

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 4th 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 1st Ave SE, regulating parking on Range Line from Main Street to 1st 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

1 COMMON COUNCIL
2 MEETING MINUTES
3 EXECUTIVE SESSION

4 MONDAY, NOVEMBER 3, 2025 – 4:30 P.M.
5 CAUCUS ROOM/CITY HALL/ONE CIVIC SQUARE
6

7 **MEETING CALLED TO ORDER**
8

9 Council President Adam Aasen; Council Members: Jeff Worrell, Ryan Locke, Rich Taylor,
10 Teresa Ayers, Matthew Snyder, Anita Joshi and Shannon Minnaar were present. Also present
11 were Samantha Karn, Corporation Counsel for the City of Carmel, and Deputy Clerk Jessica
12 Komp.
13

14 There was a quorum present and the meeting was called to order at 4:31 p.m.
15

16 **DISCUSSION**
17

- 18 1. Per Indiana Code § 5-14-1.5-6.1(b)(2)(B), strategy regarding pending and threatened
19 litigation were discussed.
20

21 **ADJOURNMENT**
22

- 23 1. The meeting was adjourned at 5:15 p.m.
24

25 **CERTIFICATION**
26

27 The Carmel Common Council and Carmel City Clerk hereby certify that no subject matter was
28 discussed in the executive session other than pending and threatened litigation as specified in the
29 public notice.
30

31 Respectfully Submitted,
32

33 _____
34 Jacob Quinn, Clerk
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37 Approved,
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41 **ATTEST:**
42

43 _____
44 Adam Aasen, Council President
45

46 _____
47 Jacob Quinn, Clerk

City of Carmel

CARMEL COMMON COUNCIL MEETING MINUTES

MONDAY, NOVEMBER 17 , 2025 – 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, Anita Joshi, Tony 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 9-0.

INVOCATION

Pastor Will Huberty of Traders Point Christian Church delivered the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

Carmel Police Chief Drake Sterling introduced five new Carmel Police Officers. Ryan Dienhart, Ryan Enochs, Zachary Martin, Braden Adams, and Jonathan Hasstedt were all sworn in as new Carmel Police Officers by Mayor Sue Finkam.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Zachary Levy spoke to Council about Ordinance D-2796-25, the micromobility ordinance. Mr. Levy asked that some of the ambiguous wording be cleaned up before passing the ordinance. Specifically, language which seems to imply that slower vehicles would need to pull over to allow faster vehicles to pass them.

Judy Hagan, President of the Carmel Clay Park Board, spoke to Council about the micromobility ordinance. She stated that our pedestrian and bicycle infrastructure was designed for people power, not motorized power. She stated that Indiana law allows Class 1 & 2 e-bikes, so we must follow suit, but Carmel does not need to allow Class 3 bikes. Ms. Hagan would like the allowance of Class 3 e-bikes to be removed from the ordinance.

Bruce Shire also spoke to Council about the micromobility ordinance. He is concerned that even though there is a 15 mph speed limit on sidewalks, he often witnesses groups of bike riders at speeds of 30-35 mph. Mr. Shire supports the prohibiting of e-moto devices on greenways and trails. He is concerned that not enough young people are wearing helmets, and the helmets that are being worn are lightweight bicycle helmets, which are not protective enough for use with higher speed devices. He believes those who do not wear proper helmets should be written up.

Dakota Crawford, a member of Strong Towns Carmel, spoke in favor of the updated micromobility ordinance. Mr. Crawford is glad to see that Class 3 e-bikes will be allowed on trails and sidewalks. He agrees that e-moto devices should not be allowed on those paths. He thanked Council for listening to citizens, and shared that Class 3 e-bikes are not actually easily ridden at speeds higher than 20 mph, and they don't have a throttle.

Josh Freedman, owner of Pedego electric bikes, spoke last. He thanked Council for taking on this important safety issue. He shared that he and other retailers are mainly selling Class 3 e-bikes today. As that is what is available for purchase, he can't see there being an overall ban on this type of bike. He believes it comes down to behaviors, speed limits, and enforcing those.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Sujay Shah, a sixth-grader at Creekside Middle School, was the Deputy Mayor for this meeting. He gave the Mayor's report to Council. Mayor Finkam thanked the team who organized the Veterans Day ceremony on November 7th, which was a special event to honor the brave people who have served our country. In the last two weeks, the Mayor went to five ribbon-cuttings and groundbreakings for new Carmel businesses, all of which are either run by Carmel families, or are here to help families in our community. The Mayor thanked the Street Department for the great job they did keeping the roads cleared during the first snowfall of the season. The 311 app has been launched, which will allow residents to report non-emergency issues and track the status of their service requests in real time. Simply download the Carmel 311 app to stay informed and connected with city services. Mayor Finkam also shared that the Christkindlmarkt will open this Saturday, November 22nd.

Councilor Snyder reminded city employees that this coming Monday, November 24th, the Christkindlmarkt will be open to all of our hard working staff and their families, as well as anyone who volunteers on a board, commission or committee. This special employee night is a private event.

Councilor Worrell reminded Council that the upcoming free Project Civility event will be hosted at the Carmel Clay Public Library this Thursday, November 19th at 7:00 p.m. This event is titled "Please Pass the Civility". It will be a workshop on how to have constructive conversations with people you disagree with and still maintain the relationship.

CONSENT AGENDA

Councilor Minnaar moved to approve the consent agenda. Councilor Joshi seconded. There was no discussion. Council President Aasen called for the vote. The consent agenda was approved 8-0.

a. Approval of Minutes

1. November 3, 2025 Regular Meeting

b. Claims

1. General Claims – \$3,043,771.45
2. Retirement – \$127,147.10
3. Wire Transfers – \$7,185,794.08

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

Councilor Taylor stated that the Finance, Utilities and Rules Committee has not met since the last Council meeting.

Councilor Snyder shared that the Land Use and Special Studies Committee will not be meeting this Wednesday, November 19th. Councilor Snyder stated a notice will be sent out if the Committee holds a meeting prior to the next regularly scheduled meeting, which would be on December 3rd. He stated that a town hall meeting has not been scheduled to discuss the US 31 Subarea Plan. Being that it is a resolution, and not an ordinance, this item may stay in the Land Use Committee as long as needed, which is always an open forum for the public to attend and participate in.

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

Michael Klitzing, Director of Carmel Clay Parks and Recreation, gave the quarterly report. The Bur Oak Bridge at Hazel Landing Park is now officially open. It was dedicated on October 20th. Director Klitzing thanked Councilors Snyder and Taylor for their work in their previous roles on the Park Board, which helped to make this all happen. He also thanked CCPR's funding partners for the Bur Oak Bridge – Clay Township, Delaware Township, the City of Carmel, and Hamilton County. Founders Park is now reopened after a refresh which replaced the safety surfacing, reconfigured the sand playground, and added additional fencing between the playground and the parking lot. In the spring, a floating boardwalk will be installed across the water in Founders Park. At Carey Grove Park, Jerry's Native Tree Walk was recently dedicated. This was named in honor of Jerry Kozlansky, who was CCPR's Park Operation Manager over natural resources. Jerry passed away unexpectedly in February. Construction on Bear Creek Park is getting closer. Request for Proposals have been sent out to begin development of this park next year. CCPR is also gathering input from our youth on the components of the Bear Creek playground. CCPR received its reaccreditation from the American Camp Association, after an evaluation on 176 best practices. Last week, CCPR was awarded the Outstanding Agency Award by the Indiana Park & Recreation Association. Lastly, Director Klitzing shared that today is his birthday, displaying a picture of himself as an infant with his grandparents. He shared that his mother and his spouse stated that the Council must treat him nicely as the other Parks related topics are addressed on the agenda tonight.

Zac Jackson, CFO/Controller for the city of Carmel, and Kirsten Haney, Assistant Director for Budget Management, presented the Finance Department's quarterly report. Revenues through the first three quarters have come in almost at target, at only 0.2% under. Some of our property tax revenue came in earlier than expected, so that has inflated this number by about \$3 million. We also know that the Food & Beverage Tax will not be received in the general fund this year, which would be about \$3.8 million. Our general fund revenue for this year will probably come in about \$3.8 million under, but maybe not quite that much. The General Fund has underspent the appropriations by \$4 million. The Motor Vehicle Highway Fund has underspent by \$2.3 million. Much of this is due to delayed spending, vacancies in different departments, and delayed hiring. Council President Aasen asked where we expect to end the year with unappropriated dollars. Mr. Jackson stated that we were at about \$28 million coming into this year. We'll miss our revenue forecast by about 3 million, but we will underspend appropriations by about \$4 million, so overall we'll add about \$1 million to our combined general and rainy day fund.

OLD BUSINESS

Council President Aasen announced the eighteenth 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. This item remains in the Land Use and Special Studies Committee.

149 Council President Aasen announced the thirteenth reading of **Ordinance D-2772-25**; An Ordinance of the
150 Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel
151 City Code; Sponsor(s): Councilor(s) Aasen, Ayers, Minnaar, Snyder and Worrell. This item remains in the
152 Finance, Utilities and Rules Committee.

153

154 Council President Aasen announced the third reading of **Ordinance D-2795-25**; An Ordinance of the
155 Common Council of the City of Carmel, Indiana, Establishing Public Areas of City Hall; Sponsor: Councilor
156 Snyder. This item remains in the Land Use and Special Studies Committee.

157

158 Council President Aasen announced the third reading of **Ordinance D-2796-25**; An Ordinance of the Common
159 Council of the City of Carmel, Indiana, Amending Carmel City Code Chapter 3, Article 2, Section 3-58,
160 Chapter 6, Article 4, Section 6-63, Chapter 8, Article 4, Sections 8-40 and 8-41, Chapter 8, Article 5, Section 8-
161 46, and Adding Chapter 8, Article 4, Section 8-44; Sponsor(s): Councilor(s) Snyder, Ayers, Joshi and Minnaar.
162 This item returns from the Land Use and Special Studies Committee. Councilor Snyder thanked the public for
163 all of their input on micromobility over these last months of discussions. He thanked our city attorney, Sergey
164 Grechuckin, for all of the hours he poured into researching micromobility, gathering data from cities all across
165 the country. Councilor Snyder is proud of the requirement of helmets for those under 16 years of age. The
166 primary motivation for this ordinance has been, and is, safety. Councilor Minnaar commented that she, herself,
167 is a rider of Class 2 e-bike. She commended Parks Director Michael Klitzing for going to the Pedego bike shop
168 and actually trying out an e-bike, to fully understand what it is we are legislating. Councilor Minnaar supports
169 allowing Class 3 e-bikes, as well. She stated that even though Class 3's are capable of traveling at speeds higher
170 than 20 mph, it is actually very difficult to sustain that pace. Class 3's also do not have a throttle. Councilor
171 Joshi stated that the inclusion of helmet requirements for those 15 and younger is very important to her.
172 Councilor Taylor asked why we dropped the riding age of a Class 3 bike from 16 to 15. Mr. Grechukhin
173 answered that the age was lowered to be in line with Indiana State statutes. Since the State allows 15 year olds
174 to operate mopeds, we should also allow 15 year olds to operate Class 3 e-bikes. Councilor Worrell asked about
175 the legality of e-moto devices, such as dirtbikes. Councilor Snyder answered that they are not currently allowed
176 on our sidewalks or multi-use paths, and they are also not allowed on our streets, unless they are properly
177 registered and plated through the BMV. If they are not properly registered, the Police Department treats them as
178 unlicensed vehicles. All of this remains the same through the new ordinance. Councilor Worrell then asked why
179 we've decided to allow e-scooters, which are currently not allowed on sidewalks and multi-use paths. Councilor
180 Snyder answered that e-scooters are still not allowed on the Monon or other Parks trails, but they will be
181 allowed on city sidewalks and paths. We are allowing them because they are the slowest of all of the
182 micromobility devices, and because they still require human intervention to operate, which means they do not
183 fall into the e-moto category. Parks Director Michael Klitzing confirmed that the Parks do not currently allow
184 any motorized devices on their greenways, with e-scooters specifically listed as being prohibited. Councilor
185 Green asked about the Police Department's level of input on this ordinance. Councilor Snyder answered that
186 they were present at almost every Land Use meeting and provided a large amount of feedback. Councilor
187 Minnaar shared that it isn't possible to tell which class of e-bike a person is riding as they pass you by, so
188 prohibiting one type of the three is really not helpful. What is helpful is enforcement of speed limits. Officer
189 Brady Myers shared that handheld radar devices will be used to monitor speeds. Additionally, we are testing
190 out some cameras at different locations which can also indicate speeds. The ordinance also allows the police to
191 give a citation for reckless operation of a micromobility device, just as reckless driving of a motor vehicle is a
192 ticketable offense. Councilor Worrell asked if we could remove e-scooters from the list of permissible
193 micromobility devices. Councilor Ayers stated that as new technology is introduced, it will be hard to regulate
194 the use of all of these different devices, but what we can do is try to regulate these behaviors. Unfortunately, a
195 handful of people are ruining it for the rest of the riders, so we need to get on top of this, and mitigate the bad
196 behavior. Enforcing the speed limits is where we need to start. Councilor Snyder then shared a graphic that
197 would be used to easily show citizens what types of devices are allowed, where, and at what speeds. Councilor
198 Worrell made a motion to amend this ordinance to remove the allowance of e-motos and e-scooters. Councilor
199 Taylor seconded. Mr. Grechuckhin stated that this ordinance is already not allowing e-moto devices. Councilor

Worrell clarified his motion, stating that he only wants to keep e-scooters off the trails. Councilors Snyder and Joshi stated that young children ride e-scooters, that don't go nearly as fast as Lime scooters. If we prohibit those, then we'll be forcing children to ride these in the street. Mr. Grechukhin clarified that this ordinance still prohibits e-scooters on the Monon, and on other Parks-operated greenways. This ordinance will only allow them on other city trails and sidewalks. Hearing this, Councilor Worrell withdrew his motion. Councilor Minnaar moved to amend this ordinance to the version presented in the packet. Councilor Joshi seconded. There was no discussion. Council President Aasen called for the vote. Motion to Amend approved, 9-0. Councilor Minnaar moved to approve the ordinance as amended. Councilor Joshi seconded. There was no discussion. Council President Assen called for the vote. **Ordinance D-2796-25** approved as amended, 9-0.

PUBLIC HEARINGS

Council President Aasen announced the first reading of **Ordinance D-2797-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation from the Carmel Police Department Fund (#1110); Sponsor: Councilor(s) Minnaar, Taylor and Worrell. Councilor Minnaar moved to introduce the item into business. Councilor Taylor seconded. Zac Jackson explained that this ordinance will appropriate funds to cover overtime costs within the Carmel Police Department Fund. This will add to the available spending for overtime. Council President Aasen opened up the public hearing at 7:49:23. Seeing no one who wished to speak, he closed the public hearing at 7:49:37. Councilor Green moved to suspend the rules and act on this tonight. Councilor Taylor seconded. There was no discussion. Council President Aasen called for the vote. Motion to Suspend the Rules approved, 8-0. Councilor Minnaar moved to approve the ordinance. Councilor Green seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2797-25** approved, 8-0. (Councilor Snyder was not present.)

Council President Aasen announced the first reading of **Ordinance D-2798-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the Opioid Settlement Restricted Fund #257; Sponsor(s): Councilor(s) Minnaar, Taylor and Worrell. Councilor Worrell moved to introduce the item into business. Councilor Green seconded. Councilor Worrell presented the item to Council. Zac Jackson explained that these dollars from the restricted Opioid Settlement Fund will go towards a program at Carmel Clay Schools that falls within the required criteria. Council President Aasen opened up the public hearing at 7:51:36. Seeing no one who wished to speak, he closed the public hearing at 7:51:47. Councilor Green moved to suspend the rules and act on this tonight. Councilor Taylor seconded. There was no discussion. Council President Aasen called for the vote. Motion to Suspend the Rules approved, 8-0. Councilor Green moved to approve the ordinance. Councilor Taylor seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2798-25** approved, 8-0. (Councilor Snyder was not present.)

Council President Aasen announced the first reading of **Ordinance D-2799-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the City General Fund #101; Sponsor(s): Councilor(s) Aasen, Snyder, Taylor, Green, Worrell, Ayers, Minnaar, Locke and Joshi. Councilor Minnaar moved to introduce the item into business. Councilor Green seconded. Councilor Minnaar presented the item to Council. Michael Klitzing explained that this transfer of funds will help cover expenses related to tree mitigation within Cherry Tree Park which were caused by the April 2nd tornado that came through Carmel. Council President Aasen opened up the public hearing at 7:53:52. Seeing no one who wished to speak, he closed the public hearing at 7:54:04. Councilor Green moved to suspend the rules and act on this tonight. Councilor Taylor seconded. There was no discussion. Council President Aasen called for the vote. Motion to Suspend the Rules approved, 8-0. Councilor Green moved to approve the ordinance. Councilor Joshi seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2799-25** approved, 8-0. (Councilor Snyder was not present.)

NEW BUSINESS

Council President Aasen announced **Resolution CC-11-17-25-01**; 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) Minnaar, Taylor and Worrell. Councilor Minnaar moved to introduce the item into business. Councilor Green seconded. Councilor Taylor presented the item to Council. Michael Klitzing explained that CCPR has been using impact fees to cash flow the White River North extension project, and this transfer from the READI grant fund will reimburse those dollars. Councilor Taylor moved to approve the resolution. Councilor Green seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-11-17-25-01** approved, 7-0. (Councilor Snyder was not present, Councilor Locke abstained.)

Council President Aasen announced **Resolution CC-11-17-25-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Between the Grant Fund (#900) and the Carmel Police Department Fund (#1110); Sponsor(s): Councilor(s) Minnaar, Taylor and Worrell. Councilor Minnaar moved to introduce the item into business. Councilor Taylor seconded. Councilor Minnaar presented the item to Council. Zac Jackson explained that this is the companion to Ordinance D-2797-25 and it transfers the cash that backs that appropriation. Councilor Taylor moved to approve the resolution. Councilor Green seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-11-17-25-02** approved, 9-0.

Council President Aasen announced **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. Councilor Minnaar moved to introduce the item into business. Councilor Taylor seconded. Councilor Minnaar presented the item to Council. Adrienne Keeling, Planning Administrator for the Department of Community Services, explained that this a resolution to amend the comprehensive plan. This started as a public hearing before the Plan Commission. It went through three meetings, and the Plan Commission's amended version is what is before Council tonight. Ms. Keeling reminded everyone that a subarea plan provides guidance for a specific neighborhood or corridor. It does not alter the development approval process, it does not make design or land use decisions for any individual development site, and it does not allocate any funding for infrastructure. This resolution was sent to the Land Use and Special Studies Committee. Councilor Minnaar shared that Yard & Co. will be at the next Land Use meeting, and she encouraged all Councilors to attend.

Council President Aasen announced the first reading of **Ordinance D-2802-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Approving and Adopting a Fourth Amendment to Interlocal Agreement; Sponsor(s): Councilor(s) Aasen, Ayers, Joshi, Minnaar, Snyder, Taylor and Worrell. Councilor Taylor moved to introduce the item into business. Councilor Joshi seconded. Councilor Joshi presented the item to Council. Carmel Clay Parks and Recreation Director Michael Klitzing explained that this is the fourth amendment to the interlocal agreement. This will lock the Park Board in its current state of nine members with four Mayoral appointees, four Township appointees, and one School Board appointee through 2042. This agreement will allow the Township to use any unappropriated funds from its budget at the end of the year to be used for Parks projects. While this may only be thousands of dollars, and not even every year, this is one mechanism that the Township has agreed to, to help support Parks. Third, this interlocal agreement would transfer a special taxing authority from the City to the Township. This in no way would impact the City's existing revenue sources, as the City has never used this taxing authority. Councilor Green asked about the possibility of the Township being terminated in the coming years, and what that would mean for the City in terms of the Township's debt, and in terms of the City's bond rating. There was discussion on this scenario, with Councilors stating that our bond rating would not be affected, and that we shouldn't govern based upon unknown hypotheticals. Councilor Snyder moved to suspend the rules and act on this tonight. Councilor Taylor

seconded. There was no discussion. Council President Aasen called for the vote. Motion to Suspend the Rules approved, 9-0. Councilor Minnaar moved to approve the ordinance. Councilor Snyder seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2802-25** approved, 9-0.

Council President Aasen announced the first reading of **Ordinance D-2803-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 3, Section 8-20 of the Carmel City Code; Sponsor: Councilor Joshi. Councilor Joshi moved to introduce the item into business. Councilor Snyder seconded. Councilor Joshi presented the item to Council. Councilor Joshi explained that the Deerfield Subdivision seeks to have their speed limit lowered from 30 mph to 25 mph, which is the standard speed limit for most suburban neighborhoods. This neighborhood has many young children. Brad Pease, Director of Engineering, was also present in support of this ordinance. Councilor Snyder moved to suspend the rules and act on this tonight. Councilor Minnaar seconded. There was no discussion. Council President Aasen called for the vote. Motion to Suspend the Rules approved, 9-0. Councilor Joshi moved to approve the ordinance. Councilor Ayers seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2803-25** approved, 9-0.

AGENDA ADD-ON ITEMS

There were none.

OTHER BUSINESS

Council President Aasen announced the **Approval of the 2026 Common Council Meeting Calendar and Deadlines**. There were no suggested changes. Councilor Minnaar moved to approve. Councilor Snyder seconded. There was no discussion. Council President Aasen called for the vote. The **2026 Common Council Calendar and Deadlines** was approved, 9-0.

Council President Aasen stated that we are still accepting applications for the Christkindlmarkt Board appointment and encouraged anyone who is interested to please apply on the City of Carmel website..

ANNOUNCEMENTS

There were none.

ADJOURNMENT

Council President Aasen adjourned the meeting at 8:22 p.m.

Respectfully Submitted,

Jacob Quinn, Clerk

Approved,

ATTEST:

Adam Aasen, Council President

Jacob Quinn, Clerk

Total Gross Wages for REGULAR PAYROLL date 11/14/2025

\$2,788,265.06

Total Payroll Liabilities for REGULAR PAYROLL date 11/14/2025

\$1,335,258.68

I hereby certify that payroll amount listed above is true and correct and I have audited same in accordance with IC 5-11-10-1.6.


CFO Controller

We have examined the foregoing payroll charges, consisting of one page(s), and except for payroll not allowed as shown in this register, such payroll in the total amount of \$4,123,523.74 is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2025

Acknowledged by the Common Council of the City of Carmel, Indiana.

Council President

_____	_____
_____	_____
_____	_____
_____	_____

Total Gross Wages for CPD Physical Assessment Payout 11/21/2025

\$149,598.23

Total Payroll Liabilities for CPD Physical Assessment Payout 11/21/2025

\$2,251.20

I hereby certify that payroll amount listed above is true and correct and I have audited same in accordance with IC 5-11-10-1.6.


Controller

We have examined the foregoing payroll charges, consisting of one page(s), and except for payroll not allowed as shown in this register, such payroll in the total amount of \$151,849.43 is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2024

Acknowledged by the Common Council of the City of Carmel, Indiana.

Council President

_____	_____
_____	_____
_____	_____
_____	_____

SUNGARD PENTAMATION, INC.
DATE: 11/21/2025
TIME: 13:03:25

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	612417	11/14/25	NATURAL GAS	110-4349000	252.98	
CENTERPOINT ENERGY	612417	11/14/25	NATURAL GAS	1125-4349000	44.30	
						297.28
ALPHA CARD SYSTEMS, LLC	612418	11/14/25	GENERAL PROGRAM SUPPLIES	1082-4239039	27.98	
						27.98
AMERICAN RED CROSS-HLTH &	612419	11/14/25	EXTERNAL INSTRUCT FEES	1081-4357004	400.00	
BGI FITNESS	612420	11/14/25	OFFICE SUPPLIES	1091-4230200	50.00	
						50.00
HELEN BALLINGER	612421	11/14/25	TRAVEL FEES & EXPENSES	1091-4343000	96.04	
						96.04
BRAINSTORM PRINT	612422	11/14/25	STREET SIGNS	1125-4239031	170.00	
						170.00
CARMEL CLAY SCHOOLS-FUEL	612423	11/14/25	GASOLINE	1125-4231400	1,826.19	
CARMEL CLAY SCHOOLS-FUEL	612423	11/14/25	DIESEL FUEL	1125-4231300	408.89	
CARMEL CLAY SCHOOLS-FUEL	612423	11/14/25	OFFICE SUPPLIES	1125-4230200	10.00	
						2,245.08
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	1125-4348500	288.76	
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	110-4348500	24.75	
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	1125-4348500	210.36	
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	1125-4348500	142.22	
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	1125-4348500	395.48	
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	1125-4348500	32.31	
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	1091-4348500	5,986.85	
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	1125-4348500	1,250.09	
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	1125-4348500	746.71	
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	1125-4348500	1,770.03	
CARMEL UTILITIES	612424	11/14/25	WATER & SEWER	1125-4348500	27.48	
						10,875.04
CATALYST PUBLIC AFFAIRS G	612425	11/14/25	STRATEGIC REPRESENTATION	1125-R4350900 60094	10,000.00	
						10,000.00
CINTAS CORPORATION #18	612426	11/14/25	OTHER MAINT SUPPLIES	1093-4238900	618.05	
						618.05
CLAY TOWNSHIP	612427	11/14/25	OTHER RENTAL & LEASES	1081-4353099	7,970.48	
						7,970.48
TRUDY COLER	612428	11/14/25	CELLULAR PHONE FEES	1125-4344100	50.00	
						50.00
DEPT OF NATURAL RESOURCES	612429	11/14/25	GIFT BASKET	853-5023990 62142	105.66	
						105.66
DIRECT TV	612430	11/14/25	CABLE SERVICE	1091-4349500	242.18	
						242.18
CULLIGAN OF INDIANAPOLIS	612431	11/14/25	OTHER CONT SERVICES	1125-4350900	5.99	
CULLIGAN OF INDIANAPOLIS	612431	11/14/25	OTHER CONT SERVICES	1125-4350900	101.89	
CULLIGAN OF INDIANAPOLIS	612431	11/14/25	OTHER CONT SERVICES	1081-4350900	55.94	
CULLIGAN OF INDIANAPOLIS	612431	11/14/25	OTHER CONT SERVICES	1092-4350900	47.95	
CULLIGAN OF INDIANAPOLIS	612431	11/14/25	OTHER CONT SERVICES	1094-4350900	47.95	
CULLIGAN OF INDIANAPOLIS	612431	11/14/25	OTHER CONT SERVICES	1091-4350900	-25.00	
CULLIGAN OF INDIANAPOLIS	612431	11/14/25	OTHER CONT SERVICES	1091-4350900	90.40	
						325.12
DUKE ENERGY	612432	11/14/25	ELECTRICITY	1125-4348000	95.18	
DUKE ENERGY	612432	11/14/25	ELECTRICITY	1125-4348000	110.75	
DUKE ENERGY	612432	11/14/25	ELECTRICITY	1125-4348000	202.41	
DUKE ENERGY	612432	11/14/25	ELECTRICITY	1125-4348000	19.95	
						428.29
ECO LOGIC LLC	612433	11/14/25	INVASIVE SPECIES MGMT	1125-4350400 60932	3,526.05	
						3,526.05
ELLIS MECHANICAL & ELECTR	612434	11/14/25	BUILDING REPAIRS & MAINT	1093-4350100	232.00	
						232.00

SUNGARD PENTAMATION, INC.
DATE: 11/21/2025
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CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
ENTERCOM INDIANAPOLIS WNT	612435	11/14/25	CLASSIFIED ADVERTISING	1091-4346000	977.50	
ENTERCOM INDIANAPOLIS WNT	612435	11/14/25	CLASSIFIED ADVERTISING	1081-4346000	977.50	
ENTERCOM INDIANAPOLIS WNT	612435	11/14/25	CLASSIFIED ADVERTISING	1091-4346000	850.00	
ENTERCOM INDIANAPOLIS WNT	612435	11/14/25	CLASSIFIED ADVERTISING	1081-4346000	850.00	
ENTERCOM INDIANAPOLIS WNT	612435	11/14/25	MARKETING & PROMOTIONS	1091-4341991	1,650.00	5,305.00
FEDEX	612436	11/14/25	OTHER MISCELLANEOUS	1094-4239099	6.51	6.51
FUN EXPRESS	612437	11/14/25	GENERAL PROGRAM SUPPLIES	1081-4239039	39.13	39.13
GEOTAB USA INC	612438	11/14/25	FLEET GPS MONITORING	1125-4353099 60986	500.50	500.50
GILLIAN HEIZMAN	612439	11/14/25	TRAVEL FEES & EXPENSES	1081-4343000	33.60	33.60
GRAYBAR ELECTRIC CO, INC	612440	11/14/25	OTHER MAINT SUPPLIES	1093-4238900	252.96	252.96
BEST ONE OF INDY	612441	11/14/25	REPLACEMENT TIRES	1125-4353099 62154	921.96	921.96
INGRID M RITCHIE, PH D	612442	11/14/25	ADULT CONTRACTORS	1096-4340800	7,941.00	7,941.00
AES INDIANA	612443	11/14/25	ELECTRICITY	1125-4348000	84.80	
AES INDIANA	612443	11/14/25	ELECTRICITY	1125-4348000	287.17	371.97
IRON MOUNTAIN INC	612444	11/14/25	OTHER PROFESSIONAL FEES	1081-4341999	139.50	
IRON MOUNTAIN INC	612444	11/14/25	OTHER PROFESSIONAL FEES	1091-4341999	139.50	279.00
JANI KING OF INDIANAPOLIS	612445	11/14/25	CLEANING SERVICES	1093-4350600	29,848.00	
JANI KING OF INDIANAPOLIS	612445	11/14/25	2025 SERVICE-NAT RESOURCE	1125-4350600 60678	281.00	
JANI KING OF INDIANAPOLIS	612445	11/14/25	2025 JANITORIAL-ADMIN OFF	1125-4350600 60683	450.00	30,579.00
LEE SUPPLY CORP - CARMEL	612446	11/14/25	SMALL TOOLS & MINOR EQUIP	1093-4238000	146.01	146.01
LOWE'S COMPANIES INC	612447	11/14/25	OTHER MAINT SUPPLIES	1093-4238900	78.48	78.48
MATTINGLY CONCRETE	612449	11/14/25	MIDTOWN CURB REPAIRS	1125-4350400 62021	5,886.06	
MATTINGLY CONCRETE	612449	11/14/25	MEADOWLARK SIDEWALK	103-4462000 62058	14,976.41	20,862.47
METRO FIBERNET LLC	612450	11/14/25	CABLE SERVICE	1125-4349500	99.95	
METRO FIBERNET LLC	612450	11/14/25	CABLE SERVICE	1125-4349500	99.95	199.90
MICRO AIR INC	612451	11/14/25	OTHER CONT SERVICES	1125-4350900	20.00	
MICRO AIR INC	612451	11/14/25	OTHER CONT SERVICES	1094-4350900	250.00	270.00
PICKLEBALL WHOLESALE	612452	11/14/25	GENERAL PROGRAM SUPPLIES	1096-4239039	2,635.03	2,635.03
PIP	612453	11/14/25	BUILDING REPAIRS & MAINT	1125-4350100	182.11	182.11
POOPRINTS	612454	11/14/25	OTHER MAINT SUPPLIES	110-4238900	99.00	99.00
SERVICE SANITATION INC	612455	11/14/25	NORTH BEACH RENTAL	1125-4353099 61474	144.52	
SERVICE SANITATION INC	612455	11/14/25	BEAR CREEK 5/1-9/30	1125-4353099 61453	160.00	304.52
SHERWIN WILLIAMS INC	612456	11/14/25	BUILDING MATERIAL	1093-4235000	185.67	185.67
SHVR LLC	612457	11/14/25	MARKETING & PROMOTIONS	1091-4341991	2,955.32	2,955.32
STAPLES BUSINESS ADVANTAG	612458	11/14/25	OTHER MISCELLANEOUS	1081-4239099	22.42	
STAPLES BUSINESS ADVANTAG	612458	11/14/25	OTHER MISCELLANEOUS	1091-4239099	22.43	

SUNGARD PENTAMATION, INC.
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CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
STAPLES BUSINESS ADVANTAG	612458	11/14/25	OFFICE SUPPLIES	1125-4230200	168.46	
STAPLES BUSINESS ADVANTAG	612458	11/14/25	GENERAL PROGRAM SUPPLIES	1081-4239039	41.66	
						254.97
STATE OF INDIANA	612459	11/14/25	PART-TIME	1081-4111000	3.71	
						3.71
STERICYCLE INC	612460	11/14/25	OTHER CONT SERVICES	1094-4350900	48.39	
						48.39
STERLER PRODUCTIONS INC	612461	11/14/25	OTHER MISCELLANEOUS	1081-4239099	347.13	
STERLER PRODUCTIONS INC	612461	11/14/25	OTHER MISCELLANEOUS	1091-4239099	347.12	
						694.25
TERRYBERRY COMPANY LLC	612462	11/14/25	OTHER CONT SERVICES	1091-4350900	41.12	
TERRYBERRY COMPANY LLC	612462	11/14/25	OTHER CONT SERVICES	1091-4350900	55.00	
						96.12
TREVIPIAY- WALMART	612463	11/14/25	GENERAL PROGRAM SUPPLIES	1081-4239039	190.56	
TREVIPIAY- WALMART	612463	11/14/25	GENERAL PROGRAM SUPPLIES	1081-4239039	65.29	
TREVIPIAY- WALMART	612463	11/14/25	GENERAL PROGRAM SUPPLIES	1081-4239039	14.22	
TREVIPIAY- WALMART	612463	11/14/25	GENERAL PROGRAM SUPPLIES	1081-4239039	90.54	
						360.61
TRICO REGIONAL SEWER UTIL	612464	11/14/25	WATER & SEWER	1125-4348500	94.99	
TRICO REGIONAL SEWER UTIL	612464	11/14/25	WATER & SEWER	1125-4348500	17.53	
TRICO REGIONAL SEWER UTIL	612464	11/14/25	WATER & SEWER	1125-4348500	83.28	
TRICO REGIONAL SEWER UTIL	612464	11/14/25	WATER & SEWER	1091-4348500	854.62	
TRICO REGIONAL SEWER UTIL	612464	11/14/25	WATER & SEWER	1091-4348500	3,135.60	
TRICO REGIONAL SEWER UTIL	612464	11/14/25	WATER & SEWER	110-4348500	133.12	
TRICO REGIONAL SEWER UTIL	612464	11/14/25	WATER & SEWER	1125-4348500	133.12	
						4,452.26
VERIZON	612465	11/14/25	CELLULAR PHONE FEES	1081-4344100	1,085.91	
						1,085.91
VERMEER OF INDIANA INC	612466	11/14/25	PNR REPLACEMENT PARTS	1125-4238000 62135	1,335.98	
						1,335.98
WM CORPORATE SERVIES INC	612467	11/14/25	TRASH COLLECTION	1125-4350101	888.38	
						888.38
COURTNEY WEINTRAUT	612468	11/14/25	CELLULAR PHONE FEES	1125-4344100	25.00	
						25.00
WILLIAMS CREEK MGMT CORP	612469	11/14/25	MEADOWLARK INVASIVE MGMT	1125-4350400 60810	1,010.00	
						1,010.00
WILLIAMS SCOTSMAN INC	612470	11/14/25	OTHER RENTAL & LEASES	1094-4353099	277.50	
WILLIAMS SCOTSMAN INC	612470	11/14/25	OTHER RENTAL & LEASES	1094-4353099	277.50	
WILLIAMS SCOTSMAN INC	612470	11/14/25	OTHER RENTAL & LEASES	1094-4353099	277.50	
						832.50
WILLOW MARKETING MGMT, IN	612471	11/14/25	INFO SYS MAINT/CONTRACTS	1091-4341955	104.17	
WILLOW MARKETING MGMT, IN	612471	11/14/25	INFO SYS MAINT/CONTRACTS	1081-4341955	104.16	
WILLOW MARKETING MGMT, IN	612471	11/14/25	INFO SYS MAINT/CONTRACTS	1091-4341955	4.50	
WILLOW MARKETING MGMT, IN	612471	11/14/25	INFO SYS MAINT/CONTRACTS	1081-4341955	4.50	
						217.33
CENTERPOINT ENERGY	612472	11/14/25	NATURAL GAS	1120-4349000	199.45	
						199.45
CENTERPOINT ENERGY	612473	11/14/25	NATURAL GAS	1120-4349000	138.57	
						138.57
CENTERPOINT ENERGY	612474	11/14/25	NATURAL GAS	1120-4349000	182.09	
						182.09
CENTERPOINT ENERGY	612475	11/14/25	NATURAL GAS	1120-4349000	135.69	
						135.69
CENTERPOINT ENERGY	612476	11/14/25	NATURAL GAS	2201-4349000	17.98	
						17.98
CENTERPOINT ENERGY	612477	11/14/25	NATURAL GAS	2201-4349000	20.03	
						20.03
CENTERPOINT ENERGY	612478	11/14/25	OTHER EXPENSES	651-5023990	881.81	

SUNGARD PENTAMATION, INC.
DATE: 11/21/2025
TIME: 13:03:25

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						881.81
CENTERPOINT ENERGY	612479	11/14/25	OTHER EXPENSES	601-5023990	119.04	119.04
CENTERPOINT ENERGY	612480	11/14/25	NATURAL GAS	2201-4349000	134.77	134.77
CENTERPOINT ENERGY	612481	11/14/25	NATURAL GAS	1120-4349000	219.85	219.85
AT&T	612482	11/14/25	INTERNET LINE CHARGES	1207-4344200	147.02	147.02
CHARTER COMMUNICATIONS	612483	11/14/25	OTHER EXPENSES	651-5023990	88.95	88.95
CARMEL CLAY PARKS & RECRE	612484	11/14/25	WELLNESS PROGRAM	1201-4341980	1,079.25	1,079.25
CARMEL CLAY SCHOOLS-FUEL	612485	11/14/25	GASOLINE	1115-4231400	818.23	
CARMEL CLAY SCHOOLS-FUEL	612485	11/14/25	OTHER MISCELLANEOUS	1120-4239099	20.00	
CARMEL CLAY SCHOOLS-FUEL	612485	11/14/25	DIESEL FUEL	1120-4231300	9,723.20	
CARMEL CLAY SCHOOLS-FUEL	612485	11/14/25	GASOLINE	1120-4231400	5,193.52	
CARMEL CLAY SCHOOLS-FUEL	612485	11/14/25	GASOLINE	1192-4231400	673.14	16,428.09
CARMEL UTILITIES	612486	11/14/25	WATER & SEWER	1120-4348500	513.68	
CARMEL UTILITIES	612486	11/14/25	WATER & SEWER	1120-4348500	230.52	
CARMEL UTILITIES	612486	11/14/25	WATER & SEWER	1120-4348500	548.12	
CARMEL UTILITIES	612486	11/14/25	WATER & SEWER	1120-4348500	180.26	
CARMEL UTILITIES	612486	11/14/25	WATER & SEWER	1120-4348500	728.95	
CARMEL UTILITIES	612486	11/14/25	WATER & SEWER	1115-4348500	155.34	2,356.87
CARMEL UTILITIES	612487	11/14/25	WATER & SEWER	2201-4348500	550.42	
CARMEL UTILITIES	612487	11/14/25	WATER & SEWER	2201-4348500	1,244.51	
CARMEL UTILITIES	612487	11/14/25	WATER & SEWER	2201-4348500	1,113.30	2,908.23
CHARD SNYDER & ASSOC LLC	612488	11/14/25	WELLNESS PROGRAM	1201-4341980	520.60	520.60
CHARTER COMMUNICATIONS HO	612489	11/14/25	CABLE SERVICE	1205-4349500	155.96	155.96
CHARTER COMMUNICATIONS HO	612490	11/14/25	INTERNET LINE CHARGES	1115-4344200	199.19	199.19
CITIZENS WESTFIELD	612491	11/14/25	OTHER EXPENSES	601-5023990	25.53	25.53
CLAY TOWNSHIP	612492	11/14/25	TRASH COLLECTION	1120-4350101	267.64	
CLAY TOWNSHIP	612492	11/14/25	NATURAL GAS	1120-4349000	100.80	
CLAY TOWNSHIP	612492	11/14/25	NATURAL GAS	1120-4349000	97.76	
CLAY TOWNSHIP	612492	11/14/25	WATER & SEWER	1120-4348500	325.30	
CLAY TOWNSHIP	612492	11/14/25	WATER & SEWER	1120-4348500	280.70	
CLAY TOWNSHIP	612492	11/14/25	ELECTRICITY	1120-4348000	4,406.32	5,478.52
JERRY CLOUD	612493	11/14/25	OTHER EXPENSES	601-5023990	167.96	167.96
CONSTELLATION NEWENERGY G	612494	11/14/25	NATURAL GAS	2201-4349000	15.91	15.91
CORE & MAIN	612495	11/14/25	OTHER EXPENSES	601-5023990	263.70	263.70
CROSSROAD ENGINEERS, PC	612496	11/14/25	OTHER EXPENSES	610-5023990	167.00	
CROSSROAD ENGINEERS, PC	612496	11/14/25	OTHER EXPENSES	601-5023990	4,507.00	
CROSSROAD ENGINEERS, PC	612496	11/14/25	OTHER EXPENSES	609-5023990	2,743.80	
CROSSROAD ENGINEERS, PC	612496	11/14/25	OTHER EXPENSES	612-5023990	2,033.00	9,450.80
DEPT OF NATURAL RESOURCES	612497	11/14/25	OTHER EXPENSES	601-5023990	100.00	100.00

