, abusive, profane, lewd or indecent language, gesture or conduct shall be permitted in or in the vicinity of any park property, nor shall any person who is lawfully at any such place be so annoyed or unlawfully touched.

(16) *Police and enforcement.*

- (a) It is strictly prohibited for any person within any park to disobey an order or interfere with the duty of a law enforcement officer or any park employee once they have identified themselves.
- (b) It is strictly prohibited for any person within any park to disobey or disregard these Rules of Park Operations or any notices, prohibitions, instructions, or directions posted on any park sign. This includes, but is not limited to, the rules and regulations for shelters, pavilions, “No Pet” areas and “Pet Exercise” areas, playground areas or recreation areas.
- (c) Any person who violates any provision of these Rules of Park Operations shall be guilty of an infraction punishable by a fine not exceeding \$100 for a first violation; not exceeding \$250 for a second violation within one (1) year; and not exceeding \$500 for each additional violation within one (1) year. Fines under these Rules of Park Operations shall not apply if the prohibited conduct is the subject of a criminal proceeding under any applicable state or federal law or is the basis for revocation of any conditions of parole or probation.

Section 4. Section 5-4 of the Carmel City Code is hereby amended and shall read as follows:

“§ 5-4 Collection of Carmel-Clay Department of Parks and Recreation User Fees.

- (a) The Carmel-Clay Board of Parks and Recreation may, as permitted by law, establish user fees for its programs and services provided.
- (b) The Carmel-Clay Department of Parks and Recreation (“Parks Department”) may submit its delinquent user fee accounts and any unpaid fines levied to the City of Carmel Office of Corporation Counsel (“Corporation Counsel”) for collection. ~~to the Carmel City Attorney for collection.~~ Submission of same for collection shall entitle the Parks Department to recover the amount of the delinquent user fees or fines plus reasonable attorney’s fees, court costs and any other expenses incurred by the Parks Department and/or the Corporation Counsel in the collection process. ~~the City Attorney in the collection process.~~ An action to recover delinquent user fees or unpaid fines may be filed in any court of competent jurisdiction.
- (c) All monies recovered pursuant to this section shall be first used to reimburse any collection costs and expenses incurred by Corporation Counsel ~~the City Attorney~~, and the remainder may be used by the Parks Department for any lawful purpose.

Signature page to follow

Ordinance D-2759-25

Page Eight of Nine Pages

This Ordinance was prepared by Sergey Grechukhin, Transactions Chief, on 1/21/2025 at 11:04 a.m. No subsequent revision to this Ordinance has been reviewed by Mr. Grechukhin for legal sufficiency or otherwise.

PASSED by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2025,
by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Anita Joshi

Ryan Locke

Anthony Green

Rich Taylor

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
____ 2025, at ____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
____ 2025, at ____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Ordinance D-2759-25

Page Nine of Nine Pages

ORDINANCE NO. D-2760-25**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 8, ARTICLE 5, SECTION 8-47 OF THE CARMEL CITY CODE****Synopsis: Ordinance amending the regulation of parking on Randall Drive**

WHEREAS, the City, pursuant to Indiana Code § 9-21-1-3, within the reasonable exercise of its police power, may by ordinance regulate vehicular parking;

WHEREAS, the City has previously regulated vehicular parking within its corporate limits, such regulations being codified, in part, in City Code Section 8-47(a); and

WHEREAS, the Common Council of the City of Carmel, Indiana, now finds that it is in the interest of public safety and welfare to further regulate parking on certain portions of Randall Drive.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. The following subsection of Carmel City Code Section 8-47 is hereby amended and shall read as follows:

“§ 8-47 No Parking Areas.

(a) No person shall park a vehicle at any time in the following locations:

...
(69) On ~~the east side~~ Randall Drive, south from a point 455 feet southeast of its intersection with Hannah Court for a distance of 716 feet.”

Section 3. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.

Section 4. If any portion of this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 5. The remaining portions of Carmel City Code Section 8-47 are not affected by this Ordinance upon its passage.

Section 6. This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor and such publication as required by law.

Ordinance D-2760-25

Page One of Two Pages

PASSED by the Common Council of the City of Carmel, Indiana, this _____
day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
_____ 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
_____ 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

ORDINANCE NO. 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.**

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.

WHEREAS, the City, pursuant to Indiana Code § 9-21-1-3, within the reasonable exercise of its police power, may by ordinance regulate vehicular parking;

WHEREAS, the City has previously regulated vehicular parking within its corporate limits, such regulation being codified, in part, under Carmel City Code §§ 8-37, 8-47, and 8-48; and

WHEREAS, the Common Council of the City now finds that it is in the interests of public safety and welfare to amend the regulation of parking of motor vehicles on City streets.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. The following subsections of Carmel City Code Section 8-37(a) are hereby amended and added, and shall read as follows:

“§ 8-37 Fifteen-Minute Loading Zones.

(a) Fifteen-minute loading/unloading zones are established at the following locations:

...
(2) The first parking space on the south side of Main Street east of Veterans Way-

(3) Reserved for future use.

...
(5) Reserved for future use.

...
(13) The first two spaces on the north side of Main Street west of 1st Avenue NW.

...
(16) Reserved for future use.”

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Section 3. The following subsection of Carmel City Code Section 8-47 is hereby added and shall read as follows:

“§ 8-47 No Parking Areas.

(a) No person shall park a vehicle at any time in the following locations:

...
(77) On either side of Range Line Road from Main Street to the East-West alley between Main Street and 1st Street NW.”

Section 4. The following subsections of Carmel City Code Section 8-48 are hereby amended and shall read as follows:

“§ 8-48 Limited Parking Areas.

(c) Three-hour parking zones between the hours of 6:00 a.m. and 5:00 p.m., Monday through Saturday only, are established on the following City streets:

(1) The second space on the south side of Main Street west of 1st Ave SE.

...
(4) The first nine parking spaces on the north side of Main Street east of 3rd Ave NW.

(5) The first six parking spaces on the south side of Main Street west of the Monon Trail.

(6) The first seven parking spaces on the north side of Main Street east of the Monon Trail.

(7) The first six parking spaces on the south side of Main Street west of Veterans Way.

(8) The first four parking spaces on the south side of Main Street west of Range Line Road.

...
(44) Reserved for future use.

(45) Reserved for future use.

(46) Reserved for future use.

(47) Reserved for future use.

(48) The first 6 spaces on the north side of Main Street east of 1st Avenue NW.

(49) Reserved for future use.

(50) Reserved for future use.

...
(f) No vehicle shall be parked:

...
(3) On either side of Range Line Road from the East-West alley between Main Street and 1st Street NW to Smoky Row for more than two hours between 6:00 a.m. EST and 5:00 p.m. EST, Monday through Saturday only, excepting for any vehicle which properly displays a valid Merchant Sticker issued pursuant to subsection (f)(3);

...
(o) A two-hour parking zone between the hours of 6:00 a.m. and 5:00 p.m., Monday through Saturday only, is established on the north side of Main Street from a point 221 feet east of the intersection of Main Street and Range Line Road to a point 1060 feet east of the intersection of Main Street and Range Line Road.”

Section 5. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.

Section 6. If any portion of this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 7. The remaining portions of Carmel City Code Sections 8-37, 8-47, and 8-48 are not affected by this Ordinance upon its passage.

Section 8. This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor and such publication as required by law.

[the remainder of this page is left intentionally blank]

PASSED by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

RESOLUTION CC-02-03-25-01

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
APPROVING CERTAIN MATTERS IN CONNECTION WITH THE
LEGACY PROJECT ECONOMIC DEVELOPMENT AREA
(LEGACY II ALLOCATION AREA)

Synopsis:

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

WHEREAS, the City of Carmel Redevelopment Commission (the “Redevelopment Commission”), as the governing body for the City of Carmel Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted its Resolution No. 2024-03 on March 20, 2024 (the “CRC Resolution”), which made certain amendments to the previously declared Legacy Project Economic Development Area (the “Area”) and the Economic Development Plan (the “Plan”) for the Area (such Plan amendments, the “Plan Supplement”); and

WHEREAS, the City of Carmel Plan Commission, on April 16, 2024, approved and adopted its Resolution No. PC-4-16-24-c (the “Plan Commission Order”) determining that the CRC Resolution and Plan Supplement conform to the plan of development for the City of Carmel, Indiana (the “City”), and approving the CRC Resolution and the Plan Supplement; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution, the Plan Supplement and the Plan Commission Order to the Common Council of the City (the “Council”).

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana, as follows:

1. Pursuant to Section 16(b) of the Act, the Council determines that the CRC Resolution and the Plan Supplement conform to the plan of development for the City, and approves the CRC Resolution, the Plan Supplement and the Plan Commission Order.

2. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

SO RESOLVED, by the Common Council of the City of Carmel, Indiana, this _____ day
of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
_____, 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
_____, 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Prepared by: Bradley J. Bingham
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

RESOLUTION NO. 2024-03

RESOLUTION OF THE CITY OF CARMEL REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE DEVELOPMENT PLAN FOR THE LEGACY PROJECT ECONOMIC DEVELOPMENT AREA

WHEREAS, the City of Carmel Redevelopment Commission (the “Commission”) pursuant to IC 36-7-14 (the “Act”) serves as the governing body of the City of Carmel Redevelopment District (the “District”); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which established and amended an economic development area known as the “Legacy Economic Development Area” (the “Economic Development Area”), designated the entirety of such area as an allocation area pursuant to Section 39 of the Act known as the Legacy Allocation Area (the “Legacy Allocation Area”), and approved a development plan for the Economic Development Area, which was subsequently amended to the Integrated Economic Development Plan & Amended Redevelopment Plan previously adopted by the Commission (collectively, the “Plan”) pursuant to the Act; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan to (i) remove the area described on Exhibit A attached hereto from the Legacy Allocation Area, (ii) designate the area described on Exhibit A attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the Legacy II Allocation Area (the “Legacy II Allocation Area”), and (iii) adopt a supplement to the Plan attached hereto as Exhibit B (the “2024 Plan Supplement”) (such amendments, collectively, the “2024 Amendments”); and

WHEREAS, the 2024 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Section 39 of the Act to the 2024 Amendments; and

WHEREAS, the Commission now desires to approve the 2024 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Carmel Redevelopment Commission, governing body of the City of Carmel Redevelopment District, as follows:

1. The 2024 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Carmel, Indiana (the “City”), attraction of major new business enterprises to the City, retention and expansion of significant business enterprises existing in the boundaries of the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including

without limitation benefiting public health, safety and welfare, increasing the economic well being of the City and the State of Indiana (the “State”), and serving to protect and increase property values in the City and the State.

2. The 2024 Plan Supplement for the Legacy II Allocation Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvement, existence of conditions that lower the value of the property below that of nearby property, and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2024 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Development Area as provided in the 2024 Amendments and to continue to develop the Development Area, including the Legacy II Allocation Area, as contemplated under the Act.

5. The accomplishment of the 2024 Plan Supplement for the Legacy II Allocation Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2024 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2024 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 7 above, the Commission hereby adopts the specific findings set forth in the 2024 Plan Supplement.

10. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Legacy II Allocation Area. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2024 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

11. The Commission finds that no residents of the Development Area will be displaced by any project resulting from the 2024 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2024 Amendments are hereby in all respects approved.

13. The area described in Exhibit A is hereby removed from the Merchants Square Allocation Area, and is hereby designated as a separate “allocation area” pursuant to Section 39 of the Act to be known as the “Legacy II Allocation Area,” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Legacy II Allocation Area hereby designated as the “Legacy II Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

14. The foregoing allocation provision shall apply to the Legacy II Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the Legacy II Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit B hereto. The base assessment date for the Legacy II Allocation Area is January 1, 2024.

15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the Legacy II Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Legacy II Allocation Area.

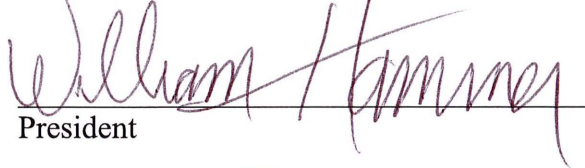
16. This Resolution, together with any supporting data, shall be submitted to the City of Carmel Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Council”) as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

17. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 20th day of March, 2024.


CITY OF CARMEL REDEVELOPMENT
COMMISSION



President



Vice President

Secretary


Member



Member

EXHIBIT A

Area to be removed from the Legacy Allocation Area and designated as the Legacy II Allocation Area

The area depicted in the red-shaded portion of the map set forth below shows the approximate location of the Legacy II Allocation Area. The area in the red-shaded portion of the map is removed from the Legacy Allocation Area and is designated as the Legacy II Allocation Area.

The parcel identification number(s) for the Legacy II Allocation Area will be determined and provided to the Hamilton County Auditor's office before January 1, 2025.

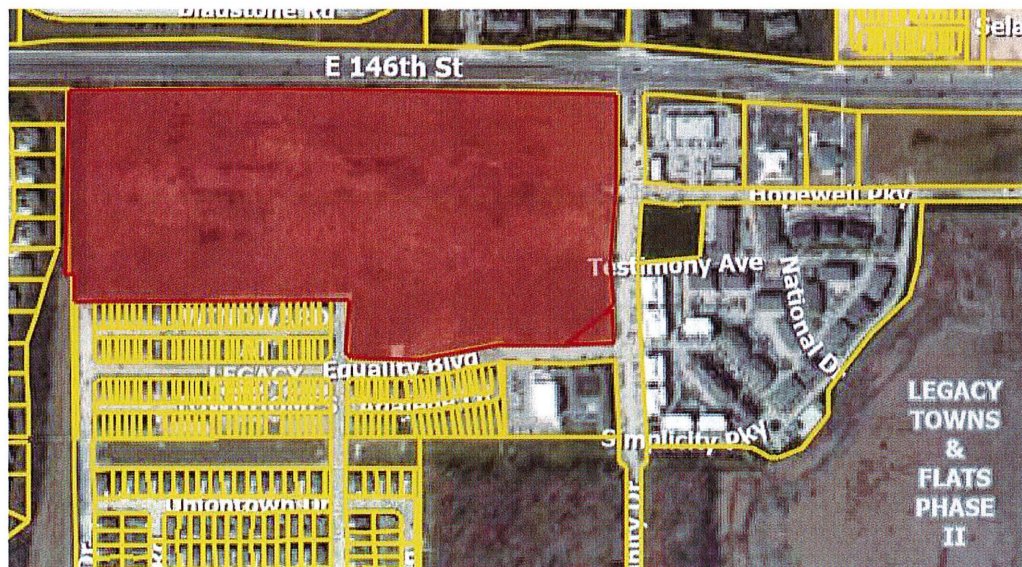


EXHIBIT B

2024 Plan Supplement

The Plan is hereby supplemented by adding the following projects to the Plan:

All or any portion of the necessary infrastructure and other local public improvements needed for the design and construction of a mixed-use project consisting of multi-family units and for sale units, office, retail, and/or related infrastructure improvements within the Legacy Economic Development Area, all of which are located in, physically connected to, or directly serving and benefiting the Legacy II Allocation Area.

Based on representations of the developer of the mixed use project in the Legacy Economic Development Area, the Commission has determined that the full development of the Legacy Economic Development Area (including Legacy II Allocation Area) will not proceed as planned without the contribution of tax increment revenues to be derived from the Legacy II Allocation Area to the projects described above, either directly or through the issuance of tax increment revenue bonds. Tax increment revenues to be derived from the Legacy II Allocation Area may be used to pay debt service on bonds issued to finance or refinance the infrastructure and other local public improvements needed for the full development of the Legacy Economic Development Area in accordance with the Plan.

