



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, MARCH 2, 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. Presentation of House Resolution 29 by Rep. Victoria Garcia Wilburn and Rep. Danny Lopez, celebrating the 50th anniversary of the City of Carmel and the Carmel City Council.
- 6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
- 7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
- 8. CONSENT AGENDA**
 - a. Approval of Minutes
 1. February 16, 2026 Regular Meeting
 - b. Claims
 1. Payroll - \$4,801,783.87 and CFD Vacation/Sick Buy Back Payouts - \$217,718.58
 2. General Claims - \$2,946,022.13 and Purchase Card - \$24,030.10
- 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. Mayor's Advisory Commission on Senior Living Update - (All reports designated by the Chair to qualify for placement under this category)

12. OLD BUSINESS

- a. **Nineteenth 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.**

Synopsis:

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

- b. **Ninth 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. **Second 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. **Remains in the Finance, Utilities and Rules Committee.**

Synopsis:

Ordinance amending the regulation of parking on Autumn Drive.

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

Land Use and Special Studies Committee.

Synopsis:

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

- e. **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.

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

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.

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

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.

- h. **Second 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. **Remains in the Land Use and Special**

Studies Committee.

Synopsis:

Ordinance establishes the Restoracy of Carmel Planned Unit Development District.

13. PUBLIC HEARINGS

14. NEW BUSINESS

- a. **Resolution CC-03-02-26-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving the Suspension of the Short Term Residential Rental Ordinance During Certain Periods of the Year; Sponsor: Councilor Worrell.

Synopsis:

Approves dates submitted by the Mayor for the suspension of the Unified Development Ordinance Section 5.72, Short Term Residential Rentals in 2026.

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 16, 2026



Introduced Version

HOUSE RESOLUTION No. ____

Introduced by: Garcia Wilburn, Lopez

1 A HOUSE RESOLUTION celebrating the 50th anniversary
2 of the City of Carmel and the Carmel City Council.

3 *Whereas, Carmel's transition to a city began with a pivotal*
4 *vote by residents in November 1974, following state legislation*
5 *that allowed towns to be designated fourth-class cities. After*
6 *the first municipal election in 1975, the inaugural council*
7 *members took their seats exactly 50 years ago on January 5;*

8 *Whereas, On January 5, 2026, the Carmel City Council*
9 *recognized the inaugural Common Council's seven members,*
10 *including David Coots, Dr. Walter Dean, Minnie Doane, James*
11 *Garretson, Stan Meacham, Jane Reiman, and Fred Swift;*

12 *Whereas, These original councilors played a crucial role*
13 *during the City of Carmel's critical transition years,*
14 *establishing essential services and infrastructure that*

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2026



1 *facilitated its growth and paved the way for it to become the*
 2 *thriving city it is today;*

3 *Whereas, The City of Carmel had a population of 13,500 at*
 4 *the time of its incorporation and, as of the 2020 census, 99,757;*

5 *Whereas, Carmel is consistently ranked among the best*
 6 *places to live in the United States, and this year it is ranked*
 7 *number two by U.S. News and World Report. The city also has*
 8 *one of the best public school corporations in the state;*

9 *Whereas, The City of Carmel attributes its success to its*
 10 *walkability, focus on robust parks and green spaces, and the*
 11 *development of its city center, including the \$80 million Center*
 12 *for the Performing Arts;*

13 *Whereas, Along with infrastructure investments, Carmel has*
 14 *also invested in businesses, attracting around 130 corporate*
 15 *headquarters; and*

16 *Whereas, The City of Carmel continues to be one of the best*
 17 *places to live and raise a family in both Indiana and the United*
 18 *States, thanks to the efforts of the original Carmel City Council*
 19 *and all who have served since: Therefore,*

20 *Be it resolved by the House of Representatives of the*
 21 *General Assembly of the State of Indiana:*

22 SECTION 1. That the Indiana House of Representatives
 23 celebrates the 50th anniversary of the City of Carmel's
 24 incorporation and the creation of the Carmel City Council.

25 SECTION 2. That the Principal Clerk of the House of
 26 Representatives shall transmit copies of this resolution to State
 27 Representative Victoria Garcia Wilburn for distribution.



City of Carmel

CARMEL COMMON COUNCIL MEETING MINUTES



MONDAY, FEBRUARY 16, 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

Carmel Police Department Chaplain George Davis delivered the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

Carmel Police Chief Drake Sterling introduced two new Carmel Police Department officers. Zachary Graham comes to CPD from the Wabash County Sheriff's office. Radhika Choudhry comes to CPD from the IU Indianapolis Police Department. Mayor Sue Finkam swore in both new Carmel Police officers.

Council President Snyder then introduced and congratulated the new Chief Executive Officer of the Carmel Christkindlmarkt, Jason Adamowicz. Mr. Adamowicz thanked the Council for this welcome, and for this opportunity to serve, and stated that he is honored to be a part of the Carmel Christkindlmarkt team.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Navtegh Singh, a 5th grader at Prairie Trace Elementary, was Mayor Finkam's "Deputy Mayor" for this meeting. Last week, the city announced it will remove the planter boxes along Range Line Road, and turn the nearby sidewalk into a ten-foot wide path for both bikers and cyclists. This will make the area safer, provide more parking, and help with stormwater. Construction begins after July 4th and should finish by November. There is a special traveling exhibit at the Carmel Clay History Museum which highlights the art, history and traditions of our sister cities in Latvia and Germany. The city launched a new volunteer platform which residents can access through the city's website. Carmel Utilities is inviting residents to join the 2026 Spring Carmel Citizens Utility Academy. This seven-week program gives a behind-the-scenes look at the important utility services that keep our community running. Learn more at carmelutilities.com. Finally, the Carmel Arts and Design District has been nominated in USA Today's 10 Best Readers' Choice Awards for Best Arts District in the Nation. Voting finished today and winners will be announced Wednesday, February 25th.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Prior to hearing from our citizens, Council President Snyder made a statement about a much discussed recent headline in Carmel, the leasing of local office space by the U.S. Immigrations and Customs Enforcement Agency (ICE). President Snyder stated that the only confirmed information we have at this time is that ICE will be leasing office space in Carmel from a private property owner, and that this space will be used for administrative purposes. We have been advised that this location will not be used for an enforcement or detention facility. President Snyder stated that the municipality of Carmel does not possess the power to dictate to whom a private property can or cannot be leased, nor should it. President Snyder also stated that his duty is to represent all citizens of Carmel, regardless of their political convictions or stance on this topic. While he will not broadly condemn an entire federal agency charged with enforcing laws and protecting citizens, his focus remains singular, and that is on the people of Carmel. He stated that any fear felt by our residents deserves to be acknowledged. He emphasized his utmost confidence in the Carmel Police Department to serve and protect all Carmelites. Public safety remains in their steady and capable hands. He believes community is strengthened when citizens with opposing views choose civility over contempt, dignity over division, and respect over ridicule. He asked those about to speak to keep all of this in mind and assured the room that the Council is here to listen.

Sallie Peeler shared her concern with Council about ICE leasing office space in Carmel. Ms. Peeler stated that our city can choose not to use local police, public funds, or city property to support immigration enforcement, and can decline voluntary agreements such as 287(g) partnerships. She stated that the presence of an ICE facility creates fear, even for people who have done nothing wrong. She is not asking the city to interfere with federal law, she is asking the city to protect its residents by being transparent and by setting firm non-cooperation boundaries and refusing to commit local resources to federal immigration enforcement.

Mark Roger spoke to Council about safety, transparency and trust. He stated that the Council can set clear policies on when and how our police cooperate with federal agencies. We can increase transparency and public reporting, by requiring CPD to report on any request for police assistance from federal agencies. He stated that public trust is the most valuable asset the police department has. When residents don't know who is approaching them, trust erodes. He stated that the problem with ICE isn't what they are doing, but the manner in which they are doing it – masked and without proper identification.

Joey Basu, lifelong Carmel resident, spoke next. Upon hearing of ICE leasing office space in Carmel, he reached out to his public officials to ask what protections will exist for residents of Carmel in the event that their constitutional rights are violated. Although their responses were prompt and empathetic, they were also somewhat vague. The Mayor assured him that Carmel will remain a welcoming city. Police Chief Sterling assured him that CPD absolutely does not stand for unconstitutional behavior, but even he admitted that there are more questions than answers in terms of how SB 76 affects their duty to intervene. Mr. Basu is concerned that what is starting as an administrative office may become something else in the future. It is alleged that ICE unlawfully detained over 170 U.S. citizens just last year. He shared that his sister, also born in Carmel, now lives in Chicago and carries her passport with her everywhere she goes because of ICE's presence there. Mr. Basu does not want that to happen here in Carmel. He

89 urges this Council to establish clear policies ensuring CPD will intervene if any resident's
90 constitutional rights are violated, regardless of what SB 76 states.

91
92 Maaïke Alejandra Mora spoke to Council about ICE establishing an office in Carmel. She
93 believes the presence of ICE in Carmel sends a message to immigrant families of fear and
94 uncertainty. She asked how people who look like her and her family can feel safe and confident
95 in our city, knowing that they could experience horrors like those in Minneapolis because of
96 ICE's false identifications of citizens' legal status. She stated that safety isn't just low crime rates
97 or well-maintained streets. Safety is emotional security. Having an ICE office in a community
98 changes the atmosphere, making some residents feel they must shrink themselves to avoid
99 attention. She asked Council to make it clear that Carmel values all of its residents.

100
101 Kay Gaither stated that we learned on Friday, February 13th that ICE is seeking a lease for office
102 space in Carmel. Over the weekend, we learned that Hamilton County Sheriff Quakenbush has
103 a mandate to assist ICE. He has also stated that there are laws he just doesn't agree with, and
104 chooses not to enforce. Ms. Gaither stated that the actions of ICE officers have steadily grown
105 less lawful, and more violent. In Minneapolis, two U.S. citizens lost their lives to this violence.
106 Both Councilors Snyder and Joshi quickly came out with statements after the news of the ICE
107 lease, but at this time, four of the Councilors and the Mayor have not made a statement.

108
109 William Clontz spoke to Council about snow removal on sidewalks. Mr. Clontz walks to work,
110 and during the recent snowstorm, there were sidewalks near South Guilford and City Center
111 Drive that were impassable for pedestrians. Mr. Clontz made a 3-1-1 request, which received a
112 prompt response, but no action was taken. Although the streets were cleared well, adequate
113 ice and snow removal on the sidewalks did not happen.

