



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, FEBRUARY 16, 2026 - 6:00 PM
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

- 1. CALL TO ORDER**
- 2. AGENDA APPROVAL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**
 - a. **Swearing-in of New Carmel Police Department Officers**
 - Radhika Choudhry
 - Zachary Graham
- 6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
- 7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
- 8. CONSENT AGENDA**
 - a. Approval of Minutes
 1. January 22, 2026 Special Claims Meeting
 2. February 2, 2026 Regular Meeting
 - b. Claims
 1. Payroll - \$4,738,528.50 and CPD Vacation/Sick Buy Back/Uniform Allowance - \$391,292.94
 2. General Claims - \$3,235,061.41 and Purchase Card - \$31,880.21
 3. Retirement - \$173,471.43
 4. Wire Transfers - \$4,269,618.28
- 9. ACTION ON MAYORAL VETOES**

10. COMMITTEE REPORTS

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

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

12. OLD BUSINESS

- a. **Eighteenth 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; Sponsors: Councilors Aasen, Ayers, Minnaar, Snyder and Worrell. **Remains in the Finance, Utilities and Rules Committee. (Meeting Date: February 11, 2026)**

Synopsis:

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

- b. **Eighth 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.

- c. **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.

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

13. PUBLIC HEARINGS

- a. **First Reading of Ordinance Z-703-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing The Illinois Street Townhomes Planned Unit Development District; Sponsor: Councilor Aasen.

Synopsis:

Ordinance establishes the Illinois Street Townhomes Planned Unit Development District (the "Illinois Street Townhomes PUD"). The Ordinance would rezone the real estate from MC (Meridian Corridor) District to a Planned Unit Development district, allowing the development of a residential neighborhood laid out in the style and character as depicted on the Concept Plan (attached as Exhibit B) which includes for-sale townhomes.

- b. **First Reading of Ordinance Z-704-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Green House Cottages of Carmel Planned Unit Development District (Z-594-14); Sponsors: Councilors Aasen and Minnaar.

Synopsis:

Ordinance establishes an Amendment to the Green House Cottages of Carmel Planned Unit Development Ordinance, Ordinance Number Z-594-14, which Amendment shall be referred to as the Z-704-26 Green House Cottages of Carmel Amendment Ordinance (this "Z-704-26 Green House Cottages PUD Amendment"). This Z-704-26 Green House Cottages PUD Amendment amends certain provisions of the original Green House Cottages of Carmel PUD Ordinance, Ordinance Number Z-594-14 (the "Original Green House Cottages PUD Ordinance"), pertaining to the existing conditions on the subject property.

- c. **First Reading of Ordinance Z-705-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing the Restoracy of Carmel Planned Unit Development District; Sponsors: Councilors Aasen and Minnaar.

Synopsis:

Ordinance establishes the Restoracy of Carmel Planned Unit Development District.

14. NEW BUSINESS

- a. **First Reading of Ordinance D-2811-26;** An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Section 8-47 of the Carmel City Code; Sponsors: Councilors Taylor and Worrell.

Synopsis:

Ordinance amending the regulation of parking on Autumn Drive.

15. AGENDA ADD-ON ITEMS

16. OTHER BUSINESS

17. ANNOUNCEMENTS

18. ADJOURNMENT

Common Council

(Jan 2024 - Dec 2027)

North Central District

Teresa Ayers, Chaplain

South Central District

Tony Green, Parliamentarian

At-Large

Matthew Snyder, President

Northeast District

Shannon Minnaar

West District

Anita Joshi

At-Large

Rich Taylor

Southeast District

Adam Aasen

Northwest District

Ryan Locke, Vice President

At-Large

Jeff Worrell

Next Meeting: March 2, 2026



City of Carmel

CARMEL COMMON COUNCIL SPECIAL CLAIMS MEETING MINUTES

MONDAY, JANUARY 22, 2026 - 8:00 AM
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

CALL TO ORDER

Council President Matthew Snyder, Councilors Ryan Locke, Rich Taylor, Jeff Worrell, Teresa Ayers, and Deputy Clerk Jessica Komp were present.

Councilors Shannon Minnaar, Anita Joshi, Adam Aasen, and Tony Green were not present.

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

CLAIMS

Councilor Taylor moved to approve the claims. Councilor Worrell seconded. There was no discussion. Council President Snyder called for the vote. Claims were approved 5-0.

a. Payroll - \$4,622,045.04 and HSA Payout - \$307,000.00

b. General Claims - \$8,890,108.72

ADJOURNMENT

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

Respectfully Submitted,

Jacob Quinn, Clerk

Approved,

Matthew Snyder, Council President

ATTEST:

Jacob Quinn, Clerk



City of Carmel

CARMEL COMMON COUNCIL MEETING MINUTES

MONDAY, FEBRUARY 2, 2026 - 6:00 PM
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

CALL TO ORDER

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

AGENDA APPROVAL

The agenda was approved 9-0.

INVOCATION

Pastor DeMarqueis Harvey of Mercy Road Church delivered the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

Upon his retirement, David Haboush was honored for his 34 years of service to the Carmel Fire Department, including ten years as Fire Chief. Chief Haboush was thanked for his dedication, compassion, and leadership, which guided the Carmel Fire Department to an unmatched level of excellence.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Ellen Rozmaryn, President of the Carmel Mayor's Youth Council (CMYC) spoke to Council about the student organization. She shared that members of the CMYC will be attending Council meetings for the rest of the school semester, with the goals of increasing their visibility, sharing a youth perspective on city issues, and to encourage other Carmel youth to get involved, too. Ms. Rozmaryn also shared that applications for the 2026-2027 school year went live on the Carmel city website today, and will remain open until March 1st. She encouraged any motivated young people who attend high school in Carmel, and are interested in leadership, service, and civic engagement to apply.

Nancy Tatum implored the Council to carefully consider the environmental impact of decisions made on future developments in the city. Ms. Tatum is concerned about the decline of forested areas, as well as the impact this has on the animals that inhabit them.

Dee Fox spoke to Council about House Bill 1001. Ms. Fox believes that this bill is state government overreach, and will take away the ability to make important decisions from local municipalities, especially in terms of affordable housing options. Ms. Fox stated that this bill is too vague, too rushed, and does not address many important factors.

Jack Feldman spoke to Council about the school zone ordinance that was passed, and the resulting school zone signage that has been installed at some of the Carmel Clay schools. Mr. Feldman is particularly concerned about the signage installed at Clay Middle School, which should indicate reduced speed limits within the school zone from 7:00 a.m. to 7:00 p.m. He stated that he had recently been at Clay Middle School after a basketball game and students were crossing the street at 6:30 p.m., but the reduced speed limit signs were not flashing. He also asked when Mohawk Trails Elementary School would receive their new signage.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Irie Sams, a fifth-grader at Cherry Tree Elementary School, was Mayor Finkam's "Deputy Mayor" for this meeting. The Mayor thanked all the city teams who worked to keep our roads safe during the recent snowstorm, including the Park, Utilities, Fire, Police and Street Departments. We have exciting opportunities for Carmel youth to announce. The Art Day contest is open to Carmel students from Kindergarten through 8th grade. Students are invited to design a poster that celebrates caring for our planet. Entries are due by February 11th, and details can be found at www.carmelgreen.org. The Carmel Fire Department is also offering Safe Sitter classes for students in grades 6-8. More information is available on the Safe Sitter website. Applications for the Carmel Mayor's Youth Council opened yesterday, and are due by March 1st. Mayor Finkam also added that the CYMC will be helping with America's 250th and Carmel's 50th anniversary celebration. She also again thanked everyone who helped keep Carmel safe over the last two weeks as we dealt with the heavy snowfall. The Street Department alone worked 4,333 man hours, used 6,200 gallons of fuel and 920 tons of salt, totaling \$400,000.00 of cost to our taxpayers to fight Mother Nature's dumping of nearly 10 inches of snow in about 24 hours. Mayor Finkam also thanked the Councilors for communicating so well with our constituents and helping to keep them off the roads so our crews could clear them.

Councilor Joshi spoke to Council about the importance of being engaged with what is happening at the State level. Senate Bill 76, which passed out of judiciary committee today, forces local police to cooperate with ICE, while offering no funding, or even an appropriate ability to distinguish between legal and illegal immigrants, in the way it was written. House Bill 1001, which deprives local communities of making decisions regarding housing and design standards, is also moving forward. These bills both remove the ability of our local community to respond to real problems such as immigration and housing with local knowledge, local accountability, and basic human compassion. Dr. Joshi believes that decisions are best made closest to the people affected by them. Communities are not interchangeable, and what works in one part of Indiana may, in fact, cause harm in another. These bills replace the local judgement with blanket mandates. Carmel functions best when we have the ability to address local issues locally, guided by our values and the needs of our residents.

Councilor Taylor stated that as he drove around the state the last few weeks, Carmel's streets and paths were cleared more thoroughly than the other towns and cities he drove through. He also thanked Mayor Finkam, our Commissioners and Representative Danny Lopez for taking action to try and file a number of amendments to House Bill 1001, to help protect Carmel.

Councilor Minnaar thanked our Police Department for going above and beyond to help our residents during the recent snowstorm. Councilor Minnaar's neighbor had open-heart surgery

88 scheduled in the early morning hours, but her road had not been cleared yet. Finding this out,
89 Councilor Minnaar called the Mayor, who called our police and fire chiefs to see what could be
90 done. Our Police Chief personally drove this resident and her husband to her surgery
91 appointment. She also voiced concern with Carmel losing its voice if House Bill 1001 passes in
92 its current form.

94 Councilor Worrell shared that Project Civility and Current in Carmel will be hosting a joint
95 community conversation about housing challenges in Carmel on March 5th. This will be after
96 the session ends, so we'll be dealing with whatever the outcome of House Bill 1001 will be.

98 Council President Snyder echoed the previously spoken sentiments of House Bill 1001, and
99 emphasized the importance of speaking with your state reps and senators. He also shared a
100 story of how unexpected connections can happen and how loving your community and your
101 neighbors can bring unexpected gifts in the years to come. In particular, something
102 unexpected has come back to Councilor Jeff Worrell tonight. Then President Snyder surprised
103 Councilor Worrell with something found within the walls of a friend's home that was being
104 renovated – a home that Councilor Worrell had once lived in. It was a rug from Councilor
105 Worrell's days as an Iowa State basketball player.

107 **CONSENT AGENDA**

108 Councilor Joshi moved to approve the consent agenda. Councilor Green seconded. There was
109 no discussion. Council President Snyder called for the vote. Consent Agenda approved, 9-0.

111 a. Approval of Minutes

- 113 1. January 5, 2026 Regular Meeting
- 114 2. January 7, 2026 Executive Session

116 b. Claims

- 118 1. Payroll - \$4,590,329.96
- 119 2. General Claims - \$1,981,911.28

121 **ACTION ON MAYORAL VETOES**

122 There were none.

124 **COMMITTEE REPORTS**

125 Councilor Joshi shared that the last Land Use and Special Studies Committee meeting was
126 focused on the US 31 Subarea Plan, and that discussion will continue this Wednesday, February
127 4th at the Carmel Clay Public Library. Councilor Ayers asked if the Council could hold a
128 workshop or have the Engineering Department do a presentation on the results of the parking
129 study. It was decided that a Committee of the Whole meeting would be held just prior to the
130 next Council meeting, on Monday, February 16th. Councilor Taylor reported that the Finance,
131 Utilities and Rules Committee will hold their first meeting of the year on Wednesday, February
132 11th at 6:30 p.m., here in Council Chambers. Council President Snyder then assigned two items
133 to the Finance Committee – an analysis of the Audit Committee and an analysis of the Advisory
134 Committee on Disability.

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

Henry Mestetsky, Director of the Carmel Redevelopment Commission, gave the monthly report to Council. The Wren and the Windsor continue their buildout. The condo project at Monon Square North is now under construction. Magnolia continues working on its remaining condos. All of the retail is full at the Muse. 24 out of 25 condos have sold at Civic Square Condos. At Hamilton Crossing the skin on the garage is under construction. Lots of work is going on at Icon on Main. Ardan Plaza's façade is going up.

Mark Dollase gave the quarterly report for the Carmel Historic Preservation Commission. In the last quarter of 2025, two ordinances were passed by the City Council. These were historic designations for 14420 Cherry Tree Road and 2724 E. Smoky Row. CHPC staff coordinated a mailing for over 1,000 properties identified in 2021 for inclusion in the Carmel Historic Architecture Survey. Additionally, staff continued research on the North Rangeline district to prepare a preservation plan. Final approval was given for several façade grant projects. Commissioners also received training on different treatment methods and the Department of the Interior standards. Mr. Dollase also shared that Indiana Landmarks jointly operates a grant program with The Central Indiana Community Foundation called the Cox Fund Grant, which is specifically for Black Heritage sites in Indiana. He asked that if anyone knows of sites in Carmel that could be eligible for this grant, to please contact him. Councilor Aasen asked Mr. Dollase if they could have a conversation regarding the potential North Rangeline historical district regarding the overlap of two different overlays and how this impacts code enforcement. Mr. Dollase agreed that this is a complicated matter and should be discussed. Council President Snyder assigned a discussion of the North Rangeline overlay area to the Land Use and Special Studies Committee.

Michael Klitzing, Director of Carmel Clay Parks and Recreation, gave their quarterly report to Council. There are currently 710 acres under the management of Carmel Clay Parks and Recreation. Year-round, there are around 500 employees of CCPR, but with additional summer hires, there are around 710 employees. CCPR's cost recovery number for 2025 was 74%. The national average is around 27%. About 80% of Carmel parks are in a natural state. Estimated visits to Carmel Clay Parks were 6.3 million. If we were a national park, we'd be the second most visited national park in the country. CCPR was established 35 years ago through an interlocal cooperation agreement between the City of Carmel and Clay Township. For every dollar that we receive from Clay Township, CCPR receives just under 3 cents from the city, and 11 cents in impact fees. This highlights how impactful this partnership is in terms of funding for our phenomenal parks. Last year, Burr Oak Bridge in Hazel Landing Park opened on October 20th. Clay Township provided \$5 million to this project and Carmel provided \$3 million. We also had funding from Hamilton County, Delaware Township, and the City of Fishers. Last year, CCPR also opened Monon Station, which is both a child care facility for members of the Monon Center, and an indoor playspace that is available to the public. CCPR also purchased the historic Silas & Hannah Moffit House, which is adjacent to River Heritage Park. There are plans to use this space for parks programming. The Japanese garden south of City Hall was reopened. This year, CCPR will begin development of Phase I of Bear Creek Park, which will include trails, a playground and an overlook. Other projects that are in the planning stages are Veterans Park, Veterans Greenway and Autumn Greenway. Phase III of Monon Boulevard is

planned to begin this Spring, and the floating boardwalk will be installed at Founders Park. The floors are being replaced in the Aquatic locker rooms of the Monon Community Center. This spring we will also be opening the North extension of the White River Greenway. CCPR is continuing to try and work with legislators to keep existing funding sources in place. Council President Snyder commended Director Klitzing on his many accolades as Director of CCPR, and thanked him for staying here in Carmel. He also asked about the impact of the support we receive from Clay Township. Director Klitzing stated that we would not have the park system we have today if not for our unique funding arrangement between the township and the city.

OLD BUSINESS

Twenty-second Reading of Ordinance D-2762-25; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Sections 8-37, 8-47, and 8-48 of the Carmel City Code; Sponsor: Councilor Aasen. This item returns from the Land Use and Special Studies Committee with a unanimous recommendation for approval, with amendments. Benjamin Legge, City Attorney, explained that a 15-minute loading zone was added back in, and some renumbering was done because new subsections of code have been added since the original version of this ordinance was introduced. Brad Pease, Director of Engineering, explained that the 15-minute parking spaces have been moved to the beginning of each block for consistency, parking has been prohibited on the west side of Rangeline Road from Main Street to 1st Street, and duplications and inconsistencies have been removed. Overall, there is one new 15-minute parking space, and two 15-minutes spaces that are being moved, for a total of 15 spaces. There will be three new 2-hour spaces on Main Street for the high school. Cost to complete these changes is around \$1,000.00. He also shared that the new school zone signage at Mohawk Trails Elementary was delayed by the weather, but will be installed soon. Councilor Minnaar expressed concerns about loading spaces on Main Street being used by customers as quick parking spaces. Councilor Aasen stated these spaces are not loading zones, they are 15-minute parking spaces. The actual deliveries are supposed to be made in the back of the buildings, and not on Main Street. Council President Snyder expressed concern over sign pollution. Councilor Worrell stated that the parking spaces marked in red on the curb at City Center are effective, and perhaps we could do the same on Main Street. Councilor Aasen made a motion to amend the ordinance to include these revisions. Councilor Joshi seconded. There was no discussion. Council President Snyder called for the vote. **Motion to Amend** approved, 9-0. Councilor Aasen moved to approve the ordinance as amended. Councilor Joshi seconded. There was no discussion. Council President Snyder called for the vote. **Ordinance D-2762-25** approved as amended, 9-0.

Seventeenth 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.**

Seventh 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.**

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.**

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.**

PUBLIC HEARINGS

First Reading of Ordinance D-2809-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the Parks and Recreation Non-Reverting Capital Fund (#103) to Line Item 4462000 Other Structure Improvements; Sponsors: Councilors Worrell and Taylor. Councilor Taylor moved to introduce the item into business. Councilor Green seconded. Councilor Taylor presented the item to Council. Michael Klitzing explained that Conner Prairie provided us an easement for a good portion of the trail. There were expenses for grading and drainage, a new entrance and fencing. Conner Prairie is fully reimbursing us for expenses that directly benefit their project. This ordinance moves the money deposited from Conner Prairie into the #103 account to Parks for reimbursement. Council President Snyder opened the public hearing at 7:56 p.m. Seeing no one who wished to speak, he closed the public hearing at 7:57 p.m. Councilor Green moved to suspend the rules and act on this tonight. Councilor Taylor seconded. There was no discussion. Council President Snyder called for the vote. **Motion to Suspend the Rules** approved, 9-0. Councilor Green moved to approve the ordinance. Councilor Minnaar seconded. There was no discussion. Council President Snyder called for the vote. **Ordinance D-2809-26** approved, 9-0.

NEW BUSINESS

Resolution CC-02-02-26-01; A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds between the Grant Fund (#900) and the Parks and Recreation Impact Fee Fund (#106); Sponsors: Councilors Worrell and Taylor. Councilor Worrell moved to introduce the item into business. Councilor Green seconded. Councilor Worrell presented the item to Council. Michael Klitzing explained that this pertains to the White River Greenway North extension project. We received a \$4 million READI grant from the Indiana Economic Development Corporation, and this is the last of those expenditures to be reimbursed to us. Councilor Worrell moved to approve the resolution. Councilor Green seconded. Councilor Taylor asked if this was reimbursing impact fees. Director Klitzing confirmed that these expenses were cash flowed out of impact fees. There was no further discussion. Council President Snyder called for the vote. **Resolution CC-02-02-26-01** approved, 8-0. (Councilor Locke abstained.)

First Reading of Ordinance D-2810-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Section 8-47 of the Carmel City Code; Sponsors: Councilors Joshi and Taylor. Councilor Taylor moved to introduce the item into business. Councilor Green seconded. Councilor Joshi presented the item to Council. Brad

Pease explained that this ordinance creates a no-parking zone in the Westons neighborhood. Councilor Taylor moved to suspend the rules and act on this tonight. Councilor Green seconded. There was no discussion. Council President Snyder called for the vote. **Motion to Suspend the Rules** approved, 9-0. Councilor Green moved to approve the ordinance. Councilor Joshi seconded. There was no discussion. Council President Snyder called for the vote. **Ordinance D-2810-26** approved, 9-0.

AGENDA ADD-ON ITEMS

There were none.

OTHER BUSINESS

City Council Appointments

Council President Snyder thanked 2025 Council President Aasen for making it an initiative to create a new method for interested candidates to apply for city appointments. A public portal was created to accept applications from any Carmel resident who wished to apply. Councilors Joshi and Green worked together on this initiative which produced a large number of new applicants.

Carmel Audit Committee (Term expires 12/31/27, two-year term); One appointment. Councilor Joshi moved to nominate Santosh Rajmane. Councilor Worrell moved to nominate Dustin Mikesell. Councilor Worrell moved to close nominations. Councilor Taylor seconded. There was discussion over this nominee needing to be a CPA. Councilor Worrell withdrew his nomination. Councilor Taylor rescinded his second of closing nominations and seconded Councilor Joshi's nomination. Council President Snyder called for the vote. Appointment of Santosh Rajmane to the Carmel Audit Committee approved, 9-0.

Carmel City Center Community Development Corporation, commonly known as 4CDC (Term expires 12/31/2026, one-year term); One appointment. Councilor Taylor moved to nominate Cheryl Wessell. Councilor Aasen seconded. Councilor Taylor moved to close the nominations. Councilor Aasen seconded. There was no discussion. Council President Snyder called for the vote. Appointment of Cheryl Wessell to 4CDC approved, 9-0.

Climate Action Advisory Committee (Terms expire 12/31/2027, two-year terms); Two appointments. Councilor Ayers moved to nominate John Martin and Robert Boynton. Councilor Green seconded. Councilor Ayers moved to close nominations. Councilor Green seconded. There was no discussion. Council President Snyder called for the first vote. Appointment of John Martin to the Climate Action Advisory Committee approved, 9-0. Council President Snyder called for the second vote. Appointment of Robert Boynton to the Climate Action Advisory Committee approved, 9-0.

Ethics Board (Terms expire 12/31/2027, two-year terms); Two appointments. Councilor Worrell nominated Dustin Mikesell and Sarah Ogren. Councilor Taylor seconded both nominations. Councilor Worrell moved to close nominations. Councilor Taylor seconded. Council President Snyder called for the first vote. Appointment of Dustin Mikesell to the

Ethics Board approved, 9-0. Council President Snyder called for the second vote.

Appointment of Sarah Ogren to the Ethics Board approved, 9-0.

Mayor's Advisory Commission on Arts (Term expires 12/31/2027, two-year term); One appointment. Councilor Minnaar moved to nominate Tina Mangos. Councilor Taylor seconded. Councilor Taylor moved to close nominations. Councilor Green seconded. There was no discussion. Council President Snyder called for the vote. Appointment of Tina Mangos to the Mayor's Advisory Commission on Arts approved, 9-0.

Carmel Redevelopment Commission (Term expires 12/31/2026, one-year term); One appointment. Councilor Green nominated David Bowers. Councilor Taylor seconded. Councilor Taylor moved to close nominations. Councilor Green seconded. There was no discussion. Council President Snyder called for the vote. Appointment of David Bowers to the Carmel Redevelopment Commission approved, 9-0.

Councilor Worrell announced that Dustin Mikesell, new appointee to the Ethics Board, was in the audience tonight. Councilor Minnaar thanked him for coming tonight. Council President Snyder announced that appointments to the Audit Committee and the Christkindlmarkt Board will happen at a later date. He also stated that the Christkindlmarkt has hired a new Chief Operating Officer, which will be announced in soon. Councilor Aasen asked if we could work with IT to thank all applicants who were not chosen at this time.

ANNOUNCEMENTS

There were none.

ADJOURNMENT

Council President Snyder adjourned the meeting at 8:14 p.m.

Respectfully Submitted,

Jacob Quinn, Clerk

Approved,

Matthew Snyder, Council President

ATTEST:

Jacob Quinn, Clerk

Total Gross Wages for REGULAR PAYROLL date 2/6/2026

\$3,223,781.01

Total Payroll Liabilities for REGULAR PAYROLL date 2/6/2026

\$1,514,747.49

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


CFO/Controller

We have examined the foregoing payroll charges, consisting of one page(s), and except for payroll not allowed as shown in this register, such payroll in the total amount of \$4,738,528.50 is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2026

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

Council President

_____	_____
_____	_____
_____	_____
_____	_____

Total Gross Wages for CPD Payouts 2026 (Vacation/Sick Buy Back, Uniform Allowance) 1/30/2026

\$368,775.57

Total Payroll Liabilities for CPD Payouts 2026 (Vacation/Sick Buy Back, Uniform Allowance) 1/30/2026

\$22,517.37

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 **\$391,292.94** is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2026

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

Council President

_____	_____
_____	_____
_____	_____
_____	_____

SUNGARD PENTAMATION, INC.
 DATE: 02/10/2026
 TIME: 10:00:52

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
 acctpay1crn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1125-4239039	160.00	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	188.56	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	339.40	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	334.84	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	342.78	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	349.78	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	385.88	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	507.85	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	385.49	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	97.29	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	42.97	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	71.58	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	147.21	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	27.37	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	43.52	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	142.12	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	84.62	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	105.71	
AMAZON CAPITAL SERVICES	614962	01/28/26	OFFICE SUPPLIES	1081-4230200	91.86	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	573.69	
AMAZON CAPITAL SERVICES	614962	01/28/26	OTHER MAINT SUPPLIES	1093-4238900	111.83	
AMAZON CAPITAL SERVICES	614962	01/28/26	OTHER MAINT SUPPLIES	1093-4238900	104.10	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1092-4239039	67.06	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1092-4239039	153.00	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1092-4239039	76.40	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1096-4239039	227.99	
AMAZON CAPITAL SERVICES	614962	01/28/26	GENERAL PROGRAM SUPPLIES	1096-4239039	239.40	
						5,402.30
AUTOMATED DOORS & ACCESS	614963	01/28/26	BUILDING REPAIRS & MAINT	1093-4350100	524.00	
						524.00
BUDDENBAUM & MOORE, LLC	614964	01/28/26	OTHER MAINT SUPPLIES	1094-4238900	1,341.60	
						1,341.60
MOLLIE WRIGHT	614965	01/28/26	REFUNDS AWARDS & INDEMITY	1092-4358400	47.00	
						47.00
SARA STOCKHOLM	614966	01/28/26	TRAVEL FEES & EXPENSES	1081-4343000	86.73	
						86.73
VIDEOINDIANA INC	614967	01/28/26	MARKETING & PROMOTIONS	1091-4341991	4,998.00	
VIDEOINDIANA INC	614967	01/28/26	MARKETING & PROMOTIONS	1091-4341991	4,998.00	
						9,996.00
ROYAL PIN WOOD	614968	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	320.00	
						320.00
RAY MARKETING BY PROFORMA	614969	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	2,158.00	
RAY MARKETING BY PROFORMA	614969	01/28/26	GENERAL PROGRAM SUPPLIES	1091-4239039	2,158.00	
RAY MARKETING BY PROFORMA	614969	01/28/26	MARKETING & PROMOTIONS	1091-4341991	597.00	
						4,913.00
ACE-PAK PRODUCTS INC	614970	01/28/26	OTHER MAINT SUPPLIES	1093-4238900	1,013.16	
						1,013.16
B & H PHOTO-VIDEO, INC	614971	01/28/26	OFFICE SUPPLIES	1091-4230200	182.69	
						182.69
B S N SPORTS	614972	01/28/26	EQUIPMENT REPAIRS & MAINT	1093-4350000	259.20	
						259.20
BRAINSTORM PRINT	614973	01/28/26	CLASSIFIED ADVERTISING	1125-4346000	55.20	
BRAINSTORM PRINT	614973	01/28/26	PRINTING (NOT OFFICE SUP)	1091-4345000	270.00	
						325.20
CARMEL UTILITIES	614974	01/28/26	WATER & SEWER	1125-4348500	353.22	
CARMEL UTILITIES	614974	01/28/26	WATER & SEWER	110-4348500	124.22	
CARMEL UTILITIES	614974	01/28/26	WATER & SEWER	1125-4348500	956.30	
CARMEL UTILITIES	614974	01/28/26	WATER & SEWER	1125-4348500	94.87	

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CARMEL UTILITIES	614974	01/28/26	WATER & SEWER	1125-4348500	6.78	
CHARDON LABORATORIES INC	614975	01/28/26	BUILDING REPAIRS & MAINT	1093-4350100	275.00	1,535.39
CHARDON LABORATORIES INC	614975	01/28/26	OTHER CONT SERVICES	110-4350900	290.00	
CINTAS CORPORATION #18	614976	01/28/26	OTHER MAINT SUPPLIES	1125-4238900	99.33	565.00
CINTAS CORPORATION #18	614976	01/28/26	OTHER MAINT SUPPLIES	1093-4238900	779.50	
TRUDY COLER	614977	01/28/26	CELLULAR PHONE FEES	1125-4344100	50.00	878.83
DIRECT FITNESS SOLUTIONS	614978	01/28/26	EQUIPMENT REPAIRS & MAINT	1096-4350000	778.00	50.00
						778.00
GREEN TOUCH SERVICES, INC	614979	01/28/26	GROUNDS MAINTENANCE	110-4350400	600.00	
GREEN TOUCH SERVICES, INC	614979	01/28/26	GROUNDS MAINTENANCE	110-4350400	300.00	
GREEN TOUCH SERVICES, INC	614979	01/28/26	GROUNDS MAINTENANCE	110-4350400	575.00	
GREEN TOUCH SERVICES, INC	614979	01/28/26	DEICING OF HIGH RISK AREA	1125-4350400 62502	900.00	
GREEN TOUCH SERVICES, INC	614979	01/28/26	EAST & WEST DEICING	1125-4350400 62499	450.00	
GREEN TOUCH SERVICES, INC	614979	01/28/26	EAST & WEST DEICING	1125-4350400 62499	825.00	
GREEN TOUCH SERVICES, INC	614979	01/28/26	2025 LANDSCAPING	1125-R4350400 61051	240.00	3,890.00
INDIANA DEPT OF ENVIRONME	614980	01/28/26	OTHER CONT SERVICES	1125-4350900	100.00	100.00
BEST ONE OF INDY	614981	01/28/26	LABOR AND PARTS 4 TIRES	1125-4351000 62489	731.48	
BEST ONE OF INDY	614981	01/28/26	AUTO REPAIR & MAINTENANCE	1125-4351000	77.98	809.46
ADAMSON'S KARATE CARMEL L	614982	01/28/26	ADULT CONTRACTORS	1081-4340800	800.00	800.00
KROGER, GARDIS & REGAS	614983	01/28/26	LEGAL FEES	1125-4340000	5,193.10	
KROGER, GARDIS & REGAS	614983	01/28/26	BEAR CREEK PARK	106-4460716	5,611.50	10,804.60
NICOLE LEDWITH	614984	01/28/26	TRAVEL FEES & EXPENSES	1125-4343000	11.48	11.48
LEE SUPPLY CORP - CARMEL	614985	01/28/26	REPAIR PARTS STOCK	1125-R4235000 62303	354.98	354.98
MENARDS COMMERCIAL-CAPITA	614986	01/28/26	PUSHER SNOW SHOVEL	1125-4238000 62474	267.66	
MENARDS COMMERCIAL-CAPITA	614986	01/28/26	REPAIR PARTS	110-4237000	15.86	
MENARDS COMMERCIAL-CAPITA	614986	01/28/26	STREET SIGNS	1125-4239031	11.80	
MENARDS COMMERCIAL-CAPITA	614986	01/28/26	GARAGE & MOTOR SUPPLIES	1125-4232100	69.96	
MENARDS COMMERCIAL-CAPITA	614986	01/28/26	SMALL TOOLS & MINOR EQUIP	1125-4238000	201.21	
MENARDS COMMERCIAL-CAPITA	614986	01/28/26	BUILDING REPAIRS & MAINT	110-4350100	15.95	
MENARDS COMMERCIAL-CAPITA	614986	01/28/26	GENERAL PROGRAM SUPPLIES	1096-4239039	399.98	982.42
NATIONAL RECREATION & PAR	614987	01/28/26	CAPRA 2026 ANNUAL FEE	1125-4355200 62517	500.00	500.00
PICKETT & ASSOCIATES, LLC	614988	01/28/26	MARKETING & PROMOTIONS	1091-4341991	1,938.00	1,938.00
S & S CRAFTS WORLDWIDE IN	614989	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	205.34	205.34
STAPLES BUSINESS ADVANTAG	614990	01/28/26	OFFICE SUPPLIES	1125-4230200	139.73	
STAPLES BUSINESS ADVANTAG	614990	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	247.67	
STAPLES BUSINESS ADVANTAG	614990	01/28/26	OFFICE SUPPLIES	1081-4230200	96.05	483.45
ANYTIME outhouse	614991	01/28/26	OTHER RENTAL & LEASES	1125-4353099	37.50	
ANYTIME outhouse	614991	01/28/26	ADA COMPATIBLE RESTROOMS	1125-4353099 62389	300.00	337.50
TERRYBERRY COMPANY LLC	614992	01/28/26	OTHER CONT SERVICES	1091-4350900	131.58	131.58
TOWNE POST NETWORK INC	614993	01/28/26	MARKETING & PROMOTIONS	1091-4341991	700.00	

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TREVI PAY- WALMART	614994	01/28/26	OTHER MAINT SUPPLIES	1125-4238900	47.52	700.00
TREVI PAY- WALMART	614994	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	24.35	
TREVI PAY- WALMART	614994	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	51.07	
TREVI PAY- WALMART	614994	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	78.76	
TREVI PAY- WALMART	614994	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	39.09	
TREVI PAY- WALMART	614994	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	246.38	
TREVI PAY- WALMART	614994	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	265.01	
TREVI PAY- WALMART	614994	01/28/26	GENERAL PROGRAM SUPPLIES	1081-4239039	281.68	1,033.86
UKG INC	614995	01/28/26	INFO SYS MAINT/CONTRACTS	1081-4341955	3,106.71	
UKG INC	614995	01/28/26	INFO SYS MAINT/CONTRACTS	1091-4341955	5,901.54	
UKG INC	614995	01/28/26	SUBSCRIPT SOFTWARE>1YR	1125-4355600	4,230.00	
UKG INC	614995	01/28/26	INFO SYS MAINT/CONTRACTS	1081-4341955	8,250.21	
UKG INC	614995	01/28/26	INFO SYS MAINT/CONTRACTS	1091-4341955	14,819.83	36,308.29
WILLOW MARKETING MGMT, IN	614996	01/28/26	SOFTWARE	1091-4463202	108.00	108.00
ZOGICS LLC	614997	01/28/26	OTHER MAINT SUPPLIES	1096-4238900	2,460.10	2,460.10
A T & T MOBILITY	614998	01/30/26	CELLULAR PHONE FEES	1120-4344100	294.04	294.04
A T & T MOBILITY	614999	01/30/26	CELLULAR PHONE FEES	1120-4344100	2,679.38	2,679.38
ADP INC	615000	01/30/26	SOFTWARE SUPPORT FEES	1201-4341903	14,279.07	14,279.07
BRADEN BUSINESS SYS, INC	615001	01/30/26	COPIER LEASE	1203-R4353004	52.69	
BRADEN BUSINESS SYS, INC	615001	01/30/26	COPIER LEASE & MAINTENANC	1203-4353004	32.85	85.54
CARMEL UTILITIES	615002	01/30/26	WATER SEWER MULT FIRE STA	1120-4348500	222.96	
CARMEL UTILITIES	615002	01/30/26	WATER SEWER MULT FIRE STA	1120-4348500	478.30	
CARMEL UTILITIES	615002	01/30/26	WATER	1207-4348500	827.76	1,529.02
CHARTER COMMUNICATIONS	615003	01/30/26	2 CENTER GREEN/TARKINGTON	1115-4344200	215.00	215.00
CHARTER COMMUNICATIONS HO	615004	01/30/26	CABLE	1207-4349500	417.70	417.70
CHARTER COMMUNICATIONS HO	615005	01/30/26	459 3RD AVE	1115-4344200	129.99	129.99
CHARTER COMMUNICATIONS HO	615006	01/30/26	459 3RD AVE	1115-4344200	129.99	129.99
CHARTER COMMUNICATIONS HO	615007	01/30/26	145 ELM STREET	1115-4344200	143.27	143.27
DUKE ENERGY	615008	01/30/26	ELEC AT STATIONS 41,44,46	1120-4348000	1,300.99	
DUKE ENERGY	615008	01/30/26	ELEC AT STATIONS 41,44,46	1120-4348000	135.59	1,436.58
GORDON FLESCH CO INC	615009	01/30/26	COPIER	1192-4353004	247.10	247.10
GORDON FLESCH CO INC	615010	01/30/26	COPIER	1801-4353004	3.56	3.56
GREATAMERICA FINANCIAL SE	615011	01/30/26	COPIER LEASE & PAYMENTS	1203-4353004	64.03	64.03
HUNTINGTON NATIONAL BANK	615012	01/30/26	CAP LEASE - FIRETRUCKS	102-4468004	64,575.00	64,575.00
INDIANA FIRE CHIEFS ASSN.	615013	01/30/26	ORGANIZATION & MEMBER DUE	1120-4355300	700.00	700.00
KONICA MINOLTA BUSINESS S	615014	01/30/26	EQUIPMENT MAINT CONTRACTS	1201-4351501	156.50	156.50

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BENJAMIN KRIEG	615015	01/30/26	EXTERNAL TRAINING FEES	1120-4357002	75.00	
MATTHEW ROBINSON	615016	01/30/26	EXTERNAL TRAINING FEES	1120-4357002	300.00	75.00
RYAN MURT	615017	01/30/26	OTHER CONT SERVICES	2201-4350900	449.99	300.00
BRAD PEASE	615018	01/30/26	TRAVEL PER DIEMS	2200-4343004	400.00	449.99
BRAD PEASE	615018	01/30/26	TRAVEL - MILEAGE	2200-4343008	43.50	
BRAD PEASE	615018	01/30/26	TRAVEL - PARKING & TOLLS	2200-4343010	115.00	
BRAD PEASE	615018	01/30/26	TRAVEL - GROUND TRANSPORT	2200-4343013	5.55	
BRAD PEASE	615018	01/30/26	TRAVEL - LODGING	2200-4343011	909.04	
BRAD PEASE	615018	01/30/26	OFFICE SUPPLIES	2200-4230200	80.25	
BRAD PEASE	615018	01/30/26	OFFICE SUPPLIES	2200-4230200	92.02	
PITNEY BOWES INC.	615019	01/30/26	2025 Q4 LEASE PAYMENT	1160-R4353003 118772	495.00	1,645.36
PURE WATER PARTNERS LLC	615020	01/30/26	OFFICE SUPPLIES	2200-4230200	99.00	495.00
QUENCH	615021	01/30/26	OFFICE WATER COOLER	2201-4350100 119188	196.43	99.00
REPUBLIC WASTE SERVICES O	615022	01/30/26	TRASH COLLECTION	1120-4350101	10,773.77	196.43
REPUBLIC WASTE SERVICES O	615023	01/30/26	TRASH COLLECTION	1205-4350101	634.29	10,773.77
RICOH AMERICAS CORPORATIO	615024	01/30/26	COPIER	506-4353004	6.25	634.29
ANDREW W SCOTT	615025	01/30/26	EXTERNAL TRAINING FEES	1120-4357002	525.00	6.25
CENTERPOINT ENERGY	615026	01/30/26	NATURAL GAS	2201-4349000	18.73	525.00
CENTERPOINT ENERGY	615027	01/30/26	NATURAL GAS	2201-4349000	811.84	18.73
CENTERPOINT ENERGY	615028	01/30/26	OTHER EXPENSES	601-5023990	846.65	811.84
CENTERPOINT ENERGY	615029	01/30/26	NATURAL GAS	2201-4349000	124.76	846.65
CENTERPOINT ENERGY	615030	01/30/26	GAS	1207-4349000 119060	424.68	124.76
CENTERPOINT ENERGY	615031	01/30/26	OTHER CONT SERVICES	202-4350900	176.63	424.68
AMERICAN STRUCTURE POINT,	615032	01/30/26	OTHER EXPENSES	612-5023990	4,320.00	176.63
BRADLEY A BASTIN	615033	01/30/26	NATURAL GAS	1207-4349000	393.10	4,320.00
CARMEL UTILITIES	615034	01/30/26	WATER & SEWER	2201-4348500	1,066.37	393.10
CARMEL UTILITIES	615034	01/30/26	WATER & SEWER	2201-4348500	97.06	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	1206-4348000	2,473.87	1,163.43
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	4,881.44	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	108.26	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	241.55	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	271.17	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	10.74	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	14,978.57	
DUKE ENERGY	615036	01/30/26	ELECTRIC	1207-4348000 119058	4,798.01	
DUKE ENERGY	615036	01/30/26	ELECTRIC	1207-4348000 119058	414.73	
DUKE ENERGY	615036	01/30/26	ELECTRIC	1207-4348000 119058	43.41	
DUKE ENERGY	615036	01/30/26	OTHER EXPENSES	651-5023990	42.63	

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DUKE ENERGY	615036	01/30/26	OTHER EXPENSES	651-5023990	354.33	
DUKE ENERGY	615036	01/30/26	OTHER EXPENSES	651-5023990	132.27	
DUKE ENERGY	615036	01/30/26	OTHER EXPENSES	651-5023990	318.24	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	1205-4348000	5,168.07	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	346.43	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	82.39	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	41.82	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	114.63	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	60.56	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	21.73	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	34.33	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	21.61	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	102.05	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	103.51	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	53.47	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	.37	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	17.01	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	63.79	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	58.99	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	50.29	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	25.72	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	44.69	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	62.16	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	92.25	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	29.84	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	54.23	
DUKE ENERGY	615036	01/30/26	ELECTRICITY	2201-4348000	32.55	35,751.71
JONES & HENRY ENGINEER IN	615037	01/30/26	OTHER EXPENSES	612-5023990	2,288.28	
JONES & HENRY ENGINEER IN	615037	01/30/26	OTHER EXPENSES	612-5023990	7,429.97	
NANCY DURY	615038	01/30/26	OTHER EXPENSES	1203-5023990	100.00	9,718.25
PURE WATER PARTNERS LLC	615039	01/30/26	OFFICE SUPPLIES	2200-4230200	55.00	100.00
ROTARY CLUB OF CARMEL	615040	01/30/26	ORGANIZATION & MEMBER DUE	1160-4355300	140.00	55.00
STERICYCLE INC	615041	01/30/26	OTHER CONT SERVICES	1192-4350900	168.17	140.00
SUN LIFE ASSURANCE COMPAN	615042	01/30/26	STOP LOSS PREMIUM	301-5023998	296,446.29	168.17
THIENEMAN CONSTRUCTION IN	615043	01/30/26	OTHER EXPENSES	612-5023990	19,000.00	296,446.29
THIENEMAN CONSTRUCTION IN	615044	01/30/26	OTHER EXPENSES	612-5023990	171,000.00	19,000.00
TRICO REGIONAL SEWER UTIL	615045	01/30/26	OTHER EXPENSES	601-5023990	139.62	171,000.00
TRICO REGIONAL SEWER UTIL	615045	01/30/26	OTHER EXPENSES	601-5023990	139.62	
A CLASSIC PARTY RENTAL	615046	01/30/26	EVENT RENTALS	1203-R4359003	1,355.00	279.24
A CLASSIC PARTY RENTAL	615046	01/30/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003	365.50	
ACTION PEST CONTROL, INC	615047	01/30/26	OTHER EXPENSES	601-5023990	127.00	1,720.50
ACTION PEST CONTROL, INC	615047	01/30/26	OTHER EXPENSES	601-5023990	133.00	
ALPHAGRAPHS	615048	01/30/26	EVENT PRINTING & SIGNAGE	1203-4359003	1,104.25	260.00
ALPHAGRAPHS	615048	01/30/26	EVENT PRINTING & SIGNAGE	1203-4359003	594.49	
AUTOZONE INC	615049	01/30/26	OTHER EXPENSES	601-5023990	24.84	1,698.74

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AUTOZONE INC	615049	01/30/26	OTHER EXPENSES	601-5023990	22.14	46.98
JAMES BARLOW	615050	01/30/26	CONSULTING FEES	1150-4343015	250.00	250.00
BETH MAIER PHOTOGRAPHY	615051	01/30/26	PHOTOGRAPHY SERVICES	1203-R4359003 115415	510.00	510.00
CC & T CONSTRUCTION INC	615052	01/30/26	FOREST DALE-RAMPS & WALKS	202-R4350900 118328	16,500.00	16,500.00
CHARDON LABORATORIES INC	615053	01/30/26	OTHER CONT SERVICES	1208-4350900	2,745.00	3,045.00
CHARDON LABORATORIES INC	615053	01/30/26	OTHER EXPENSES	651-5023990	300.00	
CINTAS CORPORATION #18	615054	01/30/26	OTHER EXPENSES	601-5023990	336.22	336.22
CINTAS FIRST AID & SAFETY	615055	01/30/26	OTHER EXPENSES	651-5023990	260.00	260.00
CINTAS UNIFORMS	615056	01/30/26	OTHER EXPENSES	651-5023990	344.03	626.23
CINTAS UNIFORMS	615056	01/30/26	OTHER EXPENSES	651-5023990	282.20	
COMPASS MINERALS AMERICA	615057	01/30/26	OTHER EXPENSES	601-5023990	2,848.60	11,334.53
COMPASS MINERALS AMERICA	615057	01/30/26	OTHER EXPENSES	601-5023990	2,871.19	
COMPASS MINERALS AMERICA	615057	01/30/26	OTHER EXPENSES	601-5023990	2,778.57	
COMPASS MINERALS AMERICA	615057	01/30/26	OTHER EXPENSES	601-5023990	2,836.17	
CORE & MAIN	615058	01/30/26	OTHER EXPENSES	601-5023990	187.00	187.00
D & D MEDICAL INC	615059	01/30/26	ASSURE CUT BLADES	102-4239014 119064	338.49	338.49
ELECTRO LAB SERVICES	615060	01/30/26	OTHER EXPENSES	601-5023990	195.17	195.17
ELITE PRO PAINTING, INC.	615061	01/30/26	BUILDING REPAIRS AND MAIN	1205-4350100 119141	3,600.00	3,600.00
EVERETT J PRESCOTT INC	615062	01/30/26	OTHER EXPENSES	601-5023990	263.70	563.15
EVERETT J PRESCOTT INC	615062	01/30/26	OTHER EXPENSES	601-5023990	214.70	
EVERETT J PRESCOTT INC	615062	01/30/26	OTHER EXPENSES	601-5023990	84.75	
FISHER SCIENTIFIC	615063	01/30/26	OTHER EXPENSES	651-5023990	797.96	797.96
INDIANA RECLAMATION & EXC	615064	01/30/26	OTHER EXPENSES	601-5023990	2,111.10	8,845.90
INDIANA RECLAMATION & EXC	615064	01/30/26	OTHER EXPENSES	601-5023990	2,111.10	
INDIANA RECLAMATION & EXC	615064	01/30/26	OTHER EXPENSES	601-5023990	2,311.85	
INDIANA RECLAMATION & EXC	615064	01/30/26	OTHER EXPENSES	601-5023990	2,311.85	
INSIGHT PUBLIC SECTOR, IN	615065	01/30/26	ADOBE LICENSE	1203-R4463202 118867	1,000.00	1,000.00
LEACH & RUSSELL	615066	01/30/26	OTHER EXPENSES	601-5023990	495.00	495.00
MARTIN MARIETTA AGGREGATE	615067	01/30/26	OTHER EXPENSES	651-5023990	786.57	786.57
MENARDS - FISHERS	615068	01/30/26	OTHER EXPENSES	651-5023990	178.67	178.67
MENARDS, INC	615069	01/30/26	25586	601-5023990	137.57	753.66
MENARDS, INC	615069	01/30/26	25631	601-5023990	23.76	
MENARDS, INC	615069	01/30/26	25752	601-5023990	584.70	
MENARDS, INC	615069	01/30/26	25635	601-5023990	7.63	
MENARDS, INC	615070	01/30/26	25519	601-5023990	21.24	21.24
MICRO AIR INC	615071	01/30/26	OTHER EXPENSES	601-5023990	500.00	