RESOLUTION NO. PC-4-16-24-c

**RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION
APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND
DEVELOPMENT PLAN FOR THE LEGACY PROJECT ECONOMIC
DEVELOPMENT AREA (LEGACY II ALLOCATION AREA)**

WHEREAS, the City of Carmel Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the “City”); and

WHEREAS, the City of Carmel Redevelopment Commission (the “Redevelopment Commission”) on March 20, 2024, adopted its Resolution No. 2024-03 (the “Declaratory Resolution”) approving certain amendments to the declaratory resolution and economic development plan for the Legacy Project Economic Development Area (the “Economic Development Area”); and

WHEREAS, the Redevelopment Commission has submitted the Resolution to this Plan Commission; and

WHEREAS, in determining the location and extent of the Economic Development Area, the Plan Commission has determined that no residents of the City of Carmel will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, as follows:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution conforms to the plan of development for the City
2. The Declaratory Resolution is hereby approved.
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution pursuant to IC 36-7-14-16.
4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 16th day of April, 2024.

CITY OF CARMEL PLAN COMMISSION



President

ATTEST:



Secretary

RESOLUTION CC-02-03-25-02

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
APPROVING CERTAIN MATTERS IN CONNECTION WITH THE
106TH AND ILLINOIS ECONOMIC DEVELOPMENT AREA

Synopsis:

This resolution approves (1) a resolution of the Carmel Redevelopment Commission creating the 106th and Illinois Economic Development Area, designating the entirety thereof as a new allocation area known as the 106th and Illinois Allocation Area, and adopting an economic development plan for the 106th and Illinois Economic Development Area, and (2) a related Carmel Plan Commission resolution.

WHEREAS, the City of Carmel Redevelopment Commission (the “Redevelopment Commission”), as the governing body for the City of Carmel Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted its Resolution No. 2024-02 on March 20, 2024 (the “CRC Resolution”), which (i) created a new economic development area known as the 106th and Illinois Economic Development Area (the “Area”), (ii) designated the entirety of the Area as a new allocation area known as the 106th and Illinois Allocation Area (the “Allocation Area”), and (iii) adopted an economic development plan for the Area (the “Plan”); and

WHEREAS, the City of Carmel Plan Commission, on April 16, 2024, approved and adopted its Resolution No. PC-4-16-24-b (the “Plan Commission Order”) determining that the CRC Resolution and the Plan conform to the plan of development for the City of Carmel, Indiana (the “City”), and approving the CRC Resolution and the Plan; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution, the Plan and the Plan Commission Order to the Common Council of the City.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana, as follows:

1. Pursuant to Section 16(b) of the Act, the Common Council of the City determines that the CRC Resolution and the Plan conform to the plan of development for the City, and approves the CRC Resolution, the Plan and the Plan Commission Order.

2. Pursuant to Section 41(c) of the Act, the Common Council hereby approves the determination that the Area is an economic development area pursuant to the Act.

3. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

SO RESOLVED, by the Common Council of the City of Carmel, Indiana, this _____ day
of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
_____, 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
_____, 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Prepared by: Bradley J. Bingham
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

RESOLUTION NO. 2024-02

RESOLUTION OF THE CITY OF CARMEL REDEVELOPMENT COMMISSION DECLARING AN AREA IN THE CITY OF CARMEL, INDIANA, AS AN ECONOMIC DEVELOPMENT AREA AND APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA

WHEREAS, the Carmel Redevelopment Commission (the “Commission”), as the governing body of the City of Carmel Redevelopment District (the “District”), pursuant to Indiana Code 36-7-14, as amended (the “Act”), has thoroughly studied that area of the City of Carmel, Indiana (the “City”), as described on Exhibit A attached hereto and hereby designated as the “106th and Illinois Economic Development Area” (the “Economic Development Area”); and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Economic Development Area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, economic development or redevelopment of the Economic Development Area, and the parts of the Economic Development Area that are to be devoted to public ways, sewerage and other public purposes under the Plan (as defined below); and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the economic development projects as set forth in the Plan; and

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the Economic Development Area entitled “Economic Development Plan for the 106th and Illinois Economic Development Area” (the “Plan”); and

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of “Economic Development Areas” and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in an area needing redevelopment or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Plan and financing of the Plan.

NOW, THEREFORE, BE IT RESOLVED by the City of Carmel Redevelopment Commission, as the governing body of the City of Carmel Redevelopment District, as follows:

1. The Plan for the Economic Development Area promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business

enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Plan for the Economic Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best serve the interests of the City and its citizens.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Economic Development Area.

4. The accomplishment of the Plan for the Economic Development Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

5. The Plan for the Economic Development Area conforms to other development and redevelopment plans for the City.

6. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Plan.

7. Except as otherwise set forth in the Plan, the Plan does not contemplate the acquisition of property as a part of the economic development strategy, and the Commission does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the Economic Development Area. If the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication, notice to affected property owners and a public hearing.

8. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

9. The Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.

10. The Economic Development Area is hereby designated as an "Economic Development Area" under Section 41 of the Act.

11. The entire Economic Development Area is hereby designated as an "allocation area" pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of

property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for said allocation area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

12. Said allocation area is hereby designated as the “106th and Illinois Allocation Area” (the “Allocation Area”), and said allocation fund is hereby designated as the “106th and Illinois Allocation Fund” (the “Allocation Fund”). The base assessment date for the Allocation Area shall be January 1, 2024. This allocation provisions herein relating to the Allocation Area shall expire on the later of twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the 106th and Illinois Allocation Area.

13. Based on a study of the Economic Development Area, the specific findings set forth in the Plan, and information provided by prospective developers related thereto, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Economic Development Area that would not have been generated but for the adoption of the allocation provision.

14. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Hamilton County Auditor in connection with the creation of the Allocation Area.

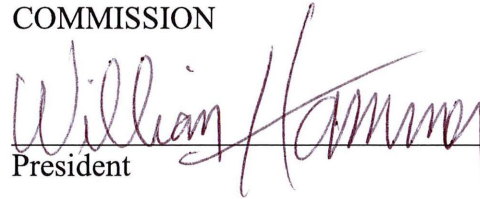
15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

16. This Resolution, together with any supporting data and together with the Plan, shall be submitted to the Carmel Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Council”), and if approved by the Plan Commission and the Council shall be submitted to a public hearing and remonstrance as provided in the Act, after public notice all as required by the Act.

17. This resolution shall take effect immediately upon its adoption by the Commission.

Adopted the 20th day of March, 2024.

CITY OF CARMEL REDEVELOPMENT
COMMISSION

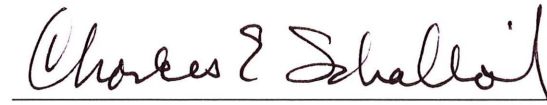


President

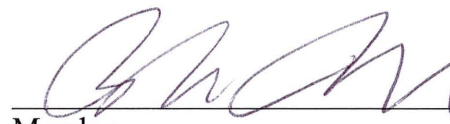


Vice President

Secretary



Member



Member

EXHIBIT A

Description of the 106th and Illinois Economic Development Area and 106th and Illinois Allocation Area

The 106th and Illinois Redevelopment Area and the 106th and Illinois Allocation Area consists of the following parcels, as shown on the map attached hereto:

PARCEL ID NUMBERS:

17-13-11-00-00-002.000

16-13-11-00-00-039.000



RESOLUTION NO. PC-4-16-24-b

**RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION DETERMINING
THAT A RESOLUTION AND AN ECONOMIC DEVELOPMENT PLAN APPROVED
AND ADOPTED BY THE CITY OF CARMEL REDEVELOPMENT COMMISSION
CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF CARMEL AND
APPROVING THE RESOLUTION AND PLAN
(106th & ILLINOIS ECONOMIC DEVELOPMENT AREA)**

WHEREAS, the City of Carmel Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the “City”); and

WHEREAS, the City of Carmel Redevelopment Commission (the “Redevelopment Commission”) on March 20, 2024, approved and adopted its Resolution No. 2024-02 (the “Declaratory Resolution”) designating an area known as the 106th & Illinois Economic Development Area (the “Economic Development Area”) as an economic development area pursuant to Section 41 of IC 36-7-14 (the “Act”) and approving an economic development plan for the Economic Development Area (the “Plan”); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in determining the location and extent of the Economic Development Area, the Plan Commission has determined that no residents of the City of Carmel will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan for the Economic Development Area conform to the plan of development for the City.
2. The Declaratory Resolution and the Plan for the Economic Development Area are hereby approved.
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan for the Economic Development Area pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan for the Economic Development Area with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 16th day of April, 2024.

CITY OF CARMEL PLAN COMMISSION



President

ATTEST:



Secretary

RESOLUTION CC-02-03-25-03

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
APPROVING CERTAIN MATTERS IN CONNECTION WITH THE
CLAY TERRACE ECONOMIC DEVELOPMENT AREA

Synopsis:

This resolution approves (1) a resolution of the Carmel Redevelopment Commission creating the Clay Terrace Economic Development Area, designating the entirety thereof as a new allocation area known as the Clay Terrace Allocation Area, and adopting an economic development plan for the Clay Terrace Economic Development Area, and (2) a related Carmel Plan Commission resolution.

WHEREAS, the City of Carmel Redevelopment Commission (the “Redevelopment Commission”), as the governing body for the City of Carmel Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted its Resolution No. 2024-11 on December 18, 2024 (the “CRC Resolution”), which (i) created a new economic development area known as the Clay Terrace Economic Development Area (the “Area”), (ii) designated the entirety of the Area as a new allocation area known as the Clay Terrace Allocation Area (the “Allocation Area”), and (iii) adopted an economic development plan for the Area (the “Plan”); and

WHEREAS, the City of Carmel Plan Commission, on January 21, 2025, approved and adopted its Resolution No. PC-1-21-25-a (the “Plan Commission Order”) determining that the CRC Resolution and the Plan conform to the plan of development for the City of Carmel, Indiana (the “City”), and approving the CRC Resolution and the Plan; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution, the Plan and the Plan Commission Order to the Common Council of the City.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana, as follows:

1. Pursuant to Section 16(b) of the Act, the Common Council of the City determines that the CRC Resolution and the Plan conform to the plan of development for the City, and approves the CRC Resolution, the Plan and the Plan Commission Order.

2. Pursuant to Section 41(c) of the Act, the Common Council hereby approves the determination that the Area is an economic development area pursuant to the Act.

3. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

SO RESOLVED, by the Common Council of the City of Carmel, Indiana, this _____ day
of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
_____, 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
_____, 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Prepared by: Bradley J. Bingham
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

RESOLUTION NO. 2024-11

RESOLUTION OF THE CITY OF CARMEL REDEVELOPMENT COMMISSION DECLARING AN AREA IN THE CITY OF CARMEL, INDIANA, AS AN ECONOMIC DEVELOPMENT AREA AND APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA

(Clay Terrace Economic Development Area)

WHEREAS, the Carmel Redevelopment Commission (the "Commission"), as the governing body of the City of Carmel Redevelopment District (the "District"), pursuant to Indiana Code 36-7-14, as amended (the "Act"), has thoroughly studied that area of the City of Carmel, Indiana (the "City"), as described on Exhibit A attached hereto and hereby designated as the "Clay Terrace Economic Development Area" (the "Area"); and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, economic development or redevelopment of the Area, and the parts of the Area that are to be devoted to public ways, sewerage and other public purposes under the Plan (as defined below); and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the economic development projects as set forth in the Plan; and

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the Area entitled "Economic Development Plan for the Clay Terrace Economic Development Area" (the "Plan"); and

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in an area needing redevelopment or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Plan and financing of the Plan.

NOW, THEREFORE, BE IT RESOLVED by the City of Carmel Redevelopment Commission, as the governing body of the City of Carmel Redevelopment District, as follows:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to

the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best serve the interests of the City and its citizens.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

5. The Plan for the Area conforms to other development and redevelopment plans for the City.

6. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Plan.

7. The Plan does not contemplate the acquisition of property as a part of the economic development strategy, and the Commission does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the Area. If the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication, notice to affected property owners and a public hearing.

8. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

9. The Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.

10. The Area is hereby designated as an "economic development area" under Section 41 of the Act.

11. The entirety of the Area is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for said allocation area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

Said allocation area is hereby designated as the “Clay Terrace Allocation Area” (the “Clay Terrace Allocation Area”) and said allocation fund is hereby designated as the “Clay Terrace Allocation Area Fund” (the “Clay Terrace Allocation Fund”). The base assessment date for the Clay Terrace Allocation Area shall be January 1, 2024. This allocation provisions herein relating to the Clay Terrace Allocation Area shall expire on the later of twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Clay Terrace Allocation Area.

12. Based on a study of the Area, the specific findings set forth in the Plan, and information provided by prospective developers related thereto, the Commission hereby specifically finds that the adoption of the allocation provisions as provided herein will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision.

13. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Hamilton County Auditor in connection with the creation of the Allocation Area.

14. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

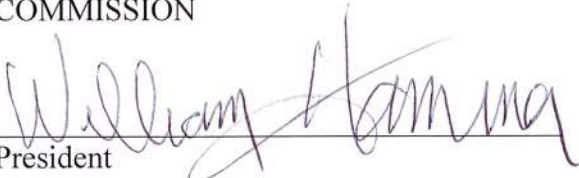
15. This Resolution, together with any supporting data and together with the Plan, shall be submitted to the Carmel Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Council”), and if approved by the Plan Commission and the Council shall be submitted to a public hearing and remonstrance as provided in the Act, after public notice all as required by the Act.

16. This Resolution shall take effect upon its adoption by the Commission. However, pursuant to I.C. 36-7-14-57, the allocation of property taxes for the parcels included in Exhibit A shall not become effective unless and until all of the following conditions precedent have been satisfied: (1) each of the Commission, the City, the Board of Commissioners of Hamilton County, the Hamilton County Council and the Hamilton County Redevelopment Commission shall have duly authorized, executed and delivered the interlocal agreement entitled “*Interlocal Agreement between the City of Carmel, Indiana and Hamilton County, Indiana Concerning the U.S. 31 Ramps Economic Development Area*” (the “Interlocal Agreement”), and (2) the Hamilton County


Redevelopment Commission shall have adopted and confirmed, following all procedures required by law, a resolution removing the parcels on Exhibit A hereto from the existing U.S. 31 Ramps Economic Development Area and the Ramps West Allocation Area (each as defined in the Interlocal Agreement).

Adopted the 18th day of December, 2024.