114
115 Mayor Finkam shared that she has been listening to our community over the last week and has
116 heard strong and sincere views from many perspectives about an immigration office opening
117 here in Carmel. For some the news brings concern and uncertainty, while for others, it brings
118 reassurance and a sense of safety. Both of these views are rooted in deeply held values, and
119 both deserve to be respected. Leadership must be grounded in facts, so here are the facts we
120 know today. Last week the city was informed by U.S. Immigration and Customs Enforcement
121 that the agency has leased privately owned office space as overflow for administrative
122 personnel from its Indianapolis office. The City of Carmel does not have the legal authority to
123 restrict, prevent, or approve that action. The number one thing we value in our community is
124 safety. The cornerstone of that safety is the Carmel Police Department. Mayor Finkam
125 expressed her unwavering confidence in CPD. She stated that we will follow the law, and as
126 with all federal agencies, we will maintain open and professional lines of communication. That
127 is our responsibility, that is our commitment, and that is the promise the Mayor makes to every
128 citizen of Carmel. Carmel embraces and celebrates our residents, from those who were born
129 here, to those who have come here from over 90 countries, speaking over 110 languages.
130 Carmel is a city united by the character, compassion and strength of all those who call it home,
131 with a culture of respect, even when we disagree. Mayor Finkam is deeply honored to serve as
132 Carmel's mayor, and she welcomes and encourages continued civic engagement and respectful
133 dialogue.

Councilor Joshi thanked Mayor Finkam for her comments. She stated that she can't ignore the impact of the fear and uncertainty expressed by children tonight. She stated that protecting children's emotional and physical safety should be the center point of how we lead. Residents have the right to seek transparency and accountability from any entity that operates within our city. The limits of our authority on this matter have been clearly stated, but this does not limit our collective civic responsibility to push back against any abuses of constitutional protections that all our residents have and deserve.

Councilor Worrell stated that he wanted to hear from the community tonight and is grateful for the comments he has heard. It is clear that the news of this facility has caused fear and genuine anxiety in our community, and for that, he feels very bad. He believes there are things we can do at the local level to respond to the people that are speaking to us about these fears. First, Councilor Worrell wants to assure the people living here, working here, and even traveling through our city, that he has the utmost confidence in the Carmel Police Department to keep them safe. He asks the Mayor and Chief Sterling to continue to guarantee that safety. Secondly, he believes that we have a role to play in delivering information with transparency. He would like to create a pipeline of factual information to the public, and asks Mayor Finkam to lead us in that effort. He then thanked everyone who came here to speak tonight and expressed his commitment to not saying or doing anything that would contribute to division in our community.

Councilor Locke assured the room that the Council is taking in every comment and every question to ensure they are making the best decisions they possibly can. Having an ICE office in Carmel is uncharted territory, but we have the ability to make good local decisions to ensure that our citizens feel safe and secure.

Councilor Aasen stated that he echoes the statements of his fellow councilors and thanked the citizens who spoke tonight for their feedback. He asked residents to please reach out to him if he can be of help in any way.

CONSENT AGENDA

a. Approval of Minutes

1. January 22, 2026 Special Claims Meeting
2. February 2, 2026 Regular Meeting

Councilor Green moved to approve the minutes. Councilor Joshi seconded. Councilor Minnaar noted that her name had been misspelled in the claims meeting minutes, which was corrected. There was no further discussion. Council President Snyder called for the vote. Minutes were approved, 9-0.

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

Councilor Green moved to approve the claims. Councilor Taylor seconded. There was no discussion. Council President Snyder called for the vote. Claims were approved, 9-0.

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

Councilor Joshi shared that the last Land Use and Special Studies Committee meeting primarily focused on the US 31 sub corridor, and that discussion will continue this Wednesday, February 18th at 5:30 p.m. at the Carmel Clay Public Library.

Councilor Taylor reported that the Finance, Utilities and Rules Committee met last Wednesday, and began to review the Disability Committee ordinance. They also received a presentation about the ERP system, and the committee voted unanimously to recommend support of the next Phase of the ERP system to Council.

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

Bob Swanay, Director of Carmel Clay Public Library, gave their annual report. The Carmel library was started by the Wednesday Library Club back in 1904. This women's social group started having book discussions, then they pooled their money, started loaning books out, and started a library by setting up a table and telephone booth downtown. In 1910 they pursued a Carnegie grant to establish a real library building. The state of Indiana seeded more libraries though Carnegie grants than any other state - 164 buildings in total, including ours. In 1914 the doors of the Carmel library opened, which still stands today, as Woody's Library Restaurant. The second library building was dedicated and opened on October 1, 1972, at 515 East Main Street. The first high school collection was unveiled in 1983. The dedication and grand opening of the renovated and expanded library, with the name change to "Carmel Clay Library" happened on July 29, 1986. The first library website was launched on June 3, 1996, with computers installed for patron use that fall. The current library site was dedicated on May 2, 1999. Circulation first exceeded 1 million items in 1999. The conversion to RFID technology happened in 2010 and the digital media lab was launched in 2016. Planning for the new vision of the library began in 2017, and was completed in 2018. The Joyce Winner branch was opened in West Carmel on January 6, 2020. During its renovation, the main library operated out of the former Marsh grocery store location at Merchants Square. This was from September 2020 to September 2022. On October 1, 2022, the new CCPL opened to the public. The working budget for CCPL is \$10 million. Salaries and benefits comprise 55% of the budget. Collection materials are another 20%, which is above the state minimum of 7%. Door counts/visits totaled 572,253 in 2026. The library offers services and programs for everyone, from babies through senior citizens. The library offers meeting room for the community. Last year there were 104 business reservations and 408 nonprofit reservations, with room reservation revenue totaling \$12,693.00. In 2025, total circulation was over 2.1 million items, and 8,294 new library cards were registered. The library's holds pickup locker has been extremely popular, and was also

226 added to the West Branch in 2025. 9,604 items were checked out of the holds pickup lockers
227 last year. The Digital Media Lab continues to be in high demand, and the staff is there to help
228 anyone who wishes to use it. The gadget collection almost doubled in demand from 2024-
229 2025. Board games are also extremely popular. There was a 10% increase in circulation from
230 2024 in e-books, audiobooks and digital magazines. The library offers a multitude of programs
231 for youth and teens. The Carmel High School Chess Club co-runs the Gambit 425 program,
232 which invites all skill levels of chess players from grade 4 and up to play. The library also has
233 studio space which has served as the Teen Artist-in-Residence space. Since November 2022,
234 there have been 35 artists from grades 6 through 12. Residencies are 4 months long and
235 consist of 3-4 artists. Completion of this program culminates in a 1-month solo exhibition of
236 residency work on the library's Teen Art Wall. The library also serves as an election site. The
237 CCPL foundation works to fundraise for the library for both special projects, as well as to build
238 an endowment for the financial security and long-term excellence of the library. The Library
239 After Dark fundraising event will take place on March 21st, and tickets are on sale now. The
240 Guided Leaf book & author event will take place in October. All of the library staff and
241 volunteers are dedicated to providing world-class library services to residents of our
242 community.

243
244 Councilor Minnaar encouraged anyone who would like to convert their VHS tapes to a digital
245 format to check out the library's gadget collection. Councilor Worrell thanked Liz Hamilton, the
246 Library Foundation Director, for hosting the first National Civility Summit. There were
247 participants from 17 different states, and they were overwhelmingly blown away by not only
248 the facility, but by the library staff. Bob Swanay also thanked Ms. Hamilton for her service as
249 Director of the Library Board, as she is retiring this year. Council President Snyder asked Mr.
250 Swanay about the library's hours, and why 8:00 p.m. was chosen as the closing time. Mr.
251 Swanay responded that the library used to be open until 9:00 p.m., but it was largely empty for
252 the last hour. Since changing to an 8:00 p.m. closing time, this seems to be the best fit for the
253 demand. He did state that the library could revisit this in the future if the demand for later
254 hours changes.

255
256 The Finance Department's quarterly budget update was next presented by Zac Jackson, CFO
257 and Controller, and Kirsten Haney, Assistant Director for Budget Management. Mr. Jackson
258 stated that the Finance Department is leading several initiatives focused on improving
259 stewardship of taxpayer resources. Those are accountability, planning, process improvement,
260 and cost savings initiatives. As an update on Q4 2025, both Auto Excise Tax and Food &
261 Beverage tax came in under forecast, but that is due to the State changing the law back in July
262 to not allow those items to go into the general fund anymore. So we did receive those dollars,
263 they were just deposited in another fund. Supplemental Medicaid reimbursements and
264 interest/investment earnings came in above target. Last year our departments underspent their
265 appropriations by over \$7 million. The General Fund balance stayed consistent from 2024 to
266 2025, as did the Rainy Day Fund. Mr. Jackson confirmed that the city did get reimbursed for the
267 bridge repair at 106th and Keystone, \$1,075,000.00 went back into the General Fund. Last year
268 the city contracted with Waypoint Strategies for a facilities assessment. We have 56
269 buildings/structures. To begin, Waypoint has assessed 15 of our buildings, while also
270 coordinating with other contractors who've performed assessments of utilities and

performance services. Audra Blasdel of Waypoint Strategies was there to discuss the assessments. She explained the scoring process used to prioritize the renewal and replacement needs of each structure, and to determine a comprehensive funding plan. Waypoint will also be generating a report with primary recommendations that will help build out a capital investment plan over the next several years. Next, Ms. Blasdel gave an energy center update. The objectives of this assessment were to address plant capacity and resiliency, to increase energy efficiency, and to develop a strategic investment plan for long-term maintenance. Waypoint has contracted with Heapy, an independent engineering firm, to conduct feasibility engineering. Next, Mr. Jackson discussed Project Cornerstone, which is the name given to our Enterprise Resource Planning (ERP) project. Currently, the city is considering different ERP options to implement, which would update our financial and administrative systems. An ERP would improve efficiency, reduce risk, and provide better reporting for decision-makers by integrating processes into a single platform. The anticipated cost of implementation is expected to be ~\$1M and could be spread over the life of the system. Annual licensing fees are expected to be \$330k annually, being partially offset by the cancelling of existing software licenses. The success of the ERP will be measured by reduced manual work, potential elimination of duplicate systems, improved financial tracking, transparency, and reporting capabilities. Stage 1 of Project Cornerstone would continue with hiring a project manager and selecting an ERP vendor and implementation partner by June 2026. Stage 2 would include phased module implementation, with the goal of an overall Financials conversion by January 1, 2028.

