

# City of Carmel

## CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, DECEMBER 15, 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:**  
**January 5, 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. December 1, 2025 Regular Meeting
  - b. **Claims**
    1. Payroll – \$4,198,058.28
    2. General Claims – \$4,553,671.00 and Purchase Card – \$29,816.80
    3. Retirement – \$127,147.10
    4. Wire Transfers – \$2,756,592.89
9. **ACTION ON MAYORAL VETOES**
10. **COMMITTEE REPORTS**
  - a. Finance, Utilities and Rules Committee
  - b. Land Use and Special Studies Committee
  - c. All reports designated by the Chair to qualify for placement under this category

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

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

**12. OLD BUSINESS**

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

**Synopsis:**

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

- b. **Fifteenth 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. **Fifth 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.

- e. **Second 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. **Remains in the Land Use and Special Studies Committee.**

**Synopsis:**

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

- f. **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. **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 Home Place area and makes associated revisions to the menu of Street Typologies, Thoroughfare Plan map, and Mobility and Pedestrian Plan map.

- g. **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. **Held at the dais at the December 1, 2025 Council meeting.**

**Synopsis:**

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

**13. PUBLIC HEARINGS**

- a. **Petition to Vacate an Easement; 12213 N. Meridian St.**; KRG Hamilton Crossing, LLC

**14. NEW BUSINESS**

- a. **First Reading of Ordinance D-2805-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 3, Division II, Section 2-48(e) of the Carmel City Code; Sponsor: Councilor Taylor.

**Synopsis:**

Ordinance amends Chapter 2, Article 3, Division II, Section 2-48(e) of the Carmel City code to extend the non-elective deferred compensation structure to include the Carmel Fire Department.

- b. **First Reading of Ordinance D-2806-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating the Easement Located at 12213 N. Meridian Street; Sponsor: Councilor Aasen.
- c. **Resolution CC-12-15-25-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Within the Street Department Budget (#2201); Sponsor(s): Councilor(s) Minnaar and Worrell.

**Synopsis:**

Transfers \$257,240.00 within the Street Department Budget.

- d. **Resolution CC-12-15-25-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Between the Grant Fund (#900) and the General Fund (#101); Sponsor(s): Councilor(s) Worrell and Minnaar.

**Synopsis:**

Transfers \$46,055.54 from the Grant Fund (#900) into the General Fund (#101).

- e. **Resolution CC-12-15-25-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Between the Grant Fund (#900) and the Ambulance Capital Fund (#102); Sponsor(s): Councilor(s) Worrell and Minnaar.

**Synopsis:**

Transfers \$18,997.00 from the Grant Fund (#900) into the Ambulance Capital Fund (#102).

- f. **Resolution CC-12-15-25-04**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Between the Grant Fund (#900) and the General Fund (#101); Sponsor: Councilor Snyder.

**Synopsis:**

Transfers \$1,250.00 from the Grand Fund (#900) into the General Fund (#101).

- g. **Resolution CC-12-15-25-05**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds Within the Carmel Fire Department Budget (#1120); Sponsor: Councilor Taylor.

**Synopsis:**

Transfers \$276,000.00 within the Carmel Fire Department Budget.

**15. AGENDA ADD-ON ITEMS**

**16. OTHER BUSINESS**

**a. Election of Council Positions**

**b. Appointments to Boards/Commissions/Committees – Council Appointees**

1. Audit Committee (Term expires 12/31/27; two-year term); One Nomination
2. Climate Action Advisory Group (Term expires 12/31/27; two-year term): Two Nominations
3. Plan Commission (Term expires 12/31/27; two-year term): One Nomination
4. Redevelopment Commission (Term expires 12/31/26; one-year term): One Nomination

**17. ANNOUNCEMENTS**

**18. ADJOURNMENT**



# City of Carmel

## CARMEL COMMON COUNCIL MEETING MINUTES

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

### **MEETING CALLED TO ORDER**

Council President Adam Aasen; Council Members: Ryan Locke, Teresa Ayers, Matthew Snyder, Rich Taylor, Anita Joshi, Tony Green and Deputy Clerk Jessica Komp were present. Councilor Shannon Minnaar was not present.

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

### **AGENDA APPROVAL**

The agenda was approved 8-0.

### **INVOCATION**

Pastor Bart Shaw of Traders Point Christian Church delivered the invocation.

### **RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**

There were none.

### **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**

There were none.

### **COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**

Nidhi Vaddadi, a sixth-grader at Clay Middle School, was the Deputy Mayor for this meeting. She gave the Mayor's report to Council. A little over a week ago, Carmel Clay Parks and Recreation, along with Mayor Finkam, added "Happy to Chat" benches near Midtown Plaza to help neighbors connect. This idea started in the United Kingdom, and now Carmel is joining in to make our city even friendlier and build community. The Christkindlmarkt is officially open. There is a new shuttle service this year to help reduce parking congestion, and the ice rink is more accessible than ever. Skate assists are available any time the rink is open, ensuring all abilities can enjoy the skating season. Santa Tours will continue through December 14<sup>th</sup>. You can spot Santa and his friends from 5 to 8 p.m. on Sundays, Wednesdays, and Fridays. Check the routes posted on the city's website to find out when Santa will be in your neighborhood. Tomorrow, the Light of the World Giving Machines will be unveiled near the Hotel Carmichael. These special machines let people donate items to help those in need locally, and around the world. One of the featured organizations this year is the Carmel Youth Assistance Program, which helps kids in our own community. Mayor Finkam would like to encourage everyone to drop by one of the Giving Machines in our city.

Mayor Finkam thanked the Church of Jesus Christ of Latter Day Saints for placing these machines in our community, and for featuring one of our local charities. Mayor Finkam also thanked the Council for all they're doing during the holiday season, and she especially thanked Councilor Snyder for his work on the employee recognition event that was held last week at the Christkindlmarkt.

Councilor Snyder thanked his fellow Councilors for their assistance with the employee event, as well. He also thanked all the city staff, board members, and volunteers who came out and participated in what he hopes will become an annual tradition. Lastly, he thanked the Christkindlmarkt board, vendors and staff for putting on such a wonderful event.

## **CONSENT AGENDA**

Councilor Locke moved to amend the Claims portion of the consent agenda to remove four claims. These claims were to pay two invoices to Faegre Drinker Biddle & Reath, LLP and two invoices to Taft Stettinius & Hollister, LLP. Councilor Locke stated that the invoices did not detail the specific charges. Councilor Worrell seconded the motion. Council President Aasen asked City Chief Financial Officer, Zac Jackson, if these payment would still be encumbered if they're not approved tonight. Mr. Jackson answered that the checks have been prepared to pay all of the claims, so if these are not approved, they just wouldn't get mailed out at this time. Councilor Snyder asked Corporation Counsel Samantha Karn if she could explain the Taft invoices. Ms. Karn stated that those invoices relate to the DLGF case having to do with local income tax that was finalized back in May. These bills were actually from February and March, but were not received until now. There was more discussion on whether to approve the Taft claims. Councilor Locke did not amend his motion. Council President Aasen called for the vote. **Motion to Amend** the Claims approved 7-1 (Councilor Green opposed.) Councilor Snyder then moved to approve the amended claims. Councilor Joshi seconded. Councilor Snyder asked Ms. Karn if this type of delayed billing is usual. Ms. Karn responded that common practice is to bill on a monthly cycle, so this was an atypical occurrence. There was no further discussion. Council President Aasen called for the vote. **Consent Agenda** approved as amended, 8-0.

### **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

## **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 be meeting this Wednesday, December 3<sup>rd</sup>, at the Carmel Clay Public Library, as usual. The main topic of discussion will be the US-31 Subarea Plan.

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

100  
101 Henry Mestetsky, Director of the Carmel Redevelopment Commission, gave the quarterly report. City Center  
102 continues its buildout. The photos of the Windsor building shows the Christkindlmarkt which is currently  
103 underway. Lots of construction progress is being made at Monon Square North. Magnolia units continue  
104 being built out. At the Muse, the sushi restaurant is now open. At least 20 of the Civic Square condos have  
105 sold. Hamilton Crossing construction continues on the headquarters and the hotel that wraps the garage. Plans  
106 for Proscenium III are still under review. Icon on Main should open during the third quarter of next year. The  
107 office building at the AT&T site is now open. Lots of progress is also being made at Ardan Plaza.  
108

109 Councilor Snyder asked what the timeline is to bring a proposed project in front of Council – at what point  
110 does it make it on the PowerPoint? Director Mestetsky answered that a project is generally brought to  
111 Council for bond approval once a term sheet has been completed. This means that there has been a meeting  
112 between the City and the developer regarding expectations of what's going to be built. It also means that a  
113 number of important questions have been answered prior to coming to Council for this approval. Councilor  
114 Snyder also asked about the Signature 55 project. Director Mestetsky answered that this project's name has  
115 been changed to The Heron Club. Councilor Locke asked if there are any updates on Clay Terrace. Director  
116 Mestetsky answered that there is a secret buyer that is in talks with Clay Terrace right now. This buyer could  
117 take on the day-to-day retail management, as well as the redevelopment project. We expect that this  
118 transaction would happen near the end of Q1 2026. Council President Aasen then asked about the split vote  
119 that took place at the last CRC meeting. Director Mestetsky replied that the CRC has been meeting at 6:30  
120 p.m. on the third Wednesday of the month, but there has been discussion of moving these meetings to 4:00  
121 p.m. There was a split vote of 2-2 on this matter. Director Mestetsky prefaced that CRC meetings are very  
122 sparsely attended, there is almost never anyone there. The vast majority of agenda items also do not receive  
123 public comment. These meetings are all recorded and televised, as well. For these reasons, it is his opinion  
124 that holding these meetings at 4:00 p.m. would not preclude the usual attendees from participating. He stated  
125 that if there are meetings that include public input, those meetings could still be held at 6:00 p.m. Councilor  
126 Snyder stated that the concept of saving money by having less evening meetings has not been proven. There  
127 was further discussion over who has the authority to set the meeting times, and the issues that may arise from  
128 not having consistent meeting times. Council President Aasen, a CRC Commissioner, had voted to keep next  
129 year's meetings at 6:30 p.m.  
130

131 **OLD BUSINESS**

132  
133 Council President Aasen announced the nineteenth reading of **Ordinance D-2762-25**; An Ordinance of the  
134 Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Sections 8-37, 8-47, and 8-  
135 48 of the Carmel City Code; Sponsor: Councilor Aasen. This item remains in the Land Use and Special  
136 Studies Committee.  
137

138 Council President Aasen announced the fourteenth reading of **Ordinance D-2772-25**; An Ordinance of the  
139 Common Council of the City of Carmel, Indiana, Adopting a New Article 8 Under Chapter 2 of the Carmel  
140 City Code; Sponsor(s): Councilor(s) Aasen, Ayers, Minnaar, Snyder and Worrell. This item remains in the  
141 Finance, Utilities and Rules Committee. Council President Aasen asked for the status of this item. Councilors  
142 Taylor and Locke responded that this item is being held until the Christkindlmarkt investigation is completed,  
143 when we will determine if this ordinance is necessary.  
144

145 Council President Aasen announced the fourth reading of **Ordinance D-2795-25**; An Ordinance of the  
146 Common Council of the City of Carmel, Indiana, Establishing Public Areas of City Hall; Sponsor: Councilor  
147 Snyder. This item remains in the Land Use and Special Studies Committee.  
148

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. This item remains in the Land Use and Special Studies Committee.

## **PUBLIC HEARINGS**

Council President Aasen announced the 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; Sponsor: Councilor Aasen. Councilor Snyder moved to introduce the item into business. Councilor Green seconded. Councilor Taylor presented the item to Council. Zac Jackson explained that we are taking grant dollars out of the grant fund, and transferring them into the Local Road and Street Fund. Brad Pease, Director of Engineering, stated that the grant money has already been spent, this is a reimbursement back into this stormwater and sidewalk improvement project on Auman Drive. He stated that this iteration of the project is complete, but they are looking at a possible third phase on the next street over, which does not currently have sidewalks. Council President Aasen opened the public hearing at 6:35:05 p.m. Seeing no one who wished to speak, he closed the public hearing at 6:35:15 p.m. Councilor Taylor moved to suspend the rules and act on this tonight. Councilor Snyder seconded. There was no discussion. Council President Aasen called for the vote. **Motion to Suspend the Rules** approved, 8-0. Councilor Taylor moved to approve the ordinance. Councilor Snyder seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2800-25** approved 8-0.

Council President Aasen announced the 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. Councilor Snyder moved to introduce the item into business. Councilor Taylor seconded. Councilor Snyder presented the item to Council. Zac Jackson explained that this appropriation is needed for DLGF (Department of Local Government Finance) compliance. Council President Aasen opened the public hearing at 6:39:30 p.m. Seeing no one who wished to speak, he closed the public hearing at 6:39:39 p.m. Councilor Taylor moved to suspend the rules and act on this tonight. Councilor Snyder seconded. There was no discussion. Council President Aasen called for the vote. **Motion to Suspend the Rules** approved, 8-0. Councilor Snyder moved to approve the ordinance. Councilor Taylor seconded. There was no discussion. Council President Aasen called for the vote. **Ordinance D-2801-25** approved 8-0.

Council President Aasen announced the 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. Councilor Joshi moved to introduce the item into business. Councilor Green seconded. Councilor Joshi presented the item to Council. Mike Hollibaugh, Director of the Department of Community Services, explained that this ordinance amends the filing fees section of the Unified Development Ordinance. This includes the base permit fees, the base application fees, acreage fees, square footage fees, permit fees and inspection fees. The last comprehensive update was in 2003. This went before the Plan Commission on November 4<sup>th</sup>, where there were no public comments for or against this update. There were also no public comments on November 18<sup>th</sup>, when the Plan Commission approved it unanimously. Councilor Snyder commented that this update is very well done. Council President Aasen opened the public hearing at 6:46:30 p.m. Seeing no one who wished to speak, he closed the public hearing at 6:46:42 p.m. This item was sent to the Land Use and Special Studies Committee to allow more time for public comment before voting on it.

## **NEW BUSINESS**

Council President Aasen announced **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. Councilor Snyder moved to introduce the item into business. Councilor Taylor seconded. Councilor Taylor presented the item to Council. Zac Jackson explained that this resolution transfers the funds that were approved in Ordinance D-2801-25. Councilor Snyder moved to approve the resolution. Councilor Taylor seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-12-01-25-01** approved 8-0.

Council President Aasen announced **Resolution CC-12-02-25-01**; 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. Councilor Worrell moved to introduce the item into business. Councilor Green seconded. Councilor Worrell presented the item to Council. Zac Jackson explained that this resolution would encumber remaining funds from the Engineering Department to pay MPO dues next year. Councilor Green moved to approve the resolution. Councilor Taylor seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-12-02-25-01** approved 8-0.

Council President Aasen announced **Resolution CC-12-03-25-01**; 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. Councilor Snyder moved to introduce the item into business. Councilor Taylor seconded. Councilor Snyder presented the item to Council. Zac Jackson explained that this transfer within the Redevelopment Department budget would fund employee compensation increases. Councilor Green moved to approve the resolution. Councilor Snyder seconded. There was no discussion. Council President Aasen called for the vote. **Resolution CC-12-03-25-01** approved 8-0.

Council President Aasen announced **Resolution CC-12-04-25-01**; 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. Councilor Joshi moved to introduce the item into business. Councilor Green seconded. Councilor Joshi presented the item to Council. Adrienne Keeling, Planning Administrator for the Department of Community Services, explained that this is a Comprehensive Plan amendment for the Home Place area. The planning for this new subarea plan began in the Spring of 2024. This plan went through Plan Commission. There was a public hearing in July, which produced a large amount of public feedback. The committee spent four meetings going over the feedback, and reworking the plan accordingly. The Home Place subarea plan had not been updated since 2002. This item was sent to the Land Use and Special Studies Committee for further review. Councilor Snyder, Chair of the committee, stated that this item would not be addressed for a few more meetings. This Wednesday's meeting will focus on the US-31 Subarea Plan.

Council President Aasen announced **Resolution CC-12-05-25-01**; 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. Councilor Snyder moved to introduce the item into business. Councilor Taylor seconded. Councilor Taylor presented the item to Council. Zac Jackson asked that this item be held at the dais until the next meeting, as we might find out it's not necessary. This item was held at the dais.

Council President Aasen announced the 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. Councilor Taylor moved to introduce the item into business. Councilor Green seconded. Councilor Taylor presented the item to Council. Samantha Karn explained that this ordinance postpones the rental registration deadline by a month to February 1, 2026, as registrants are

251 needing more time to obtain the required HOA affirmations. It also clarifies the definition of a legacy  
252 dwelling as something that is constructed and ready to let by February 1<sup>st</sup>. Councilor Snyder moved to  
253 suspend the rules and act on this tonight. Councilor Worrell seconded. There was no discussion. Council  
254 President Aasen called for the vote. **Motion to Suspend the Rules** approved, 8-0. Councilor Snyder moved  
255 to approve the ordinance. Councilor Green seconded. There was no discussion. Council President Aasen  
256 called for the vote. **Ordinance D-2804-25** approved 8-0.

257  
258 **AGENDA ADD-ON ITEMS**

259  
260 There were none.

261  
262 **OTHER BUSINESS**

263  
264 Council President Aasen stated that we will vote on City Councilor appointments to boards and commissions  
265 at the next Council meeting, and vote on the citizen appointments to boards and commissions after the new  
266 year.

267  
268 **ANNOUNCEMENTS**

269  
270 There were none.

271  
272 **ADJOURNMENT**

273  
274 Council President Aasen adjourned the meeting at 7:11 p.m.

275  
276 Respectfully Submitted,

277  
278 \_\_\_\_\_  
279 Jacob Quinn, Clerk

280 Approved,

281  
282  
283  
284 **ATTEST:**

285 \_\_\_\_\_  
286 Adam Aasen, Council President

287  
288 \_\_\_\_\_  
289 Jacob Quinn, Clerk

**Total Gross Wages for REGULAR PAYROLL date 11/28/2025**

\$2,869,022.28

**Total Payroll Liabilities for REGULAR PAYROLL date 11/28/2025**

\$1,329,036.00

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.

  
CPO/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 **\$4,198,058.28** 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

_____	_____
_____	_____
_____	_____
_____	_____

SUNGARD PENTAMATION, INC.  
 DATE: 12/09/2025  
 TIME: 08:28:15

CITY OF CARMEL  
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1  
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CENTERPOINT ENERGY	612879	11/21/25	NATURAL GAS	2201-4349000	18.73	18.73
CENTERPOINT ENERGY	612880	11/21/25	NATURAL GAS	2201-4349000	155.53	155.53
CENTERPOINT ENERGY	612881	11/21/25	NATURAL GAS	2201-4349000	22.23	22.23
FORTE	612882	11/21/25	SECURITY CAMERA-BUTTERFLY	902-4341999 118310	1,506.75	1,506.75
CUSTOM SIGNS & GRAPHICS	612883	11/21/25	OTHER PROFESSIONAL FEES	902-4341999	525.00	525.00
C. L. COONROD & COMPANY	612884	11/21/25	ACCOUNTING FEES	902-4340300	2,718.20	2,718.20
CARMEL LOFTS LLC	612885	11/21/25	OTHER PROFESSIONAL FEES	902-4341999	102,149.15	102,149.15
CARMEL UTILITIES	612886	11/21/25	WATER & SEWER	2201-4348500	94.23	94.23
CARMEL UTILITIES	612886	11/21/25	WATER & SEWER	2201-4348500	1,035.22	1,035.22
CHARTER COMMUNICATIONS HO	612887	11/21/25	INTERNET LINE CHARGES	1115-4344200	143.27	143.27
CROSSROAD ENGINEERS, PC	612888	11/21/25	OTHER PROFESSIONAL FEES	902-4341999	400.00	400.00
CROSSROADS BANK	612889	11/21/25	CONSULTING FEES	1701-4340400	350.00	350.00
DUKE ENERGY	612890	11/21/25	ELECTRICITY	1120-4348000	1,166.90	1,166.90
DUKE ENERGY	612890	11/21/25	ELECTRICITY	1206-4348000	2,394.75	2,394.75
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	86.79	86.79
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	33.04	33.04
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	65.13	65.13
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	89.97	89.97
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	78.58	78.58
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	26.66	26.66
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	209.72	209.72
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	263.43	263.43
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	44.20	44.20
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	18.80	18.80
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	19.78	19.78
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	10.48	10.48
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	184.22	184.22
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	10.20	10.20
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	4,239.07	4,239.07
DUKE ENERGY	612890	11/21/25	ELECTRICITY	2201-4348000	12,370.44	12,370.44
ENTERPRISE FLEET MGMT INC	612891	11/21/25	OTHER CONT SERVICES	2201-4350900	10,528.61	10,528.61
ENTERPRISE FLEET MGMT INC	612891	11/21/25	FLEET LEASE SEPT & OCT	2201-4353099 118300	22.96	22.96
GORDON FLESCH CO INC	612892	11/21/25	COPIER	1801-4353004	105.93	105.93
GORDON FLESCH CO., INC.	612893	11/21/25	COPIER	1192-4353004	135.19	135.19
MIDSTATES VALUATION LLC	612896	11/21/25	OTHER PROFESSIONAL FEES	902-4341999	3,550.00	3,550.00
THE UPS STORE #2537	612898	11/21/25	POSTAGE	2201-4342100	13.39	13.39
R E I REAL ESTATE SERVICE	612899	11/21/25	OTHER PROFESSIONAL FEES	902-4341999	953.05	953.05
RED WING SHOE CO	612900	11/21/25	SAFETY ACCESSORIES	2201-4356003	200.00	200.00
STERICYCLE INC	612901	11/21/25	OTHER CONT SERVICES	1192-4350900	167.54	167.54



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TOSHIBA FINANCIAL SERVICE	612902	11/21/25	OTHER CONT SERVICES	2201-4350900	148.20	167.54
TRAYNOR & ASSOCIATES, INC	612903	11/21/25	OTHER PROFESSIONAL FEES	902-4341999	2,000.00	148.20
VERIZON	612904	11/21/25	OTHER CONT SERVICES	922-4350900	134.48	2,000.00
VERIZON	612905	11/21/25	CELLULAR PHONE FEES	1401-4344100	438.79	134.48
BRENNA WARREN	612906	11/21/25	EXTERNAL TRAINING TRAVEL	1702-4343002	210.00	438.79
ACE-PAK PRODUCTS INC	612907	12/01/25	OTHER MAINT SUPPLIES	1093-4238900	586.82	210.00
ACE-PAK PRODUCTS INC	612907	12/01/25	CLEANING SUPPLIES	1125-4238900 62189	798.34	1,385.16
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1096-4239039	107.96	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1096-4239039	93.74	
AMAZON CAPITAL SERVICES	612908	12/01/25	OFFICE SUPPLIES	1092-4230200	-22.99	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1091-4239039	81.24	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	81.24	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	150.42	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	77.10	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	59.98	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	196.79	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	57.97	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	211.58	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	155.08	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	214.79	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	45.95	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	351.14	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	314.67	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	211.16	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	269.89	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	-119.97	
AMAZON CAPITAL SERVICES	612908	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039	158.65	
AMERICAN RED CROSS-HLTH &	612909	12/01/25	OTHER FEES & LICENSES	1096-4358300	141.00	2,696.39
AQUATIC CONTROL INC	612910	12/01/25	AERATOR PARTS	1125-4237000 62175	882.50	141.00
BELSON OUTDOORS, INC	612911	12/01/25	BENCH REPLACEMENT	1125-4239000 62162	2,643.64	882.50
BLUEPAY PROCESSING, LLC	612912	12/01/25	OTHER PROFESSIONAL FEES	1081-4341999	14,867.51	2,643.64
BLUEPAY PROCESSING, LLC	612912	12/01/25	OTHER PROFESSIONAL FEES	1081-4341999	159.09	
BRAINSTORM PRINT	612913	12/01/25	OTHER MISCELLANEOUS	1081-4239099	392.00	15,026.60
BRAINSTORM PRINT	612913	12/01/25	OTHER MISCELLANEOUS	1091-4239099	392.00	
BROWNING CHAPMAN LLC	612914	12/01/25	MIDTOWN PLZ SHUFFLEBOARD	1125-4350400 61081	2,900.00	784.00
TIFFANY BUCKINGHAM	612915	12/01/25	TRAVEL FEES & EXPENSES	1081-4343000	97.90	2,900.00
BUDDENBAUM & MOORE, LLC	612916	12/01/25	SPLASH PAD WINTERIZATION	1125-4350900 62233	1,980.00	97.90
CARMEL UTILITIES	612917	12/01/25	WATER & SEWER	1125-4348500	348.80	1,980.00
CARMEL UTILITIES	612917	12/01/25	WATER & SEWER	110-4348500	115.18	
CARMEL UTILITIES	612917	12/01/25	WATER & SEWER	1125-4348500	943.02	
CARMEL UTILITIES	612917	12/01/25	WATER & SEWER	1125-4348500	92.10	
CARMEL UTILITIES	612917	12/01/25	WATER & SEWER	1125-4348500	6.58	

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CARMEL WELDING & SUPP INC	612918	12/01/25	EQUIPMENT REPLACEMENT	1125-4238000	62193	4,552.50	1,505.68
CINTAS CORPORATION #18	612919	12/01/25	CLEANING SUPPLIES	1125-4238900	62217	289.17	4,552.50
CINTAS CORPORATION #18	612919	12/01/25	OTHER MAINT SUPPLIES	1093-4238900		563.67	
CPR CELL PHONE REPAIR	612920	12/01/25	EQUIPMENT REPAIRS & MAINT	1081-4350000		114.74	852.84
DAWN KOEPPER	612921	12/01/25	TRAVEL FEES & EXPENSES	1125-4343000		65.10	114.74
DIRECT FITNESS SOLUTIONS	612922	12/01/25	EQUIPMENT REPAIRS & MAINT	1096-4350000		778.00	65.10
DUKE ENERGY	612923	12/01/25	ELECTRICITY	1125-4348000		267.36	778.00
DUKE ENERGY	612923	12/01/25	ELECTRICITY	1125-4348000		27.63	
EINSTEIN NOAH RESTAURANT	612924	12/01/25	OTHER MISCELLANEOUS	1091-4239099		40.78	294.99
ELLIS MECHANICAL & ELECTR	612925	12/01/25	EQUIPMENT REPAIRS & MAINT	1094-4350000		596.00	40.78
ELLIS MECHANICAL & ELECTR	612925	12/01/25	BUILDING REPAIRS & MAINT	1093-4350100		232.00	
FUN EXPRESS	612926	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039		232.23	828.00
FUN EXPRESS	612926	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039		250.61	
GRAINGER	612927	12/01/25	OTHER MAINT SUPPLIES	1093-4238900		22.40	482.84
GREEK'S PIZZERIA	612928	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039		91.91	22.40
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	166.00	91.91
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	440.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	1,317.50	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	437.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	50.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	44.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	83.50	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	315.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	224.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	25.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	1,163.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	343.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	42.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	426.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	545.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	500.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	513.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	98.50	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	30.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	60.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	326.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	334.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	245.00	
GREEN TOUCH SERVICES, INC	612930	12/01/25	LANDSCAPING	1125-4350400	61051	543.35	8,704.60
HALL SIGNS, INC.	612931	12/01/25	REPLACEMENT SIGNAGE	1125-4239031	61919	961.64	
HALL SIGNS, INC.	612931	12/01/25	STREET SIGNS	1125-4239031		55.93	1,017.57
INDIANA UNIVERSITY	612932	12/01/25	CONF REGISTRATION PNR	1125-4357004	62213	325.00	
INDIANA UNIVERSITY	612932	12/01/25	CONF REGISTRATION PNR	1125-4357004	62213	305.00	

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INDIANA UNIVERSITY	612932	12/01/25	CONF REGISTRATION PNR	1125-4357004	62213	305.00	
							935.00
INVIGORATEHR, LLC	612933	12/01/25	EXTERNAL INSTRUCT FEES	1081-4357004		2,555.00	
INVIGORATEHR, LLC	612933	12/01/25	EXTERNAL INSTRUCT FEES	1091-4357004		2,555.00	
							5,110.00
KIRK LUTTRELL	612935	12/01/25	PRINTING (NOT OFFICE SUP)	1091-4345000		3,190.00	
							3,190.00
MID STATE TRUCK EQUIP COR	612936	12/01/25	EQUIPMENT REPAIRS & MAINT	1125-4350000		193.37	
							193.37
MORPHEY CONSTRUCTION INC	612937	12/01/25	WHITE RIVER GREENWAY N	106-R4460715	59352	373,910.92	
							373,910.92
NAPA AUTO PARTS INC	612938	12/01/25	REPAIR PARTS	1093-4237000		39.99	
							39.99
MIKE NORMAND	612939	12/01/25	CELLULAR PHONE FEES	1091-4344100		50.00	
							50.00
PANERA BREAD	612940	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039		112.92	
							112.92
PIP	612941	12/01/25	PING PONG TABLE WRAPS	103-4463000	61783	3,870.76	
							3,870.76
R J THOMAS MANUFACTURING	612942	12/01/25	REPLACEMENT GRILLS	1125-4237000	62125	685.00	
							685.00
MELLOW MUSHROOM PIZZA BAK	612943	12/01/25	GENERAL PROGRAM SUPPLIES	1096-4239039		108.50	
							108.50
RIGGS OUTDOOR POWER EQUIP	612944	12/01/25	REPLACEMENT PARTS	1125-4237000	62173	257.90	
							257.90
SARA STOCKHOLM	612945	12/01/25	TRAVEL FEES & EXPENSES	1081-4343000		106.00	
							106.00
STAPLES BUSINESS ADVANTAG	612947	12/01/25	OFFICE SUPPLIES	1081-4230200		109.35	
STAPLES BUSINESS ADVANTAG	612947	12/01/25	OFFICE SUPPLIES	1081-4230200		18.60	
STAPLES BUSINESS ADVANTAG	612947	12/01/25	GENERAL PROGRAM SUPPLIES	1125-4239039		205.83	
							333.78
SUBITUP, INC.	612948	12/01/25	SUBSCRIPTIONS	1091-4355200		544.50	
							544.50
ANYTIME outhouse	612949	12/01/25	PORTABLE RESTROOM	1125-4353099	62199	150.00	
							150.00
CLAUDINE SUTTON	612950	12/01/25	TRAVEL FEES & EXPENSES	1125-4343000		20.30	
CLAUDINE SUTTON	612950	12/01/25	CELLULAR PHONE FEES	1125-4344100		50.00	
							70.30
TOWNE POST NETWORK INC	612951	12/01/25	MARKETING & PROMOTIONS	1091-4341991		700.00	
							700.00
TREVIPAY- WALMART	612952	12/01/25	OFFICE SUPPLIES	1125-4230200		62.99	
TREVIPAY- WALMART	612952	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039		58.89	
TREVIPAY- WALMART	612952	12/01/25	GENERAL PROGRAM SUPPLIES	1081-4239039		84.26	
							206.14
WILLIAMS CREEK MGMT CORP	612953	12/01/25	CENTRAL PARK TREE PLANT	853-5023990	60915	17,465.91	
							17,465.91
ZOGICS LLC	612954	12/01/25	OTHER MAINT SUPPLIES	1096-4238900		2,460.10	
							2,460.10
CENTERPOINT ENERGY	612955	12/01/25	OTHER EXPENSES	601-5023990		1,156.86	
							1,156.86
A T & T MOBILITY	612956	12/01/25	OTHER EXPENSES	651-5023990		62.48	
							62.48
CARMEL ARTS BUILDING ASSO	612957	12/01/25	OTHER EXPENSES	601-5023990		494.36	
CARMEL ARTS BUILDING ASSO	612957	12/01/25	OTHER EXPENSES	651-5023990		494.36	
							988.72
CARMEL OTS LLC	612958	12/01/25	OTHER CONT SERVICES	1208-4350900		2,971.83	
							2,971.83
CARMEL UTILITIES	612959	12/01/25	WATER & SEWER	1207-4348500		859.48	

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							859.48
DUKE ENERGY	612960	12/01/25	ELECTRICITY	1205-4348000		61.67	
DUKE ENERGY	612960	12/01/25	OTHER EXPENSES	651-5023990		260.18	
DUKE ENERGY	612960	12/01/25	OTHER EXPENSES	601-5023990		260.17	
DUKE ENERGY	612960	12/01/25	OTHER EXPENSES	651-5023990		38.32	
DUKE ENERGY	612960	12/01/25	OTHER EXPENSES	601-5023990		38.31	
DUKE ENERGY	612960	12/01/25	OTHER EXPENSES	651-5023990		39.40	
DUKE ENERGY	612960	12/01/25	OTHER EXPENSES	651-5023990		172.85	
DUKE ENERGY	612960	12/01/25	OTHER EXPENSES	651-5023990		86.49	
DUKE ENERGY	612960	12/01/25	OTHER EXPENSES	651-5023990		181.69	
							1,139.08
GORDON FLESCH CO INC	612961	12/01/25	COPIER	2200-4353004		178.23	
							178.23
PITNEY BOWES INC	612962	12/01/25	OFFICE SUPPLIES	1701-4230200		228.29	
							228.29
SCOTT A ROSSITER	612963	12/01/25	OTHER EXPENSES	612-5023990		11,250.00	
							11,250.00
CAROLYN SHAW	612964	12/01/25	EXTERNAL TRAINING FEES	1702-4357002		320.00	
							320.00
VERIZON	612965	12/01/25	CELLULAR PHONE FEES	1207-4344100		174.41	
							174.41
TARA WASHINGTON	612966	12/01/25	OTHER EXPENSES	651-5023990		517.15	
TARA WASHINGTON	612966	12/01/25	OTHER EXPENSES	601-5023990		517.14	
							1,034.29
4IMPRINT	612967	12/01/25	GIVEAWAY ITEMS	2201-4239011	118440	1,517.37	
							1,517.37
AADVANCED LIMOUSINES	612968	12/01/25	HOLIDAY TROLLEY	854-5023990	116690	5,125.00	
AADVANCED LIMOUSINES	612968	12/01/25	HOLIDAY TROLLEY	854-5023990	116690	3,920.00	
							9,045.00
IMAGE 360 INDY NW	612969	12/01/25	DIWALI SIGNAGE	1203-4359003	118540	5,771.80	
							5,771.80
ACE VACUUMS	612970	12/01/25	SWEEPERS	102-4467099	118558	1,261.96	
							1,261.96
TEKSYSTEMS INC	612971	12/01/25	STAFFING SUPPORT	1115-4340400	118248	1,602.18	
							1,602.18
ALPHAGRAPHS	612972	12/01/25	EVENT PRINTING	1203-4359003	118555	128.24	
ALPHAGRAPHS	612972	12/01/25	EVENT PRINTING	1203-4359003	118555	89.67	
ALPHAGRAPHS	612972	12/01/25	EVENT PRINTING	1203-4359003	118555	250.95	
ALPHAGRAPHS	612972	12/01/25	EVENT PRINTING	1203-4359003	118555	525.00	
ALPHAGRAPHS	612972	12/01/25	EVENT PRINTING	1203-4359003	118555	36.12	
ALPHAGRAPHS	612972	12/01/25	EVENT PRINTING	1203-4359003	118555	298.00	
ALPHAGRAPHS	612972	12/01/25	EVENT PRINTING	1203-4359003	118555	310.93	
ALPHAGRAPHS	612972	12/01/25	EVENT PRINTING	1203-4359003	118555	288.00	
							1,926.91
AMERICAN STRUCTURE POINT,	612973	12/01/25	PROFESSIONAL SERVICES	202-R4340100	110491	3,910.00	
							3,910.00
JANET ARNONE	612974	12/01/25	CONTRACTUAL SERVICES	1115-R4350900	112967	160.00	
							160.00
BARNES & THORNBURG	612975	12/01/25	LEGAL FEES	1180-R4340000	110442	5,000.00	
							5,000.00
ANDRIS BERZINS	612976	12/01/25	SISTER CITY CONSULTANT	1203-R4340401	113094	4,500.00	
							4,500.00
BETH MAIER PHOTOGRAPHY	612977	12/01/25	PHOTOGRAPHY SERVICES	1203-4359003	115415	135.00	
							135.00
BOSE, MCKINNEY & EVANS	612978	12/01/25	LEGAL FEES	1180-R4340000	110443	2,010.50	
BOSE, MCKINNEY & EVANS	612978	12/01/25	LEGAL FEES	1180-R4340000	110443	257.50	
							2,268.00
BROWN SPRINKLER CORP	612979	12/01/25	GARAGE DRY SYSTEM REPAIRS	1206-4350900	118404	2,991.01	