CITY OF CARMEL REDEVELOPMENT
COMMISSION




President



Vice President



Secretary



Member



Member

EXHIBIT A

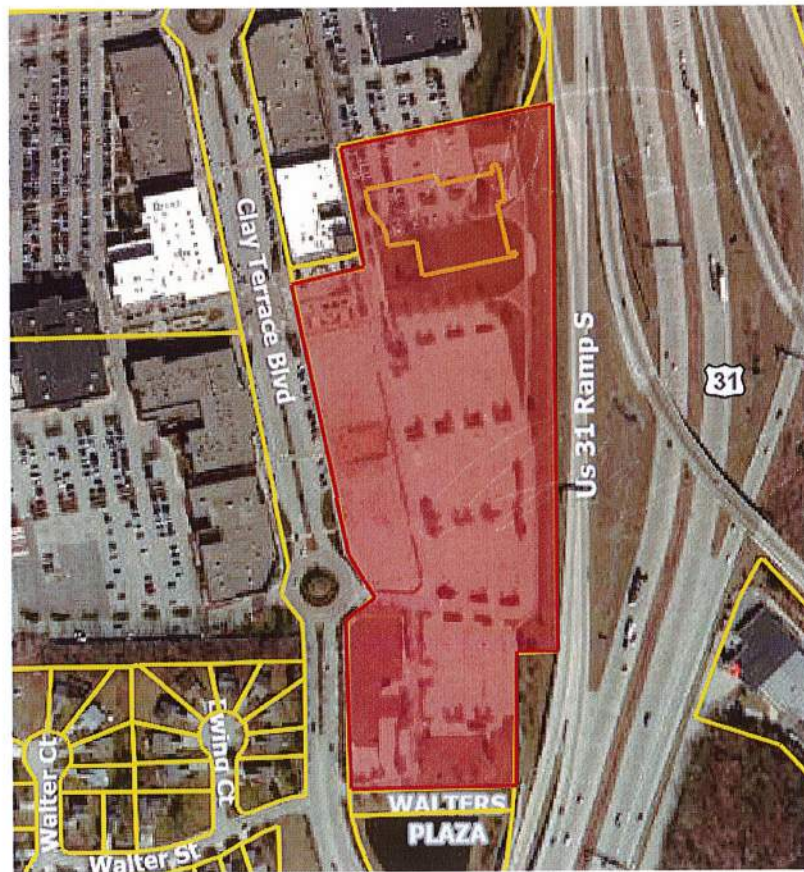
Description of the Clay Terrace Economic Development Area

The Clay Terrace Economic Development Area consists of the following parcels depicted in the red-shaded area of the map below.

PARCEL ID NUMBERS:

16-09-24-00-00-015.001

16-09-24-00-00-015.101



City of Carmel Redevelopment Commission

Economic Development Plan for the Clay Terrace Economic Development Area Dated: December 18, 2024

PURPOSE AND INTRODUCTION

The City of Carmel Redevelopment Commission (the “**Commission**”), the governing body of the Department of Redevelopment and the Redevelopment District (the “**District**”) of City of Carmel, Indiana (the “**City**”), proposes to designate and declare an economic development area within the City to be known as the “Clay Terrace Economic Development Area” (the “**Area**”) and proposes to designate the entire Area as an allocation area to be known as the “Clay Terrace Allocation Area” (the “**Allocation Area**”). This document is the plan for the Area (the “**Plan**”), provided that this Plan may be amended in the future as provided in Indiana Code 36-7-14, as amended from time to time (the “**Act**”) and in this Plan.

Pursuant to Sections 15 and 16 of the Act, the Plan must be approved by the Commission, the City Plan Commission and the Common Council of the City. Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 17 of the Act, before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

PROJECT OBJECTIVES

This Area has lacked the necessary infrastructure and means to provide the infrastructure necessary in order to attract the private investment needed to spur economic growth within, benefitting or serving the Area. The purposes of the Plan are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to (i) promote significant opportunities for the gainful employment of citizens of the City, (ii) assist in the attraction of major new business enterprises to the City, (iii) retain and expand significant business enterprises existing in the City, (iv) provide for local public improvements in, benefitting or serving the Area, (v) retain and attract permanent jobs, (vi) increase the property tax base, and (vii) improve the diversity of the economic base of the City.

DESCRIPTION OF AREA

A map identifying the parcels comprising the Area is attached to this Plan as Exhibit A hereto.

DESCRIPTION OF PROJECTS

In order to accomplish the Plan, the Commission currently estimates that tax increment revenues from the Area or other sources of funds available to the Commission may be used to

finance the cost of infrastructure improvements in or serving the Area (as well as demolition, in, serving or benefiting the Area), including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, rail crossings and spur track improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, signage, structured parking and/or surface parking improvements, and site improvements including landscape buffers; (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, lift stations, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; and (3) all projects related to any of the foregoing projects and all other purposes permitted by law. Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in the Allocation Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Allocation Area.

Tax increment revenues from the Area or other sources of funds available to the Commission may also be used for any of the following:

- The acquisition or construction of projects to enhance the cultural attractiveness.
- Acquisition or construction of projects to enhance the public safety.
- Construction and installation of public amenities such as street trees, street furniture and wayfinding signage.
- Job training grants and assistance as permitted under I.C. 36-7-14-39(b)(2)(K) and I.C. 36-7-25.
- Financial incentives to new and existing businesses locating in the Area as permitted by law including targeted incentives to encourage the reuse and redevelopment of commercial structures in the Area.
- All other projects and purposes permitted by law.

All of the foregoing potential uses of tax increment revenues from the Area or other sources of funds available to the Commission are collectively referred to herein as the **“Projects”**.

Tax increment revenues from the Area or other sources of funds available to the Commission may also be used to finance the cost of the Projects and/or offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the unit, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the Projects and the economic development or redevelopment purposes of the Area. The provision of incentives by the application of tax increment revenues to offset developer promissory notes that secure economic development revenue bonds, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance

of the economic development or redevelopment purposes of the Area, has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

ESTIMATED COSTS OF THE PROJECTS

Because the Commission does not intend to acquire any interests in real property for the Project at this time, the Commission will not incur any costs of acquisition. However, the Commission will incur certain costs in connection with the development of the Projects. The estimated cost of the Projects is approximately \$5,000,000. However, such estimated costs are simply projections at this time. This plan will be refined as specific details and timing of the Projects are determined. The Commission anticipates paying for such Projects with tax increment revenues derived from the Allocation Area or from bonds or leases of the District payable from such tax increment revenues. Alternatively, the Commission may assist the City in issuing economic development revenue bonds pursuant to I.C. 36-7-12, payable, in whole or in part, from tax increment revenues derived from the Area and purchased by a developer or an affiliate thereof to assist in financing the Projects.

ACQUISITION OF PROPERTY

In connection with the accomplishment of the Plan, the Commission has no present plans to acquire any interests in real property. In the event the Commission determines to acquire any interests in real property in the future, it shall follow procedures set forth in Section 19 of the Act. The Commission may not exercise the power of eminent domain.

DISPOSAL OF PROPERTY

The Redevelopment Commission may dispose of any real property acquired in the future by sale or lease to the public pursuant to procedures set forth in Section 22 of the Act.

STATUTORY FINDINGS OF FACT

A. The Plan for the Area addresses the statutory requirements under Section 41(b) of the Act, as evidenced by the following findings of fact:

1. *The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts new business enterprise to the City, retains or expands a business enterprise existing in the City, or meets other purposes of Sections 2.5, 41 and 43 of the Act.*

The Plan will improve the City's infrastructure and aesthetics and foster additional economic development in and serving the Area. In addition, the Plan will provide and improve existing infrastructure that is required to attract new commercial, retail and hotel development in the Area and thereby foster additional economic development in and serving the Area. These new business enterprises will provide opportunities for employment for the citizens of the City.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.

The implementation of the Plan is necessary because local public improvements are greatly needed and lack thereof is resulting in decreased property values in this area of the City. The Commission's contribution toward the Projects will pave the way for future growth and development in and serving the Area. The implementation of the Plan will also provide greater accessibility and walkability for residents and commercial entities in the Area.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

By creating new opportunities for employment and incentivized adding hotel and lodging options in the City, implementation of the Plan will benefit the public health and welfare for the citizens of the City. Additionally, new or expanded industry and other development will contribute to the overall health of the City by increasing and the diversifying the tax base. The development of road improvements, trails and pathways through the Area further aids in the public health and welfare of the City.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by public benefits similar to the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.

The Projects contemplated by the Plan will be of public utility and benefit by putting in place infrastructure and/or other incentives to support future development, thereby retaining or creating new jobs, maintaining the property tax base and allowing for further economic development and improved diversity of the economic base of the City.

5. The Plan for the Area conforms to other development and redevelopment plans for the City, if any.

The Plan conforms with the intended plan of development for the area as prescribed by the City of Carmel Plan Commission. The Plan does not provide for any change in use of the property in the Area, but rather better utilization of the Area for the purposes currently contemplated by the intended plan of development for the City.

B. The Plan for the Area addresses the statutory requirements under Section 39(b) of the Act, as follows:

The Commission hereby makes a specific finding of fact that the adoption of the allocation provision for the Allocation Area will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision. After numerous

discussions regarding the development of the Area with various stakeholders and potential developers (including Washington Prime), the Commission finds that the ability to maintain and attract new business would not occur but for the availability of tax increment revenues to finance the Projects as contemplated by this Plan. The Commission has determined that the full development of the Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Allocation Area to the Projects described above, due to the lack of adequate infrastructure and other local public improvements in or serving the Area. The Commission does not have any other method of financing the costs of the Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Area. The Commission hereby finds that designating the Area as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Area, thereby facilitating additional investment in the Allocation Area that would otherwise not occur.

AMENDMENT OF THE PLAN

This Plan may be amended by following the procedures described in Sections 15 through 17.5 of the Act.

EXHIBIT A

MAP AND DESCRIPTION OF AREA

The Clay Terrace Economic Development Area consists of the following parcels depicted in the red-shaded area of the map below.

PARCEL ID NUMBERS:

16-09-24-00-00-015.001

16-09-24-00-00-015.101



DMS 45575545.1

RESOLUTION NO. PC-1-21-25-a

**RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION DETERMINING
THAT A RESOLUTION AND AN ECONOMIC DEVELOPMENT PLAN APPROVED
AND ADOPTED BY THE CITY OF CARMEL REDEVELOPMENT COMMISSION
CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF CARMEL AND
APPROVING THE RESOLUTION AND PLAN
(CLAY TERRACE ECONOMIC DEVELOPMENT AREA)**

WHEREAS, the City of Carmel Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the "City"); and

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission") on December 18, 2024, adopted Resolution No. 2024-11 (the "Declaratory Resolution") designating an area known as the Clay Terrace Economic Development Area (the "Economic Development Area") as an economic development area pursuant to Section 41 of IC 36-7-14 (the "Act") and approving an economic development plan for the Economic Development Area (the "Plan"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in determining the location and extent of the Economic Development Area, the Plan Commission has determined that no residents of the City of Carmel will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Plan.

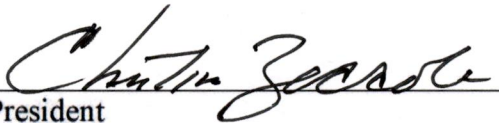
NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan for the Economic Development Area conform to the plan of development for the City.
2. The Declaratory Resolution and the Plan for the Economic Development Area are hereby approved.
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan for the Economic Development Area pursuant to Section 16 of the Act.

4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Plan for the Economic Development Area with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 21st day of January, 2025.

CITY OF CARMEL PLAN COMMISSION



President

ATTEST:



Secretary

RESOLUTION CC-02-03-25-04

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
APPROVING CERTAIN MATTERS IN CONNECTION WITH THE
BJ'S WHOLESALE ECONOMIC DEVELOPMENT AREA

Synopsis:

This resolution approves (1) a resolution of the Carmel Redevelopment Commission creating the BJ's Wholesale Economic Development Area, designating the entirety thereof as a new allocation area known as the BJ's Wholesale Allocation Area, and adopting an economic development plan for the BJ's Wholesale Economic Development Area, and (2) a related Carmel Plan Commission resolution.

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission"), as the governing body for the City of Carmel Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the "Act"), adopted its Resolution No. 2024-12 on December 18, 2024 (the "CRC Resolution"), which (i) created a new economic development area known as the BJ's Wholesale Economic Development Area (the "Area"), (ii) designated the entirety of the Area as a new allocation area known as the BJ's Wholesale Allocation Area (the "Allocation Area"), and (iii) adopted an economic development plan for the Area (the "Plan"); and

WHEREAS, the City of Carmel Plan Commission, on January 21, 2025, approved and adopted its Resolution No. PC-1-21-25-b (the "Plan Commission Order") determining that the CRC Resolution and the Plan conform to the plan of development for the City of Carmel, Indiana (the "City"), and approving the CRC Resolution and the Plan; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution, the Plan and the Plan Commission Order to the Common Council of the City.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana, as follows:

1. Pursuant to Section 16(b) of the Act, the Common Council of the City determines that the CRC Resolution and the Plan conform to the plan of development for the City, and approves the CRC Resolution, the Plan and the Plan Commission Order.

2. Pursuant to Section 41(c) of the Act, the Common Council hereby approves the determination that the Area is an economic development area pursuant to the Act.

3. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

SO RESOLVED, by the Common Council of the City of Carmel, Indiana, this _____ day
of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
_____, 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
_____, 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Prepared by: Bradley J. Bingham
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

RESOLUTION NO. 2024-12

RESOLUTION OF THE CITY OF CARMEL REDEVELOPMENT COMMISSION DECLARING AN AREA IN THE CITY OF CARMEL, INDIANA, AS AN ECONOMIC DEVELOPMENT AREA AND APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA

(BJ's Wholesale Economic Development Area)

WHEREAS, the Carmel Redevelopment Commission (the "Commission"), as the governing body of the City of Carmel Redevelopment District (the "District"), pursuant to Indiana Code 36-7-14, as amended (the "Act"), has thoroughly studied that area of the City of Carmel, Indiana (the "City"), as described on Exhibit A attached hereto and hereby designated as the "BJ's Wholesale Economic Development Area" (the "Area"); and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, economic development or redevelopment of the Area, and the parts of the Area that are to be devoted to public ways, sewerage and other public purposes under the Plan (as defined below); and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the economic development projects as set forth in the Plan; and

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the Area entitled "Economic Development Plan for the BJ's Wholesale Economic Development Area" (the "Plan"); and

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in an area needing redevelopment or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Plan and financing of the Plan.

NOW, THEREFORE, BE IT RESOLVED by the City of Carmel Redevelopment Commission, as the governing body of the City of Carmel Redevelopment District, as follows:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to

the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best serve the interests of the City and its citizens.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

5. The Plan for the Area conforms to other development and redevelopment plans for the City.

6. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Plan.

7. The Plan does not contemplate the acquisition of property as a part of the economic development strategy, and the Commission does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the Area. If the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication, notice to affected property owners and a public hearing.

8. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

9. The Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.

10. The Area is hereby designated as an "economic development area" under Section 41 of the Act.

11. The entirety of the Area is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for said allocation area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

Said allocation area is hereby designated as the “BJ’s Wholesale Allocation Area” (the “BJ’s Wholesale Allocation Area”) and said allocation fund is hereby designated as the “BJ’s Wholesale Allocation Area Fund” (the “BJ’s Wholesale Allocation Fund”). The base assessment date for the BJ’s Wholesale Allocation Area shall be January 1, 2024. This allocation provisions herein relating to the BJ’s Wholesale Allocation Area shall expire on the later of twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the BJ’s Wholesale Allocation Area.

12. Based on a study of the Area, the specific findings set forth in the Plan, and information provided by prospective developers related thereto, the Commission hereby specifically finds that the adoption of the allocation provisions as provided herein will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision.

13. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Hamilton County Auditor in connection with the creation of the Allocation Area.

14. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

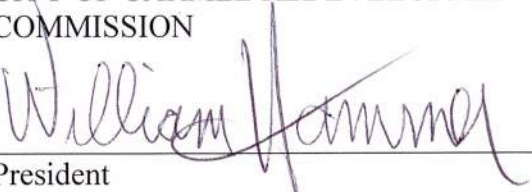
15. This Resolution, together with any supporting data and together with the Plan, shall be submitted to the Carmel Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Council”), and if approved by the Plan Commission and the Council shall be submitted to a public hearing and remonstrance as provided in the Act, after public notice all as required by the Act.

16. This Resolution shall take effect upon its adoption by the Commission. However, pursuant to I.C. 36-7-14-57, the allocation of property taxes for the parcels included in Exhibit A shall not become effective unless and until all of the following conditions precedent have been satisfied: (1) each of the Commission, the City, the Board of Commissioners of Hamilton County, the Hamilton County Council and the Hamilton County Redevelopment Commission shall have duly authorized, executed and delivered the interlocal agreement entitled “*Interlocal Agreement between the City of Carmel, Indiana and Hamilton County, Indiana Concerning the U.S. 31 Ramps*”

Economic Development Area” (the “Interlocal Agreement”), and (2) the Hamilton County Redevelopment Commission shall have adopted and confirmed, following all procedures required by law, a resolution removing the parcels on Exhibit A hereto from the existing U.S. 31 Ramps Economic Development Area and the Ramps West Allocation Area (each as defined in the Interlocal Agreement).

Adopted the 18th day of December, 2024.

CITY OF CARMEL REDEVELOPMENT
COMMISSION



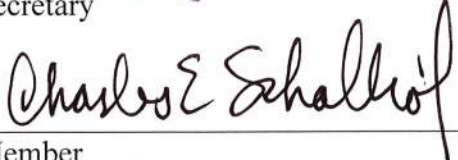
President



Vice President



Secretary



Member



Member

EXHIBIT A

Description of the BJ's Wholesale Economic Development Area

The BJ's Wholesale Economic Development Area consists of the following parcels depicted in the red-shaded area of the map below.

PARCEL ID NUMBERS:

16-10-19-00-00-001.009



City of Carmel Redevelopment Commission

Economic Development Plan for the BJ's Wholesale Economic Development Area Dated: December 18, 2024

PURPOSE AND INTRODUCTION

The City of Carmel Redevelopment Commission (the “**Commission**”), the governing body of the Department of Redevelopment and the Redevelopment District (the “**District**”) of City of Carmel, Indiana (the “**City**”), proposes to designate and declare an economic development area within the City to be known as the “BJ's Wholesale Economic Development Area” (the “**Area**”) and proposes to designate the entire Area as an allocation area to be known as the “BJ's Wholesale Allocation Area” (the “**Allocation Area**”). This document is the plan for the Area (the “**Plan**”), provided that this Plan may be amended in the future as provided in Indiana Code 36-7-14, as amended from time to time (the “**Act**”) and in this Plan.

Pursuant to Sections 15 and 16 of the Act, the Plan must be approved by the Commission, the City Plan Commission and the Common Council of the City. Upon such approvals, the Commission will hold a public hearing on the Plan as required under Section 17 of the Act, before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

PROJECT OBJECTIVES

This Area has lacked the necessary infrastructure and means to provide the infrastructure necessary in order to attract the private investment needed to spur economic growth within, benefitting or serving the Area. The purposes of the Plan are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to (i) promote significant opportunities for the gainful employment of citizens of the City, (ii) assist in the attraction of major new business enterprises to the City, (iii) retain and expand significant business enterprises existing in the City, (iv) provide for local public improvements in, benefitting or serving the Area, (v) retain and attract permanent jobs, (vi) increase the property tax base, and (vii) improve the diversity of the economic base of the City.

DESCRIPTION OF AREA

A map identifying the parcels comprising the Area is attached to this Plan as Exhibit A hereto.

DESCRIPTION OF PROJECTS

In order to accomplish the Plan, the Commission currently estimates that tax increment revenues from the Area or other sources of funds available to the Commission may be used to

finance the cost of infrastructure improvements in or serving the Area (as well as demolition, in, serving or benefiting the Area), including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, rail crossings and spur track improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, signage, structured parking and/or surface parking improvements, and site improvements including landscape buffers; (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, lift stations, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; (3) public park improvements and recreational equipment; (4) job training and assistance as permitted under I.C. 36-7-14-39(b)(3)(K) and I.C. 36-7-25-7; (5) eligible efficiency projects as permitted under I.C. 36-7-14-39(b)(3)(L); and (6) all projects related to any of the foregoing projects and all other purposes permitted by law. Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in the Allocation Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Allocation Area.

Tax increment revenues from the Area or other sources of funds available to the Commission may also be used for any of the following:

- The acquisition or construction of projects to enhance the cultural attractiveness.
- Acquisition or construction of projects to enhance the public safety.
- Construction and installation of public amenities such as street trees, street furniture and wayfinding signage.
- Job training grants and assistance as permitted under I.C. 36-7-14-39(b)(2)(K) and I.C. 36-7-25.
- Financial incentives to new and existing businesses locating in the Area as permitted by law including targeted incentives to encourage the reuse and redevelopment of commercial structures in the Area.
- All other projects and purposes permitted by law.

All of the foregoing potential uses of tax increment revenues from the Area or other sources of funds available to the Commission are collectively referred to herein as the **“Projects”**.

Tax increment revenues from the Area or other sources of funds available to the Commission may also be used to finance the cost of the Projects and/or offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the unit, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the Projects and the economic development or redevelopment purposes of the Area. The provision of incentives by the application of tax increment revenues to offset developer promissory notes that

secure economic development revenue bonds, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Area, has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

ESTIMATED COSTS OF THE PROJECTS

Because the Commission does not intend to acquire any interests in real property for the Project at this time, the Commission will not incur any costs of acquisition. However, the Commission estimates that there will be certain costs in connection with the development of the Projects. The estimated cost of the Projects is approximately \$2,500,000 to \$5,000,000. However, such estimated costs are simply projections at this time. This plan may be refined as specific details and timing of the Projects are determined. The Commission anticipates pledging and assigning the tax increment revenues derived from the Allocation Area to Hamilton County, Indiana (the “County”) for the life of the Allocation Area pursuant to I.C. 36-7-25-4, in order that the County may then take any and all actions with respect to the tax increment revenues derived from the Allocation Area that could be taken by the Commission in, benefitting or serving the Allocation Area with respect to the Commission’s own revenues.

ACQUISITION OF PROPERTY

In connection with the accomplishment of the Plan, the Commission has no present plans to acquire any interests in real property. In the event the Commission determines to acquire any interests in real property in the future, it shall follow procedures set forth in Section 19 of the Act. The Commission may not exercise the power of eminent domain.

DISPOSAL OF PROPERTY

The Redevelopment Commission may dispose of any real property acquired in the future by sale or lease to the public pursuant to procedures set forth in Section 22 of the Act.

STATUTORY FINDINGS OF FACT

A. The Plan for the Area addresses the statutory requirements under Section 41(b) of the Act, as evidenced by the following findings of fact:

1. *The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts new business enterprise to the City, retains or expands a business enterprise existing in the City, or meets other purposes of Sections 2.5, 41 and 43 of the Act.*

There is currently inadequate road and utility infrastructure benefitting or serving the Area. The Plan will improve the infrastructure and aesthetics and foster additional economic development in and serving the Area. In addition, the Plan will provide and improve existing infrastructure that is required to attract new commercial and retail development in the Area and thereby foster additional economic development in and

serving the Area. These new business enterprises will provide opportunities for employment for the citizens of the City.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.

The implementation of the Plan is necessary because local public improvements are greatly needed and lack thereof is resulting in decreased property values in this area of the City. The Commission's contribution toward the Projects will pave the way for future growth and development in and serving the Area. The implementation of the Plan will also provide greater accessibility and walkability for residents and commercial entities in the Area.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

By creating new opportunities for employment, implementation of the Plan will benefit the public health and welfare for the citizens of the City. Additionally, new or expanded industry and other development will contribute to the overall health of the City by increasing and the diversifying the tax base. The development of road improvements, trails and pathways through the Area further aids in the public health and welfare of the City.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by public benefits similar to the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.

The Projects contemplated by the Plan will be of public utility and benefit by putting in place infrastructure and/or other incentives to support future development, thereby retaining or creating new jobs, maintaining the property tax base and allowing for further economic development and improved diversity of the economic base of the City.

5. The Plan for the Area conforms to other development and redevelopment plans for the City, if any.

The Plan conforms with the intended plan of development for the area as prescribed by the City of Carmel Plan Commission. The Plan does not provide for any change in use of the property in the Area, but rather better utilization of the Area for the purposes currently contemplated by the intended plan of development for the City.

B. The Plan for the Area addresses the statutory requirements under Section 39(b) of the Act, as follows:

The Commission hereby makes a specific finding of fact that the adoption of the allocation provision for the Allocation Area will result in new property taxes in the Area that would not have been generated but for the adoption of the allocation provision. After numerous discussions regarding the development in or surrounding the Area with various stakeholders and potential developers, the Commission finds that the ability to maintain and attract new business would not occur but for the availability of tax increment revenues to finance the Projects as contemplated by this Plan. The Commission has determined that the full development of the Area will not proceed as planned without the contribution of tax increment revenues to be derived from the Allocation Area to the Projects described above, due to the lack of adequate infrastructure and other local public improvements in or serving the Area. The Commission does not have any other method of financing the costs of the Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Area. The Commission hereby finds that designating the Area as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Area, thereby facilitating additional investment in the Allocation Area that would otherwise not occur.

AMENDMENT OF THE PLAN

This Plan may be amended by following the procedures described in Sections 15 through 17.5 of the Act.

EXHIBIT A

MAP AND DESCRIPTION OF AREA

The BJ's Wholesale Economic Development Area consists of the following parcels depicted in the red-shaded area of the map below.

PARCEL ID NUMBERS:

16-10-19-00-00-001.009



DMS 45614671.1

RESOLUTION NO. PC-1-21-25-b

**RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION DETERMINING
THAT A RESOLUTION AND AN ECONOMIC DEVELOPMENT PLAN APPROVED
AND ADOPTED BY THE CITY OF CARMEL REDEVELOPMENT COMMISSION
CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF CARMEL AND
APPROVING THE RESOLUTION AND PLAN
(BJ'S WHOLESALE ECONOMIC DEVELOPMENT AREA)**

WHEREAS, the City of Carmel Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the "City"); and

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission") on December 18, 2024, adopted Resolution No. 2024-12 (the "Declaratory Resolution") designating an area known as the BJ's Wholesale Economic Development Area (the "Economic Development Area") as an economic development area pursuant to Section 41 of IC 36-7-14 (the "Act") and approving an economic development plan for the Economic Development Area (the "Plan"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to the Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, in determining the location and extent of the Economic Development Area, the Plan Commission has determined that no residents of the City of Carmel will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that they conform to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, THAT:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan for the Economic Development Area conform to the plan of development for the City.
2. The Declaratory Resolution and the Plan for the Economic Development Area are hereby approved.
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan for the Economic Development Area pursuant to Section 16 of the Act.

4. The Secretary is hereby directed to file a copy of the Declaratory Resolution and the Plan for the Economic Development Area with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 21st day of January, 2025.

CITY OF CARMEL PLAN COMMISSION


President

ATTEST:


Secretary

RESOLUTION CC-02-03-25-05

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA APPROVING A TRANSFER OF FUNDS BETWEEN THE GRANT
FUND (#900) AND THE PARKS AND RECREATION IMPACT FEE FUND (#106)**

**Synopsis: Transfers \$784,424.96 from the Grant Fund (#900) into the Parks and
Recreation Impact Fee Fund (#106)**

WHEREAS, the sum of Seven Hundred Eighty-Four Thousand Four Hundred Twenty-Four Dollars and Ninety-Six Cents (\$784,424.96) is needed to cover White River Greenway North Extension Project expenses within the Parks and Recreation Impact Fee Fund (#106); and,

WHEREAS, the Grant Fund (#900) has excess Parks READI Grant funds in the amount of Seven Hundred Eighty-Four Thousand Four Hundred Twenty-Four Dollars and Ninety-Six Cents (\$784,424.96)

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana that the Controller is authorized to transfer funds from the Grant Fund (#900) into the Parks and Recreation Impact Fee Fund (#106) as follows:

\$784,424.96 from Grant Fund (Fund #900)

To

Parks and Recreation Impact Fee Fund (#106): \$784,424.96

SO RESOLVED, by the Common Council of the City of Carmel, Indiana, this _____
day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
_____ 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
_____ 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Resolution CC-02-03-25-05

Page Two of Two

RESOLUTION CC-02-03-25-06

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA APPROVING A TRANSFER OF FUNDS BETWEEN THE GRANT
FUND (#900) AND THE PARKS AND RECREATION NON-REVERTING
CAPITAL FUND (#103)**

**Synopsis: Transfers \$1,249,700 from the Grant Fund (#900) into the Parks and
Recreation Non-Reverting Capital Fund (#103)**

WHEREAS, the sum of One Million Two Hundred Forty-Nine Thousand Seven Hundred
Dollars (\$1,249,700) is needed to cover White River Greenway North Extension Project expenses
within the Parks and Recreation Non-Reverting Capital Fund (#103); and,

WHEREAS, the Grant Fund (#900) has excess Parks READI Grant funds in the amount
of One Million Two Hundred Forty-Nine Thousand Seven Hundred Dollars (\$249,700) and
Hamilton County Grant funds in the amount of One Million Dollars (\$1,000,000.00).

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of
Carmel, Indiana that the Controller is authorized to transfer funds from the Grant Fund
into the Parks and Recreation Non-Reverting Capital Fund as follows:

\$1,249,700 from GRANT FUND (FUND #900)

To

Parks and Recreation Non-Reverting Capital Fund (#103): \$1,249,700

SO RESOLVED, by the Common Council of the City of Carmel, Indiana, this _____
day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Rich Taylor

Anthony Green

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
_____ 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of
_____ 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Resolution CC-02-03-25-06

Page Two of Two

RESOLUTION CC-02-03-25-07

**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**

Synopsis: *This Resolution refers a proposal to amend Articles 5.72, 9.08, and 11.02 of the Carmel Unified Development Ordinance to the Carmel Advisory Plan Commission for public hearing and recommendation to the Common Council.*

WHEREAS, the Common Council of the City of Carmel, Indiana (the “City”) has adopted the *City of Carmel Unified Development Ordinance* (the “UDO”) pursuant to Ind. Code §36-7-4-600 *et seq*; and

WHEREAS, the Common Council desires to amend the UDO in accordance with Ind. Code §36-7-4-602(b) in order to regulate Group Homes consistent with federal and state laws that protect handicapped and disabled persons; and

WHEREAS, Ind. Code §36-7-4-607(b) requires any proposal to amend or partially repeal the text of the UDO be referred to the City’s Advisory Plan Commission (the “Commission”) for consideration and recommendation before any final action is taken by the Common Council; and

WHEREAS, upon receiving a proposal for the amendment or repeal of the text of the UDO, the Commission shall, within sixty (60) days, hold a public hearing in accordance with Ind. Code §36-7-4-607(b) and make a recommendation on the proposal not later than sixty (60) days after the Commission holds the public hearing; and

WHEREAS, as required by Ind. Code §36-7-4-607(c) the Commission is required to certify to the Common Council the Commission’s recommendation before final action is taken by the Common Council.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA AS FOLLOWS:

Section 1. Recitals Incorporated. The foregoing Recitals are incorporated herein by this reference.