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MICRO AIR INC	615071	01/30/26	OTHER EXPENSES	601-5023990	500.00	1,000.00
OFF DUTY MANAGEMENT INC.	615072	01/30/26	AQUATICS WORLD CUP SECURI	854-5023990	1,494.66	
OFF DUTY MANAGEMENT INC.	615072	01/30/26	AQUATICS WORLD CUP SECURI	854-5023990	172.60	1,667.26
OLD TOWN ON THE MONON	615073	01/30/26	GARAGE RENTAL FOR EVENTS	1203-4359003	620.00	620.00
PEARSON FORD,INC	615074	01/30/26	OTHER EXPENSES	601-5023990	166.37	166.37
ALAN POTASNIK	615075	01/30/26	CONSULTING FEES	1150-4343015	250.00	250.00
PROMOTIONS PLUS INC	615076	01/30/26	OTHER EXPENSES	601-5023990	80.34	80.34
RENAISSANCE HOTEL	615077	01/30/26	HOTEL ROOMS ICE CARVERS	1203-R4359003	6,408.00	
RENAISSANCE HOTEL	615077	01/30/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003	248.46	6,656.46
SMART SIGHTS LLC	615078	01/30/26	OTHER EXPENSES	651-5023990	2,950.00	2,950.00
SUNBELT RENTALS	615079	01/30/26	EVENT RENTALS	1203-4359003	579.06	
SUNBELT RENTALS	615079	01/30/26	EVENT RENTALS	1203-R4359003	1,759.82	2,338.88
TEST GAUGE & BACKFLOW SUP	615080	01/30/26	OTHER EXPENSES	651-5023990	434.42	434.42
TRAVEL INDIANA LLC	615081	01/30/26	DISPLAY ADVERTISING	1203-R4345002	5,010.00	5,010.00
VERTOSOFT LLC	615082	01/30/26	OPEN GOV CONTRACT	1702-R4350900	5,724.00	
VERTOSOFT LLC	615082	01/30/26	OTHER CONT SERVICES	1702-4350900	41,808.00	47,532.00
W A JONES TRUCK BODIES &	615083	01/30/26	OTHER EXPENSES	601-5023990	385.66	385.66
WATERCHEM INC	615084	01/30/26	OTHER EXPENSES	651-5023990	17,020.00	17,020.00
BENGE'S ACE HARDWARE	615085	01/30/26	OTHER EXPENSES	601-5023990	9.93	9.93
WHITE RIVER ALLIANCE	615086	01/30/26	MEMBERSHIP DUES/REG DUES	250-4350900	14,000.00	14,000.00
WHITE'S ACE HARDWARE	615087	01/30/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003	23.96	23.96
WHITE'S ACE HARDWARE	615088	01/30/26	OTHER CONT SERVICES	202-4350900	4.59	4.59
XYLEM WATER SOLUTIONS USA	615089	01/30/26	OTHER EXPENSES	652-5023990	4,294.00	4,294.00
ACTION EQUIPMENT INC	615090	01/30/26	GARAGE & MOTOR SUPPIES	2201-4232100	2,220.50	2,220.50
ADVANCED TURF SOLUTIONS I	615091	01/30/26	INV45222227	1207-4350400	16,440.91	
ADVANCED TURF SOLUTIONS I	615091	01/30/26	INV45222227	1207-4350400	-625.00	
ADVANCED TURF SOLUTIONS I	615091	01/30/26	INV45222227	1207-4350400	3,040.52	
ADVANCED TURF SOLUTIONS I	615091	01/30/26	INV45222227	1207-4350400	28,218.54	47,074.97
ADVANTAGE HIGHWAY COMPANY	615092	01/30/26	POSTS	2201-R4239032	5,550.00	5,550.00
AMAZON CAPITAL SERVICES	615093	01/30/26	REPAIRS & MAINT SUPPLIES	2201-4237000	446.10	
AMAZON CAPITAL SERVICES	615093	01/30/26	REPAIRS & MAINT SUPPLIES	2201-4238000	68.91	
AMAZON CAPITAL SERVICES	615093	01/30/26	REPAIRS & MAINT SUPPLIES	2201-4238900	1,534.85	
AMAZON CAPITAL SERVICES	615093	01/30/26	REPAIRS & MAINT SUPPLIES	2201-4239011	125.00	2,174.86
AMERICAN STRUCTURE POINT,	615094	01/30/26	PROFESSIONAL SERVICES	202-R4340100	2,795.00	2,795.00

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AVOLVE SOFTWARE	615095	01/30/26	PROJECTDOX SOFTWARE	1192-R4351502	110451	5,400.00	
							5,400.00
C T W ELECTRICAL CO, INC	615096	01/30/26	PLOW PARTS	2201-R4237000	118651	648.29	
C T W ELECTRICAL CO, INC	615096	01/30/26	PLOW PARTS	2201-R4237000	118651	3,362.00	
C T W ELECTRICAL CO, INC	615096	01/30/26	REPAIR PARTS	2201-R4237000	115359	34.56	
C T W ELECTRICAL CO, INC	615096	01/30/26	REPAIR PARTS	2201-R4237000	115359	84.52	
							4,129.37
CAMPBELL'S SALES AND SERV	615097	01/30/26	REPAIR PARTS	2201-4237000		32.95	
CAMPBELL'S SALES AND SERV	615097	01/30/26	REPAIR PARTS	2201-4237000		11.99	
							44.94
CARMEL CITY CENTER LLC	615098	01/30/26	GARAGE MAINT	1206-R4350900	118014	3,705.37	
							3,705.37
CARMEL LOFTS LLC	615099	01/30/26	GARAGE MAINTENANCE	1206-4350100	119189	10,345.30	
CARMEL LOFTS LLC	615099	01/30/26	GARAGE MAINTENANCE	1206-R4350900	118466	8,385.18	
							18,730.48
CARMEL WELDING & SUPP INC	615100	01/30/26	SMALL TOOLS & MINOR EQUIP	2201-4238000		241.15	
							241.15
CARRIER & GABLE INC	615101	01/30/26	POSTS & HARDWARE	2201-4239032		752.00	
							752.00
CENTER FOR THE PERFORMING	615102	01/30/26	2026 BUDGETED AMOUNT	1208-4350900	118976	132,136.04	
							132,136.04
CORE & MAIN	615103	01/30/26	OTHER EXPENSES	651-5023990		2,137.75	
CORE & MAIN	615103	01/30/26	CASTINGS	1206-R4350200	118426	1,731.95	
							3,869.70
FASTENAL COMPANY	615104	01/30/26	PARTS	2201-4237000	119021	1,280.88	
FASTENAL COMPANY	615104	01/30/26	REPAIR PARTS	2201-4237000		41.44	
							1,322.32
GEVEKO MARKINGS INC	615105	01/30/26	PAINT SYMBOLS	2201-4238900	119175	1,259.15	
							1,259.15
HERITAGE CRYSTAL CLEAN, L	615106	01/30/26	GARAGE & MOTOR SUPPIES	2201-4232100		368.73	
							368.73
HOWARD COMPANIES	615107	01/30/26	24-STR-01 PAVING	2201-R4350200	112617	13,750.00	
HOWARD COMPANIES	615107	01/30/26	24-STR-02 PAVING	2201-R4350200	113138	186,478.69	
HOWARD COMPANIES	615107	01/30/26	BITUMINOUS MATERIALS	2201-4236300		107.92	
HOWARD COMPANIES	615107	01/30/26	BITUMINOUS MATERIALS	2201-4236300		211.48	
							200,548.09
INDIANA DESIGN CENTER, LL	615108	01/30/26	GARAGE MAINTENANCE	1206-4350100	119063	3,987.21	
							3,987.21
INDIANA OXYGEN CO	615109	01/30/26	OTHER RENTAL & LEASES	2201-4353099		48.36	
INDIANA OXYGEN CO	615109	01/30/26	OTHER RENTAL & LEASES	2201-4353099		147.56	
							195.92
BEST ONE OF TIPTON	615110	01/30/26	TIRES & TUBES	2201-4232000		112.00	
BEST ONE OF TIPTON	615110	01/30/26	TIRES & TUBES	2201-4232000		45.00	
BEST ONE OF TIPTON	615110	01/30/26	TIRES & TUBES	2201-4232000		65.00	
							222.00
JULIE SETMEYER LLC	615111	01/30/26	MENTAL HEALTH COUNSELING	1120-4340703		150.00	
							150.00
OFFICE DEPOT INC	615112	01/30/26	OTHER EXPENSES	651-5023990		297.98	
							297.98
PENN CARE INC.	615113	01/30/26	MANIKINS EMS	102-R4467006	118546	70.00	
PENN CARE INC.	615113	01/30/26	COT EQUIPMENT	102-R4467006	118712	2,535.00	
							2,605.00
TARGET SPECIALTY PRODUCTS	615114	01/30/26	PART - TBD	1207-4350400	118989	12,967.40	
							12,967.40
SUNBELT RENTALS	615115	01/30/26	BOTTLED GAS	2201-4231100		422.50	
SUNBELT RENTALS	615115	01/30/26	PAINT	2201-4236400		87.01	
SUNBELT RENTALS	615115	01/30/26	PAINT	2201-4236400		87.01	
							596.52

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ZOLL MEDICAL CORP	615116	01/30/26	EMS SUPPLIES	102-4239014	248.20	
ZOLL MEDICAL CORP	615116	01/30/26	EMS SUPPLIES	102-4239014	123.00	
						371.20
RAY MARKETING BY PROFORMA	615117	02/06/26	STATIONARY & PRNTD MATERL	1081-4230100	1,950.00	
						1,950.00
AMAZON CAPITAL SERVICES	615118	02/06/26	GENERAL PROGRAM SUPPLIES	1081-4239039	451.95	
						451.95
B & H PHOTO-VIDEO, INC	615119	02/06/26	COMPUTER EQUIPMENT	1091-4463200	218.88	
						218.88
KURTIS BAUMGARTNER	615120	02/06/26	CELLULAR PHONE FEES	1125-4344100	300.00	
						300.00
CARMEL UTILITIES	615121	02/06/26	WATER & SEWER	1125-4348500	643.18	
CARMEL UTILITIES	615121	02/06/26	WATER & SEWER	110-4348500	272.91	
						916.09
CONSTELLATION NEWENERGY G	615122	02/06/26	NATURAL GAS	1125-4349000	462.12	
CONSTELLATION NEWENERGY G	615122	02/06/26	NATURAL GAS	1091-4349000	7,092.01	
						7,554.13
DIRECT FITNESS SOLUTIONS	615123	02/06/26	EQUIPMENT REPAIRS & MAINT	1096-4350000	97.16	
						97.16
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	76.48	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	110-4348000	1,217.52	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	933.16	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	18.09	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	180.06	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1091-4348000	6,370.60	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1091-4348000	21,199.77	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	90.52	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	82.93	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	29.92	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	133.12	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	462.01	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	110-4348000	477.88	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	225.24	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	1,146.63	
DUKE ENERGY	615124	02/06/26	ELECTRICITY	1125-4348000	84.26	
						32,728.19
MAX ELLIS	615125	02/06/26	TRAVEL FEES & EXPENSES	1081-4343000	266.91	
						266.91
FULLER ENGINEERING CO LLC	615126	02/06/26	EQUIPMENT REPAIRS & MAINT	1094-4350000	3,591.18	
						3,591.18
FUN EXPRESS	615127	02/06/26	GENERAL PROGRAM SUPPLIES	1081-4239039	142.23	
						142.23
GRAINGER	615128	02/06/26	BUILDING MATERIAL	1125-4235000	33.72	
GRAINGER	615128	02/06/26	SMALL TOOLS & MINOR EQUIP	1094-4238000	37.53	
GRAINGER	615128	02/06/26	REPAIR PARTS	1094-4237000	105.66	
						176.91
GREEN TOUCH SERVICES, INC	615129	02/06/26	GROUNDS MAINTENANCE	110-4350400	750.00	
GREEN TOUCH SERVICES, INC	615129	02/06/26	GROUNDS MAINTENANCE	110-4350400	600.00	
GREEN TOUCH SERVICES, INC	615129	02/06/26	GROUNDS MAINTENANCE	1094-4350400	5,745.00	
GREEN TOUCH SERVICES, INC	615129	02/06/26	TREE REPLACEMENTS	1125-R4350400	1,650.00	
GREEN TOUCH SERVICES, INC	615129	02/06/26	DEICING 1/15 & 1/18	1125-4350400	1,650.00	
				62117		10,395.00
				62514		
HILLYARD / INDIANA	615130	02/06/26	CLEANING SUPPLIES	1125-4238900	357.60	
HILLYARD / INDIANA	615130	02/06/26	CLEANING SUPPLIES	1125-4238900	575.52	
				62458		933.12
HP INC.	615131	02/06/26	COMPUTER EQUIPMENT	1091-4463200	2,700.00	
						2,700.00
INDIANA UNIVERSITY	615132	02/06/26	EXTERNAL INSTRUCT FEES	1091-4357004	470.00	

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INDIANA UNIVERSITY	615132	02/06/26	EXTERNAL INSTRUCT FEES	1091-4357004	470.00	
INDIANA UNIVERSITY	615132	02/06/26	EXTERNAL INSTRUCT FEES	1091-4357004	470.00	
						1,410.00
INDY SHRM	615133	02/06/26	EXTERNAL INSTRUCT FEES	1125-4357004	59.00	
INDY SHRM	615133	02/06/26	EXTERNAL INSTRUCT FEES	1125-4357004	59.00	
						118.00
BEST ONE OF INDY	615134	02/06/26	AUTO REPAIR & MAINTENANCE	1125-4351000	24.99	
BEST ONE OF INDY	615134	02/06/26	OIL CHANGE & MAINT	1125-4351000 62510	500.65	
						525.64
AES INDIANA	615135	02/06/26	ELECTRICITY	110-4348000	997.03	
						997.03
MICHAEL KLITZING	615136	02/06/26	CELLULAR PHONE FEES	1125-4344100	50.00	
MICHAEL KLITZING	615136	02/06/26	TRAVEL FEES & EXPENSES	1125-4343000	48.00	
						98.00
LEE SUPPLY CORP - CARMEL	615137	02/06/26	BUILDING REPAIRS & MAINT	110-4350100	754.59	
						754.59
ICODE FISHERS	615138	02/06/26	ADULT CONTRACTORS	1081-4340800	1,716.00	
						1,716.00
ERIC MEHL	615139	02/06/26	CELLULAR PHONE FEES	1125-4344100	50.00	
						50.00
MIKE NORMAND	615140	02/06/26	CELLULAR PHONE FEES	1091-4344100	50.00	
						50.00
REPUBLIC WASTE SERVICES O	615141	02/06/26	TRASH COLLECTION	1125-4350101	534.99	
REPUBLIC WASTE SERVICES O	615141	02/06/26	TRASH COLLECTION	1125-4350101	500.57	
REPUBLIC WASTE SERVICES O	615141	02/06/26	TRASH COLLECTION	110-4350101	165.56	
REPUBLIC WASTE SERVICES O	615141	02/06/26	TRASH COLLECTION	110-4350101	165.56	
REPUBLIC WASTE SERVICES O	615141	02/06/26	TRASH COLLECTION	1093-4350101	1,275.94	
						2,642.62
S & S CRAFTS WORLDWIDE IN	615142	02/06/26	GENERAL PROGRAM SUPPLIES	1081-4239039	15.02	
						15.02
SMITH GROUP INC	615143	02/06/26	BEAR CREEK MASTER PLAN	106-R4460716 61001	18,900.00	
						18,900.00
SOUTHERN ROCK RESTAURANTS	615144	02/06/26	OTHER MISCELLANEOUS	1081-4239099	85.98	
SOUTHERN ROCK RESTAURANTS	615144	02/06/26	OTHER MISCELLANEOUS	1091-4239099	85.97	
						171.95
STAPLES BUSINESS ADVANTAG	615145	02/06/26	OFFICE SUPPLIES	1125-4230200	139.88	
STAPLES BUSINESS ADVANTAG	615145	02/06/26	OFFICE SUPPLIES	1125-4230200	13.99	
STAPLES BUSINESS ADVANTAG	615145	02/06/26	OFFICE SUPPLIES	1091-4230200	45.99	
STAPLES BUSINESS ADVANTAG	615145	02/06/26	OFFICE SUPPLIES	1091-4230200	349.55	
STAPLES BUSINESS ADVANTAG	615145	02/06/26	GENERAL PROGRAM SUPPLIES	1096-4239039	263.73	
STAPLES BUSINESS ADVANTAG	615145	02/06/26	GENERAL PROGRAM SUPPLIES	1096-4239039	4.18	
STAPLES BUSINESS ADVANTAG	615145	02/06/26	GENERAL PROGRAM SUPPLIES	1096-4239039	35.78	
STAPLES BUSINESS ADVANTAG	615145	02/06/26	OTHER MISCELLANEOUS	1081-4239099	136.49	
STAPLES BUSINESS ADVANTAG	615145	02/06/26	OTHER MISCELLANEOUS	1091-4239099	136.50	
STAPLES BUSINESS ADVANTAG	615145	02/06/26	OFFICE SUPPLIES	1081-4230200	122.29	
						1,248.38
STERICYCLE INC	615146	02/06/26	OTHER CONT SERVICES	1094-4350900	48.39	
						48.39
CLAUDINE SUTTON	615147	02/06/26	CELLULAR PHONE FEES	1125-4344100	50.00	
						50.00
TREVIAPAY- WALMART	615148	02/06/26	GENERAL PROGRAM SUPPLIES	1081-4239039	94.49	
TREVIAPAY- WALMART	615148	02/06/26	GENERAL PROGRAM SUPPLIES	1081-4239039	39.68	
TREVIAPAY- WALMART	615148	02/06/26	GENERAL PROGRAM SUPPLIES	1081-4239039	70.75	
						204.92
TUBE PRO INC	615149	02/06/26	GENERAL PROGRAM SUPPLIES	1094-4239039	12,623.00	
						12,623.00
UKG INC	615150	02/06/26	INFO SYS MAINT/CONTRACTS	1081-4341955	209.79	
UKG INC	615150	02/06/26	INFO SYS MAINT/CONTRACTS	1091-4341955	363.01	

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UKG INC	615150	02/06/26	SUBSCRIPT SOFTWARE>1YR	1125-4355600	50.84	
VERIZON	615151	02/06/26	CELLULAR PHONE FEES	1081-4344100	361.79	623.64
VERIZON	615151	02/06/26	CELLULAR PHONE FEES	1091-4344100	30.47	
VERIZON	615152	02/06/26	CELLULAR PHONE FEES	1125-4344100	973.03	392.26
VERIZON	615153	02/06/26	CELLULAR PHONE FEES	1081-4344100	964.86	973.03
WFYI TV/FYI PRODUCTIONS	615154	02/06/26	MARKETING & PROMOTIONS	1091-4341991	650.00	964.86
WILLIAMS SCOTSMAN INC	615155	02/06/26	OTHER RENTAL & LEASES	1094-4353099	277.50	650.00
WILLIAMS SCOTSMAN INC	615155	02/06/26	OTHER RENTAL & LEASES	1094-4353099	277.50	
WILLIAMS SCOTSMAN INC	615155	02/06/26	OTHER RENTAL & LEASES	1094-4353099	277.50	832.50
2ND SHIFT LLC	615156	02/06/26	BUILDING REPAIRS & MAINT	1120-4350100	400.00	
2ND SHIFT LLC	615156	02/06/26	BUILDING REPAIRS & MAINT	1120-4350100	250.00	
2ND SHIFT LLC	615156	02/06/26	BUILDING REPAIRS & MAINT	1120-4350100	295.00	945.00
A F C INTERNATIONAL INC	615157	02/06/26	HM DETECTOR SUPPLIES	1120-R4237000 118597	1,140.83	1,140.83
AAA EXTERMINATING INC	615158	02/06/26	BUILDING REPAIRS & MAINT	1110-4350100	175.00	175.00
AARON COSTIC	615159	02/06/26	OTHER EXPENSES	854-5023990	300.00	300.00
ACE-PAK PRODUCTS INC	615160	02/06/26	CLEANING SUPPLIES	2201-4238900 119192	1,353.84	1,353.84
STONE MUNICIPAL GROUP	615161	02/06/26	OPEN CHECKBOOK REPORTING	1701-4340400 119040	1,500.00	1,500.00
AL WARREN OIL CO INC	615162	02/06/26	DIESEL FUEL & GASOLINE	2201-4231300 119191	757.62	
AL WARREN OIL CO INC	615162	02/06/26	DIESEL FUEL & GASOLINE	2201-4231300 119191	517.86	
AL WARREN OIL CO INC	615162	02/06/26	DIESEL FUEL & GASOLINE	2201-4231300 119191	1,000.68	
AL WARREN OIL CO INC	615162	02/06/26	DIESEL FUEL & GASOLINE	2201-4231400 119191	941.27	
AL WARREN OIL CO INC	615162	02/06/26	DIESEL FUEL & GASOLINE	2201-4231300 119191	722.51	
AL WARREN OIL CO INC	615162	02/06/26	DIESEL FUEL & GASOLINE	2201-4231300 119191	4,614.57	
AL WARREN OIL CO INC	615162	02/06/26	DIESEL FUEL & GASOLINE	2201-4231400 119191	3,048.88	
AL WARREN OIL CO INC	615162	02/06/26	DIESEL FUEL & GASOLINE	2201-4231300 119191	420.75	12,024.14
ALPHAGRAPHICS	615163	02/06/26	PROMOTIONAL PRINTING	1110-4345002	520.47	520.47
AMAZON CAPITAL SERVICES	615164	02/06/26	OFFICE SUPPLIES	1201-4230200	76.95	
AMAZON CAPITAL SERVICES	615164	02/06/26	OTHER MAINT SUPPLIES	1205-4238900	18.70	
AMAZON CAPITAL SERVICES	615164	02/06/26	OFFICE SUPPLIES	1701-4230200	9.49	
AMAZON CAPITAL SERVICES	615164	02/06/26	OFFICE SUPPLIES	1180-R4230200 118737	18.36	
AMAZON CAPITAL SERVICES	615164	02/06/26	REPAIR PARTS	1115-4237000	109.90	
AMAZON CAPITAL SERVICES	615164	02/06/26	REPAIR PARTS	1115-4237000	356.22	
AMAZON CAPITAL SERVICES	615164	02/06/26	OFFICE SUPPLIES	1115-4230200	78.33	
AMAZON CAPITAL SERVICES	615164	02/06/26	OFFICE SUPPLIES	1115-4230200	31.48	
AMAZON CAPITAL SERVICES	615164	02/06/26	OFFICE SUPPLIES	1115-4230200	21.98	
AMAZON CAPITAL SERVICES	615164	02/06/26	REPAIR PARTS	1115-4237000	7.49	
AMAZON CAPITAL SERVICES	615164	02/06/26	REPAIR PARTS	1115-4237000	39.99	
AMAZON CAPITAL SERVICES	615164	02/06/26	REPAIR PARTS	1115-4237000	248.89	
AMAZON CAPITAL SERVICES	615164	02/06/26	BUILDING REPAIRS & MAINT	1115-4350100	119.92	
AMAZON CAPITAL SERVICES	615164	02/06/26	OFFICE SUPPLIES	1115-4230200	31.10	
AMAZON CAPITAL SERVICES	615164	02/06/26	REPAIR PARTS	1115-4237000	82.50	
AMAZON CAPITAL SERVICES	615164	02/06/26	REPAIR PARTS	1115-4237000	50.13	
AMAZON CAPITAL SERVICES	615164	02/06/26	SMALL TOOLS & MINOR EQUIP	1115-4238000	50.13	
AMAZON CAPITAL SERVICES	615164	02/06/26	OFFICE SUPPLIES	2200-4230200	8.99	

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AMAZON CAPITAL SERVICES	615164	02/06/26	HARDWARE	2200-4463201	219.88	
AMERICAN PLANNING ASSOCIA	615165	02/06/26	ORGANIZATION & MEMBER DUE	1192-4355300	701.00	1,580.43
ANGEL OAK TREE CARE	615166	02/06/26	TREE REMOVAL	2201-4350400	13,750.00	701.00
ANGEL OAK TREE CARE	615166	02/06/26	OTHER CONT SERVICES	202-4350900	1,450.00	
ARCTIC ZONE LLC	615167	02/06/26	ICE RINK SERVICES	922-R4350900	36,165.68	15,200.00
ARGOS CONNECTED SOLUTIONS	615168	02/06/26	GPS TRACKING SERVICES	2201-4355200	6,358.41	36,165.68
B & W EQUIPMENT CO INC	615169	02/06/26	REPAIR PARTS	2201-4237000	40.80	6,358.41
BAMWX LLC	615170	02/06/26	CLARITY PRO LICENSE FEE	1115-4355600	10,828.68	40.80
BATTERIES PLUS BULBS	615171	02/06/26	REPAIR PARTS	1120-4237000	200.08	10,828.68
BATTERIES PLUS BULBS	615171	02/06/26	REPAIR PARTS	1120-4237000	249.95	
BEC ENTERPRISES LLC	615172	02/06/26	REPAIR PARTS	2201-4237000	1,077.43	450.03
BLUESKY MAST LLC	615173	02/06/26	OTHER EQUIPMENT	1110-4467099	195.45	1,077.43
BOUND TREE MEDICAL LLC	615174	02/06/26	EMS SUPPLIES	102-4239014	65.06	195.45
BOUND TREE MEDICAL LLC	615174	02/06/26	EMS SUPPLIES	102-4239014	291.35	
BOUND TREE MEDICAL LLC	615174	02/06/26	EMS SUPPLIES	102-4239014	3.58	359.99
BRATEMAN'S INC.	615175	02/06/26	UNIFORM ACCESSORIES	1110-4356002	1,470.00	
BRATEMAN'S INC.	615175	02/06/26	UNIFORM ACCESSORIES	1110-4356002	289.95	1,759.95
BREHOB NURSERY, INC	615176	02/06/26	SUPPLIES	2201-4239034	577.50	
BREHOB NURSERY, INC	615176	02/06/26	SUPPLIES	2201-4239034	577.50	
BREHOB NURSERY, INC	615176	02/06/26	SUPPLIES	2201-4239034	128.70	1,283.70
BOBCAT OF ANDERSON	615177	02/06/26	REPAIRS	2201-4351000	18,909.75	
BOBCAT OF ANDERSON	615177	02/06/26	REPAIR PARTS	2201-4237000	344.46	
BOBCAT OF ANDERSON	615177	02/06/26	REPAIR PARTS	2201-4237000	33.20	
BOBCAT OF ANDERSON	615177	02/06/26	OIL	2201-4231500	894.97	20,182.38
C. L. COONROD & COMPANY	615178	02/06/26	ACCOUNTING SERVICES	1701-4340300	13,056.77	13,056.77
CALDWELL ENVIRONMENTAL IN	615179	02/06/26	BUILDING REPAIRS & MAINT	2201-4350100	672.35	
CALDWELL ENVIRONMENTAL IN	615179	02/06/26	BUILDING REPAIRS & MAINT	2201-4350100	636.65	1,309.00
CARGILL INC SALT DIVISION	615180	02/06/26	SALT	2201-4236500	18,281.20	
CARGILL INC SALT DIVISION	615180	02/06/26	SALT	2201-4236500	19,553.07	
CARGILL INC SALT DIVISION	615180	02/06/26	SALT	2201-4236500	12,094.52	
CARGILL INC SALT DIVISION	615180	02/06/26	SALT	2201-4236500	5,829.56	
CARGILL INC SALT DIVISION	615180	02/06/26	SALT	2201-4236500	8,429.07	64,187.42
CARLSON SOFTWARE INC.	615181	02/06/26	SOFTWARE	1110-R4467099	19,213.20	19,213.20
CARMEL TROPHIES PLUS LLC	615182	02/06/26	OTHER CONT SERVICES	1120-4350900	120.00	120.00
CITY WIDE MAINTENANCE	615183	02/06/26	CLEANING SERVICES	1207-4350600	40.00	40.00
CINTAS CORPORATION #18	615184	02/06/26	RUG CLEANING	1115-4350100	126.44	
CINTAS CORPORATION #18	615184	02/06/26	UNIFORMS	1207-4356001	35.00	
CINTAS CORPORATION #18	615184	02/06/26	UNIFORMS	1207-4356001	35.00	

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CINTAS CORPORATION #18	615184	02/06/26	BUILDING REPAIRS & MAINT	1206-4350100	95.08	
CINTAS CORPORATION #18	615184	02/06/26	LAUNDRY SERVICE	2201-4356501	186.71	
CINTAS CORPORATION #18	615184	02/06/26	LAUNDRY SERVICE	2201-4356501	220.69	
CINTAS CORPORATION #18	615184	02/06/26	LAUNDRY SERVICE	1110-4356501	36.21	
CINTAS CORPORATION #18	615184	02/06/26	LAUNDRY SERVICE	1110-4356501	47.16	
						782.29
CIVICPLUS LLC	615185	02/06/26	ORDINANCE CODIFICATION	1702-R4341953 118926	8,275.00	8,275.00
CLAY TOWNSHIP	615186	02/06/26	TRASH COLLECTION	1115-4350101	13.46	
CLAY TOWNSHIP	615186	02/06/26	OFFICE SUPPLIES	1115-4230200	1.63	
CLAY TOWNSHIP	615186	02/06/26	BUILDING REPAIRS & MAINT	1115-4350100	394.33	
CLAY TOWNSHIP	615186	02/06/26	ELECTRICITY	1115-4348000	152.50	
CLAY TOWNSHIP	615186	02/06/26	WATER & SEWER	1115-4348500	8.18	
CLAY TOWNSHIP	615186	02/06/26	WATER & SEWER	1115-4348500	13.54	
CLAY TOWNSHIP	615186	02/06/26	NATURAL GAS	1115-4349000	62.86	
CLAY TOWNSHIP	615186	02/06/26	NATURAL GAS	1115-4349000	57.23	
CLAY TOWNSHIP	615186	02/06/26	RENT PAYMENTS	1115-4352500	5,500.00	
CLAY TOWNSHIP	615186	02/06/26	BUILDING REPAIRS & MAINT	1115-4350100	81.59	
CLAY TOWNSHIP	615186	02/06/26	CLEANING SERVICES	1115-4350600	469.20	
CLAY TOWNSHIP	615186	02/06/26	OTHER CONT SERVICES	1115-4350900	2,306.22	
						9,060.74
CONNAN'S PAINT & BODY SHO	615187	02/06/26	AUTO REPAIR & MAINTENANCE	1110-4351000	2,485.70	2,485.70
BENJAMIN LAURENT COX	615188	02/06/26	OTHER CONT SERVICES	250-4350900	50.00	50.00
CREW CAR WASH	615189	02/06/26	CAR WASH TICKETS	1115-4351100 119023	748.20	748.20
ZACHARY CROSSMAN	615190	02/06/26	OTHER EXPENSES	854-5023990	50.00	50.00
CROWN TROPHY	615191	02/06/26	PROMOTIONAL PRINTING	1110-4345002	35.00	
CROWN TROPHY	615191	02/06/26	CHALLENGE COINS	1160-R4355100 118825	750.00	
						785.00
CSU INC	615192	02/06/26	FIBER INSTALL	1115-R4350100 118643	3,657.60	
CSU INC	615192	02/06/26	FIBER INSTALL	1115-R4350100 118644	9,815.04	
						13,472.64
CULTIVATE GEOSPATIAL SOLU	615193	02/06/26	VEHICLE MAINT SOFTWARE	1115-R4340402 118157	11,000.00	11,000.00
CUMMINS SALES & SERVICE	615194	02/06/26	REPAIR PARTS	2201-4237000 119184	1,346.67	1,346.67
OFFICE KEEPERS	615195	02/06/26	OFFICE CLEANING 2026	1801-4350600 119033	359.00	359.00
DINGES FIRE COMPANY	615196	02/06/26	RESCUE DUMMIES	102-4467099 119076	5,880.00	5,880.00
DON HINDS FORD	615197	02/06/26	AUTO REPAIR & MAINTENANCE	1120-4351000	468.97	
DON HINDS FORD	615197	02/06/26	AUTO REPAIR & MAINTENANCE	1120-4351000	2,238.18	
DON HINDS FORD	615197	02/06/26	REPAIR PARTS	1110-4237000	348.00	
DON HINDS FORD	615197	02/06/26	REPAIR PARTS	1110-4237000	802.23	
DON HINDS FORD	615197	02/06/26	REPAIR PARTS	1110-4237000	194.65	
DON HINDS FORD	615197	02/06/26	REPAIR PARTS	1110-4237000	129.03	
						4,181.06
DON'S AUTO TRIM	615198	02/06/26	AUTO REPAIR & MAINTENANCE	1120-4351000	490.00	490.00
DOTLICH INC	615199	02/06/26	CRANE	1206-4350900 119181	2,400.00	2,400.00
DUNCO MARKETING EVENTS &	615200	02/06/26	SPONSORSHIP PROCUREMENT	854-R5023990 116775	5,000.00	5,000.00
EBY FORD SALES INC	615201	02/06/26	AUTO REPAIR & MAINTENANCE	1110-4351000	578.38	578.38

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ELECTRON CHARGER LLC	615202	02/06/26	CHARGING SERVICES	1206-4350100	119204	1,924.86	
EMERGENCY RADIO SERVICE L	615203	02/06/26	EQUIPMENT REPAIRS & MAINT	1115-4350000		369.00	1,924.86
EMERGENCY RADIO SERVICE L	615203	02/06/26	SIREN 414	1115-R4350000	118251	414.00	
							783.00
ENGLEDOW, INC	615204	02/06/26	INSTALL ANNUAL FLOWERS	2201-R4350400	116536	9,630.89	
ENGLEDOW, INC	615204	02/06/26	FLOWER INSTALLATION	1206-R4350400	114334	4,549.82	
							14,180.71
ENTERPRISE FM TRUST	615205	02/06/26	TRUCK LEASE	1207-4353099	119174	11,065.38	
							11,065.38
FIRE SERVICE INC	615206	02/06/26	REPAIR PARTS	1120-4237000		846.75	
							846.75
FIRESTONE TIRE & SERVICE	615207	02/06/26	TIRES	1110-4232000	119005	4,617.30	
FIRESTONE TIRE & SERVICE	615207	02/06/26	AUTO REPAIR & MAINTENANCE	1110-4351000		153.88	
							4,771.18
FLEETPRIDE	615208	02/06/26	GARAGE & MOTOR SUPPLIES	2201-4232100		222.99	
							222.99
FULLER ENGINEERING CO LLC	615209	02/06/26	PREVENT MAINT LIEBERT EQ	1115-R4350100	118319	540.00	
							540.00
GARAGE DOORS OF INDIANAPOLIS	615210	02/06/26	BUILDING REPAIRS & MAINT	2201-4350100		318.50	
							318.50
GIBSON TELDATA INC	615211	02/06/26	AMIT UCC END USER AGREEMENT	1115-4351502	119139	3,756.61	
							3,756.61
BEN GOEBEL	615212	02/06/26	OTHER EXPENSES	854-5023990		200.00	
							200.00
GRAINGER	615213	02/06/26	OTHER MAINT SUPPLIES	2201-4238900		143.59	
GRAINGER	615213	02/06/26	REPAIR PARTS	1120-4237000		14.06	
GRAINGER	615213	02/06/26	REPAIR PARTS	1120-4237000		597.70	
							755.35
HILTON GARDEN INN	615214	02/06/26	HOTEL ROOMS FOR SNOW EVEN	2201-4343003	119185	4,212.00	
							4,212.00
HLAWN PAR	615215	02/06/26	INTERPRETER FEES	1301-4341954		187.60	
							187.60
HOLLYWOODS BUMP & GRIND	615216	02/06/26	AUTO REPAIRS	2201-4351000	119194	4,157.89	
							4,157.89
HOWARD COMPANIES	615217	02/06/26	2025 PAVING CONTRACT	1206-R4350200	118247	75,000.00	
HOWARD COMPANIES	615217	02/06/26	2025 PAVING CONTRACT	1206-R4350200	118561	15,261.31	
							90,261.31
MARK HULETT	615218	02/06/26	INTERNAL TRAINING FEES	1120-4357001		625.00	
							625.00
I U P P S	615219	02/06/26	LOCATES	2201-4350900	119206	559.55	
I U P P S	615219	02/06/26	LOCATES	2201-4350900	119206	453.15	
							1,012.70
INDIANA OXYGEN CO	615220	02/06/26	BOTTLED GAS	1120-4231100		136.25	
							136.25
INDIANAPOLIS RECORDER NEW	615221	02/06/26	DISPLAY ADS-EVENTS	1203-4359003	119198	1,079.69	
							1,079.69
MIDWEST FLOOR RESTORE	615222	02/06/26	BUILDING REPAIRS AND MAIN	1205-4350600	119129	3,060.00	
							3,060.00
INDY THERAPY AND COUNSELING	615223	02/06/26	MENTAL HEALTH COUNSELING	1110-4340703		290.00	
							290.00
BEST ONE OF TIPTON	615224	02/06/26	AUTO REPAIR & MAINTENANCE	1120-4351000		3,134.92	
							3,134.92
INSIGHT PUBLIC SECTOR, IN	615225	02/06/26	MICROSOFT AZURE OVERAGES	1115-4355600	118936	64.67	
INSIGHT PUBLIC SECTOR, IN	615225	02/06/26	KEMP ENTERPRISE SUBSCRIPT	1115-4355600	119131	1,641.22	
INSIGHT PUBLIC SECTOR, IN	615225	02/06/26	NETMOTION ABSOLUTE-SUBSCR	1115-4355600	119091	22,185.80	
							23,891.69
J D H CONTRACTING INC	615226	02/06/26	BUILDING REPAIRS & MAINT	1115-4350100		3,800.00	

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J J KELLER & ASSOCIATES	615227	02/06/26	ORGANIZATION & MEMBER DUE	1201-4355300	1,895.00	3,800.00
JACOB-DIETZ, INC	615228	02/06/26	BUILDING REPAIRS & MAINT	1120-4350100	110.00	1,895.00
JAF PROPERTY SERVICES INC	615229	02/06/26	EQUIPMENT REPAIRS & MAINT	1115-4350000	220.00	110.00
SUB-ZERO ICE SCULPTURES	615230	02/06/26	OTHER EXPENSES	854-5023990	50.00	220.00
CALIBER FIBER	615231	02/06/26	REEL OF 24 FIBER	1115-4350100 119208	7,680.96	50.00
JON PRICE	615232	02/06/26	OTHER EXPENSES	854-5023990	100.00	7,680.96
KOORSEN FIRE & SECURITY I	615233	02/06/26	FIRE ALARM INSPECTIONS	1110-R4351501 116589	1,938.00	100.00
KUSSMAUL ELECTRONICS CO I	615234	02/06/26	REPAIR PARTS	1120-4237000	218.71	1,938.00
LIFE-ASSIST INC	615235	02/06/26	EMS SUPPLIES	102-4239014	310.00	218.71
LYRA HEALTH INC	615236	02/06/26	WELLNESS PROGRAM	1201-4341980	2,685.00	310.00
MACO PRESS INC	615237	02/06/26	OTHER CONT SERVICES	1120-4350900	556.62	2,685.00
MACO PRESS INC	615237	02/06/26	OTHER CONT SERVICES	1120-4350900	127.42	
MACQUEEN	615238	02/06/26	REPAIR PARTS	1120-4237000	944.40	684.04
MCKESSON MEDICAL-SURGICAL	615239	02/06/26	EMS SUPPLIES	102-4239014	172.25	944.40
MCKESSON MEDICAL-SURGICAL	615239	02/06/26	EMS SUPPLIES	102-4239014	43.70	
MCKESSON MEDICAL-SURGICAL	615239	02/06/26	EMS SUPPLIES	102-4239014	164.34	380.29
MEDLINE INDUSTRIES, INC	615240	02/06/26	EMS SUPPLIES	102-4239014	800.00	800.00
MENARDS - FISHERS	615241	02/06/26	11045	1120-4237000	61.91	
MENARDS - FISHERS	615241	02/06/26	11267	1120-4237000	12.88	
MENARDS - FISHERS	615241	02/06/26	11312	1120-4237000	26.52	101.31
MENARDS, INC	615242	02/06/26	26687	1115-4237000	3.94	
MENARDS, INC	615242	02/06/26	26493	1115-4230200	55.69	
MENARDS, INC	615242	02/06/26	26654	1115-4230200	6.46	66.09
MENARDS, INC	615243	02/06/26	26120	1120-4237000	16.56	
MENARDS, INC	615243	02/06/26	26172	1120-4238000	212.47	229.03
CM PST LLC	615244	02/06/26	EXTERNAL TRAINING FEES	1110-4357002	2,850.00	2,850.00
MULDOON'S	615245	02/06/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003	720.00	720.00
NAPA AUTO PARTS INC	615246	02/06/26	REPAIR PARTS	1110-4237000	254.78	
NAPA AUTO PARTS INC	615246	02/06/26	REPAIR PARTS	1110-4237000	355.11	
NAPA AUTO PARTS INC	615246	02/06/26	REPAIR PARTS	1110-4237000	3.46	
NAPA AUTO PARTS INC	615246	02/06/26	REPAIR PARTS	1110-4237000	-18.00	
NAPA AUTO PARTS INC	615246	02/06/26	REPAIR PARTS	1110-4237000	234.06	
NAPA AUTO PARTS INC	615246	02/06/26	REPAIR PARTS	1110-4237000	86.99	916.40
NELSON & CO LLC	615247	02/06/26	UNIFORM ACCESSORIES	1110-4356002	9.20	
NELSON & CO LLC	615247	02/06/26	UNIFORMS	1110-4356001	193.68	202.88
NELSON ALARM COMPANY	615248	02/06/26	CITY MONITORING	1115-4350900 119027	3,080.00	

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STAR UNIFORM	615249	02/06/26	HILITE PACKAGE	1110-R4356001	1,025.00	3,080.00
STAR UNIFORM	615249	02/06/26	UNIFORM ACCESSORIES	1110-4356002	144.00	
OFF DUTY MANAGEMENT INC.	615250	02/06/26	FULL TIME REGULAR	1110-4110000	1,667.00	1,169.00
OFFICE DEPOT	615251	02/06/26	OTHER MAINT SUPPLIES	1110-4238900	567.01	1,667.00
OFFICE DEPOT INC	615252	02/06/26	OFFICE SUPPLIES	1115-4230200	30.92	567.01
BORROR PUBLIC AFFAIRS LLC	615253	02/06/26	OTHER PROFESSIONAL FEES	1180-4341999	7,000.00	30.92
OMNISITE	615254	02/06/26	WATER & SEWER	1208-4348500	404.00	7,000.00
O'REILLY AUTO PARTS	615255	02/06/26	REPAIR PARTS	2201-4237000	71.52	404.00
PADDACK WRECKER SERVICE,	615256	02/06/26	OTHER CONT SERVICES	2201-4350900	430.00	71.52
HANDTEVY	615257	02/06/26	EMS SUPPLIES	102-4239014	272.21	430.00
PENN CARE INC.	615258	02/06/26	EMS SUPPLIES	102-4239014	234.45	272.21
PENSKE TRUCK LEASING CO L	615259	02/06/26	OTHER RENTAL & LEASES	2201-4353099	944.20	234.45
PLYMATE	615260	02/06/26	CLEANING SERVICES	1205-4350600	35.15	944.20
PLYMATE	615260	02/06/26	CLEANING SERVICES	1205-4350600	265.00	
PRESTIGE PERFORMANCE II I	615261	02/06/26	CERAMIC BOWLS	1160-R4355100	230.00	300.15
R.D. FILIP, INC	615262	02/06/26	REPAIR PARTS	1120-4237000	2.08	230.00
RAYMOND M. ADLER PC	615263	02/06/26	PUBLIC DEFENDER FEES	1301-4341952	2,666.67	2.08
PHOENIX DISTRIBUTORS	615264	02/06/26	PATROL RIFLES	1110-R4467003	33,000.00	2,666.67
RED GATE SOFTWARE LIMITED	615265	02/06/26	SUBSCRIPTION	1115-4355600	6,309.90	33,000.00
REDLEE/SCS INC	615266	02/06/26	GARAGE MAINT AND JANITORI	1206-4350100	3,594.48	6,309.90
REDLEE/SCS INC	615266	02/06/26	GARAGE MAINT AND JANITORI	1206-4350100	1,500.00	
RELIANT ELECTRIC & SOLAR	615267	02/06/26	INSTALL 2 CIRCUITS	1110-4350100	2,075.00	5,094.48
RITZ SAFETY	615268	02/06/26	SAFETY SUPPLIES	2201-4239012	377.60	2,075.00
TIFFANY PHOTOGRAPHY STUDI	615269	02/06/26	OTHER CONT SERVICES	1120-4350900	490.00	377.60
ROGUE FITNESS	615270	02/06/26	GYM EQUIPMENT	1110-R4467099	1,170.00	490.00
ROGUE FITNESS	615270	02/06/26	GYM EQUIPMENT	1110-R4467099	6,954.00	
ROGUE FITNESS	615270	02/06/26	OTHER EQUIPMENT	1110-4467099	175.00	
ROLLFAST	615271	02/06/26	PROF SERVICES FOR BIKE CA	1203-4359003	18,000.00	8,299.00
SEAGRAVE FIRE APPARATUS L	615272	02/06/26	AUTO REPAIR & MAINTENANCE	1120-4351000	1,754.99	18,000.00
SHERWIN WILLIAMS INC	615273	02/06/26	PAINT	1120-4236400	11.71	1,754.99
SIGN A RAMA	615274	02/06/26	OTHER CONT SERVICES	1120-4350900	275.00	11.71
						275.00

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SITEONE LANDSCAPE SUPPLY,	615275	02/06/26	SUPPLIES	1207-4350400	118988	441.04	
SITEONE LANDSCAPE SUPPLY,	615275	02/06/26	SUPPLIES	1207-4350400	118988	-1,031.36	
SITEONE LANDSCAPE SUPPLY,	615275	02/06/26	SUPPLIES	1207-4350400	118988	-141.89	
SITEONE LANDSCAPE SUPPLY,	615275	02/06/26	SUPPLIES	1207-4350400	118988	12,228.00	
SITEONE LANDSCAPE SUPPLY,	615275	02/06/26	SUPPLIES	1207-4350400	118988	10,282.00	
SITEONE LANDSCAPE SUPPLY,	615275	02/06/26	SUPPLIES	1207-4350400	118988	5,283.20	
SITEONE LANDSCAPE SUPPLY,	615275	02/06/26	SUPPLIES	1207-4350400	118988	-648.75	
							26,412.24
TOUCH 'N GO COLLISION CEN	615276	02/06/26	AUTO REPAIR & MAINTENANCE	1110-4351000		2,500.00	
							2,500.00
TRI-TECH FORENSICS INC	615277	02/06/26	OTHER EQUIPMENT	1110-4467099		607.99	
							607.99
PERSONIFY HEALTH	615278	02/06/26	WELLNESS PROGRAM	1201-4341980		1,810.00	
							1,810.00
BENGE'S ACE HARDWARE	615279	02/06/26	REPAIR PARTS	1120-4237000		122.65	
BENGE'S ACE HARDWARE	615279	02/06/26	REPAIR PARTS	1120-4237000		32.71	
							155.36
WHITE'S ACE HARDWARE	615280	02/06/26	OFFICE SUPPLIES	1115-4230200		6.36	
							6.36
WHITE'S ACE HARDWARE	615281	02/06/26	REPAIR PARTS	1115-4237000		7.99	
							7.99
AARON WILLIAM WHITTEN	615282	02/06/26	OTHER EXPENSES	854-5023990		250.00	
							250.00
WIESE USA	615283	02/06/26	REPAIR PARTS	1120-4237000		743.58	
							743.58
WOODLANDS HOMEOWNERS ASSO	615284	02/06/26	OTHER CONT SERVICES	202-4350900		539.00	
							539.00
WSP USA INC.	615285	02/06/26	GRANT SUPPORT SERVICES	202-R4340100	118531	2,536.96	
							2,536.96
CODY BARLOW	615287	02/06/26	TRAVEL - GROUND TRANSPORT	1110-4343013		38.06	
CODY BARLOW	615287	02/06/26	TRAVEL - GROUND TRANSPORT	1110-4343013		15.59	
CODY BARLOW	615287	02/06/26	TRAVEL - LODGING	1110-4343011		187.08	
CODY BARLOW	615287	02/06/26	TRAVEL - LUGGAGE FEE	1110-4343014		35.00	
CODY BARLOW	615287	02/06/26	TRAVEL - LUGGAGE FEE	1110-4343014		35.00	
							310.73
BRIAN BABCAK	615288	02/06/26	TRAVEL - PARKING & TOLLS	1110-4343010		35.00	
							35.00
CANON FINANCIAL SERVICES	615289	02/06/26	COPIER LEASE	1180-R4353004	118885	513.52	
							513.52
CANON FINANCIAL SERVICES	615290	02/06/26	COPIER LEASE	1180-R4353004	118885	25.96	
							25.96
CARMEL CLAY SCHOOLS	615291	02/06/26	GASOLINE	924-4231400		334.76	
							334.76
CARMEL CLAY SCHOOLS-FUEL	615292	02/06/26	GASOLINE	1205-4231400		350.01	
CARMEL CLAY SCHOOLS-FUEL	615292	02/06/26	GASOLINE	1192-4231400		524.50	
CARMEL CLAY SCHOOLS-FUEL	615292	02/06/26	GASOLINE	2200-4231400		461.13	
CARMEL CLAY SCHOOLS-FUEL	615292	02/06/26	GASOLINE	1115-4231400	119044	717.67	
							2,053.31
CARMEL UTILITIES	615293	02/06/26	OTHER CONT SERVICES	202-4350900		56.58	
							56.58
CHARTER COMMUNICATIONS HO	615294	02/06/26	2026 CABLE COSTS	1208-4349500	118981	88.95	
							88.95
CITIZENS WESTFIELD	615295	02/06/26	OTHER EXPENSES	601-5023990		22.77	
							22.77
COMCAST BUSINESS	615296	02/06/26	475 3RD AVE	1115-4344200	119012	487.45	
							487.45
CULLIGAN WATER OF INDIANA	615297	02/06/26	OTHER MAINT SUPPLIES	1205-4238900		62.94	
							62.94