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CARMEL CITY CENTER LLC	612980	12/01/25	PROMO ADS & EVENTS	1203-4346500	116788	1,260.00	2,991.01
CARMEL CITY CENTER LLC	612980	12/01/25	PROMO ADS & EVENTS	1203-4346500	116788	2,080.00	
CARMEL CITY CENTER LLC	612980	12/01/25	PROMO ADS & EVENTS	1203-4346500	116788	1,040.00	
CARMEL EDUCATION FOUNDATI	612981	12/01/25	COMMUNITY PARTNER	1203-4359003	118536	11,000.00	4,380.00
CARMEL EDUCATION FOUNDATI	612981	12/01/25	DONATION FOR 1966	1160-4355104	118549	1,000.00	
CARMEL PORCHFEST INC	612982	12/01/25	LATE NIGHT ON MAIN	1203-4359003	118537	6,820.33	12,000.00
CARMEL PORCHFEST INC	612982	12/01/25	LATE NIGHT ON MAIN	1203-4359003	118537	7,756.09	
CARMEL PORCHFEST INC	612982	12/01/25	LATE NIGHT ON MAIN	1203-4359003	118537	5,977.95	
CARMEL PORCHFEST INC	612982	12/01/25	LATE NIGHT ON MAIN	1203-4359003	118537	7,783.73	28,338.10
CENTER FOR THE PERFORMING	612983	12/01/25	VETERANS DAY RENTALS	1203-4359003	118538	1,096.00	
CENTER FOR THE PERFORMING	612983	12/01/25	VETERANS DAY CEREMONY	1203-4359003	118235	967.00	2,063.00
CLARK DIETZ, INC	612984	12/01/25	ASA2 SERVICES	211-R4350900	110495	634.73	634.73
OFFICE KEEPERS	612985	12/01/25	ADMIN CLEANING	1120-4350900	115366	2,761.14	2,761.14
DESI FUSION LLC	612986	12/01/25	COLD SPARKS DIWALI	1203-4359003	118539	1,700.00	1,700.00
DUNCO MARKETING EVENTS &	612987	12/01/25	SPONSORSHIP PROCUREMENT	854-5023990	116775	5,000.00	5,000.00
ECKART SUPPLY	612988	12/01/25	LIGHT REPAIRS	2201-4238900	118309	7,750.00	7,750.00
HAMILTON COUNTY HARVEST F	612989	12/01/25	DONATION FOR FOOD DRIVE	1160-4355104	118550	5,000.00	5,000.00
INDIANA DESIGN CENTER, LL	612990	12/01/25	PROMO ADS & EVENTS	1203-4346500	116789	500.00	1,258.57
INDIANA DESIGN CENTER, LL	612990	12/01/25	PROMO ADS & EVENTS	1203-4346500	116789	258.57	
INDIANA DESIGN CENTER, LL	612990	12/01/25	PROMO ADS & EVENTS	1203-4346500	116789	500.00	
INDIANAPOLIS RECORDER NEW	612991	12/01/25	DISPLAY AD	1203-4345002	118575	1,079.69	1,079.69
WILLIAM CHARLES CONSTRUCT	612992	12/01/25	24-STR-08 PROJ	2201-R4350400	113061	15,376.84	15,376.84
JAF PROPERTY SERVICES INC	612993	12/01/25	ENGINEERING CONF RM DOOR	1115-4350000	118127	2,995.00	2,995.00
CALIBER FIBER	612994	12/01/25	FIBER INSTALL 106 & HAZEL	1115-R4350100	113004	2,311.50	2,311.50
PHELPS PRODUCTIONS	612995	12/01/25	SANTA TOUR SERVICES	1203-4359003	118498	1,350.00	1,350.00
KPS COMMERICAL CONSTRUCTI	612996	12/01/25	CARBON MONOXIDE MONITOR	1206-4350900	116808	4,833.99	12,129.26
KPS COMMERICAL CONSTRUCTI	612996	12/01/25	INSTALL ROLLUP DOOR ADMIN	2201-4350100	118042	7,295.27	
LIFESTYLE PUBLICATIONS LL	612997	12/01/25	ADS FEB 2025 - JAN 2026	1203-4345002	114264	880.00	880.00
FIRST DUE	612998	12/01/25	FIRSTDUE SUITE	102-4463202	116748	17,350.00	17,350.00
LOGO USA CORPORATION	612999	12/01/25	ALLIED SOLUTIONS BAGS	854-5023990	118542	4,820.00	4,820.00
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	2,307.76	
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	2,272.49	
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	1,676.88	
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	5,028.13	
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	5,028.13	
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	5,028.13	
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	138.04	

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MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	5,028.13	
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	4,293.20	
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	2,332.41	
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	2,017.99	
MACALLISTER MACHINERY CO	613000	12/01/25	RENTALS	2201-4353099	118578	4,840.09	
NV5 GEOSPATIAL INC	613001	12/01/25	CITYWORKS SUPPORT	1115-4340402	116880	2,060.07	39,991.38
PIP	613002	12/01/25	PRINTING & SIGNAGE	1203-4359003	118577	222.50	2,060.07
PIP	613002	12/01/25	PRINTING & SIGNAGE	1203-4359003	118577	90.47	
PIP	613002	12/01/25	PRINTING & SIGNAGE	1203-4359003	118577	31.45	
PIP	613002	12/01/25	PRINTING & SIGNAGE	1203-4359003	118577	28.93	
PIP	613002	12/01/25	PRINTING & SIGNAGE	1203-4359003	118577	261.24	
PIP	613002	12/01/25	PRINTING & SIGNAGE	1203-4359003	118577	602.77	
PLUSH IN A RUSH	613003	12/01/25	BEARS FOR HOLIDAY EVENT	854-5023990	118452	8,014.00	1,237.36
PROMOTIONS PLUS INC	613004	12/01/25	CLOTHES	2200-4356001	118547	246.00	8,014.00
PROMOTIONS PLUS INC	613004	12/01/25	CLOTHES	2200-4356001	118547	250.00	
PROMOTIONS PLUS INC	613004	12/01/25	PROMOTIONAL ITEMS	1702-4355100	118570	86.00	
PROMOTIONS PLUS INC	613004	12/01/25	PROMOTIONAL ITEMS	1702-4355100	118566	561.00	
PROMOTIONS PLUS INC	613004	12/01/25	APPAREL	1203-4359003	118541	1,664.00	2,807.00
REYNOLDS FARM EQUIPMENT	613005	12/01/25	CHAINSAW	102-4467099	118568	1,479.99	1,479.99
SIGNAL CONSTRUCTION INC	613006	12/01/25	REPAIRS/MAINT	2201-R4350060	112527	2,100.00	
SIGNAL CONSTRUCTION INC	613006	12/01/25	REPAIRS/MAINTENANCE	2201-4350900	118579	21,163.85	
SIGNAL CONSTRUCTION INC	613006	12/01/25	REPAIRS/MAINTENANCE	2201-4350900	118579	750.00	
SIGNAL CONSTRUCTION INC	613006	12/01/25	CONTRACTOR SERVICES	2201-4350900	114340	2,461.15	
SIGNAL CONSTRUCTION INC	613006	12/01/25	CONTRACTOR SERVICES	2201-4350900	114340	22,365.00	
SIGNAL CONSTRUCTION INC	613006	12/01/25	CONTRACTOR SERVICES	2201-4350900	114340	24,150.00	
SIGNAL CONSTRUCTION INC	613006	12/01/25	CONTRACTOR SERVICES	2201-4350900	114340	19,810.00	
SIGNAL CONSTRUCTION INC	613006	12/01/25	CONTRACTOR SERVICES	2201-4350900	114340	3,025.00	
SIGNAL CONSTRUCTION INC	613006	12/01/25	CONTRACTOR SERVICES	2201-4350900	114340	781.50	96,606.50
ASCENSION SPORTS PERFORMA	613007	12/01/25	TAP PROGRAM 2025	1120-4340799	115353	9,000.00	9,000.00
THINKGARD LLC	613008	12/01/25	COMPLIANCE AS A SERVICE	1115-4355600	114257	2,312.50	2,312.50
VETERAN STRATEGIES INC	613009	12/01/25	MEDIA CONSULTING SERVICES	1203-4341999	118035	4,500.00	
VETERAN STRATEGIES INC	613009	12/01/25	MEDIA CONSULTING SERVICES	1203-4341999	118035	4,500.00	9,000.00
WILKINSON BROTHERS	613010	12/01/25	DESIGN SERVICES	1203-4359003	118543	3,800.00	3,800.00
RAY MARKETING BY PROFORMA	613011	12/05/25	STAFF CLOTHING	1081-4356004		1,019.50	
RAY MARKETING BY PROFORMA	613011	12/05/25	STAFF CLOTHING	1091-4356004		79.52	1,099.02
ACE-PAK PRODUCTS INC	613012	12/05/25	SAFETY SUPPLIES	1094-4239012		230.70	
ACE-PAK PRODUCTS INC	613012	12/05/25	CLEANING SUPPLIES	1125-4238900	62226	963.06	1,193.76
ACTION ENTERPRISES OF IND	613013	12/05/25	FIELD TRIPS	1081-4343007		780.00	780.00
ALPHA CARD SYSTEMS, LLC	613014	12/05/25	GENERAL PROGRAM SUPPLIES	1092-4239039		1,500.00	1,500.00
AMERICAN RED CROSS-HLTH &	613015	12/05/25	EXTERNAL INSTRUCT FEES	1081-4357004		200.00	200.00
LIZ BOGER	613016	12/05/25	ADULT CONTRACTORS	1081-4340800		750.00	750.00

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CARMEL UTILITIES	613017	12/05/25	WATER & SEWER	110-4348500	261.76	
CARMEL UTILITIES	613017	12/05/25	WATER & SEWER	1125-4348500	665.14	
CINTAS CORPORATION #18	613018	12/05/25	OTHER MAINT SUPPLIES	1093-4238900	563.67	926.90
CINTAS FIRST AID & SAFETY	613019	12/05/25	OTHER MAINT SUPPLIES	1093-4238900	967.17	563.67
CITY BARBEQUE LLC	613020	12/05/25	GENERAL PROGRAM SUPPLIES	1081-4239039	439.80	967.17
DISPLAYS2GO	613021	12/05/25	PODIUM	1125-4230200 62176	1,248.96	439.80
FREDDY DELFIN	613022	12/05/25	CELLULAR PHONE FEES	1091-4344100	25.00	1,248.96
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	64.00	25.00
DUKE ENERGY	613023	12/05/25	ELECTRICITY	110-4348000	589.13	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	648.18	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	20.46	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	154.14	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1091-4348000	3,099.18	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1091-4348000	22,510.85	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	78.44	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	61.64	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	26.16	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	125.79	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	205.36	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	110-4348000	238.64	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	155.15	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	499.30	
DUKE ENERGY	613023	12/05/25	ELECTRICITY	1125-4348000	37.39	
GRAINGER	613024	12/05/25	OTHER MAINT SUPPLIES	1093-4238900	120.68	28,513.81
GRAYBAR ELECTRIC CO, INC	613025	12/05/25	REPAIR PARTS	1093-4237000	136.00	120.68
GREEN TOUCH SERVICES, INC	613026	12/05/25	GROUNDS MAINTENANCE	110-4350400	300.00	136.00
GREEN TOUCH SERVICES, INC	613026	12/05/25	DEICING SERVICES	1125-4350400 62228	450.00	
GREEN TOUCH SERVICES, INC	613026	12/05/25	DEICING SERVICES	1125-4350400 62228	825.00	
GREEN TOUCH SERVICES, INC	613026	12/05/25	MONON BED GRADE LEVELING	1125-4350400 62023	5,975.00	
GREEN TOUCH SERVICES, INC	613026	12/05/25	2025 LANDSCAPING	1125-4350400 61051	150.00	
AES INDIANA	613027	12/05/25	ELECTRICITY	110-4348000	702.19	7,700.00
JACK LAURIE GROUP	613028	12/05/25	FURNITURE & FIXTURES	1091-4463000	4,610.00	702.19
BYRD ENTERPRISES INC	613029	12/05/25	OTHER MISCELLANEOUS	1091-4239099	4,123.68	4,610.00
BYRD ENTERPRISES INC	613029	12/05/25	OTHER MISCELLANEOUS	1081-4239099	4,123.68	
KIDS EXPLORE ROBOTICS LLC	613030	12/05/25	ADULT CONTRACTORS	1081-4340800	3,300.00	8,247.36
KROGER, GARDIS & REGAS	613031	12/05/25	LEGAL FEES	1125-4340000	7,399.46	3,300.00
KROGER, GARDIS & REGAS	613031	12/05/25	WHITE RIVER CORRIDOR	106-4460715	609.00	
KROGER, GARDIS & REGAS	613031	12/05/25	BEAR CREEK PARK	106-4460716	9,297.00	
KROGER, GARDIS & REGAS	613031	12/05/25	LEGAL FEES	1091-4340000	311.50	
LISA GRIFFIN	613032	12/05/25	TRAVEL FEES & EXPENSES	1125-4343000	73.50	17,616.96
MENARDS COMMERCIAL-CAPITA	613033	12/05/25	BUILDING MATERIAL	1125-4235000	392.25	73.50
MENARDS COMMERCIAL-CAPITA	613033	12/05/25	OTHER MAINT SUPPLIES	1093-4238900	950.32	

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JOSEPH NKONGA	613034	12/05/25	TRAVEL FEES & EXPENSES	1125-4343000		114.94	1,342.57
O'MALIA'S LIVING LTD	613035	12/05/25	FIRE PIT PARTS	1125-4239039	62229	821.49	114.94
POTTERY BY YOU	613036	12/05/25	GENERAL PROGRAM SUPPLIES	1081-4239039		288.00	821.49
REPUBLIC WASTE SERVICES O	613037	12/05/25	TRASH COLLECTION	1125-4350101		534.99	288.00
REPUBLIC WASTE SERVICES O	613037	12/05/25	TRASH COLLECTION	1125-4350101		500.57	
REPUBLIC WASTE SERVICES O	613037	12/05/25	TRASH COLLECTION	110-4350101		165.56	
REPUBLIC WASTE SERVICES O	613037	12/05/25	TRASH COLLECTION	110-4350101		165.56	
REPUBLIC WASTE SERVICES O	613037	12/05/25	TRASH COLLECTION	1093-4350101		1,275.94	2,642.62
SCAT PEST CONTROL INC.	613038	12/05/25	BUILDING REPAIRS & MAINT	110-4350100		165.00	
SCAT PEST CONTROL INC.	613038	12/05/25	BUILDING REPAIRS & MAINT	110-4350100		100.00	
SCAT PEST CONTROL INC.	613038	12/05/25	BUILDING REPAIRS & MAINT	1093-4350100		650.00	
SCAT PEST CONTROL INC.	613038	12/05/25	ADMIN OFFICE 2025	1125-4350100	60919	150.00	1,065.00
STAPLES BUSINESS ADVANTAG	613039	12/05/25	CHAIRS AND SUPPLIES	1125-4230200	62219	989.20	
STAPLES BUSINESS ADVANTAG	613039	12/05/25	OFFICE SUPPLIES	1091-4230200		202.48	
STAPLES BUSINESS ADVANTAG	613039	12/05/25	GENERAL PROGRAM SUPPLIES	1096-4239039		4.18	1,195.86
ANYTIME OUTHOUSE	613040	12/05/25	PORTABLE RESTROOM	1125-4353099	62200	300.00	300.00
TERRYBERRY COMPANY LLC	613041	12/05/25	OTHER CONT SERVICES	1125-4350900		150.28	150.28
TREVIAPAY- WALMART	613042	12/05/25	OFFICE SUPPLIES	1125-4230200		42.99	
TREVIAPAY- WALMART	613042	12/05/25	OFFICE SUPPLIES	1125-4230200		42.99	
TREVIAPAY- WALMART	613042	12/05/25	OFFICE SUPPLIES	1125-4230200		16.14	
TREVIAPAY- WALMART	613042	12/05/25	GENERAL PROGRAM SUPPLIES	1081-4239039		59.99	
TREVIAPAY- WALMART	613042	12/05/25	GENERAL PROGRAM SUPPLIES	1081-4239039		140.65	
TREVIAPAY- WALMART	613042	12/05/25	GENERAL PROGRAM SUPPLIES	1081-4239039		258.84	561.60
UKG INC	613043	12/05/25	INFO SYS MAINT/CONTRACTS	1081-4341955		2,017.30	
UKG INC	613043	12/05/25	INFO SYS MAINT/CONTRACTS	1091-4341955		4,107.85	6,125.15
VERIZON	613044	12/05/25	CELLULAR PHONE FEES	1081-4344100		361.79	
VERIZON	613044	12/05/25	CELLULAR PHONE FEES	1091-4344100		30.47	392.26
VERIZON	613045	12/05/25	CELLULAR PHONE FEES	1125-4344100		1,136.85	1,136.85
CENTERPOINT ENERGY	613046	12/05/25	NATURAL GAS	1208-4349000		1,389.38	1,389.38
A T & T MOBILITY	613047	12/05/25	CELLULAR PHONE FEES	1120-4344100		272.62	272.62
A T & T MOBILITY	613048	12/05/25	TELEPHONE LINE CHARGES	911-4344000		73.03	73.03
TEKSYSTEMS INC	613049	12/05/25	STAFFING SUPPORT	1115-4340400	118248	810.00	2,754.00
TEKSYSTEMS INC	613049	12/05/25	STAFFING SUPPORT	1115-4340400	118248	1,944.00	3,144.40
BRADLEY A BASTIN	613050	12/05/25	GOLF HARDGOODS	1207-4356007		3,144.40	260.00
BETH MAIER PHOTOGRAPHY	613051	12/05/25	PHOTOGRAPHY SERVICES	1203-4359003	115415	260.00	108.52
BRADEN BUSINESS SYS,INC	613052	12/05/25	COPIER	1203-4353004		108.52	108.52
CANON FINANCIAL SERVICES	613053	12/05/25	COPIER	1180-4353004		51.27	51.27



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CARMEL CLAY PARKS & RECRE	613054	12/05/25	WELLNESS PROGRAM	1201-4341980	1,095.25	
						1,095.25
CARMEL CLAY SCHOOLS-FUEL	613055	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	78.09	
CARMEL CLAY SCHOOLS-FUEL	613055	12/05/25	GASOLINE	1160-4231400	35.89	
CARMEL CLAY SCHOOLS-FUEL	613055	12/05/25	GASOLINE	2200-4231400	439.91	
CARMEL CLAY SCHOOLS-FUEL	613055	12/05/25	GASOLINE	1205-4231400	350.08	
CARMEL CLAY SCHOOLS-FUEL	613055	12/05/25	GASOLINE	1115-4231400	665.48	
CARMEL CLAY SCHOOLS-FUEL	613055	12/05/25	GASOLINE	1192-4231400	373.11	
						1,942.56
CARMEL UTILITIES	613056	12/05/25	OTHER CONT SERVICES	202-4350900	22.00	
CARMEL UTILITIES	613056	12/05/25	WATER & SEWER	1120-4348500	427.40	
CARMEL UTILITIES	613056	12/05/25	WATER & SEWER	1120-4348500	842.97	
						1,292.37
CHARTER COMMUNICATIONS	613057	12/05/25	INTERNET LINE CHARGES	1115-4344200	42.18	
						42.18
CHARTER COMMUNICATIONS HO	613058	12/05/25	OTHER CONT SERVICES	2201-4350900	119.10	
						119.10
CHARTER COMMUNICATIONS HO	613059	12/05/25	INTERNET LINE CHARGES	1115-4344200	129.99	
						129.99
CHARTER COMMUNICATIONS HO	613060	12/05/25	CABLE SERVICE	1208-4349500	88.95	
						88.95
CHARTER COMMUNICATIONS HO	613061	12/05/25	OTHER CONT SERVICES	2201-4350900	89.40	
						89.40
CITIZENS ENERGY GROUP	613062	12/05/25	OTHER EXPENSES	601-5023990	17,470.35	
						17,470.35
CLAY TOWNSHIP	613063	12/05/25	ELECTRICITY	1115-4348000	194.62	
CLAY TOWNSHIP	613063	12/05/25	WATER & SEWER	1115-4348500	8.05	
CLAY TOWNSHIP	613063	12/05/25	WATER & SEWER	1115-4348500	13.19	
CLAY TOWNSHIP	613063	12/05/25	NATURAL GAS	1115-4349000	17.38	
CLAY TOWNSHIP	613063	12/05/25	NATURAL GAS	1115-4349000	30.46	
CLAY TOWNSHIP	613063	12/05/25	BUILDING REPAIRS & MAINT	1115-4350100	81.59	
CLAY TOWNSHIP	613063	12/05/25	CLEANING SERVICES	1115-4350600	436.05	
CLAY TOWNSHIP	613063	12/05/25	OTHER CONT SERVICES	1115-4350900	1,765.62	
CLAY TOWNSHIP	613063	12/05/25	TRASH COLLECTION	1115-4350101	13.46	
CLAY TOWNSHIP	613063	12/05/25	BUILDING REPAIRS & MAINT	1115-4350100	255.00	
CLAY TOWNSHIP	613063	12/05/25	BUILDING REPAIRS & MAINT	1115-4350100	38.76	
CLAY TOWNSHIP	613063	12/05/25	BUILDING REPAIRS & MAINT	1115-4350100	583.84	
CLAY TOWNSHIP	613063	12/05/25	BUILDING REPAIRS & MAINT	1115-4350100	25.50	
CLAY TOWNSHIP	613063	12/05/25	OTHER MISCELLANEOUS	1115-4239099	37.88	
CLAY TOWNSHIP	613063	12/05/25	OTHER MISCELLANEOUS	1115-4239099	100.58	
CLAY TOWNSHIP	613063	12/05/25	RENT PAYMENTS	1115-4352500	5,500.00	
						9,101.98
COMCAST BUSINESS	613064	12/05/25	INTERNET LINE CHARGES	1115-4344200	475.30	
						475.30
CONSTELLATION NEWENERGY G	613065	12/05/25	NATURAL GAS	1208-4349000	2,771.72	
						2,771.72
CULLIGAN WATER OF INDIANA	613066	12/05/25	OTHER MAINT SUPPLIES	1205-4238900	9.99	
						9.99
NICHOLAS A DAVIS	613067	12/05/25	SAFETY ACCESSORIES	1192-4356003	153.70	
						153.70
CULLIGAN OF INDIANAPOLIS	613068	12/05/25	OTHER CONT SERVICES	1701-4350900	36.45	
						36.45
CULLIGAN OF INDIANAPOLIS	613069	12/05/25	EQUIPMENT MAINT CONTRACTS	1201-4351501	37.45	
						37.45
DUKE ENERGY	613070	12/05/25	ELECTRICITY	2201-4348000	234.59	
DUKE ENERGY	613070	12/05/25	ELECTRICITY	2201-4348000	179.59	
DUKE ENERGY	613070	12/05/25	ELECTRICITY	2201-4348000	24.21	
DUKE ENERGY	613070	12/05/25	ELECTRICITY	2201-4348000	575.74	

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DUKE ENERGY	613070	12/05/25	ELECTRICITY	2201-4348000	19.10	
DUKE ENERGY	613070	12/05/25	ELECTRICITY	2201-4348000	38.44	
DUKE ENERGY	613070	12/05/25	ELECTRICITY	2201-4348000	18.07	
DUKE ENERGY	613070	12/05/25	ELECTRICITY	1120-4348000	135.59	
DUKE ENERGY	613070	12/05/25	OTHER EXPENSES	601-5023990	85,663.72	
DUKE ENERGY	613070	12/05/25	ELECTRICITY	1110-4348000	10,328.09	
DUKE ENERGY	613070	12/05/25	ELECTRICITY	1110-4348000	27.63	
						97,244.77
EXPEDIENT/CONTINENTAL BRO	613071	12/05/25	SUBSCRIPT SOFTWARE>1YR	1115-4355600	1,187.25	
EXPEDIENT/CONTINENTAL BRO	613071	12/05/25	MONTHLY SERVICES	1115-4355600 114287	87.75	
						1,275.00
JASON FORCE	613072	12/05/25	TRAVEL & LODGING	1120-4343003	120.00	
						120.00
GORDON FLESCH CO INC	613073	12/05/25	COPIER	1110-4353004	768.84	
						768.84
GORDON FLESCH CO INC	613074	12/05/25	COPIER	1192-4353004	247.10	
						247.10
GORDON FLESCH CO., INC.	613075	12/05/25	OTHER EXPENSES	601-5023990	229.00	
GORDON FLESCH CO., INC.	613075	12/05/25	OTHER EXPENSES	651-5023990	93.85	
						322.85
GREATAMERICA FINANCIAL SE	613076	12/05/25	COPIER	1203-4353004	64.03	
						64.03
HAMILTON COUNTY TREASURER	613077	12/05/25	OTHER EXPENSES	101-5023990	5,306.00	
						5,306.00
HAMILTON COUNTY RECORDER	613078	12/05/25	OTHER EXPENSES	601-5023990	250.00	
HAMILTON COUNTY RECORDER	613078	12/05/25	OTHER EXPENSES	651-5023990	25.00	
						275.00
HAMILTON COUNTY TREASURER	613079	12/05/25	OTHER EXPENSES	1301-5023990	1,430.00	
						1,430.00
I.C.O. TRAINING FUND	613080	12/05/25	OTHER EXPENSES	210-5023990	24.00	
						24.00
IN.GOV	613081	12/05/25	TESTING FEES	1201-4358800	15.00	
						15.00
INDIANA UNIVERSITY HEALTH	613082	12/05/25	OTHER EXPENSES	301-5023990	2,400.00	
						2,400.00
INTELLICORP RECORDS	613083	12/05/25	TESTING FEES	1201-4358800	62.70	
						62.70
AES INDIANA	613084	12/05/25	ELECTRICITY	1120-4348000	2,822.58	
						2,822.58
JONES & HENRY ENGINEER IN	613085	12/05/25	OTHER EXPENSES	612-5023990	3,832.50	
JONES & HENRY ENGINEER IN	613085	12/05/25	OTHER EXPENSES	612-5023990	12,953.85	
						16,786.35
KONICA MINOLTA BUSINESS S	613086	12/05/25	EQUIPMENT MAINT CONTRACTS	1201-4351501	204.12	
						204.12
KRISTY ADAMS	613087	12/05/25	CLOTHING ALLOWANCE	1110-4125000	106.99	
						106.99
LAW ENF TRAINING BOARD	613088	12/05/25	EXTERNAL INSTRUCT FEES	1110-4357004	50.00	
						50.00
BENJAMIN LEGGE	613089	12/05/25	EXTERNAL TRAINING TRAVEL	1180-4343002	15.00	
BENJAMIN LEGGE	613089	12/05/25	TRAVEL PER DIEMS	1180-4343004	99.54	
						114.54
TED LENZE	613090	12/05/25	EXTERNAL INSTRUCT FEES	1120-4357004	830.00	
						830.00
MARISOL BLALOCK	613091	12/05/25	TRAINING SEMINARS	210-4357000	650.00	
						650.00
HENRY MESTETSKY	613092	12/05/25	EXTERNAL TRAINING TRAVEL	1801-4343002	4,489.47	
						4,489.47
EVERSTREAM GLC HOLDING CO	613093	12/05/25	INTERNET LINE CHARGES	1115-4344200	2,772.37	

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
SCOTT OSBORNE	613094	12/05/25	GASOLINE	1120-4231400	303.17	2,772.37
SCOTT OSBORNE	613094	12/05/25	TRAVEL & LODGING	1120-4343003	120.00	
JORDAN C PAINTER	613095	12/05/25	EXTERNAL INSTRUCT FEES	1120-4357004	244.00	423.17
MARK PARIS	613096	12/05/25	CLOTHING ALLOWANCE	1110-4125000	200.00	244.00
PENN CARE INC.	613097	12/05/25	A341 RE-CHASSIS	1120-4351000 117993	1,655.00	200.00
PITNEY BOWES	613099	12/05/25	POSTAGE METER	1192-4353003	372.00	1,655.00
PRELOAD LLC	613100	12/05/25	OTHER EXPENSES	612-5023990	1,529,501.95	372.00
REPUBLIC WASTE SERVICES O	613101	12/05/25	TRASH COLLECTION	1205-4350101	395.57	1,529,501.95
REPUBLIC WASTE SERVICES O	613102	12/05/25	OTHER EXPENSES	601-5023990	188.90	395.57
RICOH AMERICAS CORPORATIO	613103	12/05/25	COPIER	506-4353004	12.88	188.90
SIMPLIFILE	613104	12/05/25	RECORDING FEES	2200-4340600	56.50	12.88
SIMPLIFILE	613105	12/05/25	OTHER PROFESSIONAL FEES	1192-4341999	38.25	56.50
BRIAN M SMITH	613106	12/05/25	OTHER FEES & LICENSES	1110-4358300	20.00	38.25
STERICYCLE INC	613107	12/05/25	EQUIPMENT MAINT CONTRACTS	1201-4351501	81.76	20.00
CONNOR STRADLING	613108	12/05/25	EXTERNAL INSTRUCT FEES	1120-4357004	270.99	81.76
SUE FINKAM	613109	12/05/25	TRAVEL & LODGING	1160-4343003	90.00	270.99
SUE FINKAM	613109	12/05/25	TRAVEL & LODGING	1160-4343003	349.20	439.20
T-MOBILE USA INC	613110	12/05/25	SPECIAL INVESTIGATION FEE	1110-4358200	50.00	50.00
TOSHIBA AMERICA BUSINESS	613111	12/05/25	COPIER	1160-4353004	193.08	193.08
TRAVELERS	613112	12/05/25	GENERAL INSURANCE	1701-4347500	139.95	139.95
VAN AUDALL & FARRAR	613113	12/05/25	EQUIPMENT MAINT CONTRACTS	1115-4351501	79.55	139.95
VAN AUDALL & FERRAR FINA	613114	12/05/25	COPIER	1701-4353004	174.30	79.55
VERIZON	613115	12/05/25	CELLULAR PHONE FEES	1701-4344100	83.49	174.30
VERIZON	613116	12/05/25	CELLULAR PHONE FEES	1205-4344100	213.40	83.49
VERIZON	613117	12/05/25	CELLULAR PHONE FEES	1115-4344100	924.10	213.40
VERIZON	613118	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	164.56	924.10
VERIZON	613118	12/05/25	CELLULAR PHONE FEES	1203-4344100	440.42	604.98
VERIZON	613119	12/05/25	CELLULAR PHONE FEES	1201-4344100	129.81	129.81
VERIZON	613120	12/05/25	CELLULAR PHONE FEES	1160-4344100	163.35	163.35
VERIZON	613121	12/05/25	CELLULAR PHONE FEES	2200-4344100	475.22	475.22



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BARNES & THORNBURG	613143	12/05/25	LEGAL FEES	1801-4340000	287.00	
BARNES & THORNBURG	613143	12/05/25	LEGAL FEES	1801-4340000	3,185.00	
VOIGT CREATIONS	613144	12/05/25	OTHER CONT SERVICES	856-4350900	4,500.00	3,472.00
BEC ENTERPRISES LLC	613145	12/05/25	SWEeper FILTERS	2201-4237000 118405	2,352.31	4,500.00
BEC ENTERPRISES LLC	613145	12/05/25	SWEeper FILTERS	2201-4237000 118405	290.86	
BEC ENTERPRISES LLC	613145	12/05/25	REPAIR PARTS	2201-4237000 118557	2,024.60	
BEC ENTERPRISES LLC	613145	12/05/25	VAC TRUCK REPAIRS	2201-4237000 118389	3,084.53	
BEC ENTERPRISES LLC	613145	12/05/25	VAC TRUCK REPAIRS	2201-4351000 118389	591.00	
BEC ENTERPRISES LLC	613145	12/05/25	GLOBAL SWEEPER PARTS	2201-4237000 118507	58.14	
BEC ENTERPRISES LLC	613145	12/05/25	GLOBAL SWEEPER PARTS	2201-4237000 118507	7,537.77	
ANDRIS BERZINS	613146	12/05/25	SISTER CITY CONSULTANT	1203-R4340401 113094	4,500.00	15,939.21
BETH MAIER PHOTOGRAPHY	613147	12/05/25	PHOTOGRAPHY SERVICES	1203-4359003 115415	385.00	4,500.00
BOUND TREE MEDICAL LLC	613148	12/05/25	EMS EQUIP	102-4467006	4,201.12	385.00
BOUND TREE MEDICAL LLC	613148	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	610.14	
BOUND TREE MEDICAL LLC	613148	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	595.83	
BOUND TREE MEDICAL LLC	613148	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	52.50	
C. L. COONROD & COMPANY	613149	12/05/25	ACCOUNTING FEES	1701-4340300	4,362.25	5,459.59
CARMEL TROPHIES PLUS LLC	613150	12/05/25	OTHER MISCELLANEOUS	1401-4239099	60.00	4,362.25
CITY WIDE MAINTENANCE	613151	12/05/25	CLEANING SERVICES	1207-4350600	991.33	60.00
CINTAS CORPORATION #18	613152	12/05/25	UNIFORMS	1207-4356001	35.00	991.33
CINTAS CORPORATION #18	613152	12/05/25	UNIFORMS	1207-4356001	35.00	
CINTAS CORPORATION #18	613152	12/05/25	UNIFORMS	1207-4356001	35.00	
CINTAS CORPORATION #18	613152	12/05/25	LAUNDRY SERVICE	1110-4356501	47.16	
CINTAS CORPORATION #18	613152	12/05/25	LAUNDRY SERVICE	1110-4356501	93.16	
CINTAS CORPORATION #18	613152	12/05/25	LAUNDRY SERVICE	1110-4356501	47.16	
CINTAS CORPORATION #18	613152	12/05/25	LAUNDRY SERVICE	1110-4356501	36.21	
CINTAS CORPORATION #18	613152	12/05/25	LAUNDRY SERVICE	1110-4356501	93.16	
CINTAS CORPORATION #18	613152	12/05/25	LAUNDRY SERVICE	1110-4356501	63.66	
CINTAS CORPORATION #18	613152	12/05/25	LAUNDRY SERVICE	1110-4356501	93.16	
CINTAS CORPORATION #18	613152	12/05/25	LAUNDRY SERVICE	1110-4356501	50.16	
CINTAS CORPORATION #18	613152	12/05/25	BUILDING REPAIRS & MAINT	1115-4350100	126.44	
CINTAS FIRST AID & SAFETY	613153	12/05/25	SAFETY SUPPLIES	1207-4239012	243.40	755.27
CINTAS FIRST AID & SAFETY	613153	12/05/25	OTHER CONT SERVICES	1701-4350900	90.90	
CIVICPLUS LLC	613154	12/05/25	CITY WEB SITE FEES	1203-4359001	160.00	334.30
CLARK DIETZ, INC	613155	12/05/25	PROFESSIONAL SERVICES	2200-R4340100 113050	8,497.75	160.00
CLASSIC CLEANERS INC	613156	12/05/25	DRY CLEANING	1110-4356502	2,082.17	8,497.75
CREW CAR WASH	613157	12/05/25	AUTO REPAIR & MAINTENANCE	1120-4351000	4,100.00	2,082.17
CSU INC	613158	12/05/25	BUILDING REPAIRS & MAINT	1115-4350100	6,250.00	4,100.00
CUMMINS SALES & SERVICE	613159	12/05/25	REPAIR PARTS	1120-4237000	131.33	6,250.00
CUMMINS SALES & SERVICE	613159	12/05/25	AUTO REPAIR & MAINTENANCE	1120-4351000	602.15	
CUMMINS SALES & SERVICE	613159	12/05/25	AUTO REPAIR & MAINTENANCE	1120-4351000	5,122.90	
CUMMINS SALES & SERVICE	613159	12/05/25	AUTO REPAIR & MAINTENANCE	1120-4351000	2,426.79	

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CURRENT PUBLISHING	613160	12/05/25	PUBLICATION OF LEGAL ADS	1702-4345500		18.48	8,283.17
CURRENT PUBLISHING	613160	12/05/25	NOVEMBER DISPLAY ADS	854-5023990	118611	1,215.00	
CURRENT PUBLISHING	613160	12/05/25	NOVEMBER DISPLAY ADS	1203-4345002	118610	20,436.03	
DECORATION OF INDEPENDENC	613161	12/05/25	AUTO REPAIR & MAINTENANCE	1110-4351000		70.00	21,669.51
DLH COUNSELING & CONSULTI	613162	12/05/25	MENTAL HEALTH	1110-R4340703	110418	400.00	70.00
DLH COUNSELING & CONSULTI	613162	12/05/25	MENTAL HEALTH	1110-R4340703	110418	2,400.00	
DON HINDS FORD	613163	12/05/25	REPAIR PARTS	1120-4237000		35.68	2,800.00
DON HINDS FORD	613163	12/05/25	REPAIR PARTS	1120-4237000		-20.00	
DON HINDS FORD	613163	12/05/25	REPAIR PARTS	1120-4237000		364.91	
DON HINDS FORD	613163	12/05/25	AUTO REPAIR & MAINTENANCE	1120-4351000		790.16	
DON HINDS FORD	613163	12/05/25	REPAIR PARTS	1120-4237000		142.33	
DON HINDS FORD	613163	12/05/25	REPAIR PARTS	1110-4237000		206.37	
DON HINDS FORD	613163	12/05/25	REPAIR PARTS	1110-4237000		423.12	
DON HINDS FORD	613163	12/05/25	REPAIR PARTS	1110-4237000		199.54	
DON HINDS FORD	613163	12/05/25	REPAIR PARTS	1110-4237000		670.20	
DUNCO MARKETING EVENTS &	613164	12/05/25	SPONSORSHIP PROCUREMENT	854-5023990	116775	5,000.00	2,812.31
EMBROIDERY PLUS	613165	12/05/25	UNIFORMS	1120-4356001		65.00	5,000.00
ENGINEERING RESOURCES INC	613166	12/05/25	PROJ 240-1 SERVICES	202-R4340100	112574	19,484.00	65.00
ENGLEDOW, INC	613167	12/05/25	INSTALL ANNUAL FLOWERS	2201-4350400	116536	9,630.89	19,484.00
ENGLEDOW, INC	613167	12/05/25	FLOWER INSTALLATION	1206-4350400	114334	4,549.82	
ERIN TOWNSEND	613168	12/05/25	SIDEWALK IMPROVEMENTS	1192-4462200		427.50	14,180.71
FIRE DEPARTMENT TRAINING	613169	12/05/25	EXTERNAL INSTRUCT FEES	1120-4357004		2,495.00	427.50
FUJUN LIU	613170	12/05/25	SIDEWALK IMPROVEMENTS	1192-4462200		528.00	2,495.00
GENUINE PARTS COMPANY-IND	613171	12/05/25	EQUIPMENT REPAIRS & MAINT	1207-4350000		61.89	528.00
SHANNON GERASIMCHIK	613172	12/05/25	ICE CARVING	1203-4359003	118614	1,900.00	61.89
BEN GOEBEL	613173	12/05/25	ICE CARVING	1203-4359003	118615	1,900.00	1,900.00
GRAINGER	613174	12/05/25	REPAIR PARTS	1120-4237000		19.22	1,900.00
HALL SIGNS, INC.	613175	12/05/25		1192-R4350900	R100989	7,390.00	19.22
HANNAH NEWS SERVICE-MIDWE	613176	12/05/25	SUBSCRIPTIONS	1160-4355200		425.00	7,390.00
HARE AUTO GROUP	613177	12/05/25	AUTO REPAIR & MAINTENANCE	1120-4351000		5,070.65	425.00
HENRY SCHEIN INC	613178	12/05/25	EMS EQUIP	102-4467006		2,309.13	5,070.65
HOBBY LOBBY STORES	613179	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		41.94	2,309.13
HOBBY LOBBY STORES	613180	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003		68.91	41.94
HOLLYWOODS BUMP & GRIND	613181	12/05/25	VEHICLE REPAIRS	1110-R4351000	110301	1,108.00	68.91
HOLLYWOODS BUMP & GRIND	613181	12/05/25	AUTO REPAIR & MAINTENANCE	1110-4351000		845.78	
HOLLYWOODS BUMP & GRIND	613181	12/05/25	AUTO REPAIR & MAINTENANCE	1110-4351000		1,392.00	