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JESSICA DIECKMAN	612498	11/14/25	EXTERNAL TRAINING FEES	1702-4357002	49.37	49.37
CULLIGAN OF INDIANAPOLIS	612499	11/14/25	EQUIPMENT MAINT CONTRACTS	1201-4351501	37.45	37.45
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1120-4348000	2,269.28	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1120-4348000	1,798.51	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1120-4348000	3,296.62	
DUKE ENERGY	612502	11/14/25	OTHER EXPENSES	651-5023990	35.56	
DUKE ENERGY	612502	11/14/25	OTHER EXPENSES	651-5023990	28.63	
DUKE ENERGY	612502	11/14/25	OTHER EXPENSES	651-5023990	28.34	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	70.54	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	110-4348000	499.69	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	402.65	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	47.35	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	195.00	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1091-4348000	2,747.36	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1091-4348000	27,428.24	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	84.49	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	66.18	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	33.89	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	125.79	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	68.66	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	110-4348000	177.50	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	201.01	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	404.14	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1125-4348000	61.23	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1205-4348000	31.12	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1205-4348000	246.21	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1205-4348000	27.63	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1115-4348000	137.52	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	1115-4348000	4,622.01	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	4,021.39	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	77.62	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	260.47	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	58.64	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	31.50	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	19.21	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	18.12	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	88.52	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	25.84	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	171.98	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	410.85	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	23.46	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	168.10	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	17.85	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	35.41	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	18.58	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	382.65	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	168.54	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	10.48	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	42.79	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	59.30	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	263.71	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	41.24	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	131.94	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	24.91	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	43.34	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000	108.04	

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DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000		28.29	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000		15.09	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000		42.79	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000		71.63	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000		103.82	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000		76.41	
DUKE ENERGY	612502	11/14/25	ELECTRICITY	2201-4348000		52.73	
							52,250.39
DUKE ENERGY	612503	11/14/25	UTILITY POLE RELOCATION	106-4460715	62115	5,924.11	
							5,924.11
ENTERPRISE FM TRUST	612504	11/14/25	TRUCK LEASE	1207-4353099	114291	647.53	
							647.53
ENTERPRISE FM TRUST	612505	11/14/25	AUTOMOBILE LEASE-OPERATIN	1192-4352600		552.66	
							552.66
ENTERPRISE FM TRUST	612506	11/14/25	OTHER EXPENSES	601-5023990		5,894.51	
ENTERPRISE FM TRUST	612506	11/14/25	OTHER EXPENSES	651-5023990		3,359.93	
							9,254.44
ENTERPRISE FM TRUST	612507	11/14/25	AUTOMOBILE LEASE-OPERATIN	1192-4352600		552.66	
							552.66
GORDON FLESCH CO INC	612508	11/14/25	COPIER	1192-4353004		22.41	
							22.41
GORDON FLESCH CO., INC.	612509	11/14/25	UPGRADE ADMIN COPIERS	1120-4351501	117941	257.95	
							257.95
GORDON FLESCH CO., INC.	612510	11/14/25	EQUIPMENT MAINT CONTRACTS	1120-4351501		47.28	
							47.28
GORDON FLESCH COMPANY	612511	11/14/25	OTHER EXPENSES	651-5023990		442.96	
GORDON FLESCH COMPANY	612511	11/14/25	OTHER EXPENSES	601-5023990		475.47	
							918.43
HUMANE SOCIETY FOR HAMILT	612512	11/14/25	2025 TINSEL AND TAILS	1203-4359003	118494	1,950.00	
							1,950.00
I C C BUSINESS PRODUCTS	612513	11/14/25	EQUIPMENT MAINT CONTRACTS	1120-4351501		117.37	
							117.37
IN.GOV	612514	11/14/25	TESTING FEES	1201-4358800		15.00	
							15.00
INTELLICORP RECORDS	612515	11/14/25	TESTING FEES	1201-4358800		84.60	
							84.60
AES INDIANA	612516	11/14/25	OTHER EXPENSES	651-5023990		37,180.11	
AES INDIANA	612516	11/14/25	OTHER EXPENSES	651-5023990		921.11	
AES INDIANA	612516	11/14/25	OTHER CONT SERVICES	202-4350900		7.44	
							38,108.66
IU HEALTH WORKPLACE SERVI	612517	11/14/25	OTHER EXPENSES	301-5023990		1,950.00	
							1,950.00
KROGER CO	612518	11/14/25	OTHER EXPENSES	851-5023990		545.45	
							545.45
METRO FIBERNET LLC	612519	11/14/25	INTERNET LINE CHARGES	1115-4344200		124.90	
							124.90
MISTER ICE OF INDIANAPOLI	612520	11/14/25	OTHER CONT SERVICES	1207-4350900		149.00	
							149.00
ONEZONE	612521	11/14/25	OTHER EXPENSES	651-5023990		200.00	
ONEZONE	612521	11/14/25	OTHER EXPENSES	601-5023990		200.00	
							400.00
QUENCH	612522	11/14/25	BUILDING REPAIRS & MAINT	2201-4350100		262.90	
							262.90
RED WING SHOE CO	612523	11/14/25	OTHER EXPENSES	601-5023990		200.00	
							200.00
REPUBLIC WASTE SERVICES O	612524	11/14/25	TRASH COLLECTION	2201-4350101		2,208.91	
							2,208.91
REPUBLIC WASTE SERVICES O	612525	11/14/25	TRASH COLLECTION	1207-4350101	114289	964.81	

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						964.81
SHRED-IT USA LLC	612526	11/14/25	OTHER EXPENSES	601-5023990	51.19	
SHRED-IT USA LLC	612526	11/14/25	OTHER EXPENSES	651-5023990	51.20	
						102.39
THIENEMAN CONSTRUCTION IN	612527	11/14/25	OTHER EXPENSES	612-5023990	271,800.00	
THIENEMAN CONSTRUCTION IN	612528	11/14/25	OTHER EXPENSES	612-5023990	27,180.00	271,800.00
						27,180.00
TRAVELERS	612529	11/14/25	GENERAL INSURANCE	1701-4347500	22,105.51	
						22,105.51
TRICO REGIONAL SEWER UTIL	612530	11/14/25	WATER & SEWER	1120-4348500	108.06	
TRICO REGIONAL SEWER UTIL	612530	11/14/25	WATER & SEWER	1120-4348500	111.31	
						219.37
TRICO REGIONAL SEWER UTIL	612531	11/14/25	OTHER EXPENSES	601-5023990	139.62	
TRICO REGIONAL SEWER UTIL	612531	11/14/25	OTHER EXPENSES	601-5023990	139.62	
						279.24
VAN AUSDALL & FARRAR	612532	11/14/25	EQUIPMENT MAINT CONTRACTS	1115-4351501	55.51	
						55.51
VERIZON	612533	11/14/25	OTHER EXPENSES	651-5023990	260.53	
VERIZON	612533	11/14/25	OTHER EXPENSES	601-5023990	504.41	
						764.94
VERIZON	612534	11/14/25	CELLULAR PHONE FEES	2201-4344100	3,637.34	
						3,637.34
VERIZON	612535	11/14/25	CELLULAR PHONE FEES	1702-4344100	111.32	
						111.32
VERIZON	612536	11/14/25	CELLULAR PHONE FEES	1201-4344100	129.81	
						129.81
RAY MARKETING BY PROFORMA	612537	11/20/25	STAFF CLOTHING	1094-4356004	376.10	
						376.10
CENTERPOINT ENERGY	612538	11/20/25	NATURAL GAS	1125-4349000	50.74	
CENTERPOINT ENERGY	612538	11/20/25	NATURAL GAS	1125-4349000	85.26	
CENTERPOINT ENERGY	612538	11/20/25	NATURAL GAS	1091-4349000	20.83	
CENTERPOINT ENERGY	612538	11/20/25	NATURAL GAS	1091-4349000	1,281.47	
CENTERPOINT ENERGY	612538	11/20/25	NATURAL GAS	1091-4349000	128.90	
						1,567.20
ACE-PAK PRODUCTS INC	612539	11/20/25	OTHER MAINT SUPPLIES	1093-4238900	589.18	
ACE-PAK PRODUCTS INC	612539	11/20/25	GENERAL PROGRAM SUPPLIES	1092-4239039	214.77	
						803.95
AMERICAN RED CROSS-HLTH &	612540	11/20/25	EXTERNAL INSTRUCT FEES	1081-4357004	32.00	
						32.00
B & H PHOTO-VIDEO, INC	612541	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	66.88	
B & H PHOTO-VIDEO, INC	612541	11/20/25	GENERAL PROGRAM SUPPLIES	1092-4239039	119.92	
						186.80
BUDDENBAUM & MOORE, LLC	612542	11/20/25	OTHER MAINT SUPPLIES	1094-4238900	1,604.81	
						1,604.81
CARMEL CLAY FOOD & NUTRIT	612543	11/20/25	FOOD & BEVERAGES	1081-4239040	11,408.06	
						11,408.06
CARMEL DRIVE SELF-STORAGE	612544	11/20/25	OTHER CONT SERVICES	1091-4350900	325.00	
CARMEL DRIVE SELF-STORAGE	612544	11/20/25	OTHER CONT SERVICES	1081-4350900	331.00	
						656.00
CARMEL UTILITIES	612545	11/20/25	WATER & SEWER	1125-4348500	329.13	
						329.13
CINTAS CORPORATION #18	612546	11/20/25	OTHER MAINT SUPPLIES	1093-4238900	708.09	
CINTAS CORPORATION #18	612546	11/20/25	CLEANING SUPPLIES	1125-4238900	336.07	
CINTAS CORPORATION #18	612546	11/20/25	PARK CLEANING SUPPLIES	1125-4238900	289.17	
						1,333.33
CLOUD CITY YOUTH	612547	11/20/25	ADULT CONTRACTORS	1081-4340800	720.00	
						720.00

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CROWN TROPHY	612548	11/20/25	BUR OAK BRIDGE PLAQUES	106-4460716	62073	13,240.99	13,240.99
CTI CONSTRUCTION LLC	612549	11/20/25	MGMT SERVICES NTE PROJECT	106-R4460715	55676	19,627.00	
CTI CONSTRUCTION LLC	612549	11/20/25	MGMT SERVICES NTE PROJECT	106-R4460715	55676	5,775.00	25,402.00
INDY BUSINESS PROMOTIONS	612550	11/20/25	MARKETING & PROMOTIONS	1091-4341991		1,750.00	1,750.00
FREDDY DELFIN	612551	11/20/25	CELLULAR PHONE FEES	1091-4344100		25.00	25.00
DUKE ENERGY	612552	11/20/25	ELECTRICITY	1125-4348000		461.29	461.29
ELAN FINANCIAL SERVICES	612553	11/20/25	OTHER EXPENSES	853-5023990		103.00	
ELAN FINANCIAL SERVICES	612553	11/20/25	OTHER MISCELLANEOUS	1091-4239099		1,100.00	
ELAN FINANCIAL SERVICES	612553	11/20/25	INFO SYS MAINT/CONTRACTS	1091-4341955		398.39	
ELAN FINANCIAL SERVICES	612553	11/20/25	MARKETING & PROMOTIONS	1091-4341991		1,797.88	
ELAN FINANCIAL SERVICES	612553	11/20/25	SUBSCRIPTIONS	1091-4355200		758.00	
ELAN FINANCIAL SERVICES	612553	11/20/25	ORGANIZATION & MEMBER DUE	1091-4355300		332.00	
ELAN FINANCIAL SERVICES	612553	11/20/25	SPECIAL PROJECTS	1091-4359000		32.50	
ELAN FINANCIAL SERVICES	612553	11/20/25	REPAIR PARTS	1093-4237000		212.65	
ELAN FINANCIAL SERVICES	612553	11/20/25	BUILDING MATERIAL	1093-4235000		794.58	
ELAN FINANCIAL SERVICES	612553	11/20/25	INFO SYS MAINT/CONTRACTS	1125-4341955		603.28	
ELAN FINANCIAL SERVICES	612553	11/20/25	TRAVEL FEES & EXPENSES	1125-4343000		263.36	
ELAN FINANCIAL SERVICES	612553	11/20/25	ORGANIZATION & MEMBER DUE	1125-4355300		299.00	
ELAN FINANCIAL SERVICES	612553	11/20/25	EXTERNAL INSTRUCT FEES	1125-4357004		559.00	
ELAN FINANCIAL SERVICES	612553	11/20/25	POSTAGE	1125-4342100		41.92	
ELAN FINANCIAL SERVICES	612553	11/20/25	AUTO REPAIR & MAINTENANCE	1125-4351000		399.00	
ELAN FINANCIAL SERVICES	612553	11/20/25	OTHER MISCELLANEOUS	1081-4239099		1,760.00	
ELAN FINANCIAL SERVICES	612553	11/20/25	INFO SYS MAINT/CONTRACTS	1081-4341955		398.39	
ELAN FINANCIAL SERVICES	612553	11/20/25	TRAVEL FEES & EXPENSES	1081-4343000		5,611.31	
ELAN FINANCIAL SERVICES	612553	11/20/25	SUBSCRIPTIONS	1081-4355200		312.00	
ELAN FINANCIAL SERVICES	612553	11/20/25	EXTERNAL INSTRUCT FEES	1081-4357004		3,770.00	
ELAN FINANCIAL SERVICES	612553	11/20/25	SPECIAL PROJECTS	1081-4359000		32.50	19,578.76
ELLIS MECHANICAL & ELECTR	612554	11/20/25	2025 HVAC PREVENT MAINT	1125-R4350900	60622	738.72	738.72
ENTERPRISE FM TRUST	612555	11/20/25	FLEET LEASE RENTALS	1125-4353099	60874	8,141.32	
ENTERPRISE FM TRUST	612555	11/20/25	TIRE REPLACEMENTS	1125-4353099	62185	1,724.76	
ENTERPRISE FM TRUST	612555	11/20/25	OTHER RENTAL & LEASES	1091-4353099		815.07	10,681.15
FAZOLI'S	612556	11/20/25	OFFICE SUPPLIES	1081-4230200		265.99	265.99
FIRST ADVANTAGE BACKGROUN	612557	11/20/25	CRIMINAL BACKGROUND CHEC	1091-4341990		240.89	
FIRST ADVANTAGE BACKGROUN	612557	11/20/25	CRIMINAL BACKGROUND CHEC	1081-4341990		79.41	
FIRST ADVANTAGE BACKGROUN	612557	11/20/25	CRIMINAL BACKGROUND CHEC	1125-4341990		193.60	
FIRST ADVANTAGE BACKGROUN	612557	11/20/25	MEDICAL FEES	1125-4340700		78.50	592.40
FULLER ENGINEERING CO LLC	612558	11/20/25	BUILDING REPAIRS & MAINT	1093-4350100		508.00	508.00
GRAINGER	612559	11/20/25	OTHER MAINT SUPPLIES	1093-4238900		233.82	
GRAINGER	612559	11/20/25	OTHER MAINT SUPPLIES	1093-4238900		-48.52	
GRAINGER	612559	11/20/25	SMALL TOOLS & MINOR EQUIP	1096-4238000		39.00	224.30
GRAINGER INC	612560	11/20/25	PARK CLEANING SUPPLIES	1125-4238900	62156	642.86	
GRAINGER INC	612560	11/20/25	PARK CLEANING SUPPLIES	1125-4238900	62156	98.02	740.88
HOBBY LOBBY STORES	612561	11/20/25	OFFICE SUPPLIES	1081-4230200		135.96	
HOBBY LOBBY STORES	612561	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039		116.35	
HOBBY LOBBY STORES	612561	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039		209.63	

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HOBBY LOBBY STORES	612561	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	92.75	
HOBBY LOBBY STORES	612561	11/20/25	OTHER MISCELLANEOUS	1081-4239099	138.70	
HOBBY LOBBY STORES	612561	11/20/25	OTHER MISCELLANEOUS	1091-4239099	138.70	
						832.09
INDIANA CENTER FOR PREVEN	612562	11/20/25	EXTERNAL INSTRUCT FEES	1081-4357004	270.00	
						270.00
INDIANAPOLIS ZOOLOGICAL S	612563	11/20/25	FIELD TRIPS	1082-4343007	1,465.50	
						1,465.50
INTERNATIONAL TALENT ACAD	612564	11/20/25	ADULT CONTRACTORS	1081-4340800	1,425.00	
						1,425.00
KONICA MINOLTA BUSINESS S	612565	11/20/25	COPIER	1081-4353004	190.72	
KONICA MINOLTA BUSINESS S	612565	11/20/25	COPIER	1091-4353004	77.33	
KONICA MINOLTA BUSINESS S	612565	11/20/25	COPIER	1125-4353004	57.42	
KONICA MINOLTA BUSINESS S	612565	11/20/25	COPIER	1125-4353004	317.27	
						642.74
KROGER CO	612566	11/20/25	OFFICE SUPPLIES	1125-4230200	11.98	
KROGER CO	612566	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	191.39	
KROGER CO	612566	11/20/25	GENERAL PROGRAM SUPPLIES	1096-4239039	36.23	
KROGER CO	612566	11/20/25	FOOD & BEVERAGES	1081-4239040	312.45	
KROGER CO	612566	11/20/25	OTHER MISCELLANEOUS	1081-4239099	39.38	
KROGER CO	612566	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	962.25	
KROGER CO	612566	11/20/25	OFFICE SUPPLIES	1081-4230200	29.91	
KROGER CO	612566	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	312.83	
KROGER CO	612566	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	167.72	
KROGER CO	612566	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	94.38	
KROGER CO	612566	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	191.08	
KROGER CO	612566	11/20/25	GENERAL PROGRAM SUPPLIES	1096-4239039	559.02	
KROGER CO	612566	11/20/25	GENERAL PROGRAM SUPPLIES	1096-4239039	40.96	
KROGER CO	612566	11/20/25	GENERAL PROGRAM SUPPLIES	1092-4239039	144.22	
KROGER CO	612566	11/20/25	OTHER MISCELLANEOUS	1091-4239099	23.33	
						3,117.13
JENNIFER LUCERO	612567	11/20/25	TRAVEL FEES & EXPENSES	1081-4343000	76.30	
						76.30
KIRK LUTTRELL	612568	11/20/25	PRINTING (NOT OFFICE SUP)	1091-4345000	2,125.00	
						2,125.00
WXIN	612569	11/20/25	MARKETING & PROMOTIONS	1091-4341991	57.31	
						57.31
PADDACK WRECKER SERVICE,	612570	11/20/25	AUTO REPAIR & MAINTENANCE	1125-4351000	97.00	
						97.00
PANERA BREAD	612571	11/20/25	SPECIAL PROJECTS	1081-4359000	112.28	
						112.28
PDF MECHANICAL LLC	612572	11/20/25	BUILDING REPAIRS & MAINT	1093-4350100	1,152.86	
PDF MECHANICAL LLC	612572	11/20/25	BUILDING REPAIRS & MAINT	1093-4350100	1,918.75	
						3,071.61
RESILIENT LEADERSHIP LLC	612573	11/20/25	EXTERNAL INSTRUCT FEES	1081-4357004	1,925.00	
RESILIENT LEADERSHIP LLC	612573	11/20/25	EXTERNAL INSTRUCT FEES	1091-4357004	1,925.00	
						3,850.00
MELLOW MUSHROOM PIZZA BAK	612574	11/20/25	GENERAL PROGRAM SUPPLIES	1096-4239039	106.48	
						106.48
S & S CRAFTS WORLDWIDE IN	612575	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	92.12	
S & S CRAFTS WORLDWIDE IN	612575	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	80.75	
						172.87
SOUTHERN ROCK RESTAURANTS	612576	11/20/25	SPECIAL PROJECTS	1081-4359000	239.65	
SOUTHERN ROCK RESTAURANTS	612576	11/20/25	SPECIAL PROJECTS	1091-4359000	239.65	
						479.30
SPEAR CORPORATION	612577	11/20/25	EQUIPMENT REPAIRS & MAINT	1094-4350000	1,520.80	
SPEAR CORPORATION	612577	11/20/25	EQUIPMENT REPAIRS & MAINT	1094-4350000	272.00	
SPEAR CORPORATION	612577	11/20/25	EQUIPMENT REPAIRS & MAINT	1094-4350000	-272.00	

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						1,520.80
STAPLES BUSINESS ADVANTAG	612578	11/20/25	OFFICE SUPPLIES	1081-4230200	201.48	
STAPLES BUSINESS ADVANTAG	612578	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	47.12	
						248.60
TERRYBERRY COMPANY LLC	612579	11/20/25	OTHER CONT SERVICES	1091-4350900	40.09	
TERRYBERRY COMPANY LLC	612579	11/20/25	OTHER CONT SERVICES	1091-4350900	62.75	
						102.84
TREVIPAY- WALMART	612580	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	109.15	
TREVIPAY- WALMART	612580	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	247.27	
						356.42
WEIHE ENGINEERS INC	612581	11/20/25	WEST PARK PLAYGROUND EXP	1125-R4350900 60636	14,110.64	
						14,110.64
WHITE'S ACE HARDWARE	612582	11/20/25	REPAIR PARTS	1094-4237000	2.78	
WHITE'S ACE HARDWARE	612582	11/20/25	GENERAL PROGRAM SUPPLIES	1096-4239039	28.74	
WHITE'S ACE HARDWARE	612582	11/20/25	OTHER MAINT SUPPLIES	1093-4238900	1,173.54	
WHITE'S ACE HARDWARE	612582	11/20/25	SMALL TOOLS & MINOR EQUIP	1096-4238000	55.15	
WHITE'S ACE HARDWARE	612582	11/20/25	REPAIR PARTS	1093-4237000	42.84	
WHITE'S ACE HARDWARE	612582	11/20/25	GENERAL PROGRAM SUPPLIES	1081-4239039	.73	
WHITE'S ACE HARDWARE	612582	11/20/25	BUILDING MATERIAL	1125-4235000	204.53	
WHITE'S ACE HARDWARE	612582	11/20/25	OTHER MAINT SUPPLIES	110-4238900	840.00	
						2,348.31
CENTERPOINT ENERGY	612583	11/20/25	NATURAL GAS	1208-4349000	51.09	
						51.09
CENTERPOINT ENERGY	612584	11/20/25	NATURAL GAS	1801-4349000	65.29	
						65.29
CENTERPOINT ENERGY	612585	11/20/25	NATURAL GAS	1801-4349000	48.77	
						48.77
CENTERPOINT ENERGY	612586	11/20/25	NATURAL GAS	2201-4349000	113.94	
						113.94
CENTERPOINT ENERGY	612587	11/20/25	NATURAL GAS	2201-4349000	233.60	
						233.60
CENTERPOINT ENERGY	612588	11/20/25	NATURAL GAS	2201-4349000	133.38	
						133.38
CENTERPOINT ENERGY	612589	11/20/25	NATURAL GAS	1110-4349000	248.85	
						248.85
CENTERPOINT ENERGY	612590	11/20/25	OTHER EXPENSES	651-5023990	55.86	
						55.86
CENTERPOINT ENERGY	612591	11/20/25	OTHER EXPENSES	601-5023990	424.30	
						424.30
CENTERPOINT ENERGY	612592	11/20/25	OTHER EXPENSES	601-5023990	396.62	
						396.62
CENTERPOINT ENERGY	612593	11/20/25	OTHER EXPENSES	651-5023990	94.91	
						94.91
CENTERPOINT ENERGY	612594	11/20/25	OTHER EXPENSES	601-5023990	101.11	
						101.11
CENTERPOINT ENERGY	612595	11/20/25	OTHER EXPENSES	651-5023990	17.98	
						17.98
CENTERPOINT ENERGY	612596	11/20/25	NATURAL GAS	1120-4349000	444.38	
						444.38
CENTERPOINT ENERGY	612597	11/20/25	NATURAL GAS	1208-4349000	242.70	
						242.70
CENTERPOINT ENERGY	612598	11/20/25	NATURAL GAS	1120-4349000	168.39	
						168.39
CENTERPOINT ENERGY	612599	11/20/25	NATURAL GAS	1801-4349000	77.69	
						77.69
CENTERPOINT ENERGY	612600	11/20/25	OTHER CONT SERVICES	202-4350900	237.51	
						237.51
ADP INC	612601	11/20/25	SOFTWARE SUPPORT FEES	1201-4341903	15,931.58	

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TEKSYSTEMS INC	612602	11/20/25	HELP DESK SUPPORT	1115-4340400 118135	2,025.00	15,931.58
ALLISON LYNCH-MCGRATH	612603	11/20/25	OFFICE SUPPLIES	1180-4230200	16.00	2,025.00
AMERICAN STRUCTURE POINT,	612604	11/20/25	OTHER EXPENSES	612-5023990	16,065.00	16.00
AMERICAN STRUCTURE POINT,	612604	11/20/25	OTHER EXPENSES	612-5023990	1,817.40	17,882.40
AT&T	612605	11/20/25	SPECIAL INVESTIGATION FEE	1110-4358200	850.00	850.00
B L ANDERSON CO.	612606	11/20/25	OTHER EXPENSES	612-5023990	24,645.00	24,645.00
BLUE TRITON BRANDS INC	612607	11/20/25	OTHER MISCELLANEOUS	1110-4239099	2.84	2.84
CANON FINANCIAL SERVICES	612608	11/20/25	COPIER	1180-4353004	513.26	513.26
CARMEL CLAY SCHOOLS-FUEL	612609	11/20/25	GASOLINE	1110-4231400	25,879.88	26,139.63
CARMEL CLAY SCHOOLS-FUEL	612609	11/20/25	GASOLINE	1180-4231400	134.29	
CARMEL CLAY SCHOOLS-FUEL	612609	11/20/25	GASOLINE	1160-4231400	125.46	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	1801-4348500	516.92	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	1801-4348500	65.17	21,800.68
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	1801-4348500	381.22	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	1205-4348500	2,741.99	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	1208-4348500	3,013.82	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	1110-4348500	942.74	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	1110-4348500	46.79	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	2201-4348500	1,190.53	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	2201-4348500	5,969.68	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	2201-4348500	39.94	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	2201-4348500	223.90	
CARMEL UTILITIES	612610	11/20/25	ELECTRICITY	2201-4348000	6,216.35	
CARMEL UTILITIES	612610	11/20/25	ELECTRICITY	2201-4348000	122.07	
CARMEL UTILITIES	612610	11/20/25	ELECTRICITY	2201-4348000	302.08	
CARMEL UTILITIES	612610	11/20/25	WATER & SEWER	2201-4348500	27.48	
CITIZENS ENERGY GROUP	612611	11/20/25	OTHER EXPENSES	601-5023990	17,470.35	
COSTAR REALTY INFORMATION	612612	11/20/25	CONSULTING FEES-ECON DVMT	1501-4340401	1,030.92	17,470.35
ZACH DANIELS	612613	11/20/25	OTHER EXPENSES	651-5023990	124.99	1,030.92
ZACH DANIELS	612613	11/20/25	OTHER EXPENSES	601-5023990	124.99	249.98
CULLIGAN OF INDIANAPOLIS	612614	11/20/25	OTHER CONT SERVICES	1801-4350900	73.42	73.42
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1801-4348000	54.33	73.42
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1801-4348000	331.43	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1801-4348000	79.82	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1801-4348000	14.84	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1801-4348000	256.86	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1205-4348000	13.91	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1205-4348000	3,475.90	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1205-4348000	13.91	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1205-4348000	49.37	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1205-4348000	22.82	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1205-4348000	908.50	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1205-4348000	13.91	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1205-4348000	13.91	

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DUKE ENERGY	612618	11/20/25	ELECTRICITY	1208-4348000	300.81	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1208-4348000	27.63	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1208-4348000	14,696.02	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1208-4348000	25,622.66	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	79.59	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	41.05	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	53.25	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	42.83	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	14.76	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	47.15	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	74.24	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	167.23	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	29.01	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	65.00	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	74.40	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	48.15	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	137.25	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1207-4348000	223.27	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	159.36	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	38.10	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	386.17	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	26.36	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	172.81	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	188.27	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	91.32	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	943.37	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	19.92	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	23.59	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	70.48	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	52.56	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	16.60	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	92.88	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	63.18	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	173.30	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	13.91	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	36.70	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	55.23	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	241.03	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	125.58	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	301.08	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	43.46	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	54.19	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	106.67	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	36.14	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	149.17	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	28.69	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	18.33	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	262.60	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	36.26	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	15.75	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	85.27	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	18.33	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	2201-4348000	99.05	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1206-4348000	2,235.24	
DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	601-5023990	65.61	
DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	651-5023990	65.61	
DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	601-5023990	60.88	
DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	651-5023990	60.89	

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DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	651-5023990	454.71	
DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	651-5023990	382.65	
DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	651-5023990	207.48	
DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	651-5023990	206.65	
DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	651-5023990	55.33	
DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	651-5023990	59.24	
DUKE ENERGY	612618	11/20/25	OTHER EXPENSES	651-5023990	66.92	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1207-4348000	751.57	
DUKE ENERGY	612618	11/20/25	ELECTRICITY	1207-4348000	3,368.16	
						59,280.46
ENTERPRISE FLEET MGMT INC	612621	11/20/25	AUTOMOBILE LEASE-OPERATIN	1180-4352600	2,116.68	
						2,116.68
GORDON FLESCH CO INC	612622	11/20/25	COPIER	1801-4353004	105.93	
						105.93
GORDON FLESCH CO INC	612623	11/20/25	COPIER	1801-4353004	7.98	
						7.98
LARYSA GLASPIE	612624	11/20/25	UNIFORMS	1801-4356001	40.64	
						40.64
HAMILTON COUNTY TREASURER	612627	11/20/25	OTHER EXPENSES	1301-5023990	5,895.00	
						5,895.00
ADAM HERRINGTON	612628	11/20/25	SPECIAL DEPT SUPPLIES	2201-4239011	32.46	
						32.46
IN SCHOOL RESOURCE OFFICE	612629	11/20/25	OTHER EXPENSES	852-5023990	1,350.00	
						1,350.00
INDIE COFFEE ROASTERS	612630	11/20/25	OFFICE SUPPLIES	1180-4230200	64.78	
						64.78
AES INDIANA	612632	11/20/25	ELECTRICITY	1110-4348000	211.04	
AES INDIANA	612632	11/20/25	OTHER EXPENSES	601-5023990	84,711.03	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	107.04	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	2,021.87	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	91.87	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	243.80	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	143.70	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	89.57	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	117.11	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	44.30	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	281.08	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	128.85	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	175.22	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	49.83	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	61.19	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	774.58	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	77.43	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	1,865.92	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	213.25	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	105.88	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	71.23	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	285.89	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	117.91	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	116.25	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	125.74	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	110.05	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	99.03	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	92.19	
AES INDIANA	612632	11/20/25	ELECTRICITY	2201-4348000	11.34	
						92,544.19
JAMESTOWN POLICE DEPARTME	612633	11/20/25	OTHER EXPENSES	911-5023990	2,080.23	
						2,080.23

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
JILL JONES	612634	11/20/25	OTHER EXPENSES	852-5023990	15.98	15.98
KATHERINE TOLAN	612637	11/20/25	OTHER EXPENSES	601-5023990	478.40	478.40
KONICA MINOLTA BUSINESS S	612638	11/20/25	OTHER EXPENSES	651-5023990	8.56	8.56
KONICA MINOLTA BUSINESS S	612639	11/20/25	OTHER EXPENSES	651-5023990	4.02	4.02
KROGER CO	612640	11/20/25	OTHER EXPENSES	852-5023990	15.97	15.97
LOOPNET	612641	11/20/25	CONSULTING FEES-ECON DVMT	1501-4340401	550.00	550.00
OLD TOWN ON THE MONON	612642	11/20/25	RENT PAYMENTS	1801-4352500	155.00	155.00
OLD TOWN SHOPS PROP ASSOC	612643	11/20/25	OTHER CONT SERVICES	1208-4350900	1,916.66	1,916.66
BRAD PEASE	612644	11/20/25	EXTERNAL TRAINING TRAVEL	2200-4343002	692.94	2,126.25
BRAD PEASE	612644	11/20/25	EXTERNAL TRAINING TRAVEL	2200-4343002	358.31	
BRAD PEASE	612644	11/20/25	EXTERNAL TRAINING TRAVEL	2200-4343002	830.00	
BRAD PEASE	612644	11/20/25	ORGANIZATION & MEMBER DUE	2200-4355300	245.00	
PITNEY BOWES INC.	612645	11/20/25	OTHER EXPENSES	651-5023990	527.78	1,055.55
PITNEY BOWES INC.	612645	11/20/25	OTHER EXPENSES	601-5023990	527.77	
RED WING SHOE CO	612646	11/20/25	OTHER EXPENSES	651-5023990	174.24	174.24
RICOH AMERICAS CORPORATIO	612647	11/20/25	COPIER	506-4353004	79.92	79.92
SERGEY GRECHUKHIN	612648	11/20/25	TRAVEL PER DIEMS	1180-4343004	82.06	2,466.07
SERGEY GRECHUKHIN	612648	11/20/25	TRAVEL PER DIEMS	1180-4343004	77.47	
SERGEY GRECHUKHIN	612648	11/20/25	EXTERNAL TRAINING TRAVEL	1180-4343002	458.52	
SERGEY GRECHUKHIN	612648	11/20/25	EXTERNAL TRAINING TRAVEL	1180-4343002	291.36	
SERGEY GRECHUKHIN	612648	11/20/25	EXTERNAL TRAINING TRAVEL	1180-4343002	996.66	
SERGEY GRECHUKHIN	612648	11/20/25	EXTERNAL TRAINING TRAVEL	1180-4343002	560.00	
SHRED-IT USA LLC	612649	11/20/25	TRASH COLLECTION	1110-4350101	201.33	201.33
SIMPLIFILE	612650	11/20/25	RECORDING FEES	1180-4340600	197.75	197.75
STERICYCLE INC	612651	11/20/25	OTHER CONT SERVICES	1701-4350900	83.01	83.01
STERICYCLE INC	612652	11/20/25	OTHER CONT SERVICES	1180-4350900	245.28	245.28
SUE FINKAM	612653	11/20/25	TRAVEL FEES & EXPENSES	1501-4343000	929.84	929.84
THOMSON REUTERS-WEST	612654	11/20/25	LIBRARY REF MATERIALS	1180-4469000	1,539.99	1,539.99
THOMSON REUTERS-WEST	612655	11/20/25	SOFTWARE MAINT CONTRACTS	911-4351502	511.66	511.66
TOSHIBA AMERICA BUSINESS	612656	11/20/25	COPIER	1160-4353004	246.04	246.04
TRICO REGIONAL SEWER UTIL	612657	11/20/25	WATER & SEWER	2201-4348500	444.86	444.86
VERIZON	612658	11/20/25	CELLULAR PHONE FEES	1180-4344100	298.39	298.39
VERIZON	612659	11/20/25	COMMUNICATION EQUIPMENT	506-4463100	50.09	50.09
WAYSTAR INC	612661	11/20/25	SUBSCRIPTIONS	1120-4355200	521.84	

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Y M C A	612662	11/20/25	WELLNESS PROGRAM	1201-4341980		223.65	521.84
YARDBERRY LANDSCAPING & E	612663	11/20/25	OTHER EXPENSES	612-5023990		159,363.00	223.65
180 COUNSELING LLC	612664	11/21/25	MENTAL HEALTH COUNSELING	1110-4340703		140.00	159,363.00
180 COUNSELING LLC	612664	11/21/25	MENTAL HEALTH COUNSELING	1110-4340703		140.00	
TEKSYSTEMS INC	612665	11/21/25	STAFFING SUPPORT	1115-4340400	118248	1,606.50	280.00
AMAZON CAPITAL SERVICES	612666	11/21/25	MAC OCTOBER INVOICES	1203-4353004	118496	503.02	1,606.50
AMAZON CAPITAL SERVICES	612666	11/21/25	MAC OCTOBER INVOICES	1203-4359003	118496	1,082.93	
AMAZON CAPITAL SERVICES	612666	11/21/25	MAC OCTOBER INVOICES	1203-4464500	118496	120.12	
AMAZON CAPITAL SERVICES	612666	11/21/25	MAC OCTOBER INVOICES	1203-4230200	118496	23.07	
AMAZON CAPITAL SERVICES	612666	11/21/25	OFFICE SUPPLIES	1801-4230200		232.82	
AMAZON CAPITAL SERVICES	612666	11/21/25	OFFICE SUPPLIES	1180-4230200		6.66	
AMAZON CAPITAL SERVICES	612666	11/21/25	OFFICE SUPPLIES	1201-4230200		37.48	
AMERICAN HEART ASSOC INC	612667	11/21/25	AHA UPDATED MATERIALS	1120-4357001	118476	1,984.48	2,006.10
ASCENSION ST VINCENT PUBL	612668	11/21/25	2025 PHYSICAL FIREFIGHTER	1120-4340701	115372	6,926.70	1,984.48
ASCENSION ST VINCENT PUBL	612668	11/21/25	MEDICAL EXAM FEES	1110-4340701		3,302.87	
ASCENSION ST VINCENT PUBL	612668	11/21/25	MEDICAL EXAM FEES	1110-4340701		3,580.40	
BANK OF NEW YORK MELLON	612669	11/21/25	ACCOUNTING FEES	1801-4340300		1,475.00	13,809.97
BAR COMMUNICATIONS LLC	612670	11/21/25	MEDIA RELATIONS SERVICES	1203-4341999	114349	2,000.00	1,475.00
IMAN TUCKER	612671	11/21/25	DJ SERVICES	1203-4359003	118500	1,700.00	2,000.00
BLASTER COMMUNICATIONS IN	612672	11/21/25	SPECIAL DEPT SUPPLIES	102-4239011		149.00	1,700.00
BONE DRY ROOFING	612673	11/21/25	GUTTER REPLACEMENT	2201-4350100	118295	3,176.00	149.00
BOUND TREE MEDICAL LLC	612674	11/21/25	SPECIAL DEPT SUPPLIES	102-4239011		248.13	3,176.00
PRO TEAM WELLNESS	612675	11/21/25	MENTAL HEALTH COUNSELING	1110-4340703		1,850.00	248.13
BRATEMAN'S INC.	612676	11/21/25	UNIFORM ACCESSORIES	1110-4356002		302.95	1,850.00
BRATEMAN'S INC.	612676	11/21/25	UNIFORMS	1110-4356001		580.00	
BRATEMAN'S INC.	612676	11/21/25	UNIFORM ACCESSORIES	1110-4356002		833.78	
BRATEMAN'S INC.	612676	11/21/25	SAFETY ACCESSORIES	1110-4356003		4,696.22	
BRATEMAN'S INC.	612676	11/21/25	UNIFORMS	1110-4356001		8,324.41	
BRATEMAN'S INC.	612676	11/21/25	UNIFORM ACCESSORIES	1110-4356002		719.94	
BRENNTAG MID SOUTH INC	612677	11/21/25	OTHER CONT SERVICES	1206-4350900		3,330.50	15,457.30
BRENNTAG MID SOUTH INC	612677	11/21/25	OTHER CONT SERVICES	1206-4350900		3,330.50	
BROADY-CAMPBELL, INC	612678	11/21/25	ROUNDAABOUT REPAIRS	2201-R4350900	111420	1,042.37	6,661.00
BROADY-CAMPBELL, INC	612678	11/21/25	ROUNDAABOUT REPAIRS	2201-R4350900	111429	1,831.30	
BROADY-CAMPBELL, INC	612678	11/21/25	ROUNDAABOUT REPAIRS	2201-R4350900	111429	308.70	
BROTHERS CONCRETE CONSTRU	612679	11/21/25	CONCRETE REPAIRS	2201-4350900	118431	3,035.00	3,182.37
BROTHERS CONCRETE CONSTRU	612679	11/21/25	REPAIRS 116TH & KEYSTONE	2201-4350900	118349	6,450.00	
C. L. COONROD & COMPANY	612680	11/21/25	ACCOUNTING FEES	1701-4340300		9,341.00	9,485.00
CARMEL CLAY HISTORICAL SO	612681	11/21/25	OCTOBER ARCHIVING	1203-4359000	118492	2,330.00	9,341.00

