

# City of Carmel

## CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, DECEMBER 1, 2025 – 6:00 P.M.  
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

**Common Council**  
**(Jan 2024 - Dec 2027)**

**North Central District**  
*Teresa Ayers,*  
*Chaplain*

**Northeast District**  
*Shannon Minnaar*

**Southeast District**  
*Adam Aasen,*  
*President*

**South Central District**  
*Tony Green,*  
*Parliamentarian*

**West District**  
*Anita Joshi*

**Northwest District**  
*Ryan Locke*

**At-Large**  
*Matthew Snyder,*  
*Vice President*

**At-Large**  
*Rich Taylor*

**At-Large**  
*Jeff Worrell*

**Next Meeting:**  
**December 15, 2025**

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. November 3, 2025 Executive Session
    2. November 17, 2025 Regular Meeting
  - b. Claims
    1. Payroll - \$4,123,523.74 and CPD Physical Assessment Payout - \$151,849.43
    2. General Claims – \$4,660,923.06
9. ACTION ON MAYORAL VETOES
10. COMMITTEE REPORTS
  - a. Finance, Utilities and Rules Committee
  - b. Land Use and Special Studies Committee
  - c. All reports designated by the Chair to qualify for placement under this category

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

- a. **Carmel Redevelopment Commission (Monthly)**
- b. Carmel Historic Preservation Commission (Quarterly – January, April, July, October)
- c. Audit Committee (Bi-annual – May, October)
- d. Redevelopment Authority (Bi-annual – April, October)
- e. Economic Development Commission (Bi-annual – February, August)
- f. Library Board (Annual – February)
- g. Ethics Board (Annual – February)
- h. Parks Department (Quarterly – February, May, August, November)
- i. Climate Action Advisory Committee (Quarterly – March, June, September, December)
- j. Finance Department Budget Update (Quarterly – April, July, October, January (for the 4<sup>th</sup> quarter of the previous year))
- k. All reports designated by the Chair to qualify for placement under this category

**12. OLD BUSINESS**

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

**Synopsis:**

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

- b. **Fourteenth Reading of Ordinance D-2772-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel City Code; Sponsor(s): Councilor(s) Aasen, Ayers, Minnaar, Snyder and Worrell. **Remains in the Finance, Utilities and Rules Committee.**

**Synopsis:**

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

- c. **Fourth Reading of Ordinance D-2795-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Public Areas of City Hall; Sponsor: Councilor Snyder. **Remains in the Land Use and Special Studies Committee.**

**Synopsis:**

An ordinance establishing public areas of City Hall.

- d. **Resolution CC-11-17-25-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a new Subarea Plan for the US-31 Corridor; Sponsor: Councilor Minnaar. **Remains in the Land Use and Special Studies Committee.**

**Synopsis:**

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the US-31 Corridor and makes associated revisions to the Mobility and Pedestrian Plan.

### 13. PUBLIC HEARINGS

- a. **First Reading of Ordinance D-2800-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation from the Local Road and Street Fund (#202); Sponsor: Councilor Aasen.

**Synopsis:**

This ordinance appropriates funds to cover costs within the Local Road and Street Fund (#202).

- b. **First Reading of Ordinance D-2801-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of \$258,981.00 from the 2024 General Obligation Bond Fund (#410); Sponsor(s): Councilor(s) Taylor and Snyder.

**Synopsis:**

This ordinance appropriates funds to support the remaining 2025 bond payment from the 2024 General Obligation Bond Fund #410. As part of the adopted 2025 City of Carmel Budget, appropriations for the 2024 General Obligation Bond Fund (#410) were adopted at \$2,694,294.00. Following Department of Local Government Finance (DLGF) review and certification, the appropriation for this fund was certified at a lower amount of \$2,435,313.00.

- c. **First Reading of Ordinance Z-702-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Updating the Filing Fees Section in the Unified Development Ordinance Related to Zoning and Development Applications and for Permits and Inspections; Sponsor(s): Councilor(s) Minnaar, Joshi, Ayers and Snyder.

**Synopsis:**

This ordinance amends the filing fees in Article 1, Section 1.29 of the Unified Development Ordinance.

### 14. NEW BUSINESS

- a. **Resolution CC-12-01-25-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds from the Grant Fund (#900) into Local Road and Street Fund (#202); Sponsor: Councilor Aasen.

**Synopsis:**

Transfers \$429,272.00 from the Grant Fund (#900) into the Local Road and Street Fund (#202).

- b. **Resolution CC-12-01-25-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Within the Engineering Department Fund (#2200); Sponsor: Councilor Aasen.

**Synopsis:**

Transfers \$49,000.00 within the Engineering Department Fund (#2200).

- c. **Resolution CC-12-01-25-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Within the Redevelopment Department Budget (#1801); Sponsor: Councilor Aasen.

**Synopsis:**

Transfers \$6,800.00 within the Redevelopment Department Budget.

- d. **Resolution CC-12-01-25-04**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Comprehensive Plan to Incorporate a New Subarea Plan for the Home Place Area; Sponsor: Councilor Minnaar.

**Synopsis:**

This resolution amends the Carmel Comprehensive Plan to incorporate a new subarea plan for the Home Place area and makes associated revisions to the menu of Street Typologies, Thoroughfare Plan map, and Mobility and Pedestrian Plan map.

- e. **Resolution CC-12-01-25-05**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds from the General Fund (#101) into the 2024 General Obligation Bond Fund (#410); Sponsor(s): Councilor(s) Taylor and Snyder.

**Synopsis:**

Transfers \$258,991.00 from the General Fund (#101) into the 2024 General Obligation Bond Fund (#110).

- f. **First Reading of Ordinance D-2804-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 4, Article 6 of the Carmel City Code; Sponsor(s): Councilor(s) Minnaar and Taylor.

**Synopsis:**

An ordinance amending and clarifying requirements of Chapter 4, Article 6 of the Carmel City Code relating to the residential rental dwelling registration and permit program.

**15. AGENDA ADD-ON ITEMS**

**16. OTHER BUSINESS**

**a. City Council Appointments**

1. Christkindlmarkt Board (Term Expires 8/30/27; two-year term); One Nomination

**17. ANNOUNCEMENTS**

**18. ADJOURNMENT**