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CULLIGAN OF INDIANAPOLIS	615298	02/06/26	EQUIPMENT MAINT CONTRACTS	1201-4351501	4.99	
CULLIGAN OF INDIANAPOLIS	615299	02/06/26	OFFICE SUPPLIES	1702-4230200	13.98	4.99
CULLIGAN OF INDIANAPOLIS	615300	02/06/26	OTHER MISCELLANEOUS	1701-4239099	15.99	13.98
DUKE ENERGY	615301	02/06/26	ELECTRICITY	1110-4348000	12,607.10	15.99
DUKE ENERGY	615301	02/06/26	OTHER EXPENSES	651-5023990	93.75	
DUKE ENERGY	615301	02/06/26	OTHER EXPENSES	651-5023990	36.38	
DUKE ENERGY	615301	02/06/26	OTHER EXPENSES	651-5023990	5,869.84	
DUKE ENERGY	615301	02/06/26	OTHER EXPENSES	651-5023990	65.53	
DUKE ENERGY	615301	02/06/26	OTHER EXPENSES	651-5023990	64.26	
DUKE ENERGY	615301	02/06/26	OTHER EXPENSES	651-5023990	156.34	
DUKE ENERGY	615301	02/06/26	OTHER EXPENSES	601-5023990	64,758.49	
DUKE ENERGY	615301	02/06/26	OTHER EXPENSES	651-5023990	31.33	
DUKE ENERGY	615301	02/06/26	OTHER EXPENSES	651-5023990	52.96	
ELEANOR PRESCOTT	615302	02/06/26	TUITION REIMBURSEMENT	1201-4128000	1,985.12	83,735.98
ELEANOR PRESCOTT	615302	02/06/26	TUITION REIMBURSEMENT	1201-4128000	496.28	
ENTERPRISE FLEET MGMT INC	615303	02/06/26	LEASE BUY-OUT	924-4352600	119171	2,481.40
ENTERPRISE FM TRUST	615304	02/06/26	ENTERPRISE LEASE PURCHASE	1192-4352600	119172	6,549.54
EXPEDIENT/CONTINENTAL BRO	615305	02/06/26	MONTHLY COST BROADBAND	1115-4355600	119009	9,361.88
FIFTH THIRD BANK LEGAL EN	615306	02/06/26	OTHER PROFESSIONAL FEES	1110-4341999		1,275.00
GIBSON TELDATA INC	615307	02/06/26	HOSTED ADD-ON	1115-R4344200	118001	25.00
GIBSON TELDATA INC	615307	02/06/26	INTERNET LINE CHARGES	1115-4344200		
GIBSON TELDATA INC	615307	02/06/26	INTERNET LINE CHARGES	1115-4344200		
GORDON FLESCH CO., INC.	615308	02/06/26	OTHER EXPENSES	601-5023990		403.78
GORDON FLESCH CO., INC.	615308	02/06/26	OTHER EXPENSES	651-5023990		
HUMANE SOCIETY FOR HAMILT	615309	02/06/26	HUMANE SOCIETY SERVICES	1110-4357500		259.21
IN.GOV	615310	02/06/26	TESTING FEES	1201-4358800		14,646.87
INDIANA SWAT OFFICERS ASS	615312	02/06/26	EXTERNAL TRAINING FEES	1110-4357002		15.00
INTELLICORP RECORDS	615313	02/06/26	TESTING FEES	1201-4358800		350.00
IU HEALTH WORKPLACE SERVI	615314	02/06/26	MEDICAL CLAIMS	301-5023994		156.30
LEXINGTON LIMITED LIABILI	615315	02/06/26	OTHER EXPENSES	612-5023990		2,850.00
SCOTT LONG	615316	02/06/26	TRAVEL - LODGING	1110-4343011		56,800.00
SCOTT LONG	615316	02/06/26	TRAVEL - GROUND TRANSPORT	1110-4343013		
SCOTT LONG	615316	02/06/26	TRAVEL - LUGGAGE FEE	1110-4343014		
SCOTT LONG	615316	02/06/26	TRAVEL - PARKING & TOLLS	1110-4343010		
SCOTT LONG	615316	02/06/26	TRAVEL - MEALS	1110-4343009		
MICHAEL LAWRENCE	615318	02/06/26	OTHER EXPENSES	601-5023990		809.98
EVERSTREAM GLC HOLDING CO	615319	02/06/26	INTERNET SERVICES-FIBER	1115-4344200	119010	200.00
BRADY MYERS	615320	02/06/26	TRAVEL - MEALS	1110-4343009		2,913.76
					15.58	

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BRADY MYERS	615320	02/06/26	TRAVEL - PARKING & TOLLS	1110-4343010	30.00	
BRADY MYERS	615320	02/06/26	TRAVEL - PARKING & TOLLS	1110-4343010	30.00	
BRADY MYERS	615320	02/06/26	TRAVEL - PARKING & TOLLS	1110-4343010	25.00	
						100.58
OLD TOWN COMPANIES	615321	02/06/26	OTHER EXPENSES	601-5023990	302.40	
						302.40
OLD TOWN SHOPS PROP ASSOC	615322	02/06/26	2026 RESTROOM CLEANING	1208-4350900 118978	1,525.82	
						1,525.82
PITNEY BOWES	615323	02/06/26	POSTAGE METER	1110-4353003	102.07	
						102.07
PITNEY BOWES	615324	02/06/26	COPIER	1110-4353004	214.14	
						214.14
REPUBLIC WASTE SERVICES O	615325	02/06/26	TRASH COLLECTION	1110-4350101	611.10	
						611.10
REPUBLIC WASTE SERVICES O	615326	02/06/26	OTHER EXPENSES	651-5023990	3,731.52	
						3,731.52
DONALD SCHOEFF JR	615327	02/06/26	TRAVEL - MEALS	1110-4343009	24.66	
DONALD SCHOEFF JR	615327	02/06/26	TRAVEL - PARKING & TOLLS	1110-4343010	30.00	
						54.66
SIMPLIFILE	615328	02/06/26	RECORDING FEES	1180-R4340600 118895	84.75	
						84.75
SIMPLIFILE	615329	02/06/26	RECORDING FEES	2200-4340600	28.25	
						28.25
STERICYCLE INC	615330	02/06/26	SHREDDING SERVICE	1180-4341995	82.07	
						82.07
STERICYCLE INC	615331	02/06/26	EQUIPMENT MAINT CONTRACTS	1201-4351501	82.07	
						82.07
DRAKE STERLING	615332	02/06/26	TRAVEL - PARKING & TOLLS	1110-4343010	30.00	
DRAKE STERLING	615332	02/06/26	TRAVEL - MEALS	1110-4343009	16.00	
						46.00
THOMSON REUTERS-WEST	615333	02/06/26	LIBRARY REF MATERIALS	1180-R4469000 115393	525.98	
						525.98
THOMSON REUTERS-WEST	615334	02/06/26	LIBRARY REF MATERIALS	1180-4469000	1,014.01	
						1,014.01
TRAVELERS	615336	02/06/26	CITY INSURANCE	105-4347500 118992	112.50	
						112.50
TREASURER OF STATE	615337	02/06/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
TREASURER OF STATE	615337	02/06/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
TREASURER OF STATE	615337	02/06/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
TREASURER OF STATE	615337	02/06/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
TREASURER OF STATE	615337	02/06/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
TREASURER OF STATE	615337	02/06/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
						240.00
VAN AUDALL & FARRAR	615338	02/06/26	COPIER MAINTENANCE	1115-4350000 118999	66.45	
						66.45
VAN AUDALL & FARRAR	615339	02/06/26	COPIER	1701-4353004	82.61	
						82.61
WEX BANK	615340	02/06/26	GASOLINE	1120-4231400	61.11	
						61.11
WEX BANK	615341	02/06/26	GASOLINE	1110-4231400	1,150.60	
						1,150.60
WEX BANK	615342	02/06/26	GASOLINE	1120-4231400	158.07	
						158.07
Y M C A	615343	02/06/26	WELLNESS PROGRAM	1201-4341980	245.86	
						245.86
ZACHARY COPAS	615344	02/06/26	TRAVEL - MEALS	1110-4343009	320.00	
ZACHARY COPAS	615344	02/06/26	TRAVEL - LODGING	1110-4343011	187.08	
						507.08

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A & F ENGINEER CO, LLC	615345	02/10/26	ASA1 AGREEMENT	2200-R4340100	117910	4,364.94	
ADVANCED SECURITY TECHNOL	615346	02/10/26	MOBILE BARRICADES	2201-R4465001	118290	185,069.00	4,364.94
AMAZON CAPITAL SERVICES	615347	02/10/26	OTHER EXPENSES	651-5023990		892.08	185,069.00
AMAZON CAPITAL SERVICES	615347	02/10/26	OTHER EXPENSES	601-5023990		96.86	
AMAZON CAPITAL SERVICES	615347	02/10/26	OTHER EXPENSES	651-5023990		96.87	
AMAZON CAPITAL SERVICES	615347	02/10/26	OTHER EXPENSES	601-5023990		1,361.59	
AMERICAN PUBLIC WORKS ASS	615348	02/10/26	ORGANIZATION & MEMBER DUE	2201-4355300		252.00	2,447.40
ARCADIS U.S., INC.	615349	02/10/26	OTHER EXPENSES	604-5023990		38,294.21	252.00
ARCADIS U.S., INC.	615349	02/10/26	OTHER EXPENSES	652-5023990		695.00	
ARGOS CONNECTED SOLUTIONS	615350	02/10/26	OTHER EXPENSES	651-5023990		468.00	38,989.21
ARGOS CONNECTED SOLUTIONS	615350	02/10/26	OTHER EXPENSES	601-5023990		643.50	
JANET ARNONE	615351	02/10/26	CONTRACTUAL SERVICES	1115-R4350900	112967	200.00	1,111.50
AUTOZONE INC	615352	02/10/26	OTHER EXPENSES	601-5023990		100.90	200.00
AUTOZONE INC	615352	02/10/26	OTHER EXPENSES	601-5023990		100.90	
AUTOZONE INC	615352	02/10/26	OTHER EXPENSES	601-5023990		100.90	
AUTOZONE INC	615352	02/10/26	OTHER EXPENSES	601-5023990		67.96	
BASTIN LOGAN WATER SERVIC	615353	02/10/26	OTHER EXPENSES	601-5023990		2,261.00	370.66
BRENNTAG MID SOUTH INC	615354	02/10/26	OTHER EXPENSES	601-5023990		3,194.00	2,261.00
CALDWELL ENVIRONMENTAL IN	615355	02/10/26	DUMP FEES	2201-4350100	119263	2,037.42	3,194.00
CALIBER COLLISON CENTERS	615356	02/10/26	OTHER EXPENSES	601-5023990		2,500.00	2,037.42
CARMEL WELDING & SUPP INC	615357	02/10/26	TOOLS	2201-4238000	119266	59.88	2,500.00
CHEMSEARCH	615358	02/10/26	OTHER EXPENSES	601-5023990		655.55	59.88
CINTAS CORPORATION #18	615359	02/10/26	OTHER EXPENSES	601-5023990		451.83	655.55
CINTAS FIRST AID & SAFETY	615360	02/10/26	OTHER EXPENSES	651-5023990		172.40	451.83
CINTAS UNIFORMS	615361	02/10/26	OTHER EXPENSES	651-5023990		367.04	172.40
COMPASS MINERALS AMERICA	615362	02/10/26	OTHER EXPENSES	601-5023990		2,779.70	367.04
COMPASS MINERALS AMERICA	615362	02/10/26	OTHER EXPENSES	601-5023990		2,819.23	
COMPASS MINERALS AMERICA	615362	02/10/26	OTHER EXPENSES	601-5023990		2,871.19	
COMPASS MINERALS AMERICA	615362	02/10/26	OTHER EXPENSES	601-5023990		2,820.36	
COMPASS MINERALS AMERICA	615362	02/10/26	OTHER EXPENSES	601-5023990		2,709.67	
COMPASS MINERALS AMERICA	615362	02/10/26	OTHER EXPENSES	601-5023990		2,805.68	
CORE & MAIN	615363	02/10/26	OTHER EXPENSES	601-5023990		581.20	16,805.83
CYBER MARKETING NETWORK I	615364	02/10/26	OTHER EXPENSES	601-5023990		294.95	581.20
DECORATION OF INDEPENDENC	615365	02/10/26	VEHICLE DECALS	2201-4238900	119333	1,724.75	294.95
DENTONS BINGHAM GREENEBAU	615366	02/10/26	LEGAL FEES	1401-4340000		8,305.24	1,724.75
ESC PARTNERS	615367	02/10/26	OTHER EXPENSES	601-5023990		38,148.80	8,305.24

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ESC PARTNERS	615367	02/10/26	OTHER EXPENSES	651-5023990	38,148.80	
ESC PARTNERS	615367	02/10/26	OTHER EXPENSES	601-5023990	27,000.00	
ESC PARTNERS	615367	02/10/26	OTHER EXPENSES	651-5023990	27,000.00	
ESC PARTNERS	615367	02/10/26	OTHER EXPENSES	601-5023990	545.00	
ESC PARTNERS	615367	02/10/26	OTHER EXPENSES	651-5023990	545.00	
						131,387.60
LIGHTING SERVICES OF INDI	615368	02/10/26	SOPHIA SQUARE LIGHTS	2201-R4237000 118281	9,910.00	9,910.00
FASTENAL COMPANY	615369	02/10/26	OTHER EXPENSES	651-5023990	298.80	
FASTENAL COMPANY	615369	02/10/26	OTHER EXPENSES	651-5023990	398.40	
						697.20
STANDARD EQUIPMENT	615370	02/10/26	OTHER EXPENSES	651-5023990	3,436.91	3,436.91
FIREWIRE LEDS	615371	02/10/26	OTHER EXPENSES	601-5023990	4,058.50	4,058.50
GATEKEEPER SERVICES, LLC	615372	02/10/26	OTHER EXPENSES	601-5023990	1,852.00	1,852.00
GRAINGER	615373	02/10/26	OTHER EXPENSES	651-5023990	140.28	
GRAINGER	615373	02/10/26	OTHER EXPENSES	651-5023990	-92.15	
						48.13
OMNI ELECTRIC LLC	615374	02/10/26	JOB NO 251416	2201-R4350900 118423	1,430.74	
OMNI ELECTRIC LLC	615374	02/10/26	REPAIR JOB NO 251392	2201-R4350900 118402	11,841.56	
						13,272.30
HACH COMPANY	615375	02/10/26	OTHER EXPENSES	601-5023990	107.44	
HACH COMPANY	615375	02/10/26	OTHER EXPENSES	601-5023990	342.00	
						449.44
HAMILTON COUNTY REPORTER	615376	02/10/26	PUBLICATION OF LEGAL ADS	2201-4345500	71.43	71.43
I U P P S	615377	02/10/26	OTHER CONT SERVICES	1115-4350900	27.55	27.55
IMAVEX	615378	02/10/26	OTHER EXPENSES	651-5023990	83.45	
IMAVEX	615378	02/10/26	OTHER EXPENSES	601-5023990	83.45	
						166.90
INDIANA ARBORIST ASSOCIAT	615379	02/10/26	CONFERENCE DUES	2201-4343002 119205	2,005.00	2,005.00
INDIANA OXYGEN CO	615380	02/10/26	OTHER EXPENSES	651-5023990	49.60	
INDIANA OXYGEN CO	615380	02/10/26	OTHER EXPENSES	651-5023990	24.80	
						74.40
INDIANA RECLAMATION & EXC	615381	02/10/26	OTHER EXPENSES	601-5023990	2,731.00	
INDIANA RECLAMATION & EXC	615381	02/10/26	OTHER EXPENSES	601-5023990	2,593.50	
INDIANA RECLAMATION & EXC	615381	02/10/26	OTHER EXPENSES	601-5023990	2,823.40	
INDIANA RECLAMATION & EXC	615381	02/10/26	OTHER EXPENSES	601-5023990	2,727.70	
						10,875.60
INVOICE CLOUD INC	615382	02/10/26	OTHER EXPENSES	651-5023990	1,712.65	
INVOICE CLOUD INC	615382	02/10/26	OTHER EXPENSES	601-5023990	1,712.65	
						3,425.30
J & F DISTRIBUTING COMPAN	615383	02/10/26	REPAIR PARTS	2201-4237000 119179	1,837.80	1,837.80
JANI KING OF INDIANAPOLIS	615384	02/10/26	OTHER EXPENSES	651-5023990	373.50	
JANI KING OF INDIANAPOLIS	615384	02/10/26	OTHER EXPENSES	601-5023990	373.50	
JANI KING OF INDIANAPOLIS	615384	02/10/26	OTHER EXPENSES	601-5023990	836.00	
						1,583.00
K9 STORM INC.	615385	02/10/26	PATROL SWAT VESTS	852-R5023990 118535	3,836.00	3,836.00
KBSO CONSULTING LLC	615386	02/10/26	CONSULTING	1115-R4340400 118529	690.00	690.00
KIESLER POLICE SUPPLY INC	615387	02/10/26	VARIOUS SUPPLIES	1110-R4239010 118516	528.88	528.88

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MR. BILL'S PLUMBING & LEAK	615401	02/10/26	REPAIRS	2201-4350100 119299	259.00	3,838.00
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	12.97	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	179.34	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	55.29	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	242.56	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	3.64	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	-45.00	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	31.17	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	3.89	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	41.99	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	33.60	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	73.98	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	55.29	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	3.64	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	343.15	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	343.15	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	3.64	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	170.34	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	169.46	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	355.90	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	25.98	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	-18.00	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	3.64	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	358.68	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	774.08	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	-63.00	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	509.58	
NAPA AUTO PARTS INC	615403	02/10/26	REPAIR PARTS	2201-4237000 119300	173.44	3,842.40
NEW DEAL DEICING	615404	02/10/26	DEICER	1206-4236500 119016	48,685.00	48,685.00
NORTHSIDE TRAILER INC.	615405	02/10/26	REPAIR PARTS	2201-4237000 119301	95.75	95.75
NEO WATER TREATMENTS LLC	615406	02/10/26	OTHER EXPENSES	651-5023990	39,202.20	39,202.20
OFFICE DEPOT INC	615407	02/10/26	OTHER EXPENSES	601-5023990	63.47	
OFFICE DEPOT INC	615407	02/10/26	OTHER EXPENSES	651-5023990	63.49	126.96
OPTICOS DESIGN, INC	615408	02/10/26	HOUSING STUDY	1192-R4340400 118665	11,000.00	11,000.00
O'REILLY AUTO PARTS	615409	02/10/26	REPAIR PARTS	2201-4237000 119302	13.99	13.99
OTT EQUIPMENT SERVICE INC	615410	02/10/26	LIFT REPAIRS	2201-R4350900 118428	1,336.00	
OTT EQUIPMENT SERVICE INC	615410	02/10/26	LIFT REPAIRS	2201-R4350900 118428	1,287.50	2,623.50
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	236.70	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	166.50	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	196.20	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	304.20	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	236.70	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	238.50	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	389.70	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	378.10	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	371.70	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	308.00	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	99.75	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000 119187	290.70	

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OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000	119187	308.00	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000	119187	292.60	
OTTO'S PARKING MARKING	615411	02/10/26	MAILBOX REPAIRS	2201-4237000	119187	94.50	
							3,911.85
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	99.08	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	55.56	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	24.73	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	225.67	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	272.85	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	-272.85	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	272.85	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	-272.85	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	67.34	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	106.92	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	1,558.31	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	1,200.00	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	1,224.72	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	293.45	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	107.08	
PEARSON FORD,INC	615412	02/10/26	REPAIRS & PARTS	2201-4237000	119218	-1,224.72	
POMP'S TIRE	615413	02/10/26	OTHER EXPENSES	601-5023990		164.07	3,738.14
R E I REAL ESTATE SERVICE	615414	02/10/26	OTHER CONTRACTED SERVICES	1208-4350900	118975	5,034.61	164.07
RED WING SHOE CO	615415	02/10/26	UNIFORMS	2201-4356001		384.49	5,034.61
RED WING SHOE CO	615415	02/10/26	UNIFORMS	2201-4356001		184.49	
SCAT PEST CONTROL INC.	615416	02/10/26	OTHER CONT SERVICES	2201-4350900		150.00	568.98
SCAT PEST CONTROL INC.	615416	02/10/26	OTHER CONT SERVICES	2201-4350900		145.00	
SERVICE PIPE & SUPPLY INC	615417	02/10/26	OTHER EXPENSES	601-5023990		14.49	295.00
SERVICE PIPE & SUPPLY INC	615417	02/10/26	OTHER EXPENSES	601-5023990		1,051.50	
SEXSON MECHANICAL CORP	615418	02/10/26	GARAGE MAINT-CSD & RANGEL	2201-R4350100	115378	639.00	1,065.99
SEXSON MECHANICAL CORP	615418	02/10/26	GARAGE MAINTENANCE OF CSD	2201-4350100	119313	2,623.91	
SHELBY GRAVEL INC	615419	02/10/26	CEMENT	2201-4236200	119314	827.00	3,262.91
SHELBY GRAVEL INC	615419	02/10/26	CEMENT	2201-4236200	119314	1,148.00	
SOUTHEASTERN EQUIPMENT CO	615420	02/10/26	REPAIR PARTS	2201-4237000		738.26	1,975.00
ECHO ELECTRIC	615421	02/10/26	OTHER EXPENSES	651-5023990		3,825.98	738.26
ECHO ELECTRIC	615421	02/10/26	OTHER EXPENSES	651-5023990		329.49	
ECHO ELECTRIC	615421	02/10/26	OTHER EXPENSES	651-5023990		2,379.49	
ECHO ELECTRIC	615421	02/10/26	OTHER EXPENSES	651-5023990		63.82	6,598.78
STANDARD ELECTRIC SUPPLY	615422	02/10/26	OTHER EXPENSES	601-5023990		75.54	75.54
STOOPS FREIGHTLINER	615423	02/10/26	REPAIR & AUTO PAIRS	2201-4237000	119243	293.91	
STOOPS FREIGHTLINER	615423	02/10/26	REPAIR & AUTO PAIRS	2201-4237000	119243	27.48	
STOOPS FREIGHTLINER	615423	02/10/26	REPAIR & AUTO PAIRS	2201-4237000	119243	155.10	
STOOPS FREIGHTLINER	615423	02/10/26	REPAIR & AUTO PAIRS	2201-4237000	119243	-626.56	
STOOPS FREIGHTLINER	615423	02/10/26	REPAIR & AUTO PAIRS	2201-4237000	119243	-270.00	
STOOPS FREIGHTLINER	615423	02/10/26	REPAIR & AUTO PAIRS	2201-4237000	119243	1,700.03	
STOOPS FREIGHTLINER	615423	02/10/26	REPAIR & AUTO PAIRS	2201-4237000	119243	25.02	
STOOPS FREIGHTLINER	615423	02/10/26	REPAIR & AUTO PAIRS	2201-4237000	119243	117.50	
STOOPS FREIGHTLINER	615423	02/10/26	AUTO REPAIRS	2201-4351000	119190	161.37	

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STOOPS FREIGHTLINER	615423	02/10/26	AUTO REPAIRS	2201-4351000 119190	1,121.86	
STOOPS FREIGHTLINER	615423	02/10/26	AUTO REPAIRS	2201-4351000 119190	-1,061.24	
STOOPS FREIGHTLINER	615423	02/10/26	AUTO REPAIRS	2201-4351000 119190	131.69	
STOOPS FREIGHTLINER	615423	02/10/26	AUTO REPAIRS	2201-4351000 119190	407.86	
STOOPS FREIGHTLINER	615423	02/10/26	AUTO REPAIRS	2201-4351000 119190	1,308.72	
						3,492.74
SUNBELT RENTALS	615424	02/10/26	BOTTLED GAS/PAINT/RENTAL	2201-4353099 119318	557.75	
						557.75
T M T INC	615425	02/10/26	ROUNDAABOUT REPAIRS	2201-4350400 119048	350.00	
T M T INC	615425	02/10/26	ROUNDAABOUT REPAIRS	2201-4350400 119048	11,683.00	
T M T INC	615425	02/10/26	ROUNDAABOUT REPAIRS	2201-4350400 119048	1,085.00	
T M T INC	615425	02/10/26	ROUNDAABOUT REPAIRS	2201-4350400 119048	4,200.00	
T M T INC	615425	02/10/26	ROUNDAABOUT REPAIRS	2201-4350400 119048	675.00	
						17,993.00
TRUCK SERVICE INC	615426	02/10/26	AUTO REPAIRS	2201-4351000 119322	282.28	
TRUCK SERVICE INC	615426	02/10/26	AUTO REPAIRS	2201-4351000 119322	325.95	
TRUCK SERVICE INC	615426	02/10/26	AUTO REPAIRS	2201-4351000 119322	550.93	
TRUCK SERVICE INC	615426	02/10/26	AUTO REPAIRS	2201-4351000 119322	790.22	
						1,949.38
TRUGREEN	615427	02/10/26	ICE MELT	2201-4236500 119090	3,900.40	
						3,900.40
UTILITY SUPPLY CO INC.	615428	02/10/26	OTHER EXPENSES	601-5023990	305.64	
						305.64
VALLONIA STATE NURSERY	615429	02/10/26	LANDSCAPING SUPPLIES	2201-4239034	175.00	
						175.00
W A JONES TRUCK BODIES &	615430	02/10/26	AUTO & REPAIR PARTS	2201-4237000 119324	123.89	
W A JONES TRUCK BODIES &	615430	02/10/26	AUTO & REPAIR PARTS	2201-4237000 119324	2,494.35	
W A JONES TRUCK BODIES &	615430	02/10/26	AUTO & REPAIR PARTS	2201-4237000 119324	92.26	
W A JONES TRUCK BODIES &	615430	02/10/26	AUTO & REPAIR PARTS	2201-4237000 119324	459.08	
						3,169.58
W. D. WRIGHT CONTRACTING,	615431	02/10/26	FLAGGERS	2201-4350900 119217	2,286.25	
						2,286.25
WESSLER ENGINEERING, INC	615432	02/10/26	OTHER EXPENSES	659-5023990	96,750.00	
WESSLER ENGINEERING, INC	615432	02/10/26	OTHER EXPENSES	659-5023990	2,105.00	
						98,855.00
BENGE'S ACE HARDWARE	615433	02/10/26	OTHER EXPENSES	601-5023990	29.82	
						29.82
WHITE'S ACE HARDWARE	615434	02/10/26	REPAIR PARTS	1115-4237000	13.30	
						13.30
WHITE'S ACE HARDWARE	615435	02/10/26	OTHER MAINT SUPPLIES	1205-4238900	56.89	
						56.89
WHITE'S ACE HARDWARE	615436	02/10/26	MAINTENANCE SUPPLIES	2201-4238900 119310	7,151.22	
						7,151.22
WSP USA INC.	615437	02/10/26	26-02 ASA BUILD GRANT	202-4350900 119103	22,989.50	
						22,989.50
YOUR AUTOMATIC DOOR COMPA	615438	02/10/26	ADA DOOR OPERATOR	1110-4350100 119105	2,440.73	
						2,440.73
ZAYO GROUP LLC	615439	02/10/26	INTERNET SERVICE-MONTHLY	1115-4344200 119329	1,164.05	
						1,164.05
A T & T MOBILITY	615286	02/06/26	TELEPHONE LINE CHARGES	911-4344000	73.03	
						73.03
INDIANA DRUG ENFORCEMENT	615311	02/06/26	EXTERNAL TRAINING FEES	911-4357002	850.00	
						850.00
T-MOBILE USA INC	615335	02/06/26	SPECIAL INVESTIGATION FEE	911-4358200	50.00	
						50.00
MAUCK INDUSTRIES	615317	02/06/26	OTHER EXPENSES	204-5023990	51,875.00	
						51,875.00

SUNGARD PENTAMATION, INC.
DATE: 02/10/2026
TIME: 10:00:52

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 26
acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
					TOTAL HAND WRITTEN CHECKS	.00
					TOTAL COMPUTER-WRITTEN CHECKS	3,235,061.41
TOTAL WRITTEN CHECKS			3,235,061.41			

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 26 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 3,235,061.41 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 2/1/2026

\$173,471.43

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 \$173,471.43 is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2026

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

Council President

_____	_____
_____	_____
_____	_____
_____	_____

Monthly Report of Electronic Transfers

For the Month/Year of: January 31, 2026

Date	Recipient	Amount	Fund	Account	Description
01/07/2026	HAMILTON COUNTY TREASURER	15,000.00	2201	4353099	RENT
01/07/2026	ANTHEM	16,156.87	101	5023990	COURT EXPENSE
01/15/2026	BLOCKHOUSE	27,080.00	101/1115	4351501	SOFTWARE
01/26/2026	GRM MGMT SERVICES	210.12	502	4341999	STORAGE & RETRIEVAL FEES
01/26/2026	FORD CREDIT	851.56	101/1160	4352600	AUTO LEASE PAYMENT
01/13/2026	UPS	17.17	601	5023990	POSTAGE
01/13/2026	UPS	17.23	601	5023990	POSTAGE
01/13/2026	UPS	94.76	601	5023990	POSTAGE
01/13/2026	UPS	471.81	601	5023990	POSTAGE
01/26/2026	VSP	12,036.71	301	5023994	VISION INSURANCE
01/05/2026	US DEPARTMENT OF JUSTICE	66,008.73	911	5023990	REFUND OF OVERPAYMENT
01/06/2026	BOK FINANCIAL	19,204.92	900	4462870	BOND REIMBURSEMENT
01/13/2026	REPUBLIC SERVICES	465,682.01	601	5023990	UTILITY SERVICES
01/14/2026	CROSSROADS BANK	52,848.00	102	4468003	CAPITAL LEASE PAYMENT
01/14/2026	CROSSROADS BANK	89,599.48	102	4468003	CAPITAL LEASE PAYMENT
01/14/2026	CROSSROADS BANK	23,559.20	105	4468001	CAPITAL LEASE PAYMENT
01/14/2026	CROSSROADS BANK	68,533.23	105	4468001	CAPITAL LEASE PAYMENT
01/14/2026	CROSSROADS BANK	196,299.11	101/1110	4468001	CAPITAL LEASE PAYMENT
01/14/2026	CROSSROADS BANK	110,126.10	101/1205	4468001	CAPITAL LEASE PAYMENT
01/14/2026	SEDGWICK	39,199.49	302	5023990	WORKERS COMP
01/14/2026	MARATHON HEALTH	97,034.22	301	5023994	HEALTH INSURANCE
01/15/2026	CROSSROADS BANK	39,667.60	101/1206	4468001	CAPITAL LEASE PAYMENT
01/15/2026	ANTHEM	519,092.14	301	5023994/5023995	HEALTH INSURANCE
01/21/2026	ANTHEM	320,856.46	301	5023994/5023995	HEALTH INSURANCE
01/22/2026	SEDGWICK	13,125.00	302	5023990	WORKS COMP
01/22/2026	SEDGWICK	18,202.15	302	5023990	WORKS COMP
01/23/2026	ANTHEM	220,803.52	301	5023994/5023995	HEALTH INSURANCE
01/30/2026	MARATHON HEALTH	115,418.87	301	5023994	HEALTH INSURANCE
1/12/2026	INDIANA DEPARTMENT OF WORKFORCE DEV.	870.00	201	4110000	UNEMPLOYMENT
1/14/2026	FIFTH THIRD EQUIPMENT	420,247.15	102/105	4468001	CAPITAL LEASE PAYMENT
1/14/2026	REGIONS EQUIPMENT	140,372.98	601/651	5023990	CAPITAL LEASE PAYMENT
1/14/2026	FIFTH THIRD EQUIPMENT	127,997.63	651/201	5023990	CAPITAL LEASE PAYMENT
1/14/2026	REGIONS EQUIPMENT	100,239.17	105	4468001	CAPITAL LEASE PAYMENT
1/14/2026	FIFTH THIRD EQUIPMENT	60,676.95	101/1110	4467099/4465001	CAPITAL LEASE PAYMENT
1/14/2026	FIFTH THIRD EQUIPMENT	40,617.06	102	4468001	CAPITAL LEASE PAYMENT
1/14/2026	FIFTH THIRD EQUIPMENT	40,129.27	102	4468001	CAPITAL LEASE PAYMENT
1/14/2026	FIFTH THIRD EQUIPMENT	39,838.14	105	4468001	CAPITAL LEASE PAYMENT
1/14/2026	REGIONS EQUIPMENT	35,920.91	601	5023990	CAPITAL LEASE PAYMENT
1/14/2026	REGIONS EQUIPMENT	35,647.86	102	4468004	CAPITAL LEASE PAYMENT
1/14/2026	REGIONS EQUIPMENT	35,434.50	102	4468004	CAPITAL LEASE PAYMENT
1/14/2026	FIFTH THIRD EQUIPMENT	33,973.96	102	4468001	CAPITAL LEASE PAYMENT
1/14/2026	FIFTH THIRD EQUIPMENT	30,911.69	102	4468005	CAPITAL LEASE PAYMENT
1/14/2026	FIFTH THIRD EQUIPMENT	27,919.42	105	4468001	CAPITAL LEASE PAYMENT
1/14/2026	REGIONS EQUIPMENT	25,919.09	101/1101	4467099	CAPITAL LEASE PAYMENT
1/14/2026	REGIONS EQUIPMENT	25,388.26	601	5023990	CAPITAL LEASE PAYMENT
1/14/2026	REGIONS EQUIPMENT	21,055.04	102	4468004	CAPITAL LEASE PAYMENT
1/14/2026	REGIONS EQUIPMENT	9,817.11	101/1115	4350000	CAPITAL LEASE PAYMENT
1/14/2026	REGIONS EQUIPMENT	4,402.05	102	4468003	CAPITAL LEASE PAYMENT
1/15/2026	REGIONS EQUIPMENT	113,471.58	201	4465001	CAPITAL LEASE PAYMENT
1/15/2026	REGIONS EQUIPMENT	38,444.32	201	4465001	CAPITAL LEASE PAYMENT
1/15/2026	REGIONS EQUIPMENT	28,164.87	201	4468002	CAPITAL LEASE PAYMENT
1/15/2026	REGIONS EQUIPMENT	14,879.23	201	4465001	CAPITAL LEASE PAYMENT
1/29/2026	LAKE CITY BANK	153,563.58	902	4460890	BOND PAYMENT
1/10/2026	BANK OF NEW YORK MELLON	116,500.00	651	5023990	BOND PAYMENT
		4,269,618.28			

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


CFO / Controller

We have examined the wires listed above on the foregoing accounts payable register, consisting of one page(s), and except for wires not allowed as shown in this register, such wires in the total amount of \$ 4,269,618.28 are in compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2026
Acknowledged by the Common Council of the City of Carmel, Indiana.

Council President



CARMEL CLAY
PUBLIC LIBRARY

Books Are Only the Beginning



Main Library

Discover our Main Library—a vibrant hub featuring versatile meeting and study spaces, cutting-edge technology, exciting events for all ages, and a dynamic collection that inspires and entertains.

Joyce Winner West Branch

Nestled in the heart of the Village of WestClay, our West Branch is a beloved destination for quick reads and movie picks, easy holds pickup, and cozy workspaces designed for comfort and productivity.

Free access to popular resources like LinkedIn Learning, Ancestry, streaming movies, digital magazines, and more.

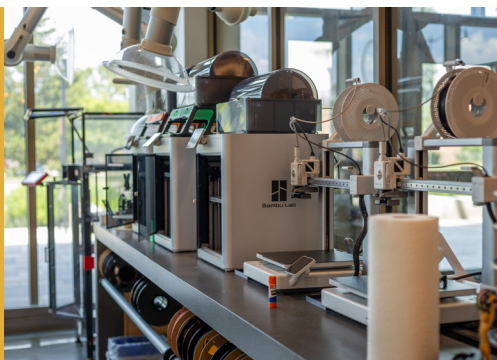


Digital Media Lab @ the Main Library

3D Printing

Audio and Video Recording
Rooms

Creative Software



**2.1 million
checkouts in
2025, 32% of
them digital**



**Over 1,600
visitors
each day**



**185,000
questions
answered
in 2025**



carmelclaylibrary.org | 317.814.3900





To: Carmel City Council Members
From: Zachary Q. Jackson, CFO/Controller
CC: Mayor Sue Finkam
Date: January 26, 2025
Re: Finance Department Quarterly Budget Update – Q4 2025

Spending Variance

At the beginning of the fiscal year, City departments projected their monthly expenses for the year (created a spending plan). At the end of each month, actual spending is compared to those projections. Spending plans may be updated throughout the year as necessary.

For 2025, actual General Fund spending was \$8,807,371.40 (6.1%) less than projected, and actual Motor Vehicle Highway Fund (MVH) spending was \$3,185,745.14 (11.3%) less than projected.

Revenue Variance

At the beginning of the fiscal year, the Finance Department projects the General Fund revenue that will be collected in each month. The total of the monthly revenue projections is equal to the annual forecast used to create the budget. These monthly projections are based on both historical data and the timing of major revenue distributions per DLGF.

For 2025, actual General Fund revenues were -\$5,882,721 (-4.0%) less than projected.

The major factor causing this variance is the Food and Beverage Tax line. Effective July 1, 2025, Indiana Code was amended to state that Food & Beverage Tax revenues in the Food & Beverage Tax Fund may not be transferred into any other fund. Therefore, all Food and Beverage Tax revenues have been deposited directly into that fund for 2025.

Another revenue impact relates to property tax receipts. General Fund property tax revenue received in Q4 was \$1,050,118 below the total annual projection.

City of Carmel (Finance Department), Planned Spending vs. Actual Spending 2025

Department		Personal Services Spending			Supplies Spending			Other Services & Charges Spending			Capital Outlays Spending			Year-to-Date Total			2025 Budget
		Planned	Actual	Var.	Planned	Actual	Var.	Planned	Actual	Var.	Planned	Actual	Var.	Planned	Actual	Var.	
1110	Police	\$32,407,428	\$30,453,175	-6.0%	\$786,190	\$711,553	-9.5%	\$1,824,768	\$1,385,134	-24.1%	\$1,628,087	\$1,517,109	-6.8%	\$36,646,473	\$34,066,972	-7.0%	\$36,646,473
1115	Technology	\$3,206,977	\$2,776,067	-13.4%	\$105,500	\$83,825	-20.5%	\$3,108,168	\$2,375,093	-23.6%	\$246,296	\$183,586	-25.5%	\$6,666,941	\$5,418,571	-18.7%	\$6,666,941
1120	Fire	\$39,062,074	\$38,081,633	-2.5%	\$571,800	\$449,989	-21.3%	\$2,713,078	\$1,979,163	-27.1%	\$0	\$0	0.0%	\$42,346,952	\$40,510,785	-4.3%	\$42,346,952
1125	Parks	\$4,109,463	\$3,927,203	-4.4%	\$222,770	\$164,281	-26.3%	\$2,070,412	\$1,826,150	-11.8%	\$12,500	\$9,599	-23.2%	\$6,679,145	\$6,191,232	-7.3%	\$6,679,719
1150	BPW	\$0	\$0	0.0%	\$0	\$0	0.0%	\$7,375	\$7,375	0.0%	\$0	\$0	0.0%	\$7,375	\$7,375	0.0%	\$10,100
1160	Mayor	\$1,039,452	\$1,004,381	-3.4%	\$20,400	\$6,433	-68.5%	\$237,600	\$143,539	-39.6%	\$8,300	\$1,152	-86.1%	\$1,305,752	\$1,155,506	-11.5%	\$1,305,752
1180	Corporation Counsel	\$2,255,243	\$2,056,508	-8.8%	\$21,200	\$5,700	-73.1%	\$785,821	\$670,727	-14.6%	\$34,576	\$26,181	-24.3%	\$3,096,840	\$2,759,115	-10.9%	\$3,096,840
1192	Community Services	\$3,012,861	\$2,714,747	-9.9%	\$28,775	\$15,949	-44.6%	\$767,522	\$432,168	-43.7%	\$89,000	\$24,701	-72.2%	\$3,898,158	\$3,187,566	-18.2%	\$3,898,159
1201	Human Resources	\$1,916,568	\$1,728,785	-9.8%	\$4,000	\$1,215	0.0%	\$1,002,800	\$726,849	-27.5%	\$12,000	\$9,169	-23.6%	\$2,935,368	\$2,466,018	-16.0%	\$2,935,368
1203	MAC	\$1,971,462	\$1,848,549	-6.2%	\$4,350	\$1,274	-70.7%	\$2,153,446	\$1,226,062	-43.1%	\$114,462	\$65,770	-42.5%	\$4,243,720	\$3,141,655	-26.0%	\$4,243,720
1205	Facilities Management	\$489,777	\$473,426	-3.3%	\$56,450	\$32,570	-42.3%	\$399,150	\$269,739	-32.4%	\$187,425	\$131,351	-29.9%	\$1,132,802	\$907,086	-19.9%	\$1,132,802
1206	City Property Maintenance	\$0	\$0	0.0%	\$186,000	\$180,185	-3.1%	\$1,996,500	\$3,964,618	98.6%	\$0	\$0	0.0%	\$2,182,500	\$4,144,803	89.9%	\$2,182,500
1207	Brookshire Golf Course	\$993,705	\$936,821	-5.7%	\$79,800	\$46,256	-42.0%	\$590,100	\$519,474	-12.0%	\$292,283	\$230,899	-21.0%	\$1,955,888	\$1,733,450	-11.4%	\$1,955,888
1208	Arts Support & Operations	\$0	\$0	0.0%	\$0	\$0	0.0%	\$9,031,284	\$8,706,608	-3.6%	\$0	\$0	0.0%	\$9,031,284	\$8,706,608	-3.6%	\$9,031,284
1301	City Court	\$691,727	\$691,727	0.0%	\$0	\$0	0.0%	\$53,247	\$53,247	0.0%	\$0	\$0	0.0%	\$744,974	\$744,974	0.0%	\$955,350
1401	City Council	\$408,850	\$408,850	0.0%	\$530	\$530	0.0%	\$243,178	\$243,178	0.0%	\$0	\$0	0.0%	\$652,558	\$652,558	0.0%	\$665,503
1501	Economic Development	\$311,264	\$141,315	-54.6%	\$2,750	\$32	-98.8%	\$339,270	\$104,888	-69.1%	\$1,000	\$0	0.0%	\$654,284	\$246,236	-62.4%	\$654,284
1701	Finance	\$1,333,983	\$1,261,611	-5.4%	\$8,500	\$7,185	-15.5%	\$16,190,313	\$15,647,197	-3.4%	\$14,142	\$3,391	0.0%	\$17,546,938	\$16,919,384	-3.6%	\$17,546,938
1702	City Clerk	\$729,197	\$729,197	0.0%	\$1,441	\$1,441	0.0%	\$79,505	\$79,505	0.0%	\$1,880	\$1,880	0.0%	\$812,023	\$812,023	0.0%	\$921,062
1801	Redevelopment	\$858,953	\$864,007	0.6%	\$5,690	\$2,092	-63.2%	\$173,645	\$136,577	-21.3%	\$6,455	\$2,753	-57.4%	\$1,044,743	\$1,005,430	-3.8%	\$1,044,743
General Fund Total		\$94,798,984	\$90,098,004	-5.0%	\$2,106,146	\$1,710,510	-18.8%	\$43,767,182	\$40,497,292	-7.5%	\$2,648,406	\$2,207,541	-16.6%	\$143,584,718	\$134,777,347	-6.1%	\$143,920,378
2200	Engineering	\$3,026,194	\$2,372,901	-21.6%	\$19,500	\$15,307	-21.5%	\$314,025	\$277,367	-11.7%	\$21,512	\$17,752	-17.5%	\$3,381,231	\$2,683,327	-20.6%	\$3,381,231
2201	Street	\$9,299,118	\$8,952,867	-3.7%	\$2,009,500	\$1,539,928	-23.4%	\$11,954,000	\$10,631,837	-11.1%	\$1,430,275	\$1,080,419	-24.5%	\$24,692,893	\$22,205,052	-10.1%	\$24,692,893
MVH Total		\$12,325,312	\$11,325,768	-8.1%	\$2,029,000	\$1,555,235	-23.3%	\$12,268,025	\$10,909,204	-11.1%	\$1,451,787	\$1,098,171	-24.4%	\$28,074,124	\$24,888,379	-11.3%	\$28,074,124

City of Carmel (Finance Department), General Fund Revenue Projections vs. Actuals 2025

Type	Revenue Account	October		November		December		Year to Date				Annual Projection
		Projected	Actuals	Projected	Actuals	Projection	Actuals	Projected	Actuals	\$ Var.	% Var.	
AUTO & AIRCRAFT EXCISE	312020	\$0	\$0	\$1,486,950	\$1,141,069	\$681,723	\$684,586	\$3,867,840	\$3,383,585	-\$484,255	-12.5%	\$3,867,840
BOND ADMIN FEES	353051	\$394	\$100	\$394	\$250	\$394	\$100	\$4,728	\$3,600	-\$1,128	-23.9%	\$4,728
BUILDING PERMITS	322010	\$138,398	\$232,259	\$145,089	\$96,252	\$182,939	\$149,621	\$2,340,065	\$1,769,681	-\$570,384	-24.4%	\$2,340,065
CABLE TV FRANCHISE FEES	364000	\$34,342	\$23,272	\$13,238	\$1,024	\$0	\$0	\$697,743	\$501,346	-\$196,397	-28.1%	\$697,743
CART FEES	347020	\$12,890	\$11,534	\$5,918	\$2,757	\$5,002	\$0	\$144,749	\$114,402	-\$30,348	-21.0%	\$144,749
CELL PHONE TOWER RENTAL	349000	\$14,722	\$14,497	\$24,042	\$4,045	\$12,955	\$4,045	\$105,270	\$100,906	-\$4,364	-4.1%	\$105,270
CIGARETTE TAX	335030	\$0	\$0	\$0	\$0	\$22,609	\$20,427	\$46,329	\$40,440	-\$5,889	-12.7%	\$46,329
CITY COURT COSTS	353010	\$10,281	\$9,688	\$10,250	\$10,058	\$7,359	\$6,633	\$103,651	\$99,753	-\$3,898	-3.8%	\$103,651
CITY COURT FINES	353020	\$3,249	\$7,004	\$3,315	\$6,744	\$2,292	\$5,847	\$32,834	\$54,161	\$21,327	65.0%	\$32,834
COUNTY COURT COSTS	353000	\$7,217	\$7,751	\$7,642	\$8,046	\$6,456	\$5,306	\$82,938	\$79,803	-\$3,135	-3.8%	\$82,938
COUNTY DEFERRAL PROGRAM	353070	\$6,015	\$8,655	\$6,010	\$5,895	\$3,570	\$5,070	\$55,305	\$67,080	\$11,775	21.3%	\$55,305
CVET	312030	\$0	\$0	\$8,653	\$6,957	\$0	\$0	\$17,306	\$13,914	-\$3,392	-19.6%	\$17,306
EARNED INTEREST	361030	\$135,939	\$305,710	\$135,939	\$218,982	\$135,939	\$239,248	\$1,631,268	\$3,042,400	\$1,411,132	86.5%	\$1,631,268
FINANCIAL INSTITUTIONS TAX	312010	\$0	\$0	\$10,987	\$5,516	\$0	\$0	\$21,974	\$11,482	-\$10,492	-47.7%	\$21,974
FOOD & BEV.-NON TAX-RENT (GOLF)	347045	\$0	\$9,000	\$0	\$4,500	\$0	\$4,500	\$0	\$29,954	\$29,954	0.0%	\$0
FOOD & BEVERAGE TAX	335070	\$302,258	\$0	\$304,019	\$0	\$426,976	\$0	\$3,787,694	\$0	-\$3,787,695	-100.0%	\$3,787,694
GAMING REVENUE	335060	\$552,880	\$135,917	\$8,088	\$0	\$0	\$0	\$560,968	\$571,302	\$10,334	0.0%	\$560,968
GENERAL PROPERTY TAXES	311000	\$0	\$0	\$4,300,000	\$3,731,476	\$19,859,397	\$17,047,017	\$48,318,794	\$47,268,676	-\$1,050,118	-2.2%	\$48,318,794
GREEN FEES	347010	\$85,845	\$122,822	\$31,809	\$25,880	\$7,362	\$4,686	\$944,887	\$1,057,387	\$112,500	11.9%	\$944,887
INSURANCE REIMBURSEMENTS	396010	\$13,474	\$0	\$13,474	\$0	\$13,474	\$0	\$161,689	\$133,973	-\$27,716	-17.1%	\$161,689
LIQUOR GALLONAGE TAX(ABC)	335020	\$20,417	\$57,596	\$37,212	\$0	\$0	\$0	\$315,366	\$292,519	-\$22,847	-7.2%	\$315,366
LOCAL INCOME TAX (LIT) Certified	312050	\$5,412,555	\$5,411,084	\$5,412,555	\$5,411,084	\$5,412,555	\$5,411,084	\$64,950,661	\$64,933,012	-\$17,649	0.0%	\$64,950,661
LOCAL INCOME TAX -SUPPLEMENTAL	312050	\$0	\$0	\$0	\$0	\$0	\$0	\$12,219,135	\$10,478,226	-\$1,740,909	-14.2%	\$12,219,135
MEMBERSHIP FEES	347015	\$8,525	\$0	\$867	\$0	\$0	\$1,050	\$244,876	\$227,413	-\$17,463	-7.1%	\$244,876
MISCELLANEOUS REVENUES	360010	\$103,000	\$1,520	\$214,023	\$3,121	\$103,000	\$146,617	\$452,119	\$223,235	-\$228,884	-50.6%	\$452,119
OTHER INTERGOVMTAL REV	333000	\$5,844	-\$244,051	\$5,844	\$0	\$0	\$0	\$64,284	\$168	-\$64,116	-99.7%	\$64,284
OTHER REIMBURSEMENTS	396020	\$0	\$1,917	\$3,500	\$174	\$0	\$9,329	\$5,869	\$49,915	\$44,046	750.5%	\$5,869
PRETRIAL DIV COSTS	353060	\$1,400	\$540	\$1,400	\$890	\$1,400	\$1,170	\$69,068	\$10,740	-\$58,328	-84.5%	\$69,068
PRO SHOP TAX COLLECTED	347060	\$1,119	\$1,159	\$455	\$488	\$247	\$208	\$9,351	\$9,002	-\$349	-3.7%	\$9,351
PRO SHOP-NON TAX	347030	\$1,943	\$105	\$1,943	\$0	\$1,943	\$0	\$23,316	\$11,003	-\$12,313	-52.8%	\$23,316
PRO SHOP-TAXABLE	347040	\$15,990	\$16,558	\$6,493	\$6,966	\$3,402	\$2,978	\$133,750	\$127,906	-\$5,845	-4.4%	\$133,750
GIFT CARDS PURCHASED	347027	\$1,438	-\$5,860	\$1,438	-\$4,082	\$1,438	\$612	\$11,500	-\$24,982	-\$36,482	-317.2%	\$11,500
GOLF CART TAX	347070	\$192	\$812	\$950	\$194	\$0	\$0	\$8,192	\$7,999	-\$193	-2.4%	\$8,192
AMBULANCE MEDICAID REIMBURSEMENT	335080	\$0	\$0	\$0	\$0	\$433,245	\$0	\$433,245	\$772,940	\$339,695	78.4%	\$433,245
MISCELLANEOUS PERMITS	322031	\$112	\$153	\$108	\$10	\$0	\$133	\$4,542	\$6,914	\$2,372	52.2%	\$4,542
REPORT/COPY FEES	343000	\$697	\$50	\$697	\$10	\$695	\$0	\$4,178	\$110	-\$4,068	-97.4%	\$4,178
SRO REIMBURSEMENTS	360015	\$48,741	\$50,527	\$0	\$0	\$1,444,688	\$1,476,187	\$2,986,955	\$3,043,956	\$57,001	1.9%	\$2,986,955
CHRISTKINDLMARKT REIMBURSEMENT	360017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284,443	\$284,443	0.0%	\$0
RENTAL PROPERTY INCOME	362000	\$0	\$2,265	\$0	\$2,265	\$0	\$2,265	\$0	\$11,025	\$11,025	0.0%	\$0
ORDINANCE VIOLATIONS	353050	\$0	\$3,393	\$0	\$22,167	\$0	\$3,601	\$0	\$29,160	\$29,160	0.0%	\$0
ALARM PERMITS	322000	\$0	\$0	\$0	\$0	\$0	\$220	\$0	\$220	\$220	0.0%	\$0
MGT FEES FROM UTILITIES	392010	\$0	\$0	\$0	\$0	\$1,873,342	\$1,873,342	\$1,873,342	\$1,873,342	\$0	0.0%	\$1,873,342
INTERFUND TRANSFER	392000	\$0	\$0	\$0	\$0	\$242,000	\$376,592	\$508,106	\$649,056	\$140,950	27.7%	\$508,106
Total Revenue		\$6,939,876	\$6,185,978	\$12,203,302	\$10,712,737	\$30,886,401	\$27,482,470	\$147,243,886	\$141,361,165	-\$5,882,721	-4.0%	\$147,243,886