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							2,330.00
CARMEL LOFTS LLC	612682	11/21/25	GARAGE MAINTENANCE	1206-4350900	118466	11,837.13	11,837.13
CARMEL WELDING & SUPP INC	612683	11/21/25	TOOLS	2201-4238000	118425	1,820.00	1,820.00
CATER ME CAFE INC	612684	11/21/25	OTHER EXPENSES	851-5023990		4,200.00	4,200.00
CHEMART COMPANY	612685	11/21/25	2025 CARMEL ORNAMENT	923-4359003	118493	4,008.07	4,008.07
CINTAS CORPORATION #18	612686	11/21/25	UNIFORMS	1207-4356001		64.83	
CINTAS CORPORATION #18	612686	11/21/25	BUILDING REPAIRS & MAINT	1206-4350100		95.08	
CINTAS CORPORATION #18	612686	11/21/25	LAUNDRY SERVICE	1110-4356501		164.33	
CINTAS CORPORATION #18	612686	11/21/25	LAUNDRY SERVICE	1110-4356501		93.16	
							417.40
COVINO SMITH & SIMON INC	612687	11/21/25	OTHER PROFESSIONAL FEES	1180-4341999		833.00	833.00
CROSSROAD ENGINEERS, PC	612688	11/21/25	RANGE LINE PARKING IMPROV	1206-4350200	118377	23,390.00	
CROSSROAD ENGINEERS, PC	612688	11/21/25	OTHER CONT SERVICES	2201-4350900		1,422.00	
CROSSROAD ENGINEERS, PC	612688	11/21/25	ASA 3 25-01 PROJ	202-4350900	115448	24,652.50	
CROSSROAD ENGINEERS, PC	612688	11/21/25	PROFESSIONAL SERVICES	2200-R4340100	113053	121.00	
CROSSROAD ENGINEERS, PC	612688	11/21/25	ASA 6 25-02 AGREEMENT	250-4350900	116895	16,005.00	
							65,590.50
CSU INC	612689	11/21/25	106TH & WESTFIELD RELOC	1115-4350100	115407	22,948.19	22,948.19
CURRENT PUBLISHING	612690	11/21/25	PUBLICATION OF LEGAL ADS	1702-4345500		24.18	
CURRENT PUBLISHING	612690	11/21/25	PUBLICATION OF LEGAL ADS	1801-4345500		25.42	
CURRENT PUBLISHING	612690	11/21/25	PUBLICATION OF LEGAL ADS	1801-4345500		436.42	
							486.02
OFFICE KEEPERS	612691	11/21/25	OFFICE CLEANING	1801-4350600	114346	359.00	359.00
DON HINDS FORD	612692	11/21/25	REPAIR PARTS	1110-4237000		705.60	
DON HINDS FORD	612692	11/21/25	REPAIR PARTS	1110-4237000		423.12	
DON HINDS FORD	612692	11/21/25	REPAIR PARTS	1110-4237000		339.08	
DON HINDS FORD	612692	11/21/25	REPAIR PARTS	1110-4237000		403.90	
							1,871.70
DORSEY EXCAVATING INC	612693	11/21/25	PIPE WORK FOR PAVING	1206-4350200	118385	11,849.89	11,849.89
ECKART SUPPLY	612694	11/21/25	STREET LIGHT SUPPLIERS	2201-4350080	116715	612.56	612.56
CONSENSUS CLOUD SOLUTIONS	612695	11/21/25	OTHER EXPENSES	252-5023990		158.61	158.61
ELISABETH HENN-CARLSON CO	612696	11/21/25	MENTAL HEALTH COUNSELING	1110-4340703		100.00	100.00
FAEGRE DRINKER BIDDLE & R	612697	11/21/25	LEGAL FEES	1180-4340000		13,480.65	
FAEGRE DRINKER BIDDLE & R	612697	11/21/25	LEGAL FEES	1180-4340000		20,000.00	
							33,480.65
FIRE DEPARTMENT TRAINING	612698	11/21/25	EXTERNAL INSTRUCT FEES	1120-4357004		7,295.00	7,295.00
FIRESTONE TIRE & SERVICE	612699	11/21/25	REPAIR PARTS	1110-4237000		145.33	
FIRESTONE TIRE & SERVICE	612699	11/21/25	REPAIR PARTS	1110-4237000		145.33	
							290.66
FLOCK SAFETY	612700	11/21/25	EQUIPMENT REPAIRS & MAINT	1115-4350000		500.00	
FLOCK SAFETY	612700	11/21/25	EQUIPMENT REPAIRS & MAINT	1115-4350000		650.00	
							1,150.00
FRONT LINE COUNSELING INC	612701	11/21/25	MENTAL HEALTH COUNSELING	1110-4340703		975.00	
FRONT LINE COUNSELING INC	612701	11/21/25	MENTAL HEALTH COUNSELING	1120-4340703		187.50	
FRONT LINE COUNSELING INC	612701	11/21/25	MENTAL HEALTH COUNSELING	1120-4340703		375.00	
FRONT LINE COUNSELING INC	612701	11/21/25	MENTAL HEALTH COUNSELING	1120-4340703		375.00	

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FRONT LINE COUNSELING INC	612701	11/21/25	MENTAL HEALTH COUNSELING	1120-4340703		250.00	
FRONT LINE COUNSELING INC	612701	11/21/25	MENTAL HEALTH COUNSELING	1120-4340703		937.50	
FRONT LINE COUNSELING INC	612701	11/21/25	MENTAL HEALTH COUNSELING	1120-4340703		375.00	
FRONT LINE COUNSELING INC	612701	11/21/25	MENTAL HEALTH COUNSELING	1120-4340703		187.50	
FRONT LINE COUNSELING INC	612701	11/21/25	MENTAL HEALTH COUNSELING	1120-4340703		187.50	
							3,850.00
GRM MGMT SERVICES OF IN	612702	11/21/25	OTHER PROFESSIONAL FEES	502-4341999		207.09	
							207.09
GEAR WASH	612703	11/21/25	1851 INSPECTION & REPAIRS	1120-4350600	118490	10,877.75	
GEAR WASH	612703	11/21/25	GEAR REPAIRS	1120-4350600	118509	1,936.50	
							12,814.25
OMNI ELECTRIC LLC	612704	11/21/25	BREAKER REPAIRS	2201-4350900	118078	647.03	
OMNI ELECTRIC LLC	612704	11/21/25	861 N RANGELINE RD REPAIR	2201-4350900	118100	15,109.23	
OMNI ELECTRIC LLC	612704	11/21/25	861 N RANGELINE RD REPAIR	2201-4350900	118100	31.47	
OMNI ELECTRIC LLC	612704	11/21/25	JOB NO 251416	2201-4350900	118423	892.33	
OMNI ELECTRIC LLC	612704	11/21/25	JOB NO 251416	2201-4350900	118423	159.78	
OMNI ELECTRIC LLC	612704	11/21/25	JOB NO 251416	2201-4350900	118423	6,668.11	
							23,507.95
H W C ENGINEERING	612705	11/21/25	ORCHARD PARK DRAINAGE	250-R4350900	105869	690.00	
							690.00
HALL SIGNS, INC.	612706	11/21/25	STREET SIGNS	2201-R4239031	113187	1,242.60	
							1,242.60
HOWARD COMPANIES	612707	11/21/25	2025 PACING CONTRACT	2201-4350200	115478	1,386,758.08	
HOWARD COMPANIES	612707	11/21/25	2025 PACING CONTRACT	2201-4350202	115478	261,270.65	
HOWARD COMPANIES	612707	11/21/25	2025 PAVING CONTRACT	1206-4350200	118247	663,313.30	
							2,311,342.03
ICE SYSTEMS LLC	612708	11/21/25	PROMOX	1115-4351502	118504	4,804.58	
							4,804.58
INDIANA ALARM LLC	612709	11/21/25	EQUIPMENT MAINT CONTRACTS	1205-4351501		366.99	
							366.99
INDIANA OXYGEN CO	612710	11/21/25	GARAGE & MOTOR SUPPLIES	2201-4232100		46.80	
INDIANA OXYGEN CO	612710	11/21/25	GARAGE & MOTOR SUPPLIES	2201-4232100		142.80	
INDIANA OXYGEN CO	612710	11/21/25	GARAGE & MOTOR SUPPLIES	2201-4232100		2.90	
							192.50
INDUSTRIAL/ORGANIZATIONAL	612711	11/21/25	ENGINEER PROMOTION PROCES	1120-4341910	116612	18,160.00	
							18,160.00
BEST ONE OF TIPTON	612712	11/21/25	TIRES & TUBES	2201-4232000		40.00	
BEST ONE OF TIPTON	612712	11/21/25	AUTO REPAIR & MAINTENANCE	1120-4351000		1,356.64	
BEST ONE OF TIPTON	612712	11/21/25	AUTO REPAIR & MAINTENANCE	1120-4351000		156.00	
BEST ONE OF TIPTON	612712	11/21/25	AUTO REPAIR & MAINTENANCE	1120-4351000		1,241.42	
							2,794.06
INSIGHT PUBLIC SECTOR, IN	612713	11/21/25	ADOBE ACROBAT PRO	1115-4355600	118520	316.96	
							316.96
HOOK AND LADDER LANDSCAPI	612714	11/21/25	OTHER CONT SERVICES	1180-4350900		600.00	
							600.00
JAMES H DREW CORPORATION	612715	11/21/25	KEYSTOME & 106 ATTENUATOR	2201-4350900	118335	7,550.00	
JAMES H DREW CORPORATION	612715	11/21/25	KEYSTONE &MAIN ATTENUATOR	2201-4350900	118339	26,250.00	
							33,800.00
JIM GORE LANDSCAPE LLC	612716	11/21/25	TREE SERVICES	1206-4350900	118515	1,275.00	
JIM GORE LANDSCAPE LLC	612716	11/21/25	TREE SERVICES	1206-4350900	118515	6,243.00	
							7,518.00
JOHNSON CONTROLS	612717	11/21/25	JOHNSON CONTROLS	1208-4350900	118534	68,900.00	
							68,900.00
REGENCY TRANSLATIONS LLC	612718	11/21/25	INTERPRETER FEES	1301-4341954		2,520.00	
							2,520.00
JULIE SETMEYER LLC	612719	11/21/25	MENTAL HEALTH COUNSELING	1120-4340703		600.00	
							600.00
KAESER & BLAIR, INC	612720	11/21/25	COMMUNITY LIASION SUPPLY	1120-4239020	118287	1,898.56	

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KMG SUPPLY	612721	11/21/25	SHOP CARMEL TOTES	854-5023990	118502	2,318.00	1,898.56
KMG SUPPLY	612721	11/21/25	EVENT ITEMS	1203-4359003	118505	1,095.00	
KMG SUPPLY	612721	11/21/25	EVENT ITEMS	1203-4359003	118505	3,190.00	
KMG SUPPLY	612721	11/21/25	EVENT ITEMS	1203-4356004	118505	1,400.00	
KMG SUPPLY	612721	11/21/25	EVENT ITEMS	1203-4359003	118505	299.00	
LANGUAGELINE SOLUTIONS	612722	11/21/25	INTERPRETER FEES	1301-4341954		22.30	8,302.00
LEXISNEXIS	612723	11/21/25	LIBRARY REF MATERIALS	506-4469000		114.00	22.30
LIFE-ASSIST INC	612724	11/21/25	SPECIAL DEPT SUPPLIES	102-4239011		310.00	114.00
LOWE'S COMPANIES INC	612725	11/21/25	OTHER MAINT SUPPLIES	2201-4238900		428.86	310.00
LOWE'S COMPANIES INC	612726	11/21/25	OTHER MAINT SUPPLIES	1205-4238900		70.26	428.86
LUNA LANGUAGE SERVICES	612727	11/21/25	INTERPRETER FEES	1301-4341954		536.00	70.26
LYRA HEALTH INC	612728	11/21/25	WELLNESS PROGRAM	1201-4341980		3,859.40	536.00
LYRA HEALTH INC	612728	11/21/25	WELLNESS PROGRAM	1201-4341980		3,130.00	
MACO PRESS INC	612729	11/21/25	STATIONARY & PRNTD MATERL	506-4230100		3,166.20	6,989.40
MATTINGLY CONCRETE	612730	11/21/25	STA 43 CONCRETE REPAIR	1120-4350100	118132	5,043.24	3,166.20
MENARDS - FISHERS	612731	11/21/25	8038	1120-4236500		377.37	5,043.24
MENARDS, INC	612732	11/21/25	21810	1115-4237000		3.28	377.37
MUNICIPAL EMERGENCY SERVI	612733	11/21/25	SOLO RESCUE DECON WASHER	102-4467099	118312	-23,159.04	3.28
MUNICIPAL EMERGENCY SERVI	612733	11/21/25	SOLO RESCUE DECON WASHER	102-4467099	118312	33,500.00	
NAPA AUTO PARTS INC	612734	11/21/25	REPAIR PARTS	1110-4237000		131.67	10,340.96
NAPA AUTO PARTS INC	612734	11/21/25	REPAIR PARTS	1110-4237000		20.22	
NAPA AUTO PARTS INC	612734	11/21/25	GARAGE & MOTOR SUPPLIES	1110-4232100		29.99	
NAPA AUTO PARTS INC	612734	11/21/25	GARAGE & MOTOR SUPPLIES	1110-4232100		100.91	
OFFICE WORKS	612735	11/21/25	WORK STATIONS	1115-4350100	118009	12,822.58	282.79
OFFICE WORKS	612735	11/21/25	WORK STATIONS	1115-4463000	118009	5,000.00	
BORROR PUBLIC AFFAIRS LLC	612736	11/21/25	OTHER PROFESSIONAL FEES	1180-4341999		7,000.00	17,822.58
PAMELA WEISSMAN	612737	11/21/25	MENTAL HEALTH COUNSELING	1110-4340703		120.00	7,000.00
PENN CARE INC.	612738	11/21/25	MASKS/N95	1120-4239011	118487	2,328.70	120.00
PETSUITES FISHERS	612739	11/21/25	ANIMAL SERVICES	1110-4357600		144.00	2,328.70
PRESTIGE PERFORMANCE II I	612740	11/21/25	HAND SANITIZER	1120-4239020	118468	3,465.48	144.00
PROMOTIONS PLUS INC	612741	11/21/25	CLOTHING ALLOWANCE	1110-4125000	118528	2,289.00	3,465.48
PROMOTIONS PLUS INC	612741	11/21/25	UNIFORMS	1110-4356001		36.32	
R E I REAL ESTATE SERVICE	612742	11/21/25	OTHER CONT SERVICES	1208-4350900		77,057.00	2,325.32
R.D. FILIP, INC	612743	11/21/25	OTHER MAINT SUPPLIES	1120-4238900		762.78	77,057.00
							762.78

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REDLEE/SCS INC	612744	11/21/25	SOPHIA SQ RESTROOMS JANT	1206-4350100	114279	1,500.00	
REDLEE/SCS INC	612744	11/21/25	CIVIC SQ GARAGE MAINT	1206-4350100	114280	3,594.48	
							5,094.48
RELIABLE TRANSMISSION SER	612745	11/21/25	AUTO REPAIR & MAINTENANCE	1120-4351000		1,683.88	
							1,683.88
RESURGENT ELEVATOR LLC	612746	11/21/25	BUILDING REPAIRS & MAINT	1120-4350100		450.00	
RESURGENT ELEVATOR LLC	612746	11/21/25	BUILDING REPAIRS & MAINT	1120-4350100		250.00	
							700.00
REYNOLDS FARM EQUIPMENT	612747	11/21/25	OTHER CONT SERVICES	1120-4350900		35.00	
							35.00
RH CONTRACTING	612748	11/21/25	CHRISTKINDLMART HUT LABOR	2201-4350900	118088	5,200.00	
RH CONTRACTING	612748	11/21/25	CHRISTKINDLMART HUT LABOR	2201-4350900	118088	5,200.00	
RH CONTRACTING	612748	11/21/25	CHRISTKINDLMART HUT LABOR	2201-4350900	118088	4,950.00	
RH CONTRACTING	612748	11/21/25	CHRISTKINDLMART HUT LABOR	2201-4350900	118088	4,950.00	
RH CONTRACTING	612748	11/21/25	CHRISTKINDLMART HUT LABOR	2201-4350900	118088	5,200.00	
							25,500.00
SCAT PEST CONTROL INC.	612749	11/21/25	OTHER CONT SERVICES	1120-4350900		240.00	
							240.00
SEAGRAVE FIRE APPARATUS L	612750	11/21/25	REPAIR PARTS	1120-4237000		549.05	
SEAGRAVE FIRE APPARATUS L	612750	11/21/25	REPAIR PARTS	1120-4237000		-189.04	
							360.01
SEXSON MECHANICAL CORP	612751	11/21/25	GARAGE MAINT-IDC & CIVIC	1206-4350100	115379	1,375.00	
SEXSON MECHANICAL CORP	612751	11/21/25	ENERGY CENTER CONTRACT	1208-4350900	116666	3,819.00	
							5,194.00
SHELBY GRAVEL INC	612752	11/21/25	STREET REPAVING	1206-4350200		1,195.00	
SHELBY GRAVEL INC	612752	11/21/25	STREET REPAVING	1206-4350200		807.00	
SHELBY GRAVEL INC	612752	11/21/25	STREET REPAVING	1206-4350200		507.00	
							2,509.00
SHI INTERNATIONAL CORP	612753	11/21/25	CROWDSTRIKE	1115-R4355600	110446	12,600.00	
							12,600.00
SPORT GRAPHICS INC	612754	11/21/25	WINDOW CLINGS-WORLD AQUA	1203-4359003	118255	2,774.00	
SPORT GRAPHICS INC	612754	11/21/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		143.00	
							2,917.00
STOOPS FREIGHTLINER	612755	11/21/25	REPAIR PARTS	2201-4237000	118429	4,657.17	
STOOPS FREIGHTLINER	612755	11/21/25	REPAIR PARTS	2201-4237000	118429	7,928.00	
STOOPS FREIGHTLINER	612755	11/21/25	REPAIR PARTS	2201-4237000	118429	348.13	
STOOPS FREIGHTLINER	612755	11/21/25	REPAIR PARTS	2201-4237000	118429	2,138.53	
STOOPS FREIGHTLINER	612755	11/21/25	REPAIR PARTS	2201-4237000	118429	193.58	
STOOPS FREIGHTLINER	612755	11/21/25	REPAIR PARTS	2201-4237000	118406	3,194.21	
STOOPS FREIGHTLINER	612755	11/21/25	SALT TRUCK PARTS	2201-4237000	118444	676.26	
STOOPS FREIGHTLINER	612755	11/21/25	SALT TRUCK PARTS	2201-4237000	118444	14.10	
STOOPS FREIGHTLINER	612755	11/21/25	SALT TRUCK PARTS	2201-4237000	118444	851.33	
STOOPS FREIGHTLINER	612755	11/21/25	SALT TRUCK PARTS	2201-4237000	118444	1,374.34	
STOOPS FREIGHTLINER	612755	11/21/25	208W REPAIRS	2201-4351000	118333	13,058.81	
							34,434.46
THE STREETScape COMPANY	612756	11/21/25	BALL FINIALS & POSTS	2201-4239032	117975	8,180.25	
							8,180.25
SUNBELT RENTALS	612757	11/21/25	DIWALI RENTALS	1203-4359003	118501	1,341.96	
SUNBELT RENTALS	612757	11/21/25	DIWALI RENTALS	1203-4359003	118501	378.84	
							1,720.80
T B A & OIL WAREHOUSE, IN	612758	11/21/25	OIL	1110-4231500	118288	1,421.96	
T B A & OIL WAREHOUSE, IN	612758	11/21/25	WASHER FLUID	1110-4231500	118472	2,843.92	
T B A & OIL WAREHOUSE, IN	612758	11/21/25	WASHER FLUID	1110-4237000	118472	290.00	
							4,555.88
TAFT STETTINIUS & HOLLIST	612759	11/21/25	LEGAL FEES	1180-4340000		32,863.00	
TAFT STETTINIUS & HOLLIST	612759	11/21/25	LEGAL FEES	1180-4340000		2,055.00	
							34,918.00
TANDEM MOBILITY LLC	612760	11/21/25	OTHER CONT SERVICES	1192-4350900		23,750.00	

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						23,750.00
TASK FORCE TIPS	612761	11/21/25	AUTO REPAIR & MAINTENANCE	1120-4351000	1,132.40	
TERMINAL SUPPLY CO	612762	11/21/25	REPAIR PARTS	2201-4237000	411.74	1,132.40
CIRCLE CITY CLEANERS ONE	612763	11/21/25	CLEANING SERVICES	1120-4350600	100.06	411.74
TRIM IT UP LLC	612764	11/21/25	OTHER CONT SERVICES	1180-4350900	14,800.00	100.06
TRIM IT UP LLC	612764	11/21/25	OTHER CONT SERVICES	1180-4350900	7,235.00	
TRUCK SERVICE INC	612765	11/21/25	AUTO REPAIR & MAINTENANCE	1120-4351000	2,010.20	22,035.00
TRUCK SERVICE INC	612765	11/21/25	REPAIR PARTS	1120-4237000	249.76	
TRUCK SERVICE INC	612765	11/21/25	221 SPRINGS	2201-4350900	4,678.25	
				118514		6,938.21
TRUGREEN	612766	11/21/25	FERTILIZATION	2201-4350400	114337	225.00
TRUGREEN	612766	11/21/25	FERTILIZATION	1206-4350400	114332	450.00
TRUGREEN	612766	11/21/25	AERATION & FUNGIC IN ROW	2201-4350400	116755	1,375.00
						2,050.00
TURBO IMAGES	612767	11/21/25	VINYL WRAPS	1110-4467099	118383	1,279.30
TURBO IMAGES	612767	11/21/25	VINYL WRAPS	1110-4467099	118383	1,539.30
						2,818.60
UTILITY SUPPLY CO INC.	612768	11/21/25	STORM SEWER MAINT SUPPLS	2201-4237001	483.50	
VISCO INC	612769	11/21/25	LIGHT POLE-136TH & 31	2201-4350080	116839	483.50
WHITE'S ACE HARDWARE	612770	11/21/25	REPAIR PARTS	1120-4237000	260.03	2,100.00
WHITE'S ACE HARDWARE	612771	11/21/25	OTHER MAINT SUPPLIES	1205-4238900	14.97	260.03
WHITE'S ACE HARDWARE	612772	11/21/25	EQUIPMENT REPAIRS & MAINT	1115-4350000	7.96	14.97
						7.96
ENGLEDOW GROUP	612773	11/21/25	DIWALI LIGHTING	854-5023990	118497	2,300.00
ENGLEDOW GROUP	612773	11/21/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		200.00
YODER OIL LLC	612774	11/21/25	OIL FOR MAINTENANCE DIV	1120-4231500	118495	1,505.50
						1,505.50
ZOLL MEDICAL CORP	612775	11/21/25	EMS EQUIP	102-4467006		2,622.16
ZOLL MEDICAL CORP	612775	11/21/25	EMS EQUIP	102-4467006		1,174.24
						3,796.40
AMAZON CAPITAL SERVICES	612776	11/21/25	SMALL TOOLS & MINOR EQUIP	1120-4238000		503.92
AMAZON CAPITAL SERVICES	612776	11/21/25	SPECIAL DEPT SUPPLIES	102-4239011		566.08
AMAZON CAPITAL SERVICES	612776	11/21/25	INTERNAL TRAINING FEES	1120-4357001		329.80
AMAZON CAPITAL SERVICES	612776	11/21/25	UNIFORMS	1120-4356001		180.87
AMAZON CAPITAL SERVICES	612776	11/21/25	OTHER MISCELLANEOUS	1120-4239099		238.78
AMAZON CAPITAL SERVICES	612776	11/21/25	OTHER MAINT SUPPLIES	1120-4238900		122.88
AMAZON CAPITAL SERVICES	612776	11/21/25	REPAIR PARTS	1120-4237000		1,819.98
AMAZON CAPITAL SERVICES	612776	11/21/25	OFFICE SUPPLIES	1120-4230200		485.01
AMAZON CAPITAL SERVICES	612776	11/21/25	SMALL TOOLS & MINOR EQUIP	1192-4238000		123.88
AMAZON CAPITAL SERVICES	612776	11/21/25	SAFETY SUPPLIES	1192-4239012		115.72
AMAZON CAPITAL SERVICES	612776	11/21/25	OTHER EXPENSES	601-5023990		959.53
						5,446.45
AMERICAN EAGLE EQUIPMENT	612777	11/21/25	REPAIR PARTS	1120-4237000		67.89
AMERICAN EAGLE EQUIPMENT	612777	11/21/25	REPAIR PARTS	1120-4237000		1,389.50
AMERICAN STRUCTURE POINT,	612778	11/21/25	OTHER EXPENSES	652-5023990		2,320.00
AMERI-TURF	612779	11/21/25	LANDSCAPING SUPPLIES	2201-4239034		68.00
						68.00

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APPLIED INDUSTRIAL TECH I	612780	11/21/25	OTHER EXPENSES	601-5023990	222.84	
						222.84
ASCENSION ST VINCENT PUBL	612781	11/21/25	MEDICAL EXAM FEES	1120-4340701	50,376.23	
						50,376.23
ASSOCIATED INTEGRATED SUP	612782	11/21/25	OTHER EXPENSES	651-5023990	646.30	
						646.30
AUTOZONE INC	612783	11/21/25	OTHER EXPENSES	601-5023990	198.66	
AUTOZONE INC	612783	11/21/25	OTHER EXPENSES	601-5023990	47.37	
AUTOZONE INC	612783	11/21/25	OTHER EXPENSES	601-5023990	75.68	
						321.71
BATTERIES PLUS BULBS	612784	11/21/25	REPAIR PARTS	1120-4237000	28.95	
						28.95
BRENNTAG MID SOUTH INC	612785	11/21/25	OTHER EXPENSES	601-5023990	1,077.06	
BRENNTAG MID SOUTH INC	612785	11/21/25	OTHER EXPENSES	601-5023990	3,194.00	
BRENNTAG MID SOUTH INC	612785	11/21/25	OTHER EXPENSES	601-5023990	-269.27	
						4,001.79
BOBCAT OF ANDERSON	612786	11/21/25	OTHER EXPENSES	601-5023990	75.12	
BOBCAT OF ANDERSON	612786	11/21/25	OTHER EXPENSES	601-5023990	29.09	
						104.21
BROADY-CAMPBELL, INC	612787	11/21/25	OTHER CONT SERVICES	2201-4350900	568.93	
						568.93
CARMEL WELDING & SUPP INC	612788	11/21/25	REPAIR PARTS	2201-4237000	25.99	
CARMEL WELDING & SUPP INC	612788	11/21/25	SMALL TOOLS & MINOR EQUIP	2201-4238000	123.60	
CARMEL WELDING & SUPP INC	612788	11/21/25	REPAIR PARTS	2201-4237000	88.50	
CARMEL WELDING & SUPP INC	612788	11/21/25	REPAIR PARTS	2201-4237000	66.64	
CARMEL WELDING & SUPP INC	612788	11/21/25	REPAIR PARTS	2201-4237000	44.16	
CARMEL WELDING & SUPP INC	612788	11/21/25	SMALL TOOLS & MINOR EQUIP	2201-4238000	138.11	
CARMEL WELDING & SUPP INC	612788	11/21/25	REPAIR PARTS	2201-4237000	29.89	
						516.89
CHEMSEARCH	612789	11/21/25	OTHER EXPENSES	601-5023990	255.75	
CHEMSEARCH	612789	11/21/25	OTHER EXPENSES	601-5023990	479.79	
						735.54
CHOICE SCREENING INC	612790	11/21/25	OTHER CONT SERVICES	1120-4350900	45.00	
						45.00
CINTAS CORPORATION #18	612791	11/21/25	OTHER CONT SERVICES	1207-4350900	182.77	
						182.77
CINTAS FIRST AID & SAFETY	612792	11/21/25	OTHER EXPENSES	651-5023990	388.15	
						388.15
CINTAS UNIFORMS	612793	11/21/25	OTHER EXPENSES	651-5023990	290.17	
CINTAS UNIFORMS	612793	11/21/25	OTHER EXPENSES	651-5023990	355.00	
						645.17
CLARKE POWER SERVICES INC	612794	11/21/25	AUTO REPAIR & MAINTENANCE	1120-4351000	749.32	
						749.32
CORE & MAIN	612795	11/21/25	OTHER EXPENSES	601-5023990	378.84	
CORE & MAIN	612795	11/21/25	OTHER EXPENSES	601-5023990	192.80	
CORE & MAIN	612795	11/21/25	OTHER EXPENSES	601-5023990	334.60	
CORE & MAIN	612795	11/21/25	OTHER EXPENSES	601-5023990	896.00	
CORE & MAIN	612795	11/21/25	OTHER EXPENSES	601-5023990	420.70	
CORE & MAIN	612795	11/21/25	OTHER EXPENSES	601-5023990	322.25	
CORE & MAIN	612795	11/21/25	OTHER EXPENSES	601-5023990	1,020.00	
						3,565.19
COVINO SMITH & SIMON INC	612796	11/21/25	OTHER EXPENSES	651-5023990	1,041.50	
COVINO SMITH & SIMON INC	612796	11/21/25	OTHER EXPENSES	601-5023990	1,041.50	
						2,083.00
CROSSROAD ENGINEERS, PC	612797	11/21/25	CONSULTING FEES	1115-4340400	2,278.80	
						2,278.80
CURRENT PUBLISHING	612798	11/21/25	PUBLICATION OF LEGAL ADS	1702-4345500	101.34	
CURRENT PUBLISHING	612798	11/21/25	PUBLICATION OF LEGAL ADS	1702-4345500	29.27	

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CURRENT PUBLISHING	612798	11/21/25	PUBLICATION OF LEGAL ADS	1702-4345500	29.27	
						159.88
CYBER MARKETING NETWORK I	612799	11/21/25	OTHER EXPENSES	601-5023990	129.95	
						129.95
DIRTWORKS LLC	612800	11/21/25	BUILDING REPAIRS & MAINT	2201-4350100	20.00	
DIRTWORKS LLC	612800	11/21/25	BUILDING REPAIRS & MAINT	2201-4350100	20.00	
DIRTWORKS LLC	612800	11/21/25	BUILDING REPAIRS & MAINT	2201-4350100	20.00	
DIRTWORKS LLC	612800	11/21/25	BUILDING REPAIRS & MAINT	2201-4350100	20.00	
DIRTWORKS LLC	612800	11/21/25	BUILDING REPAIRS & MAINT	2201-4350100	20.00	
						100.00
DITCH WITCH MIDWEST	612801	11/21/25	OTHER EXPENSES	601-5023990	2,763.38	
						2,763.38
DON HINDS FORD	612802	11/21/25	AUTO REPAIR & MAINTENANCE	1120-4351000	3,760.00	
						3,760.00
ED MARTIN TOYOTA	612803	11/21/25	REPAIR PARTS	2201-4237000	22.44	
						22.44
ENVIRONMENTAL LABORATORIE	612804	11/21/25	OTHER EXPENSES	601-5023990	38.72	
						38.72
EXOTIC AUTOMATION & SUPPL	612805	11/21/25	REPAIR PARTS	1120-4237000	136.94	
						136.94
FIRE SYSTEMS SERVICES INC	612806	11/21/25	OTHER EXPENSES	601-5023990	1,104.00	
						1,104.00
FISHER SCIENTIFIC	612807	11/21/25	OTHER EXPENSES	651-5023990	1,111.67	
FISHER SCIENTIFIC	612807	11/21/25	OTHER EXPENSES	651-5023990	228.51	
FISHER SCIENTIFIC	612807	11/21/25	OTHER EXPENSES	651-5023990	102.65	
						1,442.83
GENUINE PARTS COMPANY-IND	612808	11/21/25	OTHER EXPENSES	601-5023990	1,142.10	
						1,142.10
GENUINE PARTS COMPANY-IND	612809	11/21/25	OTHER EXPENSES	651-5023990	440.78	
						440.78
GEORGE E BOOTH CO INC	612810	11/21/25	OTHER EXPENSES	601-5023990	1,130.89	
						1,130.89
GIRARD INDUSTRIES	612811	11/21/25	OTHER EXPENSES	651-5023990	1,864.52	
						1,864.52
GRAINGER	612812	11/21/25	OTHER MAINT SUPPLIES	2201-4238900	347.23	
GRAINGER	612812	11/21/25	SAFETY SUPPLIES	2201-4239012	198.20	
						545.43
GRAINGER	612813	11/21/25	OTHER EXPENSES	601-5023990	1,179.98	
GRAINGER	612813	11/21/25	OTHER EXPENSES	601-5023990	124.56	
GRAINGER	612813	11/21/25	OTHER EXPENSES	651-5023990	378.78	
GRAINGER	612813	11/21/25	OTHER EXPENSES	651-5023990	296.53	
GRAINGER	612813	11/21/25	OTHER EXPENSES	651-5023990	32.76	
GRAINGER	612813	11/21/25	OTHER EXPENSES	601-5023990	1,179.98	
GRAINGER	612813	11/21/25	OTHER EXPENSES	601-5023990	95.62	
						3,288.21
P F M CAR & TRUCK CARE CE	612814	11/21/25	OTHER EXPENSES	601-5023990	1,692.30	
						1,692.30
GROUNDSPRO LLC	612815	11/21/25	OTHER EXPENSES	601-5023990	4,580.00	
						4,580.00
GUARDIAN ALLIANCE TECHNOL	612816	11/21/25	OTHER CONT SERVICES	1120-4350900	102.00	
						102.00
HAPPY VALLEY SAND & GRAVE	612817	11/21/25	OTHER EXPENSES	601-5023990	1,686.73	
						1,686.73
THE HOOSIER CO INC	612818	11/21/25	POSTS & HARDWARE	2201-4239032	450.50	
						450.50
I U P P S	612819	11/21/25	OTHER PROFESSIONAL FEES	1115-4341999	45.00	
I U P P S	612819	11/21/25	OTHER PROFESSIONAL FEES	1115-4341999	20.00	
I U P P S	612819	11/21/25	OTHER PROFESSIONAL FEES	1115-4341999	10.00	

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I U P P S	612819	11/21/25	OTHER PROFESSIONAL FEES	1115-4341999	45.00	
I U P P S	612819	11/21/25	OTHER PROFESSIONAL FEES	1115-4341999	958.55	
I U P P S	612819	11/21/25	OTHER EXPENSES	601-5023990	3,031.45	
						4,110.00
INDIANA OXYGEN CO	612820	11/21/25	OTHER EXPENSES	601-5023990	24.18	
INDIANA OXYGEN CO	612820	11/21/25	OTHER EXPENSES	601-5023990	2,707.00	
INDIANA OXYGEN CO	612820	11/21/25	BOTTLED GAS	1120-4231100	17.68	
INDIANA OXYGEN CO	612820	11/21/25	BOTTLED GAS	1120-4231100	24.48	
INDIANA OXYGEN CO	612820	11/21/25	BOTTLED GAS	1120-4231100	8.16	
INDIANA OXYGEN CO	612820	11/21/25	BOTTLED GAS	1120-4231100	10.54	
INDIANA OXYGEN CO	612820	11/21/25	BOTTLED GAS	1120-4231100	644.86	
INDIANA OXYGEN CO	612820	11/21/25	BOTTLED GAS	1120-4231100	174.02	
						3,610.92
INDIANA RECLAMATION & EXC	612821	11/21/25	OTHER EXPENSES	601-5023990	2,146.35	
INDIANA RECLAMATION & EXC	612821	11/21/25	OTHER EXPENSES	601-5023990	2,146.35	
						4,292.70
BEST ONE OF INDY	612822	11/21/25	AUTO REPAIR & MAINTENANCE	1120-4351000	24.99	
BEST ONE OF INDY	612822	11/21/25	AUTO REPAIR & MAINTENANCE	1192-4351000	146.65	
						171.64
INTERA INCORPORATED	612823	11/21/25	OTHER EXPENSES	601-5023990	14,170.00	
						14,170.00
INVOICE CLOUD INC	612824	11/21/25	OTHER EXPENSES	651-5023990	1,707.78	
INVOICE CLOUD INC	612824	11/21/25	OTHER EXPENSES	601-5023990	1,707.77	
						3,415.55
J D H CONTRACTING INC	612825	11/21/25	BUILDING REPAIRS & MAINT	1115-4350100	1,030.00	
						1,030.00
KBSO CONSULTING LLC	612826	11/21/25	CONSULTING FEES	1115-4340400	615.00	
						615.00
KIRBY RISK CORPORATION	612827	11/21/25	OTHER EXPENSES	601-5023990	13.04	
						13.04
KROGER, GARDIS & REGAS	612828	11/21/25	LEGAL FEES	1401-4340000	6,541.20	
						6,541.20
LEHIGH OUTFITTERS	612829	11/21/25	OTHER EXPENSES	651-5023990	-146.62	
LEHIGH OUTFITTERS	612829	11/21/25	OTHER EXPENSES	651-5023990	147.10	
						.48
LIONHEART CRITICAL POWER	612830	11/21/25	BUILDING REPAIRS & MAINT	2201-4350100	1,075.58	
						1,075.58
LIQUIDSPRING LLC	612831	11/21/25	REPAIR PARTS	1120-4237000	1,156.28	
LIQUIDSPRING LLC	612831	11/21/25	REPAIR PARTS	1120-4237000	204.38	
LIQUIDSPRING LLC	612831	11/21/25	REPAIR PARTS	1120-4237000	2.25	
						1,362.91
LIVING WATERS CO.	612832	11/21/25	OTHER EXPENSES	601-5023990	1,697.80	
						1,697.80
LONE STAR BLOWER AND COMP	612833	11/21/25	OTHER EXPENSES	651-5023990	17,050.00	
						17,050.00
LOWE'S COMPANIES INC	612834	11/21/25	REPAIR PARTS	1120-4237000	411.25	
						411.25
MENARDS - FISHERS	612835	11/21/25	7613	651-5023990	24.27	
MENARDS - FISHERS	612835	11/21/25	7613	651-5023990	21.80	
MENARDS - FISHERS	612835	11/21/25	OTHER EXPENSES	651-5023990	35.88	
						81.95
MENARDS, INC	612836	11/21/25	21329	601-5023990	15.58	
						15.58
MENARDS, INC	612837	11/21/25	20328	2201-4238900	66.50	
MENARDS, INC	612837	11/21/25	20405	2201-4238900	22.99	
MENARDS, INC	612837	11/21/25	20386	2201-4238900	12.99	
MENARDS, INC	612837	11/21/25	20646	2201-4238900	131.74	
MENARDS, INC	612837	11/21/25	20647	2201-4238900	169.95	