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HP INC.	613182	12/05/25	HPE ELITE TABLET	2200-4463201	118191	1,595.83	3,345.78
MARK HULETT	613183	12/05/25	INTERNAL INSTRUCT FEES	1120-4357003		625.00	1,595.83
IKIO LED LIGHTING	613184	12/05/25	LIGHTING	1205-4350100	118020	79,230.91	625.00
IKIO LED LIGHTING	613184	12/05/25	STA 42 & 46 UPGRADES	1120-4350100	118022	33,578.41	
IKIO LED LIGHTING	613184	12/05/25	STA 42 & 46 UPGRADES	1120-4350100	118022	25,685.01	
INDIANA LANDMARKS	613185	12/05/25	HISTORIC PRESERVATION COM	1192-4359029		969.01	138,494.33
INDIANA OXYGEN CO	613186	12/05/25	OTHER RENTAL & LEASES	2201-4353099		147.56	969.01
INDIANA OXYGEN CO	613186	12/05/25	OTHER RENTAL & LEASES	2201-4353099		48.36	
INDIANA OXYGEN CO	613186	12/05/25	BOTTLED GAS	1120-4231100		121.70	
INDIANA OXYGEN CO	613186	12/05/25	BOTTLED GAS	1120-4231100		114.68	
INDIANA OXYGEN CO	613186	12/05/25	BOTTLED GAS	1120-4231100		13.08	
SIGNWORKS INC	613187	12/05/25	OTHER CONT SERVICES	1801-4350900		772.00	445.38
INDIE COFFEE ROASTERS	613188	12/05/25	OFFICE SUPPLIES	1180-4230200		64.78	772.00
BEST ONE OF TIPTON	613189	12/05/25	TIRES & TUBES	2201-4232000		470.00	64.78
BEST ONE OF TIPTON	613189	12/05/25	TIRES & TUBES	2201-4232000		160.00	
BEST ONE OF INDY	613190	12/05/25	AUTO REPAIR & MAINTENANCE	1192-4351000		69.99	630.00
INSIGHT PUBLIC SECTOR, IN	613191	12/05/25	BLUE BEAM	2200-4463202	118601	149.61	69.99
INSIGHT PUBLIC SECTOR, IN	613191	12/05/25	MICROSOFT AZURE OVERAGES	1115-4355600	115422	58.52	
INSIGHT PUBLIC SECTOR, IN	613191	12/05/25	ARUBA	1115-4463201	118530	4,517.52	
INSIGHT PUBLIC SECTOR, IN	613191	12/05/25	ENET	1115-4238000	118569	1,075.00	
INSIGHT PUBLIC SECTOR, IN	613191	12/05/25	SUBSCRIPT SOFTWARE>1YR	1115-4355600		12.20	
J & F DISTRIBUTING COMPAN	613192	12/05/25	REPAIR PARTS	1120-4237000		353.26	5,812.85
J & F DISTRIBUTING COMPAN	613192	12/05/25	REPAIR PARTS	1120-4237000		57.70	
J & F DISTRIBUTING COMPAN	613192	12/05/25	REPAIR PARTS	1120-4237000		8.09	
JACOB-DIETZ, INC	613193	12/05/25	BUILDING REPAIRS & MAINT	1120-4350100		110.00	419.05
JAF PROPERTY SERVICES	613194	12/05/25	IMPROVEMENTS	1205-4350100	118587	3,095.00	110.00
JAF PROPERTY SERVICES	613194	12/05/25	RANGELINE LOT CAMERA INST	2201-4350100	118246	3,581.00	
SUB-ZERO ICE SCULPTURES	613195	12/05/25	ICE CARVING	1203-4359003	118612	1,900.00	6,676.00
CALIBER FIBER	613196	12/05/25	BUILDING REPAIRS & MAINT	1115-4350100		1,200.00	1,900.00
JON PRICE	613197	12/05/25	ICE CARVING	1203-4359003	118621	1,900.00	1,200.00
KELSEY JUAN	613198	12/05/25	SIDEWALK IMPROVEMENTS	1192-4462200		1,735.44	1,900.00
KPS COMMERICAL CONSTRUCTI	613199	12/05/25	OTHER CONT SERVICES	2201-4350900		3.74	1,735.44
KEYSTONE COOPERATIVE INC	613200	12/05/25	DIESEL FUEL	1207-4231300		909.57	3.74
KEYSTONE COOPERATIVE INC	613200	12/05/25	GASOLINE	1207-4231400		725.04	
KEYSTONE COOPERATIVE INC	613200	12/05/25	GARAGE & MOTOR SUPPIES	1120-4232100		272.25	
KROGER, GARDIS & REGAS	613201	12/05/25	LEGAL FEES	1401-4340000		1,155.00	1,906.86
MATTHEW W. STODDART	613202	12/05/25	ICE CARVING	1203-4359003	118622	1,500.00	1,155.00

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LIFE-ASSIST INC	613203	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	465.00	1,500.00
LTC LANGUAGE SOLUTION	613204	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	675.00	465.00
LYRA HEALTH INC	613205	12/05/25	WELLNESS PROGRAM	1201-4341980	1,350.00	675.00
M33, LLC	613206	12/05/25	HISTORIC PRESERVATION COM	1192-4359029	10,000.00	1,350.00
MCKESSON MEDICAL-SURGICAL	613207	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	500.07	10,000.00
MCKESSON MEDICAL-SURGICAL	613207	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	214.09	
MEDLINE INDUSTRIES, INC	613208	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	1,159.00	714.16
MEDLINE INDUSTRIES, INC	613208	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	1,085.98	
MENARDS - FISHERS	613209	12/05/25	8527	1120-4237000	45.74	2,244.98
						45.74
MENARDS, INC	613210	12/05/25	21127	2201-4350100	349.99	
MENARDS, INC	613210	12/05/25	21141	2201-4350100	18.98	
MENARDS, INC	613210	12/05/25	21140	2201-4350100	-18.98	
MENARDS, INC	613210	12/05/25	21135	2201-4350100	909.26	
MENARDS, INC	613210	12/05/25	21182	2201-4238900	35.96	
MENARDS, INC	613210	12/05/25	21211	2201-4238900	9.49	
MENARDS, INC	613210	12/05/25	21257	2201-4350100	-2.75	
MENARDS, INC	613210	12/05/25	21263	2201-4237000	29.90	
MENARDS, INC	613210	12/05/25	21256	2201-4350100	-2.75	
MENARDS, INC	613210	12/05/25	21248	2201-4350100	5.50	
MENARDS, INC	613210	12/05/25	21258	2201-4350100	8.25	
MENARDS, INC	613210	12/05/25	21587	2201-4238900	44.27	
MENARDS, INC	613210	12/05/25	21621	2201-4238900	20.50	
MENARDS, INC	613210	12/05/25	21660	2201-4237000	17.94	
MENARDS, INC	613210	12/05/25	21801	2201-4238900	12.75	
MENARDS, INC	613210	12/05/25	21812	2201-4238900	30.93	
MENARDS, INC	613210	12/05/25	21879	2201-4238900	79.96	
MENARDS, INC	613210	12/05/25	21913	2201-4237001	42.92	
MENARDS, INC	613210	12/05/25	21882	2201-4237001	34.13	
MENARDS, INC	613210	12/05/25	21870	2201-4238900	74.95	
MENARDS, INC	613210	12/05/25	22066	2201-4238900	-15.46	
						1,685.74
MENARDS, INC	613211	12/05/25	22784	1115-4239099	11.51	
MENARDS, INC	613211	12/05/25	22135	1115-4230200	4.74	
						16.25
MENARDS, INC	613212	12/05/25	22374	1120-4237000	105.09	
MENARDS, INC	613212	12/05/25	22472	1120-4237000	6.79	
MENARDS, INC	613212	12/05/25	22421	1120-4239099	105.39	
MENARDS, INC	613212	12/05/25	21969	1120-4237000	12.89	
MENARDS, INC	613212	12/05/25	21682	1120-4237000	32.87	
						263.03
MIDWEST PARENTING PUBLICA	613213	12/05/25	PROMOTIONAL PRINTING	1203-4345002	900.00	900.00
MILESTONE CONTRACTORS, L	613214	12/05/25	BITUMINOUS MATERIALS	2201-4236300	34.50	
MILESTONE CONTRACTORS, L	613214	12/05/25	BITUMINOUS MATERIALS	2201-4236300	171.12	
MILESTONE CONTRACTORS, L	613214	12/05/25	BITUMINOUS MATERIALS	2201-4236300	60.03	
MILESTONE CONTRACTORS, L	613214	12/05/25	BITUMINOUS MATERIALS	2201-4236300	115.23	
MILESTONE CONTRACTORS, L	613214	12/05/25	BITUMINOUS MATERIALS	2201-4236300	186.13	
MILESTONE CONTRACTORS, L	613214	12/05/25	BITUMINOUS MATERIALS	2201-4236300	86.94	
MILESTONE CONTRACTORS, L	613214	12/05/25	BITUMINOUS MATERIALS	2201-4236300	346.38	
MILESTONE CONTRACTORS, L	613214	12/05/25	BITUMINOUS MATERIALS	2201-4236300	178.02	



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NAPA AUTO PARTS INC	613215	12/05/25	REPAIR PARTS	2201-4237000	3,358.96	1,178.35
NELSON ALARM COMPANY	613216	12/05/25	OTHER CONT SERVICES	1115-4350900	3,080.00	3,358.96
NORTH MECHANICAL SERVICES	613217	12/05/25	OTHER CONT SERVICES	1208-4350900	7,173.00	3,080.00
NORTHSIDE TRAILER INC.	613218	12/05/25	REPAIR PARTS	2201-4237000	14.05	7,173.00
NORTHSIDE TRAILER INC.	613218	12/05/25	REPAIR PARTS	2201-4237000	16.54	
OBERER'S FLOWERS	613219	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	202.55	30.59
OFFICE DEPOT	613220	12/05/25	OFFICE SUPPLIES	1702-4230200	24.98	202.55
OFFICE DEPOT	613220	12/05/25	OFFICE SUPPLIES	1702-4230200	6.84	
OFFICE DEPOT	613220	12/05/25	OFFICE SUPPLIES	1192-4230200	18.58	
OFFICE DEPOT	613220	12/05/25	OFFICE SUPPLIES	1192-4230200	25.56	
OFFICE DEPOT	613220	12/05/25	OFFICE SUPPLIES	1192-4230200	82.05	
OFFICE DEPOT	613220	12/05/25	OFFICE SUPPLIES	1192-4230200	12.64	
OFFICE DEPOT	613220	12/05/25	OFFICE SUPPLIES	1201-4230200	107.39	
OFFICE DEPOT	613220	12/05/25	OFFICE SUPPLIES	1201-4230200	183.62	
OFFICE DEPOT	613220	12/05/25	OFFICE SUPPLIES	1201-4230200	7.22	
OLD TOWN ON THE MONON	613221	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	620.00	468.88
OTT EQUIPMENT SERVICE INC	613222	12/05/25	OTHER CONT SERVICES	2201-4350900	293.75	620.00
PENN CARE INC.	613223	12/05/25	SPECIAL DEPT SUPPLIES	1120-4239011	150.00	293.75
PENN CARE INC.	613223	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	659.90	
PENN CARE INC.	613223	12/05/25	AUTO REPAIR & MAINTENANCE	1120-4351000	1,750.00	
PENN CARE INC.	613223	12/05/25	EMS EQUIP	102-4467006	2,483.90	
PENSKE TRUCK LEASING CO L	613224	12/05/25	OTHER RENTAL & LEASES	2201-4353099	523.20	5,043.80
PENSKE TRUCK LEASING CO L	613224	12/05/25	OTHER RENTAL & LEASES	2201-4353099	1,546.40	
PENSKE TRUCK LEASING CO L	613224	12/05/25	OTHER RENTAL & LEASES	2201-4353099	1,485.90	
PENSKE TRUCK LEASING CO L	613224	12/05/25	OTHER RENTAL & LEASES	2201-4353099	1,475.60	
PING	613225	12/05/25	GOLF HARDGOODS	1207-4356007	258.41	5,031.10
PIP	613226	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	131.81	258.41
PIP	613226	12/05/25	OTHER CONT SERVICES	922-4350900	72.94	
PROMOTE CARMEL INC	613227	12/05/25	FINAL INSTALLMENT PEONY	1160-4355104 118478	25,000.00	204.75
PROMOTIONS PLUS INC	613228	12/05/25	CLOTHES	2200-4356001 118547	123.00	25,000.00
PROMOTIONS PLUS INC	613228	12/05/25	CLOTHES	2200-4356001 118547	390.00	
PROMOTIONS PLUS INC	613228	12/05/25	OTHER MISC.	1201-4356001 118548	394.00	
PROMOTIONS PLUS INC	613228	12/05/25	CLOTHES	2200-4356001 118547	410.00	
PROMOTIONS PLUS INC	613228	12/05/25	CLOTHES	2200-4356001 118547	10.73	
PROMOTIONS PLUS INC	613228	12/05/25	SAFETY ACCESSORIES	1192-4356003	186.00	
QUARLES & BRADY LLP	613229	12/05/25	LEGAL FEES	1180-4340000	575.00	1,513.73
QUARLES & BRADY LLP	613229	12/05/25	LEGAL FEES	1180-4340000	716.50	
QUARLES & BRADY LLP	613229	12/05/25	LEGAL FEES	1180-4340000	147.00	
QUARLES & BRADY LLP	613229	12/05/25	LEGAL FEES	1180-4340000	367.50	
QUARLES & BRADY LLP	613229	12/05/25	LEGAL FEES	1180-4340000	3,126.50	
R E I REAL ESTATE SERVICE	613230	12/05/25	OTHER CONT SERVICES	1208-4350900	13,423.84	4,932.50
R E I REAL ESTATE SERVICE	613230	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	582.00	

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R.D. FILIP, INC	613231	12/05/25	OTHER MAINT SUPPLIES	1120-4238900	51.13	14,005.84
R.D. FILIP, INC	613231	12/05/25	OTHER MAINT SUPPLIES	1120-4238900	926.72	
R.D. FILIP, INC	613231	12/05/25	OTHER MAINT SUPPLIES	1205-4238900	419.48	
RED STITCH CREATIVE LLC	613232	12/05/25	UNIFORMS	1120-4356001	398.00	1,397.33
REDLEE/SCS INC	613233	12/05/25	CIVIC SQ GARAGE MAINT	1206-4350100	3,594.48	398.00
REDLEE/SCS INC	613233	12/05/25	SOPHIA SQ RESTROOMS JANT	1206-4350100	1,500.00	5,094.48
REYNOLDS FARM EQUIPMENT	613234	12/05/25	OTHER CONT SERVICES	1120-4350900	35.00	35.00
SAFETY SYSTEMS	613235	12/05/25	NEW VEHICLE EQUIPMENT	1110-R4467099	1,178.01	1,291.51
SAFETY SYSTEMS	613235	12/05/25	NEW VEHICLE EQUIPMENT	1110-R4467099	113.50	
SCAT PEST CONTROL INC.	613236	12/05/25	OTHER CONT SERVICES	1120-4350900	205.00	1,610.00
SCAT PEST CONTROL INC.	613236	12/05/25	OTHER CONT SERVICES	1120-4350900	190.00	
SCAT PEST CONTROL INC.	613236	12/05/25	OTHER CONT SERVICES	1120-4350900	255.00	
SCAT PEST CONTROL INC.	613236	12/05/25	OTHER CONT SERVICES	1120-4350900	180.00	
SCAT PEST CONTROL INC.	613236	12/05/25	OTHER CONT SERVICES	1120-4350900	230.00	
SCAT PEST CONTROL INC.	613236	12/05/25	OTHER CONT SERVICES	1120-4350900	230.00	
SCAT PEST CONTROL INC.	613236	12/05/25	OTHER CONT SERVICES	2201-4350900	175.00	
SCAT PEST CONTROL INC.	613236	12/05/25	OTHER CONT SERVICES	2201-4350900	145.00	
SEAGRAVE FIRE APPARATUS L	613237	12/05/25	REPAIR PARTS	1120-4237000	2,895.65	2,895.65
SEXSON MECHANICAL CORP	613238	12/05/25	BUILDING REPAIRS & MAINT	1206-4350100	1,748.88	45,383.82
SEXSON MECHANICAL CORP	613238	12/05/25	OTHER CONT SERVICES	1208-4350900	43,634.94	
ROBERT L SMITH PHD	613239	12/05/25	MENTAL HEALTH COUNSELING	1120-4340703	160.00	160.00
STANTEC CONSULTING SERVIC	613240	12/05/25	LANDSCAPING	1192-R4350400	1,093.75	1,093.75
STAPLES BUSINESS ADVANTAG	613241	12/05/25	OFFICE SUPPLIES	1701-4230200	15.89	863.34
STAPLES BUSINESS ADVANTAG	613241	12/05/25	OFFICE SUPPLIES	1701-4230200	312.80	
STAPLES BUSINESS ADVANTAG	613241	12/05/25	OFFICE SUPPLIES	1701-4230200	150.57	
STAPLES BUSINESS ADVANTAG	613241	12/05/25	OFFICE SUPPLIES	1701-4230200	42.95	
STAPLES BUSINESS ADVANTAG	613241	12/05/25	OFFICE SUPPLIES	1701-4230200	246.94	
STAPLES BUSINESS ADVANTAG	613241	12/05/25	OFFICE SUPPLIES	1702-4230200	42.41	
STAPLES BUSINESS ADVANTAG	613241	12/05/25	OFFICE SUPPLIES	1702-4230200	51.78	
STOOPS FREIGHTLINER	613242	12/05/25	SALT TRUCK PARTS	2201-4237000	1,374.34	1,374.34
STREAMLINE PUBLISHING, IN	613243	12/05/25	PLEIN AIR ADVERTISING	1203-4359003	2,295.00	2,295.00
SUNBELT RENTALS	613244	12/05/25	BOTTLED GAS	2201-4231100	49.13	4,628.59
SUNBELT RENTALS	613244	12/05/25	OTHER RENTAL & LEASES	2201-4353099	932.00	
SUNBELT RENTALS	613244	12/05/25	OTHER RENTAL & LEASES	2201-4353099	2,665.50	
SUNBELT RENTALS	613244	12/05/25	OTHER RENTAL & LEASES	2201-4353099	155.54	
SUNBELT RENTALS	613244	12/05/25	BOTTLED GAS	2201-4231100	119.97	
SUNBELT RENTALS	613244	12/05/25	OTHER RENTAL & LEASES	2201-4353099	706.45	
SUNBELT RENTALS, INC.	613245	12/05/25	OTHER RENTAL & LEASES	1120-4353099	272.12	371.61
SUNBELT RENTALS, INC.	613245	12/05/25	OTHER RENTAL & LEASES	1120-4353099	74.87	
SUNBELT RENTALS, INC.	613245	12/05/25	OTHER RENTAL & LEASES	1120-4353099	24.62	
ZELMA S TAYLOR	613246	12/05/25	HISTORIC PRESERVATION COM	1192-4359029	2,500.00	2,500.00

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TELEFLEX LLC	613247	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	1,100.00	
TELEFLEX LLC	613247	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	1,100.00	
THE PABULUM GROUP LLC	613248	12/05/25	CONSULTING FEES	1201-4340400	2,400.00	2,200.00
THOMSON REUTERS-WEST	613249	12/05/25	LIBRARY REF MATERIALS	506-4469000	1,103.00	2,400.00
TRUCK SERVICE INC	613250	12/05/25	AUTO REPAIR & MAINTENANCE	1120-4351000	5,112.49	1,103.00
TRUCK SERVICE INC	613250	12/05/25	AUTO REPAIR & MAINTENANCE	1120-4351000	1,915.52	
TRUCK SERVICE INC	613250	12/05/25	AUTO REPAIR & MAINTENANCE	1120-4351000	1,822.46	
TURBO IMAGES	613251	12/05/25	VINYL WRAPS	1110-4467099	26,168.10	8,850.47
TURBO IMAGES	613251	12/05/25	REMOVE AND INSTALL DECALS	1110-4351000	118383 118414 725.00	
VASEY COMMERICAL HEATING	613252	12/05/25	INTERNAL MATERIALS	1207-4345001	683.46	26,893.10
PERSONIFY HEALTH	613253	12/05/25	WELLNESS PROGRAM	1201-4341980	3,938.36	683.46
PERSONIFY HEALTH	613253	12/05/25	WELLNESS PROGRAM	1201-4341980	5,395.00	
W A JONES TRUCK BODIES &	613254	12/05/25	WING PUSHBARS	2201-4237000	118216 1,058.86	9,333.36
WAGLER METAL SALES	613255	12/05/25	BUILDING MATERIAL	2201-4235000	967.68	1,058.86
WAYPOINT STRATEGIES	613256	12/05/25	ENERGY CENTER ASSESSMENT	1701-4350900	7,567.76	967.68
WAYPOINT STRATEGIES	613256	12/05/25	ASSESS CITY BUILDINGS	1701-4340400	118399 118021 15,833.33	
WEBB EFFECTS LLC	613257	12/05/25	UPDATE GRAPHICS-M341	1120-4351000	118390 5,000.00	23,401.09
WHITE'S ACE HARDWARE	613258	12/05/25	STORM SEWER MAINT SUPPLS	2201-4237001	97.68	5,000.00
WHITE'S ACE HARDWARE	613258	12/05/25	REPAIR PARTS	2201-4237000	129.91	
WHITE'S ACE HARDWARE	613258	12/05/25	OTHER MAINT SUPPLIES	2201-4238900	2,693.57	
WHITE'S ACE HARDWARE	613259	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	80.97	2,921.16
WHITE'S ACE HARDWARE	613260	12/05/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	21.58	80.97
AARON WILLIAM WHITTEN	613261	12/05/25	ICE CARVING	1203-4359003	118617 1,900.00	21.58
WORLD CLASS ICE SCULPTURE	613262	12/05/25	ICE CARVING	1203-4359003	118616 1,900.00	1,900.00
ZAYO GROUP LLC	613263	12/05/25	INTERNET LINE CHARGES	1115-4344200	2,328.10	1,900.00
ZOLL MEDICAL CORP	613264	12/05/25	SPECIAL DEPT SUPPLIES	102-4239011	123.00	2,328.10
AADVANCED LIMOUSINES	613265	12/08/25	HOLIDAY TROLLEY	854-5023990	118642 1,100.00	123.00
AARON COSTIC	613266	12/08/25	ICE CARVING	1203-4359003	118618 1,900.00	1,100.00
ACTION PEST CONTROL, INC	613267	12/08/25	OTHER EXPENSES	601-5023990	133.00	1,900.00
AL WARREN OIL CO INC	613268	12/08/25	DIESEL FUEL	2201-4231300	1,067.63	133.00
AL WARREN OIL CO INC	613268	12/08/25	GASOLINE	2201-4231400	1,040.49	
AL WARREN OIL CO INC	613268	12/08/25	DIESEL FUEL	2201-4231300	795.19	
AL WARREN OIL CO INC	613268	12/08/25	DIESEL FUEL	2201-4231300	1,133.14	
AL WARREN OIL CO INC	613268	12/08/25	GASOLINE	2201-4231400	1,236.50	
AL WARREN OIL CO INC	613268	12/08/25	GASOLINE	2201-4231400	3,565.86	
TEKSYSTEMS INC	613269	12/08/25	STAFFING SUPPORT	1115-4340400	118248 1,080.00	8,838.81

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ALPHAGRAPHS	613270	12/08/25	FESTIVAL/COMMUNITY EVENTS	1203-4359003	377.49	1,080.00
ALPHAGRAPHS	613270	12/08/25	OTHER CONT SERVICES	922-4350900	168.79	
ALPHAGRAPHS	613270	12/08/25	ICE SKATING WAITERS	922-4350900	1,233.35	
AMAZON CAPITAL SERVICES	613271	12/08/25	MAC NOVEMBER INVOICES	1203-4230200	125.38	1,779.63
AMAZON CAPITAL SERVICES	613271	12/08/25	MAC NOVEMBER INVOICES	1203-4359003	1,365.38	
AMAZON CAPITAL SERVICES	613271	12/08/25	CELLULAR PHONE FEES	2200-4344100	92.82	
AMAZON CAPITAL SERVICES	613271	12/08/25	OFFICE SUPPLIES	2200-4230200	268.65	1,779.63
AMAZON CAPITAL SERVICES	613271	12/08/25	OTHER MISCELLANEOUS	2200-4239099	218.22	
AMAZON CAPITAL SERVICES	613271	12/08/25	HARDWARE	2200-4463201	116.98	
AMAZON CAPITAL SERVICES	613271	12/08/25	OTHER EQUIPMENT	2200-4467099	269.32	1,779.63
AMAZON CAPITAL SERVICES	613271	12/08/25	MAC NOVEMBER INVOICES	1203-4463201	549.98	
AMAZON CAPITAL SERVICES	613271	12/08/25	OTHER CONT SERVICES	922-4350900	511.59	
AMAZON CAPITAL SERVICES	613271	12/08/25	OTHER EXPENSES	601-5023990	15.98	1,779.63
AMAZON CAPITAL SERVICES	613271	12/08/25	OTHER EXPENSES	651-5023990	15.98	
AMAZON CAPITAL SERVICES	613271	12/08/25	OTHER EXPENSES	601-5023990	715.05	
AMAZON CAPITAL SERVICES	613271	12/08/25	OFFICE SUPPLIES	1701-4230200	206.71	4,472.04
APEX ENGINEERING PRODUCTS	613272	12/08/25	OTHER EXPENSES	651-5023990	9,553.21	
AUTOZONE INC	613273	12/08/25	OTHER EXPENSES	601-5023990	89.07	
AUTOZONE INC	613273	12/08/25	OTHER EXPENSES	601-5023990	94.23	9,553.21
AUTOZONE INC	613273	12/08/25	OTHER EXPENSES	601-5023990	126.00	
AUTOZONE INC	613273	12/08/25	OTHER EXPENSES	601-5023990	12.35	
AUTOZONE INC	613273	12/08/25	OTHER EXPENSES	601-5023990	71.05	392.70
BAKER TILLY ADVISORY GROU	613274	12/08/25	ACCOUNTING FEES	1801-4340300	26,400.00	
BAKER TILLY ADVISORY GROU	613274	12/08/25	ACCOUNTING FEES	1801-4340300	12,927.35	
BAKER TILLY ADVISORY GROU	613274	12/08/25	ACCOUNTING FEES	1801-4340300	8,146.25	47,473.60
JAMES BARLOW	613275	12/08/25	CONSULTING FEES	1150-4340400	250.00	
BEAVER RESEARCH COMPANY	613276	12/08/25	OTHER EXPENSES	601-5023990	591.86	
BEC ENTERPRISES LLC	613277	12/08/25	REPAIR PARTS	2201-4237000	94.13	591.86
BEC ENTERPRISES LLC	613277	12/08/25	REPAIR PARTS	2201-4237000	253.81	
BEC ENTERPRISES LLC	613277	12/08/25	REPAIR PARTS	2201-4237000	129.96	
BEC ENTERPRISES LLC	613277	12/08/25	REPAIR AND MAINTENANCE	922-4350900	244.00	1,510.10
BEC ENTERPRISES LLC	613277	12/08/25	REPAIR AND MAINTENANCE	922-4350900	788.20	
PRO TEAM WELLNESS	613278	12/08/25	MENTAL HEALTH COUNSELING	1110-4340703	1,050.00	
BRENNTAG MID SOUTH INC	613279	12/08/25	OTHER EXPENSES	601-5023990	3,194.00	1,050.00
BRENNTAG MID SOUTH INC	613279	12/08/25	OTHER EXPENSES	601-5023990	538.53	
BRENNTAG MID SOUTH INC	613279	12/08/25	OTHER EXPENSES	601-5023990	1,077.06	
BRENNTAG MID SOUTH INC	613279	12/08/25	OTHER EXPENSES	601-5023990	269.27	5,078.86
BRINKMAN PRESS, INC	613280	12/08/25	STATIONARY & PRNTD MATERL	1160-4230100	75.00	
BRINKMAN PRESS, INC	613280	12/08/25	STATIONARY & PRNTD MATERL	1160-4230100	95.00	
BUCKEYE POWER SALES	613281	12/08/25	OTHER EXPENSES	651-5023990	1,735.46	1,735.46
TIMOTHY STOKES CALLOWAY	613282	12/08/25	ICE CARVING	1203-4359003	600.00	
CANDICE J ROGERS	613283	12/08/25	HISTORIC PRESERVATION COM	1192-4359029	1,500.00	
CARMEL CHRISTKINDLMARKT,	613284	12/08/25	EMPLOYEE EVENTS	1401-4355105	23,984.00	1,500.00

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CARMEL CLAY HISTORICAL SO	613285	12/08/25	ARCHIVING SERVICES	1203-4359000 118627	2,330.00	23,984.00
CENTER FOR THE PERFORMING	613286	12/08/25	OTHER CONT SERVICES	1208-4350900	136,251.63	2,330.00
CINTAS CORPORATION #18	613287	12/08/25	LAUNDRY SERVICE	2201-4356501	190.24	136,251.63
CINTAS CORPORATION #18	613287	12/08/25	LAUNDRY SERVICE	2201-4356501	216.09	
CINTAS CORPORATION #18	613287	12/08/25	LAUNDRY SERVICE	2201-4356501	190.24	
CINTAS CORPORATION #18	613287	12/08/25	LAUNDRY SERVICE	2201-4356501	220.69	
CINTAS CORPORATION #18	613287	12/08/25	BUILDING REPAIRS & MAINT	1206-4350100	95.08	
CINTAS CORPORATION #18	613287	12/08/25	BUILDING REPAIRS & MAINT	1206-4350100	95.08	
CINTAS UNIFORMS	613288	12/08/25	OTHER CONT SERVICES	2201-4350900	95.76	1,007.42
CINTAS UNIFORMS	613288	12/08/25	OTHER CONT SERVICES	2201-4350900	150.48	
CINTAS UNIFORMS	613288	12/08/25	OTHER CONT SERVICES	2201-4350900	351.00	
CINTAS UNIFORMS	613288	12/08/25	OTHER CONT SERVICES	2201-4350900	117.00	
CINTAS UNIFORMS	613288	12/08/25	OTHER CONT SERVICES	2201-4350900	198.62	
CINTAS UNIFORMS	613288	12/08/25	OTHER EXPENSES	651-5023990	347.47	1,260.33
CORE & MAIN	613289	12/08/25	OTHER EXPENSES	601-5023990	239.64	
CORE & MAIN	613289	12/08/25	OTHER EXPENSES	601-5023990	375.00	
CORE & MAIN	613289	12/08/25	OTHER EXPENSES	601-5023990	2,700.00	
CORE & MAIN	613289	12/08/25	OTHER EXPENSES	601-5023990	4,350.00	
CORE & MAIN	613289	12/08/25	OTHER EXPENSES	601-5023990	378.84	8,043.48
ZACHARY CROSSMAN	613290	12/08/25	ICE CARVING	1203-4359003 118619	1,900.00	1,900.00
CROSSROAD ENGINEERS, PC	613291	12/08/25	CONSULTING FEES	1115-4340400	1,693.80	1,693.80
CULTIVATE GEOSPATIAL SOLU	613292	12/08/25	VEHICLE MAINT SOFTWARE	1115-4340402 118157	8,250.00	8,250.00
CUMMINS SALES & SERVICE	613293	12/08/25	EQUIPMENT MAINT CONTRACTS	1110-4351501	.01	
CUMMINS SALES & SERVICE	613293	12/08/25	GENERATOR MAINTENANCE	1110-4351501 116591	584.70	584.71
ECKART SUPPLY	613294	12/08/25	OTHER EXPENSES	601-5023990	364.84	364.84
ELISABETH HENN-CARLSON CO	613295	12/08/25	MENTAL HEALTH COUNSELING	1110-4340703	100.00	100.00
ENSON MART	613296	12/08/25	MOON CAKES	854-5023990 118606	3,000.00	3,000.00
ESC PARTNERS	613297	12/08/25	OTHER EXPENSES	601-5023990	8,416.44	
ESC PARTNERS	613297	12/08/25	OTHER EXPENSES	651-5023990	8,416.44	
ESC PARTNERS	613297	12/08/25	OTHER EXPENSES	601-5023990	545.00	
ESC PARTNERS	613297	12/08/25	OTHER EXPENSES	651-5023990	545.00	17,922.88
ENVIRONMENTAL LABORATORIE	613298	12/08/25	OTHER EXPENSES	601-5023990	38.72	38.72
FAEGRE DRINKER BIDDLE & R	613299	12/08/25	LEGAL FEES	1501-4340000	22,825.00	
FAEGRE DRINKER BIDDLE & R	613299	12/08/25	LEGAL FEES	1501-4340000	2,812.50	
FAEGRE DRINKER BIDDLE & R	613299	12/08/25	LEGAL FEES	1180-4340000	88,593.10	
FAEGRE DRINKER BIDDLE & R	613299	12/08/25	LEGAL FEES	1180-4340000	67,881.05	
FAEGRE DRINKER BIDDLE & R	613299	12/08/25	LEGAL FEES	1180-4340000	13,480.65	
FAEGRE DRINKER BIDDLE & R	613299	12/08/25	LEGAL FEES	1180-4340000	20,000.00	
FAEGRE DRINKER BIDDLE & R	613299	12/08/25	LEGAL FEES	1501-R4340000 113070	27,175.00	242,767.30
FASTENAL COMPANY	613300	12/08/25	OTHER EXPENSES	601-5023990	338.00	338.00
STANDARD EQUIPMENT	613301	12/08/25	OTHER EXPENSES	651-5023990	375.78	