Section 2. Recommendation and Referral. The Common Council proposes for consideration the amendment to the UDO attached hereto as Exhibit A and refers the same to the Commission for consideration, a public hearing and recommendation before any final action is taken by the Common Council. A form of Notice of Public Hearing is attached hereto as Exhibit B for the Commission’s convenience.

Section 3. Action by the Common Council. Upon receipt of the recommendation of the Commission, the Common Council shall review and consider adoption of the Amendment.

Section 4. Effectiveness. This Resolution shall take effect immediately upon its passage by the Council and approval of the Mayor and upon such approval shall be transmitted by the Clerk to the Commission.

54
55 **SO RESOLVED**, by the Common Council of the City of Carmel, Indiana, this _____
56 day of _____, 2025 by a vote of _____ ayes and _____ nays.
57

58
59 **COMMON COUNCIL FOR THE CITY OF CARMEL**

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62 _____
63 Adam Aasen, President

Matthew Snyder, Vice-President

64
65 _____
66 Jeff Worrell

Teresa Ayers

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68 _____
69 Shannon Minnaar

Ryan Locke

70
71 _____
72 Anthony Green

Rich Taylor

73
74 _____
75 Dr. Anita Joshi

76 ATTEST:
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79

80 _____
81 Jacob Quinn, Clerk

82 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
83 _____, 2025, at _____ .M.
84
85
86

87 _____
88 Jacob Quinn, Clerk

89 Approved by me, Mayor of the City of Carmel, Indiana this _____ day of
90 _____, 2025, at _____ .M.
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93

94 _____
95 Sue Finkam, Mayor

96 ATTEST:
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100 _____
101 Jacob Quinn, Clerk

102 Prepared by: Ted W. Nolting
103 Kroger Gardis & Regas, LLP
104 111 Monument Circle Ste. 900
Indianapolis, IN 46204

105 EXHIBIT "A"

106
107 Form of Amending Ordinance
108

109 ORDINANCE Z-____ - __

110 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
111 INDIANA, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE

112 *Synopsis: This Ordinance amends Article 5.72 of the Unified Development Ordinance (the*
113 *"UDO") to require that the applicant obtain a license from either the Indiana Division of Mental*
114 *Health and Addiction or the Indiana Division of Disability and Rehabilitative Services.*
115 *Additionally, it amends Article 5.72 to impose restrictions on how many Group Homes can be*
116 *within a specific geographic area. It further amends Article 9.08 of the UDO to grant the Board*
117 *of Zoning Appeals the exclusive authority to approve or deny special use exceptions for Group*
118 *Homes rather than a Hearing Officer. Article 9.08 is also amended to limit the number of*
119 *unrelated residents of a Group Home to not more than eight (8) persons. Finally, it amends*
120 *Article 11.02, specifically the definition of "Group Homes," to require that they must be licensed*
121 *Indiana Department of Mental Health and Addiction or the Indiana Division of Disability and*
122 *Rehabilitative Services, and amends the definition of "Dwelling, Two Family" to expressly*
123 *exclude Group Homes.*

124 **WHEREAS**, pursuant to Ind. Code §36-7-4-607 the Common Council of the City of
125 Carmel (the "Common Council") is authorized to amend the text of the Unified Development
126 Ordinance; and

127 **WHEREAS**, Article 5.72 of the Carmel Unified Development Ordinance provides Use-
128 Specific Standards for Group Homes; and

129 **WHEREAS**, the Common Council desires to amend the text of Article 5.72 of the Carmel
130 Unified Development Ordinance to require Group Homes housing persons with Developmental
131 Disabilities and Group Homes housing persons with psychiatric disorders or addictions to obtain
132 and maintain licenses with Indiana Division of Disability and Rehabilitative Services or the
133 Indiana Division of Mental Health and Addiction, respectively; and

134 **WHEREAS**, the Common Council also desires to amend the text of Article 5.72 of the
135 Carmel Unified Development Ordinance to restrict the number of Group Homes permitted within
136 a specific geographic area; and

137 **WHEREAS**, the Common Council desires to amend the text of Article 9.08 of the Carmel
138 Unified Development Ordinance so that Special Exceptions for Group Homes are approved
139 exclusively by the Board of Zoning Appeals, with the opinion of the Director of Community
140 Services functioning solely as a staff recommendation; and

141 **WHEREAS**, the Common Council desires to limit the number of unrelated residents of a
142 Group Home to not more than eight (8) persons; and

143 **WHEREAS**, the Common Council desires to amend the text of Article 11.02 of the Carmel
144 Unified Development Ordinance to provide that Group Homes housing persons with

Developmental Disabilities must be licensed by the Indiana Division of Disability and Rehabilitative Services and that Group Homes housing persons with psychiatric disorders or addictions are licensed by the Indiana Division of Mental Health and Addiction; and

WHEREAS, pursuant to Common Council Resolution No. _____, the City's Advisory Plan Commission (the "Commission") received the Common Council's proposal to consider and provide a recommendation to the Common Council regarding the proposed amendment to the Special Exception procedures; and

WHEREAS, pursuant to Ind. Code §36-7-4-604, the Commission held a public hearing regarding Docket No. ____ - ____ - ____ on [INSERT DATE], after providing public notice thereof as required by law; and

WHEREAS, upon completion of the public hearing the Commission voted to make the following recommendation as evidenced by the certification attached hereto as Exhibit A; and

WHEREAS, the Common Council now desires to adopt the Amendment in the form included in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA AS FOLLOWS:

Section I. Recitals Incorporated. The foregoing recitals are incorporated herein by this reference.

Section II. *Amend Article 5.72 US-26: Group Home Use-Specific Standards as follows:*

- A. Purpose: It is the purpose of this Section to benefit the general public by minimizing adverse impacts on established residential neighborhoods in the City and the owners and residents of properties in these neighborhoods which may result from the conversion of residential properties to business or institutional uses. However, it is also the purpose of this Section to provide that the City may not refuse to make a reasonable accommodation for a Group Home whenever such an accommodation would not impose undue financial or administrative burdens on the City or require a fundamental alteration in the Comprehensive Plan.
- B. Special Exception Eligibility: A Dwelling located in a residential district may be used as a Group Home only if the owner or occupant applies for and is granted a Special Exception, pursuant to *Section 9.08: Special Exception (Group Homes and ShortTerm Residential Rentals)* hereof.
- C. Required Information for Application: Both the initial application and any renewal application for a Special Exception or Improvement Location Permit for a Group Home shall contain primary and secondary emergency contact information, including mailing address, phone number or email address. Upon approval of a Special Exception, emergency contact information shall be shared with the Carmel Police Department. Group Homes housing persons with developmental disabilities shall obtain, comply with, and maintain a license from the Indiana Division of Disability and Rehabilitative Services which shall be included in its initial application. Group Homes housing those living with psychiatric

disorders or addictions shall obtain, comply with, and maintain a license from the Indiana Division of Mental Health and Addiction, which shall be included in its initial application.

D. Limitations:

- a. No Group Home in a residential district shall be located within 3,000 feet of another Group Home, as measured between the closest points on their respective lot lines.
- b. No Group Home in an S1, S2, R1, R2, R3, R4, R5 or UR district shall provide housing for more than eight (8) residents.
- c. The term of a Special Exception permit granted to a Group Home shall be twenty (20) years. The grant of a Special Exception permit provides an exception only to the other requirements of the Unified Development Ordinance. It does not confer a right to lease, sublease, or otherwise use a Dwelling as a Group Home where such use is not otherwise allowed by law, a homeowners association agreement or requirements, any applicable covenant, condition, and restriction, a rental agreement, or any other restriction, requirement, or enforceable agreement.
- d. Nothing in this Section shall relieve any person of the obligations imposed by any and all applicable provisions of Federal and State laws and the Carmel City Code, including but not limited to those obligations imposed by Indiana tax laws and rules. Further, nothing in this Section shall be construed to limit any remedies available under any and all applicable provisions of Federal or State law and the Carmel City Code.

E. Reasonable Accommodation: After formal acceptance of an application for a Special Exception for a Group Home, the Director of Community Services shall review the application for the purpose of determining whether it would be a reasonable accommodation for the City to grant the Special Exception in order to provide the residents who would be provided services at the Group Home with access to housing that is equal to that of residents who are not in need of such services. In addition to the items listed in *Section 9.08(C): Basis of Review* hereof, the Director of Community Services shall consider the following:

1. If there are other Group Homes clustered within a block of the site;
2. The number of unrelated persons who will be living in the Group Home, and whether any professional support staff will also be residing there;
3. In addition to any residents' cars, if more than two (2) staff cars will be parked at the Group Home, and whether they will be marked;
4. If the Dwelling, existing, modified or new, is similar in design, materials and landscaping as other adjacent and nearby Dwellings;
5. Any other exterior indication that the Dwelling will be inhabited by Group Home residents;
6. Any undue financial or administrative burdens that would be imposed on the City; and
7. If a fundamental alteration in the Comprehensive Plan would be required.

Based upon this review, the Director of Community Services may support or oppose the granting of the Special Exception.

Section III. Amend Article 9.08(A) General Information as follows:

A. General Information: Special Exception approval by a **Hearing Officer** of the Board of Zoning Appeals shall be necessary prior to the establishment of a Special Exception, cited by the district regulations herein, or the issuance of an Improvement Location Permit for said Special Exception. A Special Exception shall be considered as an exception to the uses allowed under the Unified Development Ordinance, and thus the original application for a Special Exception shall not generally be entitled to favorable consideration, except as follows:

1. A proposed Group Home that complies with the requirements of Article 5.72 where not more than eight (8) unrelated persons will be residents shall generally be entitled to favorable consideration;
2. A proposed Group Home that complies with the requirements of Article 5.72 where more than eight (8) unrelated persons will be residents ~~not less than nine (9) nor more than twelve (12)~~ **eight (8) or more unrelated** persons will be residents shall generally be entitled to favorable consideration, so long as the application is not opposed by the Director of Community Services;
3. A proposed Group Home where thirteen (13) or more unrelated persons will be residents shall be entitled to favorable consideration only if the application is supported by the Director of Community Services.

Any application for the renewal of a Special Exception that complies with the requirements of Article 5.72 shall generally be entitled to favorable consideration, so long as it is not opposed by the Director of Community Services. **A Hearing Officer** ~~The Board of Zoning Appeals~~ shall have discretion whether to approve or deny each Special Exception application, with **his or her** ~~its~~ decision to be based on the special and unique conditions pertinent to the site and all applicable state and federal law, determined as a result of the review procedure established herein.

B. Procedure:

1. *Procedure Generally*: Whenever an application for a Special Exception within the planning jurisdiction is made, it shall follow the procedure set forth herein and shall conform to the regulations and requirements of the Unified Development Ordinance.

2. *Consultation with the Director of Community Services and Application*: Applicants shall meet with the Director of Community Services to review the zoning classification of their site, review copies of the regulatory ordinances and materials, review the Special Exception procedures, and examine the proposed exception and development of the property. The Director of Community Services shall aid and advise the applicant in preparing the application and supporting documents as necessary. The applicant shall then submit two (2) copies of the written application form and all necessary supporting documents and materials.

3. *Initial Review by the Director of Community Services: Docketing on Board of Zoning Appeals* **Hearing Officer** ~~Agenda~~: Following the receipt of the written application and necessary supporting documents and materials by the Director of Community Services, the Director shall then review the materials solely for the purpose of determining

whether the application is complete and in technical compliance with all applicable ordinances, laws, and regulations, and therefore entitled to be forwarded to the Board of Zoning Appeals. If the materials submitted by the applicant are not complete or do not comply with the necessary legal requirements, the Director of Community Services shall inform the applicant of the deficiencies in said materials. Unless and until the Director of Community Services formally accepts the Special Exception application as complete and in legal compliance, it shall not be considered as formally filed for the purpose of proceeding to succeeding steps toward Special Exception approval as hereinafter set forth. Within thirty (30) days of the formal acceptance of the application by the Director of Community Services, the Director shall formally file the application by placing it upon the agenda of ~~a~~ the Board of Zoning Appeals ~~Hearing Officer~~, according to the Rules of Procedure of the Board of Zoning Appeals.

4. *Public Hearing*: Once the Director of Community Services has accepted and filed the application with The Board of Zoning Appeals ~~a Hearing Officer~~, a docket number shall be assigned and a date and time set for a public hearing by The Board of Zoning Appeals ~~Hearing Officer~~, according to the Rules of Procedure of the Board of Zoning Appeals. The applicant shall be responsible for the cost and publication of any required published legal notification of the public hearing. The applicant shall also notify all interested parties and property owners as required by the Rules of Procedure of the Board of Zoning Appeals; however, notice by publication shall not be required for the renewal of a Special Exception. The conduct of the public hearing shall be in accordance with the Board of Zoning Appeals Rules of Procedure.

5. *Approval or Denial of the Special Exception Application*: Upon approval of a Special Exception, the Board of Zoning Appeals ~~Hearing Officer~~ shall inform the applicant that the applicant may apply to the Director of Community Services for Improvement Location Permits (if necessary) or may commence the Special Exception if no permits are required. Failure of the ~~Hearing Officer~~ Board of Zoning Appeals to inform the applicant of the time limits set forth in *Section 5.72(D): Limitations*, *Section 5.73(D): Limitations* or *Section 5.74(D): Limitations*, as applicable, shall not relieve the applicant of complying with said Section.

~~6. Appeal of Hearing Officer Decision: A decision of a Hearing Officer shall not be a basis for judicial review, but it may be appealed to the Board of Zoning Appeals. The Board of Zoning Appeals shall conduct a new hearing on the matter and shall not be bound by any Findings of Fact made by the Hearing Officer. A person who wishes to appeal a decision of the Hearing Officer must file the appeal with the Board of Zoning Appeals within five (5) days after the decision is made, as provided in I.C. 3674924.~~

6. *Time Limit for ReApplication*: A Special Exception application that is denied by the Board of Zoning Appeals is ineligible to be placed again on an agenda for consideration until the legality of the decision is finally determined by a court, pursuant to judicial review according to the Advisory Planning Law, or for a period of twelve (12) months following the date of the denial, whichever is later. In addition, whenever a Special Exception application is denied, the property involved in the application shall not be

the subject of a different Special Exception application, or any use variance or rezone proposal, for a period of six (6) months following the date of the denial.

C. Basis of Review: ~~A Hearing Officer,~~ The Board of Zoning Appeals, in reviewing a Special Exception application, shall give consideration to the particular needs and circumstances of each application and shall examine the following items as they relate to the proposed Special Exception:

1. Surrounding zoning and land use;
2. Access to public streets;
3. Driveway and curb cut locations in relation to other sites;
4. Parking location and arrangement;
5. Trash and material storage;
6. Necessary exterior lighting; and
7. Protective restrictions and/or covenants; and
8. All applicable state and federal law.

D. Basis of Approval or Rejection: ~~A Hearing Officer~~ The Board of Zoning Appeals, in approving or rejecting a Special Exception application, shall base ~~his or her~~ its decision upon the following factors as they relate to the above listed items (*Section 9.08(C): Basis of Review*) concerning the proposed Special Exception:

1. The economic factors related to the proposed Special Exception, such as cost/benefit to the community and its anticipated effect on surrounding property values;
2. The social/neighborhood factors related to the proposed Special Exception, such as compatibility with existing uses in the vicinity of the premises under consideration and how the proposed Special Exception will affect neighborhood integrity; and
3. The effects of the proposed Special Exception on vehicular and pedestrian traffic in and around the premises upon which the Special Exception is proposed.