Councilor Aasen stated that although he had some initial skepticism, he has been won over by the thoroughness with which the need for an ERP has been presented. Councilor Locke asked for a breakdown of which modules the city is considering implementing. Mr. Jackson stated that we would probably need 3 or 4 modules, and may consider a few more, but would not need the entire host of modules. He also stated that we may use an RFP to find our vendor and implementation partners, or we may take advantage of available pricing that's already been publicly bid. Our IT department has been heavily involved in this project from the beginning and has prior experience with ERP implementation. Councilor Worrell shared that he, too, had been initially skeptical, but he has since learned of the value of an ERP, and he now fully supports moving forward. Mayor Finkam stated that an ERP is essential and will greatly reduce risk.

On a separate note, Mayor Finkam then shared that we had just received word that two Beech Grove police officers had been shot tonight, and she asked that we keep them in our prayers.

Councilor Worrell moved to acknowledge support of moving forward with Phase 1 of Project Cornerstone. Councilor Green seconded. There was no further discussion. Council President Snyder called for the vote. Support of Project Cornerstone Phase 1 was acknowledged, 8-0. (Councilor Locke abstained.)

OLD BUSINESS

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;

Sponsor(s): Councilor(s) Aasen, Ayers, Minnaar, Snyder and Worrell. **Remains in the Finance, Utilities and Rules Committee.**

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.**

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 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. Councilor Aasen moved to introduce the item into business. Councilor Taylor seconded. Councilor Aasen presented the item to Council. He shared that this item comes out of the Plan Commission with a 6-3 negative recommendation. These negative votes were based on wanting higher quality building materials, and also feeling that this isn't the right location for townhomes. Jon Dobosiewicz, Land Use Professional with Nelson & Frankenburger, represented this petitioner, Pulte Homes of Indiana. Pulte is seeking approval of this PUD for a community of 27 for-sale townhomes, located on a parcel of land between US 31 and N. Illinois Street. This PUD would provide a transition between the commercial space to the east, and the single-family homes to the west. Townhomes would be 3-story in height, and priced in the mid \$500's, with masonry in the exterior design. The concept plan provides significant open space on the south end of the development, with tree preservation as a primary component. Councilor Minnaar shared that rental restrictions were agreed to. Council President Snyder commented that Pulte has been a good partner to Carmel thus far. He then opened the public hearing at 8:19 p.m. Ron Houck spoke to Council on behalf of the Springmill Place HOA. He voiced their support for the Illinois Street Townhomes PUD, as a residential development will have minimal impact in terms of lighting or signage. Being adjacent to Forte and Franciscan, townhomes are much preferable to another commercial development. Council President Snyder closed the public hearing at 8:21 p.m. **Ordinance Z-703-26** was sent to the Land Use and Special Studies Committee.

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. Councilor Taylor moved to introduce the item into business. Councilor Green seconded. Councilor Minnaar presented the item to Council. Kyle Resetarits of Dentons Bingham Greenebaum represented the petitioner,

MBR of Carmel Health, better known as The Restoracy of Carmel. Ordinance Z-704-26 would amend certain provisions of the original Green House Cottages of Carmel PUD (Z-594-14). The proposed two new cottages would each bring 12 new skilled nursing beds to the facility, which helps to support the initiative of aging in place. Hamilton County has an annual shortage of 189 skilled nursing facility beds. While these additional 24 beds will not solve that problem, they are part of the solution. There is a 30-foot wooded buffer to the north of the new cottages, and this would be preserved. Council President Snyder opened up the public hearing at 8:31 p.m. Seeing no one who wished to speak, President Snyder closed the public hearing at 8:32 p.m. Councilor Ayers asked when the 90-day clock started for this ordinance. Mike Hollibaugh, Director of Community Services, stated that the clock started the day it was certified, meaning the deadline will be April 22, 2026. Councilor Green asked about any remonstrations against this development. Mr. Resetarits stated they did hold a public hearing for the neighbors. There were two residents who attended the meeting. One of those neighbors did speak in opposition at the initial Plan Commission public hearing. This brought about some revisions in the proposal, including additional tree buffering and visual buffering with a fence. **Ordinance Z-704-26** was sent to the Land Use and Special Studies Committee.

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. Councilor Taylor moved to introduce the item into business. Councilor Green seconded. Councilor Minnaar presented the item to Council. This ordinance accompanies Z-704-26, by establishing the Restoracy of Carmel PUD. As this was already explained by Mr. Resetarits, Council President Snyder opened up the public hearing at 8:36 p.m. Seeing no one who wished to speak, he closed the public hearing at 8:36 p.m. **Ordinance Z-705-26** was also sent to the Land Use and Special Studies Committee.

NEW BUSINESS

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. Councilor Taylor moved to introduce the item into business. Councilor Green seconded. Councilor Taylor presented the item to Council. There was no discussion of this ordinance. Council President Snyder sent **Ordinance D-2811-26** to the Finance, Utilities and Rules Committee.

AGENDA ADD-ON ITEMS

There were none.

OTHER BUSINESS

There was none.

ANNOUNCEMENTS

Councilor Ayers congratulated the Carmel High School Girls' Swim Team for winning the State Championship, for the 40th year running.

408 **ADJOURNMENT**

409 Council President Snyder adjourned the meeting at 8:38 p.m.

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411 Respectfully Submitted,

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Jacob Quinn, Clerk

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Approved,

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Matthew Snyder, Council President

420 **ATTEST:**

421

422

423 _____
Jacob Quinn, Clerk

Total Gross Wages for REGULAR PAYROLL date 2/20/2026

\$3,306,220.40

Total Payroll Liabilities for REGULAR PAYROLL date 2/20/2026

\$1,495,563.47

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 **\$4,801,783.87** 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 CFD Payouts 2026 (Vacation/Sick Buy Back) 2/13/2026

\$210,751.29

Total Payroll Liabilities for CFD Payouts 2026 (Vacation/Sick Buy Back) 2/13/2026

\$6,967.29

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 **\$217,718.58** 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: 02/24/2026
TIME: 08:34:43

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

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acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CENTERPOINT ENERGY	615440	02/13/26	NATURAL GAS	110-4349000	570.88	
CENTERPOINT ENERGY	615440	02/13/26	NATURAL GAS	1125-4349000	308.08	
						878.96
ADRENALINE INDOOR ADVENTU	615441	02/13/26	FIELD TRIPS	1081-4343007	1,005.00	
						1,005.00
ALINE CASTILHO	615442	02/13/26	REFUNDS AWARDS & INDEMNITY	1081-4358400	180.00	
						180.00
AMERICAN ACADEMY FOR PARK	615443	02/13/26	2026 ANNUAL DUES	1125-4355300 62527	320.00	
						320.00
AMERICAN RED CROSS-HLTH &	615444	02/13/26	EXTERNAL INSTRUCT FEES	1081-4357004	336.00	
AMERICAN RED CROSS-HLTH &	615444	02/13/26	OTHER FEES & LICENSES	1096-4358300	480.00	
						816.00
BO-MAR INDUSTRIES, INC.	615445	02/13/26	OTHER STRUCTURE IMPROVEMN	1091-4462000	25,750.00	
						25,750.00
BRAINSTORM PRINT	615446	02/13/26	STATIONARY & PRNTD MATERL	1091-4230100	35.00	
BRAINSTORM PRINT	615446	02/13/26	PRINTING (NOT OFFICE SUP)	1092-4345000	775.00	
BRAINSTORM PRINT	615446	02/13/26	MESH BANNER	853-5023990 62503	484.00	
						1,294.00
JENNIFER BROWN	615447	02/13/26	TRAVEL FEES & EXPENSES	1081-4343000	145.25	
						145.25
CARMEL CLAY SCHOOLS-FUEL	615449	02/13/26	GASOLINE	1125-4231400	2,161.78	
CARMEL CLAY SCHOOLS-FUEL	615449	02/13/26	DIESEL FUEL	1125-4231300	695.33	
						2,857.11
CARMEL DRIVE SELF-STORAGE	615450	02/13/26	OTHER CONT SERVICES	1091-4350900	340.00	
CARMEL DRIVE SELF-STORAGE	615450	02/13/26	OTHER CONT SERVICES	1081-4350900	331.00	
						671.00
CARMEL UTILITIES	615451	02/13/26	WATER & SEWER	1125-4348500	279.17	
						279.17
CATALYST PUBLIC AFFAIRS G	615452	02/13/26	STRATEGIC REPRESENTATION	1125-R4350900 60094	10,000.00	
						10,000.00
CINTAS CORPORATION #18	615453	02/13/26	OTHER MAINT SUPPLIES	1125-4238900	99.33	
CINTAS CORPORATION #18	615453	02/13/26	OTHER MAINT SUPPLIES	1093-4238900	750.26	
CINTAS CORPORATION #18	615453	02/13/26	OTHER MAINT SUPPLIES	1093-4238900	695.88	
						1,545.47
CLAY TOWNSHIP	615454	02/13/26	OTHER RENTAL & LEASES	1081-4353099	8,024.12	
						8,024.12
CURRENT PUBLISHING	615455	02/13/26	MARKETING & PROMOTIONS	1091-4341991	285.00	
CURRENT PUBLISHING	615455	02/13/26	MARKETING & PROMOTIONS	1081-4341991	190.00	
						475.00
INDY BUSINESS PROMOTIONS	615456	02/13/26	MARKETING & PROMOTIONS	1091-4341991	1,000.00	
						1,000.00
FREDDY DELFIN	615457	02/13/26	CELLULAR PHONE FEES	1091-4344100	25.00	
						25.00
DIRECT TV	615458	02/13/26	CABLE SERVICE	1091-4349500	242.99	
						242.99
DISCOUNT SCHOOL SUPPLIES	615459	02/13/26	GENERAL PROGRAM SUPPLIES	1081-4239039	26.94	
						26.94
CULLIGAN OF INDIANAPOLIS	615460	02/13/26	OTHER CONT SERVICES	1125-4350900	19.97	
CULLIGAN OF INDIANAPOLIS	615460	02/13/26	OTHER CONT SERVICES	1125-4350900	181.81	
CULLIGAN OF INDIANAPOLIS	615460	02/13/26	OTHER CONT SERVICES	1081-4350900	75.92	
CULLIGAN OF INDIANAPOLIS	615460	02/13/26	OTHER CONT SERVICES	1091-4350900	130.36	
CULLIGAN OF INDIANAPOLIS	615460	02/13/26	OTHER CONT SERVICES	1092-4350900	41.95	
CULLIGAN OF INDIANAPOLIS	615460	02/13/26	OTHER CONT SERVICES	1094-4350900	41.95	
						491.96
DUKE ENERGY	615461	02/13/26	ELECTRICITY	1125-4348000	378.58	
						378.58
ELECTRO PAINTING & REFURB	615462	02/13/26	BUILDING REPAIRS & MAINT	1094-4350100	615.00	
						615.00