SUNGARD PENTAMATION, INC.
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CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
MENARDS, INC	612837	11/21/25	20723	2201-4238900	115.89	
MENARDS, INC	612837	11/21/25	20801	2201-4238900	25.18	
MENARDS, INC	612837	11/21/25	20812	2201-4238900	-34.35	
MENARDS, INC	612837	11/21/25	20814	2201-4238900	101.79	
MENARDS, INC	612837	11/21/25	20857	2201-4238900	200.26	
MENARDS, INC	612837	11/21/25	20952	2201-4238900	13.79	
MENARDS, INC	612837	11/21/25	20931	2201-4238900	27.32	
MENARDS, INC	612837	11/21/25	20926	2201-4238900	29.98	
MENARDS, INC	612837	11/21/25	20918	2201-4231500	91.96	
MENARDS, INC	612837	11/21/25	20930	2201-4238900	41.90	
MENARDS, INC	612837	11/21/25	20991	2201-4238900	-29.98	
MENARDS, INC	612837	11/21/25	20994	2201-4238900	22.07	
						1,009.98
MENARDS, INC	612838	11/21/25	21350	1115-4350100	31.98	
						31.98
MENARDS, INC	612839	11/21/25	20799	1120-4237000	4.23	
MENARDS, INC	612839	11/21/25	20797	1120-4237000	-6.98	
MENARDS, INC	612839	11/21/25	20791	1120-4237000	54.92	
MENARDS, INC	612839	11/21/25	21290	1120-4237000	82.00	
MENARDS, INC	612839	11/21/25	21268	1120-4237000	24.97	
MENARDS, INC	612839	11/21/25	21245	1120-4237000	41.12	
MENARDS, INC	612839	11/21/25	21180	1120-4237000	138.57	
MENARDS, INC	612839	11/21/25	20999	1120-4237000	353.36	
						692.19
MENARDS, INC	612840	11/21/25	21276	601-5023990	439.98	
MENARDS, INC	612840	11/21/25	21277	601-5023990	268.91	
						708.89
MICRO AIR INC	612841	11/21/25	OTHER EXPENSES	601-5023990	525.00	
MICRO AIR INC	612841	11/21/25	OTHER EXPENSES	601-5023990	20.00	
MICRO AIR INC	612841	11/21/25	OTHER EXPENSES	601-5023990	20.00	
MICRO AIR INC	612841	11/21/25	OTHER EXPENSES	601-5023990	20.00	
MICRO AIR INC	612841	11/21/25	OTHER EXPENSES	601-5023990	20.00	
MICRO AIR INC	612841	11/21/25	OTHER EXPENSES	601-5023990	500.00	
MICRO AIR INC	612841	11/21/25	OTHER EXPENSES	601-5023990	20.00	
						1,125.00
MICROBAC LABORATORIES INC	612842	11/21/25	OTHER EXPENSES	651-5023990	88.60	
						88.60
MID STATE TRUCK EQUIP COR	612843	11/21/25	OTHER EXPENSES	601-5023990	2,035.10	
MID STATE TRUCK EQUIP COR	612843	11/21/25	OTHER EXPENSES	601-5023990	641.80	
						2,676.90
MORTON SALT	612844	11/21/25	OTHER EXPENSES	601-5023990	2,821.17	
MORTON SALT	612844	11/21/25	OTHER EXPENSES	601-5023990	2,807.57	
MORTON SALT	612844	11/21/25	OTHER EXPENSES	601-5023990	2,812.11	
MORTON SALT	612844	11/21/25	OTHER EXPENSES	601-5023990	2,833.64	
MORTON SALT	612844	11/21/25	OTHER EXPENSES	601-5023990	2,793.98	
MORTON SALT	612844	11/21/25	OTHER EXPENSES	601-5023990	2,817.78	
MORTON SALT	612844	11/21/25	OTHER EXPENSES	601-5023990	2,848.36	
MORTON SALT	612844	11/21/25	OTHER EXPENSES	601-5023990	2,905.01	
MORTON SALT	612844	11/21/25	OTHER EXPENSES	601-5023990	2,854.03	
MORTON SALT	612844	11/21/25	OTHER EXPENSES	601-5023990	2,824.57	
						28,318.22
MOUSER ELECTRONICS	612845	11/21/25	OTHER EXPENSES	651-5023990	906.59	
						906.59
NAPA AUTO PARTS INC	612846	11/21/25	REPAIR PARTS	1120-4237000	364.31	
						364.31
NORTHSIDE TRAILER INC.	612847	11/21/25	OTHER EXPENSES	601-5023990	251.82	
						251.82
PEARSON FORD, INC	612848	11/21/25	REPAIR PARTS	2201-4237000	46.12	

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
PEARSON FORD, INC	612848	11/21/25	REPAIR PARTS	2201-4237000	46.12	92.24
PENN CARE INC.	612849	11/21/25	REPAIR PARTS	1120-4237000	423.00	423.00
PICKETT'S PLACE	612850	11/21/25	REPAIR PARTS	2201-4237000	60.00	60.00
PLYMATE	612851	11/21/25	OTHER EXPENSES	601-5023990	404.26	685.57
PLYMATE	612851	11/21/25	OTHER EXPENSES	601-5023990	281.31	
POMP'S TIRE	612852	11/21/25	OTHER EXPENSES	601-5023990	656.28	1,126.60
POMP'S TIRE	612852	11/21/25	OTHER EXPENSES	601-5023990	470.32	
POMP'S TIRE - LEBANON	612853	11/21/25	TIRES & TUBES	2201-4232000	678.00	1,654.28
POMP'S TIRE - LEBANON	612853	11/21/25	TIRES & TUBES	2201-4232000	656.28	
POMP'S TIRE - LEBANON	612853	11/21/25	TIRES & TUBES	2201-4232000	320.00	
PROMOTIONS PLUS INC	612854	11/21/25	OTHER EXPENSES	601-5023990	332.00	4,021.00
PROMOTIONS PLUS INC	612854	11/21/25	OTHER EXPENSES	601-5023990	254.00	
PROMOTIONS PLUS INC	612854	11/21/25	OTHER EXPENSES	651-5023990	3,435.00	
PURE WATER PARTNERS	612855	11/21/25	OTHER EXPENSES	651-5023990	570.00	570.00
QUASAR ENERGY GROUP LLC	612856	11/21/25	OTHER EXPENSES	651-5023990	50.00	50.00
RELIANT ELECTRIC & SOLAR	612857	11/21/25	BUILDING REPAIRS & MAINT	1115-4350100	125.00	9,341.68
RELIANT ELECTRIC & SOLAR	612857	11/21/25	BUILDING REPAIRS & MAINT	1115-4350100	256.00	
RELIANT ELECTRIC & SOLAR	612857	11/21/25	BUILDING REPAIRS & MAINT	1115-4350100	8,960.68	
SAVATREE LLC	612858	11/21/25	OTHER EXPENSES	601-5023990	2,181.00	2,181.00
SERVICE PIPE & SUPPLY INC	612859	11/21/25	OTHER EXPENSES	601-5023990	154.72	154.72
SRM CONCRETE LLC	612860	11/21/25	OTHER EXPENSES	601-5023990	1,444.00	1,444.00
STELLO PRODUCTS INC	612861	11/21/25	TRAFFIC SIGNS	2201-4239030	886.70	886.70
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	894.79	4,500.82
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	467.59	
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	524.44	
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	36.68	
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	1,607.79	
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	51.74	
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	88.15	
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	94.03	
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	434.45	
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	216.28	
STOOPS FREIGHTLINER	612862	11/21/25	REPAIR PARTS	2201-4237000	84.88	
SUNBELT RENTALS, INC.	612863	11/21/25	OTHER EXPENSES	651-5023990	84.90	
SUTTON-GARTEN	612864	11/21/25	OTHER EXPENSES	651-5023990	143.22	143.22
TAYLOR OIL CO INC	612865	11/21/25	OTHER EXPENSES	601-5023990	946.28	946.28
T-METAL WORKS, INC.	612866	11/21/25	OTHER MAINT SUPPLIES	2201-4238900	240.00	300.00
T-METAL WORKS, INC.	612866	11/21/25	OTHER MAINT SUPPLIES	2201-4238900	60.00	
TORIC ENGINEERING INC	612867	11/21/25	OTHER EXPENSES	651-5023990	8,640.00	

SUNGARD PENTAMATION, INC.
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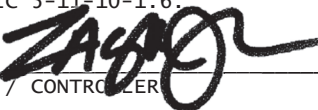
CITY OF CARMEL
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						8,640.00
TRUCK SERVICE INC	612868	11/21/25	OTHER CONT SERVICES	2201-4350900	550.93	
TRUCK SERVICE INC	612868	11/21/25	OTHER CONT SERVICES	2201-4350900	3,768.18	
						4,319.11
USA BLUE BOOK	612869	11/21/25	OTHER EXPENSES	651-5023990	473.58	
						473.58
UTILITY SUPPLY CO INC.	612870	11/21/25	OTHER EXPENSES	604-5023990	17,500.00	
UTILITY SUPPLY CO INC.	612870	11/21/25	OTHER EXPENSES	601-5023990	201.00	
						17,701.00
VERMEER OF INDIANA INC	612871	11/21/25	OTHER EXPENSES	601-5023990	220.00	
						220.00
VOIANCE LANGUAGE SERVICES	612872	11/21/25	OTHER CONT SERVICES	1120-4350900	66.40	
						66.40
WESSLER ENGINEERING, INC	612873	11/21/25	OTHER EXPENSES	651-5023990	6,004.10	
WESSLER ENGINEERING, INC	612873	11/21/25	OTHER EXPENSES	659-5023990	3,742.50	
						9,746.60
BENGE'S ACE HARDWARE	612874	11/21/25	OTHER EXPENSES	601-5023990	13.43	
BENGE'S ACE HARDWARE	612874	11/21/25	OTHER EXPENSES	601-5023990	3.06	
						16.49
WHITE'S ACE HARDWARE	612875	11/21/25	BUILDING REPAIRS & MAINT	1115-4350100	20.40	
						20.40
WHITE'S ACE HARDWARE	612876	11/21/25	OTHER EXPENSES	601-5023990	45.98	
						45.98
WORRELL CORPORATION	612877	11/21/25	OTHER EXPENSES	601-5023990	8,905.02	
WORRELL CORPORATION	612877	11/21/25	OTHER EXPENSES	651-5023990	8,905.02	
WORRELL CORPORATION	612877	11/21/25	OTHER EXPENSES	601-5023990	-21.47	
WORRELL CORPORATION	612877	11/21/25	OTHER EXPENSES	651-5023990	-21.47	
						17,767.10
ZAYO GROUP LLC	612878	11/21/25	INTERNET LINE CHARGES	1115-4344200	1,164.05	
						1,164.05
MAINSCAPE LANDSCAPING	612448	11/14/25	JAPANESE GARDENS	103-4462000	61629	44,600.00
						44,600.00
WEIHE ENGINEERS INC	612581	11/20/25	FOUNDERS PARK PLAYGROUND	103-R4462000	57564	2,994.50
						2,994.50
EASY TITLE INSURANCE	612620	11/20/25	OTHER FEES & LICENSES	910-4358300		1,671.43
						1,671.43
HAMILTON CO PROSECUTING A	612625	11/20/25	OTHER EXPENSES	910-5023990		1,424.00
						1,424.00
HAMILTON CO PROSECUTING A	612626	11/20/25	VEH #392	910-5023990		1,573.83
HAMILTON CO PROSECUTING A	612626*	11/20/25	VEH #392	910-5023990		-1,573.83
						.00
JOSHUA N TAYLOR ATTORNEY	612635	11/20/25	OTHER EXPENSES	910-5023990		1,831.00
JOSHUA N TAYLOR ATTORNEY	612635*	11/20/25	OTHER EXPENSES	910-5023990		-1,831.00
						.00
JOSHUA N TAYLOR ATTORNEY	612636	11/20/25	VEH #392	910-5023990		2,023.50
						2,023.50
EAN SERVICES, LLC	612619	11/20/25	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00
EAN SERVICES, LLC	612619	11/20/25	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00
EAN SERVICES, LLC	612619	11/20/25	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00
EAN SERVICES, LLC	612619	11/20/25	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00
EAN SERVICES, LLC	612619	11/20/25	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00
EAN SERVICES, LLC	612619	11/20/25	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00
EAN SERVICES, LLC	612619	11/20/25	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00
EAN SERVICES, LLC	612619	11/20/25	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00
EAN SERVICES, LLC	612619	11/20/25	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00
						11,700.00
VERIZON	612660	11/20/25	TELEPHONE LINE CHARGES	911-4344000		121.88
						121.88

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
AMAZON CAPITAL SERVICES	612666	11/21/25	TASK FORCE EQUIPMENT	911-4467001	1,075.69	1,075.69
TOTAL HAND WRITTEN CHECKS					-3,404.83	
TOTAL COMPUTER-WRITTEN CHECKS					4,664,327.89	
TOTAL WRITTEN CHECKS			4,660,923.06			

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 27 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 4,660,923.06 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:
 - 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
 - Ardalan Plaza
 - Monon Square North
 - Icon on Main
 - Civic Square Condos

FINANCIAL SNAPSHOT

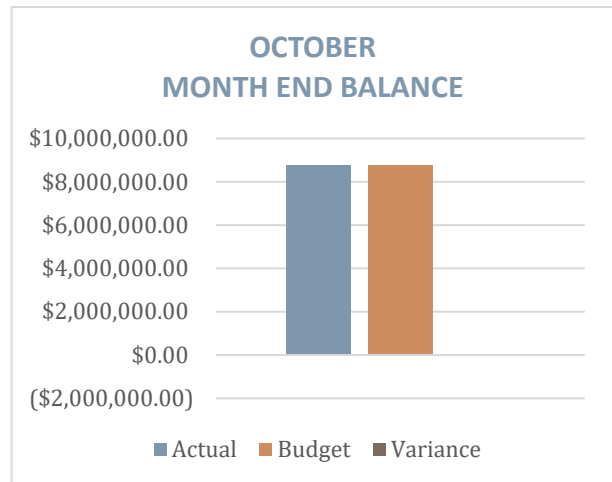
October Beginning Balance	\$	8,600,003
October Revenues	\$	246,262
October Transfers	\$	-
October Expenditures	\$	77,583
October ending Balance Without Reserve Funds	\$	8,768,683
Supplemental Reserve Fund	\$	5,697,517
City Center Bond Reserve	\$	522,758
Midtown Bond Reserve	\$	1,146,259
Midtown West Bond Reserve	\$	929,878
Urban Parks Fund	\$	3,881,317
October Balance With Reserve Funds	\$	20,946,413

FINANCIAL STATEMENT

Financial Statement

OCTOBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 8,768,683
Ending Balance with Restricted Funds	\$ 20,946,413



SUMMARY OF CASH

For the Month Ending October 2025

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 10/1/25			
1101 Cash	\$ 6,210,817.19	\$ 6,210,817.19	\$ -
1110 TIF	\$ 2,389,186.22	\$ 2,389,186.22	\$ -
Total Cash	\$ 8,600,003.41	\$ 8,600,003.41	\$ -
Receipts			
1101 Cash	\$ 246,262.40	\$ 246,262.38	\$ 0.02
1110 TIF	\$ -	\$ -	\$ -
Developer Payments	\$ -	\$ -	\$ -
Transfers to Reserves (TIF)	\$ -	\$ -	\$ -
Transfers to Reserves (non-TIF)	\$ -	\$ -	\$ -
Transfer to SRF	\$ -	\$ -	\$ -
Total Receipts	\$ 246,262.40	\$ 246,262.38	\$ 0.02
Disbursements			
1101 Cash	\$ 77,583.27	\$ 77,291.65	\$ (291.62)
1110 TIF	\$ -	\$ -	\$ -
Total Disbursements	\$ 77,583.27	\$ 77,291.65	\$ (291.62)
1101 Cash	\$ 6,379,496.32	\$ 6,379,787.92	\$ (291.60)
1110 TIF	\$ 2,389,186.22	\$ 2,389,186.22	\$ -
Cash Balance 10/31/25	\$ 8,768,682.54	\$ 8,768,974.14	\$ (291.60)
Total Usable Funds	\$ 8,768,682.54	\$ 8,768,974.14	\$ (291.60)

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end October 2025

RESTRICTED FUNDS

Supplemental Reserve Fund	\$ 5,697,517
City Center Bond Reserve	\$ 522,758
Midtown Bond Reserve	\$ 1,146,259
Midtown West Bond Reserve	\$ 929,878
Urban Parks Fund	\$ 3,881,317
Sub-total:	\$ 12,177,730

UNRESTRICTED FUNDS

TIF	\$ 2,389,186
Non TIF	\$ 6,379,496
Sub-total:	\$ 8,768,683
Total Funds	\$ 20,946,413

OUTSTANDING RECEIVABLES

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

STATEMENT OF CHANGES IN EQUITY

MONTH END: OCTOBER 2025

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$ -	
Total Receipts (Non-TIF)	\$ 246,262	
Expenditures (TIF)		\$ -
Expenditures (Non-TIF)		\$ 77,583

FINANCIAL UPDATE

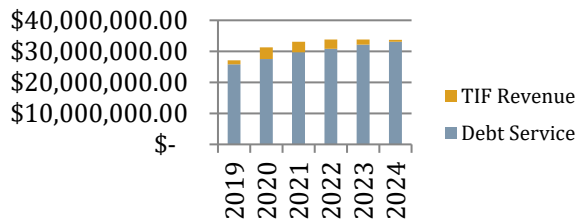
Financial Update

TIF REVENUE AND DEBT

Estimated 2025 TIF revenue and PIATT payments available for CRC use is \$33,488,916.

DEBT PAYMENTS

Month	Payment
June 2025	\$16,870,646
December 2025	\$16,868,385



PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

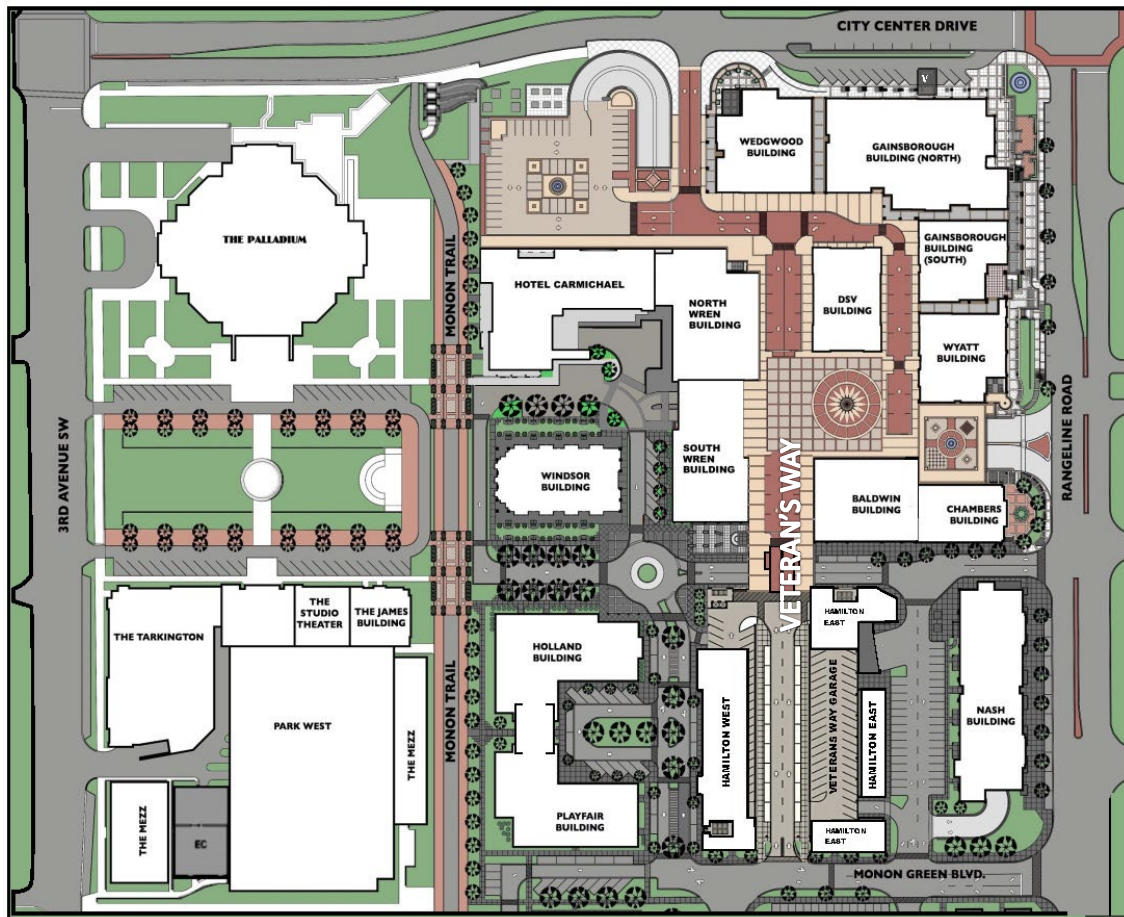


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

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>November 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

November 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



November 2025



CIVIC SQUARE CONDOMINIUMS

- 1) Developer Partner(s): Birkla Investment Group
- 2) Economic Development Area: Firehouse East
 - a) Project Summary: Condominiums
 - i. 25 for-sale condos
- 4) Total project budget: \$10,000,000
- 5) Anticipated Project Schedule

Construction Start	March 2025
Construction End	Anticipated Q3 2026

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments

CRC contributed land for this project.
- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



Rendering



November 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



Rendering



November 2025

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.

9) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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PROJECT UPDATES

Rendering



November 2025



PROSCENIUM II

- 1) Developer Partner(s): Novo Development Group
- 2) Economic Development Area: Amended 126th Street
- 3) Project Summary: Mixed-use development
 - a. 120 parking spaces
 - b. 48 Apartments; 7 for-sale condos
 - c. Approx. 15,000 SF of office and retail space
 - d. 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
 - a) 443 parking spaces
 - b) 244-unit multi-family building; 2 single family homes
 - c) Approx. 80,000 SF of corporate headquarters; 37,000 SF boutique headquarters
 - d) 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



ARDALAN PLAZA

- 1) Developer Partner(s): The Ardalan Family
- 2) Economic Development Area: Main and 4th Avenue
 - a. Project Summary: Mixed-use development
 - i. 5 for-sale condos
 - ii. Approx. 8,000 SF of retail/art gallery space
 - iii. Approx. Total project budget: \$20,000,000
- 3) Anticipated Project Schedule

Design Start	2024
Construction Start	April 2025
Construction Complete	Estimated 18-month completion

- 4) Construction Milestones: Construction is underway.
 - a. Council and/or CRC Action Items

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

- 5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES

Rendering



November 2025



MONON SQUARE NORTH

- 1) Developer Partner(s): Stirsman Property Group and J.C. Hart Company
- 2) Economic Development Area: Monon Square North
 - a. Project Summary: Mixed-use development
 - i. NW quadrant (\$70M)
 1. Approx. 21,000 SF of office/retail space
 2. 249 multi-family units
 3. 390 parking spaces
 - ii. NE quadrant (\$30M)
 1. Retail/restaurant space
 2. 122 multi-family units; at least 10 for-sale condos
 3. 79 parking spaces
 - iii. Approx. Total project budget: \$100,000,000

3) Anticipated Project Schedule

Design Start	Q3 2022
Construction Start	January 2025
Construction Complete	Estimated 18-24 month completion

4) Construction Milestones: Construction is underway.

- a. Council and/or CRC Action Items

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

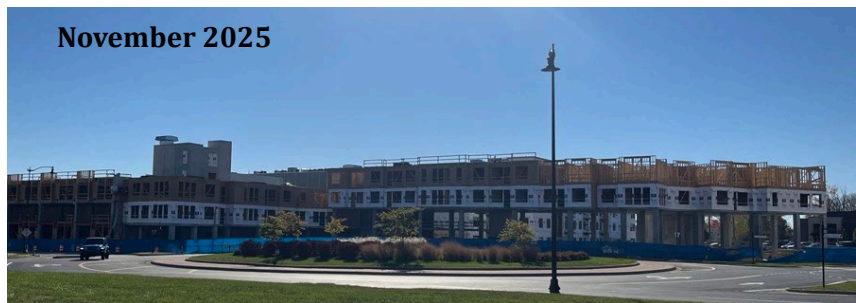
5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES



Rendering



November 2025

ICON ON MAIN

- 1) Developer Partner(s): Edward Rose and Sons
- 2) Economic Development Area: ERS Old Meridian and Main
 - a. Project Summary: Mixed-use development
 - i. Approx. 9,720 SF of office/commercial space
 - ii. 22 for-sale residential units; 266 luxury apartments
 - iii. 581 parking spaces
 - iv. Approx. Total project budget: \$75,400,000

3) Anticipated Project Schedule

Design Start	Q4 2024
Construction Start	Mid-2024
Construction Complete	Q3 2026

4) Construction Milestones: Construction is underway.

- a. Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES

Respectfully submitted,



Henry Mestetsky

Executive Director

Carmel Redevelopment Commission/Department

November 21, 2025

Prepared for City Council and the Redevelopment Commission

-End Report-

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.”

[the remainder of this page is left intentionally blank]

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

Sponsors: Councilors Aasen, Ayers, Minnaar, Snyder, and Worrell

ORDINANCE NO. 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

Synopsis:

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

WHEREAS, the City of Carmel has a vested interest in ensuring that affiliated nonprofit corporations and community development corporations (“Affiliated Entities”) operate in transparency and the best interest of the City of Carmel; and

WHEREAS, the City Council desires to amend the Carmel City Code to add requirements that Affiliated Entities and other nonprofits must follow in order to remain eligible for public funds or City assistance.

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. A new Article 8 is established under Chapter 2 of the Carmel City Code, to read as follows:

CHAPTER 2 CITY ADMINISTRATION

ARTICLE 8: AFFILIATED ENTITIES

§2-403 DEFINITIONS.

For the purpose of this Article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

AFFILIATED ENTITY means any one of the following:

(1) A non-profit organization established as a “supporting organization” to the City or its agencies under Internal Revenue Code 509(a)(3).

(2) A non-profit organization where a majority of the members of the governing body are appointed by City officials, agents or employees acting their official capacity.

(3) A non-profit organization utilized by the City to directly or indirectly support or accept donations from sources other than direct tax or fee revenue to support events or programs of the City.

(4) A non-profit community development corporation that exists to support the City or its agencies.

(5) Any other non-profit corporation that receives at least \$25,000 a year in public support from the City that has not specifically appropriated by the City Council through the annual budget or other specific ordinance, or that has been awarded through a grant process defined and authorized by an ordinance adopted by the City Council.

41 An Affiliated Entity shall not include any organization or entity created by state or federal statute.

42 **IN-KIND SUPPORT** means non-monetary support from the City of Carmel, including but not
43 limited to, the use of City resources or employees.

44 **PUBLIC SUPPORT** means public funds or in-kind support from the City or its agencies.

45 **PUBLIC FUNDS** has the meaning set forth in Ind. Code 5-13-4-20.

46
47 **§ 2-404 REQUIREMENTS**

48
49 (a) Beginning July 1, 2025, to be eligible to continue to receive public support, an Affiliated Entity must
50 comply with the following:

51
52 (1) At least one member of the Affiliated Entity's governing body must be appointed by the City
53 Council; and

54 (2) The remaining members of the Affiliated Entity's governing body must be approved by a vote of
55 the City Council.

56
57 (b) Beginning July 1, 2025, any member of the governing body of any non-profit organization that is
58 appointed by City officials, agents or employees must be approved by a vote of the City Council unless
59 otherwise required by law.

60
61 (c) All Affiliated Entities receiving public support shall be subject to an annual budget review process by
62 the City Council in the same manner as other City agencies.

63
64 (d) Any nonprofit organization receiving public support through a grant must follow a process established
65 by the City Council.

66
67 Section 3. All prior ordinances or parts thereof inconsistent with any provision of this
68 Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this
69 Ordinance, such repeal to have prospective effect only.

70 Section 4. If any portion of this Ordinance is for any reason declared to be invalid by a court
71 of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this
72 Ordinance

73 Section 5. This Ordinance shall be in full force and effect from and after the date of its passage
74 and signing by the Mayor and such publication as required by law.

75
76 [Signature Page Follows]
77

PASSED by the Common Council of the City of Carmel, 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

Teresa Ayers

Anita Joshi

Ryan Locke

Shannon Minnaar

Anthony Green

Rich Taylor

Jeff Worrell

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: Ted Nolting
Kroger Gardis & Regas LLP
111 Monument Circle, Suite 900
Indianapolis, IN 46204

ORDINANCE NO. D-2795-25

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
ESTABLISHING PUBLIC AREAS OF CITY HALL**

Synopsis:

An Ordinance establishing public areas of City Hall

WHEREAS, the Common Council of the City of Carmel, Indiana (“Council”), is the legislative body of the City and is empowered under Indiana Code § 36-4-6-18 and related provisions to enact ordinances governing the use of City-owned property;

WHEREAS, City Hall is owned by the citizens of Carmel and serves as the primary seat of local government and the center of civic engagement;

WHEREAS, the Council finds that maintaining open and reasonable public access to City Hall fosters transparency, participation, and trust between residents and their government; and

WHEREAS, it is the intent of the Council that City Hall remain accessible to the people whenever such access is necessary to fulfill civic, governmental, or participatory needs — including but not limited to public meetings, committee meetings, hearings, and any meeting whose intent is for the general good of the people of Carmel — all consistent with Indiana’s Open Door Law (IC 5-14-1.5);

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. Definition of Public Areas. For purposes of this Ordinance, public areas of City Hall shall include, but not be limited to, lobbies, corridors, the Council Chambers, meeting rooms not located within or directly connected to office space occupied by a City department, and the restrooms located on the first and second floors of City Hall. Access may be temporarily limited only for emergency, maintenance, sanitation, or security purposes, or during all local, state, and federally mandated holidays unless otherwise provided for by the Common Council, or as otherwise required by law.

Section 3. Council Authority Over Access. The Common Council shall determine, by resolution or other formal action adopted in a public meeting, which portions of City Hall are designated as public and the conditions under which such areas shall remain open to the people.

Section 4. Access to Public Areas. The designated public areas of City Hall shall be open and accessible to the public at any time necessary to fulfill the needs of the people, including times when civic meetings, committee meetings, hearings, or other public purposes are conducted. City Hall shall remain open for any meeting, hearing, or event scheduled or determined by (1) the Common Council or any of its committees, or (2) any duly authorized City board, commission, or department. No closure or restriction of such areas shall occur without prior authorization by the Common Council, except as provided in Section ~~4~~ 2 of this Ordinance.

Section 5. Implementation. The City Clerk is directed to record this Ordinance and provide copies to the Mayor, Chief of Staff, and Department of Administration to ensure consistent implementation and communication of this policy of public access.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor, and any publication required by law.

PASSED by the Common Council of the City of Carmel, 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

Teresa Ayers

Anita Joshi

Ryan Locke

Shannon Minnaar

Anthony Green

Rich Taylor

Jeff Worrell

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: Ted Nolting
 Kroger Gardis & Regas LLP
 111 Monument Circle, Suite 900
 Indianapolis, IN 46204

MEMORANDUM



Date: November 7, 2025
To: Carmel City Council
From: Adrienne Keeling
Re: **Resolution CC-11-17-25-03**
US-31 Subarea Plan Comprehensive Plan Amendment

Certified by the Carmel Plan Commission:

Resolution CC-11-17-25-03 (Docket No. PZ-2025-00125 CPA: US-31 Corridor Subarea Plan Comprehensive Plan Amendment)

The applicant seeks to amend the Carmel Comprehensive Plan to incorporate a new US-31 Corridor Subarea Plan. Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.

Introduction:

As part of the implementation of the Carmel Comprehensive Plan adopted in December 2022, the City of Carmel engaged Yard & Company to conduct a US-31 Subarea Plan. This proposed plan's primary focus is on recommendations for policy and the MC zoning district and a framework for the common public realm that, together, will enable and guide development, connectivity and amenities that position the corridor well for the future.

More specifically, incorporating the proposed US-31 Subarea Plan into the [Carmel Comprehensive Plan](#) will:

1. Add the proposed plan document to [Section 5: Subarea Plans](#).
2. Amend the [Mobility and Pedestrian Plan map](#) by adding the proposed Feature Trails (see pages 22-23 of the proposed plan).

What is the purpose of a Subarea Plan?

A Subarea Plan provides more detailed guidance for a specific neighborhood, corridor or district, helping to define its unique character, identity, and potential programming—beyond the broader vision and policies outlined in the Comprehensive Plan.

What does a Subarea Plan *not* do?

While a Subarea Plan can offer recommendations on a variety of topics, many of these require separate approvals to be implemented. For example, a Subarea Plan *does not*:

- Change or update zoning regulations in the UDO or in PUDs
- Alter the development approval process
- Make design or land use decisions for individual development sites
- Allocate funding for infrastructure, programs, or organizations

Contents of the Subarea Plan and proposed map revisions:

The draft **US-31 Subarea Plan** (Exhibit A) is organized into five parts:

1. **Planning Summary:** Includes a sampling of the background planning documents and context used in the drafting of the Subarea Plan.
2. **Growth Strategy:** Based on where the US-31 corridor is today and the shifting needs of tomorrow, this plan makes recommendations for intentional growth, high-quality development and amenities based on six strategies, as follows.

- Focus on early needs and opportunities
 - Infuse flexibility to support active uses and green spaces
 - Play both offense and defense
 - Plan for connectivity
 - Promote the new narrative
 - Coordinate efforts
3. **Design & Policy Guidance:** This section outlines key design and policy recommendations to guide development along the corridor. The focus is on creating a walkable, human-scaled environment that balances residential edges with vibrant, mixed-use development. It includes guidance on architecture, pedestrian infrastructure, trail integration, public amenities, and flexible policies to support evolving market needs while remaining sensitive to adjacent residential neighborhoods.
 4. **Subarea Plan:** This map illustrates the US-31 Subarea Plan, highlighting key components of planned development and infrastructure. Key features include feature trails, potential bus routes identified in a previous study, and an emphasis on multimodal connectivity, including access to the Monon Greenway.
 5. **Appendix:** Features links to supporting documents and stakeholder summaries.

The proposed revisions to the **Mobility and Pedestrian Plan Map (Exhibit B)** are as follows:

1. Adds the Feature Trails shown in the Subarea Plan as proposed Greenways
2. Updates the status of the Bur Oak pedestrian bridge over White River and the path leading to it as completed (solid line) rather than proposed (dashed line).

Plan Commission Summary:

See the full Plan Commission File on Laserfiche: [PZ-2025-00125 CPA: US-31 Corridor Subarea Plan](#).

The US-31 Corridor Subarea Plan advanced through a public hearing and a series of committee review meetings between July and September. At the July 15 public hearing, the Department of Community Services presented the plan's goal of preserving the corridor for business use while adapting to market shifts through strategies for flexibility, connectivity, and coordinated growth. Public comments centered on concerns about adjacent neighborhoods, boundary questions, and the preservation and addition of green space. The Department clarified that the plan applies only to future development and does not alter existing PUDs, and the Plan Commission referred it to committee for further review.

Through its August 5, September 2, and September 30 meetings, the Plan Commission's committee refined the plan's guidance and language. Discussions focused on clarifying the plan's purpose and enhancing readability with improved maps. Committee members emphasized thoughtful transitions in scale between business and residential areas, reducing lighting and signage impacts, improving pedestrian connectivity, and promoting flexible development standards. The committee also highlighted coordination with adjacent neighborhoods and the preservation of green space, particularly a wooded parcel of land owned by IU Health. While noting that existing zoning allows development, members supported retaining the area's green designation in the plan.

Once the Committee-discussed revisions were made and a few final adjustments, the Plan Commission ultimately voted to certify and favorably forward the revised plan to the City Council for review.

The information in this packet is arranged in the following order:

1. Plan Commission Certification (*no expiration*)
2. Resolution CC-11-17-25-03
 - Exhibit A: US-31 Subarea Plan Draft (November 2025)
 - Exhibit B: Mobility and Pedestrian Plan Draft

**CERTIFICATION OF THE CARMEL PLAN COMMISSION'S
RECOMMENDATION TO AMEND THE CARMEL COMPREHENSIVE PLAN
PURSUANT TO INDIANA CODE 36-7-4-508**

**RESOLUTION CC-11-17-25-03
US 31 Subarea Plan - Carmel Comprehensive Plan Amendment**

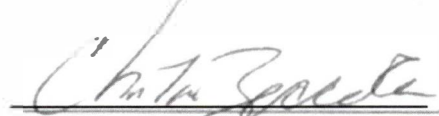
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

Dear Members:

The Carmel Plan Commission offers you the following report on the application to the Commission (**Docket No. PZ-2025-00125 CPA**) to **adopt** the proposed **US 31 Subarea Plan – Carmel Comprehensive Plan Amendment** for the City of Carmel.

At its regular meeting on October 23, 2025, the Commission voted five (5) in Favor, zero (0) Opposed, four (4) Absent, to **certify** the proposed **Resolution CC-11-17-25-03** to the Common Council with a **favorable recommendation**.

CARMEL PLAN COMMISSION


Christine Zoccola, President


**Bric Butler, Secretary
Carmel Plan Commission
Dated: October 24, 2025**

CARMEL CITY CLERK
OCT 24 2025
TIME: *10:15 am*

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**

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.

WHEREAS, pursuant to the Advisory Planning Law of the State of Indiana (contained in IC 36-7-4), each unit of local government that wishes to adopt land use and zoning ordinances must first approve by resolution a comprehensive plan for the geographic area over which it has jurisdiction; and

WHEREAS, the Carmel Comprehensive Plan was certified and recommended by the Carmel Plan Commission on March 15, 2022, duly amended and approved by resolution (as amended) of the Common Council of the City of Carmel on October 3, 2022, with additional amendments certified by the Carmel Plan Commission and confirmed by the Common Council on December 5, 2022, with December 5, 2022, becoming the effective date of the Comprehensive Plan, and therefore it is the official Comprehensive Plan of the City of Carmel, Indiana; and

WHEREAS, there are certain areas and corridors in the City of Carmel that require a greater degree of planning and guidance for decision-making by outlining strategies for growth, design, policy and future development through clear goals and maps; and

WHEREAS, the US-31 corridor plays a major economic and transportation role, serving as one of the city's most significant commercial and employment centers. It is home to major corporate headquarters, medical institutions, hotels, and professional offices, making it a key driver of Carmel's tax base and job market. Functionally, it acts as a regional gateway, connecting Carmel to Indianapolis and neighboring communities.

WHEREAS, the corridor also represents a transitional zone—balancing high-intensity commercial uses along US-31 with adjacent residential neighborhoods. The intent of the US-31 Subarea Plan is to preserve the corridor's economic function while enhancing design quality, walkability, amenities, and connectivity, ensuring that redevelopment along the corridor remains economically competitive, visually cohesive, and sensitive to nearby residential areas.

WHEREAS, the Carmel Plan Commission has duly certified, and recommended to the Common Council, an amendment to the community's Comprehensive Plan regarding a new US-31 Subarea Plan and its associated revisions to the Mobility and Pedestrian Plan;

WHEREAS, the Carmel Advisory Plan Commission voted to Certify Comprehensive Plan Docket No. PZ-2025-00125 CPA to the Common Council on Thursday, October 23, 2025; and

WHEREAS, I.C. 36-7-4-501 provides that the legislative body may adopt a resolution approving, rejecting, or amending the Plan as presented by the Commission;

52 **NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of
53 Carmel, Indiana, that:

54 Section I: Pursuant to IC 36-7-4-509, the Common Council hereby adopts this
55 Resolution to approve the following amendments to the comprehensive
56 plan:

- 57 1. Add the **US-31 Subarea Plan**, as attached hereto as **Exhibit A**, to
58 Section 5: Subarea Plans.
- 59 2. Revise the **Mobility and Pedestrian Plan Map**, as attached hereto as
60 **Exhibit B**, to reflect Feature Trails identified in the Subarea Plan.

61 Section II: After its adoption, this Resolution shall be filed in the office of the City
62 Clerk of the City of Carmel, who shall also forward one (1) copy of this
63 Resolution to the secretary of the Carmel Plan Commission and one (1)
64 copy to the office of the Hamilton County Recorder, all in accordance with
65 IC 36-7-4-509 and other applicable laws.

66 Section III: This Resolution shall be in full force and effect from the date of passage,
67 and its publication as provided by law.

ADOPTED 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, INDIANA

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 _____, 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: Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032

CARMEL US-31 SUBAREA PLAN



Contents

- 1 **Planning Summary**
- 2 **Growth Strategy**
- 3 **Design & Policy Guidance**
- 4 **Subarea Plan**
- 5 **Appendix**

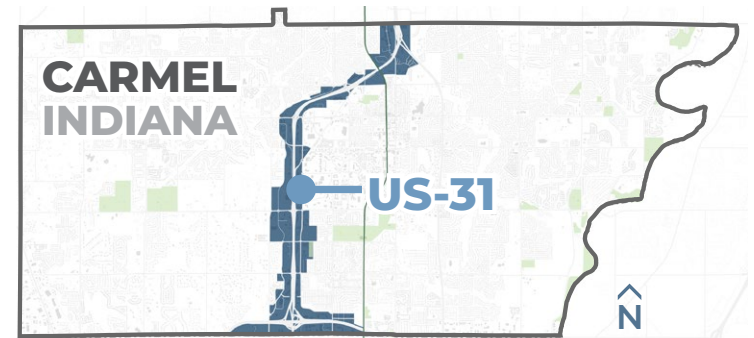
The US-31 Corridor

As part of the implementation of the Carmel Comprehensive Plan adopted in December 2022, the City of Carmel engaged Yard & Company to conduct a **US-31 (Meridian Street) Subarea Plan**. This plan's primary focus is on recommendations for policy and the Meridian Corridor (MC) zoning district and a common public realm framework that, together, will enable and guide the type of development that community members and City leaders want to see along this corridor.