E. Special Exception Group Home Decisions; Commitment: Pursuant to IC 36-7-4-1015, ~~a Hearing Officer~~ the Board of Zoning Appeals may, as a condition to any approval of an application for a Special Exception, require or allow the owner to make any or all of the following commitments concerning the use of the property:

1. That the Special Exception will fully comply with *Section 5.72 Group Home Use Specific Standards*.
2. That the Special Exception will be limited to five (5), ten (10), or fifteen (15) years, at the discretion of the Board of Zoning Appeals ~~Hearing Officer~~.
3. If the Board of Zoning Appeals ~~Hearing Officer~~ determines that a homeowners association or similar entity has established limitations or prohibitions that apply to the

property, that the owner’s implementation of the Special Exception will not result in the violation of any such limitations or prohibitions.

Section IV. *Amend Article 11.02 Definitions as follows:*

Home, Group: A residential Structure or facility where six (6) or more unrelated persons who are in need of care, support or supervision can live together, such as children or those who are elderly, disabled or mentally ill. Group Homes housing persons with developmental disabilities shall obtain, comply with, and maintain a license from the Indiana Division of Disability and Rehabilitative Services. Group Homes housing those living with psychiatric disorders or addictions shall obtain, comply with, and maintain a license from the Indiana Division of Mental Health and Addictions

Dwelling, Two-Family. residential Building containing two (2) Dwelling Units and not occupied by more than two (2) Families. Except as otherwise provided by state statute, a Group Home shall not be considered a Two-Family Dwelling and treated as such under the Unified Development Ordinance.

PASSED, by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2025, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anthony Green

Rich Taylor

Dr. Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____, 2025, at _____ .M.

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Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana this ____ day of
_____, 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Prepared by: Ted W. Nolting
Kroger Gardis & Regas, LLP
111 Monument Circle Ste. 900
Indianapolis, IN 46204

EXHIBIT “A”

**CERTIFICATION OF THE CARMEL PLAN COMMISSION'S RECOMMENDATION
ON THE PROPOSAL BY THE CARMEL COMMON COUNCIL
TO AMEND THE CARMEL ZONING ORDINANCE PURSUANT TO INDIANA CODE
§36-7-4-602(b)**

ORDINANCE Z-

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE**

To:

Dear Members:

The Carmel Advisory Plan Commission offers you the following report on the proposal by the Common Council to the Commission to amend **Articles 5.72, 9.08, and 11.02 of the City of Carmel Unified Development Ordinance** received in the form attached hereto.

The Carmel Advisory Plan Commission's recommendation on the proposal is _____.

At its regularly scheduled meeting on _____, 2025, the Carmel Advisory Plan Commission held a public hearing after publishing notice thereof in accordance with law, and thereafter voted _____ in favor, _____ opposed, _____ abstaining, to forward to the Common Council, the proposed Ordinance Z-_____ with a _____ recommendation.

Please be advised that by virtue of the Commission's recommendation, pursuant to IC 36-7-4-607(____)(____), the Council has ninety (90) days to act on the proposal. Ninety days from the date of the original certification (_____, 2025) is _____, 2025.

EXHIBIT “B”

**NOTICE OF PUBLIC HEARING
BEFORE THE
CARMEL ADVISORY PLAN COMMISSION
DOCKET No.: CPA-2025-_____**

Notice is hereby given that the Carmel Advisory Plan Commission will hold a public hearing upon a proposal by the Carmel Common Council to amend the Carmel Unified Development Ordinance (“UDO”) pursuant to documents filed with the Department of Community Services as follows: amend Article 5.72 of the UDO to require that the applicant obtain a license from either the Indiana Division of Mental Health and Addition or the Indiana Division of Disability and Rehabilitative Services; amend Article 9.08 of the UDO to grant the Board of Zoning Appeals the exclusive authority to approve or deny special use exceptions for Group Homes rather than a Hearing Officer; amend Article 9.08 of the UDO to limit the number of unrelated residents of a Group Home to not more than eight (8) persons; amend Article 11.02 of the UDO, specifically the definition of “Group Homes” to require that they must be licensed by the Indiana Department of Mental Health and Addiction or the Indiana Division of Disability and Rehabilitative Services, and amend the definition of “Dwelling, Two Family” to expressly exclude Group Homes.

Designated as Docket No. ____-2025-_____, the hearing will be held on Tuesday, _____, 2025 at 6:00 P.M. in the Council Chambers, Carmel City Hall, One Civic Square, Second Floor, Carmel, Indiana 46032.

The file for this proposal, including Council Resolution No. CC-_-25_-_ which includes the proposed Ordinance Amendment, may be examined at the Office of the Plan Commission, Carmel Department of Community Services, Division of Planning and Zoning, Carmel City Hall, Third Floor, One Civic Square, Carmel, Indiana 46032, telephone no. (317) 571- 2417.

Any written comments or objections to the proposal should be filed with the Secretary of the Plan Commission on or before the date of the Public Hearing. All written comments and objections will be presented to the Commission. Any oral comments concerning the proposal will be heard by the Commission at the hearing according to its Rules of Procedure. In addition, the hearing may be continued from time to time by the Commission as it may find necessary.

Joe Shestak, Administrator Carmel Plan Commission
(317) 571-2417

Date: _____, 2025

RESOLUTION CC 02-03-25-08

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA, APPROVING THE 2025-2026 CONTRACT WITH THE CARMEL
FRATERNAL ORDER OF POLICE LODGE 185**

Synopsis: Approves the contract between the City of Carmel and the Carmel Fraternal Order of Police Lodge 185 that will be effective from January 1, 2025 through December 31, 2026.

WHEREAS, pursuant to Indiana law, the City of Carmel, Indiana (“City”) has established a contractual relationship with Carmel Fraternal Order of Police Lodge 185 (“FOP”), pertaining to issues involving the hours, working conditions and certain other benefits of members of the Carmel Police Department; and

WHEREAS, the City and the FOP now wish to continue their contractual relationship for the years 2025 and 2026; and

WHEREAS, the agreement attached hereto and incorporated herein by this reference as Exhibit A, (the “Agreement”) sets forth the new contractual relationship between the City and the FOP for the years 2025 and 2026; and

WHEREAS, upon the proper execution of the Agreement by the Carmel Board of Public Works and Safety, the Common Council desires to accept and adopt the Agreement as an enforceable contract and obligation of the City.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana, that:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. The Common Council hereby encourages the Board of Public Works and Safety to approve and execute the Agreement at its earliest convenience.

Section 3. As of the date on which the Agreement is properly executed by the Board of Public Works and Safety in its present form, the Common Council hereby accepts and adopts the Agreement as an enforceable contractual obligation of the City.

SO RESOLVED, by the Common Council of the City of Carmel, Indiana, this _____
day of _____, 2025, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Adam Aasen, President

Matthew Snyder, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anthony Green

Rich Taylor

Dr. Anita Joshi

ATTEST:

Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
_____, 2025, at _____ .M.

Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana this _____ day of
_____, 2025, at _____ .M.

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

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Agreement Between
City of Carmel
And
Fraternal Order of Police Lodge #185

Effective
January 1, 2025 to December 31, 2026

Agreement

Section 1

This Agreement (“Agreement”) is entered into by and between the City of Carmel (“City”), represented by the Mayor of the City (“Mayor”), the City’s Board of Public Works and Safety (“Board”) and the City’s Common Council (“Common Council”), and the Fraternal Order of Police Lodge #185 (“FOP”) represented by the Wage and Benefits Committee (“Representative Unit”). This Agreement shall not be construed as a collective bargaining agreement for purposes of Federal and State labor laws or otherwise.

Section 2

The City recognizes the FOP as the exclusive representative agent for all sworn members of the Carmel Police Department (“Department”) with the merit rank of Lieutenant or below for the limited purposes of meeting and conferring with respect to salaries, wages, and other employee benefits so long as the FOP maintains the support of a majority of those police officers. Members of the Department holding the merit rank of Lieutenant or below shall hereinafter be referred to as “Employee” or “Employees,” and the group of employees represented by the FOP as their exclusive representative shall be hereinafter collectively referred to as the “Representative Unit.” If the City questions whether the FOP has the support of the majority of the Employees in the Representative Unit, it may review the Clerk’s records and/or certified records provided by the FOP to determine if the FOP maintains the support of a majority of the Employees in the Department. If the FOP does not maintain the support of a majority of the Employees in the Department, the City shall not recognize the FOP as the exclusive representative of those Employees at the end of the calendar year in which such majority support is lost.

40 **Section 3**

41 If any provision of this Agreement is rendered or declared invalid by a court action or
42 legislation, the remaining portions of this Agreement shall remain in full force and effect.

43 **Section 4**

44 The FOP and the City will begin negotiations, in good faith, on a future agreement before the
45 termination of this Agreement.

46 **Section 5**

47 Upon its proper execution by all parties hereto, and subject to Section 2 above, this Agreement
48 shall take effect on January 1, 2025, and shall remain in effect until 11:59 p.m. on December
49 31, 2026. The FOP and the City shall begin negotiations, in good faith, on a future labor
50 agreement no later than June 2026. This Agreement shall remain in full force and effect,
51 unless either party desiring to amend this Agreement shall notify the other in writing. Notice
52 of a request for amendment shall specify the content of any and all proposed amendments. If
53 a new agreement is not executed before the end of this Agreement, then this Agreement shall
54 remain in effect until a new agreement is executed by the parties hereto.

55 **Section 6**

56 The terms of this Agreement are intended to cover only minimums in hours, salaries, wages
57 and certain other Employee benefits. The City may implement or retain in effect superior
58 salaries, wages, hours and other Employee benefits.

59 **Section 7**

60 A. Dues Collection. Upon receipt of voluntary, written, signed and dated authorization
61 form from Employees of the Representative Unit who are members of the FOP, the
62 City shall deduct each month from the earnings of each said Employees an amount

63 representing their regular, monthly dues for the preceding month and shall remit such
64 monies, together with the appropriate records, to a designated FOP official. The City
65 shall not be liable to the FOP for failure to make deductions or errors in deductions
66 for dues. The FOP will indemnify the City and hold it harmless from any and all claims
67 or liabilities which may arise under this paragraph.

68 B. Bulletin Boards. The City shall furnish a suitable bulletin board in a convenient
69 location to be used by the FOP, for the purpose of posting FOP notices and other FOP
70 materials. The City reserves the right to remove inappropriate materials provided that
71 the City provides notice to the FOP and the reason for such removal.

72 C. Access to Roll Call. The FOP shall have limited access to attend roll call for the
73 purpose of conveying FOP announcements to members of the Department after
74 securing the approval of the Police Chief ("Chief") or his/her designee, which
75 approval shall not be unreasonably withheld and shall not be denied without due
76 cause.

77 **Section 8**

78 A. There shall be a FOP Wage and Benefits Committee composed of five (5) members.
79 A Wage and Benefits Committee Shall be convened prior to the expiration of the
80 current Agreement. Three (3) members of the Wage and Benefits Committee shall be
81 appointed by the Executive Board of the FOP and two (2) representatives appointed
82 by the Chief. The Chief and Mayor, or their representatives, shall meet and confer not
83 less than twice annually, for the purposes of discussing wage and benefit issues
84 affecting Employees. Discussions at said meetings shall be limited to the subject matter

85 included in the agenda submitted by the FOP to the Chief or by the Chief to the FOP
86 at least seven (7) calendar days prior to the agreed upon meeting date.

87 B. The City shall grant to the FOP and its members one thousand (1,000) hours total
88 annually to be used to perform FOP duties such as, but not limited to, FOP
89 conventions, conferences, and seminars. The FOP member requesting such time shall
90 submit such request to the FOP President for approval, and then shall submit the
91 appropriate form to his/her immediate supervisor for Department approval, which
92 approval shall not be unreasonably withheld subject to the staffing and operations need
93 of the Department as determined by the Chief. Such approval shall not be denied
94 without due cause.

95 C. Dispute Resolution. The FOP and the City agree to work together in good faith to
96 resolve labor/management issues. The FOP agrees to encourage its members to follow
97 all Department rules, policies, and procedures and to strive to improve their skills to
98 ever higher levels, and the City agrees to enforce its rules in a fair and impartial
99 manner. Both the FOP and the City agree to attempt to resolve issues subject to this
100 Agreement informally or through non-binding Alternative Dispute Resolution (ADR)
101 before commencing or sponsoring legal action against the other.

102 **Section 9**

103 A. The Chief shall maintain personnel files for all Employees. Employees shall be allowed
104 to examine the contents of their own personnel file, in the Chief's office, during regular
105 City business hours and, upon request, may receive copies of the documents contained
106 in their personnel file.

B. Employees may not remove any document from their personnel file, but may challenge, in writing, any data believed to be inaccurate. The Chief shall direct an investigation of all such challenges. If there exists any comment adverse to an Employee's interest contained in his personnel file, the employee may file a written response to the same with the Chief. With approval of the Chief, which approval shall not be unreasonably withheld, this response shall be attached to said adverse comments. It is understood and agreed that information retained by the Internal Affairs files shall not be included in the Employee's personnel file or available for review and/or copying by such employee, except as required by the Indiana Access to Public Records Act. Further, once an employee is scheduled for interrogation by the Department concerning an internal investigation, he or she will be informed of the nature of the complaint but not the name of the complainant. The Employee, upon request, shall be provided adequate time to secure and afford the opportunity to consult with legal counsel prior to any Departmental interrogation, which consultation shall not be allowed to materially delay the timing of the interrogation. Before any interrogation that has the reasonable potential, based upon the facts and circumstances then known, to lead to criminal charges, the Department shall advise the Employee of his/her Garrity rights. The impact of an Internal Affairs investigation on the integrity of the Department and on employee morale necessitates a timely resolution to such issues. Therefore, the Department requires a thirty (30) day limit for completing an Internal Affairs investigation with status updates regarding which department(s) currently have responsibility for the investigation due every seven (7) to fourteen (14) days to the chief and the employees who is the subject of the investigation. There may

be exceptions to the thirty-day limit, but extensions should be only be granted for those cases in which extenuating circumstances exist. The Chief, or his/her delegate, must notify the employee of any need to extend the investigation, specifying the reason(s) and additional time required. Extensions may be granted by mutual agreement if necessary to address extenuating circumstances. Any refusal to grant an extension must be supported by valid and specific concerns. Both parties agree that internal investigations should be completed promptly, with extensions limited to ensuring a thorough resolution. Should the Chief and employee reach a stalemate regarding a requested extension of time, the final decision regarding an extension shall rest with the Merit Board. The employee must be notified by the Chief, or his delegate, of the extenuating circumstances and the amount of time the investigation shall be extended. An investigation should be only extended long enough such that any extenuating circumstance is cured. The Parties agree that time is of the essence when investigation the completing an internal investigation. Should the Employee disagree with the extenuating circumstances relied upon by the Chief to extend the investigation, the Employee may file a grievance under General Order 25. Administrative delays such as scheduling or availability of witnesses that are not of no fault of the employee shall not constitute extenuating circumstances. Employees who are subject to an investigation by Internal Affairs shall be individually notified in writing of the disposition of said investigation within ten (10) days of said final disposition.