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

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
ELLIS MECHANICAL & ELECTR	615463	02/13/26	BUILDING REPAIRS & MAINT	110-4350100	1,958.00	
ELLIS MECHANICAL & ELECTR	615463	02/13/26	EQUIPMENT REPAIRS & MAINT	1094-4350000	477.50	
ELLIS MECHANICAL & ELECTR	615463	02/13/26	BUILDING REPAIRS & MAINT	1093-4350100	860.00	
						3,295.50
ENTERCOM INDIANAPOLIS WNT	615464	02/13/26	MARKETING & PROMOTIONS	1091-4341991	2,000.00	
ENTERCOM INDIANAPOLIS WNT	615464	02/13/26	MARKETING & PROMOTIONS	1091-4341991	2,046.00	
ENTERCOM INDIANAPOLIS WNT	615464	02/13/26	MARKETING & PROMOTIONS	1091-4341991	1,650.00	
ENTERCOM INDIANAPOLIS WNT	615464	02/13/26	CLASSIFIED ADVERTISING	1081-4346000	850.00	
ENTERCOM INDIANAPOLIS WNT	615464	02/13/26	CLASSIFIED ADVERTISING	1091-4346000	850.00	
ENTERCOM INDIANAPOLIS WNT	615464	02/13/26	CLASSIFIED ADVERTISING	1081-4346000	417.50	
ENTERCOM INDIANAPOLIS WNT	615464	02/13/26	CLASSIFIED ADVERTISING	1091-4346000	417.50	
						8,231.00
ERIK PIPER	615465	02/13/26	TRAVEL FEES & EXPENSES	1091-4343000	475.63	
						475.63
FASTENAL COMPANY	615466	02/13/26	BUILDING MATERIAL	1125-4235000	224.45	
						224.45
FULLER ENGINEERING CO LLC	615467	02/13/26	BUILDING REPAIRS & MAINT	1094-4350100	1,021.18	
						1,021.18
FUN EXPRESS	615468	02/13/26	GENERAL PROGRAM SUPPLIES	1081-4239039	443.69	
FUN EXPRESS	615468	02/13/26	GENERAL PROGRAM SUPPLIES	1081-4239039	234.25	
						677.94
GEOTAB USA INC	615469	02/13/26	GPS TRACKER MONTHLY SUBSC	1125-4353099 62534	500.50	
						500.50
GRAINGER	615470	02/13/26	GENERAL PROGRAM SUPPLIES	1125-4239039	132.96	
						132.96
GRAYBAR ELECTRIC CO, INC	615471	02/13/26	REPAIR PARTS	1093-4237000	361.08	
GRAYBAR ELECTRIC CO, INC	615471	02/13/26	REPAIR PARTS	1093-4237000	3,672.11	
						4,033.19
GWENDOLYN HAYWOOD	615472	02/13/26	REFUNDS AWARDS & INDEMITY	1081-4358400	397.00	
						397.00
HALL SIGNS, INC.	615473	02/13/26	GENERAL PROGRAM SUPPLIES	1092-4239039	279.94	
						279.94
HOBBY LOBBY STORES	615474	02/13/26	GENERAL PROGRAM SUPPLIES	1081-4239039	89.77	
HOBBY LOBBY STORES	615474	02/13/26	GENERAL PROGRAM SUPPLIES	1081-4239039	31.10	
						120.87
OSCAR ORENCIO HOFMANN	615475	02/13/26	MARKETING & PROMOTIONS	1091-4341991	900.00	
						900.00
INSIGHT PUBLIC SECTOR, IN	615476	02/13/26	INFO SYS MAINT/CONTRACTS	1081-4341955	1,023.96	
INSIGHT PUBLIC SECTOR, IN	615476	02/13/26	SUBSCRIPT SOFTWARE>1YR	1125-4355600	5,973.10	
						6,997.06
AES INDIANA	615477	02/13/26	ELECTRICITY	1125-4348000	65.08	
AES INDIANA	615477	02/13/26	ELECTRICITY	1125-4348000	481.15	
AES INDIANA	615477	02/13/26	ELECTRICITY	1125-4348000	1,622.36	
AES INDIANA	615477	02/13/26	ELECTRICITY	1125-4348000	966.94	
						3,135.53
IRON MOUNTAIN INC	615478	02/13/26	OTHER PROFESSIONAL FEES	1081-4341999	119.50	
IRON MOUNTAIN INC	615478	02/13/26	OTHER PROFESSIONAL FEES	1091-4341999	119.50	
						239.00
JANI KING OF INDIANAPOLIS	615479	02/13/26	CLEANING SERVICES	110-4350600	802.00	
JANI KING OF INDIANAPOLIS	615479	02/13/26	CLEANING SERVICES	110-4350600	761.00	
JANI KING OF INDIANAPOLIS	615479	02/13/26	CLEANING SERVICES	1093-4350600	29,848.00	
JANI KING OF INDIANAPOLIS	615479	02/13/26	2026 CLEANING SERVICES	1125-4350600 62411	281.00	
JANI KING OF INDIANAPOLIS	615479	02/13/26	CLEANING SERVICES ANNUAL	1125-4350600 62410	450.00	
						32,142.00
ADAMSON'S KARATE CARMEL L	615480	02/13/26	ADULT CONTRACTORS	1081-4340800	2,400.00	
						2,400.00
KEEPING UP LOCAL	615481	02/13/26	MARKETING & PROMOTIONS	1091-4341991	910.00	
						910.00

SUNGARD PENTAMATION, INC.
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CITY OF CARMEL
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
KONICA MINOLTA BUSINESS S	615482	02/13/26	COPIER	1125-4353004	259.96	
KONICA MINOLTA BUSINESS S	615482	02/13/26	COPIER	1091-4353004	429.46	
						689.42
KROGER CO	615483	02/13/26	GENERAL PROGRAM SUPPLIES	1081-4239039	136.91	
KROGER CO	615483	02/13/26	GENERAL PROGRAM SUPPLIES	1081-4239039	81.42	
KROGER CO	615483	02/13/26	GENERAL PROGRAM SUPPLIES	1081-4239039	167.76	
KROGER CO	615483	02/13/26	GENERAL PROGRAM SUPPLIES	1081-4239039	96.58	
KROGER CO	615483	02/13/26	SPECIAL PROJECTS	1081-4359000	53.72	
KROGER CO	615483	02/13/26	OFFICE SUPPLIES	1081-4230200	54.13	
KROGER CO	615483	02/13/26	GENERAL PROGRAM SUPPLIES	1096-4239039	43.99	
KROGER CO	615483	02/13/26	GENERAL PROGRAM SUPPLIES	1092-4239039	107.31	
						741.82
MAC DESIGNS INC	615484	02/13/26	PARTICIPANT CLOTHING	1081-4356005	216.00	
						216.00
MAGDALENA WOJTUNIK	615485	02/13/26	REFUNDS AWARDS & INDEMNITY	1096-4358400	90.00	
						90.00
METRO FIBERNET LLC	615486	02/13/26	CABLE SERVICE	1125-4349500	99.95	
						99.95
METRO FIBERNET LLC	615487	02/13/26	CABLE SERVICE	1125-4349500	99.95	
						99.95
MICRO AIR INC	615488	02/13/26	OTHER CONT SERVICES	1125-4350900	20.00	
MICRO AIR INC	615488	02/13/26	OTHER CONT SERVICES	1094-4350900	200.00	
						220.00
MID-AMERICA ELEVATOR INC	615489	02/13/26	BUILDING REPAIRS & MAINT	1093-4350100	355.00	
						355.00
NAPA AUTO PARTS INC	615490	02/13/26	GARAGE & MOTOR SUPPLIES	1125-4232100	28.98	
NAPA AUTO PARTS INC	615490	02/13/26	GARAGE & MOTOR SUPPLIES	1125-4232100	249.57	
NAPA AUTO PARTS INC	615490	02/13/26	GARAGE & MOTOR SUPPLIES	1125-4232100	99.39	
						377.94
WXIN	615491	02/13/26	MARKETING & PROMOTIONS	1091-4341991	1,800.00	
WXIN	615491	02/13/26	MARKETING & PROMOTIONS	1091-4341991	84.05	
						1,884.05
PATRIOT ENGINEERING & ENV	615492	02/13/26	BEAR CREEK GEOTECHNICAL	106-R4460716	62102	29,000.00
						29,000.00
PDF MECHANICAL LLC	615493	02/13/26	BUILDING REPAIRS & MAINT	1093-4350100	5,060.00	
						5,060.00
RESILIENT LEADERSHIP LLC	615494	02/13/26	EXTERNAL INSTRUCT FEES	1081-4357004	525.00	
RESILIENT LEADERSHIP LLC	615494	02/13/26	EXTERNAL INSTRUCT FEES	1091-4357004	525.00	
						1,050.00
SERVICE SANITATION INC	615495	02/13/26	BEAR CREEK 5/1-9/30	1125-R4353099	61453	160.00
						160.00
STAPLES BUSINESS ADVANTAG	615496	02/13/26	OTHER MISCELLANEOUS	1081-4239099	3.55	
STAPLES BUSINESS ADVANTAG	615496	02/13/26	OTHER MISCELLANEOUS	1091-4239099	3.54	
STAPLES BUSINESS ADVANTAG	615496	02/13/26	OFFICE SUPPLIES	1081-4230200	38.49	
STAPLES BUSINESS ADVANTAG	615496	02/13/26	GENERAL PROGRAM SUPPLIES	1081-4239039	199.99	
						245.57
TERRYBERRY COMPANY LLC	615497	02/13/26	OTHER CONT SERVICES	1091-4350900	50.86	
TERRYBERRY COMPANY LLC	615497	02/13/26	OTHER CONT SERVICES	1091-4350900	47.57	
						98.43
TRICO REGIONAL SEWER UTIL	615498	02/13/26	WATER & SEWER	1125-4348500	75.49	
TRICO REGIONAL SEWER UTIL	615498	02/13/26	WATER & SEWER	1125-4348500	17.53	
TRICO REGIONAL SEWER UTIL	615498	02/13/26	WATER & SEWER	1125-4348500	44.28	
TRICO REGIONAL SEWER UTIL	615498	02/13/26	WATER & SEWER	1091-4348500	1,010.62	
TRICO REGIONAL SEWER UTIL	615498	02/13/26	WATER & SEWER	1091-4348500	1,227.85	
TRICO REGIONAL SEWER UTIL	615498	02/13/26	WATER & SEWER	110-4348500	133.12	
TRICO REGIONAL SEWER UTIL	615498	02/13/26	WATER & SEWER	1125-4348500	123.37	
						2,632.26
UKG INC	615499	02/13/26	SPECIAL PROJECTS	1081-4359000	1,000.00	