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**

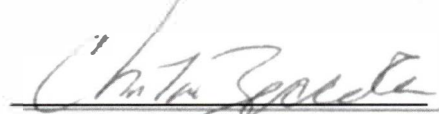
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

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

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

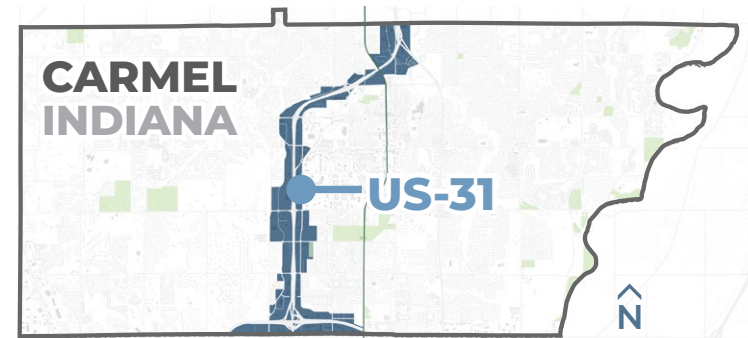
The US-31 Corridor

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

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

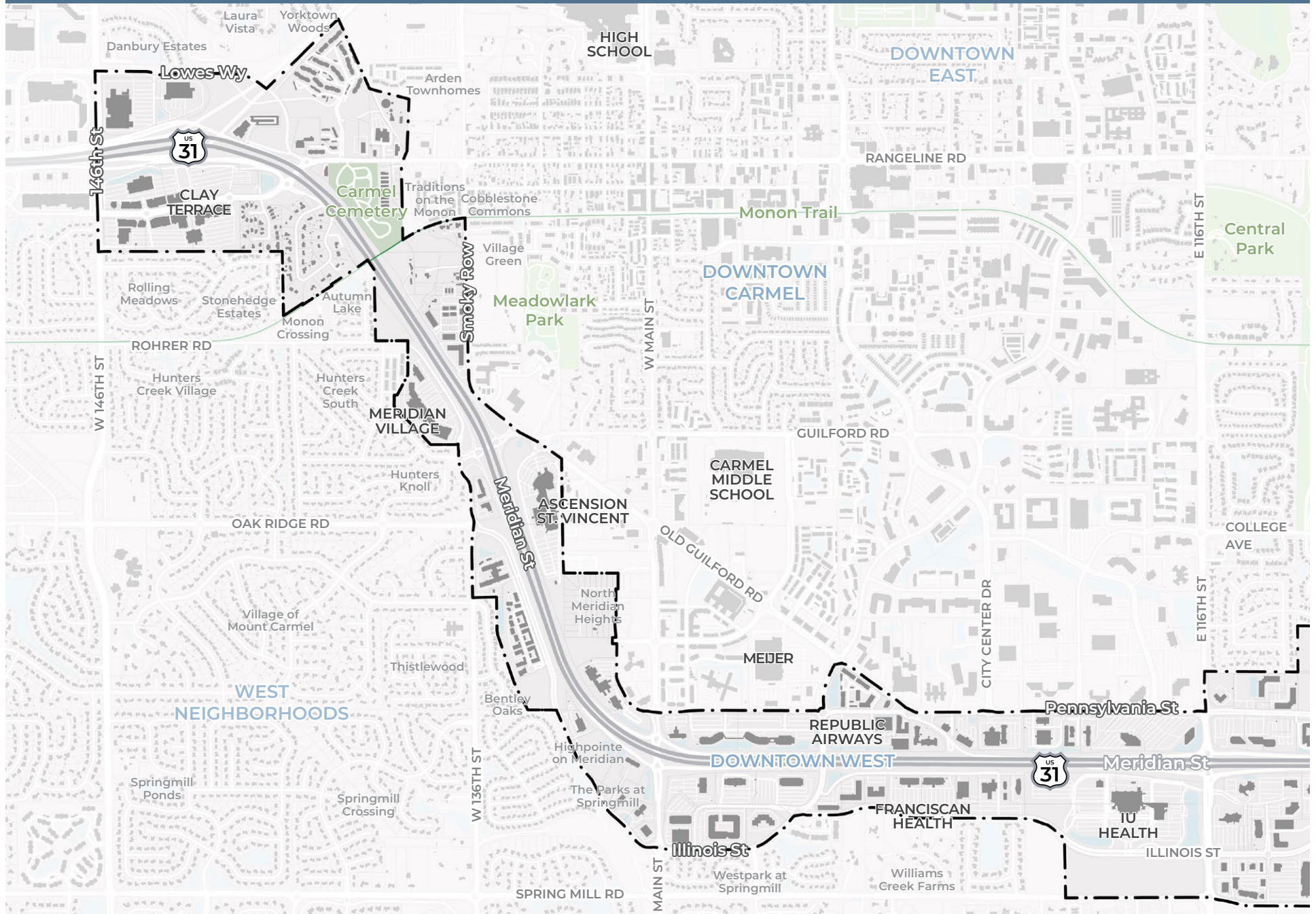
- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

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

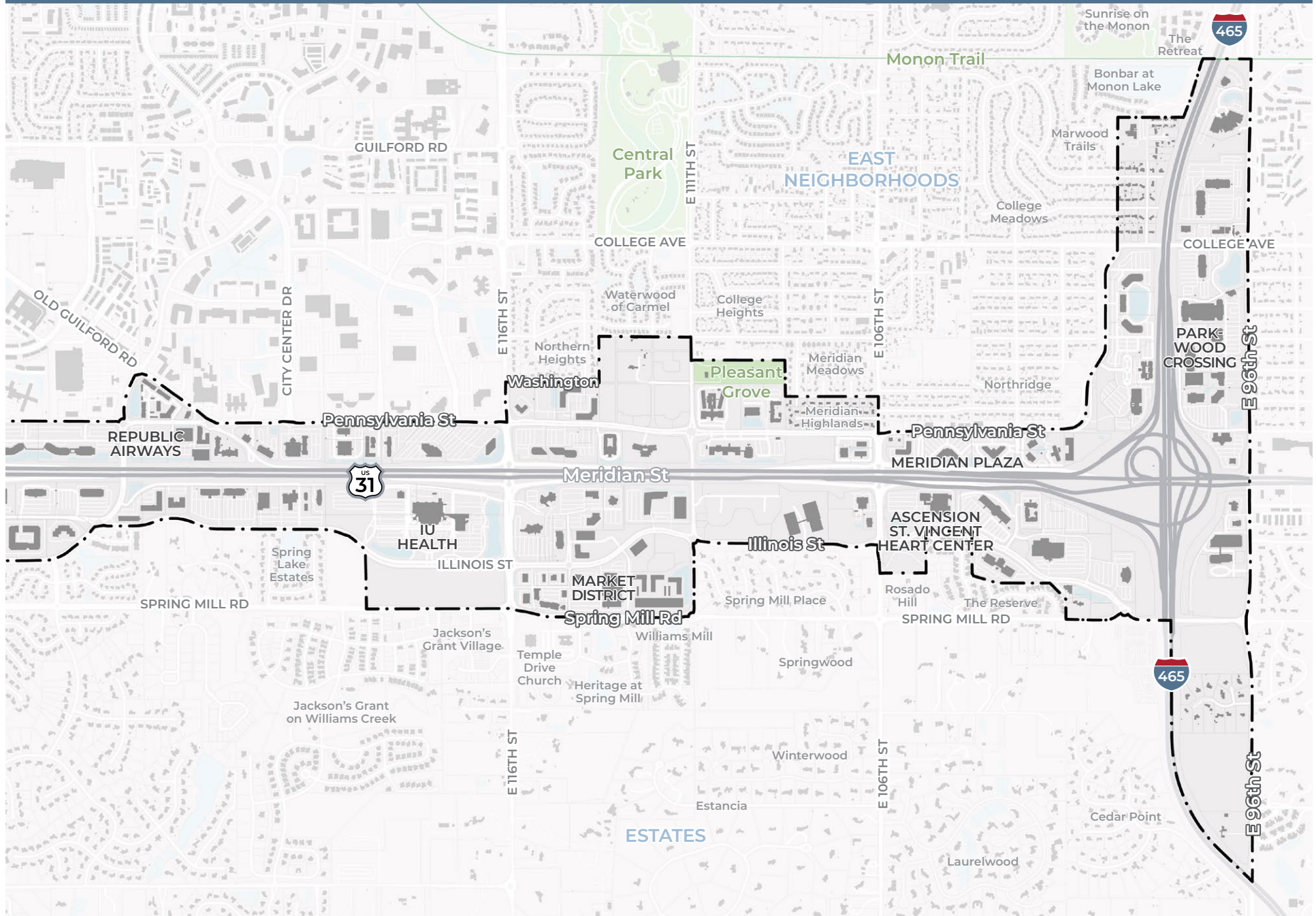


US-31 Subarea Locator Map

US-31 SUBAREA MAP (NORTH END OF AREA)



US-31 SUBAREA MAP (SOUTH END OF AREA)



1

Planning Summary

1 Planning Summary

Carmel Comprehensive Plan (2022)

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

US-31 Corridor Future Development Plan (2020)

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

City of Carmel Positioning Strategy (2023)

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

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

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

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

City of Carmel Transit Study (2020)

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

Planning Summary (continued)

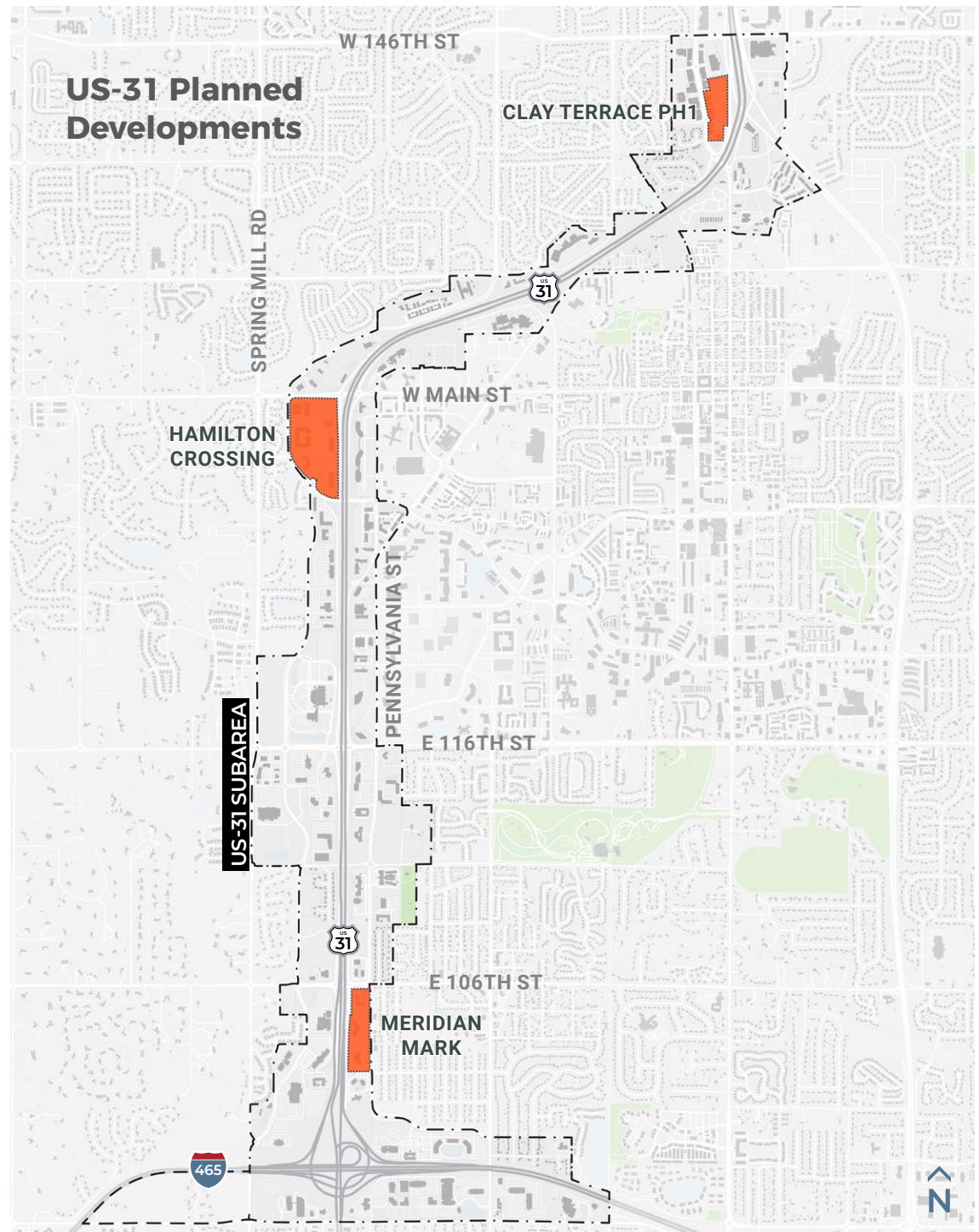
City of Carmel Transit Implementation Strategy (2025)

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

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

Planned developments along US-31

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



2

Growth Strategy

2 Growth Strategy

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

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



**Focus On Early Needs
and Opportunities**



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



**Play Both Offense
and Defense**



**Plan for
Connectivity**



**Promote the
New Narrative**



**Coordinate
Efforts**



Focus On Early Needs and Opportunities

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

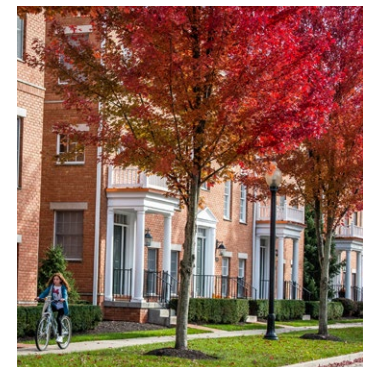
At the north end of the corridor, the Clay Terrace commercial district is set to introduce new office, residential, hospitality, and recreational uses to an otherwise dated life-style shopping center. The expected outcome of this development is a new neighborhood offering that continues to provide regional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

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

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

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

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





Infuse Flexibility to Support Active Uses and Green Spaces

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

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



Play Both Offense and Defense

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

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

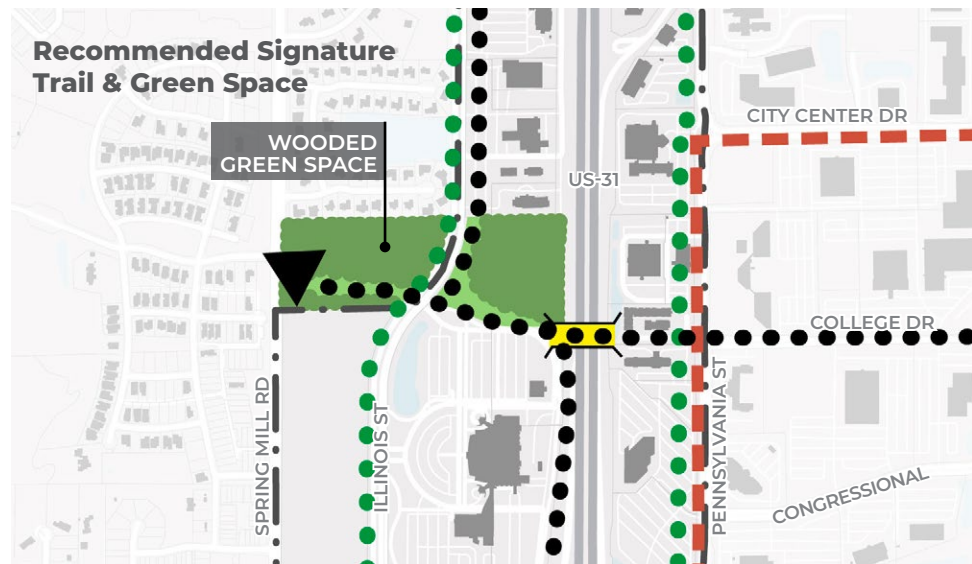


Plan for Connectivity

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

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

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



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

Promote the New Narrative

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



Coordinate Efforts

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



3

Design & Policy Guidance

Design Guidance

Recommendations

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

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



Example development concept incorporating recommended design guidance

Design Guidance

Recommendations

Feature trail development:

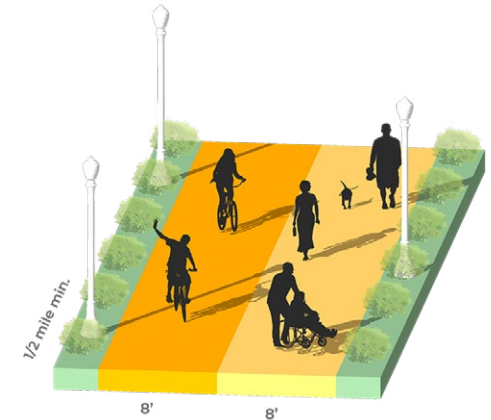
- » Abide by the existing Enhanced Multi-Use Path standards
- » Use surface treatments (painted concrete or pavers) to delineate space for pedestrians separate from cyclists and other faster moving users
- » Incorporate signage and wayfinding that aligns with the City and/or district identity
- » Provide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

Planned/Proposed trail development:

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



Multi-Use Path Standard (min.)



Enhanced Multi-Use Path Standard (min.)



Feature trail example

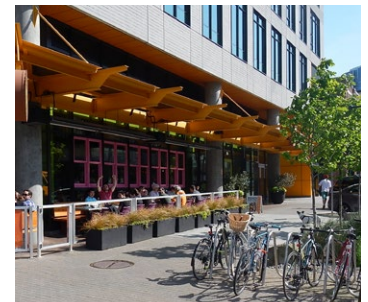
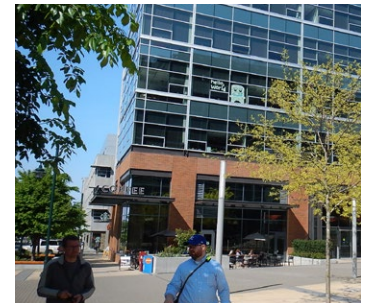


Feature trail example

Policy Guidance

Recommendations

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

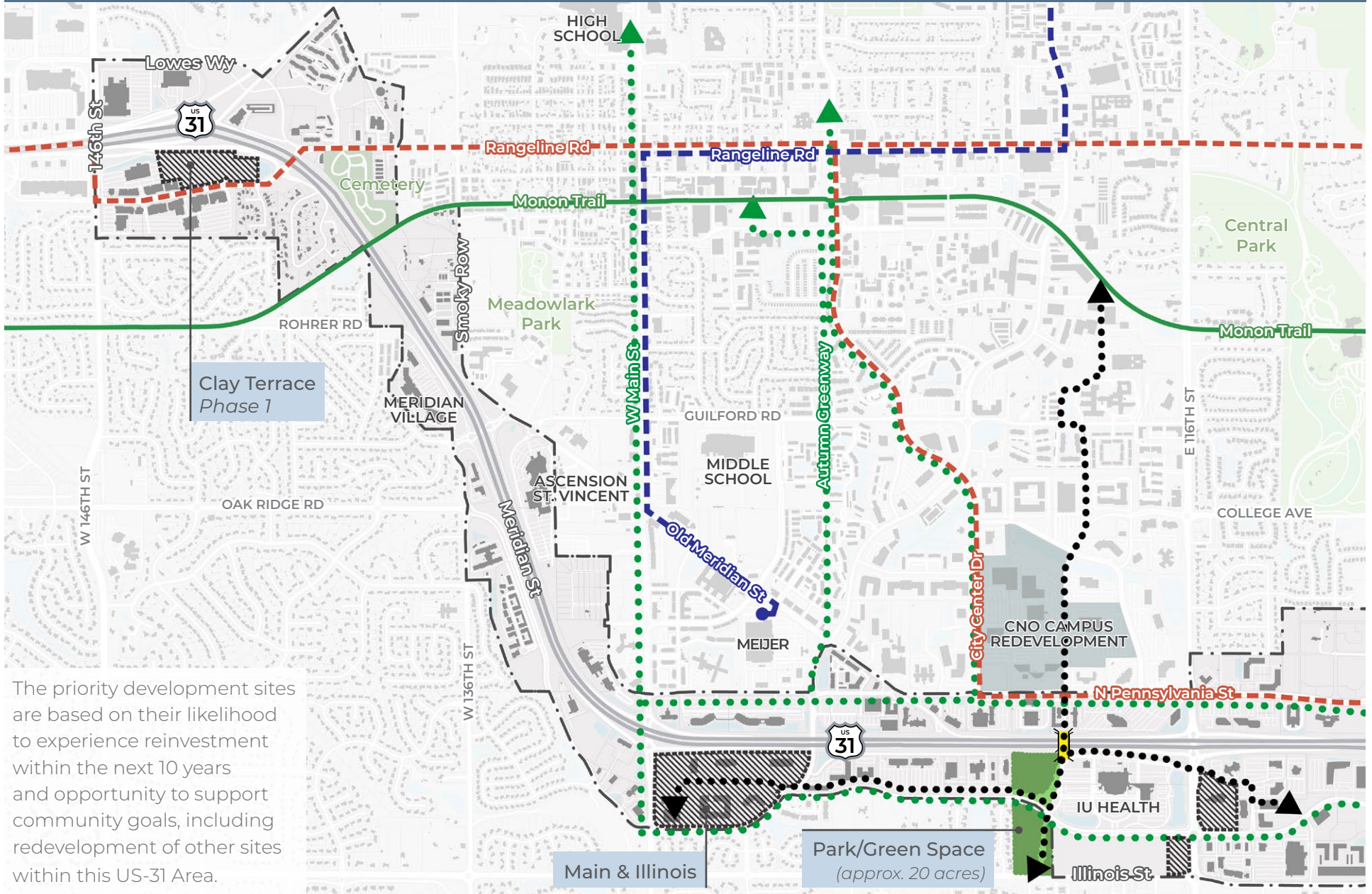


Examples of activated frontages that provide amenities

4

Subarea Plan

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

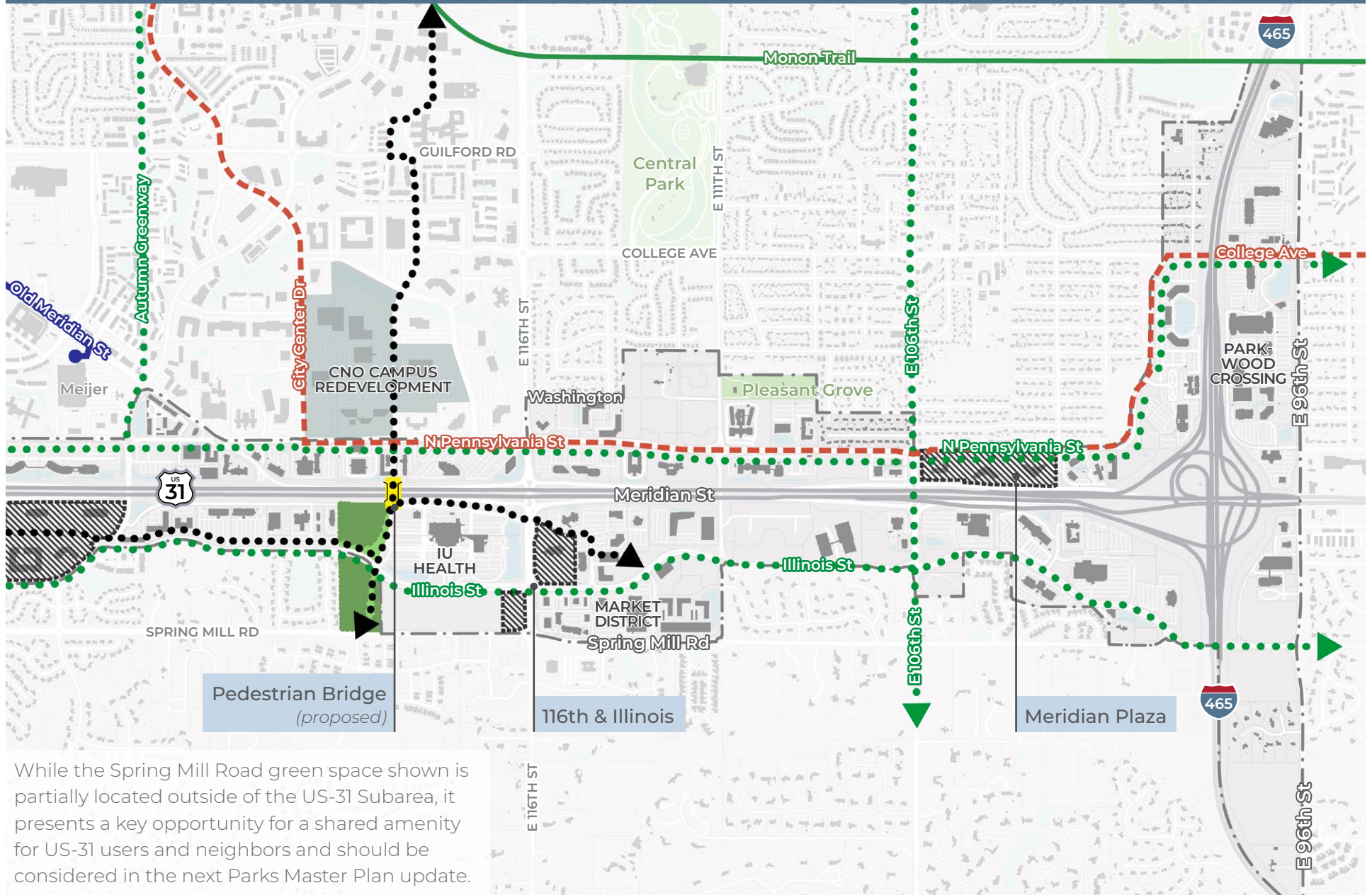


The priority development sites are based on their likelihood to experience reinvestment within the next 10 years and opportunity to support community goals, including redevelopment of other sites within this US-31 Area.

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

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

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



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

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

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

5

Appendix

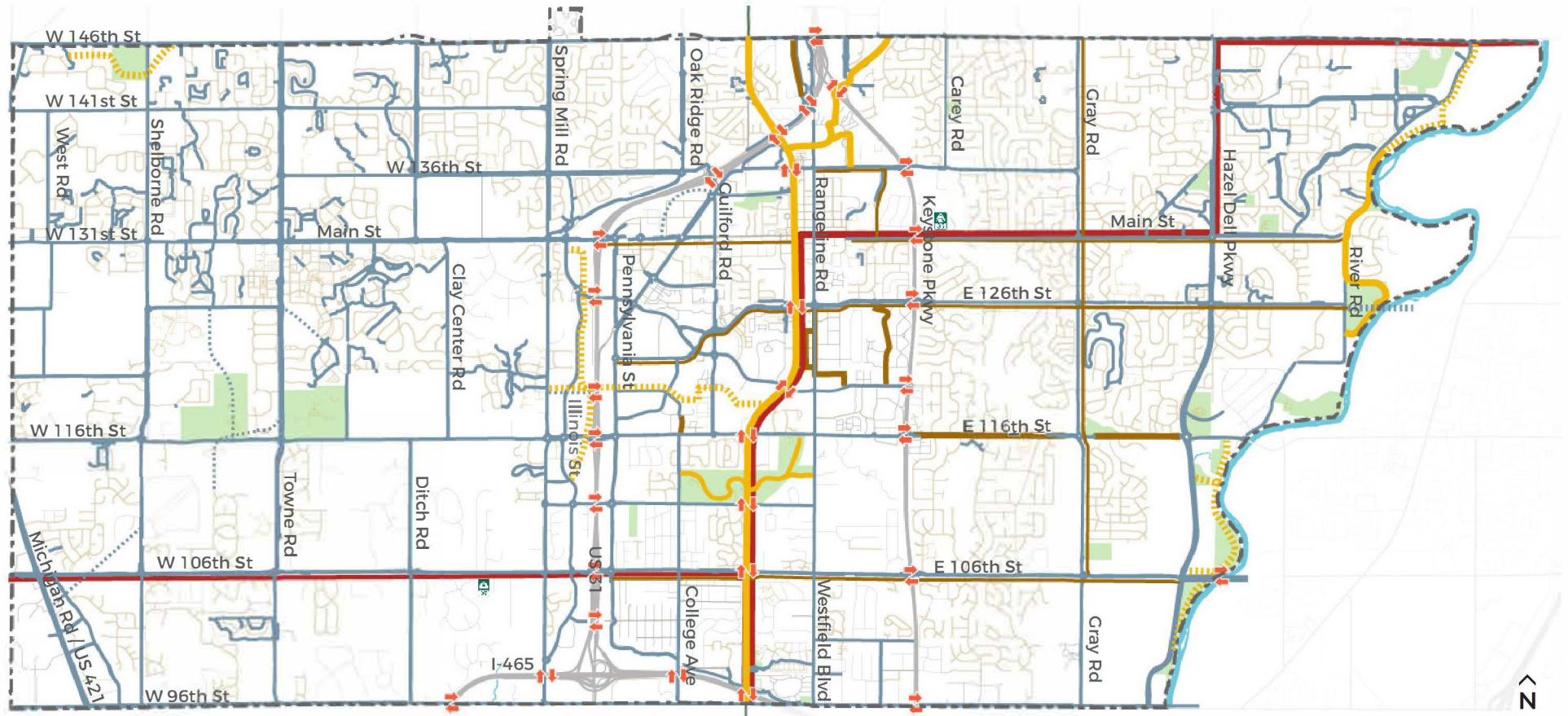
Click here to review these documents:

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

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

Mobility and Pedestrian Plan Map

Recommended Update



LEGEND

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

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

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://www.thisishomeplace.com).

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

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

What is the purpose of a Subarea Plan?

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

What does a Subarea Plan *not* do?

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

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

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

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

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

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

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

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

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

Plan Commission Summary:

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

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

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

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

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

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

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

RESOLUTION CC-12-01-25-04

Home Place Subarea Plan - Carmel Comprehensive Plan Amendment

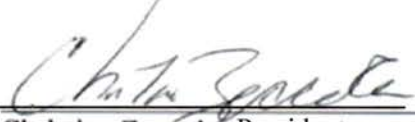
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

Dear Members:

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

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

CARMEL PLAN COMMISSION


Christine Zoccola, President



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

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

RESOLUTION CC-12-01-25-04

**A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF CARMEL, INDIANA,
APPROVING AN AMENDMENT TO THE CARMEL COMPREHENSIVE PLAN
TO INCORPORATE A NEW SUBAREA PLAN FOR THE HOME PLACE AREA**

Synopsis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMMON COUNCIL FOR THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice-President

Jeff Worrell

Teresa Ayers

Shannon Minnaar

Ryan Locke

Anthony Green

Rich Taylor

Anita Joshi

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

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

CARMEL HOME PLACE SUBAREA PLAN



CITY OF CARMEL, INDIANA
NOVEMBER 2025

YARD & CO.

Contents

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

Introduction

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

Subarea Plan Purpose

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

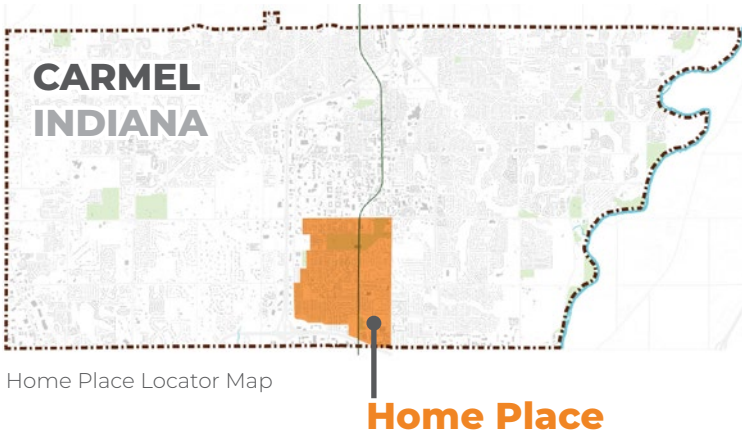
For example, a subarea plan does not:

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

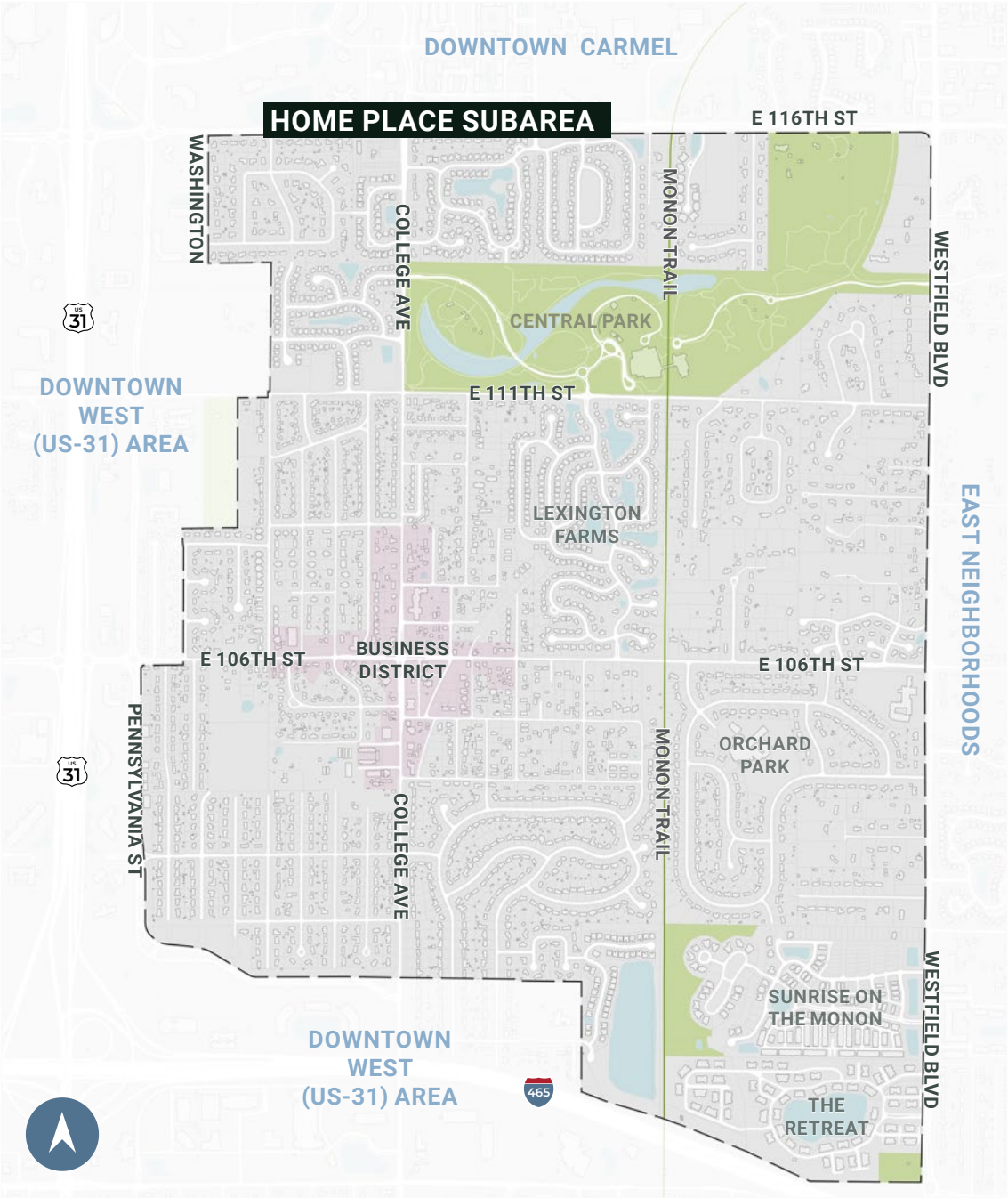
While the Home Place Subarea Plan describes the context and proposed recommendations for City of Carmel leaders and staff, a companion plan was created to expand on the City's role and provide ways for Home Place community members to have an active role in shaping incremental changes over the next 10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

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

Home Place Subarea



Home Place Locator Map



1

Planning Summary

1 Planning Summary

Home Place Subarea Plan (2009)

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

Carmel Comprehensive Plan (2022)

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

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

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

Carmel Clay Parks & Recreation Comprehensive Master Plan

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

City of Carmel Transit Implementation Strategy (2025)

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

City of Carmel Positioning Strategy (2023)

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

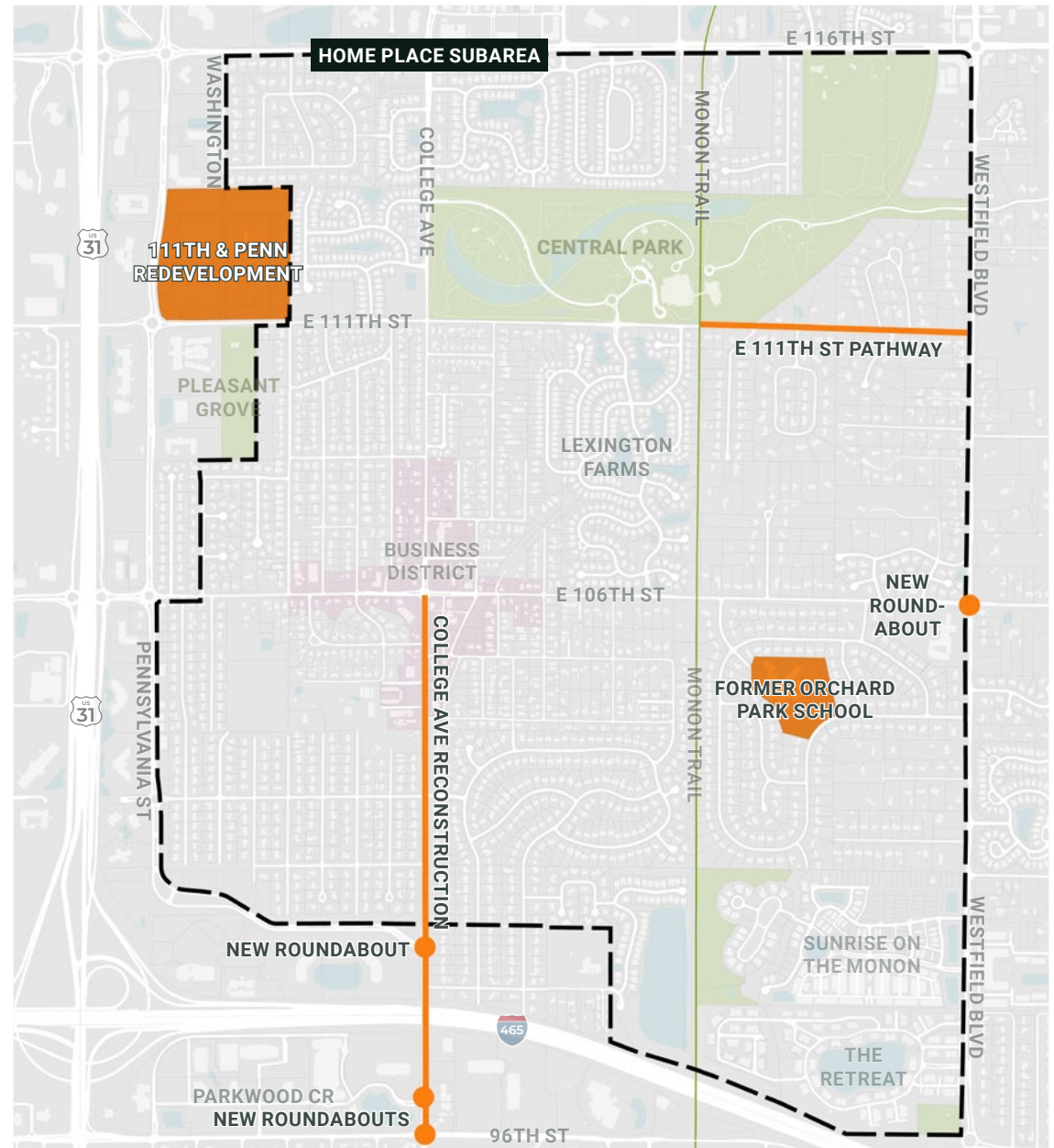
Projects In The Works

Planned/Anticipated Developments

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

Current Infrastructure Projects

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



2

Growth Strategy

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

Define Who We Are

This Is Home Place

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



Home Place Character Collage

Support Place-Based Organizations

106th & College, Inc.