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FIREWIRE LEDS	613302	12/08/25	REPAIR PARTS	2201-4237000	673.19	375.78
GRAINGER	613303	12/08/25	OTHER EXPENSES	651-5023990	147.09	673.19
GRAINGER	613304	12/08/25	SMALL TOOLS & MINOR EQUIP	1115-4238000	237.00	147.09
GRAINGER	613304	12/08/25	SMALL TOOLS & MINOR EQUIP	1115-4238000	4,735.70	4,972.70
GRAINGER INC	613305	12/08/25	SMALL TOOLS	1115-4238000	118667	3,381.25
GRAINGER INC	613305	12/08/25	SMALL TOOLS	1115-4238000	118667	-28.95
GRAINGER INC	613305	12/08/25	SMALL TOOLS	1115-4238000	118667	1,399.71
HACH COMPANY	613306	12/08/25	OTHER EXPENSES	601-5023990	5,829.85	4,752.01
HACH COMPANY	613306	12/08/25	OTHER EXPENSES	651-5023990	5,194.50	11,024.35
HALL SIGNS, INC.	613307	12/08/25	25-05 SCHOOL ZONE SIGNS	202-4350900	118318	4,049.85
HAPPY VALLEY SAND & GRAVE	613308	12/08/25	OTHER EXPENSES	601-5023990	1,508.92	4,049.85
HAPPY VALLEY SAND & GRAVE	613308	12/08/25	OTHER EXPENSES	601-5023990	1,743.38	
HAPPY VALLEY SAND & GRAVE	613308	12/08/25	OTHER EXPENSES	601-5023990	457.74	3,710.04
HERITAGE CRYSTAL CLEAN, L	613309	12/08/25	OTHER EXPENSES	651-5023990	131.85	131.85
JUMP FOR JOY	613310	12/08/25	SANTA TOURS	1203-4359003	118647	8,500.00
HORACE BROUGHTON	613311	12/08/25	EVENT PHOTOGRAPHY	1203-4359003	118680	8,500.00
I U P P S	613312	12/08/25	OTHER CONT SERVICES	2201-4350900	694.45	2,420.00
I U P P S	613312	12/08/25	OTHER CONT SERVICES	2201-4350900	766.65	1,461.10
IMAVEX	613313	12/08/25	OTHER EXPENSES	601-5023990	83.45	
IMAVEX	613313	12/08/25	OTHER EXPENSES	651-5023990	83.45	166.90
IN SCHOOL RESOURCE OFFICE	613314	12/08/25	SPONSORSHIP	1160-4355104	118671	1,000.00
INDIANA RECLAMATION & EXC	613315	12/08/25	OTHER EXPENSES	601-5023990	5,338.72	1,000.00
INDIANA RECLAMATION & EXC	613315	12/08/25	OTHER EXPENSES	601-5023990	2,534.60	
INDIANA RECLAMATION & EXC	613315	12/08/25	OTHER EXPENSES	601-5023990	2,300.30	
INDIANA RECLAMATION & EXC	613315	12/08/25	OTHER EXPENSES	601-5023990	2,121.55	
INDIANA RECLAMATION & EXC	613315	12/08/25	OTHER EXPENSES	601-5023990	2,029.70	14,324.87
INDIANA STATE FESTIVALS A	613316	12/08/25	2026 FESTIVAL GUIDE	1203-4345002	118646	1,450.00
INDIANAPOLIS METRO PLANNI	613317	12/08/25	2026 LOCAL MATCH DUES	2200-4355300	118668	48,534.13
INSIGHT PUBLIC SECTOR, IN	613318	12/08/25	LED MONITORS	1115-4463201	118670	354.58
INSIGHT PUBLIC SECTOR, IN	613318	12/08/25	LED MONITOR	1115-4350000	118640	2,594.92
INSIGHT PUBLIC SECTOR, IN	613318	12/08/25	CISCO DUO SUBSCRIPTION	1115-4355600	118273	7,290.00
INSIGHT PUBLIC SECTOR, IN	613318	12/08/25	OTHER EXPENSES	652-5023990		14,846.61
INSIGHT PUBLIC SECTOR, IN	613318	12/08/25	ARUBA SUBSCRIPTION	1115-4351501	118645	3,525.00
J D H CONTRACTING INC	613319	12/08/25	BUILDING REPAIRS & MAINT	1115-4350100		28,611.11
JAF PROPERTY SERVICES INC	613320	12/08/25	BUILDING REPAIRS & MAINT	1110-4350100		2,250.00
JOSEPH AUTRY	613321	12/08/25	ICE CARVING	1203-4359003	118620	615.00
JULIA YASHCHENKO	613322	12/08/25	ICE CARVING	1203-4359003	118624	1,900.00
					600.00	

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KMG SUPPLY	613323	12/08/25	OTHER EXPENSES	651-5023990	306.00	600.00
KIMBALL-MIDWEST	613324	12/08/25	OTHER EXPENSES	601-5023990	206.00	306.00
KIMBALL-MIDWEST	613324	12/08/25	OTHER EXPENSES	601-5023990	220.00	
PAXTON KLITZCH	613325	12/08/25	OTHER EXPENSES	854-5023990	347.50	426.00
LANDON AMBROSIA ROBINSON	613326	12/08/25	OTHER EXPENSES	854-5023990	372.50	347.50
LAURA CAMPBELL	613327	12/08/25	CONSULTING FEES	1150-4340400	125.00	372.50
MICHAEL D. STODDART	613328	12/08/25	ICE CARVING	1203-4359003 118623	600.00	125.00
LEXINGTON ICE SCULPTURES	613329	12/08/25	ICE FESTIVAL	1203-4359003 118685	8,700.00	600.00
LEXINGTON ICE SCULPTURES	613330	12/08/25	ICE FESTIVAL	1203-4359003 118685	8,700.00	8,700.00
MACALLISTER MACHINERY CO	613331	12/08/25	OTHER CONT SERVICES	1208-4350900	539.00	8,700.00
MACALLISTER MACHINERY CO	613331	12/08/25	OTHER CONT SERVICES	2201-4350900	2,119.73	
MACALLISTER MACHINERY CO	613331	12/08/25	STORM SEWER MAINT SUPPLS	2201-4237001	2,380.16	
MENARDS, INC	613332	12/08/25	22383	601-5023990	110.28	5,038.89
MENARDS, INC	613333	12/08/25	22150	601-5023990	142.23	110.28
MICRO AIR INC	613334	12/08/25	OTHER EXPENSES	601-5023990	500.00	142.23
MICRO AIR INC	613334	12/08/25	OTHER EXPENSES	601-5023990	40.00	
MICRO AIR INC	613334	12/08/25	OTHER EXPENSES	601-5023990	40.00	
MICRO AIR INC	613334	12/08/25	OTHER EXPENSES	601-5023990	300.00	880.00
MORTON SALT	613335	12/08/25	OTHER EXPENSES	601-5023990	2,855.16	
MORTON SALT	613335	12/08/25	OTHER EXPENSES	601-5023990	2,888.02	
MORTON SALT	613335	12/08/25	OTHER EXPENSES	601-5023990	2,912.95	
MORTON SALT	613335	12/08/25	OTHER EXPENSES	601-5023990	2,933.34	
MORTON SALT	613335	12/08/25	OTHER EXPENSES	601-5023990	2,956.00	
MORTON SALT	613335	12/08/25	OTHER EXPENSES	601-5023990	2,763.39	17,308.86
NAPA AUTO PARTS INC	613336	12/08/25	REPAIR PARTS	1110-4237000	103.80	
NAPA AUTO PARTS INC	613336	12/08/25	REPAIR PARTS	1110-4237000	123.72	
NAPA AUTO PARTS INC	613336	12/08/25	REPAIR PARTS	1110-4237000	194.17	421.69
YARD & COMPANY	613337	12/08/25	CONSULTING SERVICES	1192-R4340400 108164	3,444.79	
YARD & COMPANY	613337	12/08/25	HOME PLACE PLAN PROJECT	1192-4340400 114304	831.25	
YARD & COMPANY	613337	12/08/25	HOME PLACE PLAN PROJECT	1192-4340400 114304	119.46	4,395.50
NELSON & CO LLC	613338	12/08/25	UNIFORM ACCESSORIES	1110-4356002	6.19	
NELSON & CO LLC	613338	12/08/25	UNIFORM ACCESSORIES	1110-4356002	6.19	
NELSON & CO LLC	613338	12/08/25	UNIFORM ACCESSORIES	1110-4356002	6.19	
NELSON & CO LLC	613338	12/08/25	UNIFORMS	1110-4356001	116.94	
NELSON & CO LLC	613338	12/08/25	UNIFORM ACCESSORIES	1110-4356002	6.19	
NELSON & CO LLC	613338	12/08/25	UNIFORM ACCESSORIES	1110-4356002	6.19	147.89
NURTURE NOW INITIATIVE IN	613339	12/08/25	CARMEL FUND	1160-4355104	500.00	500.00
OBERER'S FLOWERS	613340	12/08/25	PROMOTIONAL FUNDS	1160-4355100	42.90	
OBERER'S FLOWERS	613340	12/08/25	PROMOTIONAL FUNDS	1160-4355100	70.85	
OBERER'S FLOWERS	613340	12/08/25	PROMOTIONAL FUNDS	1160-4355100	60.90	

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OBERER'S FLOWERS	613340	12/08/25	PROMOTIONAL FUNDS	1160-4355100	60.90	
OBERER'S FLOWERS	613340	12/08/25	PROMOTIONAL FUNDS	1160-4355100	80.90	
						316.45
OFFICE DEPOT	613341	12/08/25	OTHER MISCELLANEOUS	1110-4239099	226.76	
OFFICE DEPOT	613341	12/08/25	OTHER MISCELLANEOUS	1110-4239099	86.90	
OFFICE DEPOT	613341	12/08/25	OTHER MISCELLANEOUS	1110-4239099	81.38	
						395.04
OFFICE H2O LLC	613342	12/08/25	OTHER MISCELLANEOUS	2200-4239099	55.00	
						55.00
ON SITE SUPPLY	613343	12/08/25	OTHER EXPENSES	601-5023990	154.00	
						154.00
ONEZONE	613344	12/08/25	STATE OF CITY	1203-4359003 118681	5,000.00	
						5,000.00
PEARSON FORD, INC	613345	12/08/25	OTHER EXPENSES	601-5023990	119.87	
						119.87
PETSUITES FISHERS	613346	12/08/25	ANIMAL SERVICES	1110-4357600	43.20	
PETSUITES FISHERS	613346	12/08/25	ANIMAL SERVICES	1110-4357600	177.60	
						220.80
PLYMATE	613347	12/08/25	OTHER EXPENSES	601-5023990	404.26	
PLYMATE	613347	12/08/25	OTHER EXPENSES	601-5023990	281.31	
PLYMATE	613347	12/08/25	OTHER EXPENSES	651-5023990	139.23	
PLYMATE	613347	12/08/25	CLEANING SERVICES	1205-4350600	265.00	
PLYMATE	613347	12/08/25	CLEANING SERVICES	1205-4350600	35.15	
						1,124.95
POMP'S TIRE	613348	12/08/25	OTHER EXPENSES	601-5023990	127.00	
POMP'S TIRE	613348	12/08/25	OTHER EXPENSES	601-5023990	656.28	
POMP'S TIRE	613348	12/08/25	OTHER EXPENSES	601-5023990	656.28	
						1,439.56
POMP'S TIRE INDIANAPOLIS	613349	12/08/25	TIRES & TUBES	2201-4232000	656.28	
						656.28
ALAN POTASNIK	613350	12/08/25	CONSULTING FEES	1150-4340400	250.00	
						250.00
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHING ALLOWANCE	1110-4125000	122.00	
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHING ALLOWANCE	1110-4125000	132.00	
PROMOTIONS PLUS INC	613351	12/08/25	OTHER EXPENSES	601-5023990	62.00	
PROMOTIONS PLUS INC	613351	12/08/25	OTHER EXPENSES	601-5023990	280.00	
PROMOTIONS PLUS INC	613351	12/08/25	OTHER EXPENSES	601-5023990	189.00	
PROMOTIONS PLUS INC	613351	12/08/25	OTHER EXPENSES	601-5023990	88.00	
PROMOTIONS PLUS INC	613351	12/08/25	OTHER EXPENSES	601-5023990	66.95	
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHING ALLOWANCE	1110-4125000	480.00	
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHING ALLOWANCE	1110-4125000 118528	183.00	
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHING ALLOWANCE	1110-4125000 118528	200.00	
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHING ALLOWANCE	1110-4125000 118528	162.00	
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHING ALLOWANCE	1110-4125000 118528	539.00	
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHING ALLOWANCE	1110-4125000 118528	200.00	
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHING ALLOWANCE	1110-4125000 118528	74.00	
PROMOTIONS PLUS INC	613351	12/08/25	SAFETY ACCESSORIES	1192-4356003	300.00	
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHING ALLOWANCE	1110-4125000 118528	195.00	
PROMOTIONS PLUS INC	613351	12/08/25	CLOTHES	2200-4356001 118547	353.00	
						3,625.95
PROTEUS DISCOVERY GROUP L	613352	12/08/25	OTHER MISCELLANEOUS	1160-4239099	12.00	
						12.00
R E I REAL ESTATE SERVICE	613353	12/08/25	OTHER CONT SERVICES	1208-4350900	904.47	
R E I REAL ESTATE SERVICE	613353	12/08/25	OTHER CONT SERVICES	1208-4350900	18,062.98	
						18,967.45
REANNA MIDDLETON	613354	12/08/25	ICE CARVING	1203-4359003 118625	600.00	
						600.00
RTC MANUFACTURING INC	613355	12/08/25	OTHER CONT SERVICES	202-4350900	3,250.00	



SUNGARD PENTAMATION, INC.  
DATE: 12/09/2025  
TIME: 08:28:15

CITY OF CARMEL  
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 26  
acctpayslrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
RYAN FIREPROTECTION INC	613356	12/08/25	BUILDING REPAIRS	1205-4350100	118594	4,122.00	3,250.00
SEEPEX INC	613357	12/08/25	OTHER EXPENSES	651-5023990		2,143.91	4,122.00
SEXSON MECHANICAL CORP	613358	12/08/25	OTHER CONT SERVICES	1208-4350900		19,379.96	2,143.91
SEXSON MECHANICAL CORP	613358	12/08/25	OTHER CONT SERVICES	1208-4350900		12,116.93	
SEXSON MECHANICAL CORP	613358	12/08/25	OTHER CONT SERVICES	1208-4350900		20,458.49	
SEXSON MECHANICAL CORP	613358	12/08/25	BUILDING REPAIRS & MAINT	1205-4350100		569.65	52,525.03
SHERWIN WILLIAMS INC	613359	12/08/25	OTHER MAINT SUPPLIES	2201-4238900		4,784.74	4,784.74
STAPLES BUSINESS ADVANTAG	613360	12/08/25	OTHER EXPENSES	651-5023990		108.99	
STAPLES BUSINESS ADVANTAG	613360	12/08/25	OTHER EXPENSES	651-5023990		8.44	117.43
STATE AFFAIRS INC	613361	12/08/25	SUBSCRIPTIONS	1160-4355200		900.00	900.00
STOOPS FREIGHTLINER	613362	12/08/25	REPAIR PARTS	2201-4237000		811.30	811.30
SUNBELT RENTALS	613363	12/08/25	OTHER CONT SERVICES	922-4350900		116.57	116.57
SUNBELT RENTALS, INC.	613364	12/08/25	OTHER EXPENSES	601-5023990		42.45	42.45
SWANSON FLO CO	613365	12/08/25	OTHER EXPENSES	601-5023990		1,344.00	1,344.00
TAFT STETTINIUS & HOLLIST	613366	12/08/25	LEGAL FEES	1180-4340000		32,863.00	34,918.00
TAFT STETTINIUS & HOLLIST	613366	12/08/25	LEGAL FEES	1180-4340000		2,055.00	
TAYLOR OIL CO INC	613367	12/08/25	OTHER EXPENSES	651-5023990		4,290.00	4,290.00
TOM WOOD FORD	613368	12/08/25	CAR CLEANING	1160-4351100		229.14	229.14
TREASURER OF STATE	613369	12/08/25	EQUIPMENT MAINT CONTRACTS	1110-4351501		650.00	650.00
TURBO IMAGES	613370	12/08/25	VINYL WRAP	1110-4351000	118470	2,786.00	2,786.00
WALLACK SOMERS & HAAS PC	613371	12/08/25	LEGAL FEES	1801-4340000		400.00	
WALLACK SOMERS & HAAS PC	613371	12/08/25	LEGAL FEES	1801-4340000		800.00	
WALLACK SOMERS & HAAS PC	613371	12/08/25	LEGAL FEES	1801-4340000		100.00	
WALLACK SOMERS & HAAS PC	613371	12/08/25	LEGAL FEES	1801-4340000		150.00	
WALLACK SOMERS & HAAS PC	613371	12/08/25	LEGAL FEES	1801-4340000		2,050.00	
WALLACK SOMERS & HAAS PC	613371	12/08/25	LEGAL FEES	1801-4340000		900.00	
WALLACK SOMERS & HAAS PC	613371	12/08/25	LEGAL FEES	1801-4340000		200.00	
WALLACK SOMERS & HAAS PC	613371	12/08/25	LEGAL FEES	1801-4340000		100.00	
WALLACK SOMERS & HAAS PC	613371	12/08/25	LEGAL FEES	1801-4340000		300.00	5,000.00
WARWOOD UNDERGROUND LLC	613372	12/08/25	BUILDING REPAIRS & MAINT	1115-4350100		3,500.00	3,500.00
WHITE'S ACE HARDWARE	613373	12/08/25	OTHER MISCELLANEOUS	1115-4239099		9.99	9.99
WHITE'S ACE HARDWARE	613374	12/08/25	OTHER MAINT SUPPLIES	1205-4238900		47.98	47.98
WILDMAN BUSINESS GROUP	613375	12/08/25	OTHER EXPENSES	601-5023990		80.72	
WILDMAN BUSINESS GROUP	613375	12/08/25	OTHER EXPENSES	601-5023990		120.87	201.59
WILKINSON BROTHERS	613376	12/08/25	DESIGN SERVICES	1203-4359003	118683	2,000.00	2,000.00
WORRELL CORPORATION	613377	12/08/25	OTHER EXPENSES	651-5023990		8,887.00	

SUNGARD PENTAMATION, INC.  
DATE: 12/09/2025  
TIME: 08:28:15

CITY OF CARMEL  
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 27  
acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
WORRELL CORPORATION	613377	12/08/25	OTHER EXPENSES	601-5023990	8,887.00	17,774.00
ZACHARIAH C LOWE	612934	12/01/25	LENAPE PARK INTERPRETIVE	103-4462000 61946	430.00	430.00
SJCA ENGINEERS & SURVEYOR	612946	12/01/25	WHITE RIVER GREENWAY N	103-R4460715 58269	1,021.00	1,021.00
HAMILTON CO PROSECUTING A	612894	11/21/25	OTHER EXPENSES	910-5023990	1,424.50	1,424.50
JOSHUA N TAYLOR ATTORNEY	612895	11/21/25	OTHER EXPENSES	910-5023990	1,831.50	1,831.50
AMAZON CAPITAL SERVICES	613271	12/08/25	TASK FORCE EQUIPMENT	911-4467001	324.99	324.99
PENN CARE INC.	612897	11/21/25	OTHER EXPENSES	204-5023990	203,577.00	203,577.00
PENN CARE INC.	613097	12/05/25	OTHER EXPENSES	204-5023990	2,000.00	2,000.00
PIEDMONT PLASTICS INC	613098	12/05/25	OTHER EXPENSES	204-5023990	16,504.80	16,504.80
TOTAL HAND WRITTEN CHECKS						.00
TOTAL COMPUTER-WRITTEN CHECKS					4,553,671.00	
TOTAL WRITTEN CHECKS			4,553,671.00			

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 4,553,671.00 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF \_\_\_\_ AYES AND \_\_\_\_ NAYS.

\_\_\_\_\_  
COUNCIL PRESIDENT

\_\_\_\_\_

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SUNGARD PENTAMATION, INC.  
DATE: 12/09/2025  
TIME: 08:28:15

CITY OF CARMEL  
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 28  
acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
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ATTEST:

\_\_\_\_\_  
CITY CLERK

**City of Carmel**  
**ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD**

VENDOR	PAYMENT DATE	DEPT.	ACCOUNT	MERCHANT NAME	POSTING DATE	TRANSACTION AMOUNT
FIFTH THIRD	12/5/2025	2200	4342100	USPS PO 1712760814	10/13/2025	78.00
FIFTH THIRD	12/5/2025	1160	4355104	SQ INDIANA ARTISAN GI	10/13/2025	110.00
FIFTH THIRD	12/5/2025	911	4357004	PAYPAL INDIANADRUG	10/13/2025	450.00
FIFTH THIRD	12/5/2025	1110	4358300	IN BMV CENTRAL OFFICE	10/13/2025	15.00
FIFTH THIRD	12/5/2025	1160	4230200	AMAZON MARK NM9R13AN1	10/14/2025	32.09
FIFTH THIRD	12/5/2025	1120	4237000	IKEA 483413366	10/14/2025	58.85
FIFTH THIRD	12/5/2025	1203	4359003	MILLER TRANSPORTATION	10/14/2025	500.00
FIFTH THIRD	12/5/2025	854	5023990	FACEBK VV8BL25272	10/14/2025	39.00
FIFTH THIRD	12/5/2025	1160	4239040	KROGER #959	10/15/2025	15.98
FIFTH THIRD	12/5/2025	854	5023990	FACEBK JUFF32ZZ62	10/15/2025	43.00
FIFTH THIRD	12/5/2025	851	5023990	PAPA MURPHY'S IN027	10/15/2025	301.80
FIFTH THIRD	12/5/2025	1801	4230100	USPS PO 1712760814	10/16/2025	23.60
FIFTH THIRD	12/5/2025	1160	4239040	PANERA BREAD #601658 O	10/16/2025	76.98
FIFTH THIRD	12/5/2025	1160	4355200	ANTHROPIC: CLAUDE TEAM	10/16/2025	1,386.68
FIFTH THIRD	12/5/2025	854	5023990	FACEBK FD8Q42ZZ62	10/16/2025	47.00
FIFTH THIRD	12/5/2025	854	5023990	FACEBK W44N62ZZ62	10/16/2025	51.00
FIFTH THIRD	12/5/2025	854	5023990	FACEBK UW5XTZQZ62	10/16/2025	55.00
FIFTH THIRD	12/5/2025	1203	4239099	BAZBEAUX PIZZA	10/16/2025	135.00
FIFTH THIRD	12/5/2025	1110	4343002	AMERICAN AIRLINES	10/17/2025	291.96
FIFTH THIRD	12/5/2025	1120	4344000	SPECTRUM	10/17/2025	450.38
FIFTH THIRD	12/5/2025	1115	4344200	SPECTRUM	10/17/2025	515.26
FIFTH THIRD	12/5/2025	1201	4357001	ALL-ACCESS TRAININ	10/17/2025	349.00
FIFTH THIRD	12/5/2025	854	5023990	FACEBK AY2ETZUZ62	10/17/2025	59.00
FIFTH THIRD	12/5/2025	854	5023990	FACEBK R8PGXZQZ62	10/17/2025	64.00
FIFTH THIRD	12/5/2025	1110	4239011	DANCESAFE	10/20/2025	122.35
FIFTH THIRD	12/5/2025	1110	4353099	PY STORAGEMART 0373	10/20/2025	497.00
FIFTH THIRD	12/5/2025	1115	4355600	CLOUDFLARE	10/20/2025	5.00
FIFTH THIRD	12/5/2025	1160	4357004	MANAGER TOOLS, LLC	10/20/2025	28.99
FIFTH THIRD	12/5/2025	1203	4359000	TST JUST LOVE COFFEE	10/20/2025	43.18
FIFTH THIRD	12/5/2025	1110	4463000	WF WAYFAIR4480479599	10/20/2025	583.19
FIFTH THIRD	12/5/2025	1110	4469000	CLICK FOR SAVINGS	10/20/2025	150.42
FIFTH THIRD	12/5/2025	854	5023990	FACEBK TCAJY4DZ62	10/20/2025	69.00
FIFTH THIRD	12/5/2025	1115	4355200	GOOGLE YOUTUBEPREMIUM	10/21/2025	13.99
FIFTH THIRD	12/5/2025	1120	4357004	NC FIRE & LIFE SAFETY	10/21/2025	325.00
FIFTH THIRD	12/5/2025	1120	4357004	NC FIRE & LIFE SAFETY	10/21/2025	325.00
FIFTH THIRD	12/5/2025	1120	4357004	NC FIRE & LIFE SAFETY	10/21/2025	325.00
FIFTH THIRD	12/5/2025	1160	4357004	ONEZONE INC	10/21/2025	75.00
FIFTH THIRD	12/5/2025	1120	4237000	IKEA 483413366	10/22/2025	3.85
FIFTH THIRD	12/5/2025	1110	4239011	SOUTHWEST SOLUTIONS GR	10/22/2025	224.13
FIFTH THIRD	12/5/2025	1110	4358200	ARLO TECHNOLOGIES INC	10/22/2025	29.99
FIFTH THIRD	12/5/2025	1160	4355200	SURVEYMONK T 47219830	10/23/2025	99.00
FIFTH THIRD	12/5/2025	1115	4355600	CLOUDFLARE	10/23/2025	10.46
FIFTH THIRD	12/5/2025	1115	4355600	CLOUDFLARE	10/23/2025	10.46
FIFTH THIRD	12/5/2025	1115	4355600	CLOUDFLARE	10/23/2025	11.86
FIFTH THIRD	12/5/2025	1115	4355600	CLOUDFLARE	10/23/2025	19.20
FIFTH THIRD	12/5/2025	1115	4355600	CLOUDFLARE	10/23/2025	11.86
FIFTH THIRD	12/5/2025	1115	4355600	CLOUDFLARE	10/23/2025	10.46
FIFTH THIRD	12/5/2025	1115	4355600	CLOUDFLARE	10/23/2025	11.86
FIFTH THIRD	12/5/2025	1115	4355600	CLOUDFLARE	10/23/2025	10.13
FIFTH THIRD	12/5/2025	1203	4359003	OTC BRANDS OTC BRAND	10/23/2025	359.98

**City of Carmel**  
**ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD**

FIFTH THIRD	12/5/2025	852	5023990	BJ WHOLESALE #228	10/23/2025	127.85
FIFTH THIRD	12/5/2025	1110	4358300	IN BMV CENTRAL OFFICE	10/24/2025	75.00
FIFTH THIRD	12/5/2025	852	5023990	PUCCINIS PIZZA & PASTA	10/24/2025	351.75
FIFTH THIRD	12/5/2025	854	5023990	MAIN EVENT SOUND AND L	10/24/2025	5,985.12
FIFTH THIRD	12/5/2025	1801	4355200	GANNETT MEDIA CO	10/27/2025	19.99
FIFTH THIRD	12/5/2025	1160	4355200	NYTIMES	10/27/2025	25.00
FIFTH THIRD	12/5/2025	1801	4355200	NYTIMES	10/27/2025	20.00
FIFTH THIRD	12/5/2025	1160	4343003	SQ TRANSPORTATION	10/28/2025	60.00
FIFTH THIRD	12/5/2025	1110	4344100	RECONYX	10/28/2025	10.00
FIFTH THIRD	12/5/2025	1801	4355200	IBJ ONLINE	10/28/2025	16.00
FIFTH THIRD	12/5/2025	1160	4355200	D J WSJ	10/28/2025	38.99
FIFTH THIRD	12/5/2025	1120	4357004	NC FIRE & LIFE SAFETY	10/28/2025	325.00
FIFTH THIRD	12/5/2025	1203	4359003	WAL-MART #1601	10/28/2025	24.82
FIFTH THIRD	12/5/2025	1160	4343003	GP001 - CAPITOL COMMON	10/29/2025	35.00
FIFTH THIRD	12/5/2025	1160	4355104	SQ TIM KENNEDY, WOODW	10/29/2025	50.00
FIFTH THIRD	12/5/2025	854	5023990	TST 1933 - CARMEL	10/30/2025	100.00
FIFTH THIRD	12/5/2025	854	5023990	MONTEREY COASTAL CUISI	10/30/2025	100.00
FIFTH THIRD	12/5/2025	854	5023990	TST BUFFALOUIES - CARM	10/30/2025	99.03
FIFTH THIRD	12/5/2025	854	5023990	BASH BOUTIQUE	10/30/2025	100.00
FIFTH THIRD	12/5/2025	854	5023990	LS SILVER IN THE CITY	10/30/2025	100.00
FIFTH THIRD	12/5/2025	854	5023990	LS THE OLIVE MILL	10/30/2025	96.05
FIFTH THIRD	12/5/2025	854	5023990	TST BOVACONTI - CARMEL	10/30/2025	100.00
FIFTH THIRD	12/5/2025	854	5023990	METALMARK FINE JEWELRY	10/30/2025	100.00
FIFTH THIRD	12/5/2025	854	5023990	SQ INDIANA ARTISAN GI	10/30/2025	100.00
FIFTH THIRD	12/5/2025	1115	4357004	WAZUH.COM	10/31/2025	1,800.00
FIFTH THIRD	12/5/2025	1203	4359003	EVENTBRITE PRO SUB	10/31/2025	100.00
FIFTH THIRD	12/5/2025	1160	4239002	AMAZON RETA NK38I8NN2	11/03/2025	126.80
FIFTH THIRD	12/5/2025	1120	4342100	USPS PO 1761380790	11/03/2025	10.48
FIFTH THIRD	12/5/2025	1110	4343002	SOUTHWEST AIRLINES	11/03/2025	437.96
FIFTH THIRD	12/5/2025	1110	4343002	SOUTHWEST AIRLINES	11/03/2025	259.48
FIFTH THIRD	12/5/2025	1110	4343002	SOUTHWEST AIRLINES	11/03/2025	197.68
FIFTH THIRD	12/5/2025	911	4343002	HOLIDAY INNS	11/03/2025	353.10
FIFTH THIRD	12/5/2025	1110	4343002	SOUTHWEST AIRLINES	11/03/2025	437.96
FIFTH THIRD	12/5/2025	1160	4357004	USMAYORS	11/03/2025	1,793.75
FIFTH THIRD	12/5/2025	854	5023990	RITA'S # 1418	11/03/2025	15.00
FIFTH THIRD	12/5/2025	854	5023990	RITA'S # 1418	11/03/2025	85.00
FIFTH THIRD	12/5/2025	854	5023990	FACEBK TCH2S3ZZ62	11/03/2025	72.69
FIFTH THIRD	12/5/2025	1203	4239099	TREONMAIN	11/03/2025	100.00
FIFTH THIRD	12/5/2025	1120	4342100	USPS PO 1761380790	11/05/2025	12.14
FIFTH THIRD	12/5/2025	1115	4355600	CLOUDFLARE	11/05/2025	10.13
FIFTH THIRD	12/5/2025	1115	4357004	SP ERCESHANDBOOK	11/05/2025	126.75
FIFTH THIRD	12/5/2025	1110	4357004	IN THE CTK GROUP	11/05/2025	500.00
FIFTH THIRD	12/5/2025	1203	4359003	QTEGO	11/05/2025	3,500.00
FIFTH THIRD	12/5/2025	2200	4467099	ULINE SHIP SUPPLIES	11/05/2025	65.69
FIFTH THIRD	12/5/2025	854	5023990	TST GOODNESS GRACIOUS	11/05/2025	100.00
FIFTH THIRD	12/5/2025	854	5023990	SQ CENTER FOR CREATIV	11/05/2025	107.00
FIFTH THIRD	12/5/2025	854	5023990	SQ INDIE COFFEE ROAST	11/05/2025	100.00
FIFTH THIRD	12/5/2025	1203	4342100	USPS KIOSK 1712769552	11/06/2025	70.20
FIFTH THIRD	12/5/2025	1115	4355200	BUSINESS.APPLE.COM	11/06/2025	22.02
FIFTH THIRD	12/5/2025	210	4357000	DOLAN CONSULTING GROUP	11/06/2025	995.00
FIFTH THIRD	12/5/2025	210	4357000	DOLAN CONSULTING GROUP	11/06/2025	995.00
FIFTH THIRD	12/5/2025	1110	4357004	INDIANA ASSOCIATION OF	11/06/2025	350.00

**City of Carmel**  
**ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD**

FIFTH THIRD	12/5/2025	1203	4359003	STICKER MULE	11/06/2025	309.00
FIFTH THIRD	12/5/2025	1801	4230100	THE UPS STORE 2587	11/07/2025	64.86
FIFTH THIRD	12/5/2025	1801	4230200	LOWES #01525	11/07/2025	138.97
FIFTH THIRD	12/5/2025	1801	4343005	CTRPERFARTS CARMEL IN	11/07/2025	140.65
FIFTH THIRD	12/5/2025	1801	4343005	CTRPERFARTS CARMEL IN	11/07/2025	28.13
FIFTH THIRD	12/5/2025	1110	4355200	TECHSMITH CORPORATION	11/07/2025	177.60
FIFTH THIRD	12/5/2025	1203	4359003	WM SUPERCENTER #1601	11/07/2025	11.81
FIFTH THIRD	12/5/2025	1110	4355200	POSTERMYWALL PREMIUM	11/10/2025	99.95
FIFTH THIRD	12/5/2025	210	4357000	IN INDY PUBLIC SAFETY	11/10/2025	650.00
FIFTH THIRD	12/5/2025	1203	4359003	MILLER TRANSPORTATION	11/10/2025	2,200.00
FIFTH THIRD	12/5/2025	1192	4230200	KEURIGKCYCLE.COM	11/10/2025	379.90
						\$ 29,816.80

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 2 PAGES, AND EXECPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF \$ 29,816.80 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

**Total Gross PENSION PAYROLL for checks dated 12/01/2025**

\$127,147.10

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 **\$127,147.10** 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

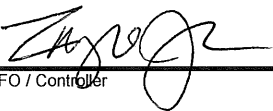
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Monthly Report of Electronic Transfers

For the Month/Year of: November 30, 2025

Date	Recipient	Amount	Fund	Account	Description
11/03/2025	Marathon Health	102,059.70	301	5023990	
11/03/2025	Sedgwick Lost	3,739.00	302	5023990	Workman's Comp
11/03/2025	Sedgwick Lost	4,760.00	302	5023990	Workman's Comp
11/03/2025	Anthem	311,692.91	301	5023990	Health Insurance
11/04/2025	861 N Rangeline	15,000.00	201/2201	4353099	Rent Payment
11/05/2025	UPS	4.49	601/651	5023990	Postage
11/05/2025	UPS	47.10	601/651	5023990	Postage
11/05/2025	UPS	21.35	601/651	5023990	Postage
11/05/2025	UPS	25.84	601/651	5023990	Postage
11/05/2025	UPS	32.01	601/651	5023990	Postage
11/05/2025	UPS	47.83	601/651	5023990	Postage
11/06/2025	Hamilton County Treasurer	8,046.00	101	5023990	Court Costs
11/6/2025	Regions Equipment Finance	114,007.34	102	4465003	Capital Lease Payoff
11/6/2025	Regions Equipment Finance	90,353.54	102	4465003	Capital Lease Payoff
11/07/2025	Ace Your Event	49,001.26	854	5023990	Event Costs - Diwali
11/10/2025	Bank of New York Mellon	116,500.00	651	5023990	Bond Payment
11/12/2025	Sedgwick Lost	21,756.08	302	5023990	Workman's Comp
11/14/2025	Symetra Life Ins	244,244.73	301	5023990	Health Insurance
11/14/2025	Anthem	230,729.72	301	5023990	Health Insurance
11/14/2025	Anthem	359,066.78	301	5023990	Health Insurance
11/18/2025	Republic Services	516,413.06	601	5023990	Utility Payment
11/19/2025	VSP	11,839.25	301	5023990	Vision Insurance
11/20/2025	UNUM	10,341.33	301	5023990	Life Insurance
11/20/2025	UNUM	18,520.25	301	5023990	Life Insurance
11/20/2025	UNUM	21,988.02	301	5023990	Life Insurance
11/20/2025	Department of Workforce Development	1,560.00	101/1110	4110000	Unemployment Claims
11/20/2025	Fifth Third Equipment Finance	56,060.24	201/2200	4352600	Capital Lease Payoff
11/21/2025	BOKF Corporate Trust	15,045.20	900	4462870	Bond Reimbursement
11/24/2025	Anthem	433,689.86	301	5023990	Health Insurance
		2,756,592.89			

I certify that the listed wire transfers are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

  
CFO / Controller

I have reviewed the foregoing accounts payable register, consisting of one month as shown in this register, such wires in the total amount of \$ 2,756,592.89 are in compliance with Section 2-12 of the Carmel City Code.