A subarea plan provides detailed guidance for decision-making within a designated area (ex: district, neighborhood, or commercial corridor). The plan defines the area's unique character, identity, and potential programming. Where applicable, a subarea plan finds ways to help address relevant city-wide goals through local initiatives. In most cases, recommendations described by a subarea plan require further action to be implemented. For example, a subarea plan does not:

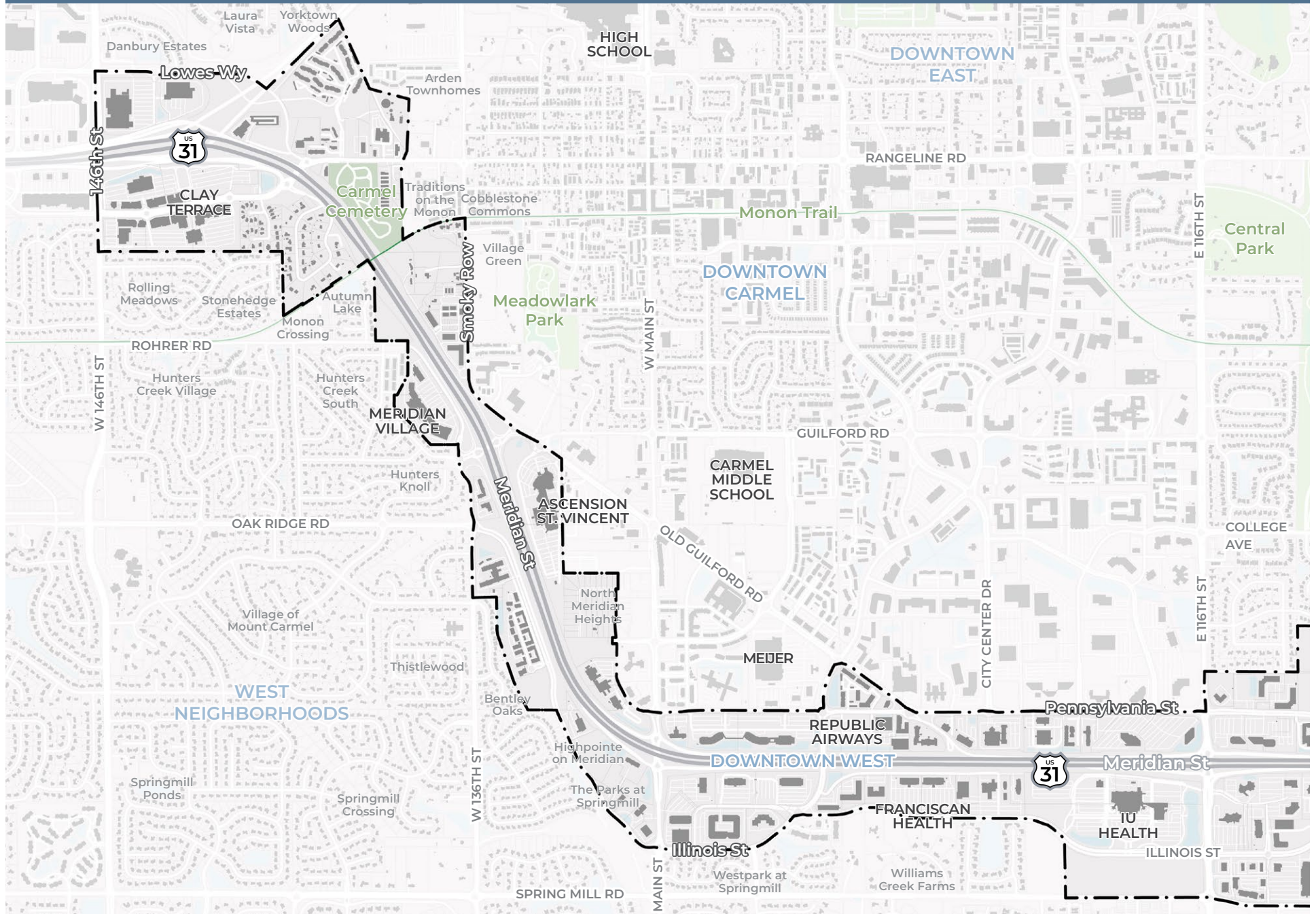
- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

A map of the US-31 Subarea is provided on the next two pages. The boundary of the subarea aligns fully with the Downtown West development pattern detailed in the Carmel Comprehensive Plan and available online at carmelcomprehensiveplan.com.

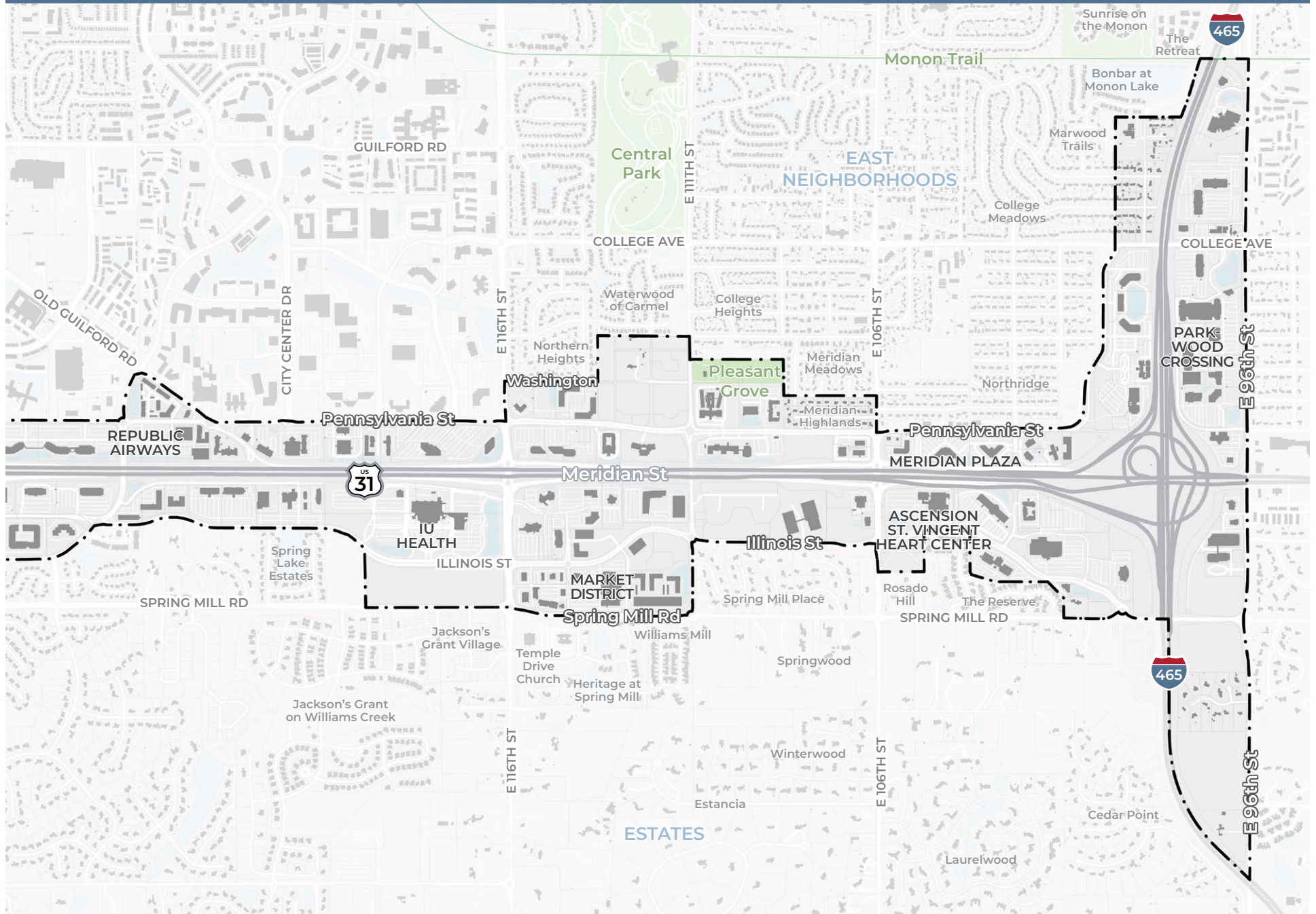


US-31 Subarea Locator Map

US-31 SUBAREA MAP (NORTH END OF AREA)



US-31 SUBAREA MAP (SOUTH END OF AREA)



1

Planning Summary

1 Planning Summary

Carmel Comprehensive Plan (2022)

The update of the Comprehensive Plan for the City of Carmel focuses on refining growth goals for the next 10 years and highlights the significant changes to the physical environment that have made Carmel attractive to new employers, employees, visitors, and residents. The Carmel Comprehensive Plan 2022 has 9 objectives, including managing community form, enhancing economic vitality, fostering a city of neighborhoods, reinforcing adaptability, cultivating community character, lightening Carmel's environmental footprint, supporting healthful living, and improving mobility options and functionality.

US-31 Corridor Future Development Plan (2020)

The US 31 Corridor Future Development Plan outlines a vision for US-31, focusing on creating a vibrant, walkable, and mixed-use environment to support transit and office trends. It emphasizes the need for pedestrian-friendly spaces, mixed-use density, environmental health, shared parking, and connected places.

City of Carmel Positioning Strategy (2023)

The Positioning Strategy compares Carmel to regional competitors and provides actionable recommendations for adapting to national and regional economic trends, including shifts to hybrid work and changing demographics. The Strategy highlights Carmel's Rangeline corridor as a successful, walkable, mixed-use area that has seen

significant growth and strong demand, and suggests that similar areas could be developed along US-31. It also emphasizes the need to review Carmel's zoning and regulatory policies to support the development of mixed-use spaces.

Carmel Mayor's Housing Task Force Findings and Recommendations Report (2024)

In September 2024, the Mayor's Housing Task Force published a report that describes five key challenges to providing housing. Several recommendations relevant to the US-31 corridor were provided, including: Prioritize infill and redevelopment of underutilized commercial and parking areas; Adopt a development strategy for new apartment construction; Actively seek new collaboration opportunities; Acquire more green space; Assess zoning; Publish relevant maps and data, and more.

City of Carmel Transit Study (2020)

The planned transit in Carmel would serve the US-31 corridor and much of the CBD. The Carmel Transit Study, prepared by Nelson/Nygaard, recommended two transit service options: 1) fixed route bus with para-transit service, and 2) on-demand micro transit service with flexible boundaries subject to further study. The long-term transit plan also includes the option to extend the Red Line regional bus rapid transit route from Indianapolis.

Planning Summary (continued)

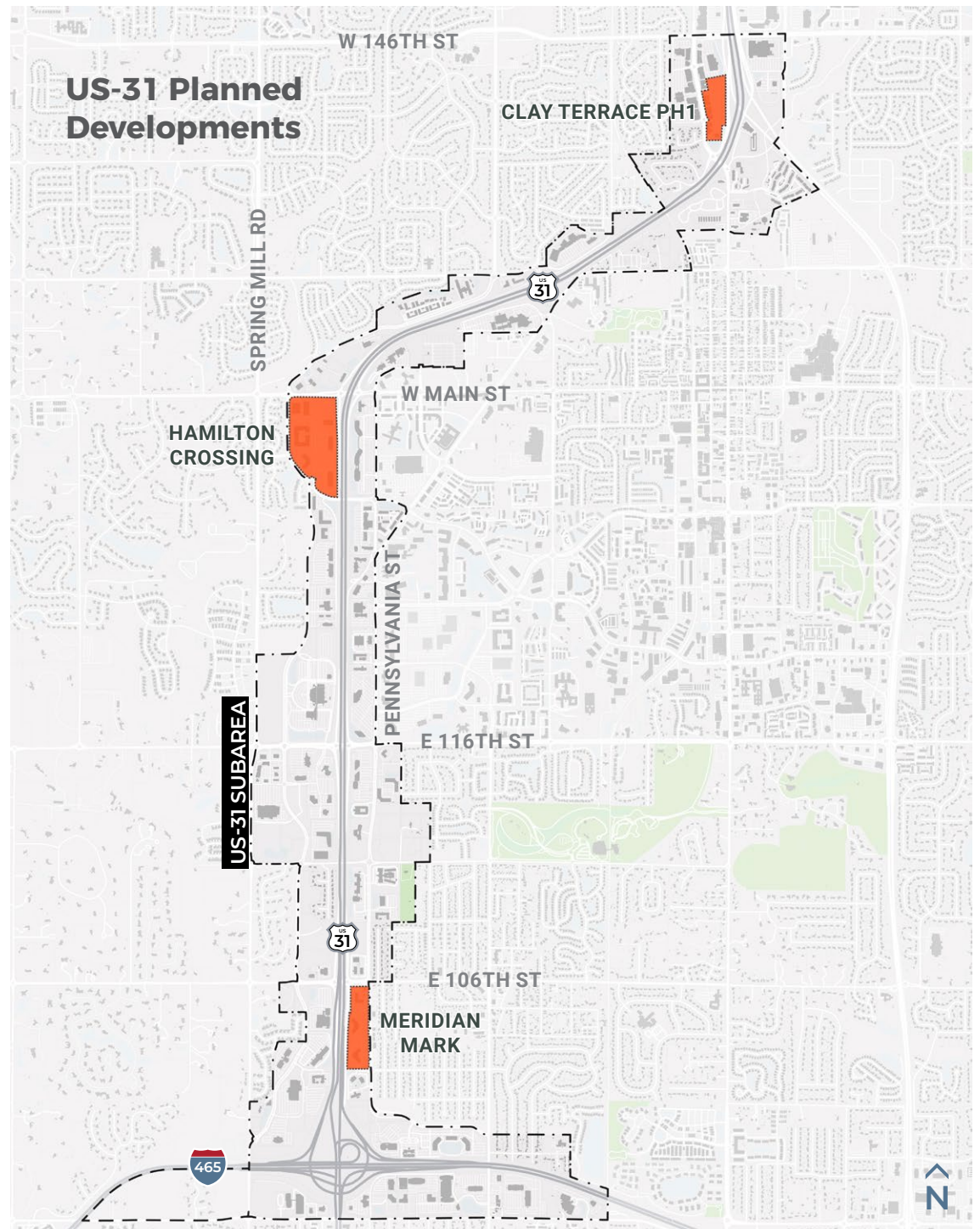
City of Carmel Transit Implementation Strategy (2025)

Building on the 2020 report, TransPro conducted an update recommending on-demand transit service city-wide as a short-term initiative. A fixed route that connects the commercial area along Old Meridian near Main Street with Merchant's Square Mall is recommended in the mid-term. Over the long-term, fixed routes along Pennsylvania, City Center, and/or Rangeline/Westfield may be possible.

Tax Increment Financing districts: Carmel has 69 established TIFs, about half located within the US-31 Subarea. Compared to TIFs along Range Line, many of the US-31 area TIFs continue to have lower assessed values per acre due to large parking lots. The Carmel Redevelopment Commission is responsible for managing their expiration and weighing the benefits of re-initiating those where incentives are needed to spur private investment.

Planned developments along US-31

The Carmel US-31 Corridor Plan includes several planned developments, such as Clay Terrace Phase 1, Hamilton Crossing, and the Meridian Mark Redevelopment. These developments are likely to include a mix of office, retail, residential, and recreational spaces, with varying building sizes and parking capacities.



2

Growth Strategy

2 Growth Strategy

The definition of a modern, competitive employment corridor has shifted to now include a mix of hospitality, tourism, residential, and dynamic public space experiences that are welcoming to residents, guests, and employees alike must now be the standard to attract and maintain businesses and workforce talent. Expansive grayfield parking lots and inaccessible or unusable open space should be rethought of as opportunities for more productive assets for the community.

Based on where the US-31 corridor is today and needs to go tomorrow, this plan makes recommendations for intentional growth and high-quality development based on these six strategies:



**Focus On Early Needs
and Opportunities**



**Infuse Flexibility to Support
Active Uses and Green Spaces**



**Play Both Offense
and Defense**



**Plan for
Connectivity**



**Promote the
New Narrative**



**Coordinate
Efforts**



Focus On Early Needs and Opportunities

The transition from an isolated, pavement-heavy office environment surrounding US-31 into a better connected, more beautiful, and desirable place to spend time is a long-term endeavor. A majority of property ownership involves investors who are generally risk-averse and not interested in leading change, but will respond accordingly once evidence of successful changes are demonstrated. There are a few sites within the district where intentional, mixed-use redevelopment could help establish the new standard. City leaders should promote the following near-term opportunities.

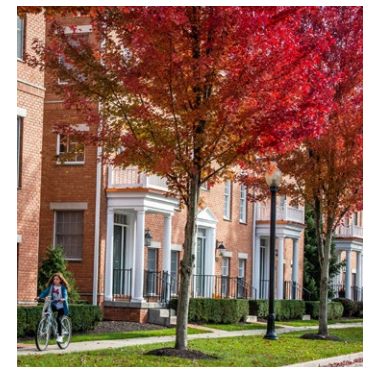
At the north end of the corridor, the Clay Terrace commercial district is set to introduce new office, residential, hospitality, and recreational uses to an otherwise dated life-style shopping center. The expected outcome of this development is a new neighborhood offering that continues to provide regional amenities while significantly boosting daily users and opportunities for small businesses.

On the southern side of Main Street, between Illinois Street and US-31 are a group of properties along Hamilton Crossing Boulevard with strong redevelopment opportunity. A new development concept could leverage the existing low occupancy, prominent location, and opportunity to construct

signature buildings that help establish a gateway at this key node. Given the grade relationship to the highway, the site is largely invisible to passerby which presents an opportunity for US-31 fronting structures to be taller than currently permitted by right and still maintain the Carmel feel through conformity with other quality-assuring standards. The geometry of the highway allows for a terminated vista on this site. Hospitality-oriented gathering spaces could be incorporated to accommodate both corporate business and community needs while improving the experience for existing properties fronting Illinois Street through streetscape and green space enhancements.

Another key redevelopment opportunity is south of 106th Street between Pennsylvania and US-31 (the existing Meridian Plaza). These office properties are under-performing and given their outdated format, are ripe for infill redevelopment that incorporates a mix of uses and amenities in place of surface parking.

Also on the horizon is the redevelopment of approximately 78-acres across six sites that previously encompassed the CNO Financial Group headquarter operations. While the campus is outside of the Meridian Corridor, its proximity, size, and opportunity to help connect the corridor to Carmel's core warrants proactive attention and coordinated planning.





Infuse Flexibility to Support Active Uses and Green Spaces

While large projects continue operating as they are in the near-term, small, complementary efforts can be leveraged to test the market for change. Underutilized open spaces and paved areas on properties with existing users can be opportunities to test activation-focused concepts. This means working with property owners to explore the feasibility of small scale outlot development. Projects could include creation of a food truck park, temporary retail villages with comfortable outdoor seating and green space amenities, incorporating more trees and vegetation where feasible, and other tactics that increase fuller use of sites.

Carrying out these quick projects will produce valuable insights that may inform larger redevelopment strategies, including an understanding of how such changes impact the daily lives of neighbors. However, there are existing regulations that may get in the way, such as minimum parking requirements and use restrictions. Initial suggestions for providing controlled flexibility, including specific modifications to consider for the Meridian Corridor zoning standards are provided in this plan and should be supplemented by additional conversations between City leaders, staff, and corridor property owners.



Play Both Offense and Defense

Through the decades-long redevelopment of Carmel's central core, City leaders and staff have fine tuned the processes and tools for encouraging development that contributes to a long-term vision and Carmel identity, while ensuring development that doesn't meet that standard is not built. Development expectations were recently updated in the 2022 Comprehensive Plan and are carried out daily by reference to the Unified Development Ordinance.

For the US-31 corridor, the C Districts (C1 and C2) and Meridian Corridor District (MC) provide the majority of use regulations and development standards. The mixed-use nature of the C Districts as well as their location within or adjacent to the core of Carmel, provide the City with the necessary leveraging power to influence the projects as needed to ensure there are sufficient public benefits. Redevelopment is time intensive and expensive, and typically requires public investment. Some of Carmel's best projects are because of the C-District redevelopment partnership process. By comparison, the MC District sets a high bar for development and has been effective in producing projects that conform to the vision and character of the corridor. This is where there is some opportunity to realign standards in the UDO that match market and community interests for this area. These MC recommendations are detailed in the Design Guidance section.

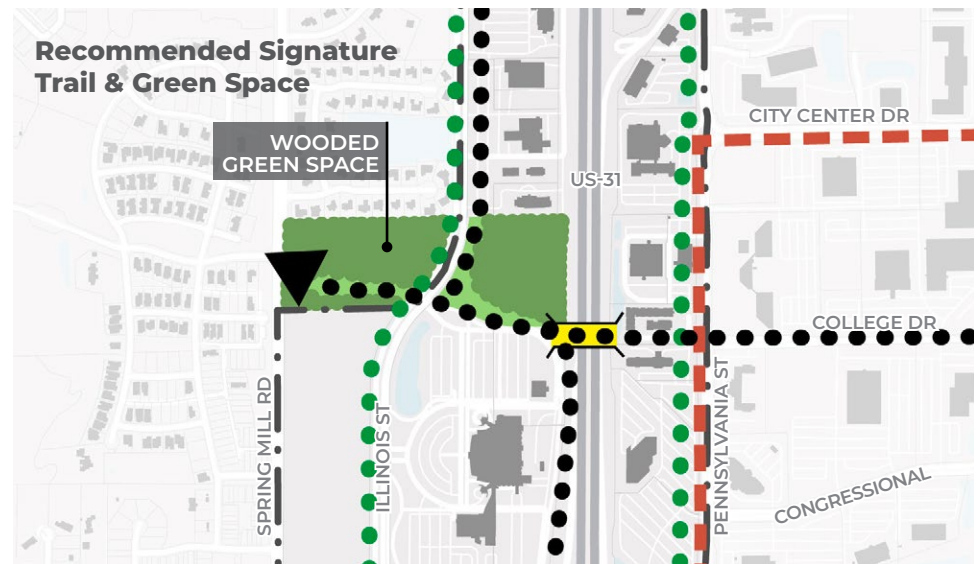


Plan for Connectivity

A critical element of a dynamic and resilient district where people are making full use of properties throughout most of the day is its ability to provide convenient, comfortable, and safe ways to get in, out, and through the place. As demonstrated in Midtown, incorporating multi-use pathways that are dotted with interesting things to see and do are key to connecting primary destinations. Over time, a fuller network can be built throughout the areas surrounding the corridor, incorporating amenities that benefit existing community members and attract future users.

Although not fully within the US-31 Subarea boundary, a suggested trail amenity for the City, Carmel Clay Parks, and IU Health to collaborate on is establishing the 20-acre wooded portion of IU Health property as a publicly-accessible park/ green space.

Additionally, new streets can help fill gaps where frontage roads are disconnected and where long stretches can be broken up with mid-block connections. New connections can also distribute hubs of activity currently isolated in the core and along the Monon out to destinations east and west. Centrally located and activated east-west corridors along 106th Street and through the redeveloped CNO campus, both with crossings over Meridian Corridor, should be priorities. Advancing the coordinated planning for future transit options is also key to boosting options for getting around Carmel.



--- US-31 Subarea --- Possible Bus Route ... Feature Trail ... Planned/Proposed Trail

Promote the New Narrative

The US-31 corridor has recently landed some new, large occupants, including Republic Airways, as well as a new supermarket. There is great opportunity to build on these wins, develop a succinct pitch of what more could occur here, and promote that to a national and global audience of potential development partners who are likely to value and align with the Carmel brand and sense of place. Leaning on the Carmel identity while being able to promote a clear vision and amenable regulatory process will go a long way in attracting a wider level of expertise necessary to create the highly-amenitized mixed-use district that is possible.





Coordinate Efforts

Proactive coordination will be key to ensuring everyone is working in the same direction and continuing to have a positive experience in the corridor. Similar to how a Chamber of Commerce functions, an organizing forum specific to US-31 adjacent property owners and users would help galvanize efforts and facilitate information sharing. Regular check-ins could bring to light new opportunities for development, help resolve emerging issues, and make near-term improvements easier to pursue. Participation in these periodic meetings would also help keep the City engaged to support and collaborate in this area.



3

Design & Policy Guidance

Design Guidance

Recommendations

- » Maintain the transition (stepping down) of scale and massing of structures to minimize impact to adjacent residential development.
- » Require high quality, human-scaled urban architecture, site & trail design (including welcoming ground-floor details, walkable blocks, landscaping).
- » Incorporate pedestrian infrastructure (wide, connected sidewalks, street lighting, etc.).
- » Provide amenities attractive and welcoming to visitors, employees, and residents (ex: attractive landscaping/green space, seating, retail, art, etc.).
- » Minimize visual and environmental impacts of parking lots and structures.
- » Reduce light pollution by minimizing the use of high-wall signage and lighting facing residential areas, and by reducing interior lighting of non-residential buildings after hours of operation.
- » Maximize height at ends of vistas such as the curvature of US-31 and terminating street corridors.
- » Focus design review on creating a safe, active, and vibrant frontage along public spaces and streets.
- » Strive to provide seamless connections between properties.

Terminating vistas contribute to a sense of place by serving as a landmark or opportunity to highlight key buildings



Example development concept incorporating recommended design guidance

Design Guidance

Recommendations

Feature trail development:

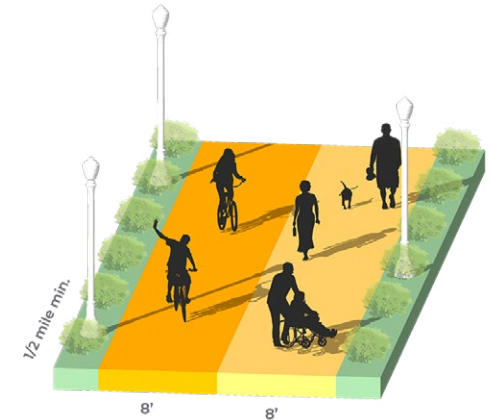
- » Abide by the existing Enhanced Multi-Use Path standards
- » Use surface treatments (painted concrete or pavers) to delineate space for pedestrians separate from cyclists and other faster moving users
- » Incorporate signage and wayfinding that aligns with the City and/or district identity
- » Provide lighting, landscaping, seating, waste receptacles, and bicycle parking along the path
- » Incorporate public art and other means of visual interest and activity
- » Incorporate space that accommodates trail-oriented programming and events, such as staging areas for pop-up vendors, performances, and gatherings

Planned/Proposed trail development:

- » Abide by the existing Multi-Use Path minimum standards
- » Incorporate signage, lighting and other essential elements, in addition to amenities such as seating, landscaping, and bicycle parking as appropriate



Multi-Use Path Standard (min.)



Enhanced Multi-Use Path Standard (min.)



Feature trail example

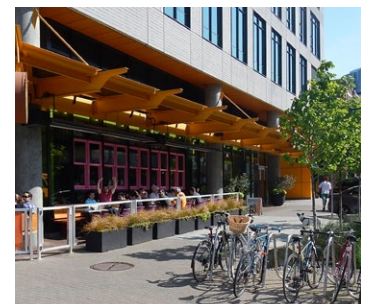
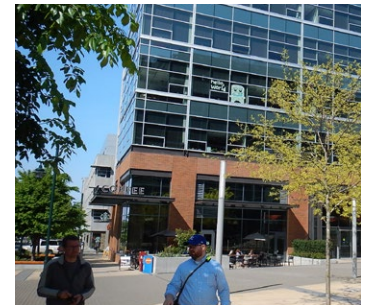


Feature trail example

Policy Guidance

Recommendations

- » Incorporate the Downtown West development characteristics listed in the 2022 Comprehensive Plan (carmelcomprehensiveplan.com/section/development-patterns).
- » Remove restrictions that dictate which floor level a permitted use can be on.
- » Explore expansion of special uses to include small-batch and artisan manufacturing and high-tech/biotech research and production.
- » Specify setback standards for parcels that have two or more street or roadway frontages to ensure all follow front setback regulations.
- » Allow the market to determine parking needs:
 - Reduce or eliminate parking minimums, while continuing to mandate accessible spaces.
 - If minimums are desired, re-evaluate the MC parking ratios to ensure they align with current market trends and encourage shared parking.
 - Expand the distance of qualifying off-street parking (on-site) from within 300 feet to 600 (2-minute walk) or 1,200 feet (4-minute walk) and remove requirement to be immediately adjacent to the primary lot.
 - Expand the off-site parking distance from 800 feet to 1,200 feet away from the subject building.
- » Incorporate publicly accessible plazas, courtyards, gardens, trail heads, and gathering spaces near entrances away from highways.
- » Incorporate additional architectural elements in public frontages that support a comfortable pedestrian and trail environment, such as seating and landscaping.
- » Consider increasing the 8-story height maximum at key intersections where a structure fronts US-31 and an arterial street.
- » Remove waiver required for use of permeable materials for surface parking lots.
- » Describe preferred proportions and heights for glazing and other facade features to promote human-scale design.
- » Ensure ground-floor glazing is transparent and uncluttered.
- » Reconsider requirements for all structures to have upper floors designed in similar format to multi-story office buildings in favor of proportions and features, such as operable windows and shallow distances from windows, which accommodate a broader variety of uses.

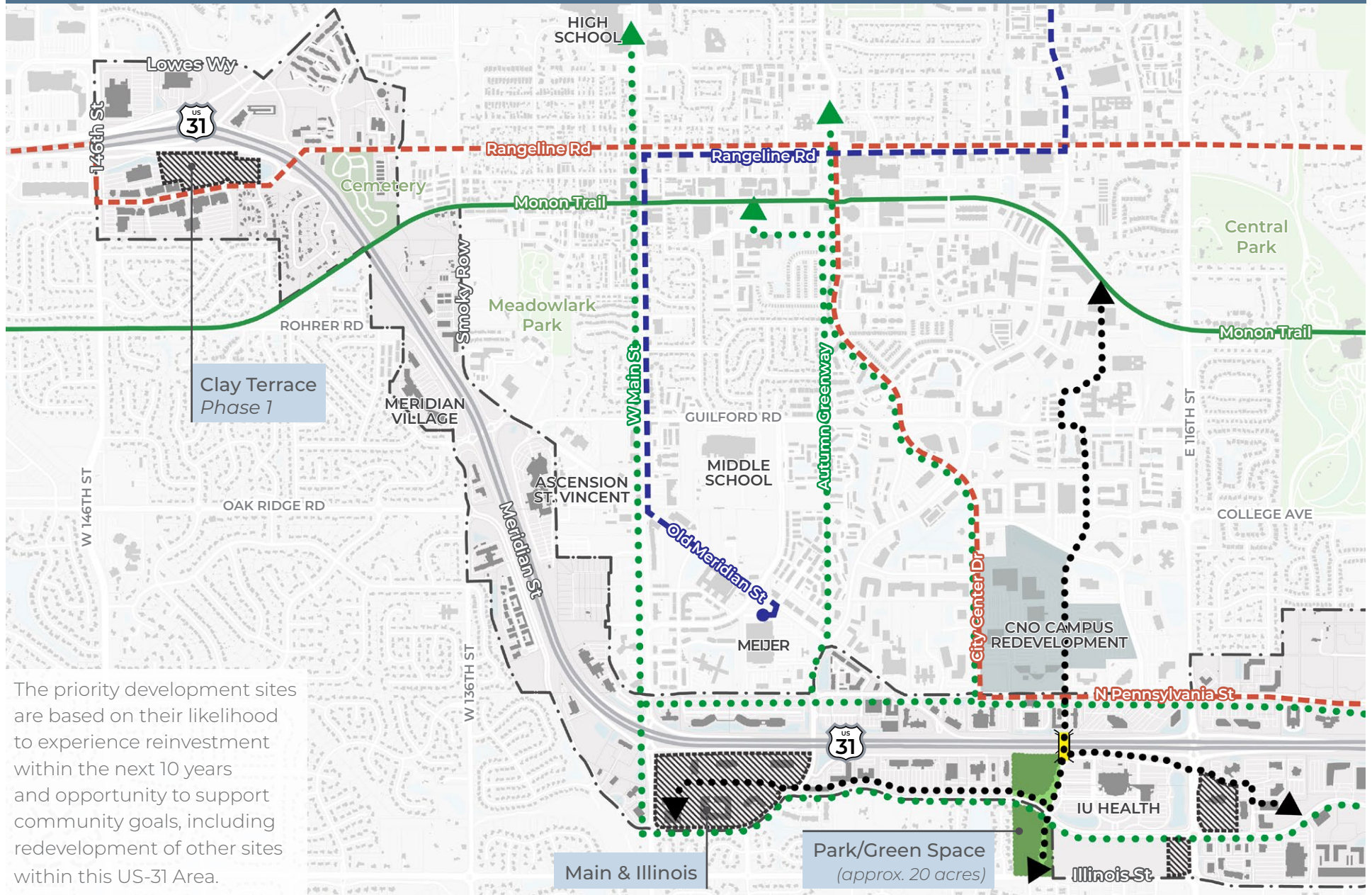


Examples of activated frontages that provide amenities

4

Subarea Plan

US-31 SUBAREA PLAN MAP (NORTH END OF AREA)

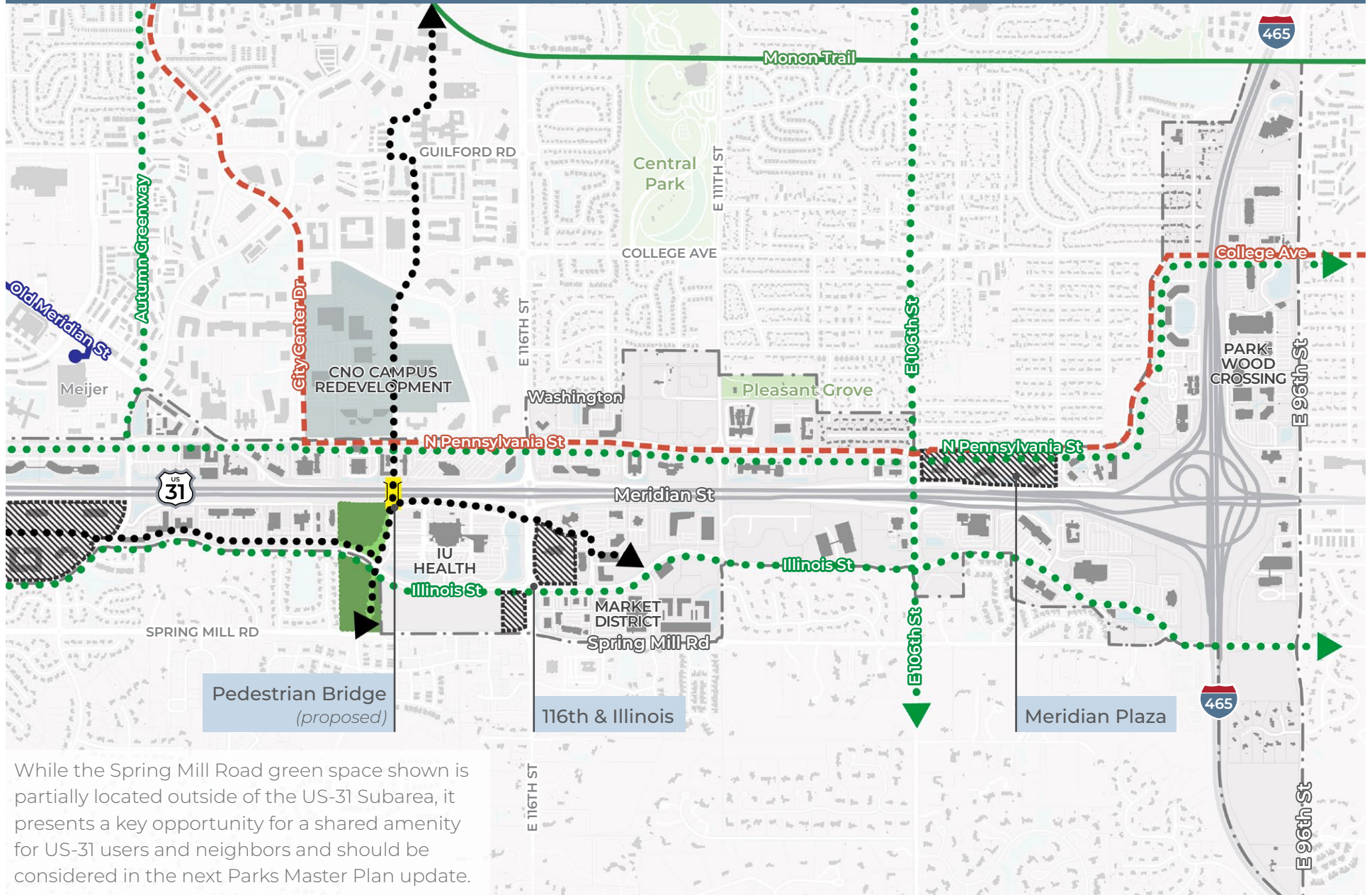


The priority development sites are based on their likelihood to experience reinvestment within the next 10 years and opportunity to support community goals, including redevelopment of other sites within this US-31 Area.

--- US-31 Subarea --- Planned Bus Route --- Possible Bus Route ▨ Priority Development Site ... Feature Trail ... Planned/Proposed Trail

Note: Routes/Trails are not drawn to scale. Existing multi-use paths are not shown for clarity purposes. View the full network online at carmelcomprehensiveplan.com.

US-31 SUBAREA PLAN MAP (SOUTH END OF AREA)



While the Spring Mill Road green space shown is partially located outside of the US-31 Subarea, it presents a key opportunity for a shared amenity for US-31 users and neighbors and should be considered in the next Parks Master Plan update.

--- US-31 Subarea --- Planned Bus Route --- Possible Bus Route // Priority Development Site ... Feature Trail ... Planned/Proposed Trail

Note: Routes/Trails are not drawn to scale. Existing multi-use paths are not shown for clarity purposes. View the full network online at carmelcomprehensiveplan.com.

5

Appendix

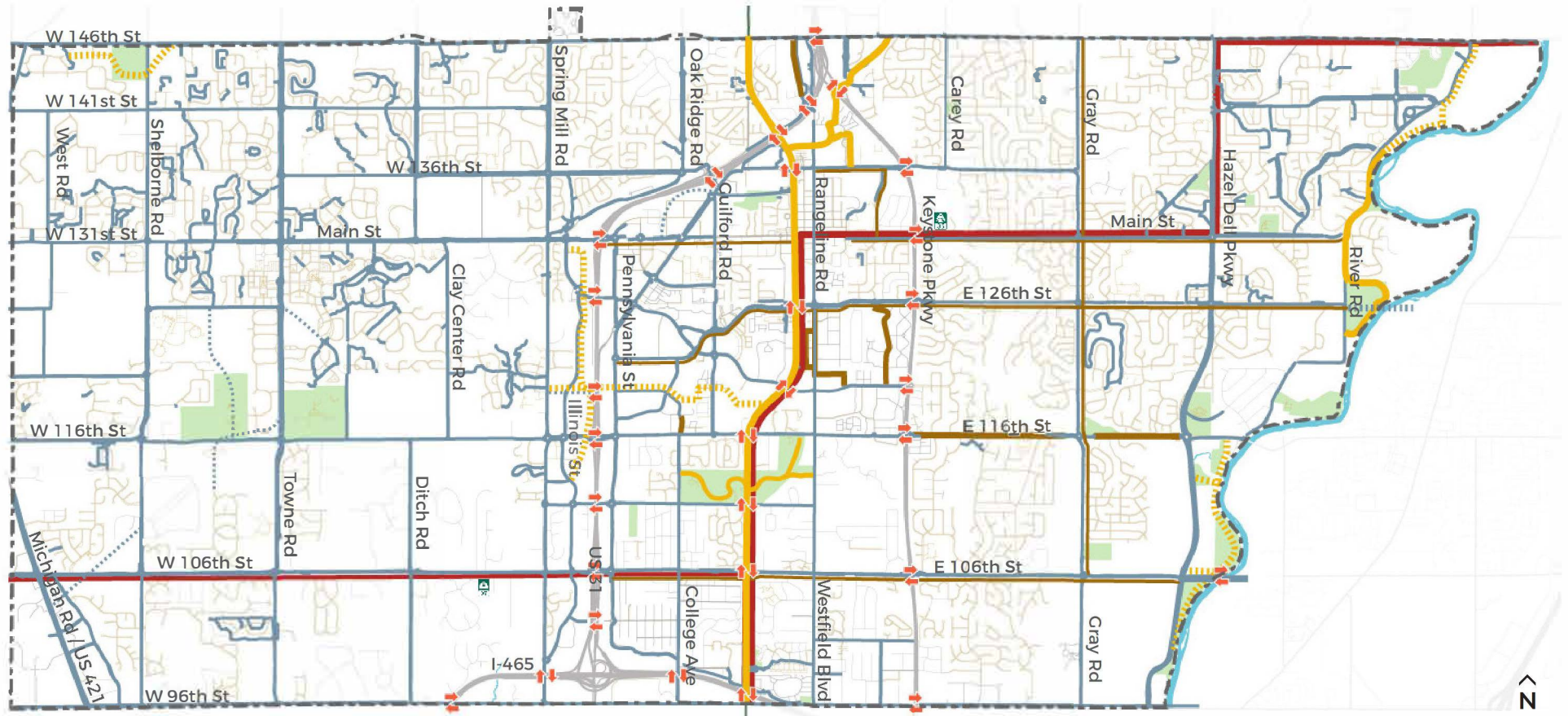
Click here to review these documents:

- 0.1 US 31 Corridor Future Development Plan
- 0.2 US 31 Corridor Future Development Plan: Appendix
- 0.3 City of Carmel Positioning Strategy
- 0.4 North Rangeline Road and US-31 Plan
- 0.5 116th and Meridian District Master Plan
- 0.6 Hamilton Crossing Master Plan
- 0.7 Meridian Mark Redevelopment Proposal
- 0.8 Hotel and Retail Infill at 116th and Penn
- 0.9 City of Carmel Transit Study
- 10 City of Carmel Transit Implementation Strategy
- 11 US 31 Subarea Stakeholder Input Summary Report
- 12 US 31 Stakeholder Webinar
- 13 Carmel Mayor's Housing Task Force Findings and Recommendations Report

CARMEL
US-31 by **YARD & CO.**

Mobility and Pedestrian Plan Map

Recommended Update



LEGEND

- Regional Trail
- Multi-use Path
- Mobility Lane / Cycle Track
- Greenway
- Sidewalk
- - - Proposed Multi-use Path
- - - Proposed Mobility Lane / Cycle Track
- - - Proposed Greenway/ Feature Trail
- + Grade-separated Crossing
- Public Park
- Water body
- River
- - - Municipal Limits

Feature Trail from US-31 Subarea Included as a Proposed Greenway. 106th bridge over the White River updated as completed (solid line).