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

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

106th & College Inc. Vision

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

106th & College Inc. Mission

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

Greater Home Place Neighborhood Association

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

Home Place Advisory Board

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

106th & College Inc Core Values

Quaint & Neighborly



*Over
Bustling & Corporate*

Locally-Owned Businesses



*Over
National Chains*

Lush & Green



*Over
Hard & Concrete*

Small & Medium-Scale Buildings



*Over
High-Rise Commercial Structures*

Collaborate with Intentionality

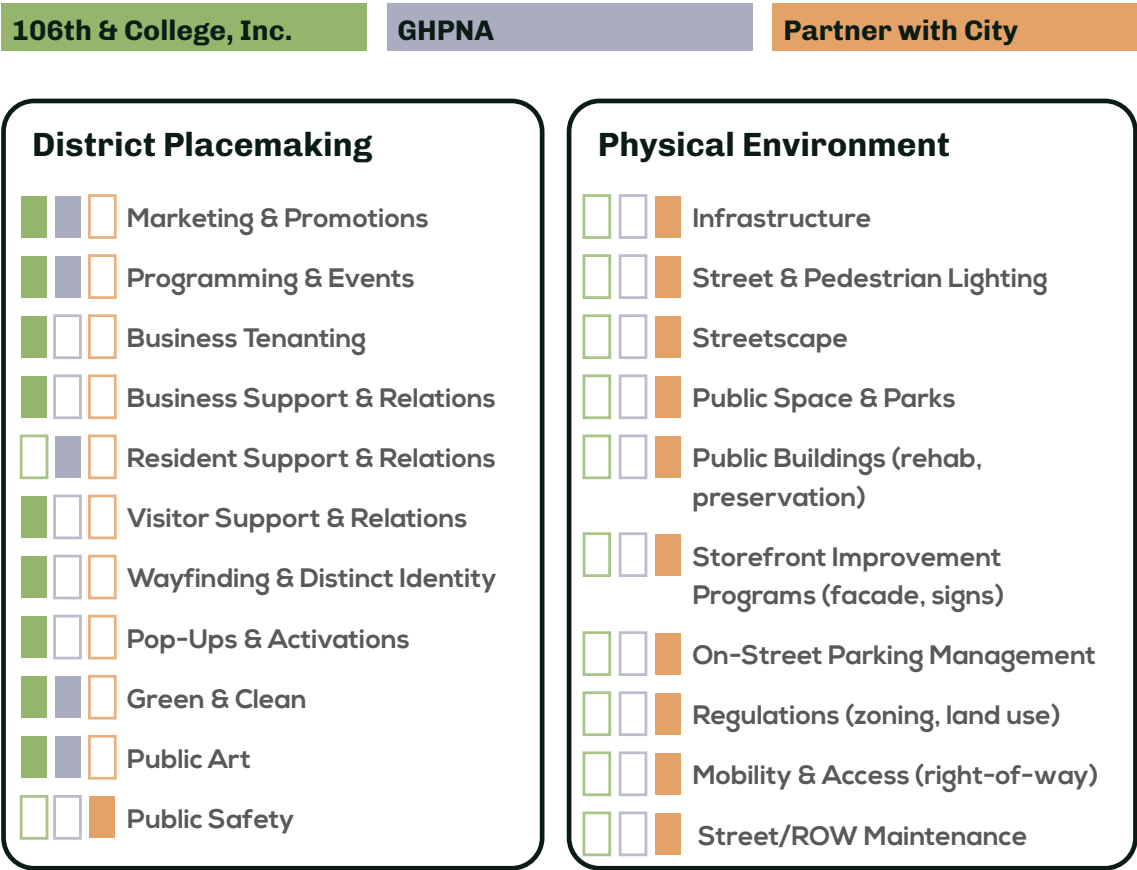
Lead / Partner

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

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

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

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



Organizational Responsibilities Chart

Set the Vision for Our Gathering Place

Investing in the Heart of Home Place

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



106th & College Business District Brand Graphics

Enhance the Experience

Focus on the First 16 Feet

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

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

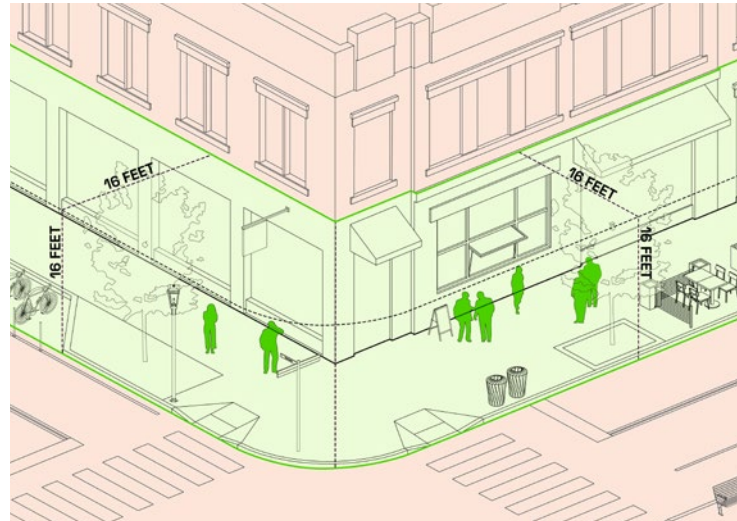


Diagram of the First 16 Feet and Examples Images

First 16 Feet Grant Program Overview

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

Activate the Business District

Short-Term Initiatives

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

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

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



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

Invest in Long-Term Vitality

Long-term Possibilities

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

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

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



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

Community-Wide Initiatives

Standards for New Streets & Buildings

Design Home Place Building Standards

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

Establish Home Place Street Standards

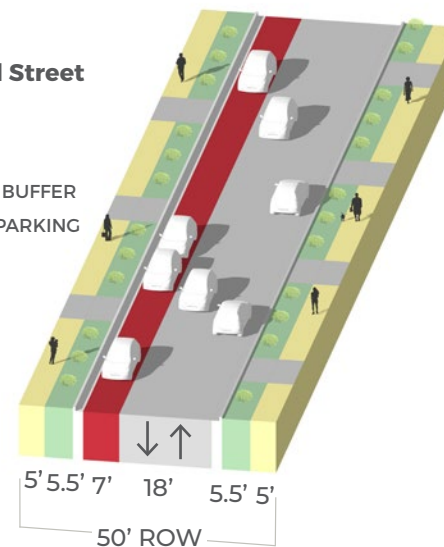
To guide future infrastructure and street-related investments in Home Place, two new typologies appropriate to the Home Place context should be incorporated into Carmel's Thoroughfare Plan and other relevant references. This will provide more walkable connectivity throughout Home Place over time while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

Example Pre-Approved Building Plans

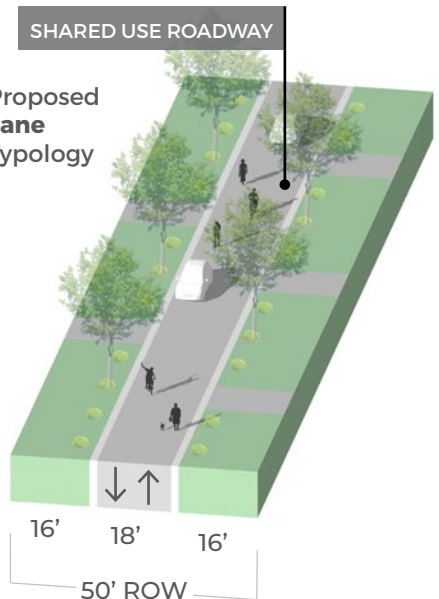


Proposed
Neighborhood Street
Typology

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



Proposed
Lane
Typology



3

Design & Policy Guidance

Design Guidance

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



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

Policy Guidance

Support 106th & College Incorporated

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

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

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

Explore New Funding Support Programs

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

Create Home Place Building Standards

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

Home Place Tax Increment Financing District(s)

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

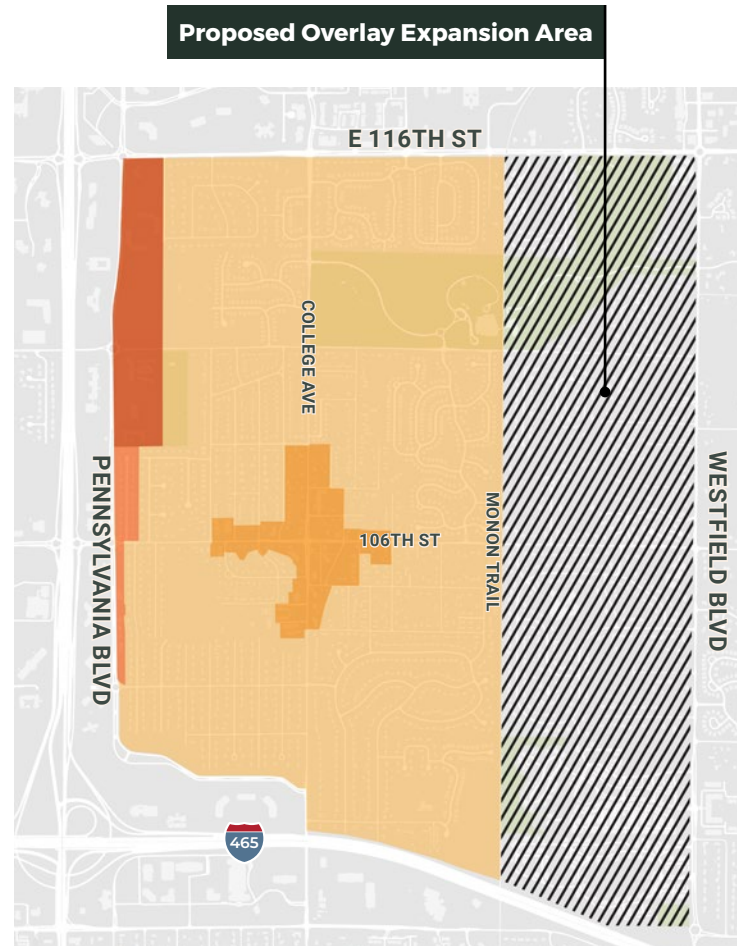
Policy Guidance (continued)

Home Place Overlay District Modifications

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

Map Legend

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



Home Place Overlay Map

4

Subarea Plan

Home Place Key Initiatives

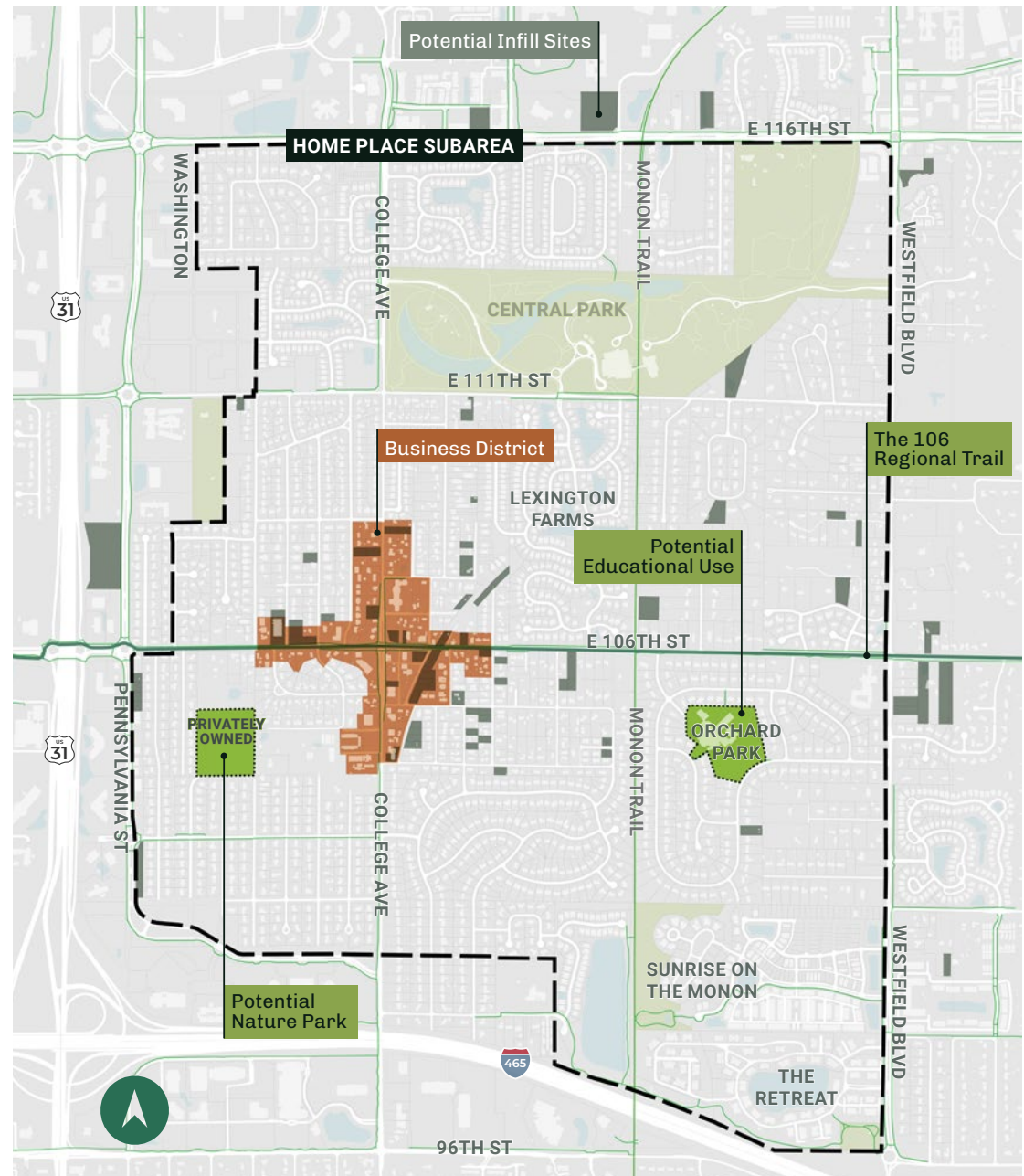
High on the list of community supported initiatives is identifying and establishing a neighborhood-scale green space / nature park that provides naturalized trails and passive recreation opportunities.

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

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

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

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

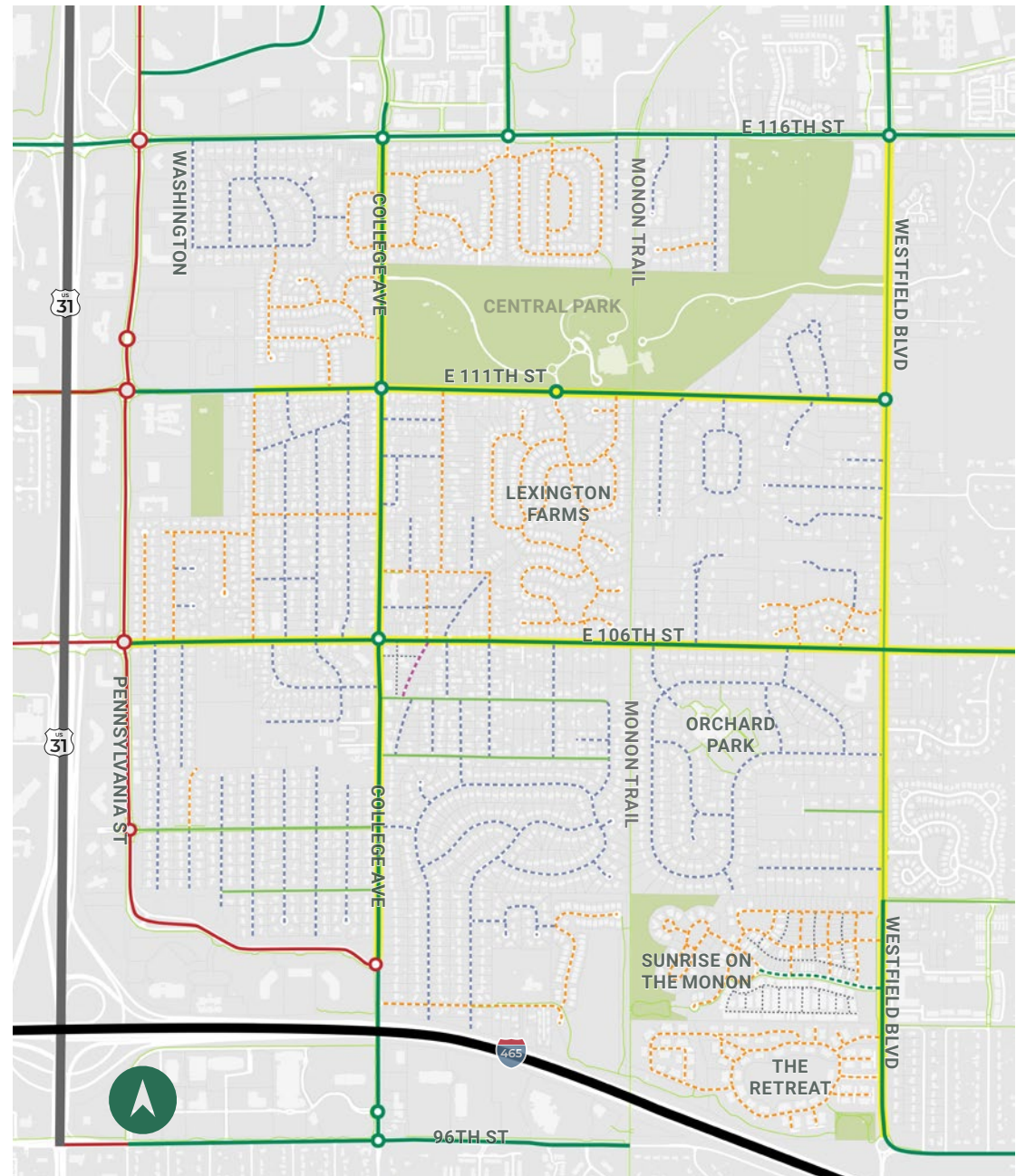


Home Place Proposed Street Typologies Map

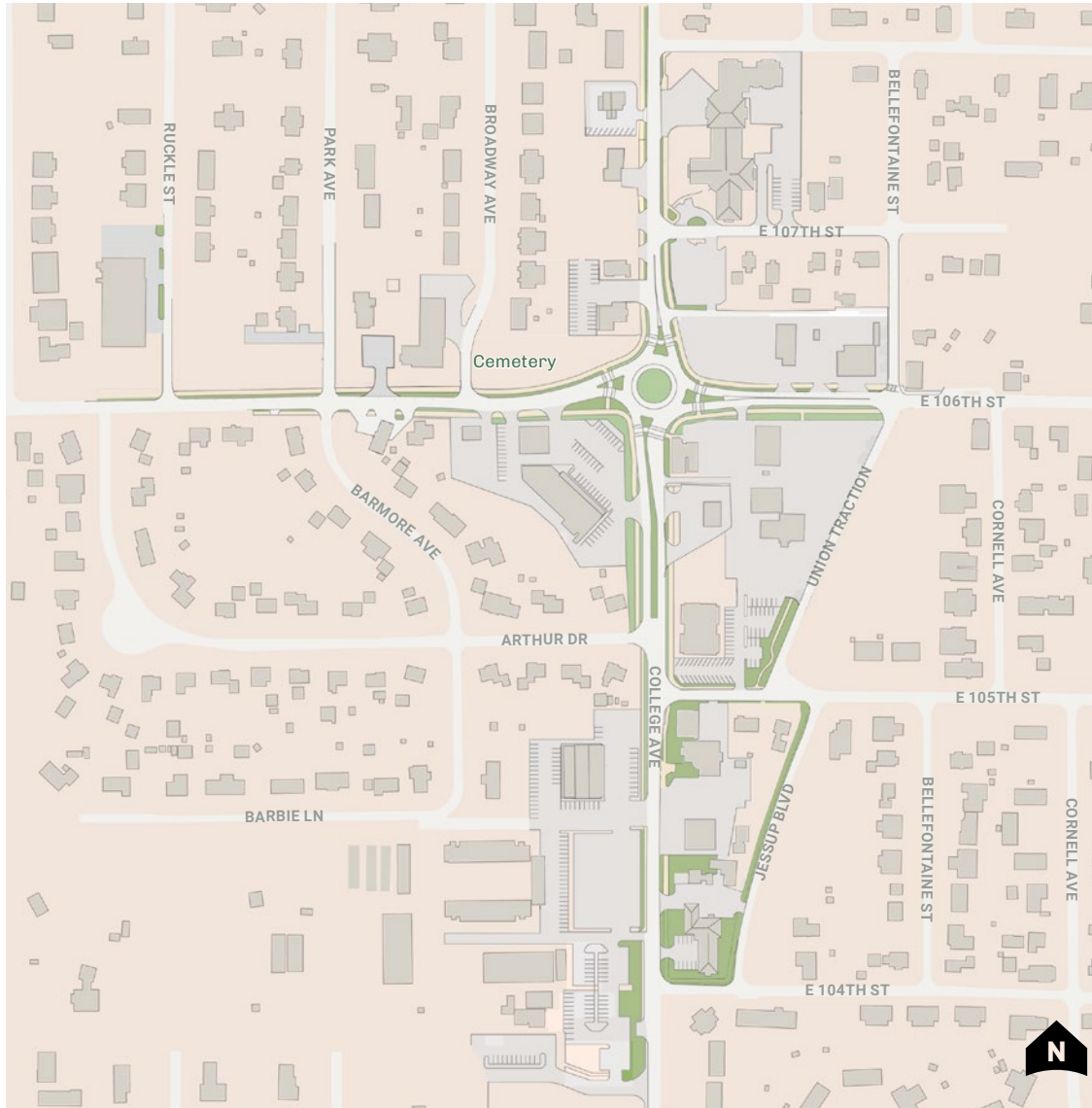
The map of proposed street types introduces two new typologies to be added to the overall menu of street configurations and designates all rights-of-way based on how they function today. This is not to suggest changes are needed, but rather to articulate the hierarchy of the Home Place street network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

Map Key

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



106th & College Today



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

106TH & COLLEGE PLAN (TODAY)

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



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

MAP KEY

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

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

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



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

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

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

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

MAP KEY

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

5

Appendix

Click here to review these documents:

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

CARMEL HOME PLACE by YARD & CO.

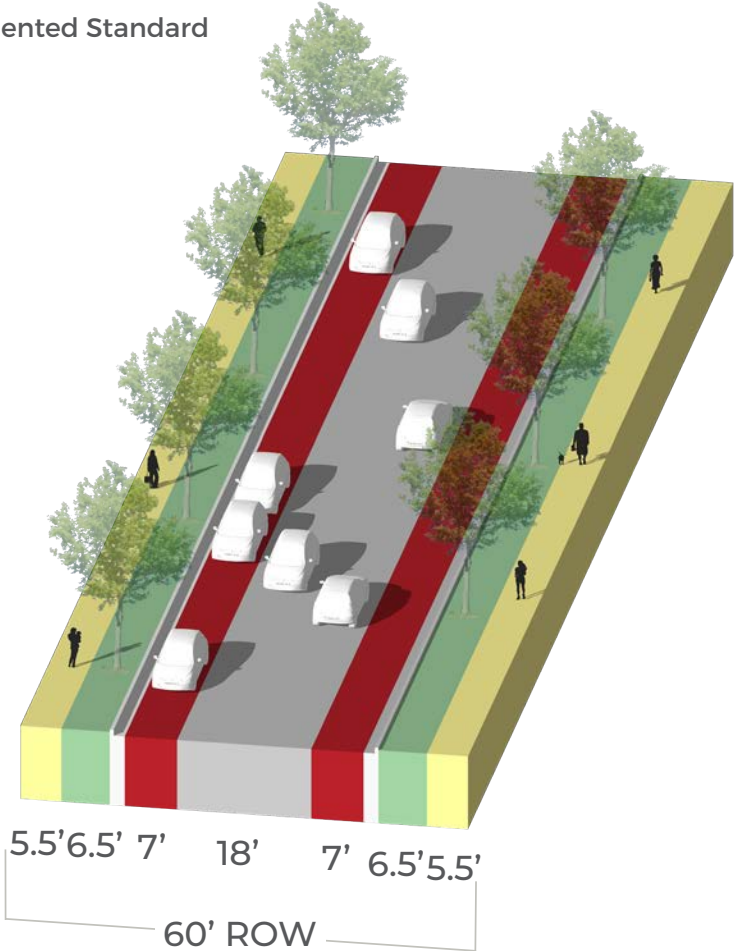
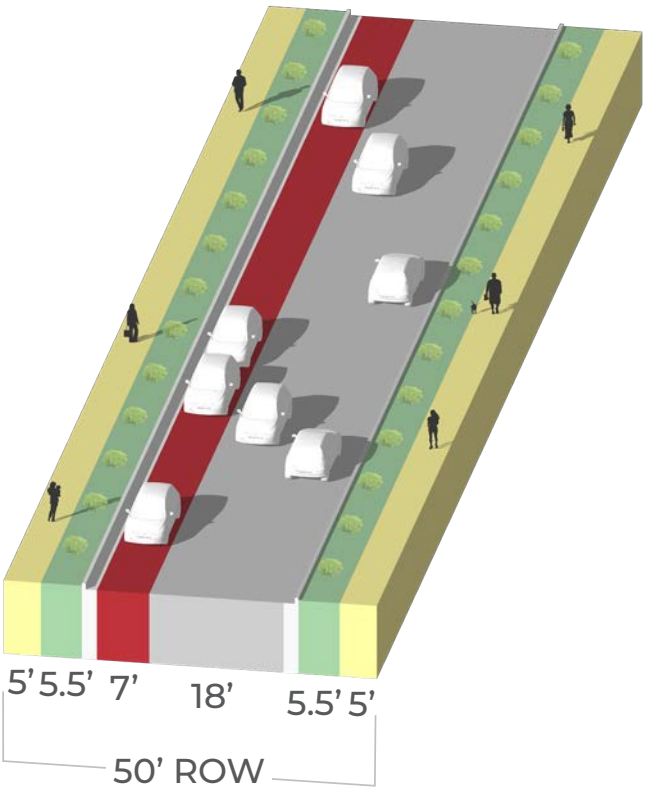
Exhibit B: Resolution CC-12-01-25-04

Neighborhood Street

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

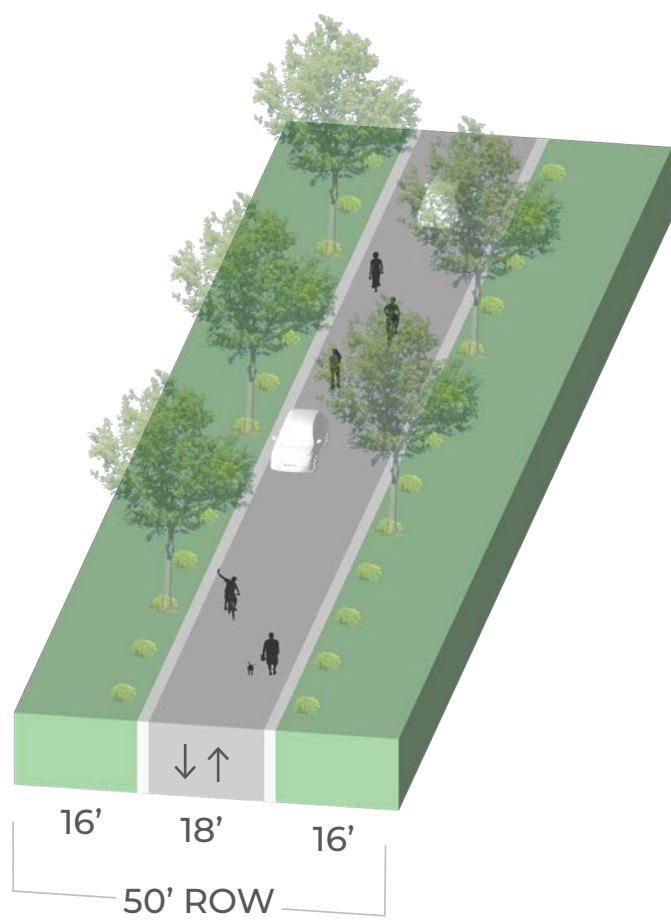
Minimum Standard

Example of Augmented Standard



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

Lane

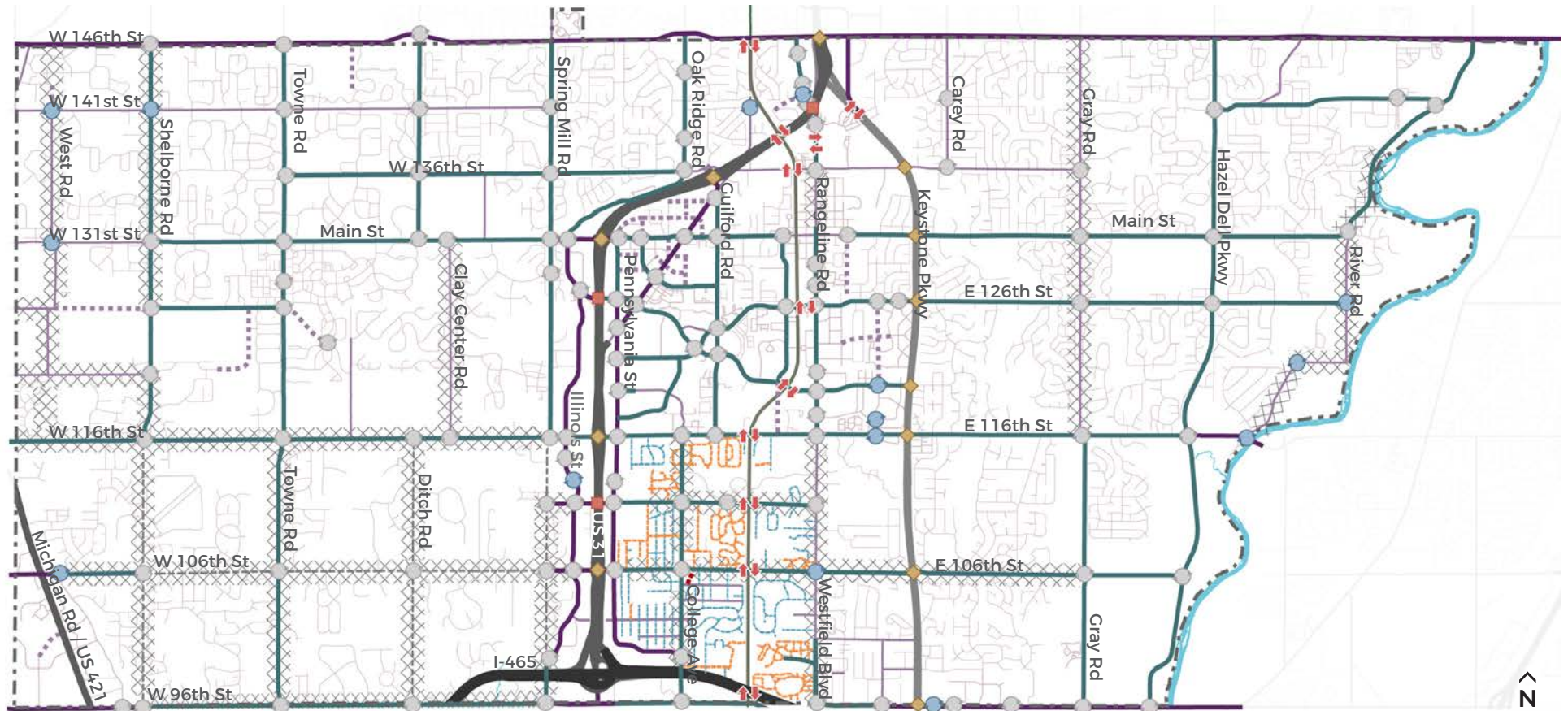


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	Not required	Optional	Optional

Thoroughfare Plan Map

Thoroughfare Plan Recommended Update

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



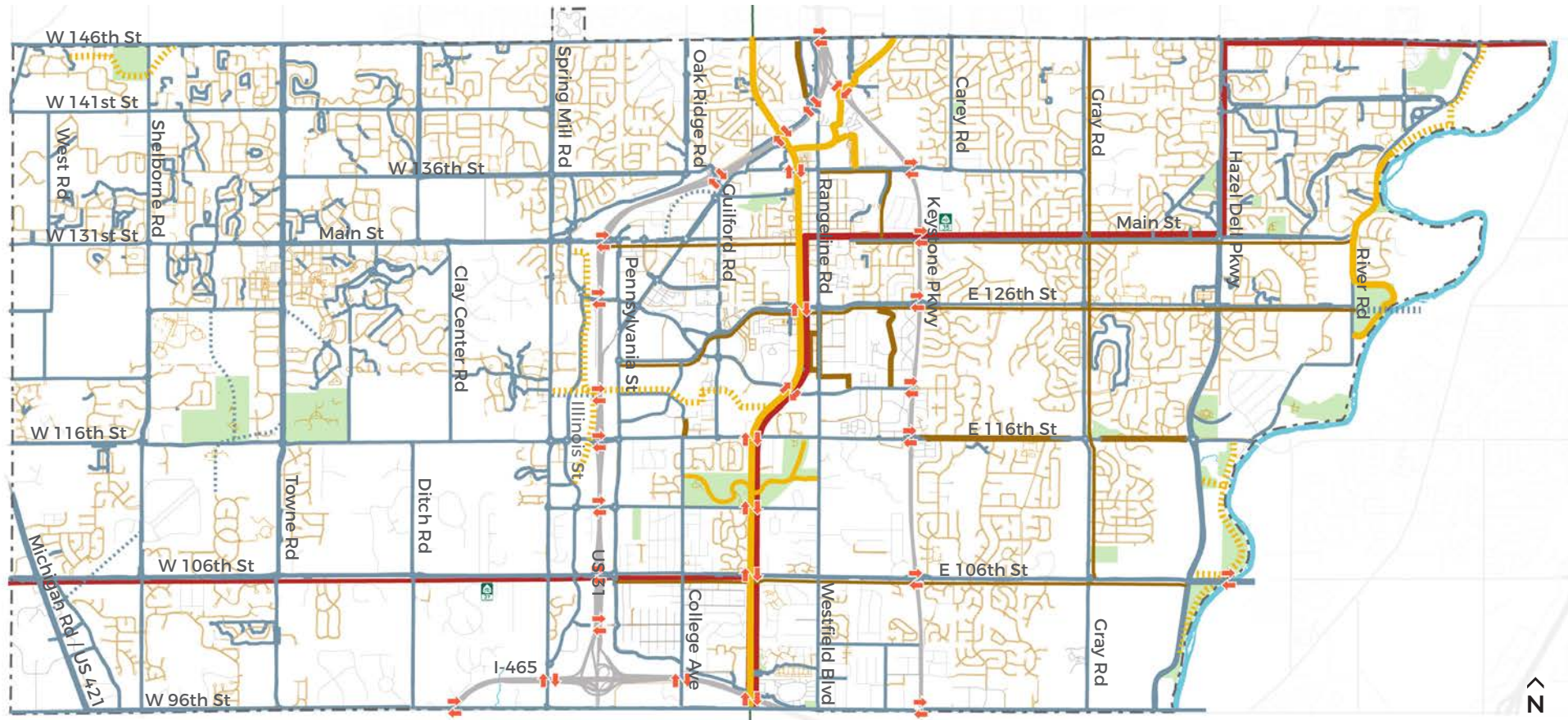
LEGEND

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

Mobility and Pedestrian Plan Map

Recommended Update

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



LEGEND

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

CITY OF CARMEL
DOCS DEPARTMENT REPORT TO THE COUNCIL

February 16, 2026

Illinois Street Townhomes PUD (Z-703-26)

- Plan Commission Docket No. PZ-2025-00184 PUD
- Rezone 4.4 acres from MC/Meridian Corridor to the Illinois Street Townhomes PUD for 27 townhomes
- Site is located at 220 W 106th St., just south of Forte
- 27 total dwellings proposed with 35% open space

Planning and Zoning Analysis

- Comprehensive Plan (Comp Plan):
 - Classifies this area as Downtown West (Meridian/US 31) due to its proximity to US 31.
 - Downtown West can have characteristics including lot sizes from 1/2 to 8 acres; building coverage between 50% to 90%; 3 story minimum heights and 6 story maximum; front yards, gardens, patios; and commercial, retail, and residential uses.
 - The Policy Goals and Objectives of the Comp Plan calls for such things as a variety of housing types, a mixture of land uses, safe walking and biking, preservation of mature trees, and green building practices.
 - Building a townhome community in the Downtown West development area is not a typical land use that one might expect here, however it does address several other Comp Plan goals and provides a transition from US 31 on the east to the single-family neighborhood to the west.
 - The 3-story height of the townhomes is complementary to the developments directly north and south.
 - The townhome use allows some preservation of open space and trees on the site and sensitivity to the nearby stream.
- PUD:
 - Site plan consists of 27 3-story townhomes on one road with a cul-de-sac.
 - Sidewalks and street trees are proposed on both sides of the street.
 - 1.7 acres of common area are planned through dry detention and tree preservation areas.
 - 4 vehicular parking spaces per dwelling are required, plus 10 off-street spaces.
 - Bicycle parking spaces are required in the PUD.
- Architectural Design:
 - The PUD includes Architectural Character Imagery along with Architectural Standards.
 - 4 different designs for individual units is required in the PUD.
 - Masonry will be used along the full height of the 1st floor, and each building will include one unit with 2 floors of masonry on the front and one unit with 3 floors of masonry on the front.
 - Additional architectural requirements were added to improve the side facades facing Illinois St.
 - Sound proofing requirements were added to the PUD to protect units from US 31 noise.

Negotiations with Petitioner during Plan Commission process

- Petitioner added street trees and agreed to build a Public Street to City Standards (instead of inverse crown.)
- Landscape buffer was added along the north property line and tree preservation areas were required.
- Architectural standards improved and sound proofing measures added.
- Rental restrictions added as commitments to prevent investors from buying multiple units and renting out.

Concerns discussed by the Plan Commission

- Change in commercial use to residential use along US 31.
- Noise from US 31 for future residents and concerns about units not selling, similar to Flora neighborhood.
- Need for more housing in Carmel.
- Tree preservation for the site and buffer landscaping along the north.

DOCS Staff found that the residential PUD meets several Policies and Objectives of the Comp. Plan. The development provides a transition from US 31 to the single-family neighborhood to the west. The 3-story height is complementary to the developments north and south, and the townhome use allows some preservation of open space and trees on the site and sensitivity to the nearby stream. The architecture was improved throughout the Plan Commission process as well as several other changes and improvements. We recommended that the Plan Commission forward this item to City Council with a Favorable Recommendation. They voted 6-3 to send it with a Negative Recommendation to City Council.

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

**ORDINANCE
Z-703-26**

**Illinois Street Townhome PUD
Meridian Corridor (MC) to PUD (Illinois Street Townhome PUD)**

**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-2025-00184 PUD** –approval of a rezone to allow a new townhome neighborhood with 27 townhomes. The site is located at 220 W 106th St. and is zoned MC/Meridian Corridor

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

At its scheduled meeting on January 20, 2026, the Carmel Plan Commission voted Six (6) in Favor, Three (3) Opposed, Zero (0) Absent, to forward to the Common Council the proposed **Ordinance No. Z-703-26** with a **"Unfavorable Recommendation"**.

Please be advised that by virtue of the Plan Commission's **Unfavorable Recommendation**, pursuant to IC 36-7-4-608(g), 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 April, 22, 2026.

CARMEL PLAN COMMISSION

BY: _____

Christina Zoccola, President

ATTEST:

Bric Butler

Bric Butler, Secretary
Carmel Plan Commission
Dated: January 22, 2026

CARMEL CITY CLERK
JAN 22 2026
TIME: 1:15PM

Illinois Street Townhomes

Planned Unit Development

Ordinance No. Z-703-26

CITY OF CARMEL, INDIANA

February 16, 2026
Carmel Common Council

Applicant: Pulte Homes of Indiana

Attorneys: Nelson & Frankenberger, LLC
Jim Shinaver, Attorney
Jon C. Dobosiewicz, Land Use Professional
317-844-0106

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2. Site Location Exhibit
3. Color Site Plan
4. Development Plan
5. Open Space Plan
Tree Preservation Plan
Landscaping Detail
6. Townhome Elevations
7. Illinois Street Townhomes PUD
8. Rental Commitments

TAB 1

Illinois Street Townhomes PUD - Request Explanation

The applicant, Pulte Homes of Indiana, LLC (“Pulte”), is seeking to rezone a parcel of real estate identified by the Hamilton County Auditor’s Office as Parcel Identification Number 17-13-02-00-00-024.000 which consists of approximately 4.4 acres and is located east of and adjacent to Illinois Street and north of 106th Street (the “Real Estate”). The Real Estate is identified on the aerial included behind Tab 2.

The Real Estate is zoned MC – Meridian Corridor and is an “in-fill” site that is surrounded to the north, south and east (across US 31/Meridian Street) by existing office buildings.

Pulte has filed a request to rezone the Real Estate to the “Illinois Street Townhomes Planned Unit Development Ordinance” (the “Illinois Street Townhomes PUD”) in order to develop a for-sale townhome community consisting of approximately twenty-seven (27) townhomes.

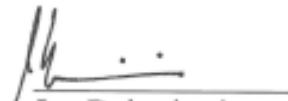
During the Plan Commission review process (which included 3 Committee meetings) and working with DOCS the following changes and enhancements have been made to the proposal and plans:

1. Color Site Plan – Included behind Tab 3 is the Site plan that reflects a reduction in the overall number of homes down to 27 Townhomes (a reduction of 4 from the original submittal). A total of 108 parking spaces are now provided, including 10 guest parking spaces and 4 spaces on each lot (2 in the garage and 2 on the driveway). The guest parking spaces will be restricted to short-term parking for guests.
2. Development Plan – Included behind Tab 4 is the Development Plan that reflects the site engineering necessary to achieve the layout illustrated in the Concept Plan. Attention has been paid to the topography of the site, as well as drainage and tree preservation considerations.
3. Landscaping, Open Space and Tree Preservation – The exhibits behind Tab 5 include an Open Space Plan, Tree Preservation Plan and Landscaping details. Approximately 1.8 acres (over 40% of the site) is open space, including tree preservation areas. A landscape buffer has also been added along the north perimeter of the site including 38 trees and 86 shrubs along the back of the townhome dwellings next to the north property line. The landscape plan allows for the plantings to be installed along the property line and to be placed on the adjoining site to the north with the approval of the northern property owner. Regardless of placement of the landscape plantings along the north property line, the same number of plantings will be provided. Additionally, the Tree Preservation plan includes tree preservation across the southern and eastern portions of the site and has been enhanced in area around the cul-de-sac.
4. Townhome Elevations – Included behind Tab 6 are the townhome illustrations and Pulte anticipates that sale prices will be in the mid - \$500,000. All elevations include multiple exterior materials including masonry. Pulte has made several enhancements to the elevations, including adding additional masonry per the layout included on page 4 behind Tab 6 for front elevations and for the side and rear elevations as shown on page 3 behind Tab 6. Anti-monotony is further addressed on page 4 behind Tab 6. Windows were added for all floors and bump-outs were added on the side elevation facing Illinois Street. In addition to numerous windows, rear elevations also include masonry on the full first floor. The windows in the dormers above the roof line will be regular glass windows with a black fabric screen set behind the window to block visibility of the roof and truss system behind.

5. Rental Commitments – Included behind Tab 8 are Rental Commitments that regulate the manner in which townhomes may be leased to a 3rd party, which Rental Commitments are consistent with the type of rental commitments that have been incorporated into recent residential rezone projects.
6. Illinois Street Townhomes PUD – Included behind Tab 7 is the Illinois Street PUD Ordinance which incorporates all changes and enhancements resulting from the Plan Commission review process.

We look forward to presenting this request to the Common Council on February 16, 2026.

Respectfully submitted,



Jon Dobosiewicz



Jim Shihaver

TAB 2



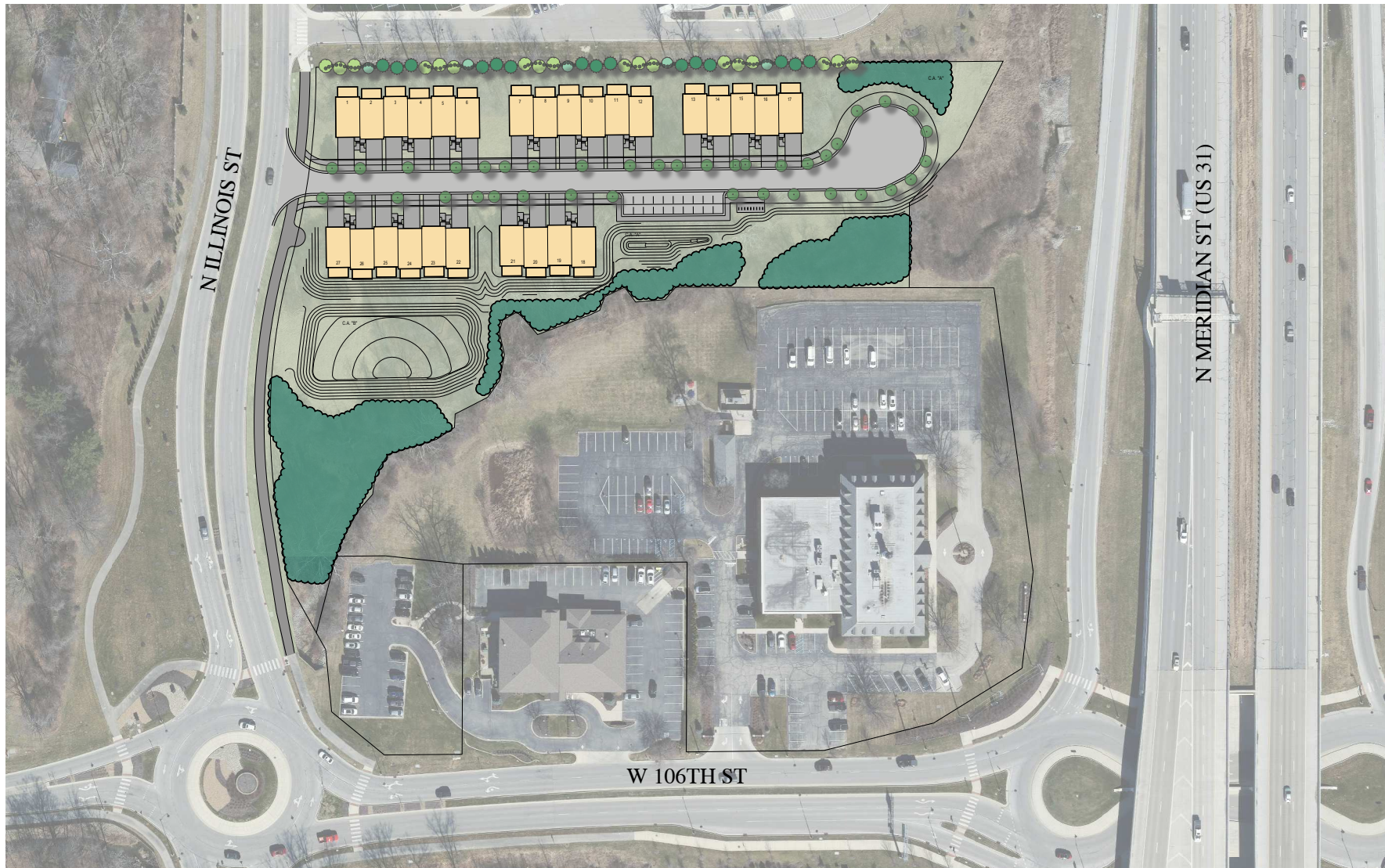
Illinois Street Townhomes
Site Location Map

TAB 3

106th & ILLINOIS CARMEL, INDIANA



NOT TO SCALE

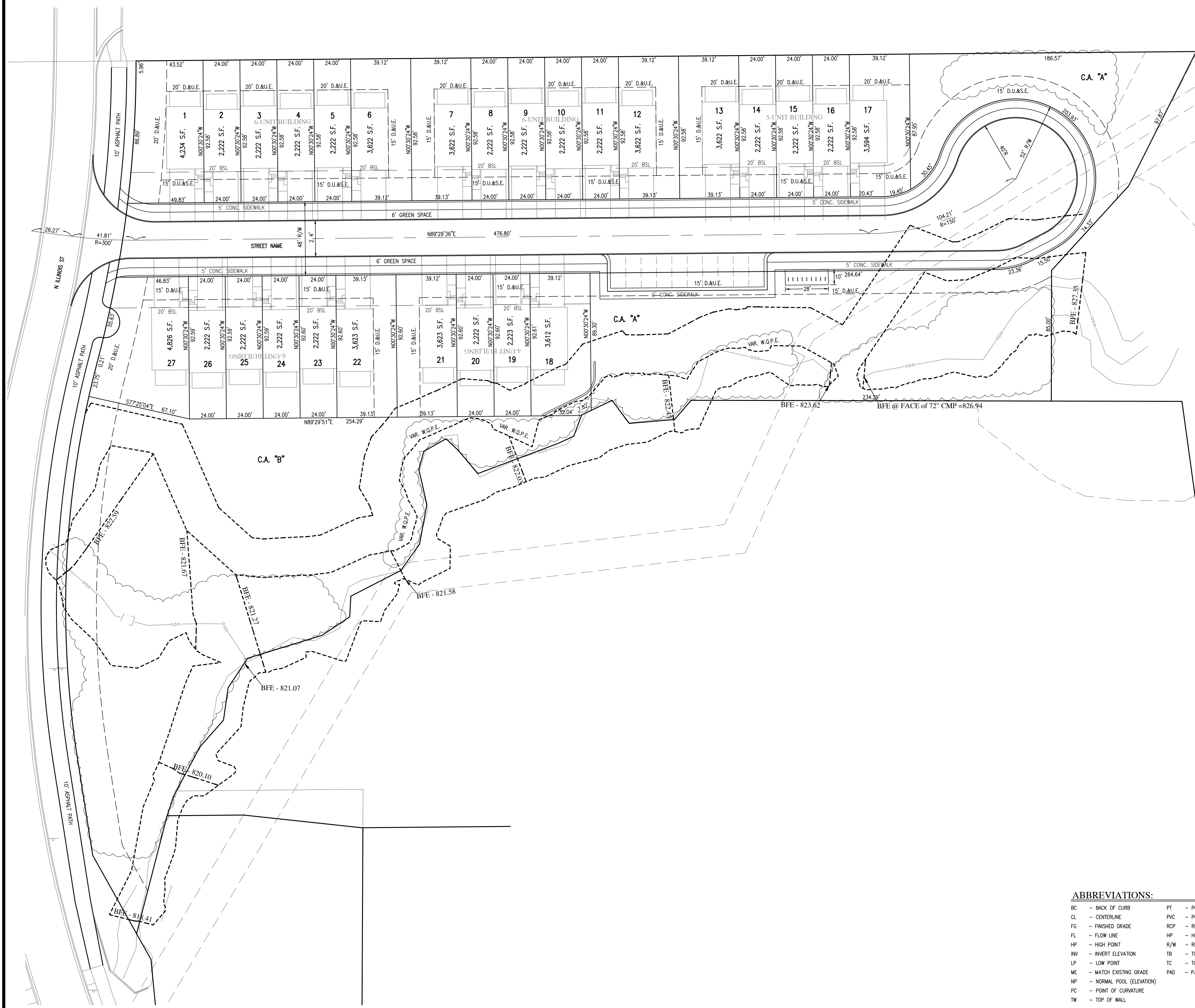


106th & ILLINOIS
CARMEL, INDIANA
JANUARY 22, 2026



HWC
ENGINEERING

TAB 4



Indiana 811

CALL WHAT'S BELOW.
CALL BEFORE YOU DIG.

Call 811 or 800-382-5544 Before you Dig!