C. When an Employee is interviewed, formally or informally, regarding a matter that might lead to disciplinary action, if that Member requests an FOP representative, all questioning will cease for a reasonable period of time (not to exceed 24 hours) until an

FOP representative (selected by the FOP) can be present. An Employee, acting on the advice of counsel during an investigation that may result in criminal charges, shall not be subject to additional charges of insubordination for his or her failure to comply with a direct order at the advice of counsel. In the event there is body camera footage related to an investigation conducted under this Section, the Employee under investigation shall have the right to view said footage, with legal counsel or an FOP representative, prior to making any official statements.

D. The parties hereto agree that if changes are sought to the extra duty or off duty employment policy, they shall meet and discuss the proposed changes and make a reasonable effort to reach a mutually agreeable solution.

Section 10

The City shall make reasonable provisions for the safety and health of Employees during the hours of their employment. It shall maintain its equipment and facilities in safe operating condition in accordance with Federal, State, and local law. The City shall provide, at its expense, the equipment for special teams as directed by the Chief.

Section 11

Although the parties recognize that it is difficult to compare different pay and work structures as to ensure exact mathematical equivalencies, the City agrees, to the extent possible, it will ensure Employees receive the equivalent compensation in pay and benefits received by all City public safety employees.

A. All 2025-2026 base salaries shall be adjusted consistent with the Salary Matrix attached hereto as Appendix A and incorporated as if fully set forth herein. The columns in Appendix A, shall correspond to the number of years an officer has been in service.

Salaries shall be paid in accordance with the Salary Matrix, which may be periodically modified from time to time with the written consent of all Parties to this Agreement.

The parties agree that a First Class Officer's salary is equal to that of a 25 year officer.

B. Lateral Employment Program. The Carmel Police Department has initiated a lateral employment program for qualified full-time sworn law enforcement officers. The premise of the program is to recognize the value of those applicants who have law enforcement experience by providing starting salary/pay incentives commensurate with an applicant's police/law enforcement experience. In order to be considered for employment with this agency, applicants must meet all established pre-employment minimum requirements, as well as successfully complete all testing, screening and background screening components. To be eligible for consideration within the lateral entry program, the applicant must have/had powers of lawful arrest and authorized to carry a weapon. The City will accept applications from individuals employed within any of the following listed categories of police/law enforcement agencies:

- a. Federal Police/Law Enforcement Agency
- b. State Police/U.S. Territory Police/Law Enforcement Agency
- c. County Police/Law Enforcement Agency
- d. State/County Sheriff's Department (does not include those employed exclusively within the area of correction or detention)
- e. City/Police/Law Enforcement Agency
- f. University/College Police/Law Enforcement Agency

NOTE: All applicants wanting to be considered for the lateral entry program must possess an Indiana Law Enforcement Academy Certification or a State/Federal Certification accepted through the I.L.E.A Waiver Requirement.

The lateral employee program will provide up to a maximum of ten (10) years of starting salary/pay incentives for qualified candidates. The following information is provided regarding entry level salaries:

The calculation for years of service will not include partial/seasonal years of service. Additionally, this does not and will not provide for the lateral transfer of rank or rights to any seniority status. Any Lateral Hire employed by the City prior to the execution of this Agreement who is eligible for, but has not been awarded, additional service credit under this Agreement shall be awarded, up to ten (10) years, such service credit and income adjusted accordingly as of the date of this executed Agreement. This section is not to be construed to entitle the Employee to any backpay as a result of the application of additional service credits.

C. Lateral Hires shall be credited with a maximum of ten (10) years or service credit under the Salary Matrix. Any credit applied to a lateral hire shall directly correspond to the number of years the Lateral Hire has served with another department prior to becoming employed with the City. An Employee with five (5) years of prior service or more, will be compensated at year 5 within the attached Salary Matrix until completion of field training. Once the Employee has successfully completed field training, they will be compensated in accordance with their prior years of service.

D. Cost-of-Living. Adjustment. The 2025 salaries shall not include a cost-of-living adjustment (COLA). Any COLA for year 2026 shall be consistent with any COLA

increase as applied to other City employees. The parties hereto agree that should the Consumer Price Index for all Midwestern Wage Earnings (“CPI-W”) independent of seasonal adjustment, as reported by the Bureau of Labor Statistics of the United States Department of Labor for the timer period from June 2025 to June 2026 fluctuate plus or minus 1%, the parties shall return to the negotiation process to consider a more appropriate COLA. Should the City’s Net Assessed Value and/or Local Income Tax Distribution as determined by the Department of Local Government Finance negatively impact the City’s abilities to provide City services, the parties shall return to negotiations to determine a more appropriate wage calculation.

E. Shift Differential. Shift Differential for Employees whose shifts begin at or after 2:00 p.m. shall receive One Dollar (\$1.00) an hour.

F. FTO Pay. FTO (Field Training Officer) pay for Employees shall receive position pay in the amount of Ten Dollars (\$10.00) an hour on top of their regular pay. Such additional compensation shall be paid only to those Employees when they are actually functioning in such position, when training a new officer.

G. Overtime Pay. Overtime compensation for Employees shall be in addition to the amount specified, and shall be paid in compliance with the Fair Labor Standards Act and the City’s most recent compensation ordinance as adopted by the Common Council.

H. Court Time and Call Out Time. Employees shall receive a minimum of two (2) hours compensation for court sessions attended during non-working hours for and for any time an Employee is called off-duty for work related business. Employees called in for unscheduled work-related business, such as shift coverage, a special team’s emergency

call out, or any other non-scheduled mandatory callback, shall be compensated at the pay rate of time and a half. An Employee may not receive compensation time in lieu of time and half for these specific types of mandatory callbacks.

- I. Positional Pay. Employees who meet the criteria specified by the Department and who serve in the position of investigator (CID and SID) or school resource officer (SRO) are eligible for positional pay, in addition to all other forms of compensation. Supervisors of these units are not eligible for positional pay.

Investigator (Patrol/Detective Only)	\$3,000 Per Year
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School Resource Officer	\$3,000 Per Year
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- J. Specialty Pay. Employees who meet criteria specified by the Department's Rules and Regulations may qualify for the specialty pay, in addition to all other forms of compensation:

- | | |
|--|------------------|
| • Personnel Specialist/FTO Coordinator | \$2,500 Per Year |
| • Firearms Range/Training Coordinator | \$2,500 Per Year |
| • K-9 Handler | \$1,500 Per Year |
| • K-9 Coordinator | \$2,500 Per Year |
| • Foreign Language Interpreter | \$2,000 Per Year |
| • Special Weapons And Tactics (SWAT) | \$2,500 Per Year |
| • Emergency Response Group (ERG) | \$2,000 Per Year |
| • Traffic Division (Motorcycle Patrol Officer) | \$1,500 Per Year |
| • Field Evidence Technician | \$2,500 Per Year |
| • Drug Recognition Officer | \$1,000 Per Year |
| • IDACS Coordinator | \$1,000 Per Year |

266	• Child Safety Seat Technician	\$1,000 Per Year
267	• Unmanned Aircraft Systems (UAS)	\$1,500 Per Year
268	• Honor Guard	\$1,000 Per Year
269	• Police Officer Support Team	\$1,000 Per Year
270	• Negotiator	\$1,500 Per Year

271 Employees who are a part of the Accident Investigations Team who achieve certification
 272 levels associated with the following hours are eligible for the corresponding specialty pay:

273 80hrs - \$1,500.00, 160hrs - \$2,000.00, 240hrs - \$2,500.00.

274 Each Employee shall be entitled to receive no more than two (2) types of specialty pay at any
 275 given time, with the exception of Foreign Language Interpreter. The Employee shall receive
 276 the highest two types of specialty pay for which he/she is eligible. All specialty pay shall cease
 277 when an Employee no longer performs the duties associated with the pay or no longer meets
 278 the qualifications for such pay.

279 K. Accident Investigators, Certified Instructors. Employees designated as Accident
 280 Investigators, who have not yet met the qualifications as a part of Section 11, Part I of
 281 this Agreement, and Certified Instructors shall receive up to Three Dollars (\$3.00) per
 282 hour for performing the duties associated with these functions, in addition to all other
 283 forms of compensation.

284 L. Clothing Allowance. Employees with twelve (12) months of service in the Department
 285 shall receive a clothing allowance of One Thousand Five Hundred Dollars (\$1,500.00)
 286 per year, to be paid in a lump sum on or before April 1 of each year. Such payment
 287 shall be treated as taxable income.

M. Sick Leave Incentive Pay. Employees may be eligible for sick leave incentive pay, which is based on the amount of sick leave used in a calendar year as follows:

No sick leave used	24 hours
Up to and including one (1) shift used	20 hours
Over one (1) to and including two (2) shifts used	12 hours
Over two (2) to and including three (3) shifts used	8 hours
Over three (3) to and including four (4) shifts used	4 hours
Over four (4) shifts used	0 hours

The hourly rate of pay for each eligible Employee, for the purposes of this pay incentive only, shall be calculated as follows: [bi-weekly base pay plus (+) longevity]/80 hours.

All sick leave used by an Employee in the course of the calendar year, except leave for injuries incurred on duty or in the line of duty, shall be counted toward the incentive pay calculation for that year, regardless of the reason for the leave or the status of the leave. Sick leave incentive pay may be paid out each year in February, for the prior calendar year, at the eligible Employee's current rate of pay. An Employee must be employed by the Department for an entire calendar year, and must be employed by the City at the time of the payout, in order to be eligible for incentive pay for that calendar year.

N. Holiday Pay. Each Employee who is required to report to work on a declared holiday whether on a scheduled or an unscheduled basis, shall receive Fifteen Dollars (\$15.00) per hour premium pay for each hour actually worked on the holiday. Employees shall be paid for their entire shift at the holiday rate. Such premium pay shall be calculated to the nearest quarter hour.

O. Holiday Time. The City agrees to maintain the current holiday schedule.

P. Vacation Time. The City agrees to the following vacation leave schedules for Employees in effect at the time of the execution of this agreement:

Year 1 of employment 14 vacation days

Year 5 of employment 20 vacation days

Year 10 of employment 23 vacation days

Year 15 of employment 26 vacation days

Year 20 of employment 30 vacation days

Year 25+ of employment 33 vacation days

Q. Bereavement Leave. All Employees will follow the City's Bereavement Leave policy.

R. Compensation Time. The City agrees to allow Employees, who are regularly scheduled over 84 hours in a 14 day pay period, may bank up to 4 hours each pay period for a maximum of 12 hours. Employees are required to utilize the compensation time by taking time off or receiving payment by the last pay cycle of the calendar year. Should the Chief determine that this method of utilizing compensation time is unworkable, the parties agree to renegotiate this Section within ten (10) calendar days of the Chief alerting the FOP in writing.

S. Trade Days. Employees shall be permitted to voluntarily trade work days, subject to the advance approval of the Chief or his designee. Such traded regular work shifts shall be exempted from the computation of overtime hours. Trade days must be balanced within the same pay period and must be documented on the appropriate City form. Subject to advance approval of his/her supervisor, an Employee will be allowed to trade days with another Employee of the same rank, within the same period. Once the

trade has been approved, the trading Employees will be considered members of their traded shift for that day and responsible for their attendance and manpower requirements; as if it were their own shift. In the event of an absence, normal procedures to fill manpower requirements will be followed (i.e. the original Employee will not be required to cover the shift). The Department will have the unilateral right, after meeting and conferring with FPO, to discontinue or alter the procedure for trading days.

T. Leave of Absence. Employees may be granted leaves with or without pay in accordance with Federal, State or local law. All leaves of absence shall be subject to the approval of the Chief.

Catastrophic Medical Leave Bank. All Employee unused sick days shall be credited to the Catastrophic Medical Leave Bank, as specified in Special Order 98-21. An Employee who is unable to perform his/her own duties or to perform light duty assignments for an extended period of time due to illness or injury is eligible for INPRS disability benefits, which are less than the Employee's active duty pay. Under 35 IAC 2-5-1, the City is not allowed to supplement INPRS disability payments. In order to avoid penalizing an Employee financially during the period of recuperation, the Catastrophic Medical Leave Bank shall allow eligible Employees to receive up to one hundred twenty (120) calendar days of full pay after sick leave and vacation benefits are exhausted and before INPRS disability benefits commence (two hundred forty (240) calendar days for injuries or illnesses incurred in the line of duty).

350 Retiree Health Insurance. The City shall contribute fifty percent (50%) of the monthly
351 employee-spouse premium for retirees who have twenty (20) years of active service
352 with the City, plus an additional one percent (1%) for each additional six (6) months
353 of service, up to a maximum of seventy-five percent (75%) of the employee-spouse (or
354 75% of the employee-only premium if the employee is unmarried or the spouse is not
355 covered by the City plan), provided that the City's insurance premium contribution
356 shall not exceed Nine Hundred Dollars (\$900.00) per month or Ten Thousand Eight
357 Hundred Dollars (\$10,800) per year. Coverage for other eligible dependents may be
358 continued at the retiree's expense. The City's insurance premium contribution cap
359 shall be evaluated each year to keep pace with current health insurance costs. For an
360 Employee who dies in the line of duty, the City shall contribute 100% of the
361 monthly spouse and dependent (if applicable) medical and dental premiums. For
362 an Employee who is disabled, the City shall contribute to insurance premium
363 according to the formula found in City Code Section 2-42. Retiree Health Insurance
364 will only be available for Employees hired prior to October 3, 2016.

365 U. Retiree Health Insurance Re-Enrollment. Effective January 1, 2019, the City will allow
366 retired police officers with at least twenty (20) years of full-time service to the City to
367 drop the City's health plan when they retire, or any time they become eligible for other
368 coverage, then rejoin the City's health plan at a later date. Retired police officers who
369 are not enrolled in the plan when they retire are also eligible for this program. All
370 retiree re-enrollments are subject to the following requirements:

- 371 a. Eligible retirees and their dependents must maintain coverage through another
372 employer-sponsored health insurance program or an individual ACA-

compliant plan offered by a carrier licensed by the State of Indiana or, if the retiree has moved out of Indiana, the retiree's state of residence.

b. Proof of continuous coverage must be submitted at the time of re-enrollment to the City's Department of Human Resources.

c. Eligible retired police officers can rejoin the plan under the following circumstances:

i. Any year during the open enrollment period.

ii. Following a change in family status, provided application is made within 30 days of the change. Such changes must be verified with appropriate documentation.

iii. Eligibility for the City's plan ends when the retiree or covered dependent qualifies for Medicare.

iv. Eligible retired police officers who fail to follow the foregoing rules shall forfeit the eligibility for re-enrollment.

V. Police and Fire Employee INPRS. The City shall maintain membership in the 1977 Fund and shall require members of the Department to meet the eligibility requirements for the Fund. The City shall pay twenty-one percent (21%) of the established Police Officer First class salary for each member of the Department participating in the 1977 Fund. In the event that state actuary reports are lower than the twenty-one percent (21%) obligation levied upon the City in any fiscal year, that amount shall be reflected as a credit toward the six percent (6%) obligation levied upon the members of the Department.

W. Vacation Buy-Back. Employees may submit up to one third (1/3) of their unused annually accrued vacation time. The City may buy back some or all of such vacation time and, if it does so, shall buy back each hour of vacation time at the Employee's hourly rate. Employees must submit their hours in no less than eight (8) hour increments to the Department on the first Monday of the last pay period of a calendar year. Payment for any submitted vacation, if approved, shall be rendered by the City before the last day in February of the following year.