ORDINANCE NO. 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)**

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

WHEREAS, the sum of Four-Hundred Twenty-Nine Thousand Two Hundred-Seventy Two Dollars (\$429,272.00) is needed to support expenses in the Local Road and Street Fund (#202); and;

WHEREAS, the Local Road and Street Fund (#202) has excess Hamilton County Community Grant Block funds awarded to the Engineering Department in the amount of Four-Hundred Twenty-Nine Thousand Two Hundred-Seventy Two Dollars (\$429,272.00).

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 Local Road and Street Fund (#202) for the purposes specified herein, subject to applicable laws, as follows:

\$429,272.00 from the Local Road and Street Fund (#202)

To

**Local Road and Street Fund (#202): Line Item 4350900- Other Contracted Services
\$429,272.00**

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-2800-25

Page Two of Two

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)**

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.

WHEREAS, funds in the amount Two-Hundred Fifty-Eight Thousand Nine Hundred Ninety-One Dollars (\$258,991.00) are needed to pay the required bond payment of \$2,694,294.00 and;

WHEREAS, the 2024 General Obligation Bond Fund has excess funds in the amount of Two-Hundred Fifty-Eight Thousand Nine Hundred Ninety-One Dollars (\$258,991.00).

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 2025 General Obligation Bond Fund (#410) for the purposes specified herein, subject to applicable laws, as follows:

**FROM
\$258,991.00 from the 2024 General Obligation Bond Fund (#410)**

**TO
2024 General Obligation Bond Fund (Fund #410): Line Item 4354028– 2024 Prop Tax
Bonds - \$258,991.00**

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-2801-25

Page Two of Two



- CITY COUNCIL MEMORANDUM -

Date: November 21, 2025
To: Carmel City Council
From: Mike Hollibaugh
Re: Ordinance Z-702-25

Ordinance Z-702-25 - UDO Amendment Section 1.29 and Section 11.02

The City is seeking to amend Unified Development Ordinance Section 1.29, Filing Fees and Section 11.02, adding new definitions related to the amended fee schedule.

Filed by the Department of Community Services.

Amendments Summary:

This amendment is a comprehensive update to the Filing Fees section of the UDO, last updated in 2003, Ordinance Z-419-03. The amendment proposes some new inspections and services and adjusts the application, inspection and permit fee amounts in the UDO.

Background:

This amendment is the first comprehensive fee ordinance amendment since 2003. While fee adjustments have occurred regularly since 2003 via existing CPI adjustment procedure, this proposal is to increase existing fees and adopt new user fees and inspections services to support Department programs and work activities. The amendment will modernize the various application, permit and inspection fees to better align and reflect practices DOCS utilizes today.

Plan Commission Overview and Timeline:

The UDO amendment was presented on November 4 to the Combined Committee of the Plan Commission, Docket No. PZ-2025-00205 OA. The meeting included the public hearing required by state law and rules of procedure. Bill Hohlt was present to answer questions. No one from the public spoke during the Public Hearing, either for or against the proposal. After discussion the Committee voted to return the amendment to the full Plan Commission with a 7-0 favorable.

It must be noted that while no one from the public stood to address this petition, *the public hearing for this docket was left open*, to allow opportunity for additional public input and discussion at the November 18 regular Plan Commission meeting.

The UDO amendment materials were again presented at the full Plan Commission meeting on November 18. No one from the public spoke either in favor or against the proposal, and no written correspondence was filed with the secretary. After light discussion the Commission voted to return the amendment to the City Council with an 8-0 favorable recommendation.

Certification date: November 19, 2025
Expiration date: February 17, 2026

**CERTIFICATION
OF THE CARMEL PLAN COMMISSION'S RECOMMENDATION
ON THE PETITION TO THE CITY OF CARMEL
TO AMEND THE ZONING ORDINANCE
PURSUANT TO INDIANA CODE 36-7-4-605**

**ORDINANCE
Z-702-25**

Fee Amendment, Article 1 UDO

**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

Dear Members:

The Carmel Plan Commission offers you the following report on the application **Docket No. PZ-2025-00205 OA: Fee Amendment, Article 1 UDO Amendment** – which seeks to amend Unified Development Ordinance Article 1 to amend UDO Article 1.29, to revise the filing fees. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

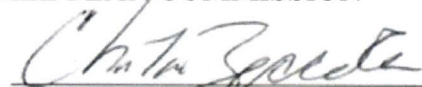
The Carmel Plan Commission's recommendation on the petition of the applicant is **"Favorable."**

At its scheduled meeting on November 18th, 2025, the Carmel Plan Commission voted Eight (8) in Favor, Zero (0) Opposed, One (1) Absent, to forward to the Common Council the proposed **Ordinance No. Z-702-25** with a **"Favorable Recommendation"**.


Please be advised that by virtue of the Plan Commission's **Favorable** Recommendation, pursuant to IC 36-7-4-607.5(e), the Council has ninety (90) days to act on this petition before it becomes effective as Certified by the Commission. Ninety days from the date of the Certification is February 17th, 2026.

CARMEL PLAN COMMISSION

BY:


Christine Zoccola President

ATTEST:


Bric Butler, Secretary
Carmel Plan Commission
Dated: November 19th, 2025

CARMEL CITY CLERK
NOV 19 2025
TIME: 2:15 pm

ORDINANCE Z-702-25
AN ORDINANCE OF THE COMMON COUNCIL OF
THE CITY OF CARMEL, INDIANA

*An Ordinance updating the filing fees Section in the Unified Development Ordinance
related to Zoning and Development applications and for Permits and Inspections*

Synopsis:

This ordinance amends the Filing Fees in Article 1, Section 1.29 of the Unified Development Ordinance;

WHEREAS, Carmel's Unified Development Ordinance, the ("UDO") was adopted by the City Council in 2017, via ordinance Z-625-17, a significant update to the community's land use regulation program; and

WHEREAS, the policy and practices of the City have envisioned the Department of Community Services to be substantially financed not only by the taxpayers of the community but also by revenue generated from reasonable filing fees charged to landowners and developers who wish to make zoning changes and/or construct structures on their property; and

WHEREAS, the Filing Fees section in the UDO was last amended in 2003 via Ordinance Z-419-03, thus a comprehensive update is warranted as good governance and in fairness to users and the taxpayers; and

WHEREAS, pursuant to Indiana Code 36-7-4-602 the Common Council is authorized to amend the text of the zoning ordinance; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that, pursuant to IC 36-7-4-600 et seq. and after Docket No. PZ-2025-00205 OA having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, November 18, 2025, hereby adopts this Ordinance to amend *Article 1, Section 1.29: Filing Fees* and *Article 11, Section 11.02, Definitions* in the Carmel Unified Development Ordinance (Ordinance Z-625-17, as amended), to read as follows:

Section I: *Amend Article 1: Administration, Section 1.29: Filing Fees, as follows:*

1.29 Filing Fees. Applications and petitions filed pursuant to the provisions of this Ordinance shall be accompanied by the filing fees hereinafter specified and shall be paid to the City of Carmel and collected by the Department of Community Services. On or before December 31st of each year, the Director of Community Services shall determine if there has been an increase in the Consumer Price Index (United States city average) prepared by the United States Department of Labor, by comparing the arithmetic mean of the Index for July, August, and September of the current year with the same three-month period of the preceding year. If there has been an increase, the increase shall be stated as a percentage of the arithmetic mean for the three-month period for the year preceding the current year (the Adjustment Percentage). The Adjustment Percentage shall be rounded to the nearest one-tenth of one percent and may not exceed four percent (4%), unless otherwise provided by ordinance. Whenever the Director determines that there has been an increase, the Director may make a corresponding adjustment to the filing and inspection fees (including late fees) that are assessed under this 1.29 Filing Fees, in order to recoup increases in personnel and administrative costs within the Department. However, the adjustment may not be greater than the Adjustment Percentage determined under this paragraph. The adjusted fees as determined by the Director under this paragraph take effect on January 1 of the succeeding year.

A. Exemptions from Fees: Unless otherwise provided herein, the listed fees are waived for all City of Carmel, Clay Township and Carmel/Clay School buildings or facilities.

B. The Department of Community Services is empowered to withhold issuing new permits or granting inspections to any individual, firm, or corporation until all previously required permits, inspections and Certificates of Occupancy have been issued and all fees paid.

C. Fee Schedule

	TODAY	UPDATES
1. ZONING & DEVELOPMENT FEES		
PLAN COMMISSION APPLICATIONS	Current	2026
Primary Plat	\$ 1,332.50	\$ 1,500.00
per lot	\$ 171.75	\$ 250.00
Plat Amendment, Replat or Plat Vacation	\$ 436.25	\$ 750.00
per lot	\$ 171.75	\$ 200.00
Secondary Plat	\$ 1,332.50	\$ 1,500.00
per lot	\$ 171.75	\$ 200.00
Lot Split	\$ 437.50	\$ 750.00
Condominium (HPR)	\$ 1,775.75	\$ 2,000.00
per unit	\$ 171.75	\$ 200.00
Waiver	\$ 1,332.50	\$ 1,500.00
each additional	\$ 615.75	\$ 500.00
Zoning Ordinance Amendment/Rezone	\$ 1,279.75	\$ 2,500.00
per acre	\$ 171.75	\$ 250.00
Planned Unit Development (PUD) Ordinance	\$ 4,162.75	\$ 4,500.00
per acre	\$ 171.75	\$ 250.00
PUD Text Amendment	New	\$ 2,500.00
per acre		na
Development Plan (DP)	\$ 1,332.50	\$ 1,500.00
per acre	\$ 171.75	\$ 250.00
DP Amendment	\$ 1,332.50	\$ 1,500.00
per acre	\$ 171.75	\$ 250.00
ADLS Building/Site	\$ 1,332.50	\$ 1,500.00
per acre (if no DP)	\$ 171.75	\$ 250.00
ADLS Sign package	New	\$ 500.00
per sign		\$ 50.00
ADLS Amendment - Major Building/Site Modification	\$ 883.25	\$ 1,000.00
per acre	\$ 81.50	\$ 250.00
ADLS Amendment - Minor Building/Site Modification	New	\$ 500.00
per acre		na

ADLS Amendment – Sign only	\$ 134.25	\$ 250.00
per sign	\$ 32.00	\$ 50.00
ADLS Amendment - Commercial Patio	New	\$ 250.00
Commitment Amendment - Plan Commission	\$ 1,708.00	\$ 2,500.00
Site Plan and Design Review (SDR) residential	\$ 209.75	\$ 750.00
commercial	\$ 615.75	\$ 1,000.00
Technical Review (formerly TAC only)	\$ 437.75	\$ 250.00
per acre	New	\$ 250.00
Zoning Determination Letter (formerly Zoning Certificate)	\$ 125.25	\$ 150.00
Time Extension Review	\$ 247.50	NC
Re-review fee	\$ 257.25	\$ 450.00
BOARD of ZONING APPEALS APPLICATIONS	current	2026
Development Standards Variance		
Single Family - primary residence	\$ 423.75	\$ 450.00
each additional	\$ 125.25	\$ 250.00
Other Class II Structures	\$ 1,691.50	\$ 1,750.00
each additional	\$ 795.75	\$ 500.00
All Class I Structures	\$ 2,134.50	\$ 2,150.00
each additional	\$ 165.25	\$ 450.00
Use Variance	\$ 2,134.50	\$ 2,500.00
per acre	\$ 165.25	\$ 250.00
Special Use (SU)	\$ 1,332.50	\$ 1,500.00
per acre	\$ 171.75	\$ 250.00
Special Use Amendment	\$ 1,332.50	\$ 750.00
per acre	\$ 171.75	\$ 250.00
Administrative Appeal	\$ 209.75	\$ 250.00
BZA Hearing Officer - Development Standards Variance		
Class II (primary residence)	\$ 212.50	\$ 250.00
each additional	\$ 125.25	\$ 100.00
Other Class II Uses	\$ 212.50	\$ 500.00
each additional	\$ 125.25	\$ 250.00
Class I Uses	\$ 883.25	\$ 950.00
each additional	\$ 437.25	\$ 350.00
Special Exception, Group Home	\$ 115.25	\$ 250.00
Plus per bedroom	\$ 115.25	\$ 125.00
Special Exception, Short Term Rental	\$ 119.75	\$ 250.00
Special Exception Renewal	\$ 60.25	\$ 75.00

SIGN PERMIT FEES	current	2026
Sign Permit	\$ 125.25	\$ 150.00
Sign Installation Improvement	\$ 49.50	\$ 50.00
per sq. ft.	\$ 2.40	\$ 2.50
Construction Fence Sign	\$ 49.50	\$ 50.00
per sq. ft.	\$ 0.28	\$ 0.50
Permanent Sign Inspection	NEW	\$ 100.00
Temporary Sign	\$ 125.25	\$ 150.00
2. PERMITS AND INSPECTIONS		
Fee Calculation = Permit + applicable inspections + C/O + late fees		
IMPROVEMENT LOCATION PERMITS (ILP)	current	2026
Class I Structure - New	\$ 642.75	\$ 1,250.00
per gross sq. ft.	\$ 0.22	\$ 0.25
Class I Structure Residential - New	\$ 642.75	\$ 1,250.00
per residential unit.	\$ 437.00	\$ 450.00
Class I Residential Buildings are assessed a 'per unit' fee and a 'per gross sq. ft.' fee for all community/back of house areas		\$ 0.25
Class I Structure - Tenant Space Permit	\$ 642.75	\$ 750.00
per gross sq. ft.	\$ 0.22	\$ 0.25
Class I Structure - Remodel	\$ 642.75	\$ 750.00
per gross sq. ft.	\$ 0.22	\$ 0.25
Class I Structure - Change of Occupancy	New	\$ 200.00
Class I Structure - Addition	\$ 642.75	\$ 950.00
per gross sq. ft.	\$ 0.22	\$ 0.25
Class II Structure - New	\$ 642.75	\$ 650.00
per gross sq. ft.	\$ 0.11	\$ 0.25
Class II Structure - Addition	\$ 209.75	\$ 350.00
per gross sq. ft.	\$ 0.11	\$ 0.25
Class II Structure - Remodel	\$ 209.75	\$ 250.00
per gross sq. ft.	New	\$ 0.25
Class II Structure - Basement Finish	\$ 201.75	\$ 250.00
per gross sq. ft.	New	\$ 0.10
Class II - Accessory Structure (over 120 sq. ft.)	\$ 125.25	\$ 1.00/sf
Swimming Pool	\$ 420.50	\$ 500.00
Class II per sq. ft.	\$ 0.11	\$ 0.20
Class I per sq. ft.	New	\$ 0.30

Residential Patio (over 120 sq. ft.)		New	\$ 125.00
per sq. ft.			\$ 0.10
Residential Deck		\$ 82.00	\$ 125.00
per sq.ft.			\$ 0.10
Fence Permit - Residential Zone		\$ 61.50	\$ 95.00
per l.f.	New		\$ 0.10
Fence Permit – Commercial Zone		New	\$ 150.00
per l.f.			\$ 0.15
Fence Permit Replacement (n/c if permit on file)		New	\$ 75.00
ILP Time Extension Review	Class II	\$ 257.25	\$ 75.00
	Class I	New	\$ 250.00
ILP Expiration Notification/Renewal		New	\$ 250.00
Re-review Fee	Class II	\$ 215.50	\$ 250.00
	Class I	\$ 437.25	\$ 450.00
Plan Amendment	Class II	\$ 215.50	\$ 250.00
	Class I	\$ 437.25	\$ 450.00
ELECTRICAL PERMITS		Current	2026
Class I Structure		\$ 159.25	\$ 200.00
Class II Structure		\$ 85.25	\$ 100.00
Meter base or panel upgrade			
Solar Panel			
Generator			
Vehicle Charging Installation			
TEMPORARY PERMITS			
Temporary Use Permits (Base Fee plus)		\$ 437.50	\$ 150.00
- Food Stand (3 mos)		New	\$ 250.00
per month extension* (up to 3)		New	\$ 100.00
- Fireworks/ Other Seasonal Sales (30 day)		New	\$ 500.00
per month extension* (30 day)		New	\$ 250.00
- Outdoor Sales (5 day)		New	\$ 25/day
- Model Home, Construction Trailer (up to 18 mos)		New	\$ 900.00
per month extension* (up to 6 mos)		\$ 125.25	\$ 150.00
* TEMPORARY USE EXTENSION REQUESTS ARE NOT AUTOMATIC AND ARE SUBJECT TO DIRECTOR REVIEW/APPROVAL			
Special Event Permit (5 days max)	Base Fee	\$ 215.50	\$ 125.00
	1-day	New	\$ 25.00
	3-day	New	\$ 75.00
	5-day	New	\$ 125.00
Special Event Extension (up to 5 days)		\$ 125.25	\$ 25/day

TEMPORARY PERMIT AND SPECIAL EVENT FEES SHALL BE 1/2 BASE FEE ONLY FOR CARMEL/CLAY SCHOOLS, CARMEL/CLAY PUBLIC LIBRARY AND 501(C)(3) ORGANIZATIONS		
Builder Application (annual fee)	\$ 207.25	\$ 150.00
Sexually Oriented Business Permit (annual permit)	\$ 1,708.50	\$ 4,500.00
CERTIFICATE OF OCCUPANCY		
Class II Structure	\$ 81.50	\$ 100.00
Class I Structure	\$ 171.75	\$ 250.00
per Residential unit		\$ 100.00
Partial C/O Class II	\$ 171.75	\$ 200.00
Class I	\$ 349.00	\$ 400.00
Temporary C/O per Residential unit (Class I, II)	\$ 39.25	\$ 50.00
Class I		\$ 150.00
Certificate of Substantial Completion	\$ 171.75	\$ 250.00
DEMOLITION FEES		
Demolition Permit (includes 1 inspection)	\$ 207.25	\$ 250.00
each additional structure	\$ 120.50	\$ 150.00
reinspection	New	\$ 100.00
CONSTRUCTION INSPECTIONS		
Class II Structure each	\$ 85.25	\$ 100.00
reinspection		\$ 150.00
Class I Structure each	\$ 159.25	\$ 200.00
reinspection		\$ 300.00
Timed/Same-day/weekend - Class II structure	New	2x reg fee
Timed/Same-day/weekend - Class I structure	New	2x reg fee
Footing (upper, lower)		
Foundation		
Under slab Plumbing (pre backfill)		
Under slab (r-board and vapor barrier)		
Electrical		
Insulation		
Pool Bonding and Grounding		
Rough-in		
Plumbing		

Residential Porch		
Residential exterior (pre finish siding)		
Deck		
Patio		
Final Building		
Class II Final Site		
Class I Structure - Site + ADA + Bicycle	New	
Class I Structure - Site Landscaping	New	
Residential Subdivision Site - Common Area Landscaping	New	
Other Inspection		
Tree Preservation - preconstruction	New	\$ 500.00
Tree Preservation - post construction	New	\$ 250.00
PERMIT LATE FEES		
Class II Structure (New or Addition)	double permit fee	\$ 1000.00
Class II Other (Remodel, Accessory, Deck/Patio)	\$ 171.75	\$ 350.00
Class I Structure (New or Addition)	double permit fee	\$ 3500.00
Class I Other (Remodel, Accessory, Tenant Finish)	\$ 171.75	\$ 750.00
Temporary Permits	New	\$ 200.00
Sign Permit	New	\$ 250.00
Continuing Work under Stop Work Order	New	\$ 1000.00
INSPECTION LATE FEES		
Class II Structure – New, Addition or Pool	\$ 1,332.50	\$ 1000.00
Class II Other (Remodel, Accessory, Deck/Patio)	\$ 887.25	\$ 250.00
Class I Structure – New or Addition	\$ 1,710.75	\$ 2000.00
Class I Other (Remodel, Accessory, Tenant Finish)	\$ 887.25	\$ 500.00
Permanent Sign	\$ 165.25	\$ 200.00
Tree Preservation each occurrence	New	\$ 2,500.00

RECORD RESEARCH/PLAN RETRIEVAL		
per request (no charge if for primary residence)	\$ 81.50	\$ 125.00
RESIDENTIAL RENTAL REGISTRATION		
Annual Permit fee	New	\$ 5.00
Late fee - past 30 days	New	fee + \$100
Late fee - past 60 days	New	fee + \$200

Section II: Amend Article 11, Section 11.02: Definitions, as follows:

Fee, Re-review: when previously identified issues have not been corrected or plans are so poorly conceived and prepared that review cannot take place, a re-review will occur and Re-review Fee will be assessed

Fees, Inspection Late; an Inspection Late Fee is assessed for a failure to request or call-in a required inspection or when a required inspection is missed indicated by construction that has progressed beyond a defined required inspection

Fees, Permit Late; a Permit Late Fee is assessed for construction or site activity that occurred prior to obtaining a required permit

Patio, Residential: A paved or hardscaped outdoor area, typically at ground level and adjacent to a residential dwelling and not enclosed by walls or a roof.

Patio, Commercial: An enclosed or open-air outdoor area adjacent to or attached to a commercial building, often paved or decked, that is used for business-related activities such as dining, seating, or events.

Patio, Sidewalk: an outdoor seating area located on a public sidewalk or right-of-way, adjacent to a commercial establishment, and used for serving food and/or beverages to customers.

Structure, Class I: a Class I structure is any building or structure occupied by the public or used by one or more employees of another or is three or more residential units, or a site improvement that provides access to such buildings or structures for persons with disabilities. Includes all commercial and multi-family buildings.

Structure, Class II: a Class 2 structure is a townhouse or a building with one or two dwelling units, or improvements such as swimming pools, garages or barns that are accessory to a Primary Structure. Includes Single-family dwellings.

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, INDIANA

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 _____, 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: Michael Hollibaugh, Director, Department of Community Services, One Civic Square, Carmel, IN 46032

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)**

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

WHEREAS, the sum of Four-Hundred Twenty-Nine Thousand Two Hundred-Seventy
Two Dollars (\$429,272.00) is needed to support expenses in the Local Road and Street Fund
(#202); and

WHEREAS, the Grant Fund (#900) has excess Hamilton County Community Grant Block
funds awarded to the Engineering Department in the amount of Four-Hundred Twenty-Nine
Thousand Two Hundred-Seventy Two Dollars (\$429,272.00).

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
(#900) into the Local Road and Street Fund (#202) as follows:

FROM

\$429,272.00 from Grant Fund (Fund #900)

INTO

Local Road and Street Fund (#202): \$429,272.00 Line Item: 4350900 Other Contracted
Services

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-12-01-25-01

Page Two of Two

This Ordinance was prepared by Samantha S. Karn, Corporation Counsel, on November 20, 2025 at 11:40 a.m. It may have been subsequently revised. No subsequent revision to this Ordinance has been reviewed by Ms. Karn for legal sufficiency or otherwise.

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)**

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

WHEREAS, the sum of Forty-Nine Thousand Dollars (\$49,000.00) is needed to support expenses in another line item within the Engineering Department Fund (#2200); and,

WHEREAS, the Engineering Department Fund (#2200) has excess funds in the amount of Forty-Nine Thousand Dollars (\$49,000.00) in the following line item:

Engineering Department Fund (#2200): Line Item 4110000 – Full Time Regular \$49,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana that the Controller is authorized to transfer funds within the Engineering Department Fund (#2200) as follows:

Engineering Department Fund (#2200): Line Item 4110000 – Full Time Regular
\$49,000.00

INTO

Engineering Department Fund (#2200): Line Item 4355300 – Organization & Member
Due \$49,000.00

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-12-01-25-02

Page Two of Two

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)**

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

WHEREAS, the sum of Six Thousand Eight Hundred Dollars (\$6,800.00) is needed to pay for expenses in other line items within the 2025 Redevelopment Department budget (#1801); and,

WHEREAS, the 2025 Redevelopment Department Budget (#1801) has excess funds in the amount of Six Thousand Eight Hundred Dollars (\$6,800.00) in the following line item:

Redevelopment Department Budget (1801): Line Item - 4340000 Legal Fees \$6,800.00

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana that the Controller is authorized to transfer funds within the 2025 Redevelopment Department Budget (#1801) as follows:

FROM

Redevelopment Department Budget (1801): Line Item - 4340000 Legal Fees \$6,800.00

INTO

Redevelopment Department Budget (#1801): Line Item 4110000 – Full Time Regular
\$6,000.00

Redevelopment Department Budget (#1801): Line Item 4123002– Civilian PERF
\$800.00

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-12-01-25-03

Page Two of Two

MEMORANDUM



Date: November 21, 2025
To: Carmel City Council
From: Adrienne Keeling
Re: **Resolution CC-12-01-25-04**
Home Place Subarea Plan Comprehensive Plan Amendment

Certified by the Carmel Plan Commission:

Resolution CC-12-01-25-04 (Docket No. PZ-2025-00126 CPA: Home Place Subarea Plan Comprehensive Plan Amendment)

The applicant seeks to amend the Carmel Comprehensive Plan to incorporate a new Home Place Subarea Plan. Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.

Introduction:

The Carmel Comprehensive Plan was adopted in December 2022. A critical component of that Plan is to create Subarea Plans to provide a localized understanding of needs and opportunities, while articulating the community's vision to help guide decisions around future growth and investment. The subarea boundary for the Home Place plan was guided by the development pattern areas mapped in the Comprehensive Plan.

The resulting Subarea Plan reflects the efforts of a community vision plan process for Home Place. The process began in the spring of 2024, and resulted in community events, workshops, mapping activities and surveys. The entire process has been documented and communicated on the project's website [ThisIsHomePlace.com](https://thisishomeplace.com).

More specifically, incorporating the proposed Home Place Subarea Plan into the [Carmel Comprehensive Plan](#) will:

1. Add the proposed plan document to [Section 5: Subarea Plans](#).
2. Add the proposed Street Typologies and their proposed locations (see pgs. 16 and 23 of the Subarea Plan) into the menu of [Street Typologies](#), [Thoroughfare Plan map](#), and [Mobility and Pedestrian Plan map](#).

What is the purpose of a Subarea Plan?

A Subarea Plan provides more detailed guidance for a specific neighborhood, corridor or district, helping to define its unique character, identity, and potential programming—beyond the broader vision and policies outlined in the Comprehensive Plan.

What does a Subarea Plan *not* do?

While a Subarea Plan can offer recommendations on a variety of topics, many of these require separate approvals to be implemented. For example, a Subarea Plan *does not*:

- Change or update zoning regulations in the UDO or in PUDs
 - Alter the development approval process
 - Make design or land use decisions for individual development sites
 - Allocate funding for infrastructure, programs, or organizations
-

Contents of the Subarea Plan and associated Street Typology and Map revisions:

The draft **Home Place Subarea Plan (Exhibit A)** is organized into five parts:

1. **Planning Summary:** Includes a sampling of the background planning documents and context used in the drafting of the Subarea Plan.
2. **Growth Strategy:** This section outlines a variety of overall strategies proposed to carry out the near- and long-term initiatives to enhance the Home Place experience, focusing on community engagement and infrastructure improvements. These initiatives aim to attract new businesses and improve public spaces.
3. **Design & Policy Guidance:** This section provides specific design and policy guidance to support the growth and development of Home Place, including establishing building standards and potential funding support programs.
4. **Subarea Plan:** Describes key initiatives, street typologies, and concept plans depicting how the area surrounding 106th & College could change over time as opportunities arise.
5. **Appendix:** Includes links to background documents as well as previous documents created in previous phases of the Home Place planning process.

The additional exhibits B-D reflect revisions to the overall Comprehensive Plan as follows:

Exhibit B: Adds new Neighborhood Street and Lane to the list of **Street Typologies** to reflect page 16.

Exhibit C: Adds locations of the new Neighborhood Street, Lane and Share Street to the **Thoroughfare Plan Map** to reflect pages 16 and 23.

Exhibit D: Adds proposed sidewalk locations to the **Mobility and Pedestrian Plan Map** indicated by the new Street Typologies identified on pages 16 and 23.

Plan Commission Summary:

See the full Plan Commission File on Laserfiche: [PZ-2025-00126 CPA: Home Place Subarea Plan](#).

The Home Place Subarea Plan advanced through a public hearing and a series of committee review meetings between July and November. At the July 15 public hearing, the Department of Community Services presented the plan's community-driven priorities: strengthening neighborhood identity, supporting small businesses, enhancing public spaces, and establishing a place-based organization at 106th and College. Public commenters raised concerns about outreach, the balance of commercial activity, and preserving Home Place's character; staff clarified that business district boundaries reflect longstanding boundary of the Home Place Business District in the Home Place Overlay and that no residential zoning changes were proposed. The Commission sent the plan to committee for detailed review.

Through its meetings on August 5, September 2, September 30 and November 4, the Plan Commission's committee examined the draft in depth, requesting clarity on the role and governance of the new 106th & College nonprofit, clearer articulation of the neighborhood's residential vision, refined maps, and consistent references throughout the document. They recommended removing confusing or overly prescriptive content—such as certain funding mechanisms, case studies, renderings, and business names—while strengthening language on neighborhood character, conceptual intent, and Carmel-specific standards. The committee also scrutinized street typologies and terminology, suggesting more intuitive labels and descriptions for the types of lead and partner collaborations between the City and Home Place organizations. By the November 4 meeting, staff presented comprehensive revisions addressing these concerns, and the committee voted to forward the plan to the full Plan Commission with a favorable recommendation, contingent on implementing the final requested changes.

Once the Committee-discussed revisions were made, the Plan Commission ultimately voted to certify and favorably forward the revised plan to the City Council for review.

The information in this packet is arranged in the following order:

1. Plan Commission Certification (*no expiration*)
2. Resolution CC-12-01-25-04
 - Exhibit A: Home Place Subarea Plan Draft (November 2025)
 - Exhibit B: Street Typology additions
 - Exhibit C: Thoroughfare Plan Draft
 - Exhibit D: Mobility and Pedestrian Plan Draft

**CERTIFICATION OF THE CARMEL PLAN COMMISSION'S
RECOMMENDATION TO AMEND THE CARMEL COMPREHENSIVE PLAN
PURSUANT TO INDIANA CODE 36-7-4-508**

RESOLUTION CC-12-01-25-04

Home Place Subarea Plan - Carmel Comprehensive Plan Amendment

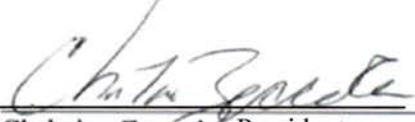
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

Dear Members:

The Carmel Plan Commission offers you the following report on the application to the Commission (**Docket No. PZ-2025-00126 CPA**) to **adopt** the proposed **Home Place Subarea Plan – Carmel Comprehensive Plan Amendment** for the City of Carmel.

At its regular meeting on November 18, 2025, the Commission voted Eight (8) in Favor, Zero (0) Opposed, and One (1) Absent, to **certify** the proposed **Resolution CC-12-01-25-04** to the Common Council with a **favorable recommendation**.

CARMEL PLAN COMMISSION


Christine Zoccola, President



**Bric Butler, Secretary
Carmel Plan Commission
Dated: November 19, 2025**

**CARMEL CITY CLERK
NOV 19 2025
TIME: 2:15 pm**

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**

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.

WHEREAS, pursuant to the Advisory Planning Law of the State of Indiana (contained in IC 36-7-4), each unit of local government that wishes to adopt land use and zoning ordinances must first approve by resolution a comprehensive plan for the geographic area over which it has jurisdiction; and

WHEREAS, the Carmel Comprehensive Plan was certified and recommended by the Carmel Plan Commission on March 15, 2022, duly amended and approved by resolution (as amended) of the Common Council of the City of Carmel on October 3, 2022, with additional amendments certified by the Carmel Plan Commission and confirmed by the Common Council on December 5, 2022, with December 5, 2022, becoming the effective date of the Comprehensive Plan, and therefore it is the official Comprehensive Plan of the City of Carmel, Indiana; and

WHEREAS, there are certain areas and corridors in the City of Carmel that require a greater degree of planning and guidance for decision-making by outlining strategies for growth, design, policy and future development through clear goals and maps; and

WHEREAS, the Home Place area represents one of Carmel's oldest and well-established residential neighborhoods, with both modest small-lot homes and larger residential lots that together contribute to the city's diverse and attainable housing options. Its neighborhood-scale commercial area provides convenient, local-serving businesses that support daily needs. Home Place maintains a strong, distinct identity and community pride, adding to the rich character of Carmel's network of neighborhoods; and

WHEREAS, the Carmel Plan Commission has duly certified, and recommended to the Common Council, an amendment to the community's Comprehensive Plan regarding a new Home Place Subarea Plan and its associated revisions to the menu of Street Typologies, Thoroughfare Plan map, and Mobility and Pedestrian Plan map;

WHEREAS, the Carmel Advisory Plan Commission voted to Certify Comprehensive Plan Docket No. PZ-2025-00126 CPA to the Common Council on Tuesday, November 18, 2025; and

WHEREAS, I.C. 36-7-4-501 provides that the legislative body may adopt a resolution approving, rejecting, or amending the Plan as presented by the Commission;

49 **NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of
50 Carmel, Indiana, that:

51 Section I: Pursuant to IC 36-7-4-509, the Common Council hereby adopts this
52 Resolution to approve the following amendments to the comprehensive
53 plan:

- 54 1. Add the **Home Place Subarea Plan**, as attached hereto as **Exhibit A**,
55 to Section 5: Subarea Plans.
- 56 2. Add new Neighborhood Street and Lane to the list of **Street Typologies**,
57 as attached hereto as **Exhibit B**, to reflect new Street Typologies and
58 their proposed locations identified in the Subarea Plan.
- 59 3. Revise the **Thoroughfare Plan Map**, as attached hereto as **Exhibit C**,
60 to reflect the location of the new Street Typologies identified in the
61 Subarea Plan.
- 62 4. Revise the **Mobility and Pedestrian Plan Map**, as attached hereto as
63 **Exhibit D**, to reflect proposed sidewalk location indicated by the new
64 Street Typologies identified in the Subarea Plan.

65 Section II: After its adoption, this Resolution shall be filed in the office of the City
66 Clerk of the City of Carmel, who shall also forward one (1) copy of this
67 Resolution to the secretary of the Carmel Plan Commission and one (1)
68 copy to the office of the Hamilton County Recorder, all in accordance with
69 IC 36-7-4-509 and other applicable laws.

70 Section III: This Resolution shall be in full force and effect from the date of passage,
71 and its publication as provided by law.

ADOPTED 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, INDIANA

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 _____, 2025, at _____.M.

Jacob Quinn, Clerk

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

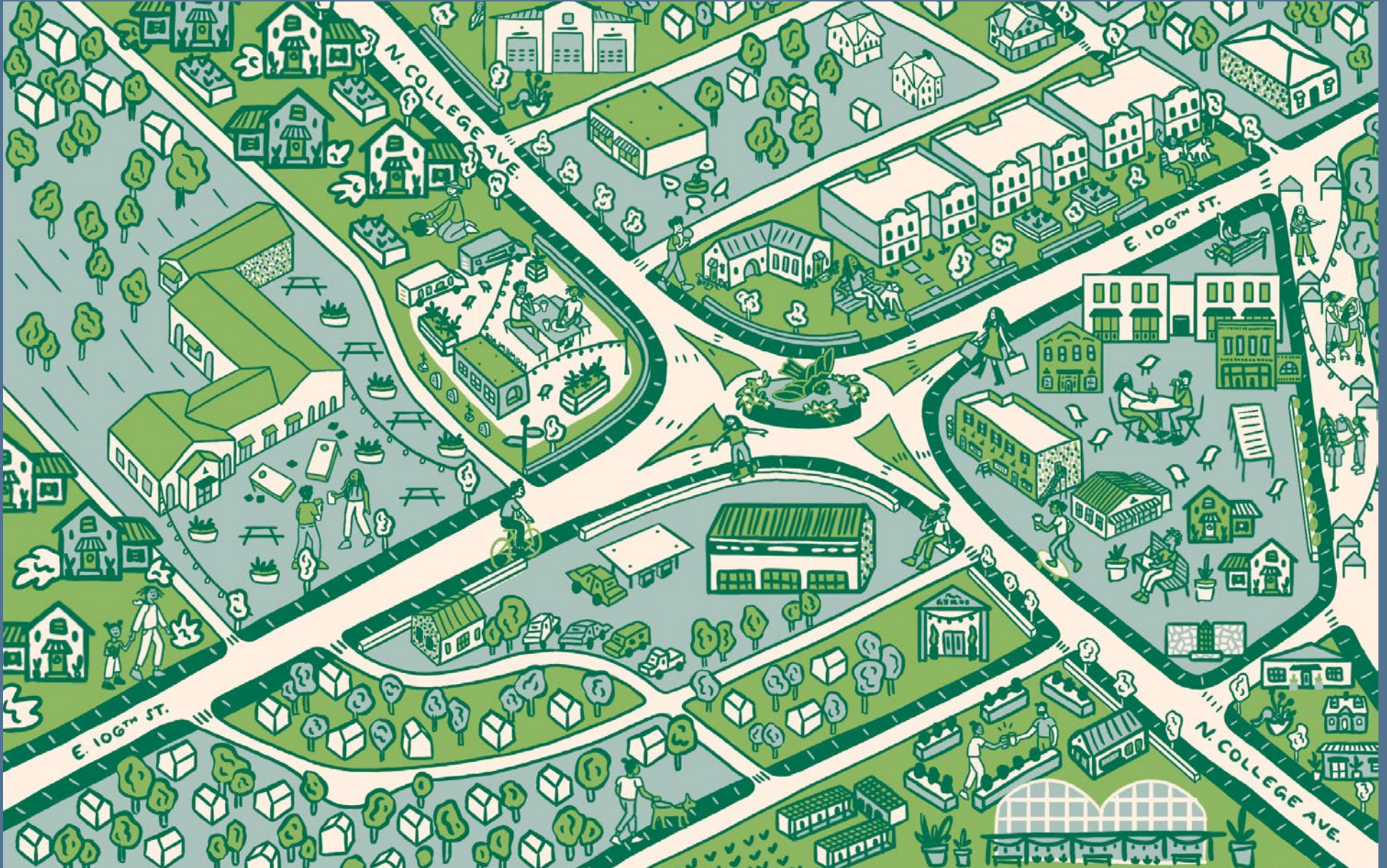
Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

Prepared by: Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032

CARMEL HOME PLACE SUBAREA PLAN



Contents

- 1 **Planning Summary**
- 2 **Growth Strategy**
- 3 **Design & Policy Guidelines**
- 4 **Subarea Plan**
- 5 **Appendix**

Introduction

Carmel adopted its current Comprehensive Plan in December 2022. A critical component of that Plan is to create Subarea Plans to provide a localized understanding of needs and opportunities, while articulating the community's vision to help guide decisions around future growth and investment. The subarea boundary for the Home Place plan was guided by the development pattern areas mapped in the Comprehensive Plan available online at carmelcomprehensiveplan.com. Home Place is within the East Neighborhoods development pattern, and bordered by Downtown and Downtown West.