GRAPHIC SCALE

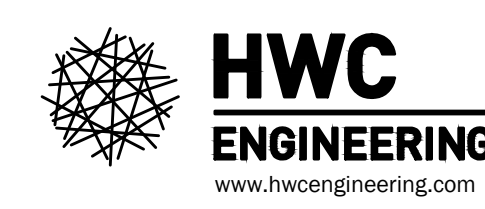
0' 30' 60' 90'

SCALE: 1" = 30'

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT / VALVE	
	POWER POLE	
	STREET LIGHT	
	FLOW ARROW	
	FLOW ROUTE	
	SPOT ELEVATION	
	PAVEMENT ELEVATION	
	INDOT APPROVED SNOWFLOWABLE RAISED PAVEMENT MARKERS	
	SANITARY SEWER CLEAN OUT	
	A.D.A. HANDICAP RAMP	
	2' ROLL CURB	

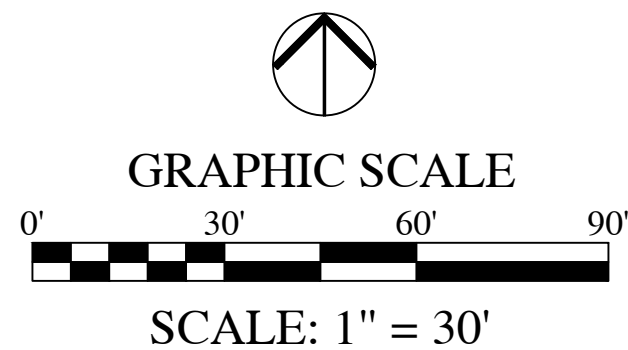
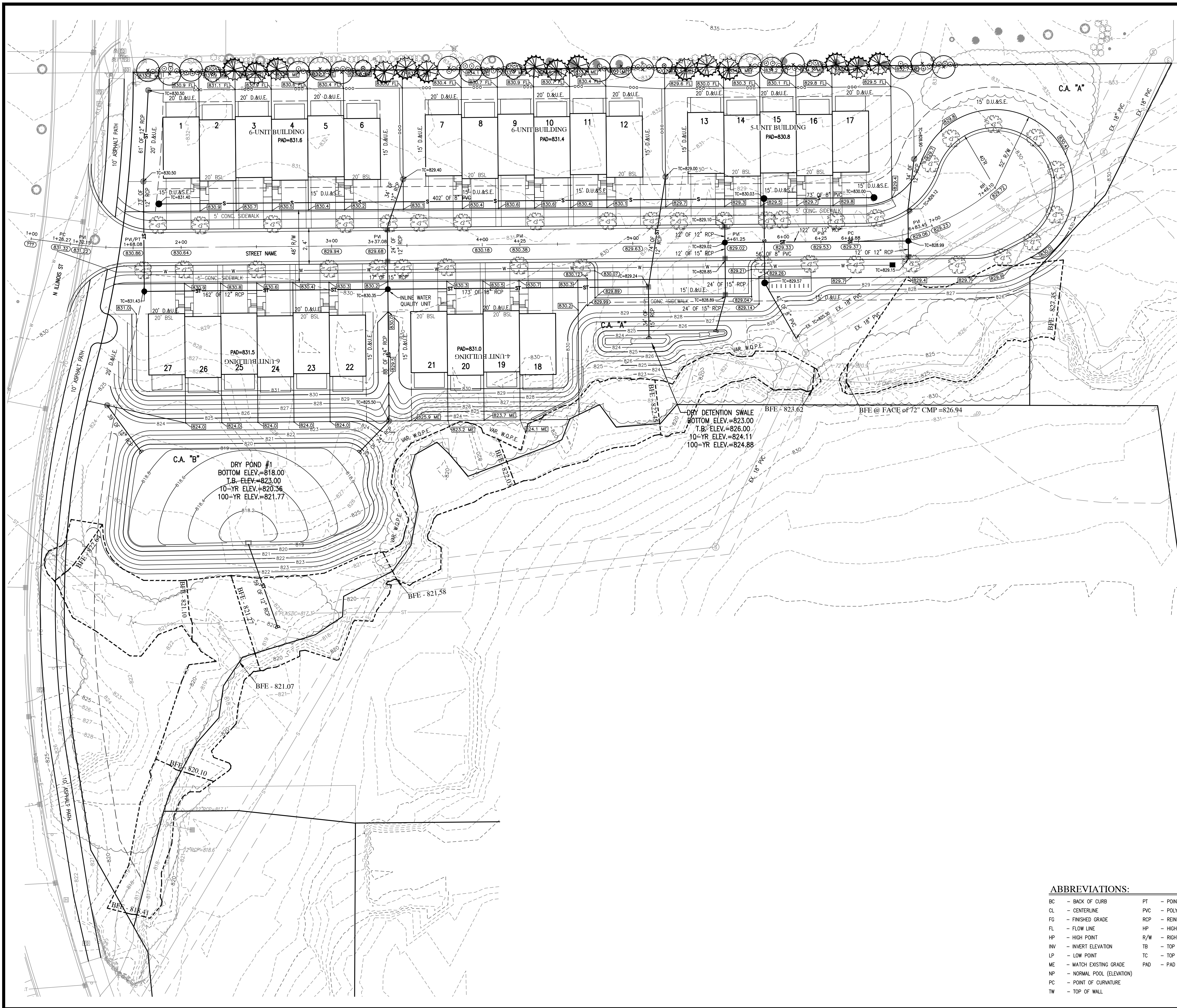
ABBREVIATIONS:					
BC	— BACK OF CURB	PT	— POINT OF TANGENCY	D.E.	— DRAINAGE EASEMENT
CL	— CENTERLINE	PVC	— POLYVINYL CHLORIDE PIPE	D.&U.E.	— DRAINAGE & UTILITY EASEMENT
FL	— FINISHED GRADE	RCP	— REINFORCED CONCRETE PIPE	D.U.&S.E.	— DRAINAGE, UTILITY & SEWER EASEMENT
FG	— FLOW LINE	HP	— HIGH PERFORMANCE PIPE	B.S.L.	— BUILDING SETBACK LINE
HP	— HIGH POINT	R/W	— RIGHT-OF-WAY	C.A.	— COMMON AREA
INV	— INVERT ELEVATION	TB	— TOP OF BANK GRADE	W.Q.P.E.	— WATER QUALITY PRESERVATION EASEMENT
LP	— LOW POINT	TC	— TOP OF CASTING GRADE		
ME	— MATCH EXISTING GRADE	PAD	— PAD GRADE		
NP	— NORMAL POOL (ELEVATION)				
PC	— POINT OF CURVATURE				
TW	— TOP OF WALL				

[illegible]

DEVELOPMENT PLAN SET
CARMEL, INDIANA
SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY DC	JOB NUMBER 2501-128-A
CHECKED BY BB	
DATE DECEMBER 10, 2025	
SCALE AS SHOWN	
SHEET	
C1.2 SITE PLAN	



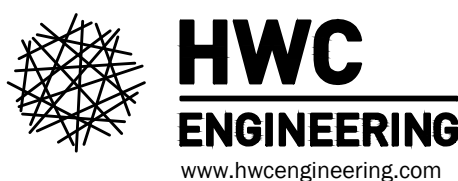
LEGEND:

EXISTING		RIGHT-OF-WAY LINE		PROPOSED
_____		EASEMENT LINE	_____	_____
_____		SETBACK LINE	_____	_____
_____		CENTERLINE	_____	_____
_____	ooo	SWALE / FLOWLINE	_____	ooo
-----		SUBSURFACE DRAIN	-----	-----
-----S		SANITARY SEWER	-----S	-----S
-----ST		STORM SEWER	-----ST	-----ST
»-----ST		STORM CULVERT	D-----ST-----C	
-----W		WATER MAIN	-----W	-----W
-----800		CONTOUR, MAJOR	-----800	-----800
-----799		CONTOUR, MINOR	-----799	-----799
-----X-----X-----X-----X		FENCE	-----X-----X-----X-----X	
~~~~~		TREE LINE	~~~~~	
(S)		SANITARY MANHOLE	● (XXX)	
(ST)		STORM MANHOLE	● (XXX)	
(SI)		STORM INLET	⊕ (XXX)	
(d)		STORM END SECTION	⊕ (XXX)	
⦿		FIRE HYDRANT / VALVE	⦿	
⦿		WATER VALVE	⦿	
⦿		POWER POLE	N/A	
⦿		STREET LIGHT	⦿	
N/A		FLOW ARROW	→	
N/A		FLOOD ROUTE	←	
N/A		SPOT ELEVATION	XXX.X	
N/A		PAVEMENT ELEVATION	XXX.XX	
		INDOT APPROVED SNOWFLOWABLE MARKERS	■	
		SANITARY SEWER CLEAN OUT	● C.O.	
		A.D.A. HANDICAP RAMP	⦿	
		2' ROLL CURB	(A)	

ABBREVIATIONS:

BC	- BACK OF CURB	PT	- POINT OF TANGENCY	D.E.	- DRAINAGE EASEMENT
CL	- CENTERLINE	PVC	- POLYVINYL CHLORIDE PIPE	D.&U.E.	- DRAINAGE & UTILITY EASEMENT
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LP	- LOW POINT	TC	- TOP OF CASTING GRADE		
ME	- MATCH EXISTING GRADE	PAD	- PAD GRADE		
NP	- NORMAL POOL (ELEVATION)				
PC	- POINT OF CURVATURE				
TW	- TOP OF WALL				

## REVISIONS

[illegible]

**DEVELOPMENT PLAN SET  
CARMEL, INDIANA  
DEVELOPMENT PLAN**

## PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN BY DC	JOB NUMBER 2501-128-A
CHECKED BY BB	
DATE DECEMBER 10, 2025	
SCALE AS SHOWN	
SHEET	

## C1.1

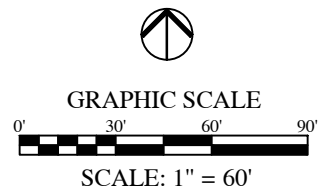
## DEVELOPMENT PLAN



# **TAB 5**



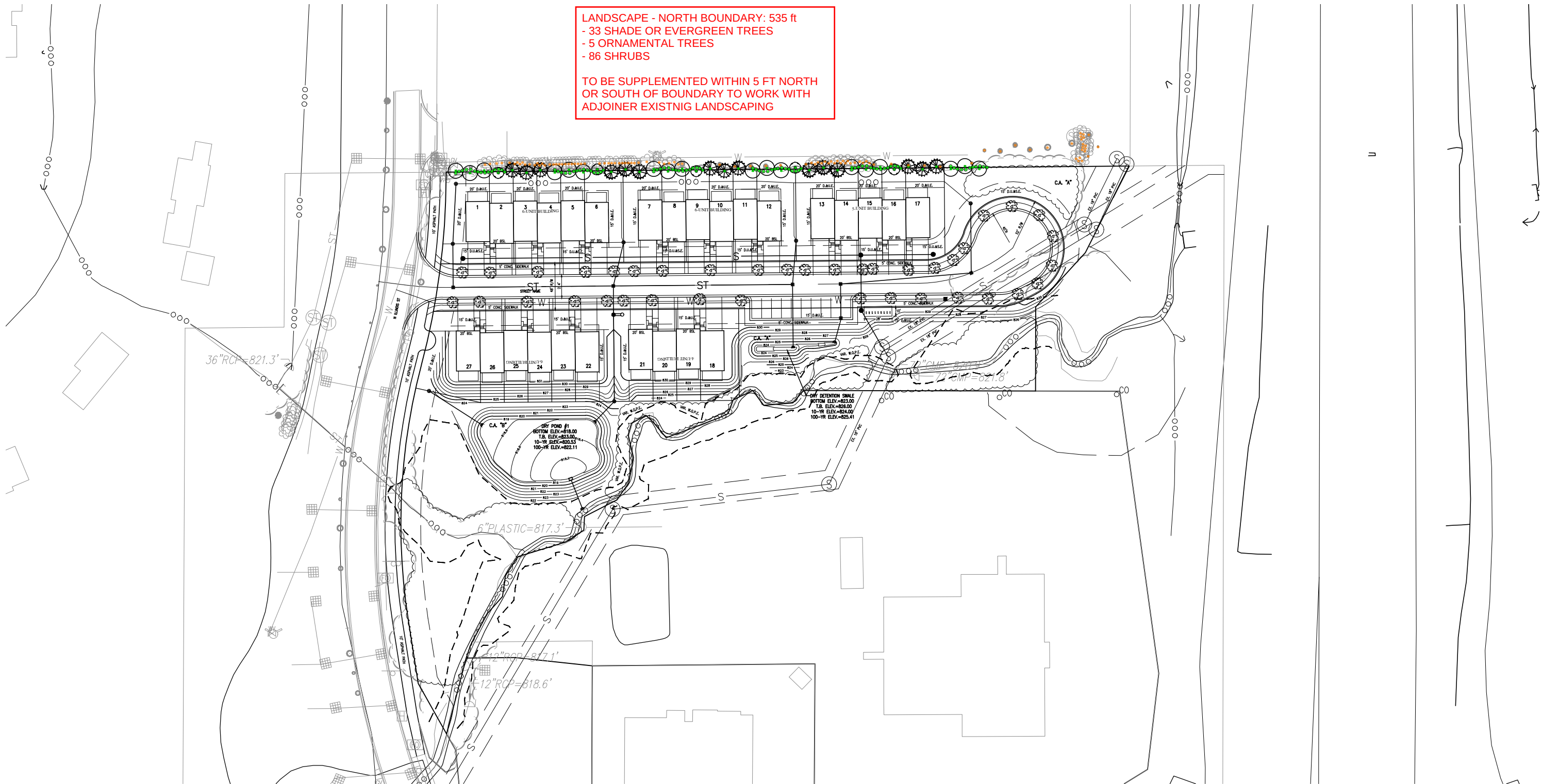




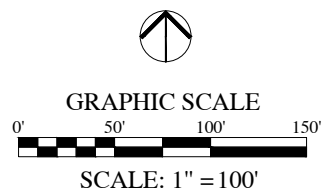
CARMEL, INDIANA  
NOVEMBER 20, 2025



Plot Date: Dec 17, 2025 Plot Time: 5:17pm File Name: W:\Pulte Homes\2501-128-A Pulte - Carmel 106th & Illinois\Design\CAD\2501128-A\Layout H.dwg, Layout: Layout H By: bburke



27 UNITS  
10 - PARKING SPACES



106TH & ILLINOIS PROPERTY  
LAYOUT H  
CARMEL, INDIANA  
DECEMBER 17, 2025



# TAB 6



## Exhibit “C”

(Architectural Character Imagery)



**Photos of Side Elevations (window placement on following page)**





Side bump out  
only when unit  
faces Illinois St



Unit 1



Unit 2



Unit 3

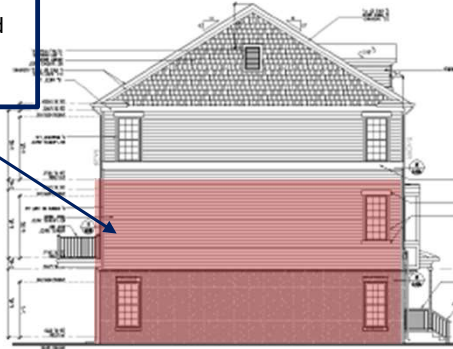


Unit 4

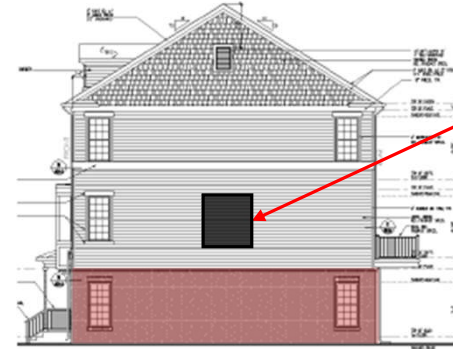


## Side Elevation

Second floor  
masonry required  
on side elevation  
facing Illinois St



Side bump out  
only when unit  
faces Illinois St

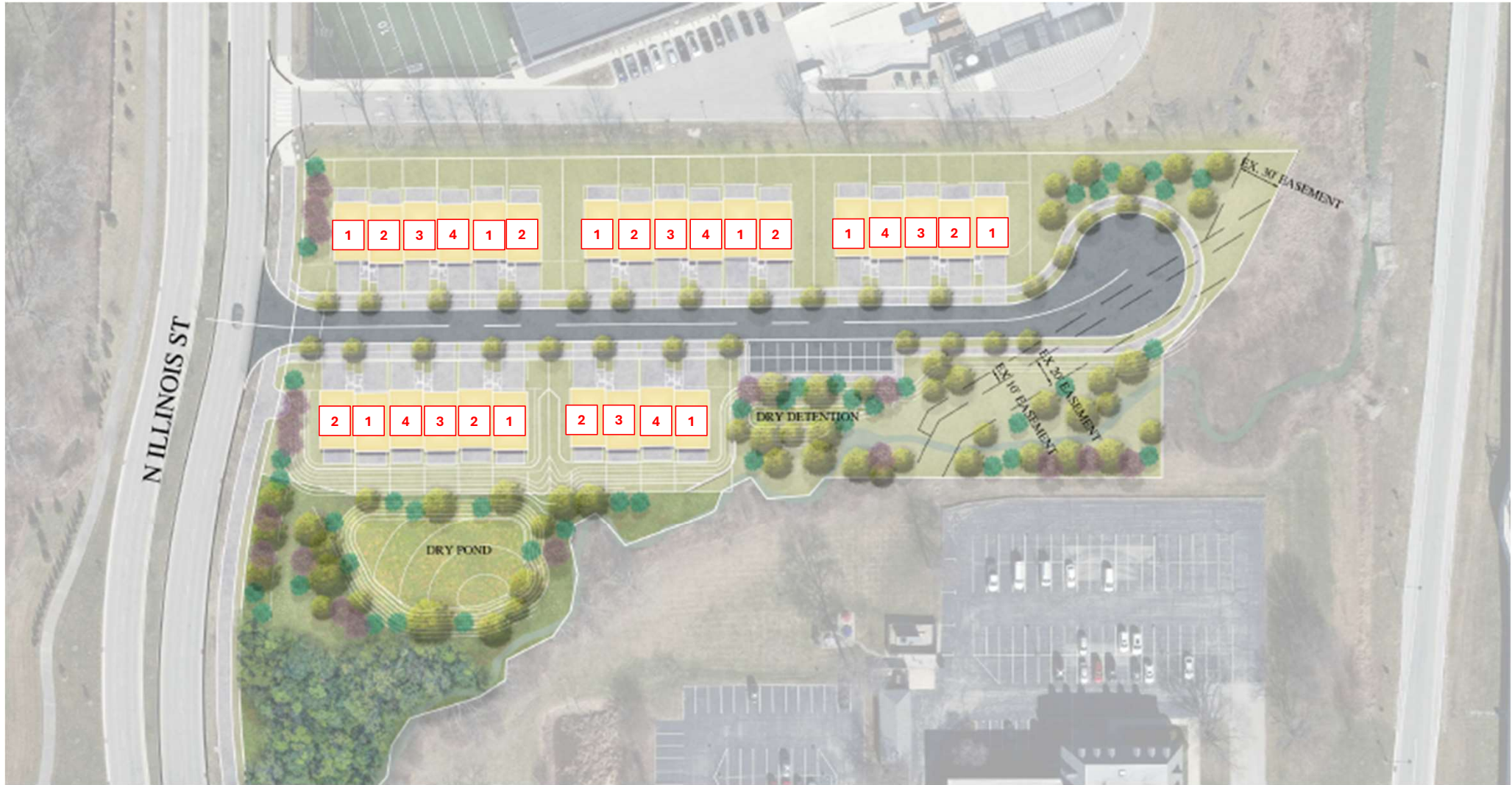


## Rear Elevation

First floor masonry  
required on rear  
elevation







# **TAB 7**



**Sponsor: Councilor Aasen**

**CARMEL, INDIANA**

# **Illinois Street Townhomes**

PLANNED UNIT DEVELOPMENT DISTRICT

**ORDINANCE Z-703-26**

January 29, 2026

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**ORDINANCE Z-703-26**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE  
CITY OF CARMEL, INDIANA  
ESTABLISHING  
THE ILLINOIS STREET TOWNHOMES PLANNED UNIT DEVELOPMENT  
DISTRICT**

***Synopsis:***

*Ordinance Establishes the Illinois Street Townhomes Planned Unit Development District Ordinance (the “Illinois Street Townhomes PUD”). The Ordinance would rezone the real estate from MC (Meridian Corridor) District to a Planned Unit Development district allowing the development of a residential neighborhood laid out in the style and character as depicted on the Concept Plan (attached as Exhibit B) which includes for-sale townhomes.*

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

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

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

**WHEREAS**, after proper notice, and pursuant to the provisions of the PUD Statute and UDO, the Plan Commission conducted a public hearing on October 23, 2025 concerning Pulte’s application for a PUD District Ordinance, which application was docketed as PZ-2025-00184 PUD, and

**WHEREAS**, the Plan Commission, at its hearing on January 20, 2026, has given an Unfavorable Recommendation to this Illinois Street Townhomes PUD (the “Illinois Street Townhomes Ordinance”), which establishes the Illinois Street Townhomes Planned Unit Development District (the “Illinois Street Townhomes District”).

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

Estate; (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by this Illinois Street Townhomes Ordinance; and, (iv) this Illinois Street Townhomes Ordinance shall be in full force and effect from and after its passage and signing.

## **Section 1. Applicability of Ordinance.**

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

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

## **Section 2. Definitions and Rules of Construction.**

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

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

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

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

Architectural Character Imagery: These comprise the elevations and photographs, attached hereto as **Exhibit C** (Architectural Character Imagery), and are intended to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the



development. The Plan Commission shall determine whether the structures are consistent with the established benchmark and comply with the standards of this Ordinance.

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

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

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

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

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

Plan Commission: The City's Plan Commission.

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

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

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

Secondary Roof: All non-Primary Roof planes including but not limited to a shed roof, dormers, porch/entry roof elements, accent roofs, etc.

Setback, Minimum: The minimum setback a dwelling shall be from the property line. Stoops, steps, landings, boxout or bay windows, balconies, and decks (any architectural feature that extends out from the foundation) shall be permitted to encroach into the front and rear yard setbacks no more than ten feet (10'), but in no event shall any encroachment extend beyond any property line.

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

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

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

### **Section 3. Uses and Accessory Buildings.**

Section 3.1 Permitted Uses: The Permitted Uses shall be as set forth below:

- A. Townhome Dwellings.
- B. Temporary Model Homes.

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

Section 3.3 Home Occupations: Home Occupations shall be permitted and shall be subject to the terms and restrictions of the UDO.

Section 3.4 Non-Conforming Uses: Non-Conforming Uses and exemptions shall be subject to the terms and restrictions of the UDO.

Section 3.5 Short Term Residential Rentals: Short Term Residential Rentals as regulated under the UDO shall be prohibited on the Real Estate.

### **Section 4. Development Standards.**

Section 4.1 Bulk Requirements: The following standards shall apply.

Minimum Lot			Minimum Yard Setbacks			Min. Building Separation	Max Lot Coverage	Min. Dwelling Unit Size (SF)
Width	Area (SF)	Street Frontage	Front	Side	Rear			
24'	N/A	N/A	20'	0'	10'	20'	N/A	2,300

Section 4.2 Maximum Residential Density: The maximum number of Dwellings shall be twenty-seven (27).

Section 4.3     Building Height: The greater of thirty-five (35) feet or three (3) stories.

Section 4.4     Architectural Standards:

- A. Character Imagery: The applicable Architectural Character Imagery, are contained within **Exhibit C** (Architectural Character Imagery).
- B. Dwelling Architecture: Applicable architectural requirements and standards for dwellings are contained in **Exhibit D** (Architectural Standards) of this Illinois Street Townhomes Ordinance.

Section 4.5     Lighting:

- A. Lot Lighting: All Dwellings shall have (i) light fixtures on either side of the garage door and equipped with a photocell so the light is on from dusk to dawn, and (ii) one (1) coach light or a can light above the front door to the dwelling.
- B. Street Lighting: Street lighting (lighting in the street right-of-way) shall be required and shall meet the requirements of Article 7.32 and 7.33 of the UDO.

Section 4.6     Parking: Parking shall comply with the UDO, except as provided below:

- A. Four (4) spaces per Dwelling are required.
- B. Parking Spaces (i) within driveways, (ii) within garages, and (iii) dedicated off-street parking shall count toward the number of required parking spaces.
- C. Driveways shall be designed to permit parking and shall be a minimum of twenty (20) feet in length as measured from the garage to the sidewalk.
- D. Driveways shall be concrete, stamped concrete, brick, porous concrete, or stone or pervious pavers. Asphalt and gravel driveways shall not be permitted.
- E. On street parking shall not be permitted.
- F. Off-street Parking: Off-street parking shall be required as depicted on the Concept Plan. See ten (10) spaces on south side of street east of east of townhomes.

- G. Bicycle Parking Standards: Short-term bicycle parking spaces shall be installed as shown on Exhibit G (Bicycle Parking). Quantity and style of Bicycle Parking shall be substantially similar to those in Exhibit G.

**Section 5. Common Area Requirements.**

**Section 5.1 Open Space and Tree Preservation.**

- A. Common Area (Open Space) shall be a minimum of 1.7 acres in area (approximately 35% of the real estate) and provided as generally depicted on the Concept Plan and an Open Space Plan shall be submitted at the time of Primary Plat review.
- B. Tree Preservation Areas shall be as depicted in Exhibit B (Open Space Plan). A minimum of 0.70 acres of the Tree Preservation Area shall be retained.

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

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

- A. All trees, shrubs and ground covers shall be planted according to American Standard for Nursery Stock (ANSI Z60.1) and following the standards and best management practices (BMPs) published by the City's Urban Forestry Program. Landscaping materials shall be appropriate for local growing and climatic conditions. Plant suitability, maintenance and compatibility with site construction features shall be addressed. The City's planting details shall be required on the landscape plan. All trees shall be selected from the City's recommended tree list published by the City's Urban Forestry Program or otherwise approved by the Urban Forester.
- B. Shade trees shall be at least 2.5 inches in caliper when planted. Ornamental trees shall be at least 1.5 inches in caliper when planted. Evergreen trees shall be 6 feet in height when planted. Shrubs shall be at least 18 inches in height when planted. Ornamental grasses must obtain a mature height of at least 3 feet.
- C. All landscaping approved as part of a Primary Plat shall be installed prior to issuance of the first Certificate of Occupancy for a dwelling in the area of the Real Estate subject to a Secondary Plat; provided, however, that when because of weather conditions, it is not possible to install the approved landscaping before the issuance of a Certificate of

Occupancy, the Controlling Developer shall request a temporary Certificate Of Occupancy which shall be conditioned upon a determined time to complete the installation of the uninstalled landscape material.

- D. All landscaping is subject to Primary Plat approval. No landscaping which has been approved by the Urban Forester with the Primary Plat may later be substantially altered, eliminated or sacrificed without first obtaining further approval from the Urban Forester in order to conform to specific site conditions.
- E. It shall be the responsibility of the owner(s), with respect to any portion of the Real Estate owned by such owner(s) and on which any landscaped area exists per the requirements of this Illinois Street Townhomes Ordinance, to ensure proper maintenance of landscaping in accordance with the Illinois Street Townhomes Ordinance. This maintenance is to include, but is not limited to (i) mowing, tree trimming, planting, maintenance contracting and mulching of planting areas, (ii) replacing dead or diseased plantings with identical varieties or a suitable substitute, and (iii) keeping the area free of refuse, debris, rank vegetation and weeds.

## Section 6.2    Landscaped Areas.

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

- 1. At a minimum, the sod shall be placed in the following areas on lots:
  - a.      Between buildings / on corner lots along Illinois Street.
  - b.      Rear yards, for units with front load garages.
  - c.      Sod shall not be required between driveways and smaller, non-contiguous areas around walks and stoops/entryways.
  - d.      The remainder of the Lot shall be seeded.
- 2. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling (may be planted anywhere on the Lot).
- 3. Each Townhome dwelling at the westernmost end (next to Illinois Street) and easternmost end (unit on the north and south side of the street) shall have a minimum of one (1) additional Shade Tree required between the side of the dwelling and the street.



4. Air Conditioning units shall be screened by a minimum of three (3) shrubs and located on the side or rear of a building.
  5. Foundation and Lot plantings shall be installed by the builder at the time a Dwelling is constructed on the Lot(s).
  6. If required Lot Plantings are not feasible on the subject lot due to driveway, easement, or other proximity conflicts, as determined by the builder, the Lot Plantings may be planted at a location within one hundred (100) feet of the subject Lot/building. Lot Plantings can be supplemented within five (5) feet of a property line within an easement, or on parcel 17-13-02-00-00-023.000.
- B. Stormwater Ponds: Stormwater management ponds, when provided, shall incorporate native vegetation in order to count as a best management practice. The stormwater management facility illustrated on the Concept Plan shall be a dry pond.
- C. Common Areas. Common Areas shall be planted at a rate of ten (10) shade trees per acre in addition to any preserved trees. The preservation of existing trees shall be as depicted on the Open Space Plan.
- D. Street Trees. Street Trees shall be required on both sides of the interior street.
- E. Buffer Yards: The required Buffer Yard along the northern property line shall provide six (6) shade or evergreen trees, 1 ornamental, and fifteen (15) shrubs (per 100' of the 535' as measured from the Illinois Street right-of-way) and shall be located either within five (5) feet of the property line or on parcel 17-13-02-00-00-023.000 generally along the shared property line of the Real Estate.

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

**Section 7.1**     **Entryway Features.**

- A.     Entryway Features shall be of a design as generally depicted on **Exhibit F.**
- B.     Entryway Features shall require ADLS approval.

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

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

Section 8.2     Right-of-way Standards.

- A. Internal Street cross-section shall be as illustrated on **Exhibit E** (Street Cross Section) and shall be a public street dedicated to the City.
- B. The length of the cul-de-sac is approximately six hundred and fifty (650) feet in length and shall be as depicted on the Concept Plan.
- C. The configuration of vehicular access into the Real Estate shall be provided as illustrated on the Concept Plan. Only one (1) access point shall be required.
- D. A&D lanes shall not be required at the connection of the proposed internal street to Illinois Street due to the limited number of Dwellings.
- E. The required right-of-way along Illinois Street shall be the existing right-of-way.

Section 8.3     Sidewalks and Paths.

- A. A five (5) foot wide sidewalk shall be required along both sides of the internal street and end prior to the cul-de-sac bulb and shall be located as illustrated on **Exhibit E**.
- B. A ten (10) foot asphalt path shall be required along the east side of Illinois Street. The location and width of the path within the right-of-way may be modified in response to existing utilities, elevation changes and culvert/stream impacts, if approved by the Director.
- C. A connection shall be provided between internal sidewalk(s) and the path along Illinois Street.

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

Section 8.5     Water Quality Preservation Easement. Buildings and dry detention shall be permitted adjacent to but not within the floodway fringe as illustrated on the Concept Plan. Twenty-five foot setback/easement from the top of bank shall not apply for areas as depicted on the Concept Plan.

Section 8.6     Drainage Easement. The rear yard Drainage Easement along the northern property line shall be a minimum of twenty (20) feet in width.

## **Section 9. Procedural Provisions.**

### **Section 9.1 Primary Plat and ADLS.**

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

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

**Section 9.4 Variance of Development Requirements.** The BZA may authorize Variances from the terms of the Illinois Street Townhomes Ordinance, subject to the procedures prescribed in the UDO.

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

following may be obtained without the approval and consent of the Controlling Developer:

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

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

**Section 12.** **Exhibits.** All of the Exhibits (A-F) on the following pages are attached to this Illinois Street Townhomes Ordinance, are incorporated by reference into this Illinois Street Townhomes Ordinance and are part of this Illinois Street Townhomes Ordinance.

*The remainder of this page is left blank intentionally.*

## Exhibit "A"

### (Legal Description)

Part of the Southwest Quarter of Section 2, Township 17 North, Range 3 East of the Second Principal Meridian, in the City of Carmel, Clay Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2501-128-A, dated August 12, 2025, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter, marked by a Harrison monument; thence North 89 degrees 29 minutes 36 seconds East (grid bearing, Indiana State Plane, East Zone, NAD83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 1281.10 feet to the southwest corner of a tract of land in the name of Perkins Aesthetic Center, LLC, as described in Instrument Number 2010029742 in the Office of the Hamilton County Recorder; thence North 00 degrees 16 minutes 21 seconds East along the west line of said tract a distance of 45.00 feet to the southeast corner of a tract of land in the name of Perkins Aesthetic Center, LLC, as described in Instrument Number 2025021902 in said Recorder's Office; thence continuing North 00 degrees 16 minutes 21 seconds East a distance of 216.00 feet to the northeast corner thereof, marked by a 5/8 inch diameter rebar with cap stamped "Weihe #0012", hereafter referred to as "Weihe Rebar"; thence South 89 degrees 29 minutes 36 seconds West along the north line of said tract a distance of 121.46 feet to the centerline of Williams Creek and the POINT OF BEGINNING, the following four (4) courses being along the centerline of Williams Creek; (1) thence South 28 degrees 13 minutes 13 seconds West a distance of 3.58 feet; (2) thence South 18 degrees 27 minutes 16 seconds West a distance of 13.59 feet; (3) thence South 14 degrees 29 minutes 37 seconds West a distance of 75.01 feet; (4) thence South 14 degrees 46 minutes 07 seconds West a distance of 4.33 feet to the east right-of-way line of Illinois Street, the following six (6) courses being along said right-of-way line; (1) thence North 29 degrees 15 minutes 19 seconds West a distance of 58.43 feet to a Weihe Rebar; (2) thence North 08 degrees 56 minutes 07 seconds West a distance of 63.76 feet to a Weihe Rebar marking the point of curvature of a non-tangent curve to the right having a radius of 630.00 feet; (3) thence northerly along said curve an arc distance of 260.74 feet to a Weihe Rebar, said curve being subtended by a chord having a bearing of North 02 degrees 53 minutes 10 seconds East and a chord distance of 258.88 feet; (4) thence North 14 degrees 44 minutes 34 seconds East a distance of 0.21 feet to a Weihe Rebar marking the point of curvature of a curve to the left having a radius of 760.00 feet; (5) thence northerly along said curve an arc distance of 191.16 feet to a Weihe Rebar, said curve being subtended by a chord having a bearing of North 07 degrees 32 minutes 12 seconds East and a chord distance of 190.66 feet; (6) thence North 00 degrees 19 minutes 51 seconds East a distance of 5.96 feet to a Weihe Rebar; thence North 89 degrees 29 minutes 36 seconds East along the south line of a tract of land in the name of Meridian Ortho Development, as described in Instrument Number 2020014971 in said Recorder's Office, a distance of 689.71 feet to a Weihe Rebar on the west line of a tract of land in the name of the State of Indiana as described in Instrument Number 2013006402 in said Recorder's Office, the following three (3) courses being along the west lines thereof; (1) thence South 26 degrees 41 minutes 16 seconds West a distance of 97.87 feet to a Weihe Rebar; (2) thence South 42 degrees 23 minutes 47 seconds West a distance of 74.33 feet to a point marked by a 5/8 inch diameter rebar with cap stamped "Certified Engineering"; (3) thence South 00 degrees 07 minutes 22 seconds West a distance of 85.00 feet to a Weihe Rebar; thence North 89 degrees 52 minutes 38 seconds West a distance of 234.29 feet to the center of aforesaid Williams Creek, the following twenty-two (22) courses being along the centerline of said creek;

- 1). thence South 41 degrees 01 minutes 05 seconds West a distance of 16.59 feet;
- 2). thence South 85 degrees 10 minutes 55 seconds West a distance of 29.50 feet;
- 3). thence North 36 degrees 38 minutes 26 seconds West a distance of 18.63 feet;



- 4). thence South 64 degrees 29 minutes 18 seconds West a distance of 21.99 feet;
- 5). thence South 20 degrees 23 minutes 54 seconds West a distance of 14.72 feet;
- 6). thence South 65 degrees 12 minutes 49 seconds West a distance of 11.02 feet;
- 7). thence South 69 degrees 21 minutes 18 seconds West a distance of 55.92 feet;
- 8). thence North 40 degrees 22 minutes 55 seconds West a distance of 19.72 feet;
- 9). thence North 46 degrees 05 minutes 37 seconds West a distance of 11.00 feet;
- 10). thence South 60 degrees 34 minutes 56 seconds West a distance of 16.67 feet;
- 11). thence South 15 degrees 33 minutes 50 seconds West a distance of 12.09 feet;
- 12). thence South 12 degrees 51 minutes 30 seconds East a distance of 23.50 feet;
- 13). thence South 10 degrees 26 minutes 21 seconds West a distance of 26.19 feet;
- 14). thence South 35 degrees 28 minutes 37 seconds West a distance of 21.08 feet;
- 15). thence South 62 degrees 49 minutes 29 seconds West a distance of 36.54 feet;
- 16). thence South 03 degrees 00 minutes 53 seconds West a distance of 13.56 feet;
- 17). thence South 56 degrees 18 minutes 39 seconds West a distance of 21.61 feet;
- 18). thence South 72 degrees 55 minutes 37 seconds West a distance of 50.64 feet;
- 19). thence South 33 degrees 29 minutes 29 seconds West a distance of 23.07 feet;
- 20). thence South 08 degrees 09 minutes 00 seconds West a distance of 21.29 feet;
- 21). thence South 41 degrees 22 minutes 29 seconds West a distance of 23.03 feet;
- 22). thence South 28 degrees 13 minutes 13 seconds West a distance of 32.63 feet

to the POINT OF BEGINNING, containing 4.437 acres, more or less.

## Exhibit "A"

(Legal Description – Location Map)



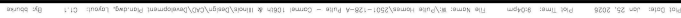


**Exhibit “B”**  
(Concept Plan)



Exhibit “B”

## Exhibit “B”



# Exhibit "B" (Open Space Plan Exhibit)

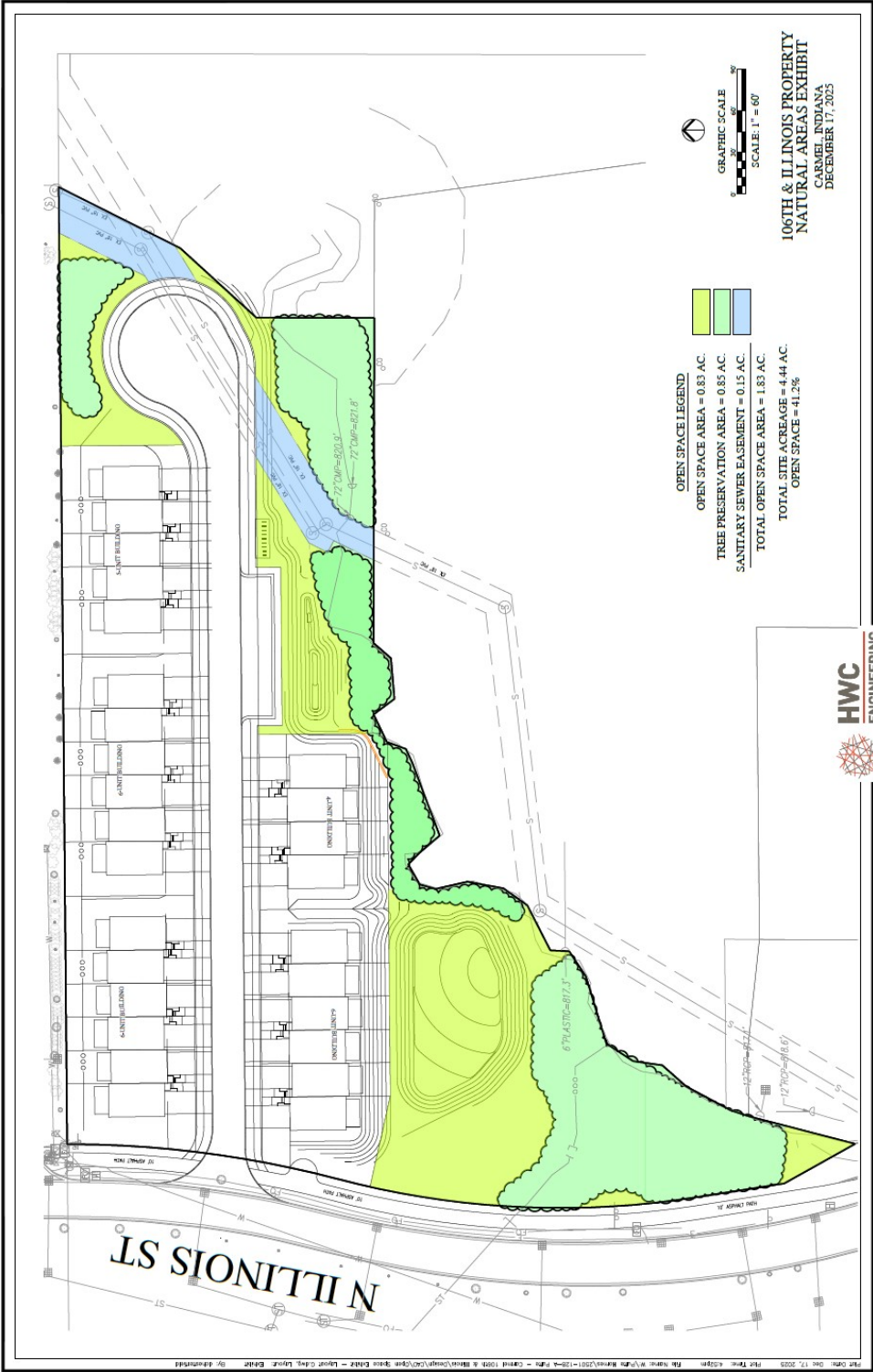


Exhibit "B"



[illegible]

## Exhibit “C”

(Architectural Character Imagery)



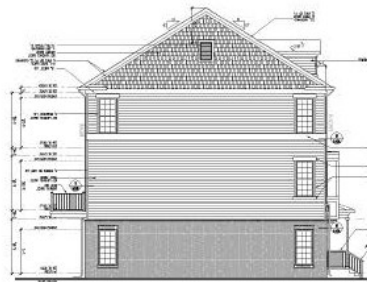
**Photos of Side Elevations (window placement on following page)**



## Exhibit “C”

(Architectural Character Imagery)

### Permit Sheets of Side Elevations



Rear Elevation

First floor masonry  
required on rear  
elevation





## Exhibit “C”

(Architectural Character Imagery)



## Exhibit “C”

(Architectural Character Imagery)





## **Exhibit “D”**

### **(Architectural Standards)**

#### **Section 1. Architectural Standards:**

- A. **Character Exhibit:** The Character Exhibit for Townhomes, attached hereto as **Exhibit C**, is hereby:
- i. Incorporated to capture the intended architecture of townhouses to be constructed.
  - ii. The distribution of front elevations designs shall vary and shall be as generally depicted on **Exhibit C**.
  - iii. This Exhibit is not intended to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development.
- B. **Building Materials:** Permitted exterior building materials are as follows:
- i. Masonry Material (brick or cultured stone), LP smart trim, composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
  - ii. Vinyl siding shall be prohibited.
- C. **Roof Standards:**
- i. The primary/main roof overhang or eaves shall be a minimum of eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.
  - ii. Dimensional shingles are required with metal roof accents permitted.
  - iii. Roof Pitch: The minimum primary/main roof pitches of all townhome buildings shall be no less than 6:12.
  - iv. All secondary/accent roof pitches, which shall include but not be limited to shed roof or gable roof dormers, or porch/entry roofs shall be no less than 3:12.
- D. **Dwelling Design:** The following standards shall apply to all Townhomes:
- i. **Garages:** No garage shall be used or converted into living space and shall accommodate the parking of two (2) vehicles.

- ii. Exterior Materials: Masonry shall be required at a minimum height of the first floor (masonry on all 4-sides of the dwelling).
- iii. Sound Mitigation: All Dwellings shall include R-15 insulation in the exterior wall, vinyl U-value 0.29 windows, and two layers of DensGlass sheathing.
- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the front building façade (façade including the entry door – see **Exhibit C** which identifies the front elevation) unless specifically noted otherwise:
  - a) All units shall be offset a minimum two (2) feet, unit to unit.
  - b) All buildings shall have a minimum of three (3) materials, colors, or patterns on the front façade, one of which shall be masonry.
  - c) The front façade of a building shall include one (1) unit with three (3) floors of masonry and one (1) unit with two (2) floors of masonry.
  - d) A minimum of four (4) windows.
  - e) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
- v. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
  - a) All side facades shall have a minimum of three (3) materials, colors, or patterns, one of which shall be masonry.
  - b) The same masonry material included on the front elevation of an end unit shall be carried around on the side elevation of the same unit.
  - c) The height of masonry on the front elevation of an end unit shall be carried around at the same height on the side elevation.
  - d) A minimum of five (5) windows shall be required, one (1) of which may be less than eight (8) square feet. Additionally, windows may be combined, provided the windows comply with the size requirement of eight (8) square feet.

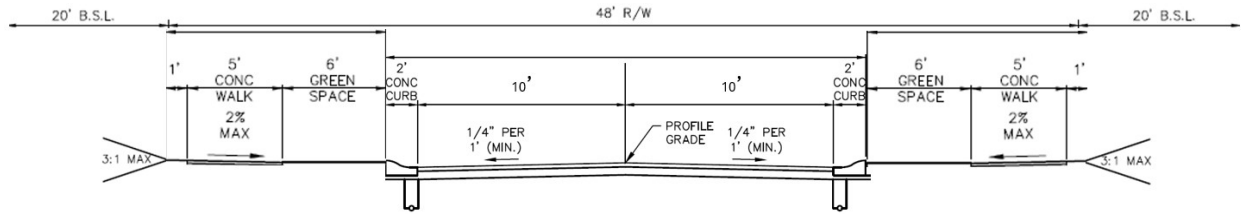
- e) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided. Window trim on the sides shall mirror that of the window trim on the front elevations re: detailing, size, etc.
  - f) For the two (2) end units (one unit on south side and one unit on north side of interior street adjacent to Illinois Street), one (1) unit shall include masonry to the height of the top the second floor and one (1) unit shall include a bump-out, on the side elevation, at the second floor level.
- vi. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
  - a) All rear facades shall have a minimum of two (2) materials, colors, or patterns, one of which shall be masonry.
  - b) The rear elevation of each unit shall match the masonry and siding color of the front elevation.
  - c) The masonry material included on the rear elevation of a dwelling shall match the masonry material used on the front elevation of the same unit.
  - d) A minimum of four (4) windows shall be required.
  - e) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided. Window trim on the rear elevation shall mirror that of the window trim on the front elevations re: detailing, size, etc.
- vii. Dormers: Shall include a clear glass window with black material backing to hide unfinished interior space.

Section 2. Monotony Mitigation:

- A. Minimum Number of Elevations: There shall be a minimum of four (4) unique designs for individual units. Front elevation designs shall be as generally depicted on Exhibit C.
- B. No more than six (6) dwellings shall be attached to form a townhome building.
- C. Exterior Color Package: Individual units shall incorporate various materials, patterns, and design features as depicted in Exhibit C.

## Exhibit "E"

### (Internal Public Road Cross Section)

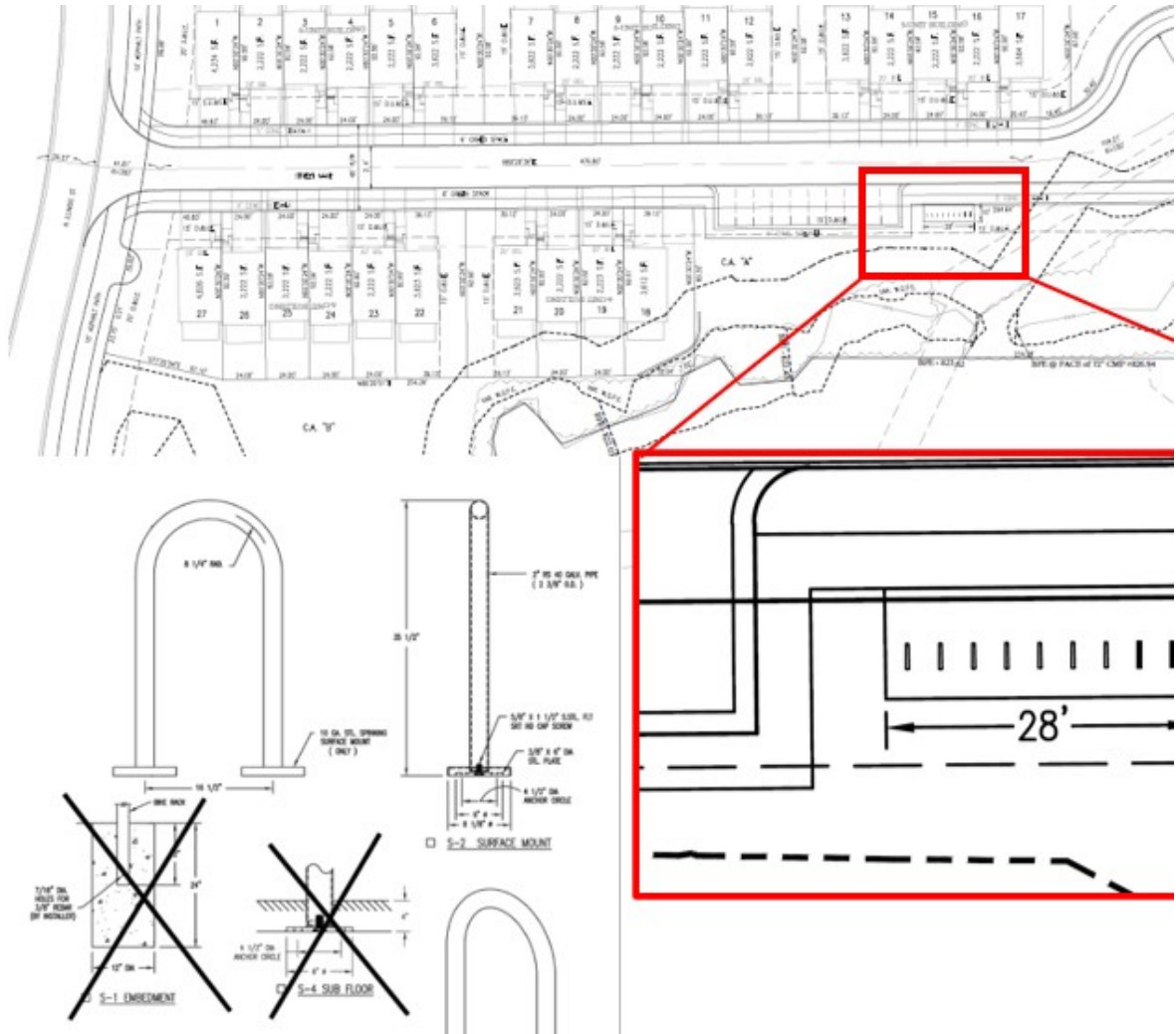


**Exhibit “F”**  
(Entryway Feature)





# Exhibit "G" (Bicycle Parking)



**PASSED** by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 2026, by a vote of ____ ayes and ____ nays.

**COMMON COUNCIL FOR THE CITY OF CARMEL**

_____  
Anthony Green

_____  
Adam Aasen

_____  
Jeff Worrell

_____  
Teresa Ayers

_____  
Shannon Minnaar

_____  
Ryan Locke, Vice-President

_____  
Matthew Snyder, President

_____  
Rich Taylor

_____  
Anita Joshi

ATTEST:

_____  
Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____, 2026, at _____.M.

_____  
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana this ____ day of _____, 2026, at _____.M.

_____  
Sue Finkam, Mayor

ATTEST:

_____  
Jacob Quinn, Clerk

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 11350 N. Meridian St., Suite 320, Carmel, IN 46032 (317) 844-0106.

Illinois Street Townhomes PUD 7 012926

# TAB 8

## **COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE**

Document Cross Reference: Warranty Deed Recorded with the Hamilton County Recorder's Office on June 4, 2025, as Instrument No. 2025-21902.

**WHEREAS**, Pulte Homes of Indiana, LLC is the applicant (the "Applicant") in regard to a rezone application identified by Docket Number PZ-2025-00184 PUD that is seeking to rezone the real estate that is described below to the "Illinois Street Townhomes Planned Unit Development District" (the "Illinois Street PUD") (collectively, the "Request") with the City of Carmel's Plan Commission (the "Plan Commission") and the City of Carmel's Common Council (the "Council") pertaining a parcel of real estate that is identified by the Hamilton County, Indiana Auditor's Office as Tax Parcel Identification Number 17-13-02-00-00-024.000 (the "Real Estate"), which Real Estate is more particularly described in **Exhibit A** which is attached hereto and incorporated herein by reference;

**WHEREAS**, pursuant to I.C. 36-7-4-1015, and the City of Carmel's Unified Development Ordinance (the "UDO"), the Plan Commission and Council may request written zoning commitments in connection with approving rezone requests; and, the Applicant, in response to the request by the Plan Commission for certain rental zoning commitments in connection to the Request, are offering below described zoning commitments (the "Commitments");

**NOW THEREFORE**, the Applicant makes the following Commitments regarding the Homes to be constructed on the Real Estate:

**Section 1. Commitments.** Any Home to be constructed upon the Real Estate is subject to the following Commitments:

- A. Required Sale, Rental and Leasing Provisions in the CCR's: The following text shall be included in the Covenants, Conditions and Restrictions (the "CCR's") that shall govern the Real Estate and shall be prepared and recorded with the Office of the Recorder of Hamilton County, Indiana which CCR's shall govern any Homes to be constructed on the Real Estate:
  - 1. Limitations on the Sale of Homes by Pulte Homes of Indiana, LLC: Pulte Homes of Indiana, LLC, and its successors and assigns, including any other builder of a Home on the Real Estate, shall only be permitted to sell a maximum of two (2) Homes to the same individual or individuals, corporation, trust, limited liability company, limited partnership or other similar corporate entity.

2. Prohibition of Short-term Rentals: Short-term rentals, as defined in the City of Carmel's Unified Development Ordinance ("UDO") and as permitted under Section 5.73 of the UDO, shall be prohibited on the Real Estate. Further, any owner of any Home shall be prohibited from advertising their Home as a short-term rental including but not limited to any advertising on any and all short-term rental internet websites.
3. City of Carmel Ordinance No. D-2770-25: The renting or leasing of any Home on the Real Estate shall comply with rental registration and rental permit requirements as the same are set forth in the City of Carmel's Ordinance No. D-2770-25
4. Limitations on Rental and Leasing of Homes: Subject to the terms and conditions set forth below and subject to the exceptions set forth below, the following shall apply to the rental or leasing of Homes:
  - a. A maximum of ten percent (10%) of the Homes on the Real Estate shall be permitted to be rented or leased to a third party.
  - b. The initial owner who purchases a Home from Pulte Homes or any other builder of a Home shall not be permitted to rent or lease their Home for income to a third party until that initial owner has owned and resided in the Home for a period of at least twelve (12) months.
  - c. After the twelve (12) month period has expired, the initial owner shall be permitted to lease the Home for income to a third party; however, said lease term to any third party shall be for a minimum period of six (6) months.
  - d. All rental agreements between an owner of a Home and tenant shall: (i) prohibit subleasing and assignment of any rights and obligations to a 3rd party; (ii) be in writing; and, (ii) be approved by the Association Board prior to execution by the owner of a Home and tenant.
  - e. Upon execution by the owner of a Home and tenant of an Association Board approved rental agreement, the owner shall be required to: (i) provide to the tenant the CCR's; and, (ii) provide the fully executed lease to the Association Board within fifteen (15) days.
5. Exceptions to Limitations on Rental and Leasing of Homes Due to Hardship:
  - a. "Hardship" is defined herein as a personal or financial situation affecting the owner of a Home that, without allowing the renting or leasing of the owner's Home, detrimental financial harm may occur to the owner.
  - b. An exception to Paragraph 4 above shall exist if an owner of a Home qualifies for a Hardship exception. For an owner to qualify for a Hardship



exception, the owner shall provide a written Hardship request to the Association Board that details the specific circumstances of the owner's Hardship and an explanation of the detrimental financial harm that may occur to the owner if that owner is not permitted to rent or lease their Home.

- c. Within fifteen (15) days of the Association Board receiving a written Hardship Request, the Association Board shall provide the owner a written response either approving the Hardship request or denying the Hardship request. In the event a Hardship request is denied, the Association Board shall set forth its reasons for denial.
- d. In the event an owner of a Home qualifies for a Hardship exception, the owner shall be permitted to lease their Home for income to a third party however, said lease term to any third party shall be for a minimum period of six (6) months.
- e. All rental agreements between an owner of a Home and tenant occurring as a result of a Hardship shall: (i) prohibit subleasing and assignment of any rights and obligations to a 3rd party; (ii) be in writing; and, (iii) be approved by the Association Board prior to execution by the owner of a Home and tenant.
- f. Upon execution by the owner of a Home and tenant of an Association Board approved rental agreement occurring as a result of a Hardship, the owner shall be required to: (i) provide to the tenant the CCR's; and, (ii) provide the fully executed lease to the Association Board within fifteen (15) days.

6. Exceptions to Limitations on Rental and Leasing of Homes for Certain Loans and Mortgages:

- a. An exception to Paragraph 4 above shall exist if there are any FHA, VA or USDA insured loans or mortgages affecting a Home or Lot for as long as any of the foregoing insured loans or mortgages apply to the Home or Lot. Further, any restrictions in Paragraph 4 above relating to the renting, leasing, subleasing, or reconveyance that violate any FHA, VA or USDA requirements shall not apply to any Home, Lot or its owner.

**Section 2. Definitions.**

- 1. Applicant. Shall mean and refer to Pulte Homes of Indiana, LLC.
- 2. Association Board. Shall mean and refer to the board of directors of the homeowner's association that shall be established and incorporated by Pulte Homes of Indiana, LLC that shall govern and regulate the Real Estate, which shall also include the establishment

of association By-Laws and Covenants, Conditions and Restrictions pertaining to the Real Estate.

3. Director. Shall mean and refer to the Director of Department of Community Services of the City of Carmel, Indiana.
4. Home or Homes. Shall mean and refer to any townhomes on the Real Estate.
5. FHA. Shall refer to the Federal Housing Administration.
6. Lot. Shall mean and refer to a lot, as a lot is to be defined in the Covenants, Conditions and Restrictions for the Illinois Street PUD.
7. Pulte Homes. – Shall refer to Pulte Homes of Indiana, LLC.
8. USDA. Shall refer to the United States Department of Agriculture.
9. VA. Shall refer to the United States Department of Veterans Affairs.

**Section 3. Modification of Commitments.** These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Plan Commission in accordance with the City of Carmel's Unified Development Ordinance and any applicable laws, rules and regulations.

**Section 4. Effective Date.** These Commitments shall be effective upon the Council's approval of the Request.

**Section 5. Recording.** These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Applicant upon approval of the Request by the Council and acquisition of the Real Estate. Within thirty (30) days after the recording of these Commitments, the Applicant shall provide to the Director a recorded copy of these Commitments.

**Section 6. Enforcement.** These Commitments may be enforced by the Director of the Department of Community Services at the direction of the Council and/or Plan Commission.

**Section 7. Binding on Successors.** These Commitments are binding upon: (i) Pulte Homes of Indiana, LLC and its successors and assigns; (ii) any owner of any Home on any portion of the Real Estate, and their successors and assigns; and, (iii) any builder of any Home on the Real Estate, unless the Commitments herein are modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, the Applicant has caused these Commitments to be executed as of the dates identified below.

“Applicant”

Pulte Homes of Indiana, LLC

By: _____

Name: _____

Title: _____

Date: _____, 2025

STATE OF INDIANA                    )  
                                                  ) SS.:  
COUNTY OF _____ )

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____ (name) as _____ title) of Pulte Homes of Indiana, LLC, the Applicant, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2025 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 2025.

My Commission Expires: _____  
_____  
Notary Public

Residing in _____  
County of _____  
Printed Name

This instrument prepared by James E. Shinaver and Jon Dobosiewicz, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

## **Exhibit “A-1”**

### **(Legal Description)**

Part of the Southwest Quarter of Section 2, Township 17 North, Range 3 East of the Second Principal Meridian, in the City of Carmel, Clay Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2501-128-A, dated August 12, 2025, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter, marked by a Harrison monument; thence North 89 degrees 29 minutes 36 seconds East (grid bearing, Indiana State Plane, East Zone, NAD83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 1281.10 feet to the southwest corner of a tract of land in the name of Perkins Aesthetic Center, LLC, as described in Instrument Number 2010029742 in the Office of the Hamilton County Recorder; thence North 00 degrees 16 minutes 21 seconds East along the west line of said tract a distance of 45.00 feet to the southeast corner of a tract of land in the name of Perkins Aesthetic Center, LLC, as described in Instrument Number 2025021902 in said Recorder's Office; thence continuing North 00 degrees 16 minutes 21 seconds East a distance of 216.00 feet to the northeast corner thereof, marked by a 5/8 inch diameter rebar with cap stamped “Weihe #0012”, hereafter referred to as “Weihe Rebar”; thence South 89 degrees 29 minutes 36 seconds West along the north line of said tract a distance of 121.46 feet to the centerline of Williams Creek and the POINT OF BEGINNING, the following four (4) courses being along the centerline of Williams Creek; (1) thence South 28 degrees 13 minutes 13 seconds West a distance of 3.58 feet; (2) thence South 18 degrees 27 minutes 16 seconds West a distance of 13.59 feet; (3) thence South 14 degrees 29 minutes 37 seconds West a distance of 75.01 feet; (4) thence South 14 degrees 46 minutes 07 seconds West a distance of 4.33 feet to the east right-of-way line of Illinois Street, the following six (6) courses being along said right-of-way line; (1) thence North 29 degrees 15 minutes 19 seconds West a distance of 58.43 feet to a Weihe Rebar; (2) thence North 08 degrees 56 minutes 07 seconds West a distance of 63.76 feet to a Weihe Rebar marking the point of curvature of a non-tangent curve to the right having a radius of 630.00 feet; (3) thence northerly along said curve an arc distance of 260.74 feet to a Weihe Rebar, said curve being subtended by a chord having a bearing of North 02 degrees 53 minutes 10 seconds East and a chord distance of 258.88 feet; (4) thence North 14 degrees 44 minutes 34 seconds East a distance of 0.21 feet to a Weihe Rebar marking the point of curvature of a curve to the left having a radius of 760.00 feet; (5) thence northerly along said curve an arc distance of 191.16 feet to a Weihe Rebar, said curve being subtended by a chord having a bearing of North 07 degrees 32 minutes 12 seconds East and a chord distance of 190.66 feet; (6) thence North 00 degrees 19 minutes 51 seconds East a distance of 5.96 feet to a Weihe Rebar; thence North 89 degrees 29 minutes 36 seconds East along the south line of a tract of land in the name of Meridian Ortho Development, as described in Instrument Number 2020014971 in said Recorder's Office, a distance of 689.71 feet to a Weihe Rebar on the west line of a tract of land in the name of the State of Indiana as described in Instrument Number 2013006402 in said Recorder's Office, the following three (3) courses being along the west lines thereof; (1) thence South 26 degrees 41 minutes 16 seconds West a distance of 97.87 feet to a Weihe Rebar; (2) thence South 42 degrees 23 minutes 47 seconds West a distance of 74.33 feet to a point marked by a 5/8 inch diameter rebar with cap stamped “Certified Engineering”; (3) thence South 00 degrees 07 minutes 22 seconds West a distance of 85.00 feet to a Weihe Rebar; thence North 89 degrees 52 minutes 38 seconds West a distance of 234.29 feet to the center of aforesaid Williams Creek, the following twenty-two (22) courses being along the centerline of said creek;



- 1). thence South 41 degrees 01 minutes 05 seconds West a distance of 16.59 feet;
- 2). thence South 85 degrees 10 minutes 55 seconds West a distance of 29.50 feet;
- 3). thence North 36 degrees 38 minutes 26 seconds West a distance of 18.63 feet;
- 4). thence South 64 degrees 29 minutes 18 seconds West a distance of 21.99 feet;
- 5). thence South 20 degrees 23 minutes 54 seconds West a distance of 14.72 feet;
- 6). thence South 65 degrees 12 minutes 49 seconds West a distance of 11.02 feet;
- 7). thence South 69 degrees 21 minutes 18 seconds West a distance of 55.92 feet;
- 8). thence North 40 degrees 22 minutes 55 seconds West a distance of 19.72 feet;
- 9). thence North 46 degrees 05 minutes 37 seconds West a distance of 11.00 feet;
- 10). thence South 60 degrees 34 minutes 56 seconds West a distance of 16.67 feet;
- 11). thence South 15 degrees 33 minutes 50 seconds West a distance of 12.09 feet;
- 12). thence South 12 degrees 51 minutes 30 seconds East a distance of 23.50 feet;
- 13). thence South 10 degrees 26 minutes 21 seconds West a distance of 26.19 feet;
- 14). thence South 35 degrees 28 minutes 37 seconds West a distance of 21.08 feet;
- 15). thence South 62 degrees 49 minutes 29 seconds West a distance of 36.54 feet;
- 16). thence South 03 degrees 00 minutes 53 seconds West a distance of 13.56 feet;
- 17). thence South 56 degrees 18 minutes 39 seconds West a distance of 21.61 feet;
- 18). thence South 72 degrees 55 minutes 37 seconds West a distance of 50.64 feet;
- 19). thence South 33 degrees 29 minutes 29 seconds West a distance of 23.07 feet;
- 20). thence South 08 degrees 09 minutes 00 seconds West a distance of 21.29 feet;
- 21). thence South 41 degrees 22 minutes 29 seconds West a distance of 23.03 feet;
- 22). thence South 28 degrees 13 minutes 13 seconds West a distance of 32.63 feet

to the POINT OF BEGINNING, containing 4.437 acres, more or less.

**Exhibit "A-2"**

(Legal Description – Location Map)



CITY OF CARMEL  
DOCS DEPARTMENT REPORT TO THE COUNCIL

February 16, 2026

**Green House Cottages PUD Amendment and Restoracy of Carmel PUD (Z-704-26 and Z-705-26)**

- Plan Commission Docket No. PZ-2025-00197 PUD Amend and PZ-2025-00198 PUD
- Modify Green House Cottages PUD (Z-594-14) and rezone adjacent land to expand Restoracy senior care project
- The new property is 1.8 acres, located at 240 E. City Center Drive, and zoned R-2/Residential

**Planning and Zoning Analysis**

- The objective of the project is to expand the current assisted living/skilled nursing use to the adjacent parcel. To do this, the *existing PUD must be amended* to reflect that the same use is now adjacent to the east. The new parcel is being rezoned to a PUD to match the existing PUD on the parcel to the west.
- Comprehensive Plan (Comp Plan):
  - Classifies this parcel as Downtown Development Pattern and is part of the urban core of Carmel and calls for many different types of uses.
  - Expansion of an existing residential use for skilled nursing/assistance fits into this area.
  - A couple objectives from the Policy Goals and Objectives part of the Comp Plan to note are:
    - Goal is to protect single-family from dissimilar adjacent uses with respect to scale of buildings, lighting, etc. The proposed expansion aims to keep residential character and scale.
    - Support healthful living with healthcare access and quality places for people to be able to remain in their community through all stages of life. This project meets that goal.
- PUD Amend and new PUD:
  - Two new cottage homes are proposed, where up to 12 people will live in each building.
  - Street extended for Greenhouse Way, sidewalks extended to connect to the existing sidewalk network, and more parking spaces (22) provided.
  - The south portion of the Restoracy parcel will be reserved for a proposed rain garden/detention area.
  - The existing Green House Cottages PUD site will not change, other than to incorporate the driveway, sidewalk, and parking improvements mentioned above.
  - Carmel Thoroughfare Plan calls for a north/south road to be built east of the Restoracy parcel. This road would connect Richland Ave. to City Center Dr.
  - The juncture of the new road and City Center Dr. will likely be a round-a-bout, with the current project proposal providing space for both the road and intersection.
  - Please note that the Engineering Department is still working on the exact placement and design of the new road, as well as evaluating intersection options, and timing of when it will be installed.
  - The new cottages in the Restoracy PUD will complement the existing cottages, but they will be slightly different.
  - The cottages are one story homes with pitched roofs, a brick base, and siding as the primary exterior material.
  - 25 ft. bufferyard along the eastern border, 30 ft. buffer/tree preservation area along the north, and 15 ft along south.

**Negotiations with Petitioner during Plan Commission process**

- Bufferyard to the east increased and building orientation adjusted.
- Adjustments made to allow Richland Ave. to extend and a round-a-bout to be built at City Center Dr.
- More open space added and fence added behind eastern buildings.

**Concerns Discussed by the Plan Commission**

- Dedication of right-of-way for the future Richland Ave. extension.
- Buffering and setbacks along the east property line and adjacent neighborhood.
- Building orientation and parking.

DOCS Staff found that the proposed revisions to the Green House Cottages PUD and the new Restoracy PUD meet several Policies and Objectives of the Comp Plan. The 2 new buildings will tie into the existing development with appropriate vehicle and pedestrian access, and will provide additional senior care units for the community. Site plan adjustments were made to increase the bufferyards, make room for Richland Ave. extension, and provide open space. We recommended that the Plan Commission forward this item to City Council with a Favorable Recommendation. The Plan Commission voted 9-0 to send it with a Favorable Recommendation to City Council.



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

**ORDINANCE  
Z-704-26**

**Green House Cottages PUD 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 **Docket No. PZ-2025-00197 PUD Amendment** – PUD Amendment and rezone approval for an expansion of the Restoracy senior care development. The property is 4.76 acres, located at 616 Green House Way, and is zoned PUD (Green House Cottages of Carmel: Z-594-14). The new property is 1.8 acres, located at 240 E. City Center Drive, and zoned R-2/Residential.

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

At its scheduled meeting on January 20, 2026, the Carmel Plan Commission voted Nine (9) in Favor, Zero (0) Opposed, Zero (0) Absent, to forward to the Common Council the proposed **Ordinance No. Z-704-26** with a **"Favorable Recommendation"**.

Please be advised that by virtue of the Plan Commission's **Favorable** Recommendation, pursuant to IC 36-7-4-608(f), 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 April, 22, 2026.

CARMEL PLAN COMMISSION

BY: _____

Christina Zoccola, President

ATTEST:

_____  
*Bric Butler*

Bric Butler, Secretary  
Carmel Plan Commission  
Dated: January 22, 2026

CARMEL CITY CLERK  
JAN 22 2026  
TIME: 1:15 PM

Sponsor: Councilor

Sponsors: Councilors Adam Aasen and Shannon Minnaar

**ORDINANCE ~~PZZ-2025-00197~~704-26**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,  
INDIANA, AMENDING THE GREEN HOUSE COTTAGES OF CARMEL  
PLANNED UNIT DEVELOPMENT DISTRICT (Z-594-14)**

***Synopsis:** Ordinance establishes an Amendment to the Green House Cottages of Carmel Planned Unit Development Ordinance, Ordinance Number Z-594-14, which Amendment shall be referred to as the ~~PZZ-2025-00197~~704-26 Green House Cottages of Carmel Amendment Ordinance (this “~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment”). This ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment amends certain provisions of the original Green House Cottages of Carmel PUD Ordinance, Ordinance Number Z-594-14 (the “Original Green House Cottages PUD Ordinance”), pertaining to the existing conditions on the subject property.*

WHEREAS, Article 4 of the Unified Development Ordinance, as amended (the “~~Zoning Ordinance~~UDO”), provides for the establishment of a PUD District in accordance with the requirements of Ind. Code § 36-7-4-1500 *et. seq.* (the “PUD Statute”);

WHEREAS, the Carmel City Council (the “Council”) adopted the Original Green House Cottages PUD Ordinance, on November 3, 2014, which establishes the Green House Cottages of Carmel Planned Unit Development District;

WHEREAS, MBR Carmel Health, LLC, an Indiana limited liability company (“MBR”), submitted an application to the Carmel Plan Commission (the “Plan Commission”) to amend the Original Green House Cottages PUD Ordinance;

WHEREAS, MBR’s application is consistent with the provisions of the ~~Zoning Ordinance~~UDO and the PUD Statute;

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and the ~~Zoning Ordinance~~UDO, the Plan Commission conducted a public hearing on January 20, 2026 at 6:00 p.m., regarding this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment ~~on December 16, 2025~~, which ~~application~~ was docketed as PZ-2025-00197; ~~and~~



WHEREAS, the Plan Commission has given a favorable recommendation to this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment, which amends certain provisions of the Original Green House Cottages PUD Ordinance, with respect to the Real Estate (as defined in the Original Green House Cottages PUD Ordinance and described on Exhibit A attached hereto and incorporated here by reference).

NOW, THEREFORE, be it ordained by the Council that, pursuant to Ind. Code § 36-7-4-1500 *et seq.*, the Council adopts this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment, as amendment to the City's official Zone Map; all prior ordinances or parts thereof inconsistent with any provision of this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment and its exhibits are hereby made inapplicable to the use and development of the Real Estate; all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment; and this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment shall be in full force and effect from and after due passage and signing.

## **Section 1. Incorporation of Recitals; Applicability of Ordinance.**

Section 1.1 The recitals to this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment are incorporated and made a part of the Z-594-14 Green House Cottages PUD.

Section 1.2 Except as modified by this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment, the Original Green House Cottages PUD Ordinance shall remain unmodified and in full force and effect. With respect to all conflicts and inconsistencies between the Original Green House Cottages PUD Ordinance and this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment, this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment shall control and prevail.

## **Section 2. Applicability of Ordinance.**

Section 2.1 Development in the Green House Cottages District shall be governed entirely by (i) the provisions of this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment and its exhibits, (ii) the provisions of the Original Green House Cottages PUD Ordinance, as amended by this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment; and (iii) those provisions of the ~~Unified Development Ordinance~~UDO specifically referenced in this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment.

Section 2.2 All provisions of the Original Green House Cottages PUD Ordinance not affected by this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment shall continue, unchanged, and the Original Green House Cottages PUD Ordinance, as amended, shall remain in full force and effect.

### **Section 3. Definitions.**

Section 3.1 Capitalized terms not otherwise defined in this ~~PZZ-2025-00197~~704-26 Green House Cottages PUD Amendment shall have the meanings ascribed to them in the Original Green House Cottages PUD Ordinance.

Section 3.2 Part K. of Section 2.2 of the Original Green House Cottages PUD Ordinance shall be and hereby is amended and restated in its entirety as follows:

“K. Controlling Developer: Shall mean MBR Carmel Health, LLC, an Indiana limited liability company, or its successor or assignee.”

Section 3.3 The definition of “Development Plan” or “DP” as provided in part L. of Section 2.2 of the Original Green House Cottages PUD Ordinance shall be amended to include the improvements to the Real Estate reflected on the new Concept Plan attached hereto as Exhibit B as such plan pertains to the Real Estate (the “Concept Plan”) and to the extent such Development Plan receives approval of the Plan Commission.

### **Section 4. Development and Architectural Standards.**

Section 4.1 Part B. of Section 4.1 of the Original Green House Cottages PUD Ordinance shall be and hereby is amended and restated in its entirety as follows:

“B. Minimum Side Yard Building Setback: Twenty (20) feet.

Section 4.2 Concept Plan. The Real Estate may be further developed per the layout shown on the Concept Plan.

### **Section 5. Landscape Requirements.**

Section 5.1 Part F. of Section 5.3 of the Original Green House Cottages PUD Ordinance shall be and hereby is amended and restated in its entirety as follows:

“F. Not less than ten (10) percent of the Real Estate shall be allocated to and shall remain in open space in perpetuity.”

Section 5.2 Part B. of Section 5.4 of the Original Green House Cottages PUD Ordinance shall be deleted in its entirety. For purposes of clarity, to accommodate the development of the real estate within The Restoracy of Carmel District as defined in The Restoracy of Carmel Planned Unit Development Ordinance, Ordinance Number ~~PZZ-2025-00198~~704-26 which is situated directly east of the Green House Cottages District, no bufferyard along the eastern boundary of the Real Estate is required. The Restoracy of

Carmel District will serve as a complement to and extension of the development on and from the Real Estate to the real estate within The Restoracy of Carmel District.

**Section 6.     Parking Requirements.** Part A.i) of Section 8.1 of the Original Green House Cottages PUD Ordinance shall be and hereby is amended and restated in its entirety as follows:

“i)     A minimum of sixty (60) designated parking spaces shall be provided on the Real Estate; and”

**Section 7.     Interior Streets.** Part B. of Section 9.2 of the Original Green House Cottages PUD Ordinance shall be and hereby is amended and restated in its entirety as follows:

“B.     All interior streets installed in the year 2026 or thereafter shall be private and have a minimum width of twenty-five (25) feet. All interior streets installed prior to the year 2026 shall be private and have a minimum width of twenty-three (23) feet.”

**Section 8.     Violations and Enforcement.** All violations and enforcement of this ~~PZZ-2025-00197704-26~~ Green House Cottages PUD Amendment shall be subject to ~~Chapter-34~~Article 10 of the ~~Zoning Ordinance~~UDO.

**Section 9.     Exhibits.** All of the Exhibits (A–B) on the following pages are attached to this ~~PZZ-2025-00197704-26~~ Green House Cottages PUD Amendment, are incorporated by reference into this ~~PZZ-2025-00197704-26~~ Green House Cottages PUD Amendment, and are part of this ~~PZZ-2025-00197704-26~~ Green House Cottages PUD Amendment.

*[The remainder of this page has been intentionally left blank. Signatures follow this page.]*