\_\_\_\_ day of \_\_\_\_\_, 2025  
Mayor, Common Council of the City of Carmel, Indiana.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Council President  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**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 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**

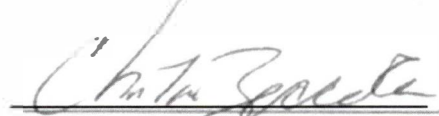
**To: The Honorable Common Council  
Of the City of Carmel  
Hamilton County, Indiana**

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

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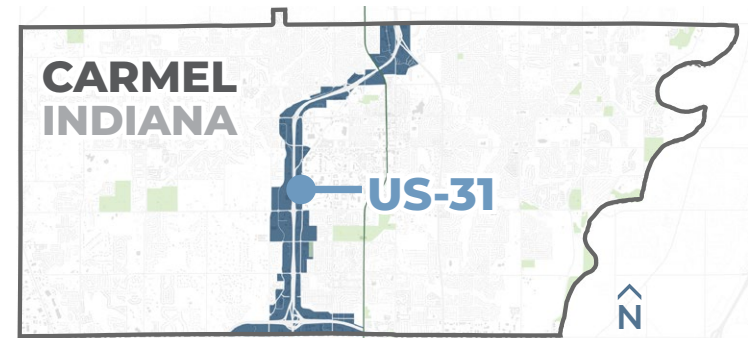
# The US-31 Corridor

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:

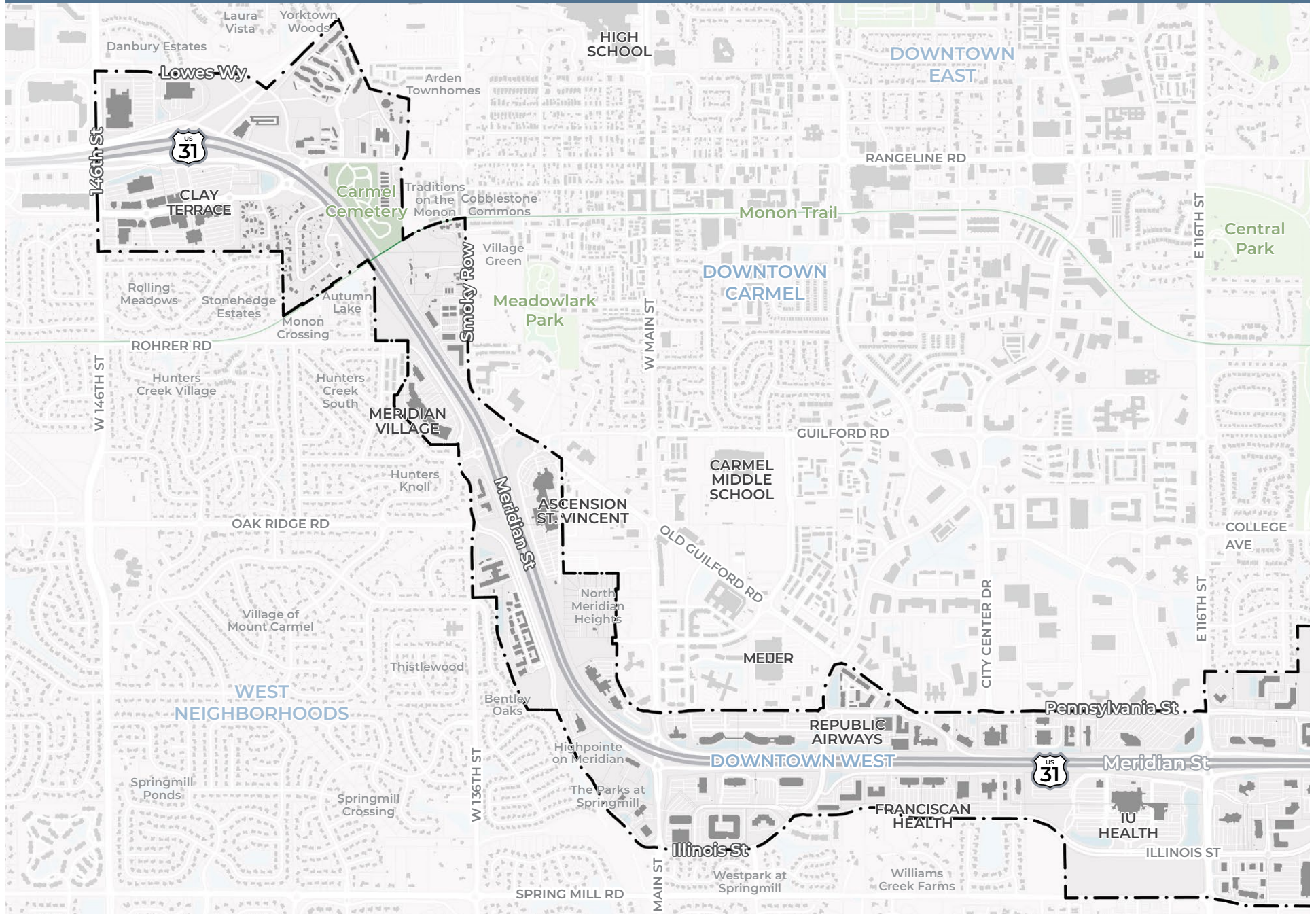
- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

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](https://carmelcomprehensiveplan.com).



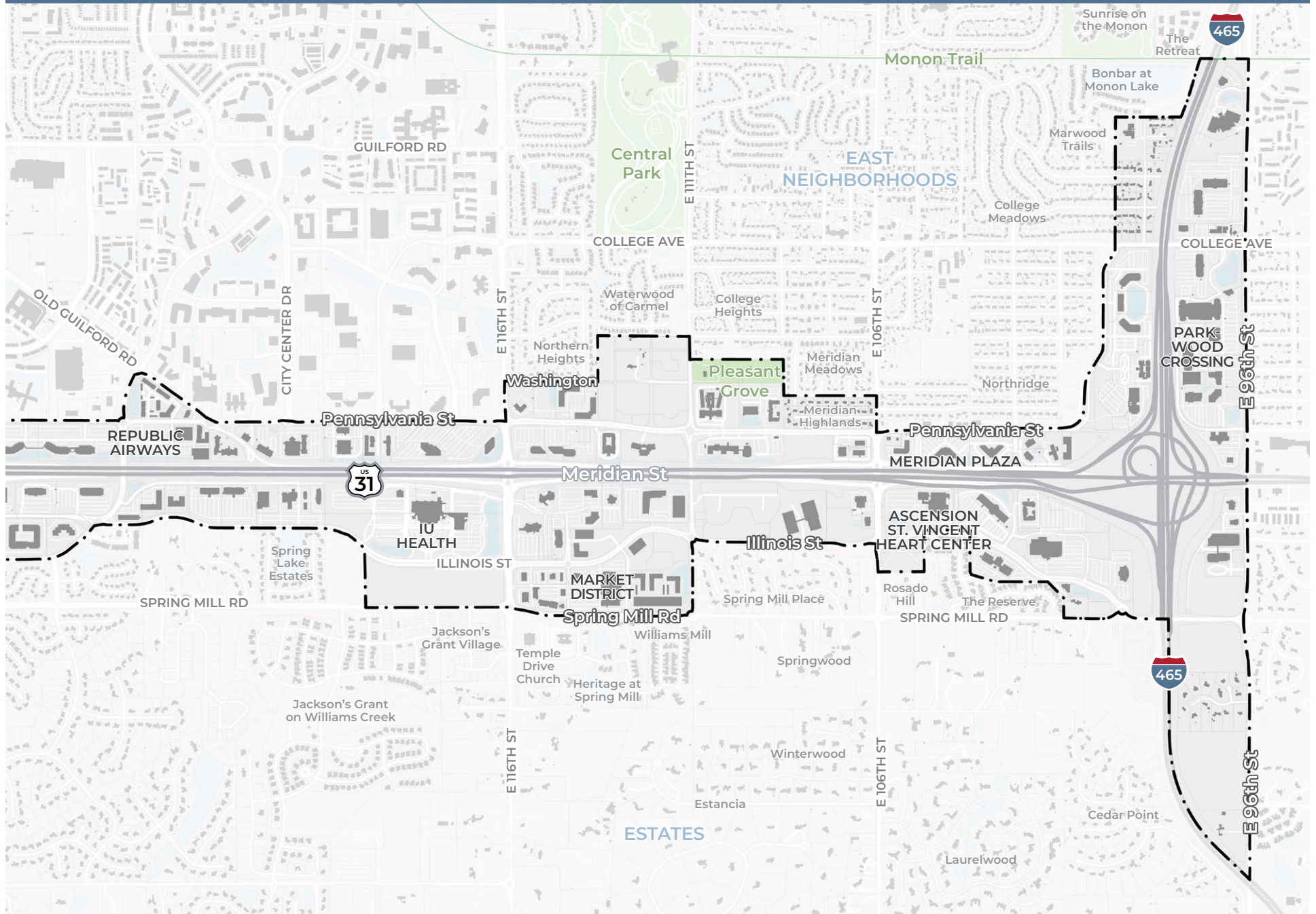
US-31 Subarea Locator Map

# 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)

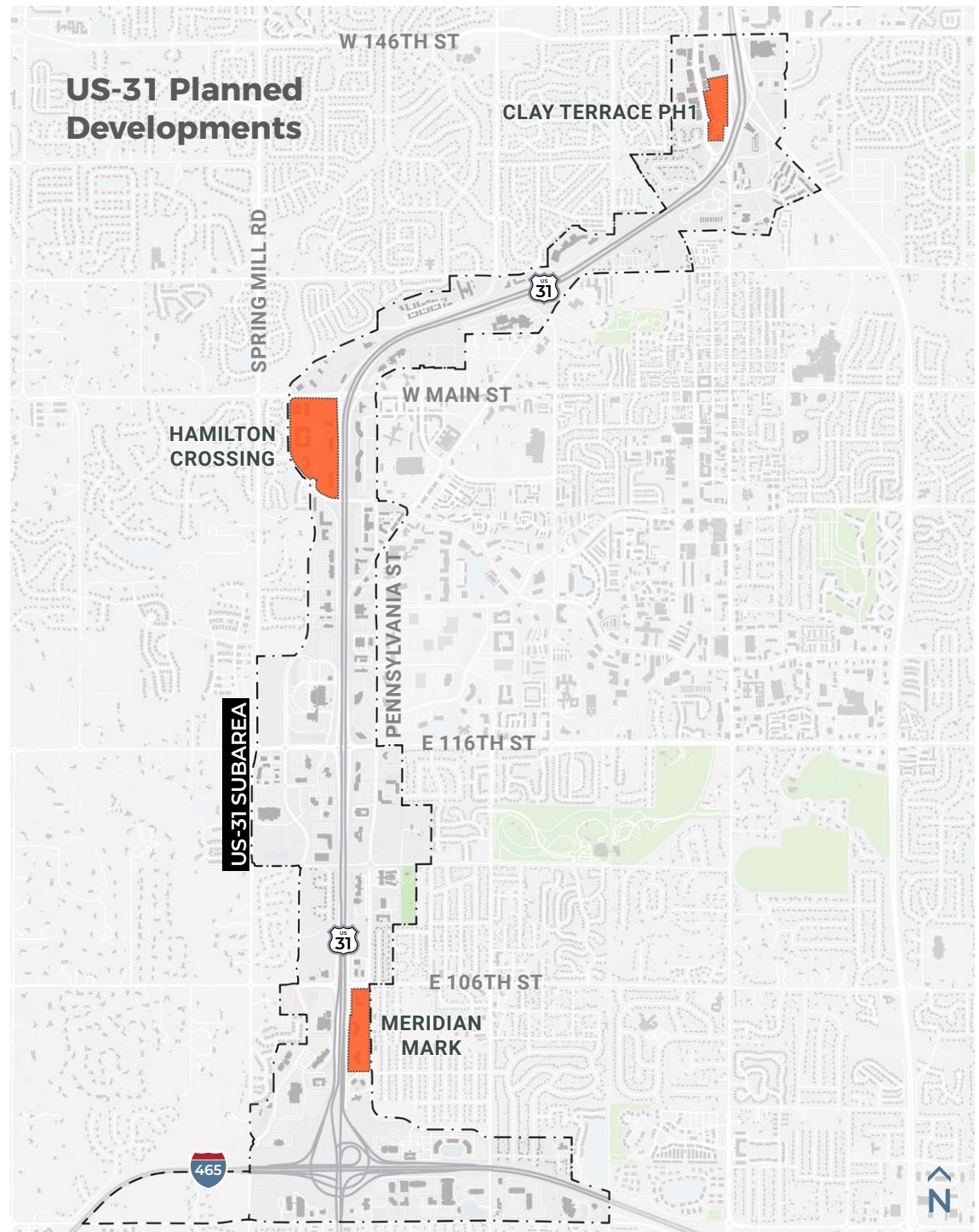
### City of Carmel Transit Implementation Strategy (2025)

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.

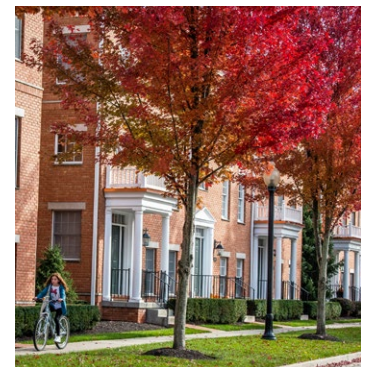
At the north end of the corridor, the Clay Terrace commercial district is set to introduce new office, residential, hospitality, and recreational uses to an otherwise dated life-style shopping center. The expected outcome of this development is a new neighborhood offering that continues to provide regional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



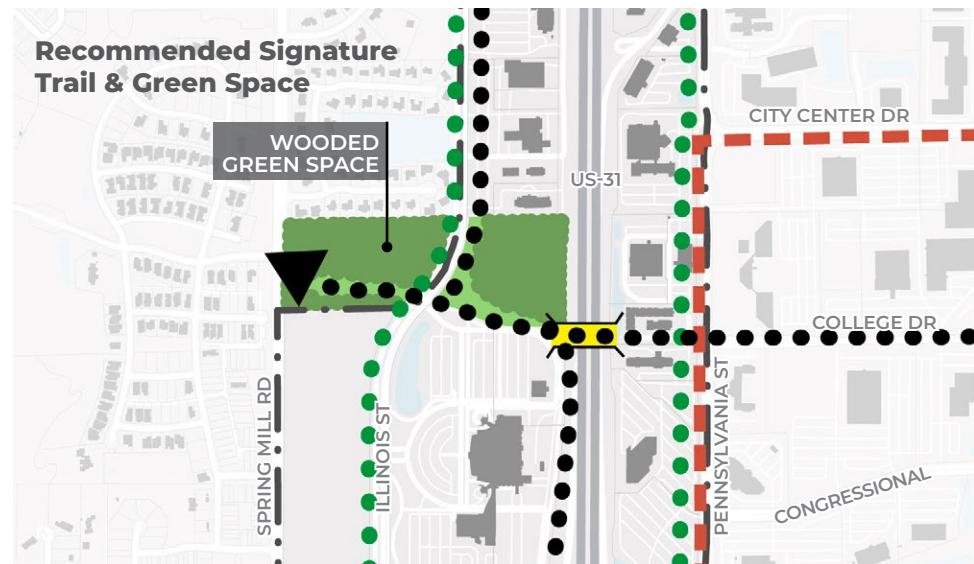


## **Plan for Connectivity**

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:

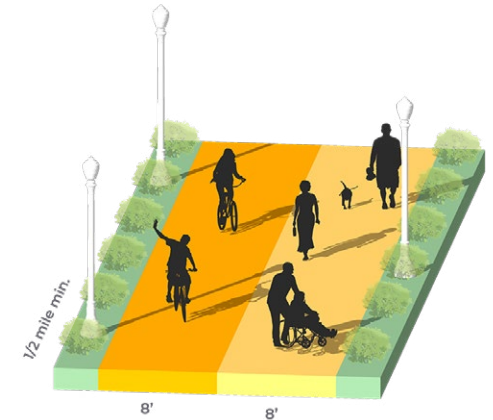
- » Abide by the existing Enhanced Multi-Use Path standards
- » Use surface treatments (painted concrete or pavers) to delineate space for pedestrians separate from cyclists and other faster moving users
- » Incorporate signage and wayfinding that aligns with the City and/or district identity
- » Provide 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



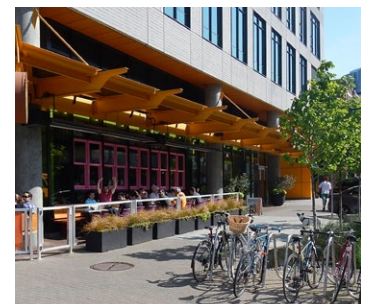
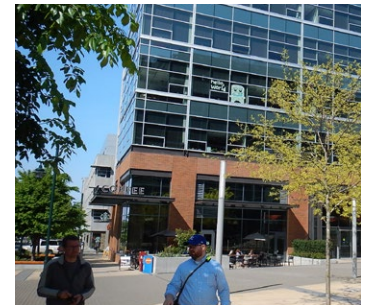
Feature trail example



# Policy Guidance

## Recommendations

- » Incorporate the Downtown West development characteristics listed in the 2022 Comprehensive Plan ([carmelcomprehensiveplan.com/section/development-patterns](https://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.

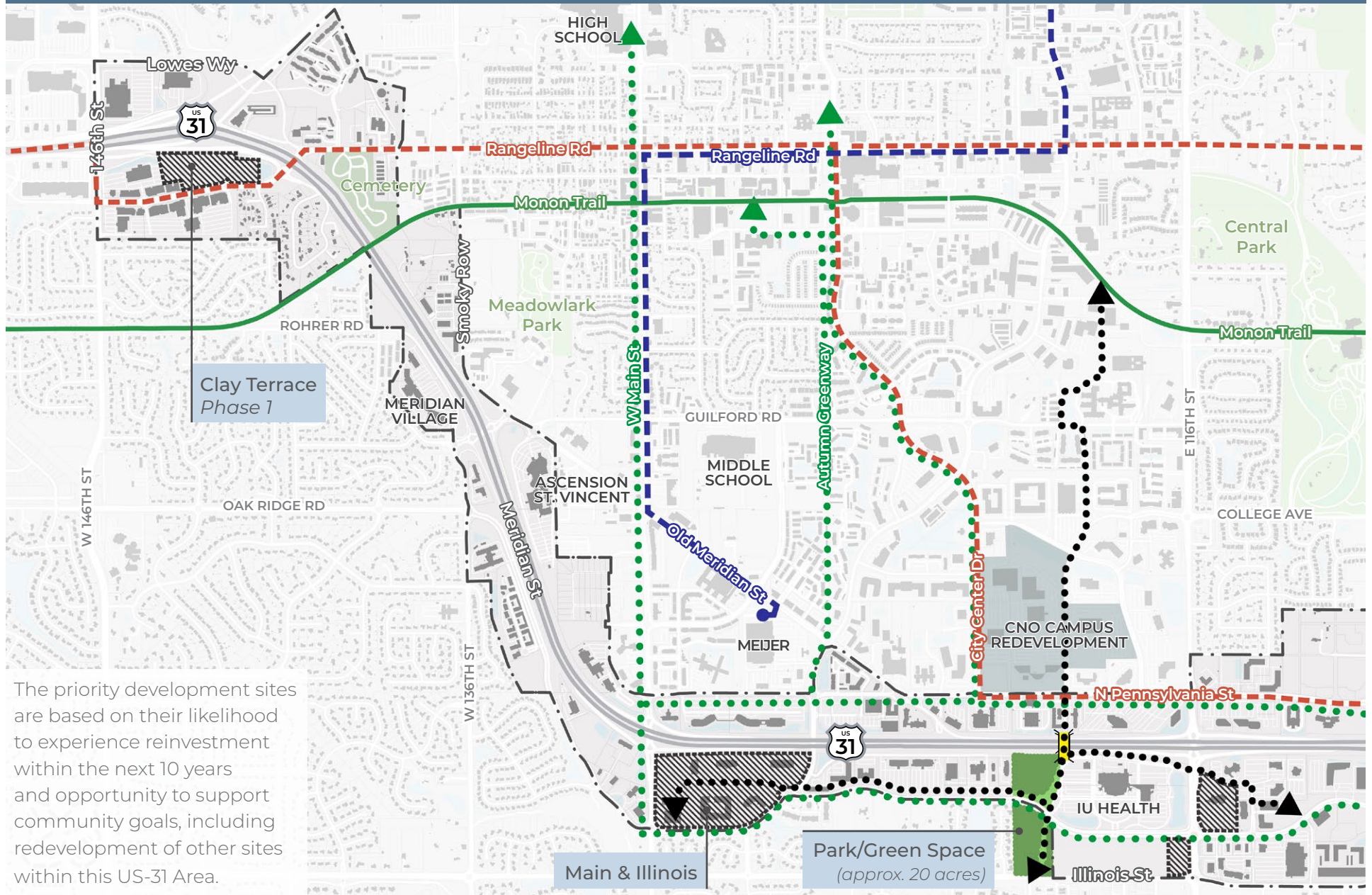


Examples of activated frontages that provide amenities

# 4

# Subarea Plan

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



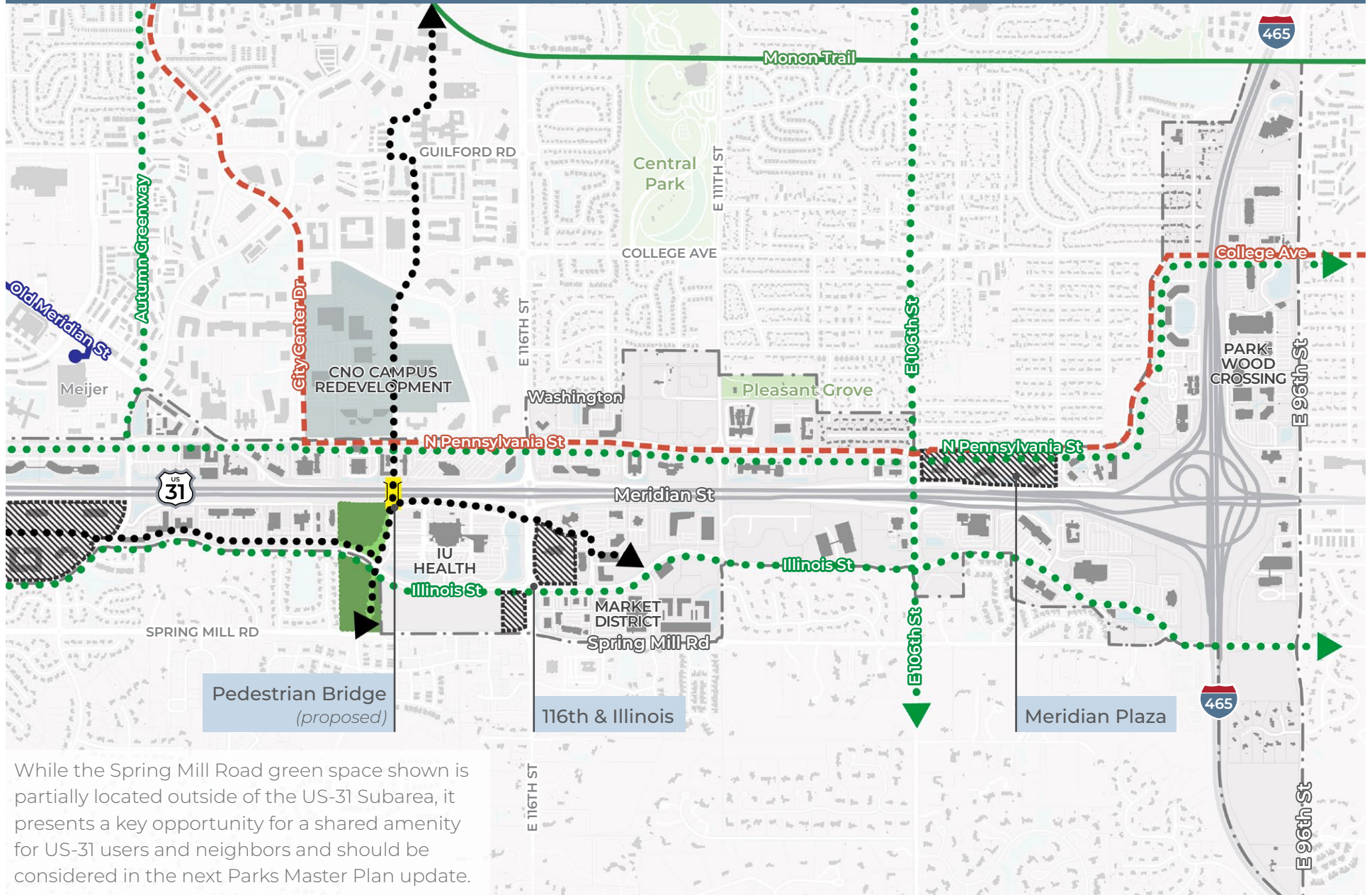
The priority development sites are based on their likelihood to experience reinvestment within the next 10 years and opportunity to support community goals, including redevelopment of other sites within this US-31 Area.

--- 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](http://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](http://carmelcomprehensiveplan.com).

# 5

# Appendix

*Click here to review these documents:*

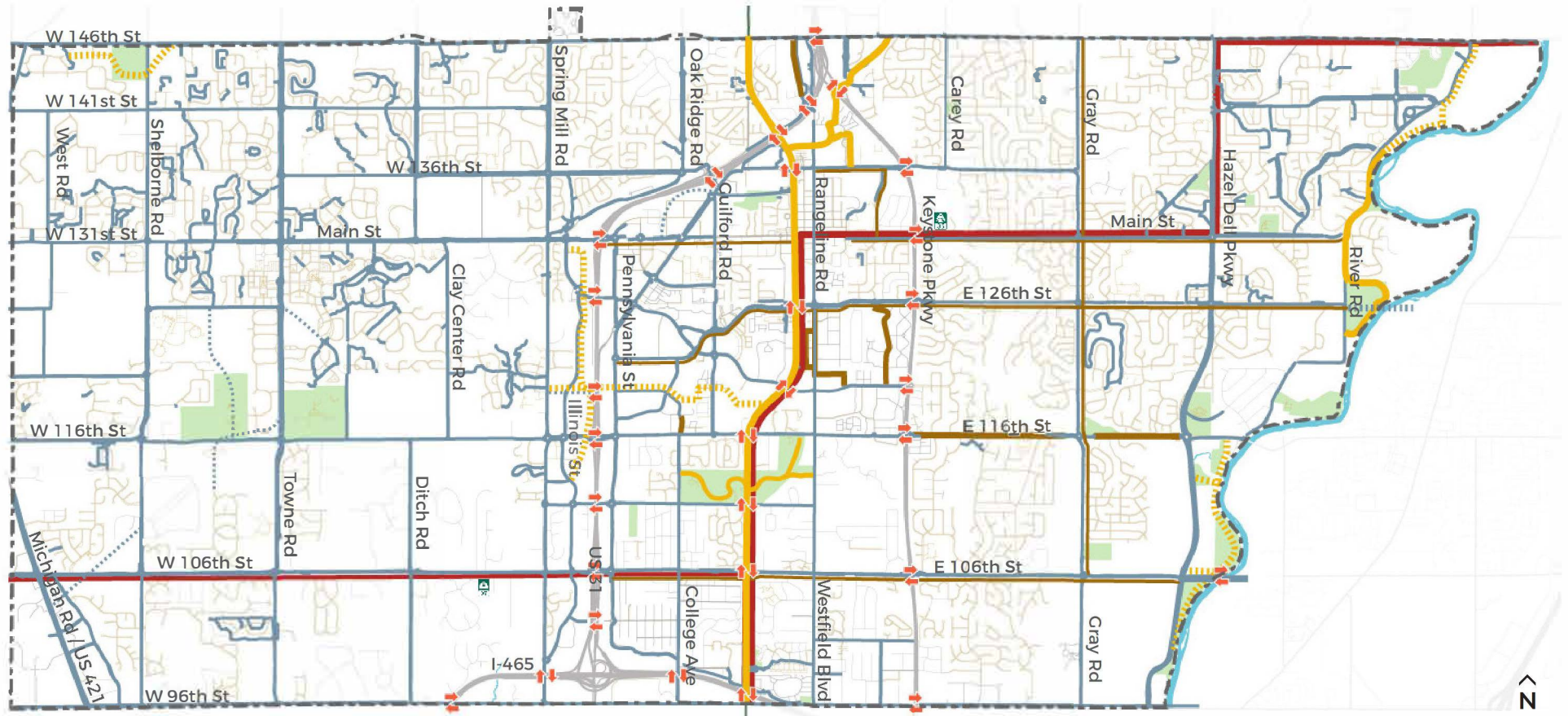
- 0.1 US 31 Corridor Future Development Plan
- 0.2 US 31 Corridor Future Development Plan: Appendix
- 0.3 City of Carmel Positioning Strategy
- 0.4 North Rangeline Road and US-31 Plan
- 0.5 116th and Meridian District Master Plan
- 0.6 Hamilton Crossing Master Plan
- 0.7 Meridian Mark Redevelopment Proposal
- 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).



## - 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.

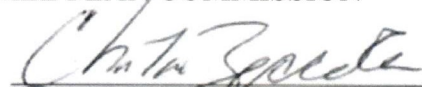
The Carmel Plan Commission's recommendation on the petition of the applicant is **"Favorable."**

At its scheduled meeting on November 18<sup>th</sup>, 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 17<sup>th</sup>, 2026.

CARMEL PLAN COMMISSION

BY:

  
Christine Zoccola President

ATTEST:

  
\_\_\_\_\_  
Bric Butler, Secretary  
Carmel Plan Commission  
Dated: November 19<sup>th</sup>, 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 31<sup>st</sup> 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
<b>1. ZONING &amp; DEVELOPMENT FEES</b>		
<b>PLAN COMMISSION APPLICATIONS</b>	<b>Current</b>	<b>2026</b>
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
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
<b>BOARD of ZONING APPEALS APPLICATIONS</b>	<b>current</b>	<b>2026</b>
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
<b>2. PERMITS AND INSPECTIONS</b>		
Fee Calculation = Permit + applicable inspections + C/O + late fees		
<b>IMPROVEMENT LOCATION PERMITS (ILP)</b>	<b>current</b>	<b>2026</b>
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
<b>ELECTRICAL PERMITS</b>		<b>Current</b>	<b>2026</b>
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			
<b>TEMPORARY PERMITS</b>			
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
<b>CERTIFICATE OF OCCUPANCY</b>		
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
<b>DEMOLITION FEES</b>		
Demolition Permit (includes 1 inspection)	\$ 207.25	\$ 250.00
each additional structure	\$ 120.50	\$ 150.00
reinspection	New	\$ 100.00
<b>CONSTRUCTION INSPECTIONS</b>		
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
<b>PERMIT LATE FEES</b>		
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
<b>INSPECTION LATE FEES</b>		
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

<b>RECORD RESEARCH/PLAN RETRIEVAL</b>		
per request (no charge if for primary residence)	\$ 81.50	\$ 125.00
<b>RESIDENTIAL RENTAL REGISTRATION</b>		
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

# 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 106<sup>th</sup> & 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**

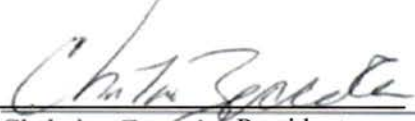
**To: The Honorable Common Council  
Of the City of Carmel  
Hamilton County, Indiana**

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

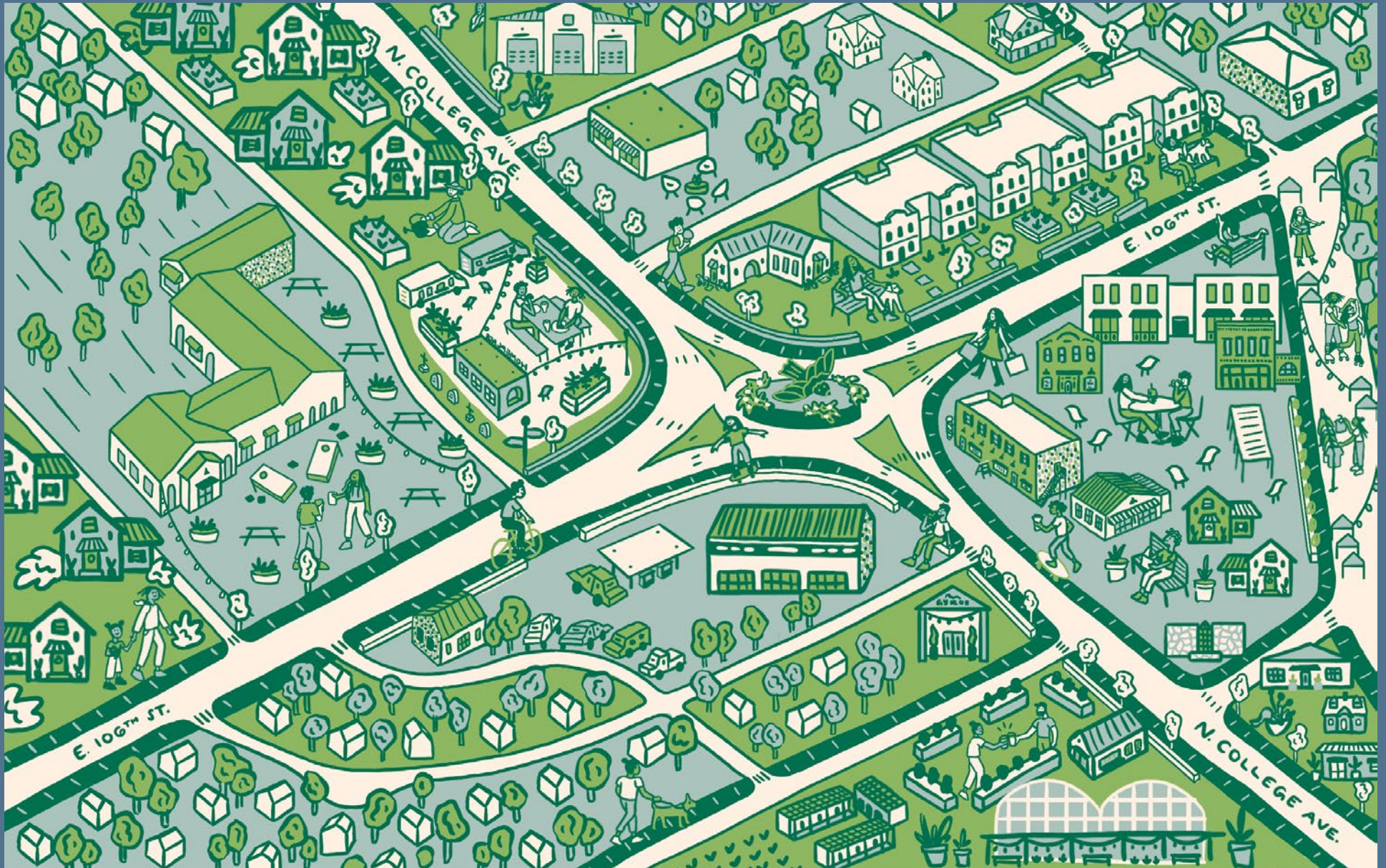
ATTEST:

\_\_\_\_\_  
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](https://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:

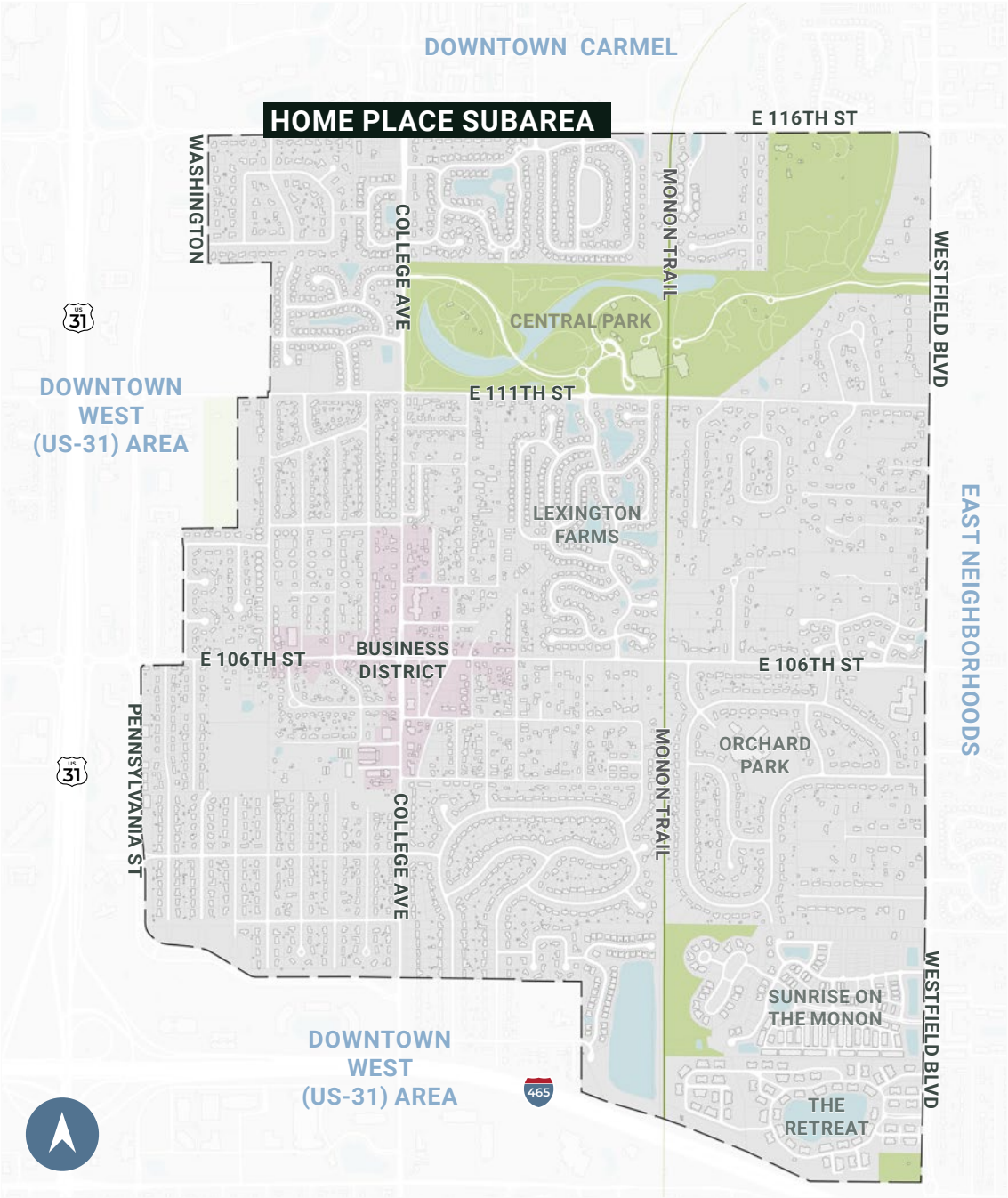
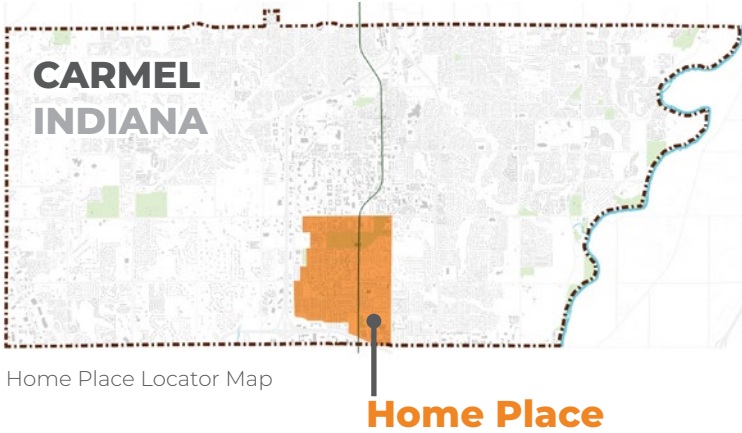
- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