Sworn Personnel:

1 to 5 years	Maximum of 4 full shifts eligible for submission (32 hours)
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6-20 years	Maximum of 6 full shifts eligible for submission (48 hours)
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21 or more years	Maximum of 7 full shifts eligible for submission (56 hours)
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Any Employee who has been suspended from the Department for disciplinary purposes or any Employee having used five (5) or more sick days in a calendar year will be disqualified from this benefit as permitted by law, for the year in which the suspension occurred, or more than five (5) sick days were used. The only exception to this rule would be an on-duty injury. The hourly rate of pay for each eligible employee, for the purposes of this pay incentive only, shall be calculated as follows: [bi-weekly base pay plus (+) longevity]/80 hours.

X. Tuition Reimbursement. The City sponsors a tuition reimbursement program subject to City Code § 2-58, as amended, for full-time City employees who are so employed both on the year prior to the beginning of the course for which tuition reimbursement is requested and at the time the final request for reimbursement is made. To be

420 eligible for tuition reimbursement the employee cannot have been subject to
421 disciplinary probation, demotion, or suspension within the 90 calendar days
422 immediately prior to the beginning date of the course for which tuition reimbursement
423 is requested.

424 Y. Dependent Care. The City agrees to allow employees to utilize up to 5 days of their
425 sick time annually for the unexpected care and treatment of a dependent. The City
426 agrees to treat this benefit in the same manner as an employee sick day. This does not
427 increase the amount of sick time afforded to an employee.

428 Z. On Call. Employees who are on call shall be compensated at a flat rate of Ten Dollars
429 (\$10.00) per shift for regular weekdays and Twenty-Five Dollars (\$25.00) per shift for
430 Saturday, Sunday and City Holidays, in addition to all other forms of compensation.
431 If an Employee is called in, he/she will receive monetary compensation for the hours
432 he/she actually works.

433 AA. Additional Benefits. In addition to any other benefits set forth in this
434 Agreement or in the City's employee handbook, the City shall contribute to their
435 employee health savings account in the following amounts:

436	Employee Only	From \$600.00 to \$800.00
437	Employee/Spouse	From 800.00 to \$1,000.00
438	Employee/Child(ren)	From \$800.00 to \$1,000.00
439	Employee/Family	From \$1,000 to \$1,200.00

440 BB. COBRA Administration Fee Waiver. The City agrees to waive the two percent
441 (2%) administrative fee for Employees and their dependents who are entitled to elect
442 COBRA continuation coverage when a qualifying event occurs.

CC. No Diminishment of Benefits. The City shall not diminish any employee benefit included in its employee handbook and Carmel Police Department general orders and policies, but not part of this Agreement. This obligation shall continue through Agreement termination, and said handbook is hereby included and made a part hereof by reference.

DD. Insurance Benefits. The City agrees to meet and confer with the FOP regarding changes to insurance benefits offered by the City. However, after meeting and conferring with the FOP, it is within the City's sole discretion to make changes to Employee insurance benefits. If a new mayor is elected, the meet and confer clause will expire and all insurance changes will be agreed upon by the City of Carmel and the FOP.

Section 12

The City shall allow FOP meetings to be held in City buildings at times agreed to by the Chief. The FOP will be responsible for the care and security of the building during such meetings. The City will allow the FOP to utilize electronic bulletin boards, email systems, Internet access and paging systems in accordance with existing City policies.

Section 13

No Employee will be required to join, support or pay dues to the FOP. There shall be no discrimination, interference, restraint or coercion by the City or FOP against any Employee for activities or membership in the FOP, or a refusal to support, be active in or become a member of the FOP.

Section 14

The City, on its own behalf and on behalf of its citizens, hereby retains and reserves all powers, rights, authority, duties and responsibilities conferred upon and vested in it by the laws and the Constitution of the State of Indiana and the United States, City resolution/ordinances and any modifications made thereto. Further, all rights which are ordinarily vested in and are exercised by employers, except to the extent they are specifically relinquished herein, are reserved to and remain vested in the City, including but without limiting the generality of the foregoing, the right:

- a. To manage its affairs efficiently and economically, including the determination of quantity and quality of services to be rendered, the control of material, tools and equipment to be used, and the discontinuance of any services, material, or methods of operations.
- b. To introduce new equipment, methods, machinery, duties, or processes, change or eliminate existing equipment and institute technological changes, decide on materials, supplies, equipment and tools to be purchased.
- c. To subcontract or purchase any or all work, processes or services, or the construction of new facilities or the improvement of existing facilities.
- d. To determine and change the number, location, and type of facilities and installations.
- e. To determine the size of the workforce and increase or decrease its size.
- f. To hire, assign and lay off employees, to reduce the workweek or workday or effect reductions in hours worked by combining layoffs and reductions in workweek or workday in accordance with Local, State, and Federal law.
- g. To direct the workforce, assign work and determine the number of employees assigned to operations.
- h. To establish, change, combine or discontinue job classifications and prescribe and assign job duties, content and classifications consistent with the Merit System.
- i. To establish wage rates for any new sworn personnel.
- J. To establish work schedules and, from time to time, change those work schedules.
- k. To establish work and productivity standards and to, from time to time, change

- those standards.
- l. To establish, maintain and revise rules and procedures for the administration of the Department in accordance with the Merit System.
 - m. To discipline and discharge employees according to Merit System.
 - n. To adopt, revise and enforce working rules and carry out cost and general improvement programs consistent with this Agreement.
 - o. To transfer, promote, and demote, (according to the Merit System), employees from one classification, division or shift to another.
 - p. To select employees for upper level policy making positions and to determine the qualifications and competency of employees to perform those duties.
- Layoffs shall be in compliance with all state and federal laws. Layoffs due to economic needs shall follow a policy based on seniority starting with the lowest level to the highest.

Section 15

The parties agree that, if the Common Council fails or refuses to fully fund this Agreement under circumstances wherein full funding would not adversely affect vital governmental function of the City, all financial provisions of this Agreement shall become null and void to the extent they are not funded, and that they will return to the negotiation process to negotiate Agreement terms that are consistent with the level of funding approved by the Common Council. The City agrees to promptly consult with the FOP Executive Board, upon request, regarding changes made to an Employee's working conditions and/or standards. However, subject to Section 11 of this Agreement, the salary, bonus, vacation and sick leave benefits in effect for Employees pursuant to this Agreement shall not be reduced without the mutual consent of the City and the FOP Executive Board.

Section 16

Neither party shall be liable for its failure to perform any of its obligations under this Agreement that have become practicably impossible because of circumstances beyond the reasonable control of that party. Such circumstances include, without limitation, natural disasters or acts of God; acts of terrorism; government acts or orders; epidemics, pandemics; and, national, state, county, or City emergencies. Written notice of a party's failure or inability to perform due to force majeure shall be given to the other party within seven (7) business days from the date of the substantial commencement of the force majeure event and shall describe the event (and its commencement date) therein with reasonable certainty. The parties agree to meet and discuss proposed changes to each side's performance obligations under the Agreement necessitated by a force majeure event and shall utilize reasonable efforts to come to terms on any amendment to the Agreement. Any amendments to the Agreement shall be incorporated within the Agreement as if fully set forth herein and shall be in writing and signed by both parties.

[signature pages to follow]

541 **SO APPROVED AND ADOPTED**

542 **CARMEL BOARD OF PUBLIC WORKS**
543 **SAFETY (“BOARD”)**

544
545 BY:
546
547 _____
548 Sue Finkam, Presiding Officer
549 Date: _____

550
551 _____
552 Laura Campbell, Member
553 Date: _____

554
555 _____
556 Alan Potasnik, Member
557 Date: _____

558
559 ATTEST:
560
561 _____
562 Jacob Quinn, Clerk

563
564 **COMMON COUNCIL FOR THE CITY OF CARMEL**

565
566 _____
567 Anthony Green, President

568
569 _____
570 Rich Taylor

571
572 _____
573 Jeff Worrell

574
575 _____
576 Shannon Minnaar

577
578 _____
579 Anita Joshi

580
581 ATTEST:
582
583 _____
584 Jacob Quinn, Clerk

585

FRATERNAL ORDER OF POLICE AND
Lodge #185 (“FOP”)

BY:

Blake Lytle, President
Date: _____

Matthew Broadnax, Vice-President
Date: _____

Michael Morley, Treasurer
Date: _____

Adam Aasen, Vice-President

Matt Snyder

Teresa Ayers

Ryan Locke

586
587 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of
588 _____, 2024, at _____.

589
590
591 _____
592 Jacob Quinn, Clerk

593
594 Approved by me, Mayor of the City of Carmel, Indiana this _____ day of
595 _____, 2024, _____.

596
597
598 _____
599 Sue Finkam, Mayor

600
601
602 ATTEST:

603
604 _____
605 Jacob Quinn, Clerk

City of Carmel

2024 Encumbrances in 2025

(For Acknowledgement)

Carmel

Fund #	Department		Total
101	GENERAL FUND		
	1110- Police Department	\$ 1,587,764.79	
	1115- Communications Systems	\$ 586,376.86	
	1120- Fire Department	\$ 513,672.41	
	1125- Parks Department	\$ 463,876.76	
	1160- Mayor's Office	\$ 107,156.82	
	1180- Department of Law	\$ 274,226.42	
	1192- Dept. of Community Services	\$ 345,835.89	
	1201- Human Resources	\$ 185,076.59	
	1203- Community Relations	\$ 805,324.29	
	1205- General Administration	\$ 304,013.80	
	1206- City Property Maintenance	\$ 501,661.46	
	1207- Brookshire Golf Course	\$ -	
	1208- Building Operations	\$ 56,583.98	
	1401- Common Council	\$ -	
	1501- Economic Development	\$ 64,880.90	
	1701- Controller	\$ 114,933.17	
	1702- Clerk	\$ 7,693.78	
	1801- Redevelopment Department	\$ 291.00	
101	GENERAL FUND- TOTAL		\$ 5,919,368.92
102	AMBULANCE FUND		\$ 185,972.14
103	PARK CAPITAL FUND		\$ 1,117,995.01
106	PARK IMPACT FEE FUND		\$ 4,650,220.13
108	PARK PROGRAM FUND		\$ 311.77
109	PARKS MONON FUND		\$ 360.00
201	MOTOR VEHICLE HIGHWAY FUND		
	2200- Engineering	\$ 419,980.54	
	2201- Streets	\$ 3,633,887.72	
201	MOTOR VEHICLE HIGHWAY FUND- TOTAL		\$ 4,053,868.26
202	LOCAL ROAD & STREET FUND		\$ 1,952,591.84
203	CUM CAP IMPROVEMENT FUND		\$ 50,051.67
209	DEFERRAL FUND		\$ 10,380.75
210	USER FEE FUND & DEFERRALS		\$ -
211	CUM CAP DEVELOPMENT FUND		\$ 376,980.50
250	NON REVERTING STORMWATER		\$ 1,656,064.16
506	JUDICIAL SALARY FEES FUND		\$ -

507	HISTORIC PRESERVE FUND-N/R	\$	5,357.50
852	POLICE GIFT FUND	\$	42,672.00
853	PARK GIFT FUND	\$	16,536.00
854	COMMUNITY RELATIONS GIFT FUND	\$	17,230.00
856	CARMEL REDEVELOPMENT GIFT-MARKET	\$	4,157.01
902	CARMEL REDEVELOPMENT FUND	\$	220,890.00
911	LAW ENFORCEMENT AID FUND	\$	-
919	THROUGHFARE FUND	\$	515.99
922	NON-REVERTING CENTER GREEN ICE	\$	27,362.02
923	NON-REVERTING EVENTS & FESTIVAL	\$	12,134.00
		\$	<u>20,321,019.67</u>

LEGAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered into by and between the City Council of the City of Carmel, Indiana, to be hereinafter known as “Council” and KROGER GARDIS & REGAS, LLP, Indianapolis, Indiana to be known hereinafter as “Contractor” is to hereby set our terms and conditions as follows:

ARTICLE ONE

Council hereby engages said Contractor for the purposes and under the conditions designated and set forth herein, and said Contractor agrees to perform such work in a timely manner.

ARTICLE TWO

The Contractor will advise and consult with the Council and its membership, acting by and through the President of the Council, on matters pertaining to the following:

1. The Contractor, in conjunction with the City of Carmel legal department, will draft and/or review ordinances and resolutions pertaining to Council business as directed by the President of the Council.
2. The Contractor will be reasonably available to consult with Council members and other individuals over the telephone or by email or in person when requested by the Council President;
2. Upon request from the Council President, the Contractor will attend Council meetings and meet with Council members at such other times as may be deemed reasonably necessary by both parties;
3. Upon request from the Council President, the Contractor or his associate will make visits and arrange for conferences or committee meetings which are essential to the governing of the City Council;
4. The Contractor, through Ted W. Nolting, will represent the Council in any of the aforementioned matters in which such representation is requested.

ARTICLE THREE

It is understood that the period covered by the work outlined in Article Two, herein, will be accomplished during the calendar year of 2025 (the “Term”).

ARTICLE FOUR

It is understood that Ted W. Nolting will be the person in charge of all work outlined in Article Two, herein, for the Contractor, and that he or his associate will personally attend the meetings and conferences set forth above. The Contractor shall take direction and act on behalf

of the President of the City Council or his or her designee, as applicable.

ARTICLE FIVE

For the accomplishment of the work set forth above, the Contractor shall be compensated in the amount of \$350.00 per hour to be paid upon receipt of a monthly statement and approval of said claim by the Council. The total compensation paid to Contractor for services hereunder shall not exceed \$12,500 per month, or \$150,000 during the Term, unless expressly approved by the Council.

ARTICLE SIX

It is understood and agreed that the Contractor shall commence work promptly upon execution of this Agreement.

ARTICLE SEVEN

As required by IC 5-22-16.5-13, the Contractor hereby certifies that the Contractor is not engaged in investment activities in Iran.

ARTICLE EIGHT

The Contractor hereby certifies that the Contractor has complied with the requirements of Ind. Code 22-5-1.7-3 regarding the E-Verify program, as shown by the attached affidavit.

In accordance with the terms so set forth, we do hereby set our hands and seal this day of _____, 2025.

KROGER GARDIS & REGAS, LLP

**CITY COUNCIL
CITY OF CARMEL, INDIANA**

Ted W. Nolting

ATTEST:

Carmel City Clerk

INDIANA LEGAL EMPLOYMENT DECLARATION

The State of Indiana has enacted a law (I.C. 22-5-1.7) requiring all state agencies and political subdivisions request verification from their contractors that their employees are legally eligible to work in the United States. This Declaration serves as notice that all Contractors doing business with the City of Carmel, Indiana, must, as a term of the contract:

1. Enroll in and verify the work eligibility status of newly hired employees of the contractor through the E-Verify programs (but is not required to do this if the E-Verify program no longer exists); and

2. Verify, by signature below, that the Contractor does not knowingly employ unauthorized aliens.

I, Ted Nolting, a duly authorized agent of KROGER GARDIS & REGAS, LLP, declare under penalties of perjury that KROGER GARDIS & REGAS, LLP does not employ unauthorized aliens to the best of it knowledge and belief.

KROGER GARDIS & REGAS, LLP

Ted Nolting

Subscribed and sworn to before me on this ____ day of _____, 2025.

My Commission Expires:

County of Residence:

Notary Public

Printed Name