[Different first page link-to-previous setting changed from off in original to on in modified.].

This Ordinance shall be effective upon its passage by the Council and approval by the Mayor of the City, in accordance with Ind. Code § 36-4-6 *et seq.*

**ADOPTED** by the Common Council of the City of Carmel, Indiana this 16th day of March, 2026, by a vote of _____ ayes and _____ nays.

**COMMON COUNCIL FOR THE CITY OF CARMEL[†]**

~~Adam Aasen~~ Matthew Snyder, President

~~Matthew Snyder~~ Ryan Locke, Vice President

Teresa Ayers, Chaplain

Tony Green, Parliamentarian

Rich Taylor

Jeff Worrell

~~Shannon Minnaar~~ Adam Aasen

~~Ryan Locke~~ Shannon Minnaar

Anita Joshi

ATTEST:

Jacob Quinn, City Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ -  
2026, at _____ .M.

Jacob Quinn, City Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ -  
2026, at _____ .M.

Sue Finkam, Mayor

ATTEST:

[†] ~~NTD: Names to be confirmed in 2026.~~

*[Link-to-previous setting changed from off in original to on in modified.]*

---

Jacob Quinn, City Clerk

**This instrument prepared by:** Kyle T. Resetarits, Esq., Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, IN 46204, (317) 968-5506.

*[Link-to-previous setting changed from off in original to on in modified.]*



## **Exhibit A**

### **Legal Description of Real Estate**

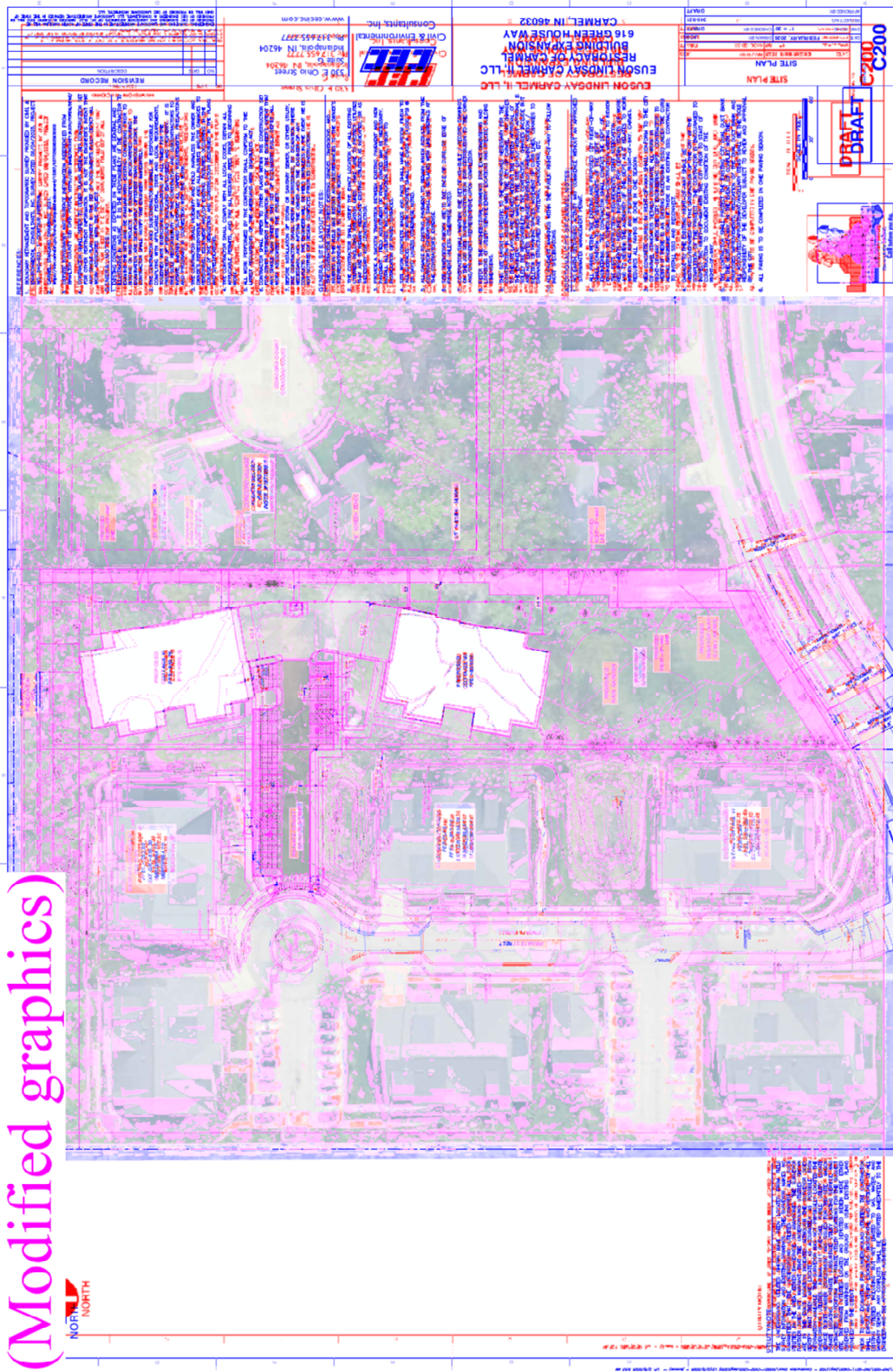
A part of the Southwest Quarter of the Southwest Quarter of Section 30 and a part of the Northwest Quarter Section 31, Township 18 North, Range 4 East, located in Clay Township, Hamilton County, being the Blackwell Development Partners, LLC property described in Instrument No. 2013002580 and Thomas W. and Sue B. Steinhart property described in Instrument No. 200400071625 both in the Records Office of Hamilton County, Indiana and more particularly described as follows, to-wit;

Commencing at the Southeast corner of said Southwest Quarter of the Southwest Quarter of Section 30 thence run along the South line of said Quarter section, North 89°50'12" West (state plane bearing), 137.00 feet to the Point of Beginning of the herein described tract; Thence along the East line of said Blackwell Development Partners LLC property, North 00°00'11" East 522.50 feet to the Northeast Corner of said property, said point being on the South line of the Carmelaire Subdivision recorded in Plat Book 4, Page 97; Thence along the North lines of said properties and the South line of said Subdivision, North 89°50'12" West, 305.50 feet to the Northwest corner of said Steinhart property; thence along the West line of said Steinhart property, South 00°00'11" West, 664.31 feet to a 5/8" capped rebar with orange cap stamped "JD HALL LS20500017" (herein after referred to as "capped rebar") on the North right-of-way line of 126th Street; following four (4) courses: 1) South 89°54'01" East 95.07 feet to a capped rebar; 2) South 82°04'04" East, 57.57 feet to a capped rebar; 3) North 77°21'32" East, 38.55 feet to a point on a curve to the left, having a radius of 485.87 feet, marked by a capped rebar; 124.45 feet to a capped rebar on the East line of said Blackwell property; thence North 00°00'11 East, 94.20 feet to the Point of Beginning, containing 4.61 acres, more or less.

Subject to all easements and rights-of-way of record.

**Exhibit B**  
**Concept Plan**

(Modified graphics)



<b>Summary report:</b> <b>Litera Compare for Word 11.9.1.1 Document comparison done on 2/6/2026</b> <b>1:59:11 PM</b>	
<b>Style name:</b> Default Style	
<b>Intelligent Table Comparison:</b> Active	
<b>Original DMS:</b> iw://worksite.dbg.dentons.com/LEGALDOCS/25087868/6	
<b>Modified DMS:</b> iw://worksite.dbg.dentons.com/LEGALDOCS/25087868/7	
<b>Changes:</b>	
<u>Add</u>	72
<del>Delete</del>	71
<del>Move From</del>	0
<u>Move To</u>	0
<u>Table Insert</u>	0
<del>Table Delete</del>	0
<u>Table moves to</u>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	1
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	144

CITY OF CARMEL  
DOCS DEPARTMENT REPORT TO THE COUNCIL

February 16, 2026

**Green House Cottages PUD Amendment and Restoracy of Carmel PUD (Z-704-26 and Z-705-26)**

- Plan Commission Docket No. PZ-2025-00197 PUD Amend and PZ-2025-00198 PUD
- Modify Green House Cottages PUD (Z-594-14) and rezone adjacent land to expand Restoracy senior care project
- The new property is 1.8 acres, located at 240 E. City Center Drive, and zoned R-2/Residential

**Planning and Zoning Analysis**

- The objective of the project is to expand the current assisted living/skilled nursing use to the adjacent parcel. To do this, the *existing PUD must be amended* to reflect that the same use is now adjacent to the east. The new parcel is being rezoned to a PUD to match the existing PUD on the parcel to the west.
- Comprehensive Plan (Comp Plan):
  - Classifies this parcel as Downtown Development Pattern and is part of the urban core of Carmel and calls for many different types of uses.
  - Expansion of an existing residential use for skilled nursing/assistance fits into this area.
  - A couple objectives from the Policy Goals and Objectives part of the Comp Plan to note are:
    - Goal is to protect single-family from dissimilar adjacent uses with respect to scale of buildings, lighting, etc. The proposed expansion aims to keep residential character and scale.
    - Support healthful living with healthcare access and quality places for people to be able to remain in their community through all stages of life. This project meets that goal.
- PUD Amend and new PUD:
  - Two new cottage homes are proposed, where up to 12 people will live in each building.
  - Street extended for Greenhouse Way, sidewalks extended to connect to the existing sidewalk network, and more parking spaces (22) provided.
  - The south portion of the Restoracy parcel will be reserved for a proposed rain garden/detention area.
  - The existing Green House Cottages PUD site will not change, other than to incorporate the driveway, sidewalk, and parking improvements mentioned above.
  - Carmel Thoroughfare Plan calls for a north/south road to be built east of the Restoracy parcel. This road would connect Richland Ave. to City Center Dr.
  - The juncture of the new road and City Center Dr. will likely be a round-a-bout, with the current project proposal providing space for both the road and intersection.
  - Please note that the Engineering Department is still working on the exact placement and design of the new road, as well as evaluating intersection options, and timing of when it will be installed.
  - The new cottages in the Restoracy PUD will complement the existing cottages, but they will be slightly different.
  - The cottages are one story homes with pitched roofs, a brick base, and siding as the primary exterior material.
  - 25 ft. bufferyard along the eastern border, 30 ft. buffer/tree preservation area along the north, and 15 ft along south.

**Negotiations with Petitioner during Plan Commission process**

- Bufferyard to the east increased and building orientation adjusted.
- Adjustments made to allow Richland Ave. to extend and a round-a-bout to be built at City Center Dr.
- More open space added and fence added behind eastern buildings.

**Concerns Discussed by the Plan Commission**

- Dedication of right-of-way for the future Richland Ave. extension.
- Buffering and setbacks along the east property line and adjacent neighborhood.
- Building orientation and parking.

DOCS Staff found that the proposed revisions to the Green House Cottages PUD and the new Restoracy PUD meet several Policies and Objectives of the Comp Plan. The 2 new buildings will tie into the existing development with appropriate vehicle and pedestrian access, and will provide additional senior care units for the community. Site plan adjustments were made to increase the bufferyards, make room for Richland Ave. extension, and provide open space. We recommended that the Plan Commission forward this item to City Council with a Favorable Recommendation. The Plan Commission voted 9-0 to send it with a Favorable Recommendation to City Council.



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

**ORDINANCE  
Z-705-26**

**Restoracy of Carmel PUD  
R-2/Residential - PUD (Restoracy of Carmel PUD)**

**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-2025-00198 PUD** – PUD Amendment and rezone approval for an expansion of the Restoracy senior care development. The property is 4.76 acres, located at 616 Green House Way, and is zoned PUD (Green House Cottages of Carmel: Z-594-14). The new property is 1.8 acres, located at 240 E. City Center Drive, and zoned R-2/Residential.

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

At its scheduled meeting on January 20, 2026, the Carmel Plan Commission voted Nine (9) in Favor, Zero (0) Opposed, Zero (0) Absent, to forward to the Common Council the proposed **Ordinance No. Z-705-26** with a **"Favorable Recommendation"**.

Please be advised that by virtue of the Plan Commission's **Favorable** Recommendation, pursuant to IC 36-7-4-608(f), 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 April, 22, 2026.

CARMEL PLAN COMMISSION

BY:

  
Christina Zoccola, President

ATTEST:

  
Bric Butler, Secretary  
Carmel Plan Commission  
Dated: January 22, 2026

**CARMEL CITY CLERK**  
**JAN 22 2026**  
TIME: 1:15 PM

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL  
PROPERTY MADE IN CONNECTION WITH A REZONE**

*COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA  
ORDINANCE Z-705-26; DOCKET NO. PZ-2025-00198 PUD*

West Royal Properties LLC, an Indiana limited liability company (hereinafter referenced as “**Owner**”), represents and warrants that Owner is the owner of certain real estate located in the City of Carmel, Hamilton County, Indiana (the “**City**”), which real estate is described in Exhibit A attached hereto and incorporated herein by this reference (the “**Real Estate**”). Owner further represents and warrants that Owner has the authority to, and does hereby voluntarily make, the following **COMMITMENTS** concerning the use and development of the Real Estate:

**STATEMENT OF COMMITMENTS**

Owner voluntarily agrees and commits that the approval of the petition assigned Docket No. PZ-2025-00198 PUD, which petition requests a rezone of the Real Estate to The Restoracy of Carmel Planned Unit Development District, is conditioned upon the following Commitments:

1. If the Controlling Developer, Owner, or any other person or entity develops the Real Estate as described in and permitted by Ordinance Z-705-206 (the Restoracy of Carmel Planned Unit Development Ordinance), as amended (the “**Restoracy PUD Ordinance**”), then the owner of the Real Estate at the time of such development shall dedicate to the City that certain real estate identified as “Proposed Right-of-Way” (approximately 0.248 acres of variable width along the eastern and southern boundaries of the Real Estate) on the site plan attached hereto as Exhibit B (the “**Site Plan**”) in connection with issuance of a building permit for such development. For the avoidance of doubt, the Site Plan is the same as the conceptual Development Plan for the Real Estate attached as Exhibit B to the Restoracy PUD Ordinance.

These **COMMITMENTS** shall be promptly executed and recorded by Owner in the Office of the Recorder of Hamilton County, Indiana, after The Restoracy of Carmel Planned Unit Development Ordinance Z-705-206 is approved and adopted for rezone of the Real Estate by the Common Council of the City relative to Docket No. PZ-2025-00198 PUD. These **COMMITMENTS** shall be binding on Owner and on any and all other persons or entities acquiring an interest in the Real Estate (hereinafter, collectively, “**Owners**”).

Owner shall have an affirmative duty to inform any third parties with whom Owner negotiates for a possible sale, lease, assignment, mortgage, or transfer of the Real Estate of the existence of these **COMMITMENTS**. In the event any sale, lease, assignment, mortgage, or transfer occurs, Owner

shall ensure that a copy of these **COMMITMENTS** is incorporated into any such written agreement with the third party. In the event Owner fails to comply with the terms of this paragraph and the third party fails to perform and/or comply with these **COMMITMENTS**, the City shall be entitled to recover from Owners, jointly and/or severally, any and all damages which arise from this failure and shall also be entitled to injunctive relief to terminate any non-compliance herewith.

These **COMMITMENTS** may be modified or terminated by a decision of the Common Council of the City made after a public hearing for which proper notice is given, including hearings for other land uses or zoning approvals involving the Real Estate or any portion thereof.

These **COMMITMENTS** may be enforced, jointly and/or severally, by the Common Council, the Plan Commission, and/or the Community Services Director (or a position created for the City which is analogous thereto). Owner and all Owners shall be obligated hereunder to indemnify the Common Council, the Plan Commission, and the City, and to hold said entities and their respective authorized representatives, including, but not limited to, the Community Services Director, harmless from any liability, expense (including, but not limited to, reasonable attorneys' fees and court costs), costs, or damages which result from the failure to perform Owner's and/or Owners' obligations under the terms and conditions of these **COMMITMENTS**.

In the event it becomes necessary to enforce these **COMMITMENTS** in a court of competent jurisdiction, and Owner and/or any subsequent owner(s) of the Real Estate are found to be in violation of these **COMMITMENTS**, all such violators shall pay all reasonable costs and expenses the City, the Common Council, the Plan Commission, and other authorized representative(s) incur in the enforcement of these **COMMITMENTS**, including, but not limited to, reasonable attorneys' fees, expert witness fees, and court costs.

Any controversy arising under, or in relation to, these **COMMITMENTS** shall be litigated exclusively in the applicable state courts of Indiana without regard to conflicts of law principles. Owner irrevocably consents, for themselves and all subsequent Owners, to service, jurisdiction, and venue in such state courts for any such litigation and hereby waives any other venue to which Owner or Owners might be entitled by virtue of domicile, habitual residence, or otherwise.

Owner shall be responsible, at Owner's expense, for recording these **COMMITMENTS** in the Office of the Recorder of Hamilton County, Indiana, and, subject to the terms hereof, promptly following final approval and adoption of the Restoracy PUD Ordinance, shall provide the Department of Community Services with a copy of such recording as a condition precedent for issuance of a building permit for the development of the Real Estate as described in the Restoracy PUD Ordinance. These **COMMITMENTS** shall be considered a **COVENANT** running with the Real Estate, including any portion thereof, and shall continue in effect until modified or terminated in conformance with the requirements herein.

Capitalized terms not otherwise defined in these **COMMITMENTS** shall have the meanings ascribed to them in the Restoracy PUD Ordinance, and, if not defined therein, such capitalized terms shall have the meanings ascribed to them in the City's Unified Development Ordinance. The undersigned, by executing these **COMMITMENTS**, represents and warrants that Owner is the owner of the Real Estate, that execution of these **COMMITMENTS** is being voluntarily

undertaken and requires no authorization of a third party, and that these **COMMITMENTS** shall be binding upon the undersigned as to all the particulars herein and shall be considered a **COVENANT** running with the land described herein as the Real Estate, including, but not limited to, any portion thereof. By affirming his/her signature below to these **COMMITMENTS**, the undersigned further represents and warrants that he/she has full capacity and authority to execute these **COMMITMENTS**.

*[Remainder of Page Intentionally Left Blank; Signature Page Follows]*

IN WITNESS WHEREOF, Owner has duly executed these **COMMITMENTS** as of _____, 2026.

OWNER:

_____

By: _____

Printed: _____

Title: _____

STATE OF _____ )  
 ) SS:  
COUNTY OF _____ )

Before me, a Notary Public in and for said County and State, personally appeared _____, as _____, who acknowledged voluntarily executing the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this ____ day of _____, 2026.

Signature: _____

Printed: _____

Notary Public

My Commission Expires:

_____

County of Residence:

_____

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. _____.

Instrument prepared by and upon recording return to: Kyle T. Resetarits, Esq., Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, Indiana 46204, (317) 968-5506.



**EXHIBIT A TO COMMITMENTS**  
**Legal Description of the Real Estate**

**Parcel 1:**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 4 EAST AND A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 4 EAST, THENCE NORTH ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 522.5 FEET, THENCE WEST A DISTANCE OF 118 FEET, THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 720.5 FEET TO A POINT ON THE CENTER LINE OF MOHAWK ROAD AS NOW EXISTING, THENCE EAST ON AND ALONG THE CENTER LINE OF MOHAWK ROAD A DISTANCE OF 118 FEET, THENCE NORTH A DISTANCE OF 198 FEET TO THE PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA.

**Parcel 2:**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 4 EAST, AND PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS:

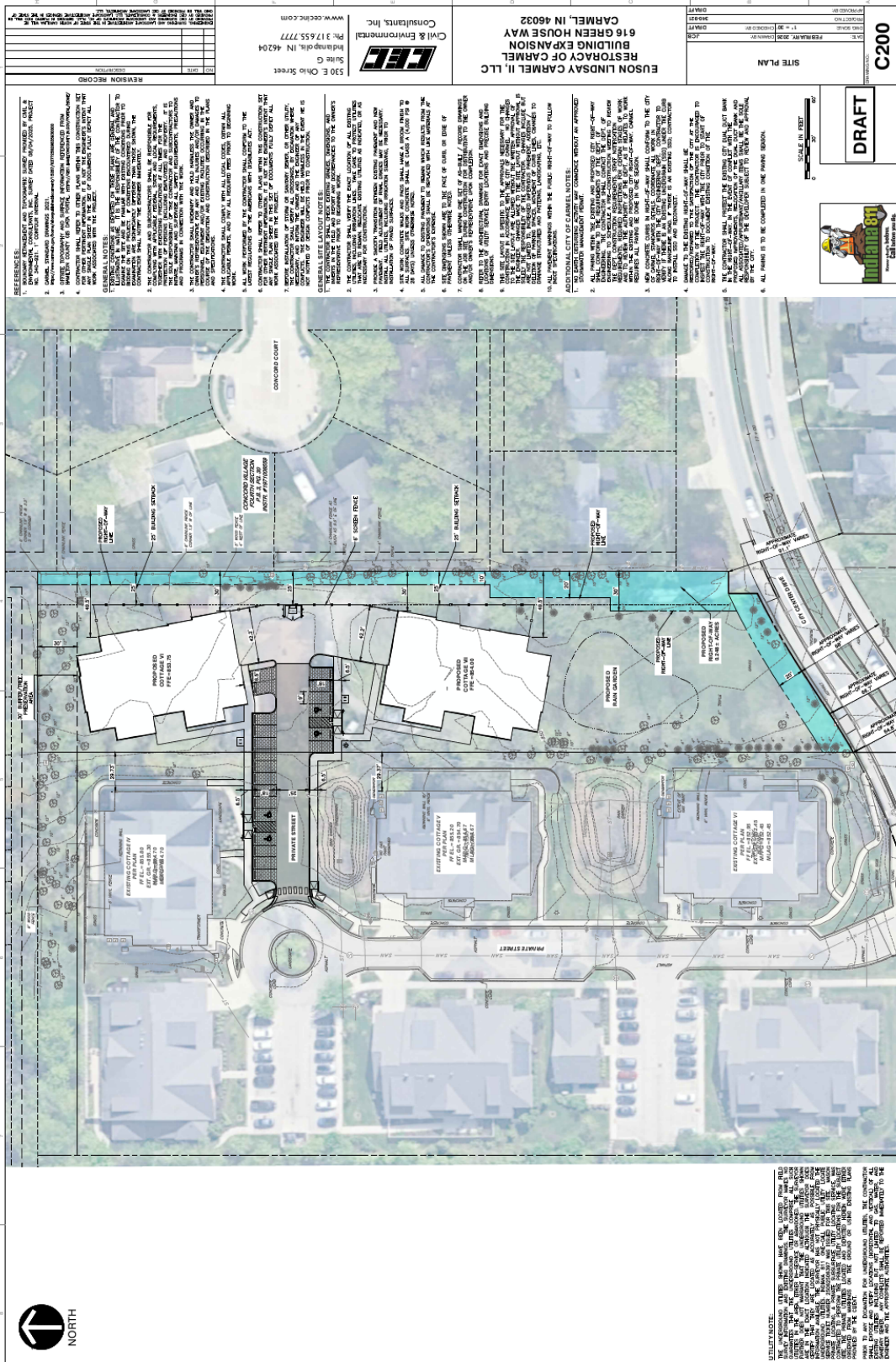
BEGIN AT A POINT 522.5 FEET NORTH AND 118 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, THENCE WEST A DISTANCE OF 19 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 720.5 FEET TO A POINT ON THE CENTER LINE OF MOHAWK ROAD AS NOW EXISTING; THENCE EAST ON AND ALONG THE CENTER LINE OF MOHAWK ROAD A DISTANCE OF 19 FEET; THENCE NORTH A DISTANCE OF 720.5 FEET TO THE PLACE OF BEGINNING.

EXCEPT: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST, CITY OF CARMEL, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 21 MINUTES 40 SECONDS WEST 16.50 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE EXISTING WEST BOUNDARY OF MOHAWK DRIVE; THENCE SOUTH 0 DEGREES 28 MINUTES 00 SECONDS EAST 21.91 FEET ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 28 MINUTES 00

SECONDS EAST 150.84 FEET ALONG SAID WEST BOUNDARY AND 16.5 FEET PARALLEL TO THE EXISTING CENTERLINE OF MOHAWK DRIVE TO THE INTERSECTION WITH THE EXISTING NORTH BOUNDARY OF MOHAWK DRIVE; THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS WEST 120.50 FEET ALONG SAID NORTH BOUNDARY AND 25.00 FEET PARALLEL TO THE EXISTING CENTER LINE OF MOHAWK DRIVE TO THE WEST LINE OF THE OWNERS' LAND; THENCE NORTH 0 DEGREES 28 MINUTES 00 SECONDS WEST 78.57 FEET ALONG SAID WEST LINE; THENCE NORTHEASTERLY 34.32 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 485.87 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING NORTH 58 DEGREES 17 MINUTES 25 SECONDS EAST AND A LENGTH OF 34.31 FEET; THENCE NORTH 56 DEGREES 16 MINUTES 00 SECONDS EAST 38.64 FEET; THENCE NORTHEASTERLY 67.84 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 555.87 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 45 MINUTES 47 SECONDS EAST AND A LENGTH OF 67.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,948 SQUARE FEET, MORE OR LESS, OR 0.320 ACRES, MORE OR LESS.

## Site Plan



~~Sponsor: Councilor~~ [REDACTED]

Sponsors: Councilors Adam Aasen and Shannon Minnaar

# CARMEL, INDIANA

## THE RESTORACY OF CARMEL

PLANNED UNIT DEVELOPMENT

ORDINANCE [REDACTED] Z-705-26

[REDACTED] March 16, 2026

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**Exhibit A.**     Legal Description of Real Estate

**Exhibit B.**     Conceptual Development Plan

**Exhibit C.**     Architectural Standards

**Exhibit D.**     Conceptual Cottage Elevations



~~Sponsor: Councilor~~  
Sponsors: Councilors Adam Aasen and Shannon Minnaar

ORDINANCE Z-705-26

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

WHEREAS, Article 4 of the Unified Development Ordinance provides for the establishment of a Planned Unit Development District in accordance with the requirements of Ind. Code § 36-7-4-1500 *et seq.* (the “PUD Statute”);

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

WHEREAS, MBR’s application is consistent with the provisions of the Unified Development Ordinance and the PUD Statute;

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and the Unified Development Ordinance, the Plan Commission conducted a public hearing concerning MBR’s application for a PUD District Ordinance on ~~December 16, 2025~~January 20, 2026 at 6:00 p.m.;

WHEREAS, the Plan Commission has given a favorable recommendation to this ordinance set forth herein which establishes The Restoracy of Carmel of Carmel Planned Unit Development District (the “The Restoracy of Carmel District”);

NOW, THEREFORE, be it ordained by the Common Council of the City of Carmel, Indiana (the “Council”), that pursuant to Ind. Code § 36-7-4-1500 *et. seq.*, (i) it adopts this ordinance (“The Restoracy of Carmel Ordinance”) as an amendment to the Zone Map, (ii) all prior ordinances or parts thereof inconsistent with any provision of The Restoracy of Carmel Ordinance and its exhibits are hereby made inapplicable to the use and development of the Real Estate, (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by The Restoracy of Carmel Ordinance, and (iv) The Restoracy of Carmel Ordinance shall be in full force and effect from and after due passage and signing.

**Section 1.     Applicability of Ordinance.**

Section 1.1     The Zone Map is hereby changed to designate the Real Estate as a Planned Unit Development District known as The Restoracy of Carmel District.

Section 1.2 Development in The Restoracy of Carmel District shall be governed entirely by (i) the provisions of The Restoracy of Carmel Ordinance and its exhibits, and (ii) those provisions of the Unified Development Ordinance specifically referenced in The Restoracy of Carmel Ordinance. In the event of a discrepancy and/or conflict between The Restoracy of Carmel Ordinance and the Unified Development Ordinance, the provisions of The Restoracy of Carmel Ordinance shall apply. Any provisions of the Unified Development Ordinance not addressed herein, to the extent applicable and not inconsistent with the terms hereof, shall be deemed incorporated herein by this reference.

## **Section 2. Definitions and Rules of Construction.**

Section 2.1 The following general rules of construction and definitions shall apply to The Restoracy of Carmel Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates otherwise.
- B. Any capitalized term not defined herein shall have the meaning as set forth in the Unified Development Ordinance in effect on the date of the enactment of The Restoracy of Carmel Ordinance.
- C. Words used in the present tense include the past and future tenses, and the future the present.
- D. The word “shall” indicates a mandatory requirement, while the word “may” indicates a permissive requirement.

Section 2.2 Definitions. Capitalized terms used in The Restoracy of Carmel Ordinance shall have the following definitions:

- A. ADLS: The architecture, design, exterior lighting, landscaping and signage associated with a Building.
- B. ADLS Approval: Approval by the Plan Commission of ADLS pursuant to Article 9, Section 9.03 of the Unified Development Ordinance and the Development Requirements.
- C. Accessory Structure: A structure which is subordinate to a Building located on the Real Estate.
- D. Accessory Use: A use subordinate to the main use, located on the Real Estate or in the same Dwelling as the main use, and incidental to the main use.
- E. Architectural Form: The Architectural Form is comprised of the conceptual elevations attached hereto as Exhibit D, which are intended to generally and conceptually illustrate an application of the Development Requirements. Architectural Form is general and not intended to delineate

the only final Dwelling designs that may be built. Dwellings shall comply with the Architectural Standards, but the elevations may vary from Exhibit D.

- F. Architectural Standards: The Architectural Standards incorporated in Section 4.8 and described on Exhibit C of The Restoracy of Carmel Ordinance.
- G. Building: A structure having a roof supported by columns and walls, for the shelter, support, use as an office and/or a Cottage.
- H. BZA: The Carmel Board of Zoning Appeals.
- I. City: The City of Carmel, Indiana.
- J. Cottage: Shall mean a detached skilled nursing dwelling where no more than twelve (12) persons shall reside that is approximately 8,000 square feet of interior livable space.
- K. Controlling Developer: Shall mean MBR Carmel Health, LLC, an Indiana limited liability company, or its successor or assignee.
- L. Development Plan: A specific plan for the development of the Real Estate, or any portion thereof, which is submitted for approval, showing proposed locations of Buildings and Structures thereon.
- M. Development Plan Approval: Approval by the Plan Commission of the Development Plan pursuant to the Unified Development Ordinance and the Development Requirements.
- N. Development Requirements: Written development standards and requirements specified in The Restoracy of Carmel Ordinance, which must be satisfied in connection with the approval of a Development Plan and issuance of an Improvement Location Permit.
- O. Director: The Director of the City's Department of Community Services.
- P. Masonry: Brick, stone, manufactured or synthetic stone or brick, limestone, natural stone, and cultured stone.
- Q. Material Alterations: Any change to an approved plan of any type that involves substitution of one material, species, element, etc., for another.
- R. Minor Alterations: Any change to an approved plan of any type that involves the revision of less than ten percent (10%) of the plan's total area or approved materials.

- S. Parking Space: An area unenclosed or enclosed in a Building or in Accessory Building, utilized for the temporary storage of one automobile and connected with a street.
- T. Plan Commission: The City's Plan Commission.
- U. Real Estate: That certain real estate located in the City, Hamilton County, Indiana as legally described on Exhibit A attached hereto.
- V. Siding: The material used for the outside of the Cottages and/or Building which shall not be vinyl or aluminum. Acceptable Siding materials shall be wood, LP siding, Hardiplank or similar composition fiber cement siding materials.
- W. Sign: Any type of sign as further defined and regulated by The Restoracy of Carmel Ordinance and Article 5, Section 5.39: Sign Ordinance of the Unified Development Ordinance. Any structure, fixture, placard, announcement, declaration, devise demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or any interests.
- X. Unified Development Ordinance: The City of Carmel Unified Development Ordinance, which was created by merging the City's Zoning Ordinance and Subdivision Control Ordinance in 2017 (Ord. D-2391-17), as amended.
- Y. Zone Map: The City's official Zone Map, as amended, corresponding with the Unified Development Ordinance.

### **Section 3. Uses and Accessory Uses.**

Section 3.1 Nursing care, memory care, convalescent facility, continuing care retirement community and/or an administrative office for the aforementioned uses shall be permitted uses in The Restoracy of Carmel District.

Section 3.2 All Accessory Structures and Accessory Uses allowed under the Unified Development Ordinance shall be permitted in The Restoracy of Carmel District; provided, however, that (i) any detached Accessory Structure shall have on all sides the same architectural features and construction materials, and be architecturally compatible with the principal Building(s) with which it is associated and (ii) all antennas shall be either concealed or camouflaged by Building parapet walls, mechanical screens, or other design methods.

### **Section 4. Development and Architectural Standards.**

Section 4.1 Bulk/Building Requirements.

- A. Minimum Front Building Setback:
  - i. From 126th Street: Twenty-five feet (25') from the edge of the pedestrian pathway.
  - ii. From Proposed Private Street: Fifteen feet (15').
- B. Minimum Side Yard Building Setback: Twenty-five feet (25'); provided, however, the area between a Building and the west property line of the Real Estate is not considered a Side Yard and no setback is required. Further, improvements may cross the west property line into the adjacent real estate subject to the existing Green House Cottages Ordinance, as amended, that established the Green House Cottages Planned Unit Development District.
- C. Minimum Rear Yard Building Setback: Thirty feet (30').
- D. Minimum Separation between Buildings: Fifteen feet (15').
- E. Maximum Building Height: Thirty-five feet (35').
- F. Minimum Ground Floor Area (exclusive of porches, terraces and garages): Minimum of seven thousand-five hundred (7,500) square feet.

Section 4.2 Conceptual Development Plan. The drawing shown on Exhibit B attached hereto constitutes the conceptual Development Plan. The Real Estate shall be developed generally consistent with the layout shown on the conceptual Development Plan, subject to Development Plan Approval.

Section 4.3 Exterior Lighting. Exterior, Cottage and Street lighting when provided, shall meet all applicable City standards and per the Unified Development Ordinance be reviewed by the City. Street lighting shall be located in the street right-of-way and/or other reasonable locations and street lighting shall (i) be confined to intersections and (ii) meet all applicable City standards and be reviewed by the City. Applicable lighting requirements are contained in Section 6 of The Restoracy of Carmel Ordinance.

Section 4.4 Landscaping. Applicable landscape requirements are contained in Section 5 of The Restoracy of Carmel Ordinance.

Section 4.5 Parking. Applicable parking requirements are contained in Section 8 of The Restoracy of Carmel Ordinance.

Section 4.6 Signage. Applicable signage requirements are contained in Section 7 of The Restoracy of Carmel Ordinance.

Section 4.7 Additional. Applicable additional standards and requirements are contained in Section 9 of The Restoracy of Carmel Ordinance.



Section 4.8    Architectural Standards. The Architectural Standards attached hereto as Exhibit C shall apply to all improvements constructed, installed, repaired or maintained on the Real Estate. The exterior of Cottages shall be similar to, but may vary from, the Conceptual Character Imagery of the Cottages as shown on the conceptual Cottage elevations attached hereto as Exhibit D.

## **Section 5. Landscape Requirements.**

**Section 5.1 General Landscaping.** Landscaping shall be integrated, where appropriate, with other functional and ornamental site design elements (e.g. hardscape materials, entryway signage, paths, sidewalks, natural areas, fencing or water features). A detailed landscape plan showing the size, location and variety of all plantings outside of the boundaries of a Lot shall be submitted and approved as part of the Development Plan for the portion of the Real Estate that is the subject of the Development Plan. Landscaping shall comply with the following general standards:

- A. Landscaping should be designed with structured patterns and complementary textures and colors. Alternate or pervious paving materials or alternative planting media may be allowed where planting space is limited or where otherwise warranted by site design.
- B. All plantings shall meet the following specifications:
  - i. Planting shall occur according to the American Standard for Nursery Stock (ANSI Z60.1), and all trees shall be selected from the Carmel Recommended Tree List published by the City's Urban Forestry Program. Landscaping materials shall be appropriate to local growing and climatic conditions. Plant suitability, maintenance and compatibility with site construction features are factors that shall be addressed. The City's planting details shall be used.
  - ii. Shade trees shall have a minimum width of two and one half (2.5) inches caliper at planting.
  - iii. Ornamental trees shall have a minimum width of one and one half (1.5) inches caliper at planting.
  - iv. Evergreen trees shall have a minimum height of six feet (6') at planting.
  - v. Shrubs shall have a minimum height of eighteen inches (18") at planting.
- C. Subject to the approval of the Urban Forester, existing vegetation may be used to achieve required landscaping if (i) it is of suitable quality, size and state of health to achieve required landscaping, and (ii) the method of preservation utilizes best management practices for tree protection during construction. Any preservation of existing vegetation shall constitute an in-kind credit against the landscaping requirements of this PUD Ordinance.

- D. All landscaping approved as part of the Development Plan shall be installed, weather permitting, prior to issuance of a Certificate of Occupancy for the first Building constructed on the portion of the Real Estate that is the subject of the Development Plan. If it is not possible to install the approved landscaping because of weather conditions, a temporary Certificate of Occupancy, which shall be conditioned upon a specified time to complete the installation of all uninstalled landscape material, may be requested.
- E. All landscaping approved as part of the Development Plan shall not be substantially altered, eliminated or sacrificed without first obtaining further Plan Commission approval. However, both Minor Alterations and Material Alterations in landscaping may be approved by the Director or his or her designee in order to conform to specific site conditions.
- F. All landscaping shall be properly maintained, which shall include the replacement of dead plantings with identical varieties or suitable substitute, mulching of planting areas, and keeping the landscaped areas free of refuse, debris, rank vegetation and weeds.

Section 5.2 Conflict with Utilities. Notwithstanding anything herein to the contrary, no tree shall be planted in conflict with drainage or utility easements or structures, underground detention (unless so designed for that purpose), or other rules, regulations or ordinances of the City. However, where the logical location of proposed utilities would compromise the desired effect, the Controlling Developer may solicit the aid of the City's Urban Forester in mediating an alternative.

Section 5.3 Landscape Plan. A full landscape plan shall be submitted with the ADLS application. The landscape plan shall include, at a minimum, the following:

- A. Location and spacing of existing and proposed plant material.
- B. Types of plant material identified by botanical and common names.
- C. Size of material, in diameter and height, at installation and maturity.
- D. Quantity of each of the planting materials to be installed.
- E. Methods of protecting landscaped areas.
- F. Not less than ~~ten~~twenty (~~10~~20) percent of the Real Estate shall be allocated to and shall remain in open space in perpetuity.

Section 5.4 Perimeter Buffer yard. A perimeter buffer yard shall be installed along the boundaries of The Restoracy of Carmel District. The perimeter buffer yards shall be as follows:

- A. The perimeter buffer yard for the northern boundary of The Restoracy of Carmel District shall be a minimum of thirty feet (30') in width, and for each one hundred (100) lineal feet of the buffer yard shall contain not less than three (3) shade or evergreen trees, not less than two (2) ornamental trees and not less than fifteen (15) shrubs. Drainage shall be permitted within the perimeter buffer yard along such northern boundary perimeter.
- B. The perimeter buffer yard for the eastern boundary perimeter shall be a minimum of twenty-five feet (25') in width, and for each one hundred (100) lineal feet of the buffer yard shall contain not less than seven (7) shade or evergreen trees, not less than three (3) ornamental trees and not less than twenty-five (25) shrubs. Drainage shall be permitted within the perimeter buffer yard along such eastern boundary perimeter.
- C. No perimeter buffer shall be required for the western boundary and property line; as the adjoining parcel (zoned as the Green House Cottages District, a Planned Unit Development) is incorporated with and complementary to the Real Estate.
- D. The perimeter buffer yard along the southern boundary (the entire 126th Street frontage) shall be a minimum of fifteen feet (15') in width, and for each one hundred (100) lineal feet of the buffer yard shall contain not less than seven (7) shade or evergreen trees, not less than three (3) ornamental trees and not less than twenty-five (25) shrubs.
- E. Perimeter Buffer yard Landscaping within Drainage Easements: Along the entire 126th Street frontage, all plantings within the drainage easement and/or overlapped buffer yard shall count toward the buffer yard landscaping requirements contained in Section 5.4 of The Restoracy of Carmel Ordinance. Trees planted within the drainage easement shall be located such that there will be a separation from tree to drainage infrastructure equal to the radius of the drip line at maturity or fifteen feet (15'), whichever is greater.

Existing vegetation may be applied towards perimeter buffer yards. Drainage improvements shall be permitted within the perimeter buffer yards described above in this Section 5.4 and elsewhere in The Restoracy of Carmel Ordinance, conditioned upon conformance to Section 10 below.

#### Section 5.5    Foundation Plantings.

- A. Landscaping shall be installed along all sides of the Cottage(s).
- B. Within the foundation planting areas required above in Section 5.5(A) the following shall apply:

- i. The primary landscape materials used shall be shrubs, and ornamental grasses.
- ii. Spacing for foundation shrubbery shall not exceed five (5) foot intervals except where occupied by a sidewalk driveway or impervious surface
- iii. Sidewalks, patios and/or terraces are permitted in foundation planting areas, but shall not occupy the entire planting area on any side of the Cottage(s).

Section 5.6    Parking Lot Planting.

- A. Parking lot perimeters shall be landscaped on all sides.
- B. A minimum of one (1) shade tree and five shrubs shall be planted for every ten (10) parking spaces provided.

Section 5.7    Screening Areas. Screening and landscaping shall prevent direct views of loading areas and ground mounted mechanical/telecommunication equipment from the street or public rights of way. Screening and buffering shall be achieved through walls (that should be architecturally compatible with the building materials), fences and landscaping. [Fencing shall match or be complementary to the fence materials used on the westerly adjoining parcel \(zoned as the Green House Cottages District, a Planned Unit Development\).](#)

Section 5.8    Tree Preservation. Tree Preservation Areas shall be regulated and well maintained in accordance with the following; however the Tree Preservations Areas shall be subject to the rights of all utility and drainage easements therein:

- A. The following best management practices should be implemented with respect to Tree Preservation Areas:
  - i. Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
  - ii. Removal of an overabundance of combustible material (e.g. dead, fallen trees and leaves).
  - iii. Removal of vines growing on and up a tree when tree growth is affected.
  - iv. All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods.



- B. The following activities shall be permitted within Tree Preservation Areas:
- i. Planting of native trees, pursuant to the Indiana Native Tree List provided by the City's Urban Forester.
  - ii. Removal of hazardous, exotic and invasive vegetation pursuant to the Indiana Exotic and Invasive Plant List provided by the City's Urban Forester.
  - iii. Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
  - iv. Installation of access easements, rights-of-way, streets, paths, trails, sidewalks, utilities and drainage improvements and minor pedestrian area improvements (e.g. benches, trash, receptacles).
  - v. Community or common areas; provided any such use shall be designed to avoid unnecessary impact or damage to Tree Preservation Areas.
- C. The following activities shall be prohibited within Tree Preservation Areas:
- i. Removal of living vegetation except as otherwise permitted in this Section 5.8.
  - ii. Mowing any portion of existing, naturally vegetated areas, except along trails, points of access or gathering points.
  - iii. Dumping of leaves or other debris from areas other than the Tree Preservation Area.
  - iv. Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden unless otherwise approved by the City's Urban Forrester.
  - v. Active recreational activities that would adversely impact the Tree Preservation Area such as the placement of playground equipment, paving for basketball or tennis courts and swimming pools.
- D. The following shall be required for all Tree Preservation Areas:
- i. Signs identifying the Tree Preservation Area shall be posted every five hundred feet (500') around the perimeter of all Tree Preservation Areas.

- ii. Barriers shall be utilized during site development and earth moving activities, which shall be specified on landscape plans. Such barriers shall remain in place during the site's construction activity.

## **Section 6. Lighting Requirements.**

Section 6.1. Street Lights. Street lighting when provided, shall be confined to intersections and vehicular access points, shall meet all applicable City standards and shall be reviewed and approved by the City.

Section 6.2. Site Lighting. All site lighting accessory to uses within the Real Estate shall comply with the following standards.

- A. All site lighting is subject to ADLS Approval. No lighting that has been approved by the Plan Commission may later be substantially altered or eliminated without first obtaining further approval from the Plan Commission or a committee thereof. However, Minor Alterations of lighting may be approved by the Director or the Director's designee.
- B. All site lighting shall be coordinated throughout the Real Estate and be of uniform design and materials.
- C. Exterior lighting of the Buildings and/or Cottages shall be located so that (i) light is not directed off the site and (ii) the light source is shielded from direct offsite viewing.
- D. Exterior lighting shall be architecturally integrated with the Building and/or Cottages style, material and color.
- E. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.
- F. Light fixtures in parking areas shall not exceed twenty-five feet (25') in height.
- G. All Building, Cottage(s) and pole mounted fixtures shall have 90-degree cut off and/or flat lenses. Building accent/facade lighting shall be exempt from this provision.
- H. Ground mounted lighting fixtures are permitted within areas designated for perimeter buffering.

**Section 7. Signage.** All signage on the Real Estate shall comply with Article 5, Section 5.39 of the Unified Development Ordinance, as revised, supplemented and amended by this Section 7 of The Restoracy of Carmel Ordinance, subject to ADLS Approval.

Section 7.1. Wall Signs:

A. Cottages:

- i. Wall signs shall be permitted with a maximum of one (1) permitted on the façade facing the roadway adjacent to the Cottages front door.
- ii. Maximum Area: Signs not to exceed ten (10) square feet each, located on the upper building façade.

Section 7.2. Ground Signs:

- A. Shall not exceed thirty (30) square feet
- B. One (1) Ground Sign shall be permitted for an Administrative Office Building.
- C. One (1) Ground Sign shall be permitted at each point of ingress/egress.
- D. Maximum Height: Six feet (6') as measured from the base of the sign to the top of the sign area.

**Section 8.     Parking Requirements.**

Section 8.1     Automobile Parking.

- A. Except as provided herein this Section 8, the requirements set forth in Article 5, Section 5.28 of the Unified Development Ordinance shall apply in determining the standards applicable to parking spaces. Parking spaces shall be provided in the following manner:
  - i. A minimum of eleven (11) designated parking spaces shall be provided on the Real Estate; and
  - ii. Any additional parking deemed to be necessary for special events or for operations shall be either on site or provided offsite.
- B. Parking areas shall be interconnected by internal driveway and coordinated to accommodate pedestrian access.

Section 8.2.     Service Area Requirements. Service areas shall be of a size, configuration and distribution shown on the approved Development Plan.

Section 8.3.     Bicycle Parking and Building Amenities. A total of eight (8) bicycle parking spaces shall be provided in compliance with Article 5, Section 5.29 of the Unified Development Ordinance.

**Section 9.     Miscellaneous Requirements and Standards.**

Section 9.1     Site Access. The number and configuration of vehicular access drives into the Real Estate shall be provided as illustrated on the Development Plan.

Section 9.2     Right-Of-Way Widths/Cross Sections.

- A.     The half right-of-way width for 126th Street shall be fifty feet (50’).
- B.     All interior streets shall be private and have a minimum width of twenty-five feet (25’).

Section 9.3     Sidewalks/Paths.

- A.     Sidewalks internal to The Restoracy of Carmel District shall be installed along both sides of all street frontages. Construction of sidewalks on or directly adjacent to Cottages shall be done as part of the construction of the Cottages. Sidewalks along a street frontage that are not on or directly adjacent to a Cottage shall be installed as part of the development of each section according to the Development Plan. Sidewalks shall comply with the current sidewalk standards for the City and shall be not less than five feet (5’) in width.
- B.     All sidewalk or path intersections shall include ADA compliant ramps and crosswalks.

**Section 10.**     **Development Procedure.**

Section 10.1     Approval of the Development Plan and ADLS. The Development Plan and ADLS shall be reviewed and approved via the DP/ADLS process by the Plan Commission as prescribed in Article 9, Section 9.03 of the Unified Development Ordinance. Therefore a Development Plan Approval and an ADLS Approval shall be required prior to issuance of an Improvement Location Permit for The Restoracy of Carmel Ordinance.

Section 10.2     Modification of Development Requirements (“Zoning Waiver”). The Plan Commission may, after a public hearing, grant a Zoning Waiver of any of the dimensional standards by less than ten percent (10%) of the specified standard. Any approval of such waiver is subject to the following criteria:

- A.     The proposal shall be in harmony with the purposes and land use requirements contained in The Restoracy of Carmel Ordinance.
- B.     The proposal shall complement the overall Development Plan and the adjoining streetscapes and neighborhoods.
- C.     The proposal shall not produce a site plan or street/circulation system that would be impractical or detract from the appearance of The Restoracy of Carmel District, and must not adversely affect emergency access in the area.

Section 10.3 Variances of Development Requirements. The BZA may authorize Variances from the terms of The Restoracy of Carmel Ordinance, subject to the procedure prescribed in Article 9, Section 9.15 of the Unified Development Ordinance.

**Section 11. Controlling Developer's Consent.** Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

- A. Improvement location permits for any improvements within the Real Estate;
- B. Sign permits for any Signs within the Real Estate;
- C. Building permits for any Buildings within the Real Estate;
- D. Development Plan, ALDS or Primary Plat approval for any part of the Real Estate; and
- E. Any text amendments, variances, modifications of development requirements or other variations to the terms and conditions of The Restoracy of Carmel Ordinance.

**Section 12. Violations and Enforcement.** All violations and enforcement of The Restoracy of Carmel Ordinance shall be subject to Article 10 of the Unified Development Ordinance.

**Section 13. Exhibits.** All of the Exhibits (A-D) on the following pages attached to The Restoracy of Carmel Ordinance, are incorporated by this reference into The Restoracy of Carmel Ordinance and are part of The Restoracy of Carmel Ordinance.

*[The remainder of this page has been intentionally left blank. Signatures to follow.]*





This Ordinance shall be effective upon its passage by the Council and approval by the Mayor of the City, in accordance with Ind. Code § 36-4-6 *et seq.*

**ADOPTED** by the Common Council of the City of Carmel, Indiana this 16th day of March, 2026, by a vote of _____ ayes and _____ nays.

**COMMON COUNCIL FOR THE CITY OF CARMEL**

~~Adam Aasen~~ Matthew Snyder, President

~~Matthew Snyder~~ Ryan Locke, Vice President

Teresa Ayers, Chaplain

Tony Green, Parliamentarian

Rich Taylor

Jeff Worrell

~~Shannon Minnaar~~ Adam Aasen  
Minnaar

~~Ryan Locke~~ Shannon

Anita Joshi

ATTEST:

Jacob Quinn, City Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____, 2026,  
at _____ .M.

Jacob Quinn, City Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____, 2026, at  
_____ .M.

Sue Finkam, Mayor

ATTEST:

[†] ~~Note to Draft: Names to be confirmed in 2026.~~

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Signature Page

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Jacob Quinn, City Clerk

**This instrument prepared by:** Kyle T. Resetarits, Esq., Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, IN 46204, (317) 968-5506.

**Exhibit A**

**LEGAL DESCRIPTION OF REAL ESTATE**

**Parcel 1:**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 4 EAST AND A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 4 EAST, THENCE NORTH ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 522.5 FEET, THENCE WEST A DISTANCE OF 118 FEET, THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 720.5 FEET TO A POINT ON THE CENTER LINE OF MOHAWK ROAD AS NOW EXISTING, THENCE EAST ON AND ALONG THE CENTER LINE OF MOHAWK ROAD A DISTANCE OF 118 FEET, THENCE NORTH A DISTANCE OF 198 FEET TO THE PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA.

**Parcel 2:**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 4 EAST, AND PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 522.5 FEET NORTH AND 118 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, THENCE WEST A DISTANCE OF 19 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 720.5 FEET TO A POINT ON THE CENTER LINE OF MOHAWK ROAD AS NOW EXISTING; THENCE EAST ON AND ALONG THE CENTER LINE OF MOHAWK ROAD A DISTANCE OF 19 FEET; THENCE NORTH A DISTANCE OF 720.5 FEET TO THE PLACE OF BEGINNING.

EXCEPT: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST, CITY OF CARMEL, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 21 MINUTES 40 SECONDS WEST 16.50 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE EXISTING WEST BOUNDARY OF MOHAWK DRIVE; THENCE SOUTH 0 DEGREES 28 MINUTES 00

*[Different first page setting changed from on in original to off in modified.]*

SECONDS EAST 21.91 FEET ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 28 MINUTES 00 SECONDS EAST 150.84 FEET ALONG SAID WEST BOUNDARY AND 16.5 FEET PARALLEL TO THE EXISTING CENTERLINE OF MOHAWK DRIVE TO THE INTERSECTION WITH THE EXISTING NORTH BOUNDARY OF MOHAWK DRIVE; THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS WEST 120.50 FEET ALONG SAID NORTH BOUNDARY AND 25.00 FEET PARALLEL TO THE EXISTING CENTER LINE OF MOHAWK DRIVE TO THE WEST LINE OF THE OWNERS' LAND; THENCE NORTH 0 DEGREES 28 MINUTES 00 SECONDS WEST 78.57 FEET ALONG SAID WEST LINE; THENCE NORTHEASTERLY 34.32 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 485.87 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING NORTH 58 DEGREES 17 MINUTES 25 SECONDS EAST AND A LENGTH OF 34.31 FEET; THENCE NORTH 56 DEGREES 16 MINUTES 00 SECONDS EAST 38.64 FEET; THENCE NORTHEASTERLY 67.84 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 555.87 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 45 MINUTES 47 SECONDS EAST AND A LENGTH OF 67.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,948 SQUARE FEET, MORE OR LESS, OR 0.320 ACRES, MORE OR LESS.

*[Different first page setting changed from on in original to off in modified.]*

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[Exhibit A to The Restoracy of Carmel Ordinance](#)



## **Exhibit B**

(Modified graphics)



Exhibit C  
**ARCHITECTURAL STANDARDS**

- 1) **Maximum ~~Livable~~Gross Floor Area Square Footage:**  
Cottage: ~~8,000~~9,000 SF, 1 story building
- 2) **Minimum Roof Pitch:**  
Front to back: 5/12  
Front gables: 8/12  
Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.
- 3) **Roof Overhangs:**  
Minimum framed front and rear overhang: 12 inches
- 4) **Corner Breaks:**  
Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.
- 5) **Equipment Vents:**  
All vents shall attach to the rear or side of the home to reduce visibility from the street.
- 6) **Windows:**  
Window type shall be vinyl, vinyl clad, aluminum clad or wood and there shall be a minimum of two (2) windows per façade per level. Windows shall be double hung windows and should be trimmed in wood or other applicable material that matches the building design.
- 7) **Garages:**  
All Cottages may have a minimum two-car attached garage. If the garage is front loading, it shall have a decorative garage door. For all side load garages, the side of the garage that faces the street shall not protrude from the farthest point of the front elevation of the home.
- 8) **Masonry Requirements:**  
Acceptable Masonry materials include the following: brick, stone, manufactured or synthetic stone or brick, limestone, natural stone, and cultured stone. The Cottages and Administration building will have at a minimum a brick wrap from grade level to two feet (2') off the ground.
- 9) **Siding Requirements:**  
A. No vinyl or aluminum siding shall be permitted.

- B. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition fiber cement siding materials.
- C. No siding shall be allowed within two feet (2') from the ground.

**10) Miscellaneous:**

- A. All driveways shall be concrete; asphalt is not permitted.
- B. Public sidewalks are required to connect to Cottages and shall be a minimum width of five feet (5')
- C. Chimneys shall not be shed or cantilevered.

## Exhibit D

### CONCEPTUAL COTTAGE ELEVATIONS

(Added graphics)

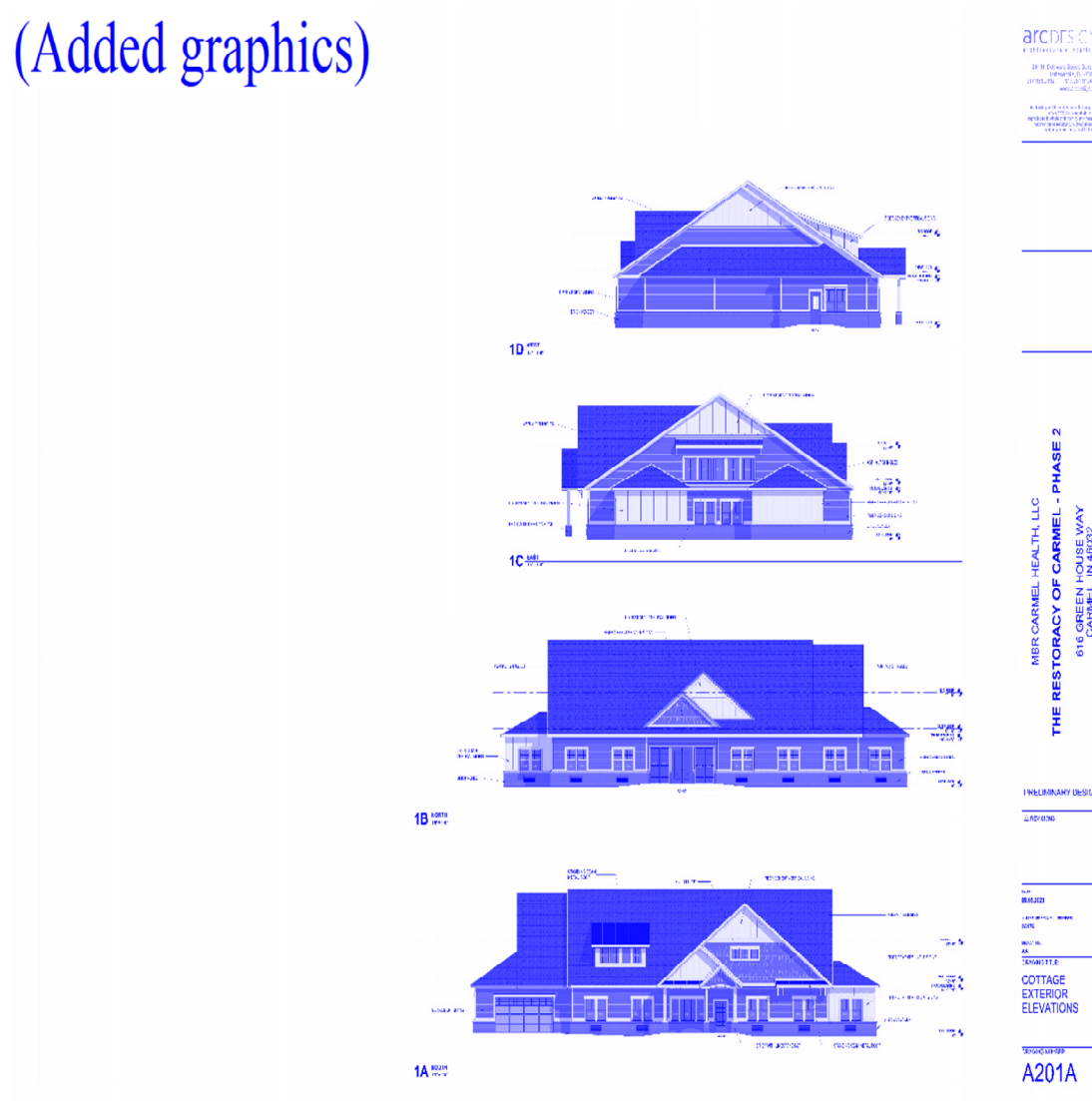
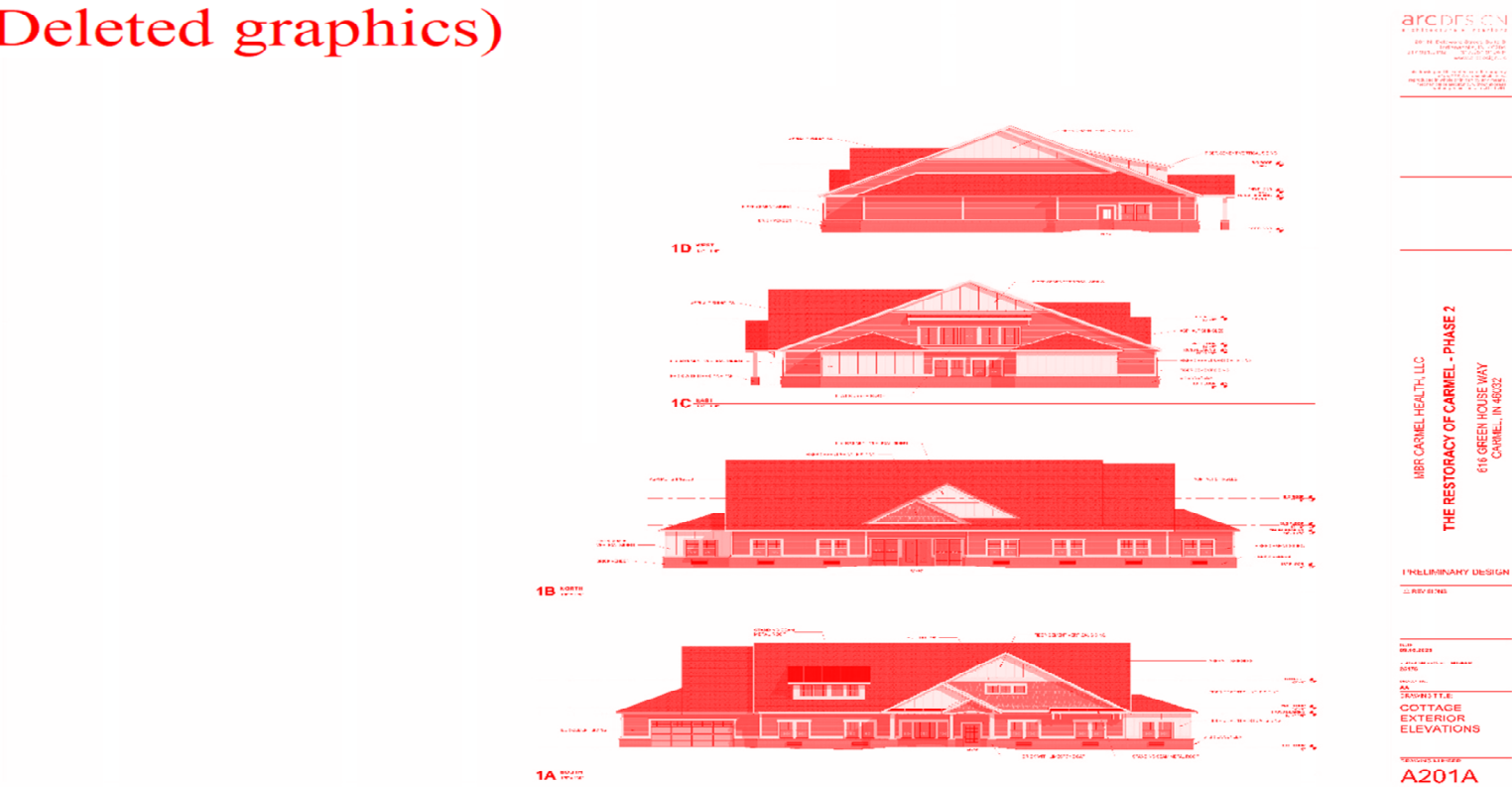




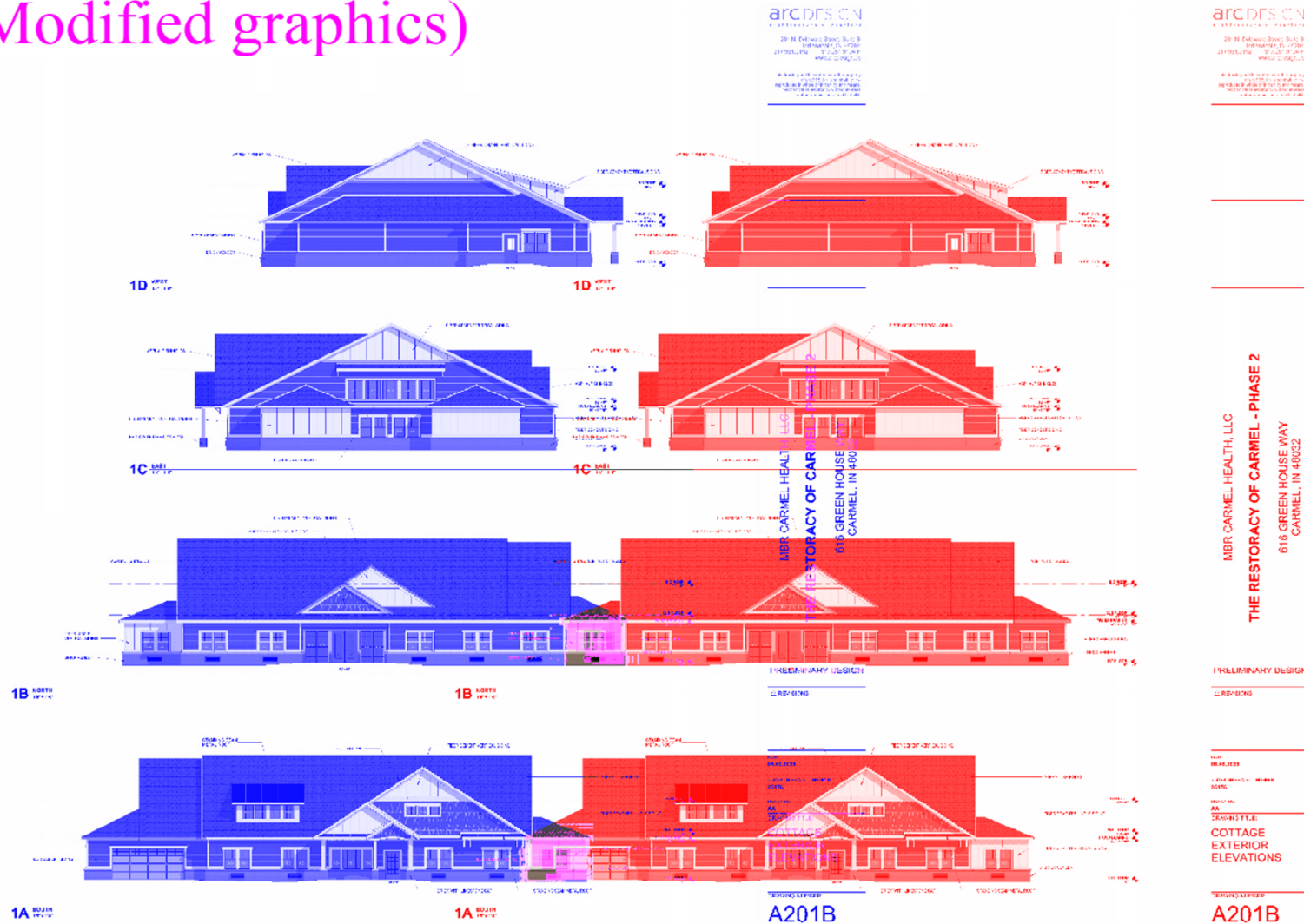
Exhibit D (continued)

CONCEPTUAL COTTAGE ELEVATIONS

(Deleted graphics)



(Modified graphics)







<b>Summary report:</b> <b>Litera Compare for Word 11.9.1.1 Document comparison done on 2/6/2026</b> <b>2:02:05 PM</b>	
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<b>Intelligent Table Comparison:</b> Active	
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<del>Table moves from</del>	0
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Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	95



**ORDINANCE NO. D-2811-26**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,  
AMENDING CHAPTER 8, ARTICLE 5, SECTION 8-47 OF THE CARMEL CITY CODE**

**Synopsis: Ordinance amending the regulation of parking on Autumn Drive.**

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

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

**WHEREAS**, the Common Council of the City of Carmel, Indiana, now finds that it is in the interest of public safety and welfare to amend the parking regulations on Autumn Drive.

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

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

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

“§ 8-47 No Parking Areas.

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

...

(37) On the south side of Autumn Drive, from its intersection with 3rd Avenue S.W. to its intersection with Atherton Drive.”

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

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

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

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

Ordinance D-2811-26

Page One of Two Pages

This Ordinance was prepared by Benjamin J. Legge, City Attorney on February 3, 2026, at 11:00 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

**PASSED** by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2026, by  
a vote of _____ ayes and _____ nays.

**COMMON COUNCIL FOR THE CITY OF CARMEL**

_____  
Matt Snyder, President

_____  
Ryan Locke, Vice-President

_____  
Rich Taylor

_____  
Anthony Green

_____  
Jeff Worrell

_____  
Teresa Ayers

_____  
Anita Joshi

_____  
Adam Aasen

_____  
Shannon Minnaar

ATTEST:

_____  
Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of  
_____ 2026, at _____ .M.

_____  
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of  
_____ 2026, at _____ .M.

_____  
Sue Finkam, Mayor

ATTEST:

_____  
Jacob Quinn, Clerk

Ordinance D-2811-26

Page Two of Two Pages

This Ordinance was prepared by Benjamin J. Legge, City Attorney on February 3, 2026, at 11:00 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

**ORDINANCE NO. D-2811-26**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,  
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**WHEREAS**, the City has previously regulated vehicular parking within its corporate limits, such regulations being codified, in part, in City Code Section 8-47; and

**WHEREAS**, the Common Council of the City of Carmel, Indiana, now finds that it is in the interest of public safety and welfare to amend the parking regulations on Autumn Drive.

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

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

“§ 8-47 No Parking Areas.

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

...  
(37) On **the south side** ~~both sides~~ of Autumn Drive, from its intersection with 3rd Avenue S.W. to its intersection with Atherton Drive.”

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

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

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

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

Ordinance D-2811-26

Page One of Two Pages

This Ordinance was prepared by Benjamin J. Legge, City Attorney on February 3, 2026, at 11:00 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

**PASSED** by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2026, by  
a vote of _____ ayes and _____ nays.

**COMMON COUNCIL FOR THE CITY OF CARMEL**

_____  
Matt Snyder, President

_____  
Ryan Locke, Vice-President

_____  
Rich Taylor

_____  
Anthony Green

_____  
Jeff Worrell

_____  
Teresa Ayers

_____  
Anita Joshi

_____  
Adam Aasen

_____  
Shannon Minnaar

ATTEST:

_____  
Jacob Quinn, Clerk

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of  
_____ 2026, at _____ .M.

_____  
Jacob Quinn, Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of  
_____ 2026, at _____ .M.

_____  
Sue Finkam, Mayor

ATTEST:

_____  
Jacob Quinn, Clerk

Ordinance D-2811-26

Page Two of Two Pages

This Ordinance was prepared by Benjamin J. Legge, City Attorney on February 3, 2026, at 11:00 a.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.