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



# 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.

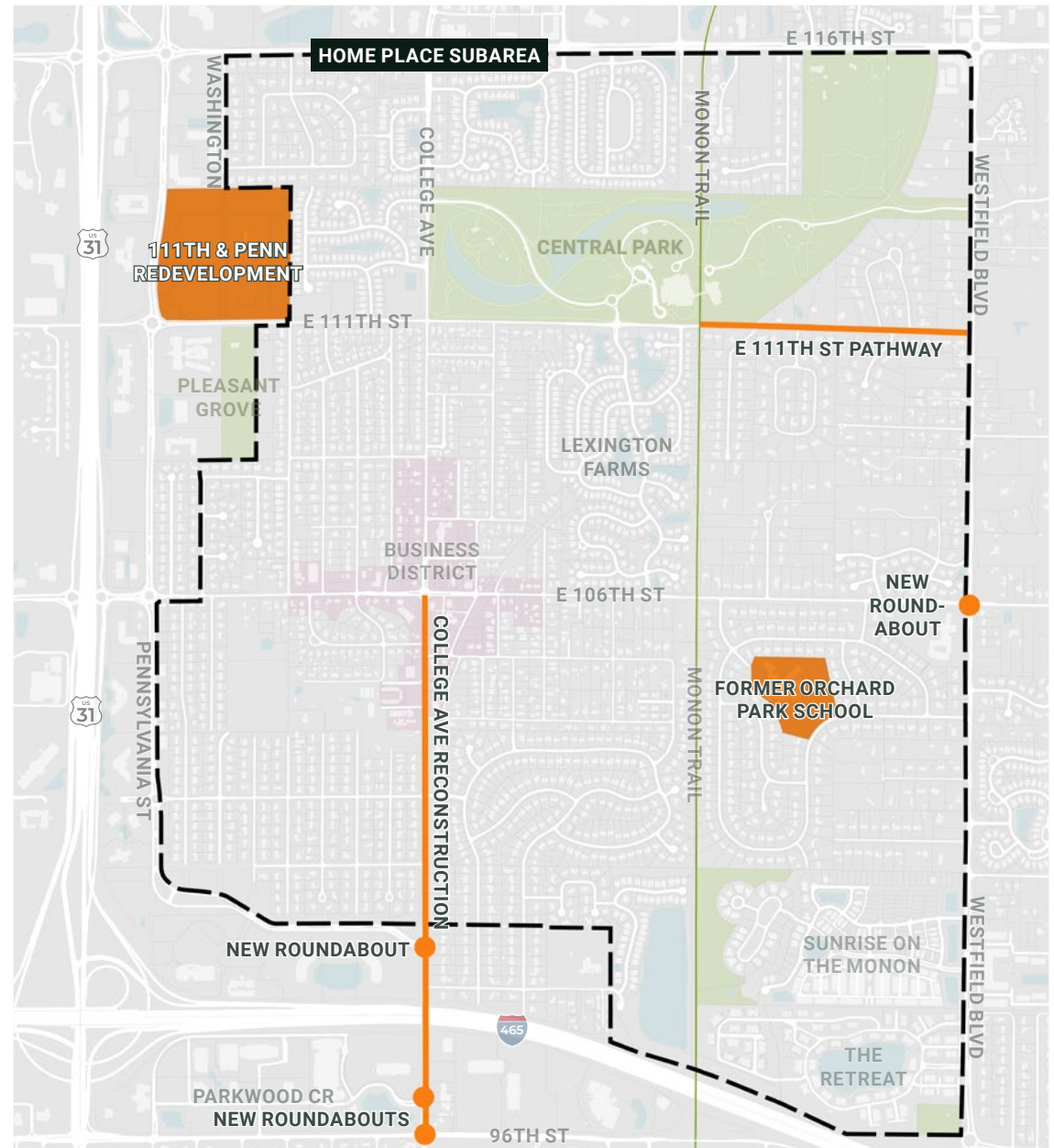
# Projects In The Works

## 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](http://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

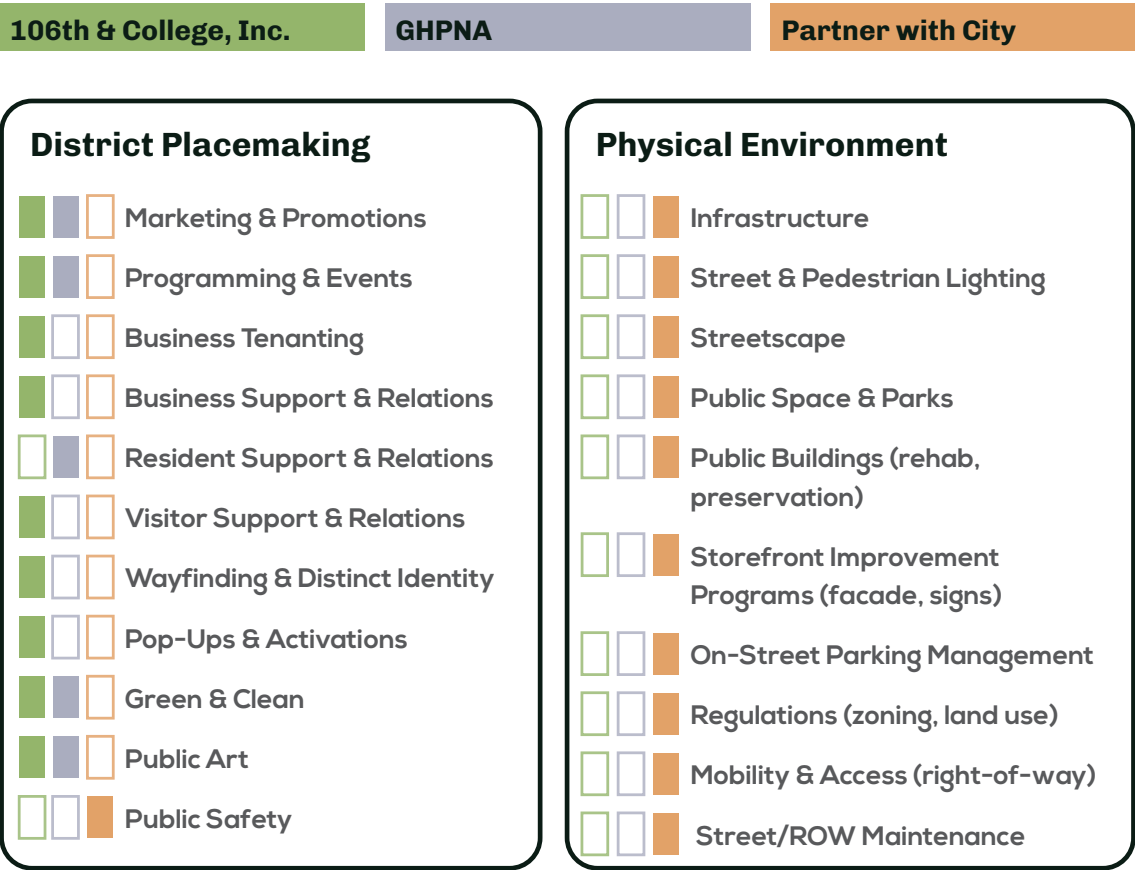
## Lead / Partner

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.

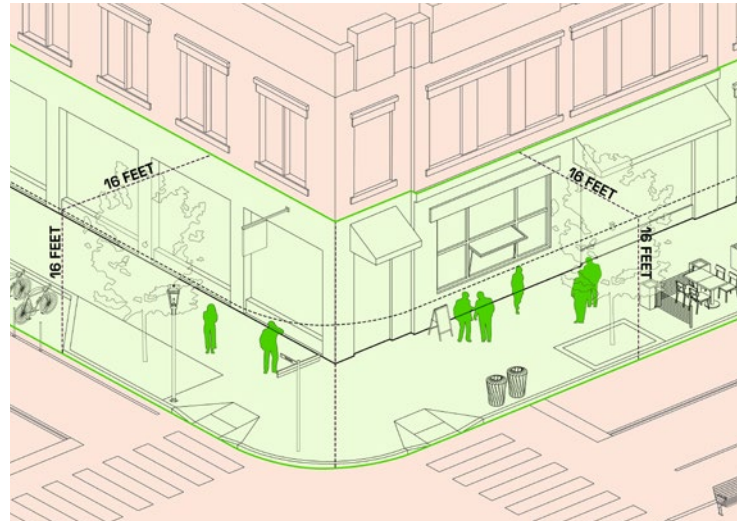


Diagram of the First 16 Feet and Examples Images

## 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.



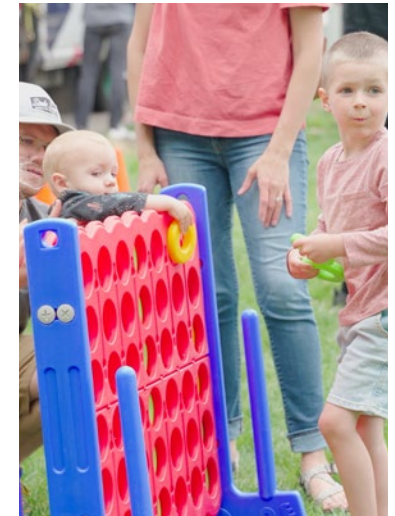
# Invest in Long-Term Vitality

## 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

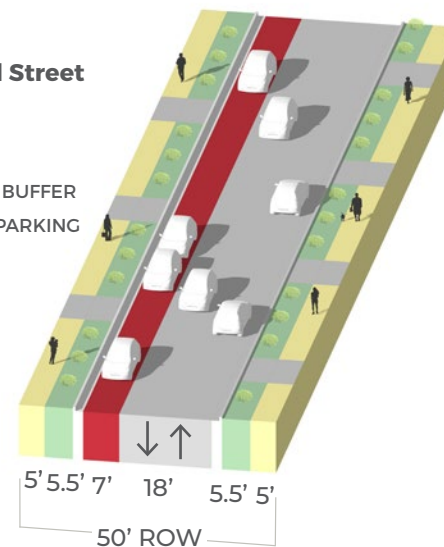
To guide future infrastructure and street-related investments in Home Place, two new typologies appropriate to the Home Place context should be incorporated into Carmel's Thoroughfare Plan and other relevant references. This will provide more walkable connectivity throughout Home Place over time while 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

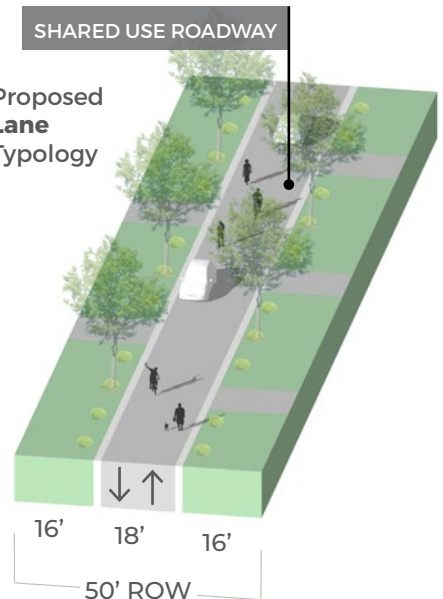


Proposed  
Neighborhood Street  
Typology

- 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.







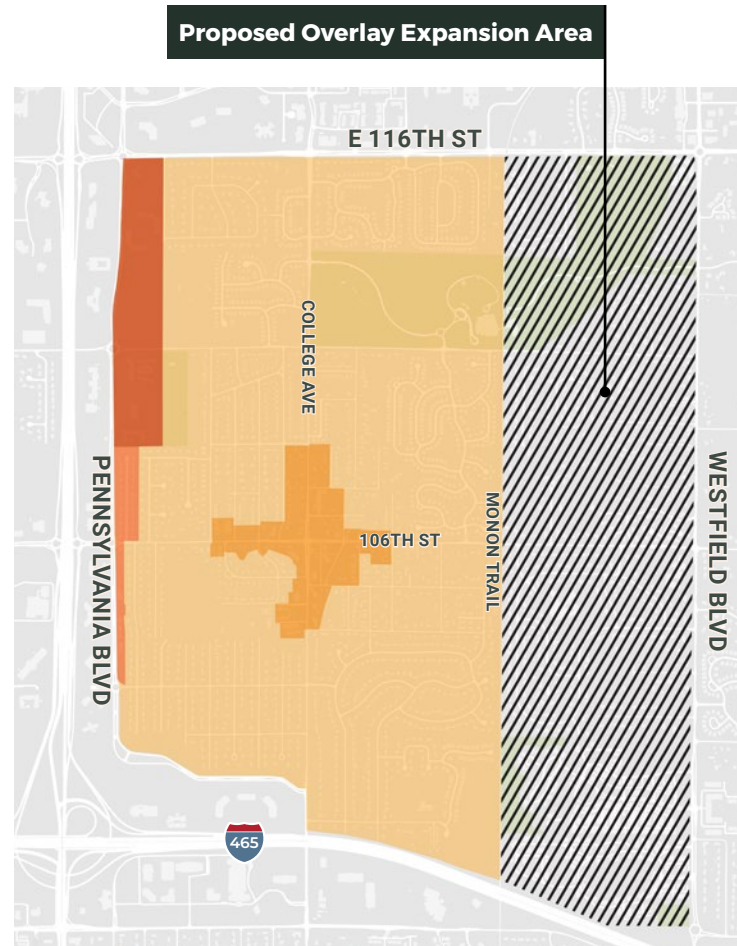
## Policy Guidance (continued)

### 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

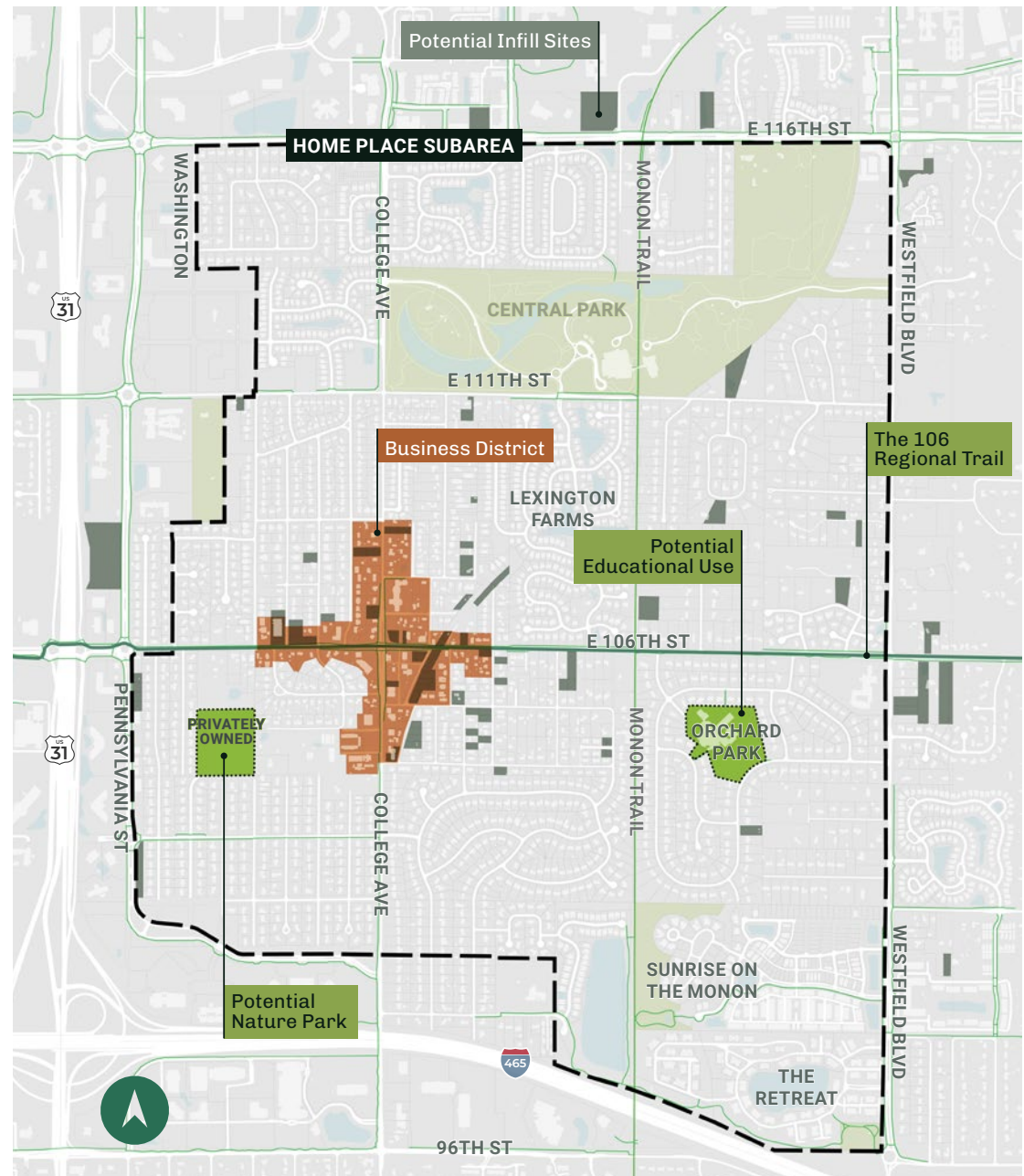
High on the list of community supported initiatives is identifying and establishing a neighborhood-scale green space / nature park that provides naturalized trails and passive recreation opportunities.

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.

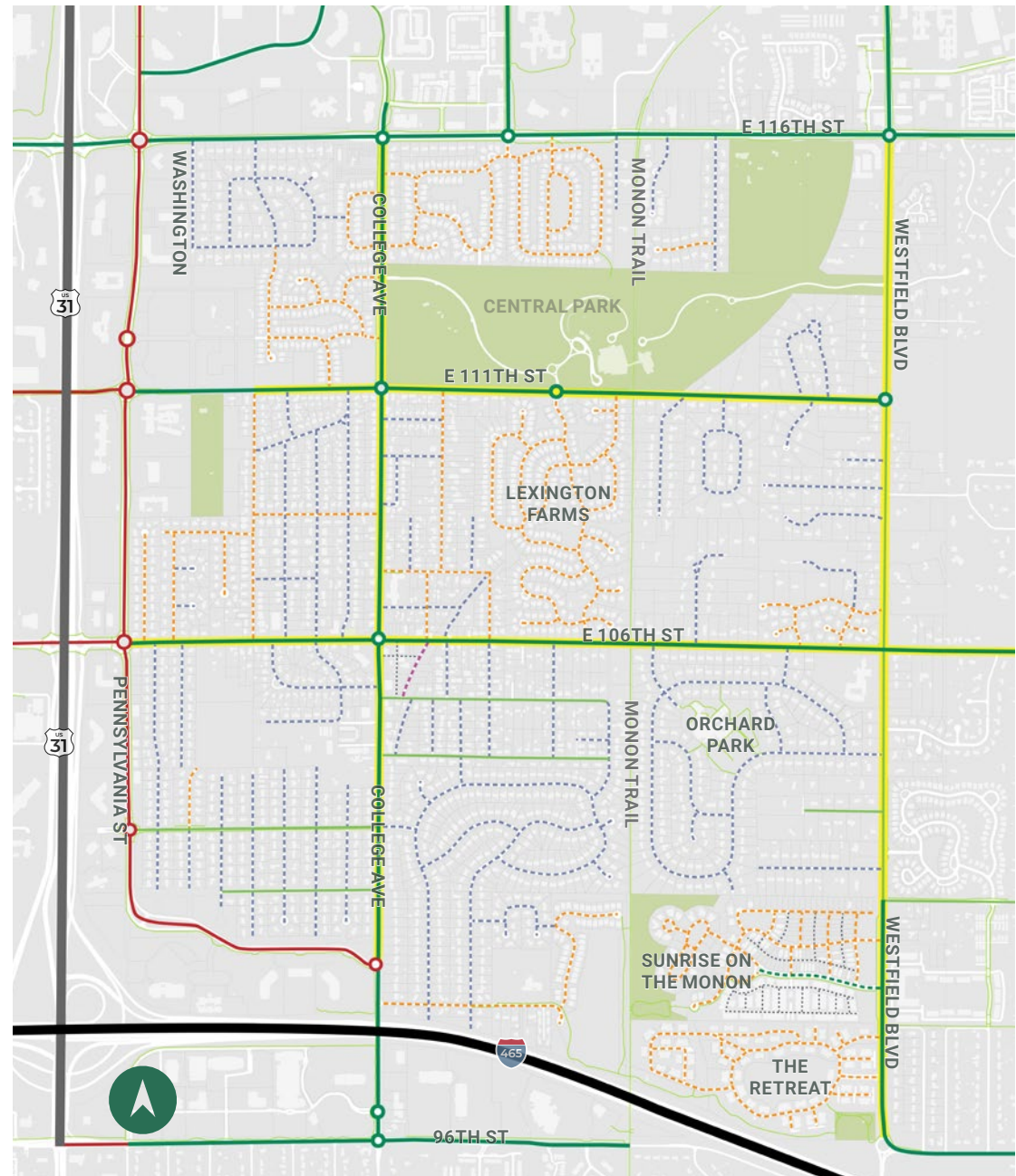


# Home Place Proposed Street Typologies Map

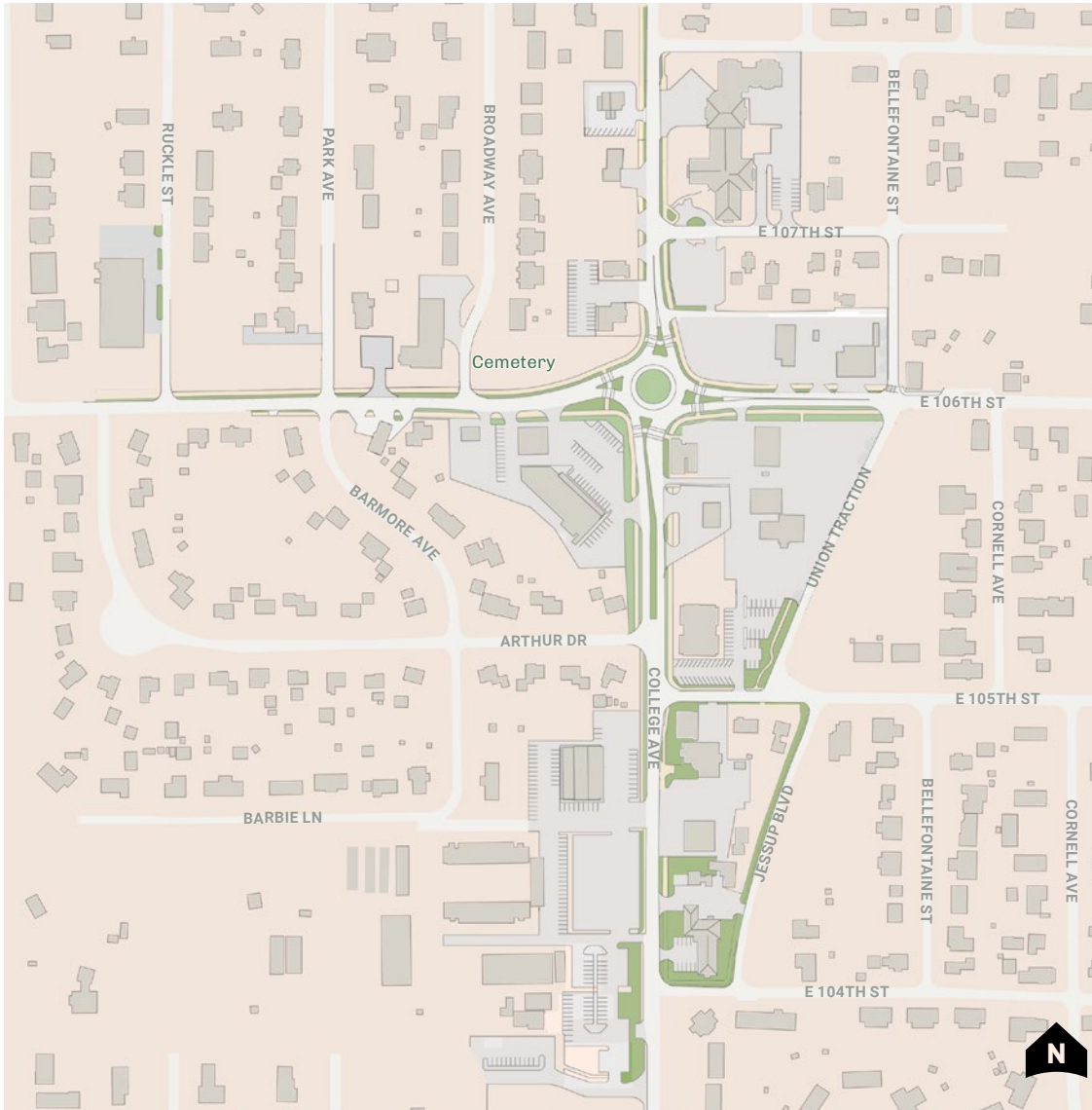
The map of proposed street types introduces two new typologies to be added to the overall menu of street configurations and designates all rights-of-way based on how they function today. This is not to suggest changes are needed, but rather to articulate the hierarchy of the Home Place street network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



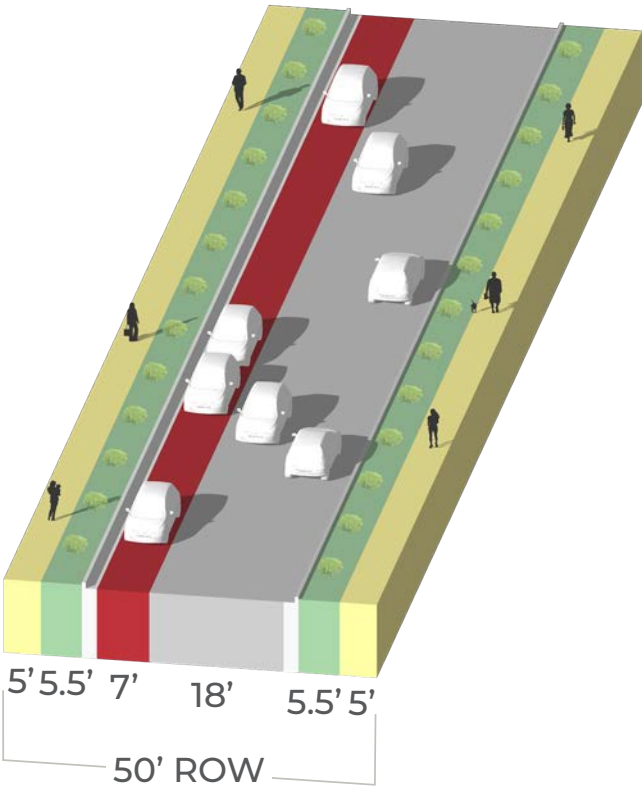
**CARMEL**  
**HOME PLACE** by **YARD & CO.**

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

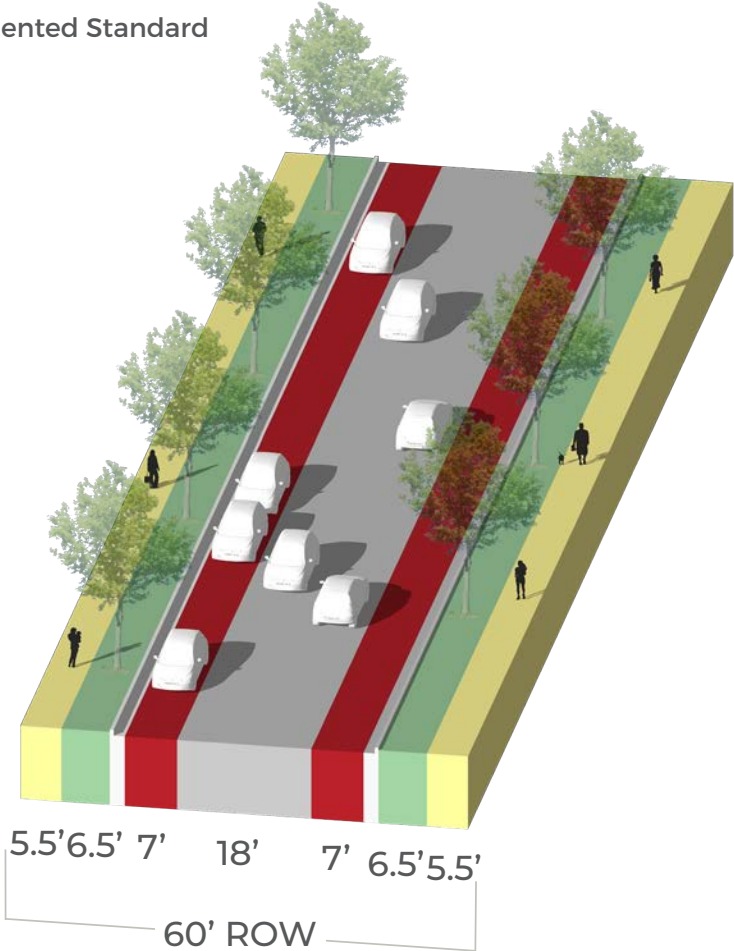
Neighborhood Street

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

Minimum Standard

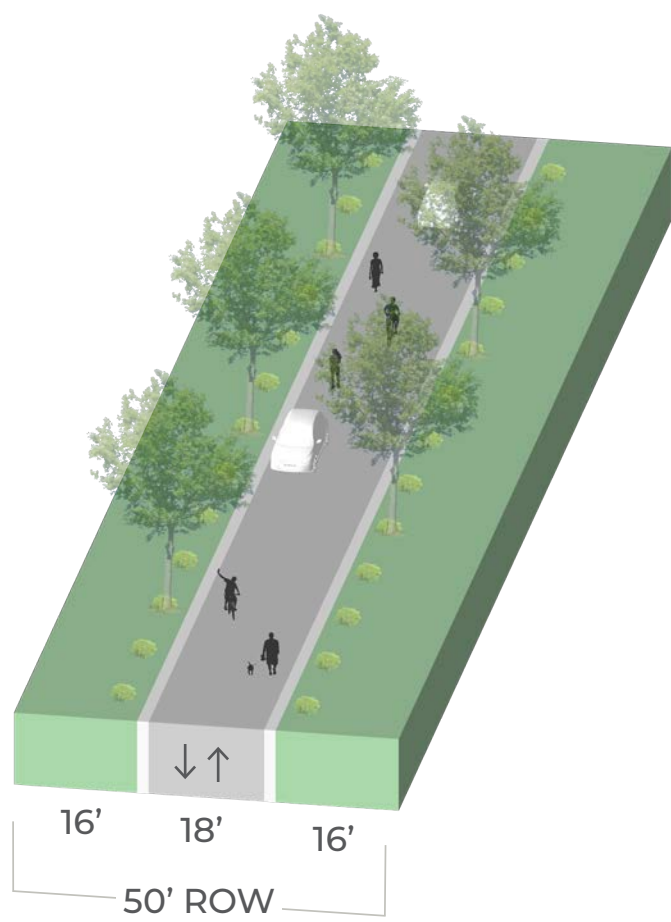


Example of Augmented Standard



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

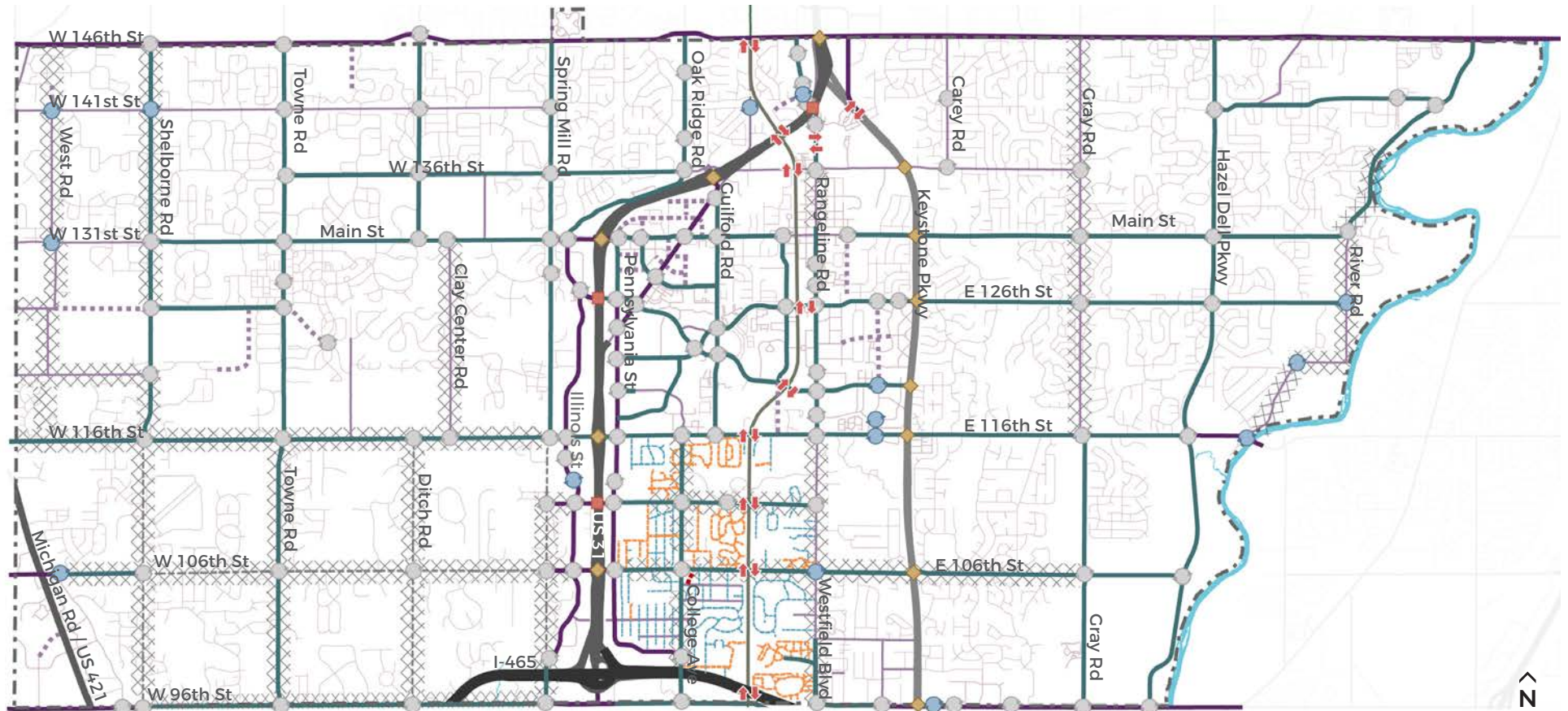


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	Not required	Optional	Optional

# Thoroughfare Plan Map

## Thoroughfare Plan Recommended Update

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



### LEGEND

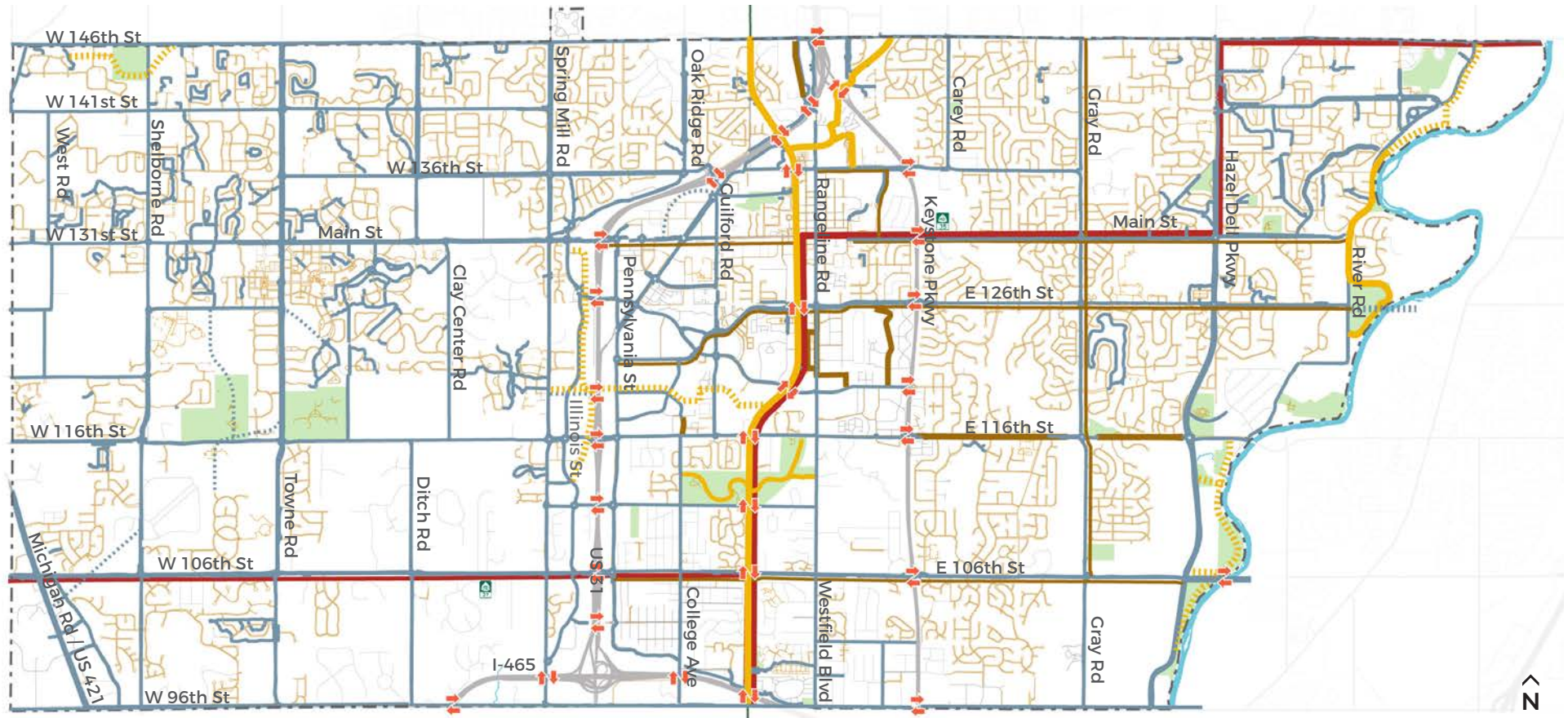
- |                          |  |                          |                  |
|--------------------------|--|--------------------------|------------------|
| Interstate               | Local Road (ROW 46-78ft)                       | Conservation Corridor    | Interchange      |
| US/State Highway         | 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

### PETITION TO VACATE AN EASEMENT

1. KRG Hamilton Crossing, LLC (the "Petitioner"), pursuant to Indiana Code §36-7-3-16, does hereby respectfully petition the Common Council of the City of Carmel, Indiana, for the vacation of those portions of the existing Easement, located entirely within the corporate boundaries of Carmel, Indiana, as is more particularly described below and in the exhibit attached hereto and made a part hereof.
2. The portion of the Easement being vacated is more particularly described in Exhibit "A" and depicted in Exhibit "B" hereto, which are incorporated herein by this reference.
3. In support of this petition, the Petitioners submits the following:

a) State the circumstances of the case:

Petitioner wishes to vacate the existing utility easement. There are no existing utilities located within this easement.

b) Specifically describe the Easement proposed to be vacated:


15' Utility Easement, Bk. 244, Pg 141. Please refer to Exhibit "A" and Exhibit "B" for legal description and exhibit of easement proposed to be vacated.