Subarea Plan Purpose

A subarea plan provides detailed guidance for decision-making within a designated area (ex: district, neighborhood, or commercial corridor). The plan defines the area's unique character, identity, and potential programming. Where applicable, a subarea plan finds ways to help address relevant city-wide goals through local initiatives. In most cases, recommendations described by a subarea plan require further action to be implemented.

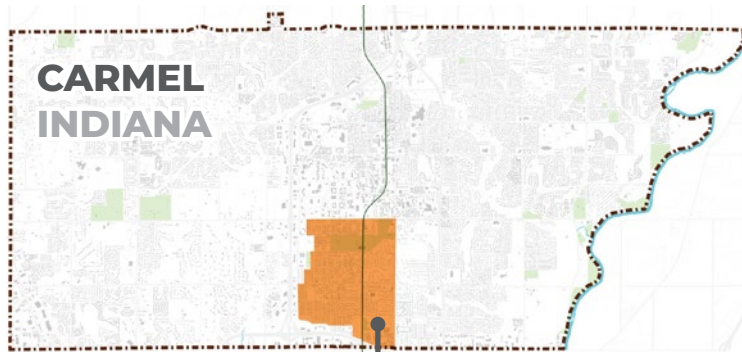
For example, a subarea plan does not:

- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

While the Home Place Subarea Plan describes the context and proposed recommendations for City of Carmel leaders and staff, a companion plan was created to expand on the City's role and provide ways for Home Place community members to have an active role in shaping incremental changes over the next 10 years.

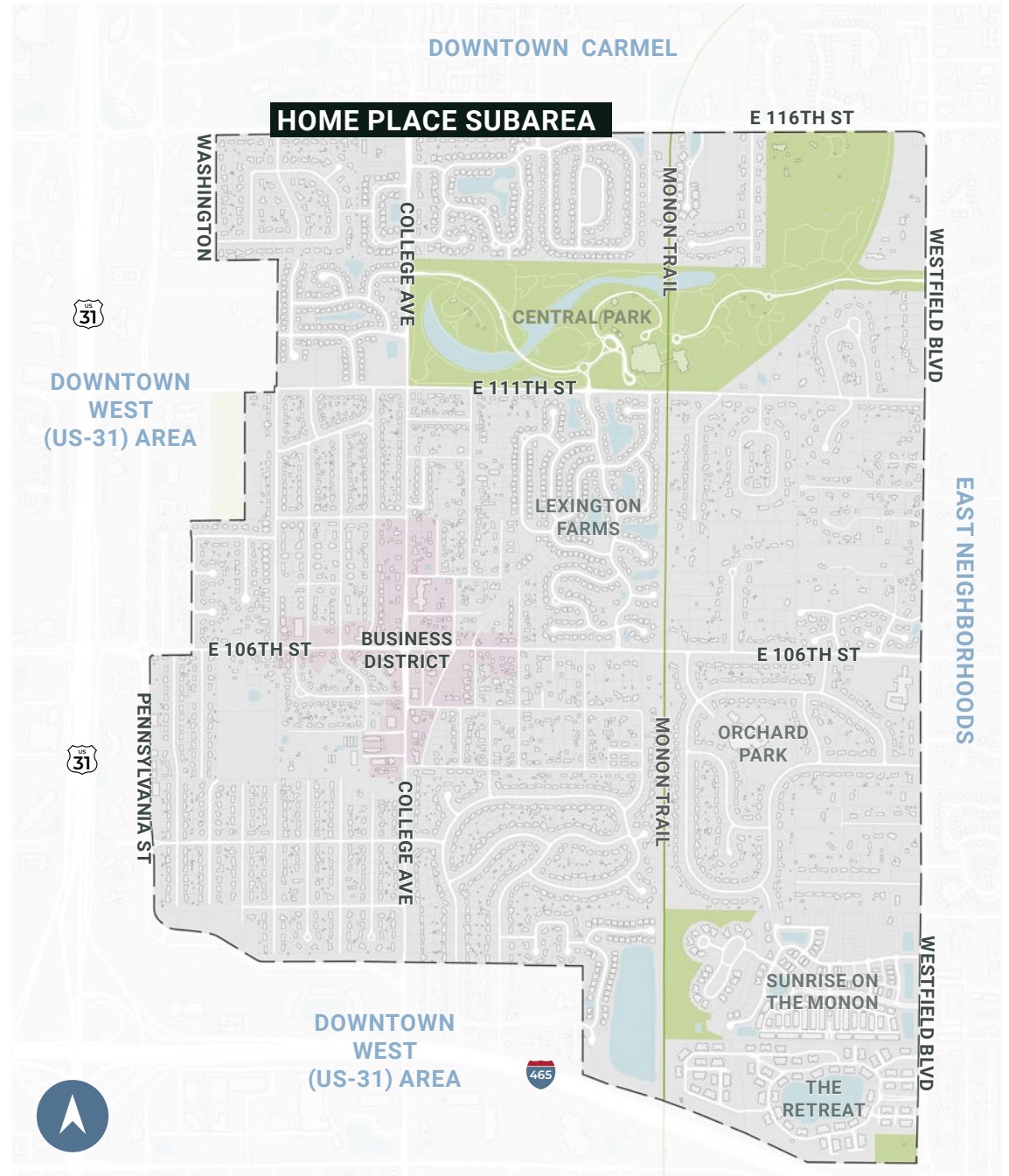
"This Is Home" is accessible online at [ThisIsHomePlace.com](https://thisishomeplace.com). It establishes a broadly supported vision, provides a place identity for the 106th & College commercial area, launches a new Indiana Main Street organization to guide how the identity is experienced, and coordinates short and long-term improvements for the business district and surrounding neighborhoods. The overall goal shared by both plans is to create a thriving place for all community members.

Home Place Subarea



Home Place Locator Map

Home Place



1 Planning Summary

1 Planning Summary

Home Place Subarea Plan (2009)

Adoption of this 2025 Home Place Subarea Plan will replace the 2009 version, included in the 2009 Carmel Clay Comprehensive Plan. Described as a town-like enclave undergoing redevelopment pressures, the plan suggests key strategies for improving street connections, supporting a neighborhood-serving business district, and designing intentional transitions between varying development.

Carmel Comprehensive Plan (2022)

Focuses on refining growth goals for the next 10 years. The Carmel Comprehensive Plan 2022 has 9 objectives, including managing community form, enhancing economic vitality, fostering a city of neighborhoods, reinforcing adaptability, cultivating community character, lightening Carmel's environmental footprint, supporting healthful living, and improving mobility options and functionality.

Carmel Mayor's Housing Task Force Findings and Recommendations Report (2024)

In September 2024, the Mayor's Housing Task Force published a report that describes five key challenges to providing housing. Several recommendations were provided, including: Protect existing single-family neighborhoods; Facilitate development of missing middle housing; Prioritize infill and redevelopment of underutilized areas; Acquire more green space; Assess zoning; Establish a Home Repair Program; Publish relevant maps and data, and more.

Carmel Clay Parks & Recreation Comprehensive Master Plan

The 2025-2029 Master Plan serves to guide the management and development of the park system for the next 5+ years to ensure continued high-quality experiences and services for the community. Relevant to Home Place, the plan includes efforts for maintaining the Monon Greenway, Central Park, Hishaw Park, and Lenape Trace Park. Future analysis will be needed to consider the potential for a new neighborhood-scaled nature park in Home Place.

City of Carmel Transit Implementation Strategy (2025)

Building on the 2020 Carmel Transit Study, on-demand transit service is recommended city-wide as a short-term initiative. This will provide access to all destinations in Carmel. Long-term, the feasibility for fixed route connections will be explored along Pennsylvania Street/Parkway and Westfield Boulevard.

City of Carmel Positioning Strategy (2023)

The Positioning Strategy provides recommendations to help Carmel adapt to national and regional economic trends. A relevant takeaway is the demand towards mixed-use, amenity-rich districts outside of Downtown, suggesting potential for districts like 106th & College. Another is the role of the city to invest in high-quality amenities and upgrades to auto-centric corridors including 96th Street. Keeping Carmel accessible for workers to live in is additionally relevant to Home Place whose community members largely support this.

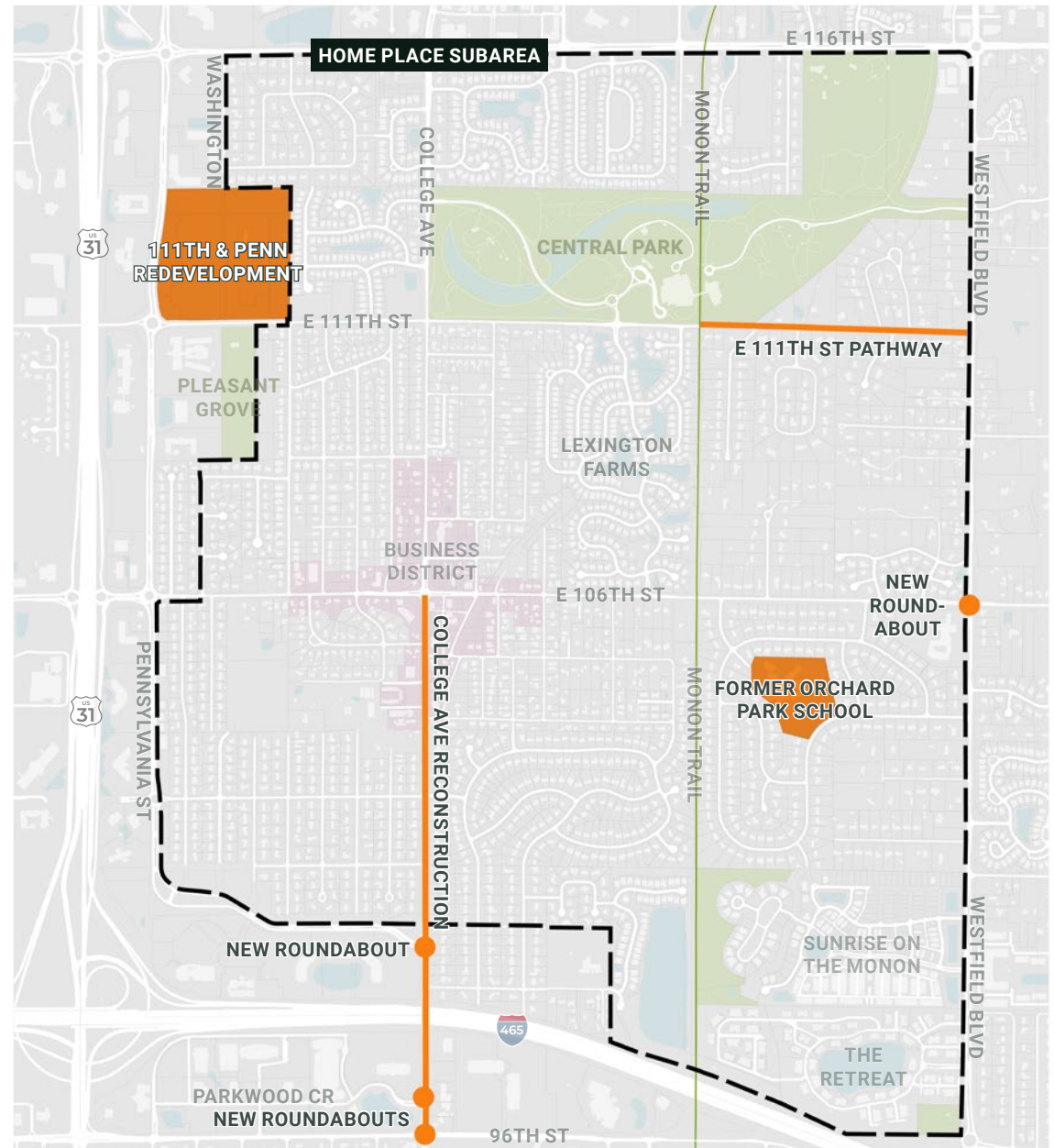
Projects In The Works

Planned/Anticipated Developments

- » **111th and Pennsylvania** - 4-phase, \$700M mixed-use development including owner-occupied townhomes, apartments & workforce housing, offices, public parking garages, and a public park/plaza
- » **Former Orchard Park School** (10404 Orchard Park Drive) - Carmel Clay Schools is currently determining options for the property's reuse. A potential option includes an early childhood learning center.

Current Infrastructure Projects

- » College Avenue Reconstruction
- » 111th Street Multi-use Path, Westfield to the Monon
- » 106th & Westfield Roundabout
- » Pennsylvania Parkway & College Avenue Roundabout
- » Parkwood Crossing & College Avenue Roundabout
- » 96th Street & College Avenue Roundabout



2

Growth Strategy

- » **Define Who We Are**
- » **Support Place-Based Organizations**
- » **Collaborate with Intentionality**
- » **Set the Vision for Our Gathering Place**
- » **Enhance the Experience**
- » **Activate the Business District**
- » **Invest in Long-Term Vitality**
- » **Community-Wide Initiatives**

Define Who We Are

This Is Home Place

Home Place's identity, anchored by the 106th & College district, is rooted in a deep pride in its natural surroundings, a commitment to sustainable growth, and a strong sense of stewardship among its residents. Home Place is a comfortable, quiet, and green community that maintains a welcoming, small-town feel with affordable living options and opportunities to build genuine connections among neighbors.



Home Place Character Collage

Support Place-Based Organizations

106th & College, Inc.

106th & College, Incorporated is a new non-profit organization, structured as a Main Street America affiliate (mainstreet.org), led by Home Place business owners and residents. Their service area is the existing Home Place Business District.

The organization has an initial board of five members, with plans to grow to nine. It is a working board, where volunteers are responsible for fundraising, marketing & events, placemaking, and business development. Collaboration with community partners, including the City of Carmel, Clay Township, and the Greater Home Place Neighborhood Association will be key to achieving tasks outlined in the 106th & College, Inc. 12-month Action Plan.

106th & College Inc. Vision

The 106th & College business district is a beloved piece of the Home Place community where residents gather, shop, and enjoy themselves, and where small local businesses thrive.

106th & College Inc. Mission

Promote and support the values-driven growth of the 106th & College business district.

Greater Home Place Neighborhood Association

The Greater Home Place Neighborhood Association (GHPNA) is an existing place-based organization that holds monthly meetings, organizes events and clean-ups, and shares information relevant to Home Place community members.

Home Place Advisory Board

The Home Place Advisory Board was created as a result of the 2018 annexation of Home Place. The board advises the City of Carmel should excess money remain to be invested in the Home Place area. The Board meets as opportunities or need for discussion arises.

106th & College Inc Core Values

Quaint & Neighborly



*Over
Bustling & Corporate*

Locally-Owned Businesses



*Over
National Chains*

Lush & Green



*Over
Hard & Concrete*

Small & Medium-Scale Buildings



*Over
High-Rise Commercial Structures*

Collaborate with Intentionality

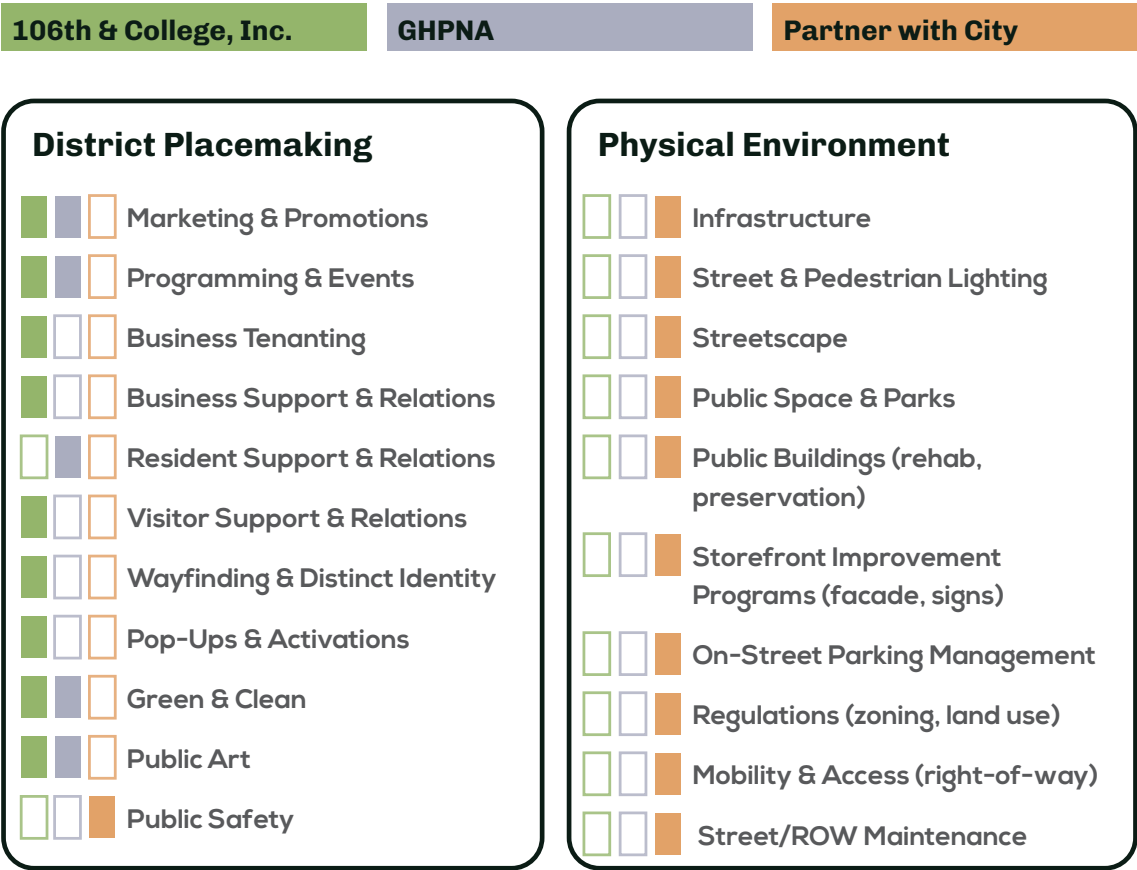
Lead / Partner

Great places do not get built and maintained without intentional coordination. The responsibilities of a functional and vibrant district can be divided into two main categories: District Placemaking and Physical Environment.

District Placemaking is everything we see, feel, and experience when visiting a place. The mix, location, and scheduling of events and programming, beautification initiatives, public art, signage, retailers and much more contribute to a people-centered place that is vibrant, safe, and well-functioning.

The Physical Environment includes the area’s design, development, rehabilitation and maintenance of the buildings, streets, and storefronts we know as part of day-to-day life.

106th & College, Inc. has been intentionally structured to supplement the role of the GHPNA. Each organization has distinct roles that will contribute to the betterment of Home Place. The chart to the right shows the tasks that each organization should be leading (filled boxes), keeping in mind that 106th & College Inc. is focused on tasks within the business district whereas the GHPNA is community-wide.



Organizational Responsibilities Chart

Set the Vision for Our Gathering Place

Investing in the Heart of Home Place

The growth and vitality of Home Place's business district at 106th Street and College Avenue is a high priority for the community. A cohesive and walkable area centered around the intersection is envisioned to enhance the neighborhood experience, making it a better version of itself. This will be achieved through strategic improvements led by the new 106th & College, Inc., the City, and property owners focusing on enhancing streetscapes, storefronts, and connectivity. Short-term efforts will lay the groundwork with community organizing, planning policies, events, beautification initiatives, and funding mechanisms, while long-term goals aim to attract new amenities, support businesses, and positively impact broader community initiatives by leveraging the connection of major trail networks to increase the district's visibility and accessibility.



106th & College Business District Brand Graphics

Enhance the Experience

Focus on the First 16 Feet

A primary objective is to improve the experience of walking around, visiting, and living near the intersection of 106th Street and College Avenue. Significant investment has been made in College Avenue as a street corridor. The work that remains should focus on completing that project with pedestrian enhancements and beautification while supporting property and business owner improvements that contribute to and interact with the reconstructed street.

The City-led and partner supported enhancements will ideally include new signage, plantings, fixtures, and lighting within the rights-of-way. These should be supported by property-owner led enhancements including improved front patios, gardens, and storefronts that face out onto the sidewalk and street. This zone of improvement is called the First 16 Feet. The implementation of a new grant program is recommended to support the district's efforts to enhance this zone.

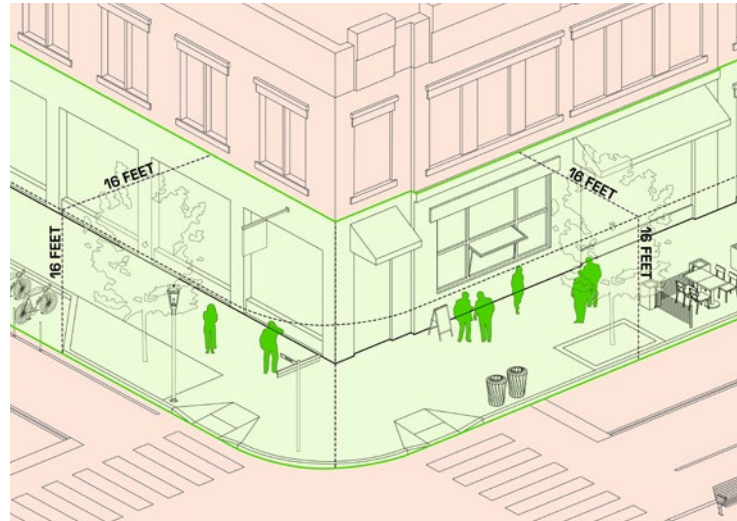


Diagram of the First 16 Feet and Examples Images

First 16 Feet Grant Program Overview

The program's purpose would be to support the vitality of 106th & College district. The City of Carmel should collaborate with 106th & College Inc to create, fund, and launch such a grant program. This would expand the types of properties that currently qualify for facade improvement support through the Historic Preservation Commission. First 16 Feet Grants would ideally provide a dollar-for-dollar match (ex: up to 50% of total project costs, not to exceed \$2,500), for building facade and public realm improvements.

Activate the Business District

Short-Term Initiatives

A short-term pocket park was created on City-owned property in May 2025 to test how the vacant space at the northwest corner of the intersection functions as a public park. Continued collaboration between the City, 106th & College Inc. (the organization), and Carmel Clay Parks will be necessary to fine-tune park maintenance and determine its long-term future. The park has potential for a food truck patio or collection of small retail sheds.

Supporting routine events in the district will not only benefit existing community members and strengthen resident and business relationships, it will naturally draw attention to the vacant and underutilized spaces that have potential to be transformed into new housing, office, and retail spaces.

The newly installed hawk sculpture at the 106th & College roundabout along with light pole banners showcasing the new 106th & College brand has created a desire for more beautification. Encourage plantings, branded wayfinding, street trees, and facade improvements to celebrate the community while improving the visual cohesion of the district.



Images from the May 2025 Block Party at the new pocket park and a map of where the park is located.

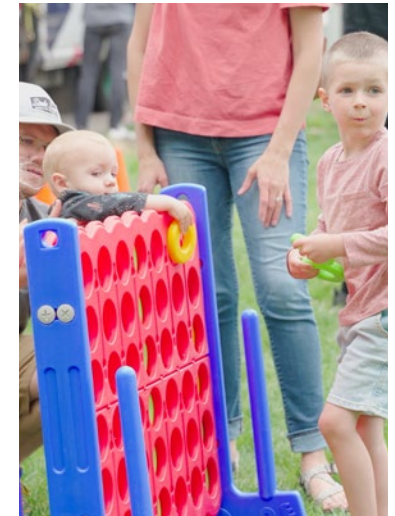
Invest in Long-Term Vitality

Long-term Possibilities

To support community-aligned improvements, efforts should focus on attracting new amenities such as sit-down restaurants, expanded food and beverage options, and retail. New residential within the district will be needed to support local businesses. Thoughtful infill development on vacant or underutilized properties should be encouraged to enhance the area while preserving its existing character. A public process to create pre-approved building types should guide new construction that is appropriate in scale and character.

Routine community events and programs should continue to be supported to foster vibrancy. Improving physical connectivity is also key. Leveraging the new 106 Trail between the Monon and Nickel Plate trails to increase visibility and access to the business district should be a high priority.

A full range of financial tools should be considered to support improvement efforts. The creation of Tax Increment Financing (TIF) districts in the business core and at the former Orchard Park School site could help reinvest growth into public benefits. Additionally, a dedicated 106th & College Building Improvement and Business Development Fund could offer loans to support lasting physical upgrades and attract new businesses.



Examples images of relevant long-term initiatives with two photos taken during the May 2025 Block Party.

Community-Wide Initiatives

Standards for New Streets & Buildings

Design Home Place Building Standards

A Home Place specific set of pre-approved building plans should be a high-priority follow-up to the adoption of this Subarea Plan. A building plans catalog that includes village-scale retail and commercial uses along with a variety of home types should be sourced and promoted to local builders. The process to create the catalog should incorporate a character study and analysis of the variety of property types across Home Place. Such a catalog would support the construction of buildings that align with the Home Place community character easier to produce than ones that do not.

Establish Home Place Street Standards

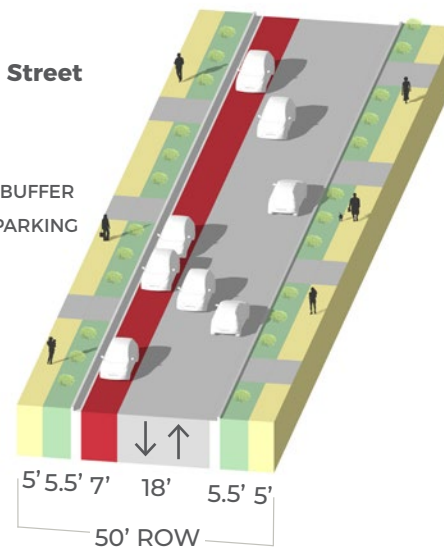
To guide future infrastructure and street-related investments in Home Place, two new typologies appropriate to the Home Place context should be incorporated into Carmel's Thoroughfare Plan and other relevant references. This will provide more walkable connectivity throughout Home Place over time while maintaining the existing street character. Shared-use streets, as shown with the Lane Typology, should be contingent upon posted speed limits up to 15-20mph and low average daily traffic counts.

Example Pre-Approved Building Plans

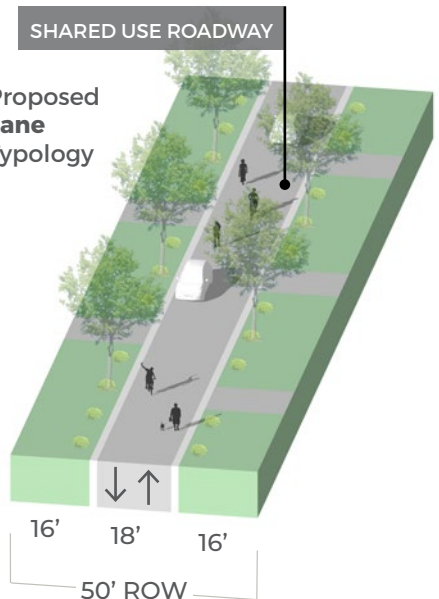


Proposed
Neighborhood Street
Typology

- SIDEWALK
- LANDSCAPE BUFFER
- ON-STREET PARKING
- ROADWAY



Proposed
Lane
Typology



3

Design & Policy Guidance

Design Guidance

- » Design and install a permanent version of the new pocket park at the 106th & College roundabout, incorporating an aesthetically pleasing edge safety barrier, food truck access, electric and water capabilities, and public amenities. This design and installation work should be done collaboratively, involving the City of Carmel, 106th & College, Inc., Carmel Clay Parks, and Home Place community members.
- » Expand the new 106th & College district brand visibility through additional public wayfinding.
- » Ensure street tree plantings as part of the College Avenue reconstruction and incorporate additional low-height plantings, benches, bicycle parking, waste receptacles and lighting where feasible.
- » Install additional street trees in partnership with existing property owners, new developments, and in coordination with the Urban Forestry Committee.
- » Incorporate planters, seat walls, and/or benches where feasible within rights-of-way of the 106th & College business district.
- » Incorporate bicycle parking, wayfinding, and seating in the public realm as part of The 106 trail planning.



Example branded and public space features to be incorporated in the business district over time.

Policy Guidance

Support 106th & College Incorporated

- » Recognize the new 106th & College Incorporated as a key Home Place partner focused on the growth and vitality of the business district.
- » When financially feasible, provide 106th & College, Inc. with initial and on-going support to be reviewed annually through the City's budget process.

Incorporate the Proposed Home Place Street Plan & Typologies into Carmel's Standards

- » Amend the Proposed Home Place Street Typologies Map into Carmel's Thoroughfare Plan.
- » Add the two new street typologies, the "Neighborhood Street" and "Lane" designs and base standards into the Carmel Comprehensive Plan for reference as capital projects, street resurfacing, and relevant street initiatives occur.

Explore New Funding Support Programs

- » Review, formalize, and launch the First 16 Feet Grant program (overview provided in the Appendix).
- » Review, formalize, and launch a 106th & College Building Improvement & Business Development Fund (overview provided in the Appendix).

Create Home Place Building Standards

- » Fund an architectural design process that delivers a set of building plans that align with Carmel's Unified Development Ordinance.
- » The set of building plan options should incorporate designs for village-appropriate residential and commercial spaces with public facing porches/patios.
- » Once completed, promote the plans to local builders and property owners to implement context sensitive infill development on vacant/underutilized properties. The plans are intended to align with the variety of buildings and character across the Home Place community and appropriate to sites across the area.

Home Place Tax Increment Financing District(s)





- » The business district at 106th Street and College Avenue and the former Orchard Park School property could be considered as potential future TIF district opportunities to support future Home Place investments.

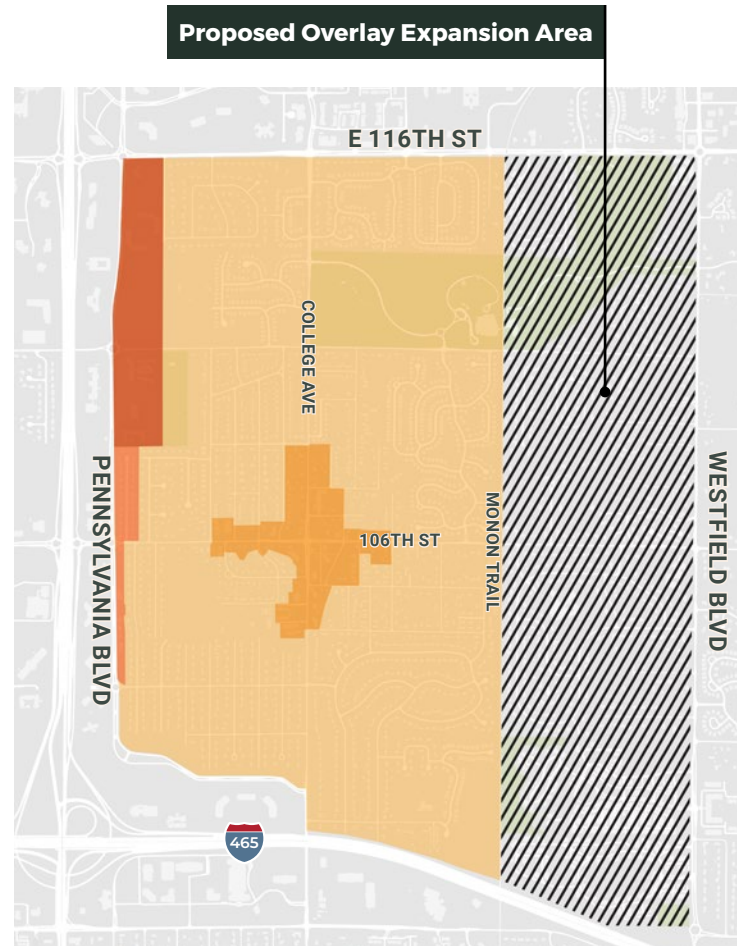
Policy Guidance (continued)

Home Place Overlay District Modifications

- » Expand the Home Place Overlay to Westfield Boulevard to match with the community boundary.
- » Make text amendments to the Home Place Business District section to align with the vision and intent of this Home Place Subarea Plan, while incorporating references to this Plan. Articulate the supportive role of residential uses within the Business District and the role of design standards to enhance the user experience in the District.
- » Leverage the Home Place Building Standards public process to inform additional modifications to effectively guide shared goals for future (re) development. For example, ground-floor residential and office uses may be appropriate for conditional approval in commercially zoned areas. Roadside sales should also be discussed as it may contribute to a helpful range of commercial activity and business types.

Map Legend

-  Existing Home Place Overlay District
-  Existing Business District Sub-Area
-  Existing High Intensity Commercial Sub- Area
-  Existing Low Intensity Commercial Sub- Area



Home Place Overlay Map

4

Subarea Plan

Home Place Key Initiatives

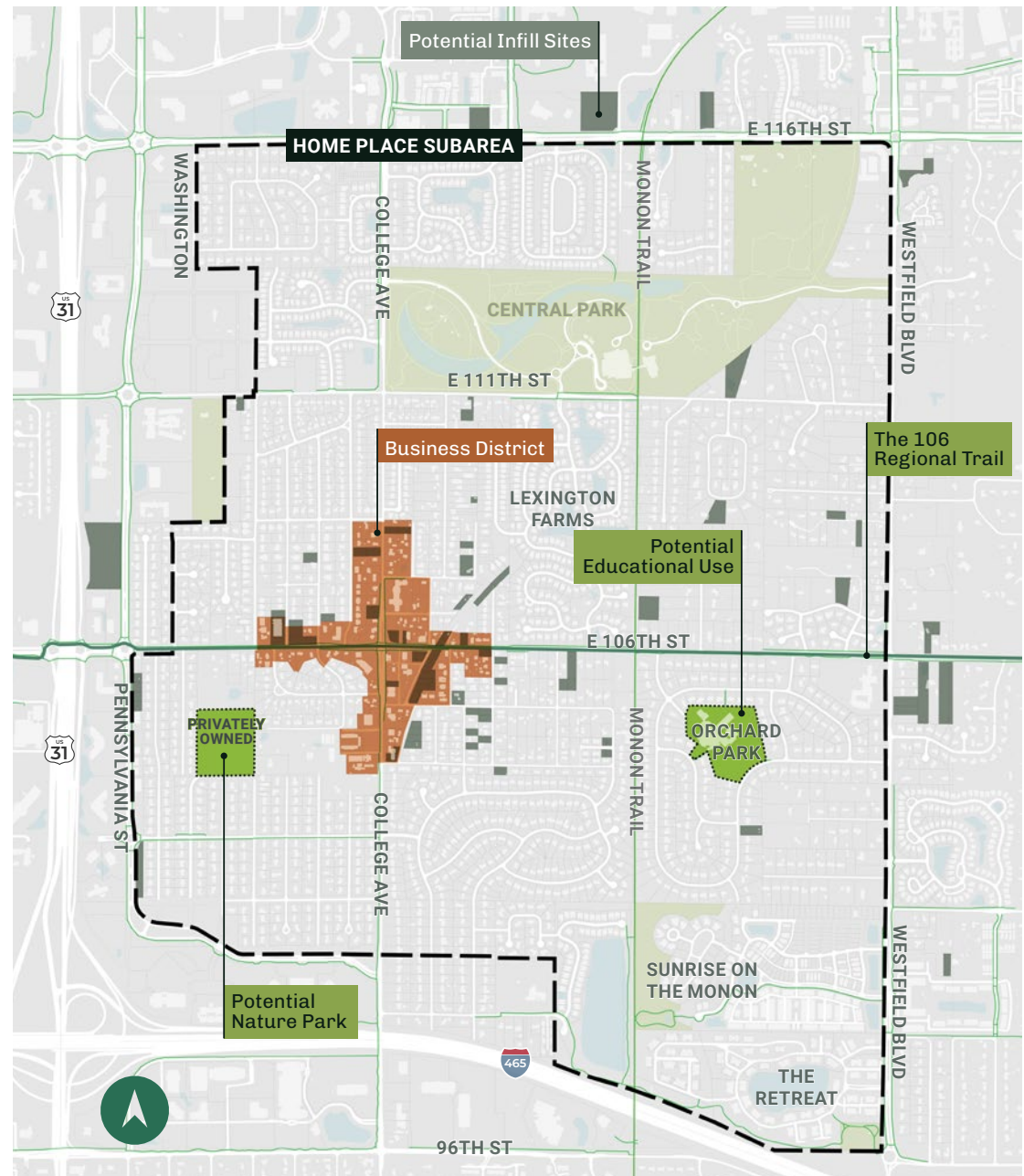
High on the list of community supported initiatives is identifying and establishing a neighborhood-scale green space / nature park that provides naturalized trails and passive recreation opportunities.

Strengthening the business district as described throughout this Subarea Plan is critical to enhancing the overall Home Place experience.

Existing vacant parcels (highlighted on the map) and underutilized properties are potential opportunities for infill development.

The future 106 Trail presents an exciting connectivity opportunity for Home Place community members.












Ongoing communication about the future of the former Orchard Park School site, and any opportunities for community members to contribute input, is highly desired.