SUNGARD PENTAMATION, INC.
 DATE: 02/24/2026
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CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
UKG INC	615499	02/13/26	SPECIAL PROJECTS	1091-4359000	1,000.00	2,000.00
W T T S FM 92.3	615500	02/13/26	MARKETING & PROMOTIONS	1091-4341991	2,250.00	2,250.00
WM CORPORATE SERVIES INC	615501	02/13/26	TRASH COLLECTION	1125-4350101	888.38	888.38
COURTNEY WEINTRAUT	615502	02/13/26	CELLULAR PHONE FEES	1125-4344100	25.00	25.00
WILLOW MARKETING MGMT, IN	615503	02/13/26	INFO SYS MAINT/CONTRACTS	1081-4341955	104.17	208.33
WILLOW MARKETING MGMT, IN	615503	02/13/26	INFO SYS MAINT/CONTRACTS	1091-4341955	104.16	
2ND SHIFT LLC	615504	02/13/26	OTHER EXPENSES	651-5023990	450.00	450.00
ALL SAFE INDUSTRIES INC	615505	02/13/26	KAPPLER DIGITAL PRESSURE	102-4467004 119214	4,318.69	4,318.69
AMAZON CAPITAL SERVICES	615506	02/13/26	OTHER EXPENSES	601-5023990	6,653.05	12,991.99
AMAZON CAPITAL SERVICES	615506	02/13/26	OFFICE SUPPLIES	502-4230200	509.60	
AMAZON CAPITAL SERVICES	615506	02/13/26	EMS SUPPLIES	102-4239014	374.99	
AMAZON CAPITAL SERVICES	615506	02/13/26	INTERNAL TRAINING FEES	1120-4357001	82.17	
AMAZON CAPITAL SERVICES	615506	02/13/26	PROMOTIONAL FUNDS	1120-4355100	47.99	
AMAZON CAPITAL SERVICES	615506	02/13/26	UNIFORMS	1120-4356001	920.07	
AMAZON CAPITAL SERVICES	615506	02/13/26	OTHER MISCELLANEOUS	1120-4239099	373.18	
AMAZON CAPITAL SERVICES	615506	02/13/26	OTHER MAINT SUPPLIES	1120-4238900	87.28	
AMAZON CAPITAL SERVICES	615506	02/13/26	SMALL TOOLS & MINOR EQUIP	1120-4238000	135.98	
AMAZON CAPITAL SERVICES	615506	02/13/26	REPAIR PARTS	1120-4237000	2,757.71	
AMAZON CAPITAL SERVICES	615506	02/13/26	OFFICE SUPPLIES	1120-4230200	1,049.97	
ASCENSION ST VINCENT PUBL	615507	02/13/26	2025 PHYSICAL FIREFIGHTER	1120-R4340701 115372	265.95	
ASCENSION ST VINCENT PUBL	615507	02/13/26	2025 PHYSICAL FIREFIGHTER	1120-R4340701 115372	1,606.74	
AUTOZONE INC	615508	02/13/26	OTHER EXPENSES	601-5023990	58.68	446.41
AUTOZONE INC	615508	02/13/26	OTHER EXPENSES	601-5023990	39.95	
AUTOZONE INC	615508	02/13/26	OTHER EXPENSES	601-5023990	197.99	
AUTOZONE INC	615508	02/13/26	OTHER EXPENSES	601-5023990	97.74	
AUTOZONE INC	615508	02/13/26	OTHER EXPENSES	601-5023990	34.65	
AUTOZONE INC	615508	02/13/26	OTHER EXPENSES	651-5023990	34.30	
AUTOZONE INC	615508	02/13/26	OTHER EXPENSES	651-5023990	26.58	
AUTOZONE INC	615508	02/13/26	OTHER EXPENSES	651-5023990	-18.49	
AUTOZONE INC	615508	02/13/26	OTHER EXPENSES	651-5023990	-24.99	
FORTE	615509	02/13/26	AV MAINTENANCE	1115-4350900 119167	81,800.00	
HOODZ OF CENTRAL INDIANA	615510	02/13/26	BUILDING MATERIAL	1120-4235000	469.99	
HOODZ OF CENTRAL INDIANA	615510	02/13/26	BUILDING MATERIAL	1120-4235000	469.99	
HOODZ OF CENTRAL INDIANA	615510	02/13/26	BUILDING MATERIAL	1120-4235000	469.99	
HOODZ OF CENTRAL INDIANA	615510	02/13/26	BUILDING MATERIAL	1120-4235000	459.99	
HOODZ OF CENTRAL INDIANA	615510	02/13/26	BUILDING MATERIAL	1120-4235000	469.99	
BARNES & THORNBURG	615511	02/13/26	LEGAL FEES	1180-R4340000 110442	5,000.00	5,000.00
BATTERIES PLUS BULBS	615512	02/13/26	REPAIR PARTS	1120-4237000	29.85	29.85
BEAVER RESEARCH COMPANY	615513	02/13/26	OTHER EXPENSES	601-5023990	143.09	143.09
BOSE, MCKINNEY & EVANS	615514	02/13/26	LEGAL FEES	1180-R4340000 110443	15,643.50	15,849.50
BOSE, MCKINNEY & EVANS	615514	02/13/26	LEGAL FEES	1180-R4340000 110443	206.00	
BOUND TREE MEDICAL LLC	615515	02/13/26	MISC EMS SUPPLIES	102-4239014 119120	159.98	

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BOUND TREE MEDICAL LLC	615515	02/13/26	MISC EMS SUPPLIES	102-4239014	119120	801.21	961.19
BREHOB CORPORATION	615516	02/13/26	OTHER EXPENSES	601-5023990		1,005.00	1,005.00
BRINKMAN PRESS, INC	615517	02/13/26	BUSINESS CARDS	1192-R4230100	118686	1,134.35	1,134.35
C. L. COONROD & COMPANY	615518	02/13/26	ACCOUNTING SERVICES	1701-4340300	119042	31,964.25	31,964.25
CALDWELL ENVIRONMENTAL IN	615519	02/13/26	OTHER EXPENSES	601-5023990		2,669.92	2,669.92
CALLAWAY GOLF COMPANY	615520	02/13/26	INTERNAL MATERIALS	1207-4345001		-1,288.28	
CALLAWAY GOLF COMPANY	615520	02/13/26	INTERNAL MATERIALS	1207-4345001		-1,001.04	
CALLAWAY GOLF COMPANY	615520	02/13/26	INTERNAL MATERIALS	1207-4345001		-2,112.16	
CALLAWAY GOLF COMPANY	615520	02/13/26	INTERNAL MATERIALS	1207-4345001		-2,284.16	
CALLAWAY GOLF COMPANY	615520	02/13/26	INTERNAL MATERIALS	1207-4345001		45.00	
CALLAWAY GOLF COMPANY	615520	02/13/26	INTERNAL MATERIALS	1207-4345001		15.00	
CALLAWAY GOLF COMPANY	615520	02/13/26	INTERNAL MATERIALS	1207-4345001		9,750.00	3,124.36
CENTER FOR PUBLIC SAFETY	615521	02/13/26	ACCREDITATION FEE	1120-4359000	119216	2,180.00	2,180.00
CHEMTRADE CHEMICALS US LL	615522	02/13/26	OTHER EXPENSES	651-5023990		1,398.82	1,398.82
CINTAS CORPORATION #18	615523	02/13/26	UNIFORMS	1207-4356001		35.00	
CINTAS CORPORATION #18	615523	02/13/26	OTHER EXPENSES	601-5023990		391.05	426.05
CINTAS UNIFORMS	615524	02/13/26	OTHER EXPENSES	651-5023990		286.92	286.92
COMPASS MINERALS AMERICA	615525	02/13/26	OTHER EXPENSES	601-5023990		2,848.60	2,848.60
CROSSROAD ENGINEERS, PC	615526	02/13/26	CONSULTING FEES	1115-4340400		4,313.13	
CROSSROAD ENGINEERS, PC	615526	02/13/26	PLAN REVIEW	202-R4340100	118593	12,827.50	17,140.63
CUMMINS SALES & SERVICE	615527	02/13/26	REPAIR PARTS	1120-4237000		79.87	
CUMMINS SALES & SERVICE	615527	02/13/26	REPAIR PARTS	1120-4237000		474.27	554.14
DON HINDS FORD	615528	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000		220.95	
DON HINDS FORD	615528	02/13/26	REPAIR PARTS	1120-4237000		281.18	
DON HINDS FORD	615528	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000		649.04	
DON HINDS FORD	615528	02/13/26	OTHER EXPENSES	651-5023990		110.93	
DON HINDS FORD	615528	02/13/26	OTHER EXPENSES	601-5023990		454.33	1,716.43
DONLEY SAFETY	615529	02/13/26	RECRUIT HELMETS	1120-R4356003	118684	4,243.20	4,243.20
CONSENSUS CLOUD SOLUTIONS	615530	02/13/26	OTHER CONT SERVICES	1120-4350900		157.65	157.65
ENVIRONMENTAL LABORATORIE	615531	02/13/26	OTHER EXPENSES	601-5023990		54.56	54.56
FEDERAL SIGNAL CORP	615532	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000		1,002.00	1,002.00
STANDARD EQUIPMENT	615533	02/13/26	OTHER EXPENSES	651-5023990		733.61	733.61
FIRE INSPECTORS ASSOCIATI	615534	02/13/26	EXTERNAL TRAINING FEES	1120-4357002		400.00	400.00
FIREWIRE LEDS	615535	02/13/26	OTHER EXPENSES	601-5023990		806.74	806.74
FISHER SCIENTIFIC	615536	02/13/26	OTHER EXPENSES	651-5023990		1,316.30	1,316.30
FRONT LINE COUNSELING INC	615537	02/13/26	MENTAL HEALTH COUNSELING	1120-4340703		187.50	