4. The following are the names and addresses of the owners of land which abut the property proposed to be vacated:

1. KRG Hamilton Crossing, LLC
2. Republic Airways, Inc.
3. (add additional if necessary)

WHEREFORE, the Petitioner respectfully requests the vacation of the above-described Easement.

(PETITIONER)

  
\_\_\_\_\_  
Signature

Douglas J. Kirby  
\_\_\_\_\_  
Printed Name

10/9/25  
\_\_\_\_\_  
Date

CARMEL CITY CLERK

NOV 21 2025

TIME: 3:00 PM

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the Petitioner understands that they are responsible for the cost and fees associated with the notice and certified mailing(s) which are payable upon invoicing.

Signature of Owner or Attorney for Owner: \_\_\_\_\_

Date: 10.10.2025

State of INDIANA )  
County of MARION ) SS:

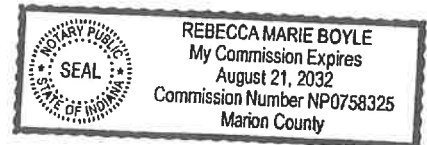
Subscribed and sworn to me before this 10<sup>th</sup> of OCTOBER, 2025.

Rebecca M. Boyle  
Notary Public Signature

My commission expires: AUGUST 21, 2032

My county of residence is MARION County.

My Commission No. is: NP0758325



**Exhibit A**  
**Legal Description of Easement**

**LEGAL DESCRIPTION** - PARTIAL EASEMENT VACATION


That portion of the 15-foot wide utility easement recorded in Book 244 at Page 141, recorded in the Office of the Recorder of Hamilton County, Indiana, located within Block A of Hamilton Crossing East Secondary Plat recorded as Instrument Number 2021092510 in said Recorder's Office, located in the Northwest Quarter of Section 35, Township 18 North, Range 3 East of the Second Principal Meridian, Clay Township, Hamilton County, Indiana, more particularly described by Anthony B. Syers, LS20800124 of Kimley-Horn and Associates, Inc. on October 15, 2025 as part of Project No. 170051006, as follows:

Commencing at the Southwest Corner of said Block A; thence North 00 degrees 03 minutes 57 seconds West (Bearings based upon said Hamilton Crossing East Secondary Plat) along the west line of Block A a distance of 49.37 feet to the Point of Beginning being the south line of said 15-foot wide Utility Easement; thence continuing North 00 degrees 03 minutes 57 seconds West along said west line a distance of 15.00 feet to the north line of said 15-foot wide Utility Easement; thence North 89 degrees 52 minutes 29 seconds East a distance of 538.38 feet to the east line of said Block A; thence South 00 degrees 07 minutes 31 seconds East a distance of 15.00 feet to the south line of said 15-foot wide Utility Easement; thence South 89 degrees 52 minutes 29 seconds West a distance of 538.40 feet to the Point of Beginning, containing 0.185 acres of land, more or less.

**NOTES**

This document was prepared based on record plat and easement information. This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

Bearing system based on the record bearings of the Hamilton Crossing East Secondary Plat recorded as Instrument Number 2021092510 in the Hamilton County Recorder's Office.

  
ANTHONY B. SYERS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 20800124  
500 E. 96TH STREET, SUITE #300  
INDIANAPOLIS, INDIANA 46240  
PH. 317-218-9560  
anthony.syers@kimley-horn.com



EASEMENT VACATION  
CITY OF CARMEL  
HAMILTON COUNTY, INDIANA

**Kimley»Horn**

500 East 96th Street, Suite #300  
Indianapolis, Indiana 46240

Tel. No. (317) 218-9560  
www.kimley-horn.com

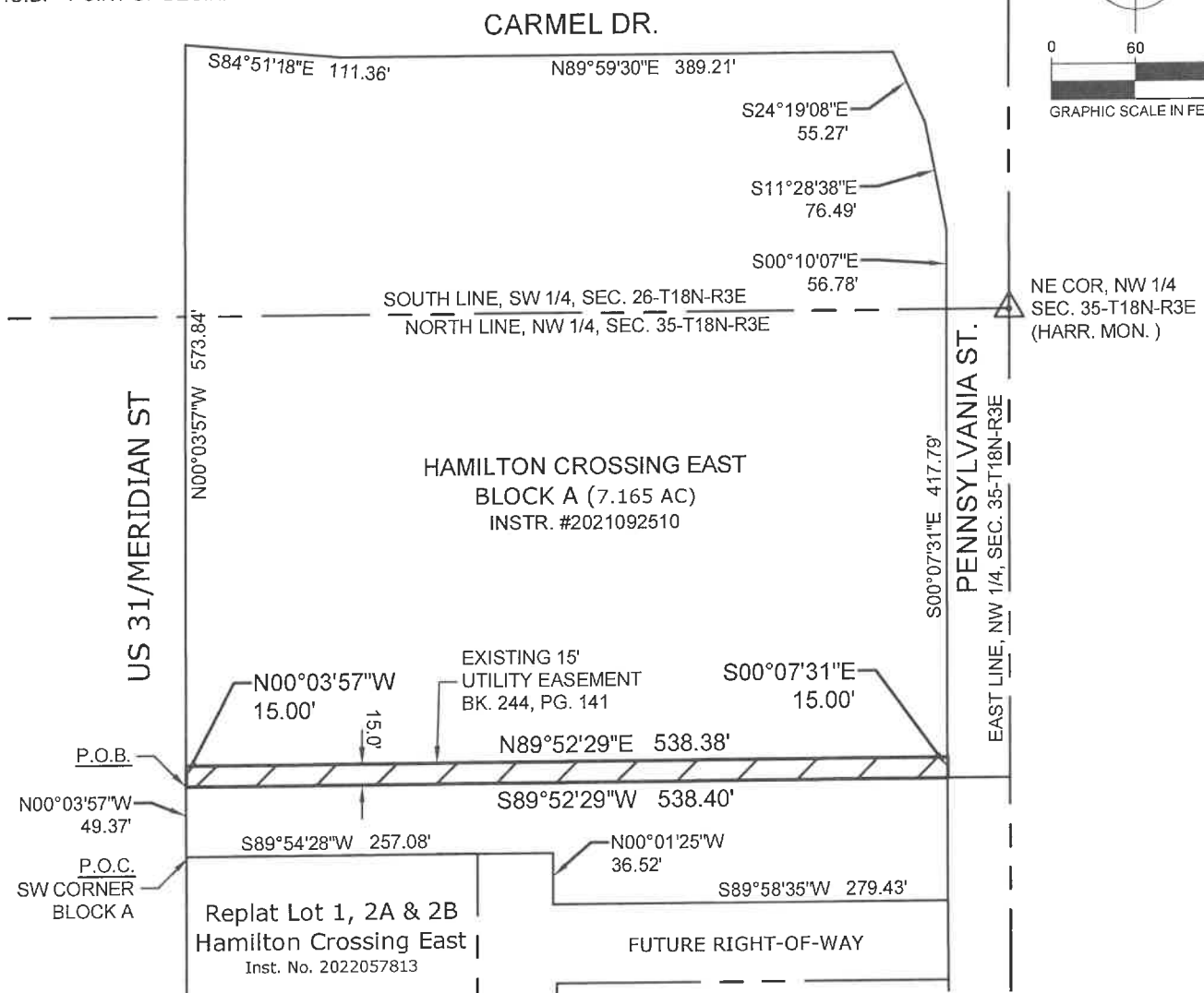
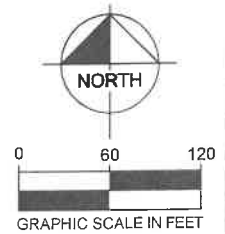
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ABS	ABS	10/15/2025	170051006	2 OF 2



**Exhibit B**  
**Photo or Illustration of Easement**

**LEGEND**


P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING



**NOTES**

This document was prepared based on record plat and easement information. This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

Bearing system based on the record bearings of the Hamilton Crossing East Secondary Plat recorded as Instrument Number 2021092510 in the Hamilton County Recorder's Office.

  
ANTHONY B. SYERS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 20800124  
500 E. 96TH STREET, SUITE #300  
INDIANAPOLIS, INDIANA 46240  
PH. 317-218-9560  
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**EASEMENT VACATION  
CITY OF CARMEL  
HAMILTON COUNTY, INDIANA**

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Indianapolis, Indiana 46240

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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 120'	ABS	ABS	10/15/2025	170051006	1 OF 2

2600.00  
⑦ 2600.00

# LIMITED WARRANTY DEED

200400059877  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
08-25-2004 At 01:03 pm.  
WARR DEED 26.00

THIS INDENTURE WITNESSETH, that DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership f/k/a Duke-Weeks Realty Limited Partnership ("Grantor"), CONVEYS AND SPECIALLY WARRANTS to KRG HAMILTON CROSSING, LLC a(n) Indiana limited liability company ("Grantee") for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, certain real estate and all improvements located thereon located in Hamilton County, Indiana, as more specifically described in the attached Exhibit A (the "Property"), subject to the items set forth on the attached Exhibit B.

TO HAVE AND TO HOLD said Property to the said Grantee and Grantee's successors and assigns forever. Grantor, for itself and its successors and assigns, covenants with Grantee, and its successors and assigns, that the premises hereby conveyed are free from all encumbrances made or suffered by it except as aforesaid, and that it will, and that its successors and assigns shall, warrant and defend the same to the said Grantee and its successors and assigns against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is fully empowered, to execute and deliver this deed; that Grantor has full capacity to convey the Property; and that all necessary partnership action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed this 19 day of August, 2004.

DULY ENTERED FOR TAXATION

Subject to final acceptance for transfer

25 day of AUGUST, 2004

Robin McMillen Auditor of Hamilton County

Parcel # 16-09-26-00-00-016.002

16-09-35-00-00-007.000

16-09-35-00-00-008.000

16-09-35-00-00-009.000

16-09-35-00-00-010.000

16-09-35-00-00-010.002

DUKE REALTY LIMITED

PARTNERSHIP, an Indiana limited partnership

By: Duke Realty Corporation, an Indiana corporation, sole general partner

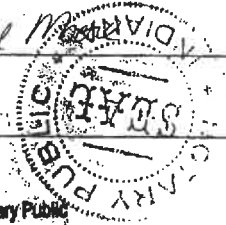
By: Nicholas C. Anthony  
Name: Nicholas C. Anthony  
Title: Acquisitions/Dispositions

STATE OF INDIANA       )  
                                  ) SS:  
COUNTY OF HAMILTON   )

Before me, a Notary Public in and for said County and State, personally appeared NICHOLAS C. ANTHONY, by me known and by me known to be the Vice President, Acquisitions/Leases of Duke Realty Corporation, an Indiana corporation, the sole general partner of Duke Realty Limited Partnership, an Indiana limited partnership, who acknowledged the execution of the foregoing on behalf of said partnership.

WITNESS my hand and Notarial Seal this 19 day of August, 2004.

Nancy Kaye Moore  
Notary Public  
(Printed Signature)



My Commission Expires: \_\_\_\_\_

Nancy Kaye Moore, Notary Public

My County of Residence: \_\_\_\_\_

My Commission Expires: June 13, 2007  
My County of Residence: Marion

This instrument was prepared by:  
John Girod, Corporate Attorney  
Duke Realty Corporation  
600 E. 96<sup>th</sup> Street, Suite 100  
Indianapolis, IN 46240

After recording return to: First American Title Insurance Company, 251 E. Ohio Street,  
Suite 555, Indianapolis, IN 46204

Send tax bills to:       Director of Asset Management  
                              30 S. Meridian Street  
                              Suite 1100  
                              Indianapolis, IN 46204  
                              Fax No. (317) 577-7879

**Exhibit A**

**Legal Description**

Legal Description: Part of the Southwest Quarter of Section 26 and part of the Northwest Quarter of Section 35 all in Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Commencing at the Northeast corner of said Northwest Quarter Section; thence along the North line thereof South 88 degrees 59 minutes 30 seconds West (assumed bearing) 35.00 feet to a point on the Westerly right of way line of Pennsylvania Street, the Dedication of Public Right of Way of which was recorded December 9, 1986 in Book 4 on pages 697 thru 701 in the Office of the Recorder of Hamilton County, Indiana, which said point is the Point of Beginning (the next two courses are along said right of way dedication); (1) thence parallel with the East line of said Northwest Quarter Section, South 00 degrees 07 minutes 31 seconds East 328.27 feet; (2) thence North 88 degrees 59 minutes 30 seconds East 35.00 feet to a point on the East line of said Northwest Quarter Section; thence along said East line South 00 degrees 07 minutes 31 seconds East 651.74 feet to a point which bears North 00 degrees 07 minutes 31 seconds West 1641.00 feet from the Southeast corner of said Northwest Quarter Section; thence parallel with the South line of said Northwest Quarter Section, South 88 degrees 46 minutes 31 seconds West 584.19 feet to a point on the Easterly right of way line of U.S. Highway #31 (line "K" for I.S.H.C. Project ST-F-222(9) DTD 1973); thence along said right of way line North 00 degrees 03 minutes 57 seconds West 1192.83 feet to a point on the Southerly right of line of 126th Street, the dedication of public right of way of which was recorded December 9, 1986 in Book 4 on pages 697 thru 701 in said Recorder's Office; thence along said Southerly right of way line North 89 degrees 54 minutes 47 seconds East 547.69 feet to a point on the Westerly right-of-way line of said Pennsylvania Street; thence along said Westerly right of way line South 00 degrees 10 minutes 07 seconds East 201.78 feet to the Point of Beginning, containing 15.474 acres, more or less.

Excepting however

A part of the Southwest Quarter of Section 26 and a part of the Northwest Quarter of Section 35, all in Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the northeast corner of the Northwest Quarter of said Section 35; thence South 88 degrees 59 minutes 30 seconds West 35.00 feet to the west 35-foot right of way line of Pennsylvania Street as described in the deed to the City of Carmel Recorded in Book 4, page 697 in the Office of the Recorder of Hamilton County and the POINT OF BEGINNING of this description; thence South 00 degrees 07 minutes 31 seconds East 328.27 feet along said west 35-foot right-of-way line to a northern line of the land described in the deed to Duke Realty Limited partnership, recorded in Instrument number 95-1297 in said Recorder's office; thence North 88 degrees 59 minutes 30 seconds East 35.00 feet along said northern line to the east line of the Northwest Quarter of said Section 35; thence South 00 degrees 07 minutes 31 seconds East 651.74 feet along said east line to the southern line of said Duke Realty Limited Partnership land; thence South 88 degrees 46 minutes 31 seconds West 45.01 feet along said southern line; thence North 00 degrees 07 minutes 31 seconds West 980.86 feet along a line 45.00 feet west of and parallel with the east line of said quarter section; thence North 00 degrees 10 minutes

07 seconds West 201.26 feet along a line 10.00 feet west of and parallel with the west 35-foot right-of-way line of said Pennsylvania Street to the northern line of said Duke Realty Limited Partnership land; thence North 89 degrees 54 minutes 47 seconds East 10.00 feet along said northern line to the west 35-foot right-of-way line of said Pennsylvania Street; thence South 00 degrees 10 minutes 07 seconds East 201.78 feet along said west line to the point of beginning and containing 0.795 acres, more or less. The bearings in this description are based upon the east line of the Northwest Quarter of Section 35 having a bearing of South 00 degrees 07 minutes 31 seconds East.

#### ALSO EXCEPTING

A part of the Northwest Quarter of Section 35, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the northeast corner of said quarter section; thence South 00 degrees 07 minutes 31 seconds East 980.01 feet to the southeast corner of Parcel 1 as described in the deed to Duke Realty Limited Partnership, recorded in Instrument No. 95-1297, in the Office of the Recorder of Hamilton County, said corner being North 00 degrees 07 minutes 31 seconds West 1,641.00 feet from the southeast corner of said quarter section; thence South 88 degrees 46 minutes 31 seconds West 129.71 feet along the south line of said Parcel 1 to the POINT OF BEGINNING of this description: thence south 88 degrees 46 minutes 31 seconds West 228.07 feet along said south line; thence North 00 degrees 00 minutes 00 seconds East 245.29 feet; thence South 90 degrees 00 minutes 00 seconds East 27.99 feet; thence North 00 degrees 00 minutes 00 seconds East 46.53 feet; thence South 90 degrees 00 minutes 00 seconds East 284.09 feet to a point on the proposed west right-of-way line of Pennsylvania Street which is 45.00 feet west of the east line of said quarter section; thence South 00 degrees 07 minutes 31 seconds East 184.95 feet along said proposed right-of-way line; thence Southwesterly 141.31 feet along an arc to the left and having a radius of 114.00 feet and subtended by a long chord having a bearing of South 39 degrees 37 minutes 35 seconds West and a length of 132.44 feet to the POINT OF BEGINNING and containing 1.898 acres, more or less. The bearings in this description are based upon the east line of the Northwest Quarter of Section 35 having a bearing of North 00 degrees 07 minutes 31 seconds West.



**Exhibit "B"**

**Permitted Exceptions**

1. Liens for taxes for the 2<sup>nd</sup> half of 2003 which are not yet due and payable and future years.
2. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for 126th Street and Pennsylvania Street, including utility rights of way. As shown on a survey prepared by Woolpert LLP, as Project No. 62839, dated June 29, 2004 and last revised August 10, 2004 (the "Survey").
3. Easement in favor of: Indiana Bell Telephone Company, Incorporated Type of easement: Utility Recorded: October 29, 1973 Deed Record: 270, page 181, as shown on the survey Subject to the terms and conditions thereof.
4. Easement in favor of: Indiana Bell Telephone Company, Incorporated Type of easement: Utility Recorded: January 30, 1975 Deed Record: 279, page 396, as shown on the survey Subject to the terms and conditions thereof.
5. Easement in favor of: Indianapolis Water Company, an Indiana Corporation Type of easement: Utility Recorded: January 7, 1985 Easement Record: 2, page 328, as shown on the survey Subject to the terms and conditions thereof.
6. Subject to the terms and provisions of a Real Estate Covenant dated August 15, 1981 and recorded September 9, 1981 in Miscellaneous Record 166, page 545 as Instrument No. 272523 as shown on the survey .
7. Easement in favor of: Town of Carmel, Indiana Type of easement: Utility Recorded: May 14, 1971 Deed Record: 244, page 141, Subject to the terms and conditions thereof.
8. Subject to the terms and provisions of a Nonexclusive Drainage Easement Agreement dated August 30, 1991 and recorded October 7, 1992 as Instrument No. 92-39206.
9. Subject to the terms and provisions of Covenants Running with the Land, dated July 13, 1984 and recorded July 27, 1984 in Miscellaneous Record 179, page 523.
10. Easement in favor of Indianapolis Water Company, an Indiana Corporation, Type of Easement: Utility, Recorded May 17, 1999, Instrument No.: 99-29602 as shown on the survey Subject to the terms and conditions thereof.
11. Subject to the terms and provisions of a Declaration of Maintenance Obligation, dated June 11, 1999 and recorded June 10, 1999 as Instrument No. 99-34941 as shown on the survey .

12. Easement in favor of: City of Carmel Type of easement: Utility Recorded: December 20, 1999 Instrument No.: 99-72494, As shown on "The Survey". Subject to the terms and conditions thereof.
13. Subject to the terms and provisions of a Limited Access Fence Removal Covenant, dated February 15, 1999 and recorded June 29, 2000 as Instrument No. 2000-31806.
14. Subject to the terms and provisions of a Declaration of Access, Drainage, Signage and Parking Easement, dated February 2, 2001 and recorded February 7, 2001 as Instrument No. 2001-5902 as shown on the survey.
15. First Corrective Amendment to Declaration of Access, Drainage, Signage and Parking Easement, recorded April 29, 2004 as Instrument No. 2004-27997 as shown on the survey .
16. Subject to the terms and provisions of Declaration of Covenants and Restrictions, by and between North Meridian Carmel Hotel, L.P., an Indiana limited partnership and Duke Realty Limited Partnership, an Indiana limited partnership, recorded April 29, 2004 as Instrument No. 2004-27999.
17. Commitments concerning the use and development of real estate made in connection with a rezoning of property or plan approval recorded July 7, 1989 as Instrument No. 89-14190.
18. Commitments concerning the use and development of real estate made in connection with a rezoning of property or plan approval recorded March 31, 1999 as Instrument No. 99-19383.
19. Subject to the terms and conditions of a Memorandum of Lease by and between Office Depot, Inc., a Delaware Corporation and Duke-Weeks Realty Limited Partnership, an Indiana limited partnership, as successor in interest to Duke Realty Limited Partnership, an Indiana limited partnership, dated October 14, 1999 and recorded November 17, 1999 as Instrument No. 99-67146.
20. Subject to the terms and conditions of a Memorandum of Lease by and between Duke-Weeks Realty Limited Partnership, an Indiana limited partnership and Roberts Distributors Inc., an Indiana Corporation, dated March 31, 2000 and recorded April 18, 2000 as Instrument No. 2000-18544.
21. Subject to the terms and conditions of a Memorandum of Lease by and between Duke-Weeks Realty Limited Partnership, an Indiana limited partnership and Hollywood Entertainment Corporation, an Oregon Corporation, dated July 28, 1999 and recorded February 17, 2000 as Instrument No. 2000-7520.

22. A financing statement recorded March 31, 2000 as Instrument No. 2000000100708 of Official Records.
- a. Debtor: Hollywood Entertainment Corporation/Hollywood Video
  - b. Secured party: Keycorp Leasing
23. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
24. Minimum standard detail survey prepared by Woolpert LLP, as Project No. 62539, as Project/Job No. 62839, dated June 29, 2004 and revised July 21, 2004, discloses the following title matters:
- a. Exceptions 22, 24, 25, 26, 27, 28, 30, 33, 35, 38, 39, 42 of Schedule B-II as shown on survey.
  - b. Fence located on the West side of the land does not coincide with the property lines of the land.

NKC

DULY ENTERED FOR TAXATION  
Subject to final acceptance of transfer  
19th day of August 2025 - RL

 Auditor of Hamilton County

Parcel # 16-09-35-00-00-009.000  
Parcel # 16-09-35-00-00-010.000  
Parcel # 16-09-35-00-00-007.

2025034965 DEED WARRANTY 25.00  
08/19/2025 02:24 PM 4 PGS  
TRINI BEAVER  
HAMILTON COUNTY RECORDER, IN  
RECORDED AS PRESENTED

### SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That **KRG Hamilton Crossing, LLC**, an Indiana limited liability company ("Grantor"), CONVEYS, and SPECIALLY WARRANTS to **Republic Airways, Inc.**, an Indiana corporation ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Hamilton County, Indiana, as more specifically described on Exhibit A, attached hereto and incorporated herein.

This conveyance is subject to those matters more specifically described on Exhibit B, attached hereto and incorporated herein.

The warranty of title by Grantor is limited to a warranty against the acts of Grantor and those claiming by, through or under Grantor, and not otherwise.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he has been duly authorized by all necessary actions of Grantor to execute and deliver this Deed on behalf of Grantor.

(Signature page to follow)

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 15th day of August, 2025.

**KRG HAMILTON CROSSING, LLC,**  
an Indiana limited liability company

By: \_\_\_\_\_

Printed: DEAN J. PAPADAKIS

Title: SVP - CHIEF LEGAL OFFICER

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

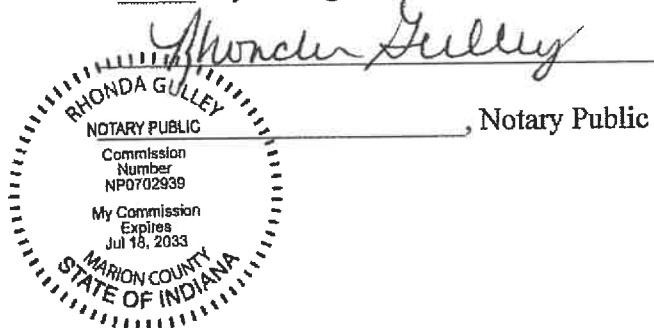
Before me, a Notary Public in and for said County and State, personally appeared DEAN J. PAPADAKIS, by me known and by me known to be the SVP - CLO of KRG Hamilton Crossing, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing Deed on behalf of such limited liability company.

WITNESS my hand and Notarial Seal this 13th day of August, 2025.

My commission expires: July 18, 2033

My county of residence: Marion

My commission number: N16702939



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Chad T. Walker

**This instrument prepared by Chad T. Walker, Attorney at Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, Indiana 46204, (317) 684-5000.**

**Send tax statements to and after recording return Deed to Grantee's address at: Republic Airways, Inc., Attn: Chief Administrative Officer, 8909 Purdue Road, Suite 300, Indianapolis, Indiana 46268.**

5043430.1

**EXHIBIT A**  
**Legal Description**

The Land referred to herein below is situated in the County of **Hamilton**, State of **Indiana**, and is described as follows:

**Tract I: Part of Parcel Number 29-09-35-000-007.000-018**

A part of the Northwest Quarter of Section 35, in Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana, being a part of Block A of Hamilton Crossing East Secondary Plat as set forth in the plat recorded December 28, 2021 as Instrument No. 2021092510, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwesterly corner of said Block A; thence North 89 degrees 54 minutes 28 seconds East (bearing per plat) 86.94 feet along the south line of said Block to the point of beginning of this description: thence North 0 degrees 20 minutes 16 seconds West 82.93 feet; thence North 89 degrees 56 minutes 38 seconds East 119.00 feet; thence South 0 degrees 5 minutes 32 seconds East 82.85 feet to the south line of said Block; thence South 89 degrees 54 minutes 28 seconds West 118.65 feet along said south line to the point of beginning and containing 0.226 acres, more or less.

**Tract II: Parcel Numbers 29-09-35-000-009.000-018 and 29-09-35-000-010.000-018**

Lots 4 and 5 in HAMILTON CROSSING EAST SECONDARY PLAT, part of the Northwest Quarter of Section 35, Township 18 North, Range 3 East, 2nd Principal Meridian, Clay Township, Hamilton County, Indiana, as set forth in the plat recorded December 28, 2021 in Plat Cabinet 6, slide 211 as Instrument No. 2021092510, in the Office of the Recorder of Hamilton County, Indiana.

**Tract III (drainage easement):**

Non-exclusive easement for STORMWATER DRAINAGE as set out in nonexclusive drainage easement agreement dated August 30, 1991 and recorded October 7, 1992 as Instrument No. 9239206, in the Office of the Recorder of Hamilton County, Indiana.

**Tract IV Easements**

Non-exclusive easements as set for that certain Declaration of Easements, Covenants and Restrictions recorded February 4, 2022 as Instrument No. 20220006098, in the Office of the Recorder of Hamilton County, Indiana.



**EXHIBIT B**  
**Exceptions to Title**

1. Real estate taxes and assessments due and payable which are a lien but not yet payable.
2. Subject to the terms and provisions of a Real Estate Covenant dated August 15, 1981 and recorded September 9, 1981 in Miscellaneous Record 166, page 545 as Instrument No. 272523.
3. Easement in favor of: Town of Carmel, Indiana Type of easement: Utility Recorded: May 14, 1971 Deed Record: 244, page 141. Subject to the terms and conditions thereof.
4. Subject to the terms and provisions of a Nonexclusive Drainage Easement Agreement dated August 30, 1991 and recorded October 7, 1992 as Instrument No. 9239206.
5. Subject to the terms and provisions of a Declaration of Maintenance Obligation, dated June 11, 1999 and recorded June 10, 1999 as Instrument No. 9909934941.
6. Commitments concerning the use and development of real estate made in connection with a rezoning of property or plan approval recorded March 31, 1999 as Instrument No. 9909919383.
7. Terms, provisions and conditions contained in Declaration of Easements, Covenants and Restrictions by and between KRG Hamilton Crossing, LLC and Republic Airways, Inc. recorded February 04, 2022 as document number 2022006098.
8. Terms provisions and conditions contained in Amended and Restated Declaration of Easements, Covenants and Restrictions by and between KRG Hamilton Crossing, LLC and Republic Airways, Inc. recorded \_\_\_\_\_, 2025 as Instrument No: \_\_\_\_\_.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hamilton Crossing East Secondary Plat, as recorded in Plat Cabinet 6, Slide 211 as Document 2021092510, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the M176-Fertig, W.R. (5176), a legal drain established in accordance with I.C. 36-9-27-33. Rights of the adjoining owners in and to the concurrent use of said easement described in Schedule A.
11. Rights of the adjoining owners in and to the concurrent use of said easement described in Exhibit A.

**ORDINANCE NO. D-2805-25**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,  
INDIANA, AMENDING CHAPTER 2, ARTICLE 3, DIVISION II, SECTION 2-48(e) OF  
THE CARMEL CITY CODE.**

**Synopsis: Ordinance amends Chapter 2, Article 3, Division II, Section 2-48(e) of the Carmel City code to extend the non-elective deferred compensation structure to include the Carmel Fire Department.**

**WHEREAS**, the City of Carmel, Indiana (the “City”) has developed a comprehensive compensation and benefits package for its employees; and

**WHEREAS**, a competitive benefits package is an important means to attract and retain qualified employees in a competitive employment market; and

**WHEREAS**, the Carmel Fire Department sworn employees held a successful vote to participate in the Fire Retirement Benefit Program, which is a Social Security benefit equivalent retirement system; and

**WHEREAS**, the Carmel Fire Department sworn employees desire to participate in the Fire Retirement Benefit Program in order to enjoy the benefits of a City-funded non-elective contribution that would equal the previous Social Security contribution.

**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. Chapter 2, Article 3, Division II, Section 2-48(e) is amended to read:

**§ 2-48(e)**

(e) *Non-elective deferred compensation plan.* The City shall make a non-elective contribution to the deferred compensation plan on behalf of each sworn officer of the Carmel Police Department **and each sworn firefighter of the Carmel Fire Department** in an amount equal to what would have been paid into the Social Security system if the Carmel Police Department **or Carmel Fire Department** participated in that system. Such non-elective contributions shall be referred to as the "Police Retirement Benefit Program-" **and “Fire Retirement Benefit Program,” respectively.** Non-elective contributions to the Police Retirement Benefit Program **and Fire Department Benefit Program** shall be held separately from elective contributions but shall be administered under the same guidelines as the elective plan.

Ordinance D-2805-25

Page One of Three

43        Section 3.        The remaining provisions of Carmel City Code Section 2-48 are not affected  
44 by this Ordinance and shall remain in full force and effect.  
45

46        Section 4.        All prior ordinances or parts thereof inconsistent with any provision of this  
47 Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of  
48 this Ordinance, such repeal to have prospective effect only. However, the repeal or amendment by  
49 this Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties  
50 incurred or proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities  
51 and proceedings are continued and penalties shall be imposed and enforced under such repealed  
52 or amended ordinance as if this Ordinance had not been adopted.  
53

54        Section 5.        If any portion of this Ordinance is for any reason declared to be invalid by  
55 a court of competent jurisdiction, such decision shall not affect the validity of the remaining  
56 portions of this Ordinance so long as enforcement of same can be given the same effect.  
57

58        Section 6.        This Ordinance shall be in full force and effect from and after the date of  
59 its passage and signing by the Mayor and such publication as required by law.  
60  
61  
62  
63

64                                *[Remainder of page intentionally left blank]*  
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87 Ordinance D-2805-25

88 Page Two of Three

**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-2805-25  
Page Three of Three

**ORDINANCE D-2806-25**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,  
VACATING THE EASEMENT LOCATED AT 12213 N. MERIDIAN STREET.**

**WHEREAS**, KRG Hamilton Crossing, LLC (“Petitioner”) has filed a Petition for Vacation of Easement (the “Petition”) with the City of Carmel, Indiana, pursuant to Indiana Code § 36-7-3-16 and § 36-7-3-12 (“Vacation Statute”), which is attached hereto and incorporated herein as Exhibit A;

**WHEREAS**, the remaining Easement to be vacated, is located at 12213 N. Meridian Street, and is described in Exhibit B, attached hereto and incorporated herein (the “Easement”);

**WHEREAS**, the Easement is not necessary for any public purpose, as it is currently unused and there are no plans for future use of the Easement;

**WHEREAS**, the Petitioner has satisfied all requirements of the Vacation Statute, and no valid objections were raised to deny the Petition;

**WHEREAS**, pursuant to IC 36-7-3-12(c), a properly noticed public hearing on proposed vacation of the Public Way was held by the Common Council of the City of Carmel, Indiana, on the 15<sup>th</sup> day of December 2025, at which time all interested persons were given an opportunity to be heard.

**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 Easement is hereby vacated.

Section 3. The City Clerk is hereby directed to file a copy of this Ordinance with the Recorder and Auditor of Hamilton County, Indiana, as required by the Vacation Statute.

Section 4. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

**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

Ordinance D-2806-25  
Page Two of Two Pages



# Exhibit A

## Office Use Only

Hearing Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_

### PETITIONER / PROPERTY OWNER

Name: KRG Hamilton Crossing, LLC  
Address: 30 S. Meridian Street, Suite 1100, Indianapolis, IN 46204  
Phone: (317) 578-5165 E-Mail: dkirby@kiterealty.com

### PETITIONER'S ATTORNEY / CONTACT PERSON AND PROJECT ENGINEER (if applicable):

#### Attorney / Contact Person:

Name: Doug Kirby  
Address: 30 S. Meridian Street, Suite 1100  
Indianapolis, IN 46204  
Phone: (317) 578-5165  
E-Mail: dkirby@kiterealty.com

#### Engineer who prepared the Legal Description and Drawing Exhibit:

Name: Anthony Syers  
Address: 500 East 96th Street  
Indianapolis, IN 46240  
Phone: (463) 274-4866  
E-Mail: Anthony.Syers@kimley-horn.com

### Address of land that the Easement to be vacated is located:

12213 N. Meridian St, Carmel, IN 46032

### Required Attachments for all Vacation Petitions:

- ☐ Legal description of area to be Vacated
- ☐ Proof of Ownership (copy of deed) from all Petitioners
- ☐ List of Abutting Property Owners

PETITION TO VACATE AN EASEMENT

1. KRG Hamilton Crossing, LLC (the "Petitioner"), pursuant to Indiana Code §36-7-3-16, does hereby respectfully petition the Common Council of the City of Carmel, Indiana, for the vacation of those portions of the existing Easement, located entirely within the corporate boundaries of Carmel, Indiana, as is more particularly described below and in the exhibit attached hereto and made a part hereof.
2. The portion of the Easement being vacated is more particularly described in Exhibit "A" and depicted in Exhibit "B" hereto, which are incorporated herein by this reference.
3. In support of this petition, the Petitioners submits the following:

a) State the circumstances of the case:

Petitioner wishes to vacate the existing utility easement. There are no existing utilities located within this easement.