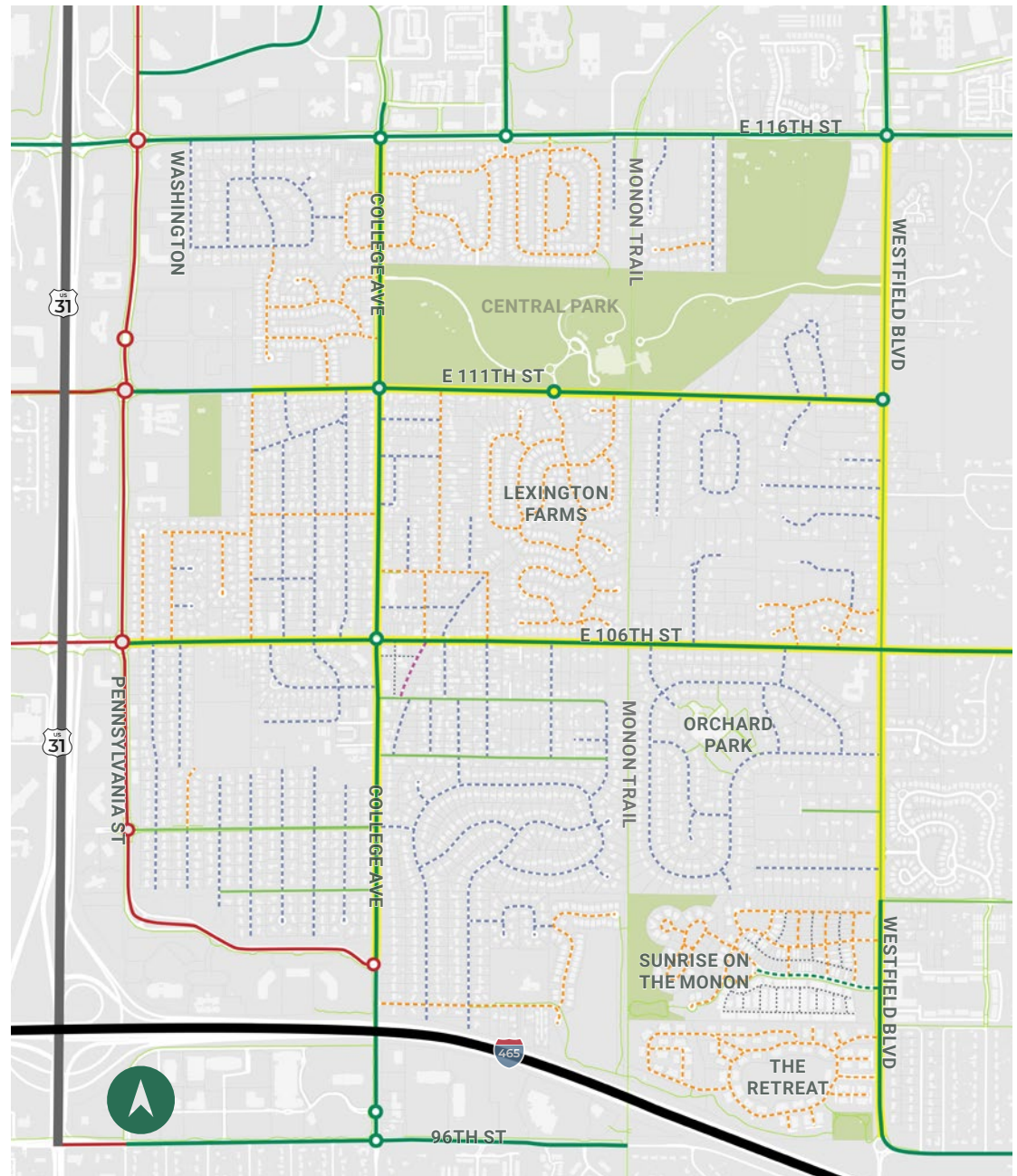


Home Place Proposed Street Typologies Map

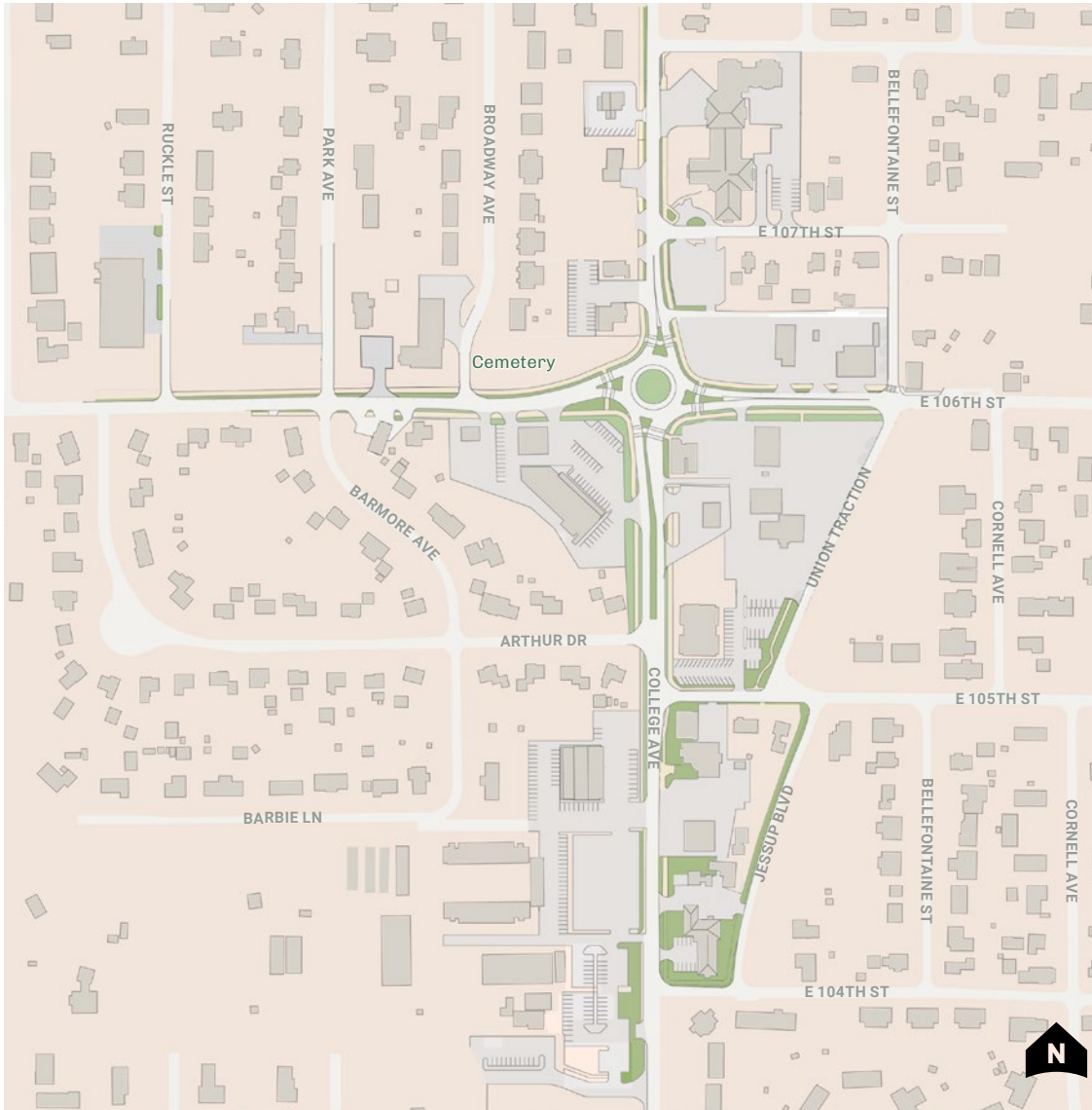
The map of proposed street types introduces two new typologies to be added to the overall menu of street configurations and designates all rights-of-way based on how they function today. This is not to suggest changes are needed, but rather to articulate the hierarchy of the Home Place street network and help preserve the character of these streets over time.

Map Key

-  Interstate
-  US/State Highway
-  Arterial
-  Boulevard
-  Local Road
-  Conservation Corridor
-  Pavement (non-designated street type)
-  Proposed Neighborhood Street
-  Proposed Lane
-  Shared
-  Alley



106th & College Today



This plan shows existing conditions for the area surrounding 106th Street and College Avenue.

106TH & COLLEGE PLAN (TODAY)

Concept Plan for 106th & College in 2-5 Years



This 2-5 year conceptual plan shows a potential vision for how street and property improvements could be made over time surrounding 106th Street and College Avenue. There are vacant and underutilized sites that have near-term feasibility for future pedestrian-scale development and community amenities that could be located in a variety of places within the district. This plan is intended to be a reference anytime decisions in this area are made. For this conceptual plan to be built, property owners will need to go through the existing development approval process. Concepts on privately-held land will be property-owner driven. Right-of-way elements, including street trees, will, in most cases, be City implemented. In some cases, development partners will have a required role to install streetscape facilities based on thoroughfare standards.

MAP KEY

- Street Trees
- Retail/Facade Improvement
- Planters/Seat Walls
- Infill Development
- Patio/Open Space (Shared or Private)

106TH & COLLEGE CONCEPTUAL PLAN (2-5 YEARS)

Concept Plan for 106th & College in 5-10+ Years



106TH & COLLEGE CONCEPTUAL PLAN (5-10+ YEARS)

This 5-10+ year conceptual plan shows a potential vision for development and community amenities that are longer-term opportunities for establishing a walkable, active node at 106th & College. Incorporating housing in the district will be critical to supporting and attracting local businesses.

The “cottage” format retail and residential concepts refer to structures that have a 2,000 square foot floor plate or smaller and up to two stories in height. Their siting and form should be context sensitive, using roof forms and setbacks typically found in the neighborhood. They should have a front yard space that incorporates pedestrian-scaled signage and lighting, clear points of entry for the customer/visitor, and opportunities for dining or sitting. Parking should be located to the side, rear, or off-site/on-street.

The food truck park would provide dedicated space for two to three trucks to locate and conveniently operate next to public green space with seating.

MAP KEY

- Street Trees
- Retail/Facade Improvement
- Planters/Seat Walls
- Infill Development
- Patio/Open Space (Shared or Private)

5

Appendix

Click here to review these documents:

- 01 2009 Home Place Subarea Plan**
- 02 2022 Carmel Comprehensive Plan**
- 03 Carmel Mayor's Housing Task Force Findings and Recommendations Report**
- 04 2025-2029 Comprehensive Parks & Recreation Master Plan**
- 05 City of Carmel Transit Implementation Strategy**
- 06 City of Carmel Positioning Strategy**
- 07 Home Place Summary of Understanding**
- 08 Home Place Test Stage Summary**
- 09 This Is Home Community Vision Plan (as drafted on July 2, 2025)**

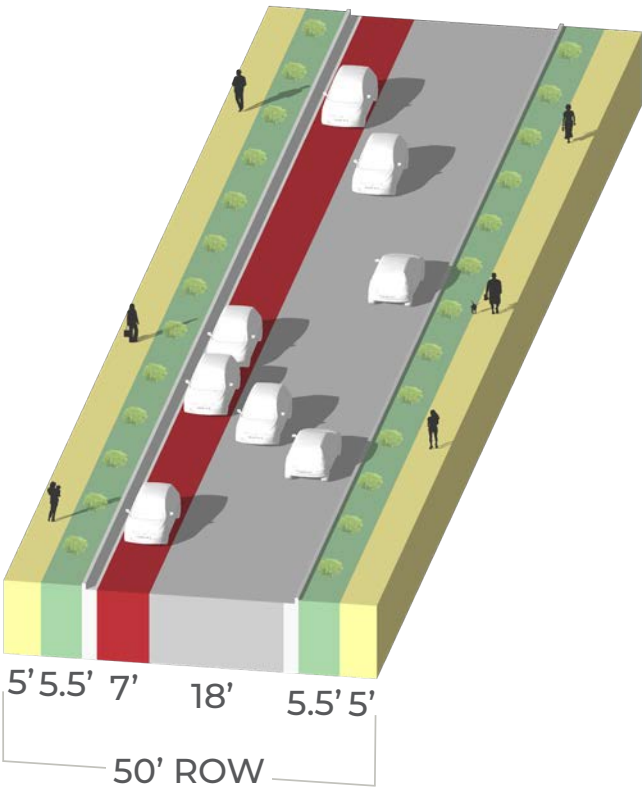
CARMEL
HOME PLACE by **YARD & CO.**

Exhibit B: Resolution CC-12-01-25-04

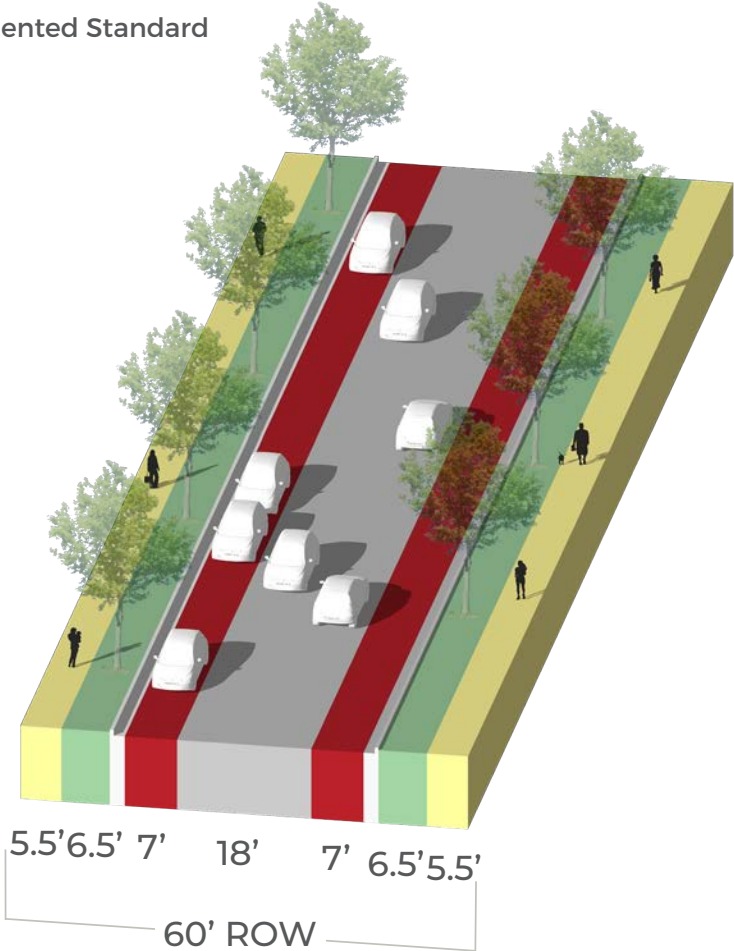
Neighborhood Street

Adds Neighborhood Street and Lane to the list of Street Typologies (reflecting pg. 16).

Minimum Standard

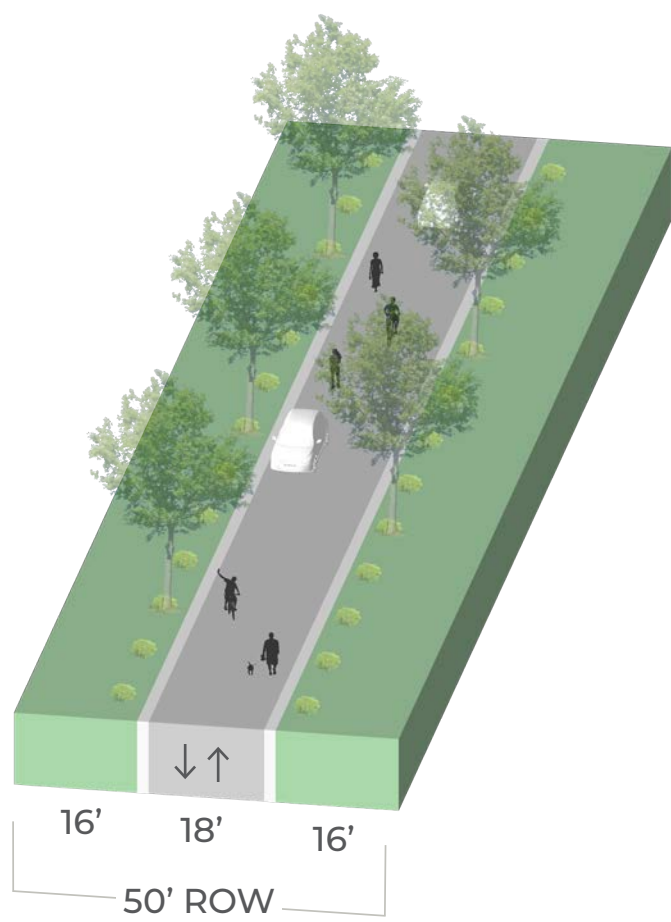


Example of Augmented Standard



RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	1 side min., 7' wide	Optional	Required on residential streets

Lane

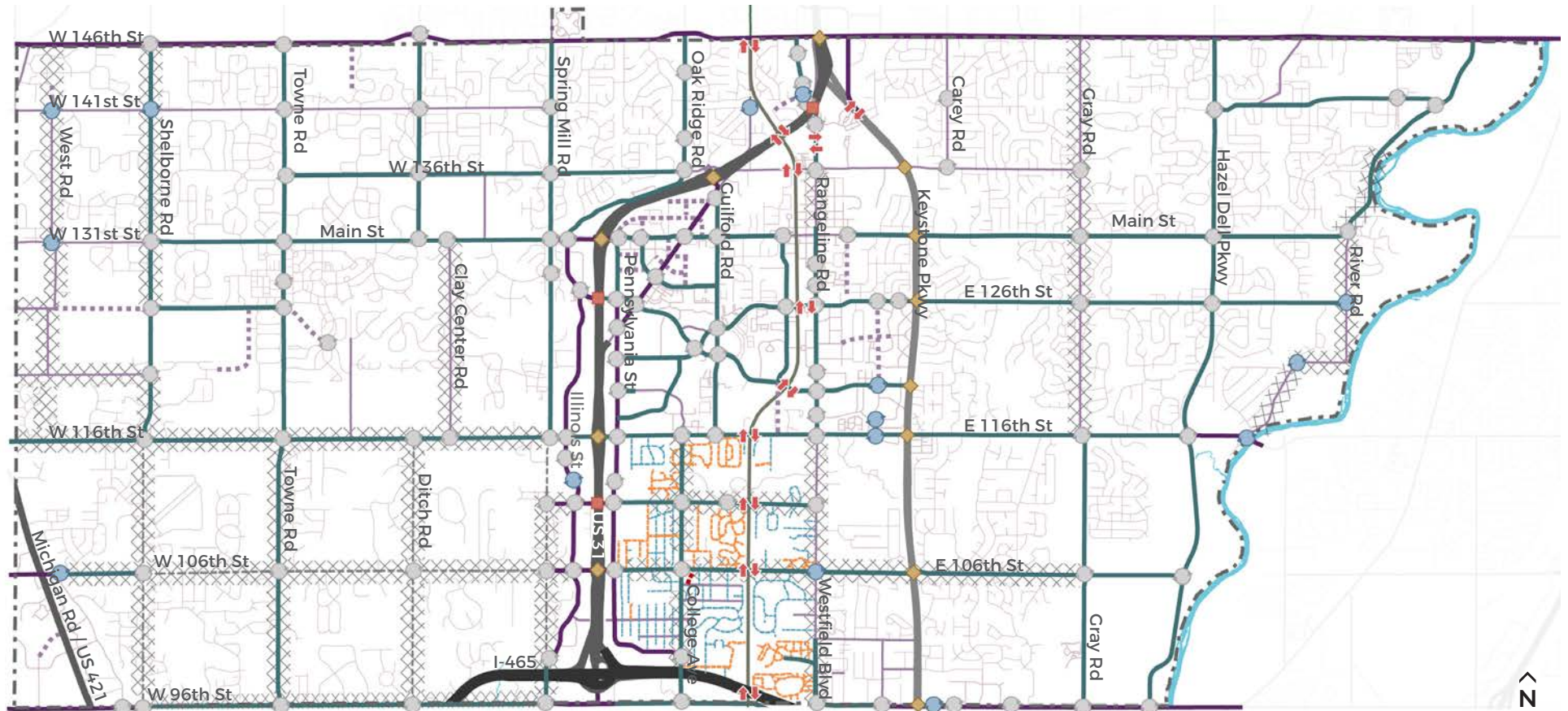


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	Not required	Optional	Optional

Thoroughfare Plan Map

Thoroughfare Plan Recommended Update

Adds Neighborhood Street, Lane, Shared Street to the map (reflecting pgs. 16 and 23).



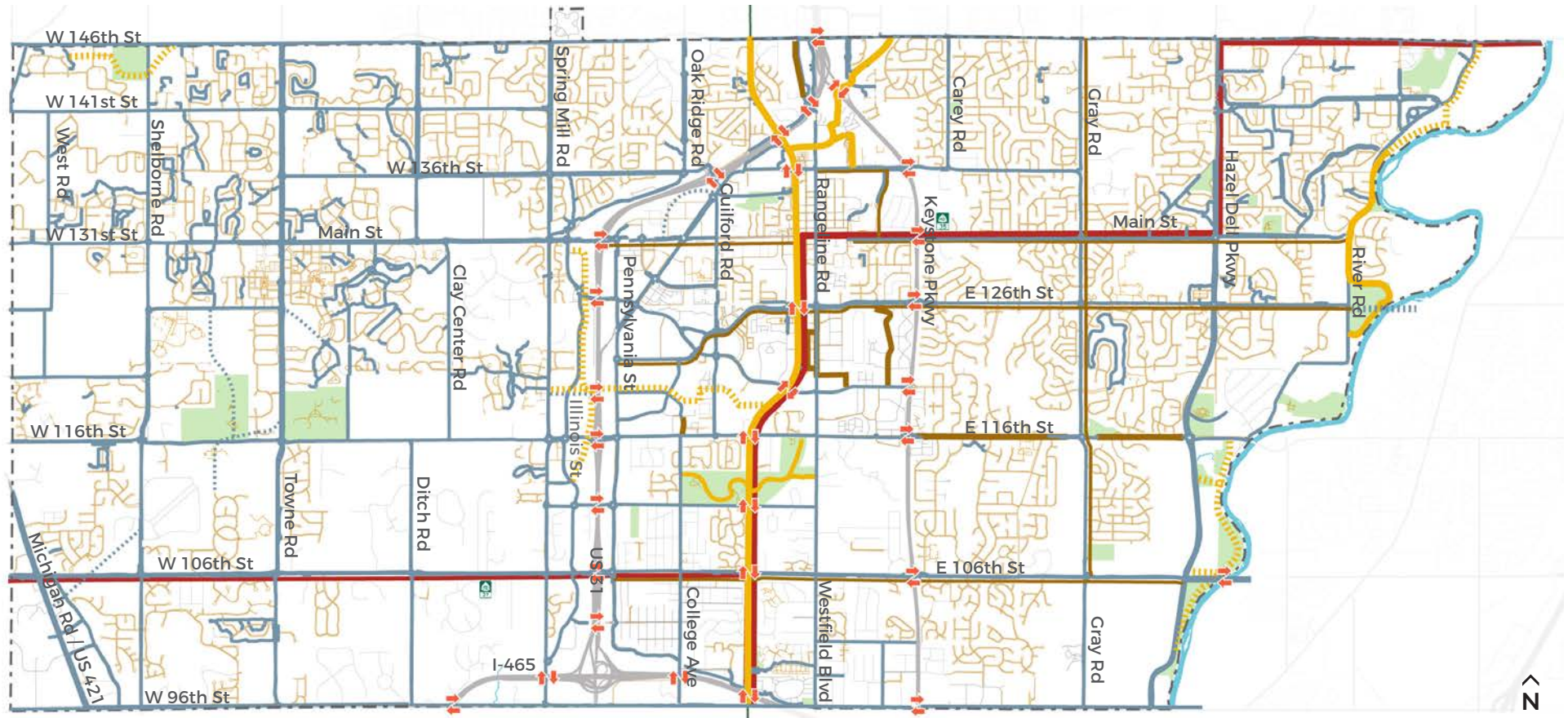
LEGEND

- | | | | |
|--------------------------|--|--------------------------|------------------|
| Interstate | Local Road (ROW 46-78ft) | Conservation Corridor | Interchange |
| US/State Highway | Collector Street per NOAX agreement (ROW 80ft) | Roundabout | Overpass |
| Keystone Parkway | Proposed Local Rd. | Proposed Roundabout | Monon Greenway |
| Arterial (ROW 96-120ft) | Proposed Neighborhood Street | Grade-separated Crossing | River |
| Boulevard (ROW 68-100ft) | Proposed Lane | | Municipal Limits |

Mobility and Pedestrian Plan Map

Recommended Update

Adds sidewalks to the map (reflecting pgs. 16 and 23).



LEGEND

- Regional Trail
- Multi-use Path
- Mobility Lane / Cycle Track
- Greenway
- Sidewalk
- - - Proposed Multi-use Path
- - - Proposed Mobility Lane / Cycle Track
- - - Proposed Greenway/ Feature Trail
- ↕ Grade-separated Crossing
- Public Park
- Water body
- River
- - - Municipal Limits

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)**

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

WHEREAS, the sum of Two-Hundred Fifty-Eight Thousand Nine Hundred Ninety-One Dollars (\$258,991.00) is needed to cover a bond payment within the 2024 General Obligation Bond Fund (#110); and,

WHEREAS, the General Fund (#101) has excess funds in the amount of Two-Hundred Fifty-Eight Thousand Nine Hundred Ninety-One Dollars (\$258,991.00).

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 General Fund (#101) into the 2024 General Obligation Bond Fund (#410) as follows:

**\$258,991.00 from the General Fund (Fund #101) unappropriated, unencumbered
operating balance**

TO

2024 General Obligation Bond Fund (#410): \$258,991.00

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-12-01-25-05

Page Two of Two

ORDINANCE NO. 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**

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.

WHEREAS, the City of Carmel (the “City”) recently adopted an ordinance adding Chapter 4 Article 6 to the City Code that established residential rental dwelling registration and permitting requirements (the “Ordinance”); and

WHEREAS, since the Ordinance’s adoption, the City received multiple inquiries regarding requirements and implementation of the residential rental dwelling registration and permitting program (the “Program”) and the timing of the Program’s implementation; and

WHEREAS, although the Program will be implemented before the deadlines outlined in the Ordinance, the City staff suggested to move the registration deadline by one month to allow sufficient time for owners of the Rental Dwelling Units to register and to address any technical issues that may arise; and

WHEREAS, the Common Council indicated that the Ordinance may be amended as the City works through the Program’s implementation process and solicits additional feedback from residents and the staff; and

WHEREAS, based on the feedback received to date, the Common Council wishes to amend certain provisions of the Ordinance to clarify certain requirements of the Program and to extend the registration deadline.

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 sections of Chapter 4 Article 6 of the Carmel City Code are hereby amended as follows:

“§ 4-500 PURPOSE AND APPLICABILITY

(A) The Residential Rental Dwelling Permit and Registration Program is hereby established for the following purposes:

- (1) 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 resulting from the conversion of residential properties to transient use;
- (2) To ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises used as a residential rental dwelling;

- (3) To assist in the elimination of blight and to promote maintenance of homes; and
(4) To encourage home ownership in established residential neighborhoods in the City.
(B) The Residential Rental Dwelling Permit and Registration Program applies to all residential rental dwellings located within the corporate boundaries of the City of Carmel.

§4-501 DEFINITIONS

For the purpose of this ~~Chapter~~ ~~Article~~, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Words not defined herein shall have the meanings ascribed to them in the *Unified Development Ordinance*.

Beneficial Owner. Any natural person who, directly or indirectly, owns at least 25% of (1) a residential rental dwelling, or (2) the owner of a residential rental dwelling where the owner is an entity.

Immediate Family Member. Includes spouse, child, step-child, parent, step-parent, brother, sister, siblings, step-siblings, nieces and nephews, grandparent and grandchildren.

Legacy Dwellings. Residential rental dwellings existing within a Subdivision ~~and on or prior to the effective date of this Ordinance~~ for which the owner has submitted a complete ~~initial~~ registration ~~application~~ ~~application~~ by ~~December~~ January 31, 2026~~5~~ and ~~subsequently received~~ a permit.

Legal Dependent. Natural born or adopted children, spouses, household members covered by conservatorship or guardianship or those other adults claimed on tax returns as legal dependents.

Let For Occupancy. To permit, provide, or offer possession or occupancy of a single-family home by an owner to a third party pursuant to a written or unwritten lease, agreement or license, or pursuant to an unrecorded contract for sale.

Owner. Has the meaning set forth in *I.C.*, 32-31-3-4.

Permitted Rental Dwellings. Any one of the following:

- (1) The rental of a dwelling where the owner(s) resides in the dwelling and leases to individuals or a family while they are absent from the City of Carmel for a period of time not exceeding six months, and who intends to return to their dwelling at the expiration of the lease period;
- (2) The rental of a dwelling where the owner(s) who resided in the dwelling has been relocated by their employer in excess of 50 miles from the location in the last year;
- (3) The rental of the dwelling where the owner or owner(s) who resided in the dwelling are active members of the military and have been deployed;
- (4) The rental of the dwelling where the owner(s) who resided in the dwelling has experienced a death, divorce, transfer to assisted living or other life situation which has necessitated them to vacate the dwelling in the last year and they would experience an undue hardship if they sold the dwelling. The owner(s) may submit an affidavit affirming the circumstances that led to the undue hardship outlined herein; however, the owner(s) are not obliged to disclose personal medical information, nature of disability, or any other information deemed confidential pursuant to any applicable state or federal law, rule, or regulation;
- (5) The rental of the dwelling to a legal dependent or immediate family member of the owner(s); and

- (6) The rental of the dwelling where the owner of the dwelling has received the dwelling as an inheritance following the death of the previous owner;

Rental Unit Community. Has the meaning set forth in *I.C.*, 36-1-20-1.5 and also includes any “build-to-rent” communities approved by the City.

Rental Dwelling Permit. A permit, issued by the Director of Community Services or his or her designee under this chapter, authorizing the owner to let for occupancy a residential rental dwelling.

Residential Rental Dwelling. A single-family home or townhome that is let for occupancy for compensation by an owner for a period of more than 30 consecutive days. This definition includes Permitted Dwellings (as defined herein), but does not apply to (1) the occupancy of the dwelling by the purchaser under a contract of sale, provided the contract for sale is properly recorded with the Hamilton County Recorder's Office, (2) the rental of a dwelling regulated as a "short term rental" property under *I.C.*, 36-1-24-1 *et seq.* or Article 5.74 of the *Unified Development Ordinance*, or (3) a dwelling within a Rental Unit Community.

Single-Family Home. A residential building containing only one Dwelling Unit and not occupied by more than one family.

Subdivision. A neighborhood or other similar residential development of ten or more single-family homes or townhomes as a plat bearing the same name with different phases, or as a Planned Unit Development, as shown on the Hamilton County, Indiana parcel card/property report under “Subdivision” or “Subdivision Name”.

Tenancy Agreement. All agreements, written, oral or implied, and valid rules and regulations embodying the terms and conditions concerning the use and occupancy of a residential rental dwelling.

Tenant. Any person entitled to occupy a residential rental dwelling under a tenancy agreement to the exclusion of others.

Townhome. One or more single-family homes with a minimal front and rear yards, no side yards, arranged side by side, separated by common walls between living area, each having more than one story.

§ 4-502 REQUIREMENTS

No owner shall let for occupancy a residential rental dwelling without first registering the dwelling and obtaining the rental dwelling permit with the Department of Community Services. Nothing contained herein shall be construed to limit or preempt the authority of a homeowners’ association (HOA), condominium association, or similar entity to adopt and enforce covenants, conditions, restrictions, or rules that are more restrictive than those set forth herein. Except for the renovation or replacement of a residential rental dwelling that is already registered and permitted, a residential rental dwelling must be constructed and ready to be let for occupancy before it can be registered and issued a rental dwelling permit. Additionally, owner(s) seeking a rental dwelling permit for a residential dwelling must not claim the homestead exemption on that property.

154 § 4-503 REGISTRATION
155

- 156 (A) All owner(s) of residential rental dwelling(s) must register all residential rental dwelling(s).
157 To maintain Legacy Dwelling(s) status, all owner(s) of Legacy Dwelling(s) must register such
158 dwelling(s) by ~~January~~ ~~December~~ 31, 2025~~6~~. Registration of a residential rental dwelling shall
159 be effected by furnishing the Department of Community Services upon a form ~~or digital~~
160 ~~format~~ supplied by the Department of Community Services, the following information:
161
- 162 (1) Name(s) of all owner(s) and beneficial owner(s);
 - 163 (2) Street address of all owner(s) and beneficial owner(s);
 - 164 (3) Phone number of all owners and beneficial owner(s);
 - 165 (4) Email address of owner(s) and beneficial owner(s);
 - 166 (5) Name, street address, phone number and email address of agent, if any, authorized to act on
167 behalf of the owner(s) in regard to the residential rental dwelling, including service of
168 process;
 - 169 (6) Verification that a Homestead Property Tax Deduction is not being claimed on the property
170 while in use as a rental dwelling;
 - 171 (7) If the residential rental dwelling is subject to active HOA covenants, a written affirmation
172 from the HOA board or an authorized representative stating that the dwelling is not subject
173 to any HOA rental or other restrictions that would prevent an applicant from renting it.
 - 174 (8) Verification that a residential rental dwelling is constructed and ready to be let for
175 occupancy; and
 - 176 (9) Affirmation under penalties of perjury that the owner(s), beneficial owner(s), or the
177 residential rental dwelling:
 - 178 (a) has not been cited for violation of any requirement imposed by the City Code,
179 including this Article;
 - 180 (b) is current on all City of Carmel utility invoices (sanitary sewer, trash, and
181 stormwater);
 - 182 (c) has not been the subject of:
 - 183 i. three (3) or more civil judgments, or
 - 184 ii. one (1) or more criminal conviction(s)
 within the preceding twenty-four (24) months related to the residential rental
186 dwelling or any other properties owned by the permittee, rental rights, or other
187 such related matters; and
 - 188 (d) is not within the community that has an active HOA.
 - 189 (10) Notwithstanding the above, the owner shall provide the City all cause numbers for any
190 pending civil and/or criminal matter(s) related to the residential rental dwelling or other
191 properties owned by the permittee, rental rights, or other such related matters.
- 192 (B) By listing a street address of the owner(s) in the residential rental dwelling registration, the
193 owner(s) thereby consents to service of process at that address.
- 194 (C) Any owner(s) who does not reside in or have their principal place of business in Indiana shall
195 designate and list an in-state agent under subsection (a)(5).
- 196 (D) The residential rental dwelling registration form shall be signed by the owner(s).
- 197 (E) Whenever an owner, beneficial owner, or agent changes their contact information (mailing
198 address, phone number or email address) it shall be his responsibility to provide the
199 Department of Community Services with an updated residential rental dwelling registration
200 form. All updated registration forms shall be signed by the owner.
201
202

- (F) Whenever ownership of the residential rental dwelling changes and the new owner(s) intends to let the dwelling for occupancy, the new owner(s) shall file a new registration with the Department of Community Services within thirty (30) days of obtaining title to the residential rental dwelling. Each parcel of property on which a residential rental dwelling is located requires a separate registration. If ownership changes after ~~January~~ ~~December~~ 31, 2025~~6~~, a residential rental dwelling loses its status as a Legacy Dwelling.
- (G) All current owners shall submit a registration application for all existing residential rental dwellings by ~~January~~ ~~December~~ 31, 2025~~6~~. Thereafter, any owner wishing to let a residential rental dwelling for occupancy shall have thirty days (30) days to register that residential rental dwelling after obtaining ownership.

§ 4-504 RESIDENTIAL RENTAL DWELLING PERMITS

- (A) The Department of Community Services shall treat a residential rental dwelling registration form as an application for a residential rental dwelling permit. The Department of Community Services shall issue a residential rental dwelling permit to the residential rental dwelling's owner(s) if all of the following criteria are satisfied:
- (1) The residential rental dwelling registration form contains and satisfies all the information and affirmations required by Section 4-501.
 - (2) The owner(s) of the residential rental dwelling(s) has not been cited for violation of any requirement imposed by Chapter 6 or Chapter 10 of the City Code.
If any owner or property has been found in violation of subsection 4-501(A)(7), the Director of Community Services may determine in his or her discretion that the public interest nevertheless supports issuing a residential rental dwelling permit.
 - (3) At the time the application for residential rental dwelling permit, less than ten percent (10%) of the single-family homes and townhomes in the Subdivision are registered and permitted as residential rental dwellings. This subsection shall not apply to Legacy Dwellings defined in this Article but shall apply to any residential rental dwelling registered after ~~January~~ ~~December~~ 31, 2025~~6~~. Legacy Dwellings shall count toward the ten percent (10%) cap limits established for residential rental dwellings herein.
- (B) Notwithstanding the limitations contained under subsection (A)(3), Permitted Dwellings shall be entitled to a permit if the criteria under subsections (A)(1) and (2) are met, but shall count toward the ten percent (10%) cap limits established for residential rental dwellings herein.
- (C) A residential rental dwelling permit shall not expire until the ownership of a residential rental dwelling changes. If the ownership of the residential rental dwelling changes, the new owner(s) must apply for a new residential rental dwelling permit, and shall be subject to rental cap limits at the time of the application. Where a dwelling is owned by more than one owner with rights of survivorship, a new application need not be filed upon the death of one of the owners. When a registered residential rental dwelling with a valid permit is being renovated or rebuilt, the rental permit will remain active.
- (D) Residential rental dwelling permits may not be sold, transferred, or otherwise alienated.
- (E) The Department of Community Services may impose an annual Five Dollars (\$5) registration fee for each residential rental dwelling permit. Additionally, a late fee of up to Two Hundred Dollars (\$200) may be charged if the owner(s) fail to pay the annual registration fee within two months of the renewal date. At the time of registration/renewal, the permittee must affirm that all the information and affirmations required by Section 4-501 are current and satisfied and that no changes to the HOA covenants have introduced new rental restrictions that prevent renting residential rental dwellings.

Ordinance D-2804-25

Page Five of Nine Pages

This Ordinance was prepared by Sergey Grechukhin, Transactions Chief on November 20, 2025, at 1:00 p.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Grechukhin for legal sufficiency or otherwise.

- (F) The Director may deny the residential dwelling permit if it is determined that false or misleading information was provided during the registration.
- (G) The Director's determination to deny the residential dwelling permit may be appealed to the Board of Public Works and Safety. Such request shall be made in writing and filed in the office of the City Clerk within 15 days from the day that the owner(s) receives the notice of the determination.
- (H) When an appeal is requested pursuant to subsection (F) above, the hearing shall be held in accordance with the procedures set forth in Indiana Code § 4-21.5-3.

§4-505 REVOCATION OF A RENTAL DWELLING PERMIT

- (A) A residential rental dwelling permit may be subject to revocation under the following circumstances:
- (1) Failure to correct violations within the time specified in a Notice of Violation issued pursuant to this Article;
 - (2) Any other violation of Chapter 6 or Chapter 10 of the City Code;
 - (3) Continued delinquency of City utility bills for the residential rental dwelling;
 - (4) HOA covenants prevent renting residential rental dwellings;
 - (5) Three (3) or more civil judgments or one (1) or more criminal conviction(s): within the preceding twenty-four (24) months related to the residential rental dwelling or other properties owned by the permittee, rental rights, or other such related matters; or
 - (6) It is determined that false or misleading information was provided during the registration and/or renewal.
- (B) If the Director of Community Services finds that the permit should be revoked, the Director shall give the owner(s) written notice by certified mail, return receipt requested, that the Director intends to proceed to revoke the permit unless the owner(s) requests a hearing in front of the Board of Public Works and Safety. Such request shall be made in writing and filed in the office of the City Clerk within 15 days from the day that the owner(s) receives the notice of the proposed revocation. The notice shall contain a statement of the facts upon which the Director has acted. If the owner(s) fails to request a hearing, the Director shall proceed to revoke the permit. The written determination by the Director to revoke the permit shall be filed in the office of the City Clerk and sent by certified mail, return receipt requested, to the owner(s). If the notice or written determination is returned as undeliverable, the Director may serve it personal service or first-class mail to the address indicated in the registration form, and by posting it in a conspicuous location on the residential rental dwelling.
- (C) When a hearing is requested pursuant to subsection (B) above, the hearing shall be conducted in accordance with the procedures set forth in Indiana Code § 4-21.5-3.
- (D) Any person whose permit has been revoked shall not be permitted to apply for another permit for one year after the filing of the written determination revoking the permit.

§ 4-506 PENALTIES AND REMEDIES

- (A) Violations of this Article are subject to the following civil fines and penalties, beginning February January-1, 2026:
- (1) Any owner(s) who advertises to rent but fails to register a residential rental dwelling commits a civil violation and shall be subject to a fine in the amount of \$500, each day the dwelling is advertised to rent constituting a new and separate violation.

- (2) Any owner who lets a residential rental dwelling without a permit shall be subject to an initial fine of \$2,500. If the owner(s) has not obtained a permit or otherwise complied with this Article within thirty (30) days after receiving a Notice of Violation under subsection (E), the owner shall be fined \$1,000 per day for each day the residential rental dwelling is let without a permit, each day constituting a new and separate violation.
- (B) The failure to comply with any of the requirements under this Article constitutes a violation of this Article. Any residential rental dwelling let for occupancy in violation of this Article is hereby declared to be a common nuisance and as such may be abated in such manner as nuisances are now or may hereafter be abated under existing law.
- (C) A violation continues to exist until the correction has been verified by the City's designated enforcement officer. Correction includes, but is not limited to any or a combination of:
- (1) Cessation of an unlawful practice;
 - (2) Remediation of a violation;
 - (3) Payment of fees or fines;
 - (4) Vacancy of a residential rental dwelling; or
 - (5) Other remedy acceptable to the City.
- (D) The City's designated enforcement officer may issue a Notice of Violation to any owner who commits a civil violation under this Article. The Notice of Violation may be served by personal service, by certified mail or by placement in a conspicuous place on the residential rental dwelling.
- (E) The Notice of Violation shall serve as notice to the owner that the owner has committed a civil violation and shall include:
- (1) The date of issuance;
 - (2) The name of the owner charged and the address of the residential rental dwelling with respect to which the violation occurred;
 - (3) The amount of fine the City will impose for the violation and where the fine may be paid;
 - (4) The remedy or combination of remedies imposed and the date on which the owner(s) shall complete the remedial action;
 - (5) Contact information for the City's designated enforcement officer; and
 - (6) How to appeal the Notice of Violation.
- (F) A Notice of Violation may be appealed to the Board of Public Works and Safety in the same manner that the Director's determination to deny or revoke the permit may be appealed, pursuant to this Article.
- (G) The Board of Public Works and Safety's decision may be appealed to the Circuit or Superior Courts of Hamilton County within ten (10) days of receipt of the Board's decision under this Article.
- (H) If the owner(s) does not timely file an appeal, complete corrective action, or pay the fine by the date set forth in the Notice of Violation, the Director of Community Services shall send the Notice of Violation and all supporting documentation to the City Legal Department. The head of the City Legal Department shall in the name of the City of Carmel bring an enforcement action in the Circuit or Superior Courts of Hamilton County, for civil monetary fines and penalties and/or mandatory and injunctive relief in the enforcement of and to secure compliance with this Article. Any such action may be joined with an action to enforce any other section(s) of the City Code, other City ordinances, or State law, rule or regulation.
- (I) Any owner found to be in violation may be enjoined from letting the dwelling for occupancy and may be further liable for all civil monetary fines, court costs, and fees, including reasonable attorney fees.

- (J) Seeking civil penalties as authorized in this section does not preclude the City from seeking alternative relief from the Court in the same action or any other remedy in a separate action. The remedies provided for in this title shall be cumulative, and not exclusive, and shall be in addition to any other remedies available in law or equity.

§ 4-507 REGISTRATION FUND

There is hereby established a Rental Registration Fund as a non-reverting fund, as may be designated by the Common Council, within the City to receive all sums collected pursuant to this Article. The office of the controller shall deposit in this Fund all fines assessed and collected pertaining exclusively to this Article. This Fund shall be dedicated solely to reimbursing the costs actually incurred relating to the residential rental dwelling permit and registration program under this section. Money in the Fund may not at any time revert to the general fund or any other fund of the City.”

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.

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

Section 5. 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.

[signature page to follow]

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

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