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FRONT LINE COUNSELING INC	615537	02/13/26	MENTAL HEALTH COUNSELING	1120-4340703	437.50	
FRONT LINE COUNSELING INC	615537	02/13/26	MENTAL HEALTH COUNSELING	1120-4340703	562.50	
FRONT LINE COUNSELING INC	615537	02/13/26	MENTAL HEALTH COUNSELING	1120-4340703	375.00	
FRONT LINE COUNSELING INC	615537	02/13/26	MENTAL HEALTH COUNSELING	1120-4340703	125.00	
FRONT LINE COUNSELING INC	615537	02/13/26	MENTAL HEALTH COUNSELING	1120-4340703	125.00	
FRONT LINE COUNSELING INC	615537	02/13/26	MENTAL HEALTH COUNSELING	1120-4340703	250.00	
FRONT LINE COUNSELING INC	615537	02/13/26	MENTAL HEALTH COUNSELING	1120-4340703	187.50	
						2,250.00
GENUINE PARTS COMPANY-IND	615538	02/13/26	OTHER EXPENSES	601-5023990	681.48	
						681.48
GENUINE PARTS COMPANY-IND	615539	02/13/26	OTHER EXPENSES	651-5023990	871.10	
						871.10
GEORGE E BOOTH CO INC	615540	02/13/26	OTHER EXPENSES	601-5023990	1,655.48	
GEORGE E BOOTH CO INC	615540	02/13/26	OTHER EXPENSES	601-5023990	855.48	
						2,510.96
GRAINGER	615541	02/13/26	OTHER EXPENSES	601-5023990	63.30	
GRAINGER	615541	02/13/26	OTHER EXPENSES	651-5023990	173.92	
						237.22
GRAYBAR ELECTRIC CO, INC	615542	02/13/26	CAMERA REPAIR PARTS	1115-4237000 119345	2,930.74	
						2,930.74
GRIDICS LLC	615543	02/13/26	SOFTWARE PROVIDER	1192-4355600 119328	35,000.00	
						35,000.00
H W C ENGINEERING	615544	02/13/26	OTHER EXPENSES	659-5023990	860.00	
						860.00
HACH COMPANY	615545	02/13/26	OTHER EXPENSES	601-5023990	3,970.90	
HACH COMPANY	615545	02/13/26	OTHER EXPENSES	601-5023990	702.63	
						4,673.53
HARE AUTO GROUP	615546	02/13/26	REPAIR PARTS	1120-4237000	176.64	
						176.64
HAZSIM, LLC	615547	02/13/26	DUAL HAZSIM PRO SYSTEM	102-4467004 119159	24,997.00	
						24,997.00
HENRY SCHEIN INC	615548	02/13/26	MISC SUPPLIES	102-4239014 119121	606.72	
HENRY SCHEIN INC	615548	02/13/26	THERM X MACHINE & ACCES	102-4467099 119162	573.20	
HENRY SCHEIN INC	615548	02/13/26	THERM X MACHINE & ACCES	102-4467099 119162	7,373.00	
						8,552.92
STRYKER SALES LLC	615549	02/13/26	DEFIBRILLATOR-CFD	102-4467006 119108	-2,500.00	
STRYKER SALES LLC	615549	02/13/26	DEFIBRILLATOR-CFD	102-4467006 119108	14,130.00	
STRYKER SALES LLC	615549	02/13/26	EMS SUPPLIES	102-4239014	371.18	
						12,001.18
I U P P S	615550	02/13/26	OTHER EXPENSES	651-5023990	634.60	
I U P P S	615550	02/13/26	OTHER EXPENSES	601-5023990	634.60	
						1,269.20
INDIAN SPRINGS MFG CO	615551	02/13/26	OTHER EXPENSES	601-5023990	890.10	
						890.10
INDIANA OXYGEN CO	615552	02/13/26	BOTTLED GAS	1120-4231100	157.54	
INDIANA OXYGEN CO	615552	02/13/26	BOTTLED GAS	1120-4231100	83.16	
INDIANA OXYGEN CO	615552	02/13/26	BOTTLED GAS	1120-4231100	219.41	
INDIANA OXYGEN CO	615552	02/13/26	BOTTLED GAS	1120-4231100	11.16	
INDIANA OXYGEN CO	615552	02/13/26	BOTTLED GAS	1120-4231100	11.16	
INDIANA OXYGEN CO	615552	02/13/26	BOTTLED GAS	1120-4231100	46.44	
INDIANA OXYGEN CO	615552	02/13/26	BOTTLED GAS	1120-4231100	687.78	
INDIANA OXYGEN CO	615552	02/13/26	BOTTLED GAS	1120-4231100	20.52	
						1,237.17
INDIE COFFEE ROASTERS	615553	02/13/26	OFFICE SUPPLIES	1180-4230200	67.40	
						67.40
INSIGHT PUBLIC SECTOR, IN	615554	02/13/26	OTHER EXPENSES	651-5023990	639.53	
						639.53
IN-SITU INC	615555	02/13/26	OTHER EXPENSES	651-5023990	1,846.00	

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INVOICE CLOUD INC	615556	02/13/26	OTHER EXPENSES	651-5023990	1,737.43	1,846.00
INVOICE CLOUD INC	615556	02/13/26	OTHER EXPENSES	601-5023990	1,737.42	
J & F DISTRIBUTING COMPAN	615557	02/13/26	REPAIR PARTS	1120-4237000	185.67	3,474.85
JAF PROPERTY SERVICES INC	615558	02/13/26	EQUIPMENT REPAIRS & MAINT	1115-4350000	995.00	185.67
JANI KING OF INDIANAPOLIS	615559	02/13/26	OTHER EXPENSES	651-5023990	730.00	995.00
REGENCY TRANSLATIONS LLC	615560	02/13/26	INTERPRETER FEES	1301-4341954	1,470.00	730.00
K D C BODY SHOP INC	615561	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000	8,447.51	1,470.00
K D C BODY SHOP INC	615561	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000	18,512.75	
KIRBY RISK CORPORATION	615562	02/13/26	OTHER EXPENSES	601-5023990	34.92	26,960.26
KIRBY RISK CORPORATION	615562	02/13/26	OTHER EXPENSES	601-5023990	5.82	
KIRSTEN WRAY'S PHOTOGRAPH	615563	02/13/26	OTHER EXPENSES	651-5023990	175.00	40.74
KIRSTEN WRAY'S PHOTOGRAPH	615563	02/13/26	OTHER EXPENSES	601-5023990	175.00	
LANGUAGELINE SOLUTIONS	615564	02/13/26	INTERPRETER FEES	1301-4341954	40.06	350.00
LEXISNEXIS	615565	02/13/26	LIBRARY REF MATERIALS	506-4469000	114.00	40.06
LIONHEART CRITICAL POWER	615566	02/13/26	BUILDING REPAIRS & MAINT	1120-4350100	775.83	114.00
LIONHEART CRITICAL POWER	615566	02/13/26	BUILDING REPAIRS & MAINT	1120-4350100	2,692.00	
FIRST DUE	615567	02/13/26	MAINT SERVICES	1120-4355600 118997	16,000.00	3,467.83
LOWE'S COMPANIES INC	615568	02/13/26	SMALL TOOLS & MINOR EQUIP	1120-4238000	43.68	16,000.00
LOWE'S COMPANIES INC	615568	02/13/26	BUILDING MATERIAL	1120-4235000	96.00	
LOWE'S COMPANIES INC	615568	02/13/26	REPAIR PARTS	1120-4237000	975.56	1,115.24
MACO PRESS INC	615569	02/13/26	STATIONARY & PRNTD MATERL	1120-4230100	168.55	
MACO PRESS INC	615569	02/13/26	STATIONARY & PRNTD MATERL	1120-4230100	251.75	420.30
MACQUEEN	615570	02/13/26	REPAIR PARTS	1120-4237000	211.51	
MACQUEEN	615570	02/13/26	REPAIR PARTS	1120-4237000	69.10	280.61
MCGEE DESIGNHOUSE INC	615571	02/13/26	LOBBY FURNITURE	1160-R4463000 118857	705.93	
MCGEE DESIGNHOUSE INC	615571	02/13/26	FURNITURE PURCHASE	1701-R4463000 118888	3,000.00	3,705.93
MENARDS - FISHERS	615572	02/13/26	11947	651-5023990	158.18	
MENARDS - FISHERS	615572	02/13/26	11971	651-5023990	16.93	175.11
MENARDS - FISHERS	615573	02/13/26	GARAGE & MOTOR SUPPIES	1120-4232100	205.29	205.29
MENARDS, INC	615574	02/13/26	26661	601-5023990	156.92	156.92
MENARDS, INC	615575	02/13/26	26845	651-5023990	189.77	189.77
MENARDS, INC	615576	02/13/26	27092	1115-4237000	8.68	8.68
MENARDS, INC	615577	02/13/26	26424	1120-4237000	21.94	
MENARDS, INC	615577	02/13/26	26730	1120-4237000	11.96	
MENARDS, INC	615577	02/13/26	26684	1120-4237000	6.99	
MENARDS, INC	615577	02/13/26	26662	1120-4237000	28.83	

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						69.72
MENARDS, INC	615578	02/13/26	25944	1207-4350000	33.87	
MENARDS, INC	615578	02/13/26	25984	1207-4350000	145.87	
MENARDS, INC	615578	02/13/26	26733	1207-4350000	97.55	
						277.29
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	-79.88
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	120.80
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	612.78
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	97.90
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	10.00
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	118.94
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	50.91
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	130.90
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	171.49
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	28.47
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	12.00
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	130.90
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	28.47
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	68.75
MES SERVICE CO LLC	615580	02/13/26	RECRUIT UNIFORMS	1120-R4356001	118658	140.44
MES SERVICE CO LLC	615580	02/13/26	RECRUIT UNIFORMS	1120-R4356001	118658	4,537.18
MES SERVICE CO LLC	615580	02/13/26	RECRUIT UNIFORMS	1120-R4356001	118658	3,031.21
MES SERVICE CO LLC	615580	02/13/26	BOOTS	1120-R4356003	118709	911.85
MES SERVICE CO LLC	615580	02/13/26	RECRUIT BADGES SHIELDS	1120-R4356003	118676	1,144.00
MES SERVICE CO LLC	615580	02/13/26	RECRUIT BADGES SHIELDS	1120-R4356002	118676	2,216.00
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	438.50
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356003	119119	565.00
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	-2,292.54
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	110.10
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	531.78
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	35.55
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	180.62
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	-161.67
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	187.62
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	100.00
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	91.44
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	319.52
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	240.00
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	165.40
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	159.76
MES SERVICE CO LLC	615580	02/13/26	MISC SAFETY EQUIP	1120-4356001	119119	1,233.21
MES SERVICE CO LLC	615580	02/13/26	REPAIR PARTS	1120-4237000		221.25
MES SERVICE CO LLC	615580	02/13/26	REPAIR PARTS	1120-4237000		242.66
MES SERVICE CO LLC	615580	02/13/26	REPAIR PARTS	1120-4237000		143.96
						15,995.27
MICRO AIR INC	615581	02/13/26	OTHER EXPENSES	601-5023990	525.00	
MICRO AIR INC	615581	02/13/26	OTHER EXPENSES	601-5023990	20.00	
						545.00
MID STATE TRUCK EQUIP COR	615582	02/13/26	OTHER EXPENSES	601-5023990	248.04	
						248.04
MORE THAN DIRT INC	615583	02/13/26	OTHER EXPENSES	651-5023990	22,151.88	
						22,151.88
NAPA AUTO PARTS INC	615584	02/13/26	REPAIR PARTS	1120-4237000	65.63	
						65.63
NORTHERN SAFETY CO, INC	615585	02/13/26	UNIFORMS	1120-4356001	823.44	
						823.44
OFFICE DEPOT	615586	02/13/26	OFFICE SUPPLIES	1192-4230200	56.78	
OFFICE DEPOT	615586	02/13/26	OFFICE SUPPLIES	1192-4230200	62.72	