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b) Specifically describe the Easement proposed to be vacated:

15' Utility Easement, Bk. 244, Pg 141. Please refer to Exhibit "A" and Exhibit "B" for legal description and exhibit of easement proposed to be vacated.

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4. The following are the names and addresses of the owners of land which abut the property proposed to be vacated:

1. KRG Hamilton Crossing, LLC
2. Republic Airways, Inc.
3. (add additional if necessary)

WHEREFORE, the Petitioner respectfully requests the vacation of the above-described Easement.

(PETITIONER)

  
\_\_\_\_\_  
Signature

Douglas J. Kirby  
\_\_\_\_\_  
Printed Name

10/9/25  
\_\_\_\_\_  
Date

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the Petitioner understands that they are responsible for the cost and fees associated with the notice and certified mailing(s) which are payable upon invoicing.

Signature of Owner or Attorney for Owner: \_\_\_\_\_

Date: 10.10.2025

State of INDIANA )  
County of MARION ) SS:

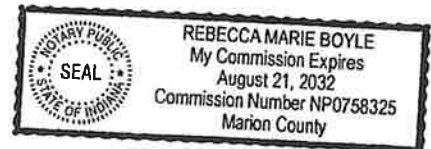
Subscribed and sworn to me before this 10<sup>th</sup> of OCTOBER, 2025.

Rebecca M. Boyle  
Notary Public Signature

My commission expires: AUGUST 21, 2032

My county of residence is MARION County.

My Commission No. is: NP0758325



**Exhibit A**

**Legal Description of Easement**

## LEGAL DESCRIPTION - PARTIAL EASEMENT VACATION

That portion of the 15-foot wide utility easement recorded in Book 244 at Page 141, recorded in the Office of the Recorder of Hamilton County, Indiana, located within Block A of Hamilton Crossing East Secondary Plat recorded as Instrument Number 2021092510 in said Recorder's Office, located in the Northwest Quarter of Section 35, Township 18 North, Range 3 East of the Second Principal Meridian, Clay Township, Hamilton County, Indiana, more particularly described by Anthony B. Syers, LS20800124 of Kimley-Horn and Associates, Inc. on October 15, 2025 as part of Project No. 170051006, as follows:

Commencing at the Southwest Corner of said Block A; thence North 00 degrees 03 minutes 57 seconds West (Bearings based upon said Hamilton Crossing East Secondary Plat) along the west line of Block A a distance of 49.37 feet to the Point of Beginning being the south line of said 15-foot wide Utility Easement; thence continuing North 00 degrees 03 minutes 57 seconds West along said west line a distance of 15.00 feet to the north line of said 15-foot wide Utility Easement; thence North 89 degrees 52 minutes 29 seconds East a distance of 538.38 feet to the east line of said Block A; thence South 00 degrees 07 minutes 31 seconds East a distance of 15.00 feet to the south line of said 15-foot wide Utility Easement; thence South 89 degrees 52 minutes 29 seconds West a distance of 538.40 feet to the Point of Beginning, containing 0.185 acres of land, more or less.

## NOTES

This document was prepared based on record plat and easement information. This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

Bearing system based on the record bearings of the Hamilton Crossing East Secondary Plat recorded as Instrument Number 2021092510 in the Hamilton County Recorder's Office.



ANTHONY B. SYERS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 20800124  
500 E. 96TH STREET, SUITE #300  
INDIANAPOLIS, INDIANA 46240  
PH. 317-218-9560  
anthony.syers@kimley-horn.com



EASEMENT VACATION  
CITY OF CARMEL  
HAMILTON COUNTY, INDIANA

**Kimley»Horn**

500 East 96th Street, Suite #300  
Indianapolis, Indiana 46240

Tel. No. (317) 218-9560  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ABS	ABS	10/15/2025	170051006	2 OF 2

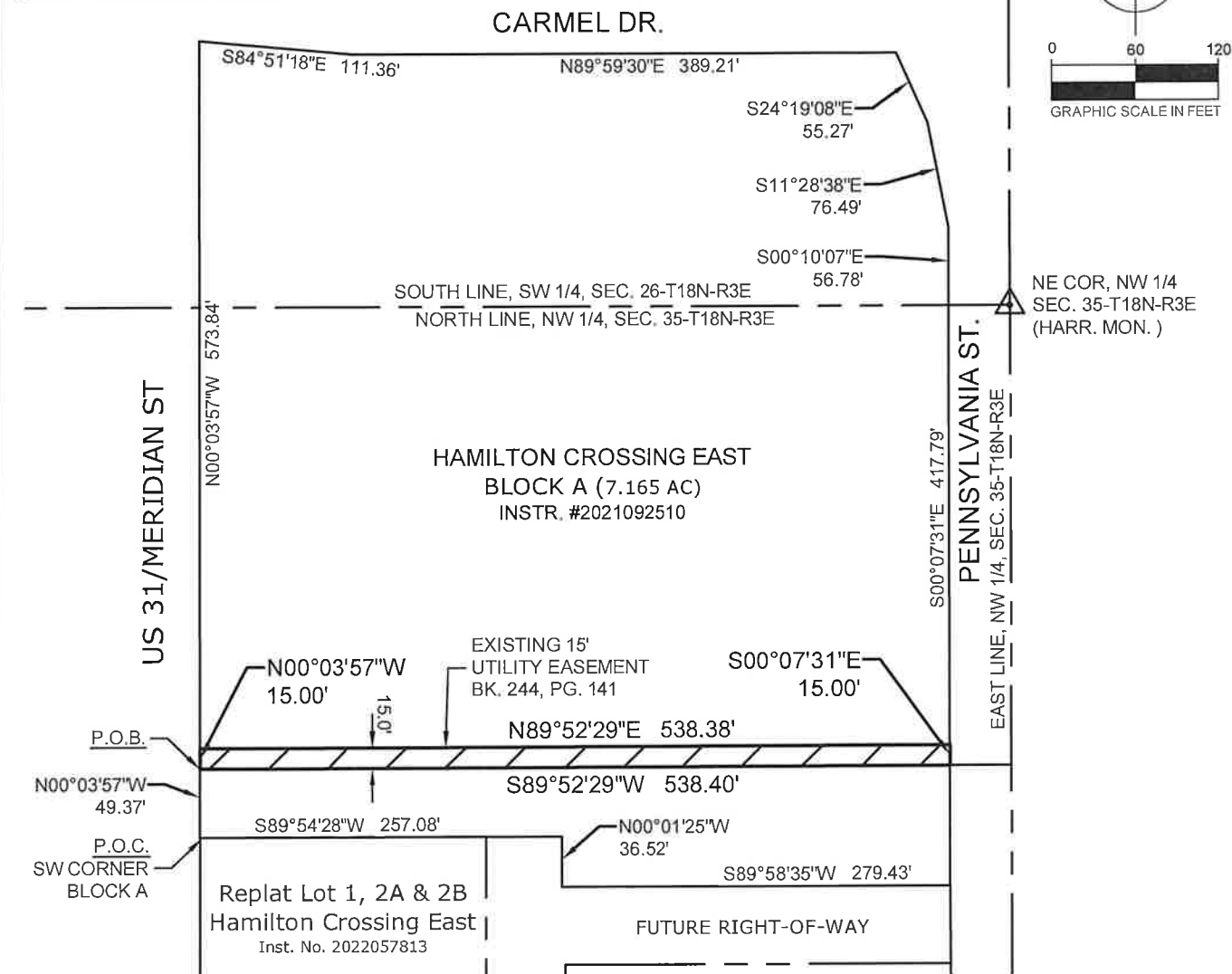
**Exhibit B**

**Photo or Illustration of Easement**



# LEGEND


P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING



## NOTES

This document was prepared based on record plat and easement information. This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

Bearing system based on the record bearings of the Hamilton Crossing East Secondary Plat recorded as Instrument Number 2021092510 in the Hamilton County Recorder's Office.

  
ANTHONY B. SYERS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 20800124  
500 E. 96TH STREET, SUITE #300  
INDIANAPOLIS, INDIANA 46240  
PH. 317-218-9560  
anthony.syers@kimley-horn.com



EASEMENT VACATION  
CITY OF CARMEL  
HAMILTON COUNTY, INDIANA

**Kimley»Horn**

500 East 96th Street, Suite #300  
Indianapolis, Indiana 46240

Tel. No. (317) 218-9560  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 120'	ABS	ABS	10/15/2025	170051006	1 OF 2

2600.  
7200  
none

# LIMITED WARRANTY DEED

200400059877  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
08-25-2004 At 01:03 pm.  
WARR DEED 26.00

THIS INDENTURE WITNESSETH, that DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership f/k/a Duke-Weeks Realty Limited Partnership ("Grantor"), CONVEYS AND SPECIALLY WARRANTS to KRG HAMILTON CROSSING, LLC a(n) Indiana limited liability company ("Grantee") for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, certain real estate and all improvements located thereon located in Hamilton County, Indiana, as more specifically described in the attached Exhibit A (the "Property"), subject to the items set forth on the attached Exhibit B.

TO HAVE AND TO HOLD said Property to the said Grantee and Grantee's successors and assigns forever. Grantor, for itself and its successors and assigns, covenants with Grantee, and its successors and assigns, that the premises hereby conveyed are free from all encumbrances made or suffered by it except as aforesaid, and that it will, and that its successors and assigns shall, warrant and defend the same to the said Grantee and its successors and assigns against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is fully empowered, to execute and deliver this deed; that Grantor has full capacity to convey the Property; and that all necessary partnership action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed this 19 day of August, 2004.

DULY ENTERED FOR TAXATION J  
Subject to final acceptance for transfer  
D 25 day of AUGUST, 2004

Robin M. Miller Auditor of Hamilton County

Parcel # 16-09-26-00-00-016.002  
16-09-35-00-00-007.000  
16-09-35-00-00-008.000  
16-09-35-00-00-009.000  
16-09-35-00-00-010.000  
16-09-35-00-00-010.002

DUKE REALTY LIMITED  
PARTNERSHIP, an Indiana limited  
partnership

By: Duke Realty Corporation, an Indiana  
corporation, sole general partner

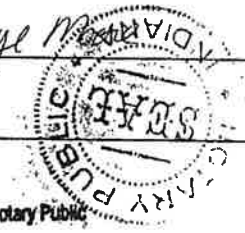
By: Nicholas C. Anthony  
Name: Nicholas C. Anthony  
Title: Vice President  
Acquisitions/Dispositions

STATE OF INDIANA       )  
  ) SS:  
COUNTY OF HAMILTON    )

Before me, a Notary Public in and for said County and State, personally appeared NICHOLAS C. ANTHONY, by me known and by me known to be the Vice President of Acquisitions/Depts. of Duke Realty Corporation, an Indiana corporation, the sole general partner of Duke Realty Limited Partnership, an Indiana limited partnership, who acknowledged the execution of the foregoing on behalf of said partnership.

WITNESS my hand and Notarial Seal this 19 day of August, 2004.

Nancy Kaye Moore  
Notary Public  
(Printed Signature)



My Commission Expires: \_\_\_\_\_

Nancy Kaye Moore, Notary Public

My County of Residence: \_\_\_\_\_

My Commission Expires: June 13, 2007  
My County of Residence: Marion

This instrument was prepared by:  
John Girod, Corporate Attorney  
Duke Realty Corporation  
600 E. 96<sup>th</sup> Street, Suite 100  
Indianapolis, IN 46240

After recording return to: First American Title Insurance Company, 251 E. Ohio Street,  
Suite 555, Indianapolis, IN 46204

Send tax bills to:       Director of Asset Management  
                                  30 S. Meridian Street  
                                  Suite 1100  
                                  Indianapolis, IN 46204  
                                  Fax No. (317) 577-7879

Exhibit A  
**Legal Description**

Legal Description: Part of the Southwest Quarter of Section 26 and part of the Northwest Quarter of Section 35 all in Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Commencing at the Northeast corner of said Northwest Quarter Section; thence along the North line thereof South 88 degrees 59 minutes 30 seconds West (assumed bearing) 35.00 feet to a point on the Westerly right of way line of Pennsylvania Street, the Dedication of Public Right of Way of which was recorded December 9, 1986 in Book 4 on pages 697 thru 701 in the Office of the Recorder of Hamilton County, Indiana, which said point is the Point of Beginning (the next two courses are along said right of way dedication); (1) thence parallel with the East line of said Northwest Quarter Section, South 00 degrees 07 minutes 31 seconds East 328.27 feet; (2) thence North 88 degrees 59 minutes 30 seconds East 35.00 feet to a point on the East line of said Northwest Quarter Section; thence along said East line South 00 degrees 07 minutes 31 seconds East 651.74 feet to a point which bears North 00 degrees 07 minutes 31 seconds West 1641.00 feet from the Southeast corner of said Northwest Quarter Section; thence parallel with the South line of said Northwest Quarter Section, South 88 degrees 46 minutes 31 seconds West 584.19 feet to a point on the Easterly right of way line of U.S. Highway #31 (line "K" for I.S.H.C. Project ST-F-222(9) DTD 1973); thence along said right of way line North 00 degrees 03 minutes 57 seconds West 1192.83 feet to a point on the Southerly right of line of 126th Street, the dedication of public right of way of which was recorded December 9, 1986 in Book 4 on pages 697 thru 701 in said Recorder's Office; thence along said Southerly right of way line North 89 degrees 54 minutes 47 seconds East 547.69 feet to a point on the Westerly right-of-way line of said Pennsylvania Street; thence along said Westerly right of way line South 00 degrees 10 minutes 07 seconds East 201.78 feet to the Point of Beginning, containing 15.474 acres, more or less.

Excepting however

A part of the Southwest Quarter of Section 26 and a part of the Northwest Quarter of Section 35, all in Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the northeast corner of the Northwest Quarter of said Section 35; thence South 88 degrees 59 minutes 30 seconds West 35.00 feet to the west 35-foot right of way line of Pennsylvania Street as described in the deed to the City of Carmel Recorded in Book 4, page 697 in the Office of the Recorder of Hamilton County and the POINT OF BEGINNING of this description; thence South 00 degrees 07 minutes 31 seconds East 328.27 feet along said west 35-foot right-of-way line to a northern line of the land described in the deed to Duke Realty Limited partnership, recorded in Instrument number 95-1297 in said Recorder's office; thence North 88 degrees 59 minutes 30 seconds East 35.00 feet along said northern line to the east line of the Northwest Quarter of said Section 35; thence South 00 degrees 07 minutes 31 seconds East 651.74 feet along said east line to the southern line of said Duke Realty Limited Partnership land; thence South 88 degrees 46 minutes 31 seconds West 45.01 feet along said southern line; thence North 00 degrees 07 minutes 31 seconds West 980.86 feet along a line 45.00 feet west of and parallel with the east line of said quarter section; thence North 00 degrees 10 minutes

07 seconds West 201.26 feet along a line 10.00 feet west of and parallel with the west 35-foot right-of-way line of said Pennsylvania Street to the northern line of said Duke Realty Limited Partnership land; thence North 89 degrees 54 minutes 47 seconds East 10.00 feet along said northern line to the west 35-foot right-of-way line of said Pennsylvania Street; thence South 00 degrees 10 minutes 07 seconds East 201.78 feet along said west line to the point of beginning and containing 0.795 acres, more or less. The bearings in this description are based upon the east line of the Northwest Quarter of Section 35 having a bearing of South 00 degrees 07 minutes 31 seconds East.

#### ALSO EXCEPTING

A part of the Northwest Quarter of Section 35, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the northeast corner of said quarter section; thence South 00 degrees 07 minutes 31 seconds East 980.01 feet to the southeast corner of Parcel 1 as described in the deed to Duke Realty Limited Partnership, recorded in Instrument No. 95-1297, in the Office of the Recorder of Hamilton County, said corner being North 00 degrees 07 minutes 31 seconds West 1,641.00 feet from the southeast corner of said quarter section; thence South 88 degrees 46 minutes 31 seconds West 129.71 feet along the south line of said Parcel 1 to the POINT OF BEGINNING of this description: thence south 88 degrees 46 minutes 31 seconds West 228.07 feet along said south line; thence North 00 degrees 00 minutes 00 seconds East 245.29 feet; thence South 90 degrees 00 minutes 00 seconds East 27.99 feet; thence North 00 degrees 00 minutes 00 seconds East 46.53 feet; thence South 90 degrees 00 minutes 00 seconds East 284.09 feet to a point on the proposed west right-of-way line of Pennsylvania Street which is 45.00 feet west of the east line of said quarter section; thence South 00 degrees 07 minutes 31 seconds East 184.95 feet along said proposed right-of-way line; thence Southwesterly 141.31 feet along an arc to the left and having a radius of 114.00 feet and subtended by a long chord having a bearing of South 39 degrees 37 minutes 35 seconds West and a length of 132.44 feet to the POINT OF BEGINNING and containing 1.898 acres, more or less. The bearings in this description are based upon the east line of the Northwest Quarter of Section 35 having a bearing of North 00 degrees 07 minutes 31 seconds West.

**Exhibit "B"**

**Permitted Exceptions**

1. Liens for taxes for the 2<sup>nd</sup> half of 2003 which are not yet due and payable and future years.
2. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for 126th Street and Pennsylvania Street, including utility rights of way. As shown on a survey prepared by Woolpert LLP, as Project No. 62839, dated June 29, 2004 and last revised August 10, 2004 (the "Survey").
3. Easement in favor of: Indiana Bell Telephone Company, Incorporated Type of easement: Utility Recorded: October 29, 1973 Deed Record: 270, page 181, as shown on the survey Subject to the terms and conditions thereof.
4. Easement in favor of: Indiana Bell Telephone Company, Incorporated Type of easement: Utility Recorded: January 30, 1975 Deed Record: 279, page 396, as shown on the survey Subject to the terms and conditions thereof.
5. Easement in favor of: Indianapolis Water Company, an Indiana Corporation Type of easement: Utility Recorded: January 7, 1985 Easement Record: 2, page 328, as shown on the survey Subject to the terms and conditions thereof.
6. Subject to the terms and provisions of a Real Estate Covenant dated August 15, 1981 and recorded September 9, 1981 in Miscellaneous Record 166, page 545 as Instrument No. 272523 as shown on the survey .
7. Easement in favor of: Town of Carmel, Indiana Type of easement: Utility Recorded: May 14, 1971 Deed Record: 244, page 141, Subject to the terms and conditions thereof.
8. Subject to the terms and provisions of a Nonexclusive Drainage Easement Agreement dated August 30, 1991 and recorded October 7, 1992 as Instrument No. 92-39206.
9. Subject to the terms and provisions of Covenants Running with the Land, dated July 13, 1984 and recorded July 27, 1984 in Miscellaneous Record 179, page 523.
10. Easement in favor of Indianapolis Water Company, an Indiana Corporation, Type of Easement: Utility, Recorded May 17, 1999, Instrument No.: 99-29602 as shown on the survey Subject to the terms and conditions thereof.
11. Subject to the terms and provisions of a Declaration of Maintenance Obligation, dated June 11, 1999 and recorded June 10, 1999 as Instrument No. 99-34941 as shown on the survey .



12. Easement in favor of: City of Carmel Type of easement: Utility Recorded: December 20, 1999 Instrument No.: 99-72494, As shown on "The Survey". Subject to the terms and conditions thereof.
13. Subject to the terms and provisions of a Limited Access Fence Removal Covenant, dated February 15, 1999 and recorded June 29, 2000 as Instrument No. 2000-31806.
14. Subject to the terms and provisions of a Declaration of Access, Drainage, Signage and Parking Easement, dated February 2, 2001 and recorded February 7, 2001 as Instrument No. 2001-5902 as shown on the survey.
15. First Corrective Amendment to Declaration of Access, Drainage, Signage and Parking Easement, recorded April 29, 2004 as Instrument No. 2004-27997 as shown on the survey.
16. Subject to the terms and provisions of Declaration of Covenants and Restrictions, by and between North Meridian Carmel Hotel, L.P., an Indiana limited partnership and Duke Realty Limited Partnership, an Indiana limited partnership, recorded April 29, 2004 as Instrument No. 2004-27999.
17. Commitments concerning the use and development of real estate made in connection with a rezoning of property or plan approval recorded July 7, 1989 as Instrument No. 89-14190.
18. Commitments concerning the use and development of real estate made in connection with a rezoning of property or plan approval recorded March 31, 1999 as Instrument No. 99-19383.
19. Subject to the terms and conditions of a Memorandum of Lease by and between Office Depot, Inc., a Delaware Corporation and Duke-Weeks Realty Limited Partnership, an Indiana limited partnership, as successor in interest to Duke Realty Limited Partnership, an Indiana limited partnership, dated October 14, 1999 and recorded November 17, 1999 as Instrument No. 99-67146.
20. Subject to the terms and conditions of a Memorandum of Lease by and between Duke-Weeks Realty Limited Partnership, an Indiana limited partnership and Roberts Distributors Inc., an Indiana Corporation, dated March 31, 2000 and recorded April 18, 2000 as Instrument No. 2000-18544.
21. Subject to the terms and conditions of a Memorandum of Lease by and between Duke-Weeks Realty Limited Partnership, an Indiana limited partnership and Hollywood Entertainment Corporation, an Oregon Corporation, dated July 28, 1999 and recorded February 17, 2000 as Instrument No. 2000-7520.

22. A financing statement recorded March 31, 2000 as Instrument No. 2000000100708 of Official Records.

- a. Debtor: Hollywood Entertainment Corporation/Hollywood Video
- b. Secured party: Keycorp Leasing

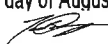
23. Rights of tenants now in possession of the land under unrecorded leases or otherwise.

24. Minimum standard detail survey prepared by Woolpert LLP, as Project No. 62539, as Project/Job No.62839, dated June 29, 2004 and revised July 21, 2004, discloses the following title matters:

a. Exceptions 22, 24, 25, 26, 27, 28, 30, 33, 35, 38, 39, 42 of Schedule B-II as shown on survey.

b. Fence located on the West side of the land does not coincide with the property lines of the land.

NKC

DULY ENTERED FOR TAXATION  
Subject to final acceptance of transfer  
19th day of August 2025 - RL  
 Auditor of Hamilton County

Parcel # 16-09-35-00-009.000  
Parcel # 16-09-35-00-010.000  
Parcel # 16-09-35-00-007.

2025034965 DEED WARRANTY 25.00  
08/19/2025 02:24 PM 4 PGS  
TRINI BEAVER  
HAMILTON COUNTY RECORDER, IN  
RECORDED AS PRESENTED

### SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That **KRG Hamilton Crossing, LLC**, an Indiana limited liability company ("Grantor"), CONVEYS, and SPECIALLY WARRANTS to **Republic Airways, Inc.**, an Indiana corporation ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Hamilton County, Indiana, as more specifically described on Exhibit A, attached hereto and incorporated herein.

This conveyance is subject to those matters more specifically described on Exhibit B, attached hereto and incorporated herein.

The warranty of title by Grantor is limited to a warranty against the acts of Grantor and those claiming by, through or under Grantor, and not otherwise.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he has been duly authorized by all necessary actions of Grantor to execute and deliver this Deed on behalf of Grantor.

(Signature page to follow)

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 15th day of August, 2025.

**KRG HAMILTON CROSSING, LLC,**  
an Indiana limited liability company

By: \_\_\_\_\_

Printed: DEAN J. PAPADAKIS

Title: SVP - CHIEF LEGAL OFFICER

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MARION )

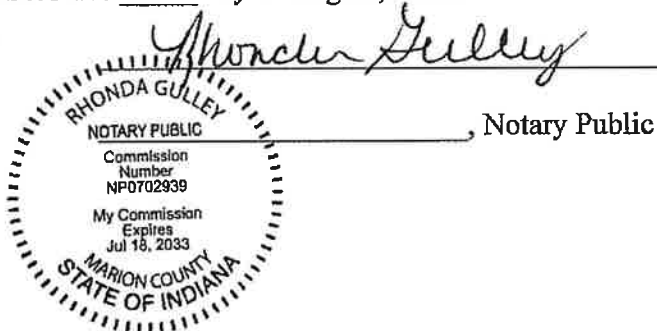
Before me, a Notary Public in and for said County and State, personally appeared DEAN J. PAPADAKIS, by me known and by me known to be the SVP-CLO of KRG Hamilton Crossing, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing Deed on behalf of such limited liability company.

WITNESS my hand and Notarial Seal this 13th day of August, 2025.

My commission expires: July 18, 2033

My county of residence: Marion

My commission number: NP0702939



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Chad T. Walker

**This instrument prepared by Chad T. Walker, Attorney at Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, Indiana 46204, (317) 684-5000.**

**Send tax statements to and after recording return Deed to Grantee's address at:** Republic Airways, Inc., Attn: Chief Administrative Officer, 8909 Purdue Road, Suite 300, Indianapolis, Indiana 46268.

5043430.1

**EXHIBIT A**  
**Legal Description**

The Land referred to herein below is situated in the County of **Hamilton**, State of **Indiana**, and is described as follows:

**Tract I: Part of Parcel Number 29-09-35-000-007.000-018**

A part of the Northwest Quarter of Section 35, in Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana, being a part of Block A of Hamilton Crossing East Secondary Plat as set forth in the plat recorded December 28, 2021 as Instrument No. 2021092510, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwesterly corner of said Block A; thence North 89 degrees 54 minutes 28 seconds East (bearing per plat) 86.94 feet along the south line of said Block to the point of beginning of this description: thence North 0 degrees 20 minutes 16 seconds West 82.93 feet; thence North 89 degrees 56 minutes 38 seconds East 119.00 feet; thence South 0 degrees 5 minutes 32 seconds East 82.85 feet to the south line of said Block; thence South 89 degrees 54 minutes 28 seconds West 118.65 feet along said south line to the point of beginning and containing 0.226 acres, more or less.

**Tract II: Parcel Numbers 29-09-35-000-009.000-018 and 29-09-35-000-010.000-018**

Lots 4 and 5 in HAMILTON CROSSING EAST SECONDARY PLAT, part of the Northwest Quarter of Section 35, Township 18 North, Range 3 East, 2nd Principal Meridian, Clay Township, Hamilton County, Indiana, as set forth in the plat recorded December 28, 2021 in Plat Cabinet 6, slide 211 as Instrument No. 2021092510, in the Office of the Recorder of Hamilton County, Indiana.

**Tract III (drainage easement):**

Non-exclusive easement for STORMWATER DRAINAGE as set out in nonexclusive drainage easement agreement dated August 30, 1991 and recorded October 7, 1992 as Instrument No. 9239206, in the Office of the Recorder of Hamilton County, Indiana.

**Tract IV Easements**

Non-exclusive easements as set for that certain Declaration of Easements, Covenants and Restrictions recorded February 4, 2022 as Instrument No. 20220006098, in the Office of the Recorder of Hamilton County, Indiana.

**EXHIBIT B**  
**Exceptions to Title**

1. Real estate taxes and assessments due and payable which are a lien but not yet payable.
2. Subject to the terms and provisions of a Real Estate Covenant dated August 15, 1981 and recorded September 9, 1981 in Miscellaneous Record 166, page 545 as Instrument No. 272523.
3. Easement in favor of: Town of Carmel, Indiana Type of easement: Utility Recorded: May 14, 1971 Deed Record: 244, page 141. Subject to the terms and conditions thereof.
4. Subject to the terms and provisions of a Nonexclusive Drainage Easement Agreement dated August 30, 1991 and recorded October 7, 1992 as Instrument No. 9239206.
5. Subject to the terms and provisions of a Declaration of Maintenance Obligation, dated June 11, 1999 and recorded June 10, 1999 as Instrument No. 9909934941.
6. Commitments concerning the use and development of real estate made in connection with a rezoning of property or plan approval recorded March 31, 1999 as Instrument No. 9909919383.
7. Terms, provisions and conditions contained in Declaration of Easements, Covenants and Restrictions by and between KRG Hamilton Crossing, LLC and Republic Airways, Inc. recorded February 04, 2022 as document number 2022006098.
8. Terms provisions and conditions contained in Amended and Restated Declaration of Easements, Covenants and Restrictions by and between KRG Hamilton Crossing, LLC and Republic Airways, Inc. recorded \_\_\_\_\_, 2025 as Instrument No: \_\_\_\_\_.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hamilton Crossing East Secondary Plat, as recorded in Plat Cabinet 6, Slide 211 as Document 2021092510, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the M176-Fertig, W.R. (5176), a legal drain established in accordance with I.C. 36-9-27-33. Rights of the adjoining owners in and to the concurrent use of said easement described in Schedule A.
11. Rights of the adjoining owners in and to the concurrent use of said easement described in Exhibit A.



**RESOLUTION CC-12-15-25-01**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,  
INDIANA APPROVING A TRANSFER OF FUNDS WITHIN THE STREET  
DEPARTMENT BUDGET (#2201)**

**Synopsis: Transfers \$257,240.00 within the Street Department Budget.**

**WHEREAS**, the sum of Two Hundred Fifty-Seven Thousand Two Hundred Forty Dollars (\$257,240.00) is needed to pay for expenses in other line items within the 2025 Street Department budget (#2201); and,

**WHEREAS**, the 2025 Street Department budget (#2201) has excess funds in the amount of Two Hundred Fifty-Seven Thousand Two Hundred Forty Dollars (\$257,240.00) in the following line items:

Street Department Budget (#2201): Line Item 4465001- Cars & Trucks \$107,240.00

Street Department Budget (#2201): Line Item 4348000- Electricity \$150,000.00

**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 2025 Street Department Budget (#2201) as follows:

**FROM**

Street Department Budget (#2201): Line Item 4465001- Cars & Trucks \$107,240.00

**INTO**

Street Department Budget (#2201): Line Item 4236500- Salt & Calcium \$107,240.00

**FROM**

Street Department Budget (#2201): Line Item 4348000- Electricity \$150,000.00

**INTO**

Street Department Budget (#2201): Line Item 4112000- Overtime \$100,000.00

Street Department Budget (#2201): Line Item 4237000- Repair Parts \$50,000.00

Resolution CC-12-15-25-01

Page One of Two

**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-12-15-25-01

Page Two of Two

This Ordinance was prepared by Samantha S. Karn, Corporation Counsel, on December 4, 2025 at 1:40 p.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-12-15-25-02**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,  
INDIANA APPROVING A TRANSFER OF FUNDS BETWEEN THE GRANT  
FUND (#900) AND THE GENERAL FUND (#101)**

**Synopsis: Transfers \$46,055.54 from the Grant Fund (#900) into the General Fund  
(#101)**

**WHEREAS**, the sum of Forty-Six Thousand Fifty-Five Dollars and Fifty-Four Cents (\$46,055.54) is needed to support reimbursement for grant eligible expenses within the General Fund (#101); and,

**WHEREAS**, the Grant Fund (#900) has excess grant funds in the amount of Forty-Six Thousand Fifty-Five Dollars and Fifty-Four Cents (\$46,055.54).

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Carmel, Indiana that the Controller is authorized to transfer funds from the Grant Fund into the General Fund as follows:

**FROM**

**\$46,055.54 from GRANT FUND (FUND #900)**

**To**

**General Fund (#101): \$46,055.54**

**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

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Anthony Green

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Jeff Worrell

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Teresa Ayers

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Shannon Minnaar

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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-12-15-25-02

Page Two of Two

This Ordinance was prepared by Samantha S. Karn, Corporation Counsel, on December 4, 2025, at 1:40 p.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-12-15-25-03**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,  
INDIANA APPROVING A TRANSFER OF FUNDS BETWEEN THE GRANT  
FUND (#900) AND THE AMBULANCE CAPITAL FUND (#102)**

**Synopsis: Transfers \$18,997.00 from the Grant Fund (#900) into the Ambulance  
Capital Fund (#102)**

**WHEREAS**, the sum of Eighteen Thousand Nine Hundred Ninety-Seven Dollars (\$18,997.00) is needed to support reimbursement of grant eligible expenses within the Ambulance Capital Fund (#102); and,

**WHEREAS**, the Grant Fund (#900) has excess Carmel Fire Department grant award funds in the amount of Eighteen Thousand Nine Hundred Ninety-Seven Dollars (\$18,997.00)

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Carmel, Indiana that the Controller is authorized to transfer funds from the Grant Fund into the Ambulance Capital Fund as follows:

**FROM**  
**\$18,997.00 GRANT FUND (FUND #900)**  
**To**  
**Ambulance Capital Fund (#102): \$18,997.00**

**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

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Matthew Snyder, Vice-President

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Rich Taylor

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Jeff Worrell

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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-12-15-25-03

Page Two of Two

This Ordinance was prepared by Samantha S. Karn, Corporation Counsel, on December 4, 2025, at 1:40 p.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-12-15-25-04**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,  
INDIANA APPROVING A TRANSFER OF FUNDS BETWEEN THE GRANT  
FUND (#900) AND THE GENERAL FUND (#101)**

**Synopsis: Transfers \$1,250.00 from the Grant Fund (#900) into the General Fund  
(#101).**

**WHEREAS**, the sum of One Thousand Two Hundred and Fifty Dollars (\$1,250.00) is  
needed to support reimbursement for grant eligible expenses within the General Fund (#101); and,

**WHEREAS**, the Grant Fund (#900) has excess grant funds received for the Marketing and  
Community Relations Department in the amount of One Thousand Two Hundred and Fifty Dollars  
(\$1,250.00).

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of  
Carmel, Indiana that the Controller is authorized to transfer funds from the Grant Fund  
into the General Fund as follows:

**From**  
  
**\$1,250.00 GRANT FUND (FUND #900)**  
  
**To**  
  
**General Fund (#101): \$1,250.00**

**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

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Teresa Ayers

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Shannon Minnaar

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Ryan Locke

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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-12-15-25-04

Page Two of Two

This Ordinance was prepared by Samantha S. Karn, Corporation Counsel, on December 4, 2025, at 1:40 p.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-12-15-25-05**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,  
INDIANA APPROVING A TRANSFER OF FUNDS WITHIN THE CARMEL  
FIRE DEPARTMENT BUDGET (#1120)**

**Synopsis: Transfers \$276,000.00 within the Carmel Fire Department Budget.**

**WHEREAS**, the sum of Two Hundred Seventy-Six Thousand Dollars (\$276,000.00) is needed to pay for expenses in another line item within the 2025 Fire Department budget (#1120); and,

**WHEREAS**, the 2025 Fire Department budget (#1120) has excess funds in the amount of Two Hundred Seventy-Six Thousand Dollars (\$276,000.00) in the following line items:

Fire Department Budget (#1120): Line Item 4237000 Repair Parts \$20,000.00

Fire Department Budget (#1120): Line Item 4231300 Diesel Fuel \$16,000.00

Fire Department Budget (#1120): Line Item 4231400 Gasoline \$10,000.00

Fire Department Budget (#1120): Line Item 4348000 Electricity \$44,000.00

Fire Department Budget (#1120): Line Item 44349000 Natural Gas \$13,000.00

Fire Department Budget (#1120): Line Item 4351501 Maintenance Contracts Equipment \$13,000.00

Fire Department Budget (#1120): Line Item 423700 Maintenance Contracts Software \$21,000.00

Fire Department Budget (#1120): Line Item 4353099 Other Rental Leases \$8,500.00

Fire Department Budget (#1120): Line Item 4353099 4355200 Subscriptions \$26,500.00

Fire Department Budget (#1120): Line Item 4356001 Uniforms \$74,000.00

Fire Department Budget (#1120): Line Item 4357004 Instructional Fees-External \$30,000.00

**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 2025 Fire Department Budget (#1120) as follows:

Resolution CC-12-15-25-05

Page One of Three

This Ordinance was prepared by Samantha S. Karn, Corporation Counsel, on December 4, 2025, at 1:40 p.m. It may have been subsequently revised. No subsequent revision to this Ordinance has been reviewed by Ms. Karn for legal sufficiency or otherwise.

**FROM**

Fire Department Budget (#1120): Line Item 4237000 Repair Parts \$20,000.00  
Fire Department Budget (#1120): Line Item 4231300 Diesel Fuel \$16,000.00  
Fire Department Budget (#1120): Line Item 4231400 Gasoline \$10,000.00  
Fire Department Budget (#1120): Line Item 4348000 Electricity \$44,000.00  
Fire Department Budget (#1120): Line Item 44349000 Natural Gas \$13,000.00  
Fire Department Budget (#1120): Line Item 4351501 Maintenance Contracts Equipment  
\$13,000.00  
Fire Department Budget (#1120): Line Item 423700 Maintenance Contracts Software  
\$21,000.00  
Fire Department Budget (#1120): Line Item 4353099 Other Rental Leases \$8,500.00  
Fire Department Budget (#1120): Line Item 4353099 4355200 Subscriptions \$26,500.00  
Fire Department Budget (#1120): Line Item 4356001 Uniforms \$74,000.00  
Fire Department Budget (#1120): Line Item 4357004 Instructional Fees-External  
\$30,000.00

**TO**

Fire Department Budget(#1120): Line Item 4350100 Building Repairs and Maintenance  
\$276,000.00

*[remainder of page intentionally left blank]*

Resolution CC-12-15-25-05

Page Two of Three

**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

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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-12-15-25-05

Page Three of Three

This Ordinance was prepared by Samantha S. Karn, Corporation Counsel, on December 4, 2025, at 1:40 p.m. It may have been subsequently revised. No subsequent revision to this Ordinance has been reviewed by Ms. Karn for legal sufficiency or otherwise.