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						119.50
OFFICE DEPOT INC	615587	02/13/26	OTHER EXPENSES	601-5023990	25.87	
OFFICE DEPOT INC	615587	02/13/26	OTHER EXPENSES	651-5023990	120.38	
OFFICE DEPOT INC	615587	02/13/26	OTHER EXPENSES	601-5023990	120.38	
OFFICE DEPOT INC	615587	02/13/26	OTHER EXPENSES	651-5023990	25.87	
						292.50
O'REILLY AUTO PARTS	615588	02/13/26	REPAIR PARTS	1120-4237000	321.41	
						321.41
PEARSON FORD,INC	615589	02/13/26	OTHER EXPENSES	601-5023990	9.92	
						9.92
PENN CARE INC.	615590	02/13/26	MISC EMS SUPPLIES	102-4239014 119124	775.00	
						775.00
PLYMATE	615591	02/13/26	OTHER EXPENSES	601-5023990	387.12	
						387.12
QUARLES & BRADY LLP	615592	02/13/26	LEGAL FEES	1180-4340000	147.00	
QUARLES & BRADY LLP	615592	02/13/26	LEGAL FEES	1180-4340000	73.50	
						220.50
RADWELL INTERNATIONAL	615593	02/13/26	OTHER EXPENSES	651-5023990	1,823.32	
						1,823.32
RED STITCH CREATIVE LLC	615594	02/13/26	UNIFORMS	1120-4356001	510.00	
RED STITCH CREATIVE LLC	615594	02/13/26	UNIFORMS	1120-4356001	8.00	
						518.00
SALT SERVICES A CLARITY S	615595	02/13/26	SALT & CALCIUM	1120-4236500	875.14	
						875.14
SERVICE PIPE & SUPPLY INC	615596	02/13/26	OTHER EXPENSES	601-5023990	213.80	
						213.80
SRM CONCRETE LLC	615597	02/13/26	OTHER EXPENSES	601-5023990	1,327.00	
						1,327.00
ECHO ELECTRIC	615598	02/13/26	REPAIR PARTS	1120-4237000	263.35	
						263.35
ASCENSION SPORTS PERFORMA	615599	02/13/26	TACTICAL ATHLETE PROGRAM	1120-4340799 119037	9,270.44	
						9,270.44
STUDIO M ARCHITECTURE AND	615600	02/13/26	OTHER EXPENSES	601-5023990	37,000.00	
						37,000.00
SUNBELT RENTALS, INC.	615601	02/13/26	OTHER EXPENSES	601-5023990	127.35	
						127.35
SUTTON-GARTEN	615602	02/13/26	OTHER EXPENSES	651-5023990	143.22	
						143.22
TANDEM MOBILITY LLC	615603	02/13/26	BIKE SHARE PROGRAM	1192-4350900 119195	23,750.00	
						23,750.00
TAYLOR MINNETTE SCHNEIDER	615604	02/13/26	LEGAL FEES	1180-4340000	5,208.00	
						5,208.00
TAYLOR OIL CO INC	615605	02/13/26	OTHER EXPENSES	601-5023990	1,500.00	
						1,500.00
TELEFLEX LLC	615606	02/13/26	MISC EMS SUPPLIES	102-4239014 119125	550.00	
						550.00
TORIC ENGINEERING INC	615607	02/13/26	OTHER EXPENSES	601-5023990	8,640.00	
TORIC ENGINEERING INC	615607	02/13/26	OTHER EXPENSES	651-5023990	17,280.00	
						25,920.00
TOTAL TRUCK PARTS, INC.	615608	02/13/26	REPAIR PARTS	1120-4237000	79.15	
						79.15
TRUCK SERVICE INC	615609	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000	4,313.38	
TRUCK SERVICE INC	615609	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000	1,527.81	
TRUCK SERVICE INC	615609	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000	-1,527.81	
TRUCK SERVICE INC	615609	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000	1,699.82	
						6,013.20
USA BLUE BOOK	615610	02/13/26	OTHER EXPENSES	651-5023990	314.89	
						314.89

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VOIANCE LANGUAGE SERVICES	615611	02/13/26	OTHER CONT SERVICES	1120-4350900	18.72	18.72
WEBB EFFECTS LLC	615612	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000	350.00	
WEBB EFFECTS LLC	615612	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000	750.00	
WEBB EFFECTS LLC	615612	02/13/26	AUTO REPAIR & MAINTENANCE	1120-4351000	125.00	
WESTLUND CONCEPTS	615613	02/13/26	OTHER CONT SERVICES	1120-4350900	21.75	1,225.00
WHITE'S ACE HARDWARE	615614	02/13/26	OTHER EXPENSES	601-5023990	140.63	21.75
WILDMAN BUSINESS GROUP	615615	02/13/26	OTHER EXPENSES	601-5023990	69.72	140.63
WILDMAN BUSINESS GROUP	615615	02/13/26	OTHER EXPENSES	601-5023990	46.66	
WILDMAN BUSINESS GROUP	615615	02/13/26	OTHER EXPENSES	651-5023990	25.70	
WINCAN, LLC	615616	02/13/26	OTHER EXPENSES	651-5023990	1,250.00	142.08
WORRELL CORPORATION	615617	02/13/26	ENGINEERING FEES	2200-4340100	1,753.26	1,250.00
XYLEM WATER SOLUTIONS USA	615618	02/13/26	OTHER EXPENSES	652-5023990	10,301.00	1,753.26
ZOLL MEDICAL CORP	615619	02/13/26	MISC EMS SUPPLIES	102-4239014 119161	2,348.48	10,301.00
JAMES FUNG	615620	02/13/26	OTHER EXPENSES	601-5023990	149.00	2,348.48
CENTERPOINT ENERGY	615621	02/13/26	2026 NATURAL GAS	1208-4349000 118982	2,393.03	149.00
CENTERPOINT ENERGY	615622	02/13/26	NATURAL GAS FOR FIRE STAT	1120-4349000 119117	1,023.01	2,393.03
CENTERPOINT ENERGY	615623	02/13/26	NATURAL GAS FOR FIRE STAT	1120-4349000 119117	470.97	1,023.01
CENTERPOINT ENERGY	615624	02/13/26	NATURAL GAS FOR FIRE STAT	1120-4349000 119117	841.78	470.97
CENTERPOINT ENERGY	615625	02/13/26	NATURAL GAS FOR FIRE STAT	1120-4349000 119117	1,015.28	841.78
CENTERPOINT ENERGY	615626	02/13/26	GAS	2201-4349000 119268	314.87	1,015.28
CENTERPOINT ENERGY	615627	02/13/26	GAS	2201-4349000 119268	1,289.52	314.87
CENTERPOINT ENERGY	615628	02/13/26	GAS	2201-4349000 119268	1,931.05	1,289.52
CENTERPOINT ENERGY	615629	02/13/26	OTHER EXPENSES	651-5023990	4,272.80	1,931.05
CENTERPOINT ENERGY	615630	02/13/26	NATURAL GAS FOR FIRE STAT	1120-4349000 119117	1,030.92	4,272.80
A T & T MOBILITY	615631	02/13/26	CELLULAR PHONE FEES	1120-4344100	297.96	1,030.92
KURT ANDERSON	615632	02/13/26	SAFETY SUPPLIES	2200-4239012	151.65	297.96
ANTHEM BLUE CROSS BLUE SH	615633	02/13/26	OTHER EXPENSES	102-5023990	710.50	151.65
ANTHEM BLUE CROSS BLUE SH	615634	02/13/26	OTHER EXPENSES	102-5023990	444.04	710.50
BRADLEY A BASTIN	615635	02/13/26	ORGANIZATION & MEMBER DUE	1207-4355300	175.00	444.04
BLUE TRITON BRANDS INC	615636	02/13/26	OTHER MISCELLANEOUS	1110-4239099	27.07	175.00
BUREAU OF MOTOR VEHICLES	615637	02/13/26	OTHER EXPENSES	601-5023990	30.00	27.07
						30.00

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CARMEL ARTS BUILDING ASSO	615638	02/13/26	OTHER EXPENSES	601-5023990	494.36	
CARMEL ARTS BUILDING ASSO	615638	02/13/26	OTHER EXPENSES	651-5023990	494.36	
						988.72
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	OTHER EXPENSES	601-5023990	10,687.79	
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	OTHER EXPENSES	651-5023990	4,998.38	
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	GAS & DIESEL FUEL	1120-4231300 119118	7,454.84	
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	GAS & DIESEL FUEL	1120-4231400 119118	5,860.71	
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	GAS & DIESEL FUEL	1120-4239099 119118	10.00	
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	PROPANE AND FUEL	2201-4231100 119264	20.69	
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	PROPANE AND FUEL	2201-4231300 119264	11,816.05	
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	PROPANE AND FUEL	2201-4231400 119264	8,682.50	
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	PROPANE AND FUEL	2201-4238900 119264	10.00	
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	GASOLINE	1160-4231400	80.60	
CARMEL CLAY SCHOOLS-FUEL	615639	02/13/26	GASOLINE	1110-4231400	27,277.30	
						76,898.86
CARMEL POSTMASTER	615640	02/13/26	OTHER EXPENSES	601-5023990	780.00	
						780.00
CARMEL UTILITIES	615641	02/13/26	WATER SEWER MULT FIRE STA	1120-4348500 119115	337.06	
CARMEL UTILITIES	615641	02/13/26	WATER SEWER MULT FIRE STA	1120-4348500 119115	227.98	
CARMEL UTILITIES	615641	02/13/26	WATER SEWER MULT FIRE STA	1120-4348500 119115	181.17	
CARMEL UTILITIES	615641	02/13/26	WATER & SEWER	1205-4348500	1,345.67	
CARMEL UTILITIES	615641	02/13/26	WATER AND SEWER FOR 2026	1208-4348500 118980	1,634.53	
CARMEL UTILITIES	615641	02/13/26	WATER SEWER MULT FIRE STA	1120-4348500 119115	1,900.56	
CARMEL UTILITIES	615641	02/13/26	WATER SEWER MULT FIRE STA	1120-4348500 119115	534.67	
CARMEL UTILITIES	615641	02/13/26	WATER & SEWER	1110-4348500	1,284.34	
CARMEL UTILITIES	615641	02/13/26	WATER & SEWER	1110-4348500	43.46	
CARMEL UTILITIES	615641	02/13/26	UTILITIES	1206-4348500 119222	136.57	
CARMEL UTILITIES	615641	02/13/26	UTILITIES	1206-4348500 119222	60.23	
CARMEL UTILITIES	615641	02/13/26	WATER AND SEWER - 475 3RD	1115-4348500 119074	149.11	
						7,835.35
CHARTER COMMUNICATIONS HO	615642	02/13/26	CABLE SERVICE	1205-4349500	155.96	
						155.96
CHARTER COMMUNICATIONS HO	615643	02/13/26	CABLE	2201-4349500 119269	119.08	
						119.08
CHARTER COMMUNICATIONS HO	615644	02/13/26	OTHER EXPENSES	651-5023990	88.95	
						88.95
CHARTER COMMUNICATIONS HO	615645	02/13/26	475 3RD AVE SW	1115-4344200 119000	199.17	
						199.17
CHARTER COMMUNICATIONS HO	615646	02/13/26	CABLE	2201-4349500 119269	89.40	
						89.40
CITY OF CARMEL	615647	02/13/26	PUBLICATION OF LEGAL ADS	1192-4345500	37.82	
						37.82
CLAY TOWNSHIP	615648	02/13/26	TRASH COLLECTION	1120-4350101	269.12	
CLAY TOWNSHIP	615648	02/13/26	NATURAL GAS	1120-4349000	308.16	
CLAY TOWNSHIP	615648	02/13/26	NATURAL GAS	1120-4349000	280.53	
CLAY TOWNSHIP	615648	02/13/26	WATER & SEWER	1120-4348500	270.89	
CLAY TOWNSHIP	615648	02/13/26	WATER & SEWER	1120-4348500	163.70	
CLAY TOWNSHIP	615648	02/13/26	ELECTRICITY	1120-4348000	3,050.02	
						4,342.42
CONSTELLATION NEWENERGY G	615649	02/13/26	OTHER EXPENSES	601-5023990	1,647.38	
CONSTELLATION NEWENERGY G	615649	02/13/26	UTILITIES-GAS	2201-4349000 119272	2,979.17	
						4,626.55
CULLIGAN WATER OF INDIANA	615650	02/13/26	OTHER EXPENSES	601-5023990	2.49	
CULLIGAN WATER OF INDIANA	615650	02/13/26	OTHER EXPENSES	651-5023990	29.72	
CULLIGAN WATER OF INDIANA	615650	02/13/26	OTHER EXPENSES	651-5023990	2.50	
CULLIGAN WATER OF INDIANA	615650	02/13/26	OTHER EXPENSES	601-5023990	29.71	
						64.42
DAVID W HORNER	615651	02/13/26	TRAVEL - AIRFARE	1120-4343012	619.18	

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JOSEPH R DILTZ	615652	02/13/26	EXTERNAL TRAINING FEES	1120-4357002		300.00	619.18
CULLIGAN OF INDIANAPOLIS	615653	02/13/26	OTHER MISCELLANEOUS	1701-4239099		15.99	300.00
CULLIGAN OF INDIANAPOLIS	615654	02/13/26	OTHER MISCELLANEOUS	1701-4239099		88.89	15.99
DUKE ENERGY	615659	02/13/26	UTILITIES	1206-4348000	119226	1,689.22	88.89
DUKE ENERGY	615659	02/13/26	UTILITIES	1206-4348000	119226	3,303.51	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	39.29	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	54.57	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	16.91	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	171.39	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	93.81	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	310.65	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	363.08	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	122.11	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	13.91	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	116.46	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	53.26	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	24.17	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	16.80	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	39.64	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	52.47	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	47.36	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	1,096.37	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	47.36	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	143.08	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	49.13	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	63.33	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	56.05	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	162.14	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	19.47	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	51.48	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	94.52	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	162.78	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	162.25	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	19.51	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	574.99	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	480.81	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	168.08	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	272.81	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	62.50	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	84.62	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	90.98	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	116.21	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	25.96	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	137.90	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	54.67	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	20.26	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	42.13	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	28.85	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	28.99	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	88.30	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	184.98	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	148.13	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	171.26	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	384.71	

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DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	40.02	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	26.87	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	59.58	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	19.56	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	216.00	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	229.74	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	25.75	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	47.68	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	15.11	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	120.03	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	95.99	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	42.72	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	30.63	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	14.25	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	19.22	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	109.37	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	29.70	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	50.70	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	77.23	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	75.67	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	14.80	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	44.15	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	19.22	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	306.56	
DUKE ENERGY	615659	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119277	41.90	
DUKE ENERGY	615659	02/13/26	ELEC AT STATIONS 41,44,46	1120-4348000	119113	2,586.56	
DUKE ENERGY	615659	02/13/26	ELEC AT STATIONS 41,44,46	1120-4348000	119113	2,338.72	
DUKE ENERGY	615659	02/13/26	ELEC AT STATIONS 41,44,46	1120-4348000	119113	2,743.39	
DUKE ENERGY	615659	02/13/26	ELECTRIC-480 MONON BLVD 2	1115-4348000	119072	529.08	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1205-4348000		13.91	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1205-4348000		30.28	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1205-4348000		5,139.68	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1205-4348000		13.91	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1205-4348000		63.96	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1205-4348000		246.52	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1205-4348000		514.48	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1205-4348000		13.91	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1208-4348000	118979	122.74	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1208-4348000	118979	27.63	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1208-4348000	118979	17,783.23	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1208-4348000	118979	8,514.36	
DUKE ENERGY	615659	02/13/26	ELECTRIC BILL-475 3RD AVE	1115-4348000	119094	3,996.14	
DUKE ENERGY	615659	02/13/26	OTHER EXPENSES	651-5023990		210.48	
DUKE ENERGY	615659	02/13/26	OTHER EXPENSES	651-5023990		453.15	
DUKE ENERGY	615659	02/13/26	OTHER EXPENSES	651-5023990		28.75	
DUKE ENERGY	615659	02/13/26	OTHER EXPENSES	651-5023990		28.98	
DUKE ENERGY	615659	02/13/26	OTHER EXPENSES	651-5023990		36.00	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1205-4348000		27.63	
DUKE ENERGY	615659	02/13/26	ELECTRICITY	1205-4348000		500.10	
DUKE ENERGY	615659	02/13/26	OTHER EXPENSES	651-5023990		360.57	
ENTERPRISE FLEET MGMT INC	615661	02/13/26	VEHICLE LEASE	1180-R4352600	118887	1,941.61	59,919.83
ENTERPRISE FLEET MGMT INC	615662	02/13/26	CARS/TRUCKS LEASE	2201-4353099	119002	10,576.78	1,941.61
ENTERPRISE FM TRUST	615663	02/13/26	OTHER EXPENSES	601-5023990		5,531.78	10,576.78
ENTERPRISE FM TRUST	615663	02/13/26	OTHER EXPENSES	651-5023990		3,393.53	
							8,925.31

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FEDEX	615664	02/13/26	POSTAGE	1120-4342100		19.16	19.16
GORDON FLESCH CO INC	615665	02/13/26	COPIER	1110-4353004		90.36	90.36
GORDON FLESCH CO INC	615666	02/13/26	COPIER	1192-4353004		31.25	31.25
GORDON FLESCH CO., INC.	615667	02/13/26	UPGRADE ADMIN COPIERS	1120-R4351501	117941	155.70	155.70
GORDON FLESCH CO., INC.	615667	02/13/26	EQUIPMENT MAINT CONTRACTS	1120-4351501		41.75	41.75
GORDON FLESCH CO., INC.	615668	02/13/26	EQUIPMENT MAINT CONTRACTS	1120-4351501		9.94	9.94
HAMILTON COUNTY TREASURER	615669	02/13/26	OTHER EXPENSES	1301-5023990		3,945.00	3,945.00
HENDRICKS COUNTY HOSPITAL	615670	02/13/26	MEDICAL EXAM FEES	1110-4340701		1,350.00	1,350.00
HUMANA HEALTH CARE PLANS	615671	02/13/26	OTHER EXPENSES	102-5023990		171.42	171.42
HUMANE SOCIETY FOR HAMILT	615672	02/13/26	HUMANE SOCIETY SERVICES	1110-4357500		14,646.87	14,646.87
HYLANT GROUP	615673	02/13/26	CITY INSURANCE	105-4347500	118991	96.00	96.00
HYLANT GROUP	615673	02/13/26	CITY INSURANCE	105-4347500	118991	107.00	107.00
HYLANT GROUP	615673	02/13/26	CITY INSURANCE	105-4347500	118991	248,913.31	248,913.31
I.C.O. TRAINING FUND	615674	02/13/26	OTHER EXPENSES	210-5023990		4.00	4.00
INTERNATIONAL ASSOC OF CH	615676	02/13/26	ORGANIZATION & MEMBER DUE	1110-4355300		220.00	220.00
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	188.23	188.23
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	4,000.87	4,000.87
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	53.22	53.22
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	10.98	10.98
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	74.80	74.80
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	209.52	209.52
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	2,097.60	2,097.60
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	81.01	81.01
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	1,033.08	1,033.08
AES INDIANA	615678	02/13/26	ELECTRICITY	1110-4348000		920.56	920.56
AES INDIANA	615678	02/13/26	STATION 42/43 SIRENS	1120-4348000	119112	2,911.63	2,911.63
AES INDIANA	615678	02/13/26	STATION 42/43 SIRENS	1120-4348000	119112	1,147.80	1,147.80
AES INDIANA	615678	02/13/26	OTHER EXPENSES	651-5023990		37,076.55	37,076.55
AES INDIANA	615678	02/13/26	OTHER EXPENSES	651-5023990		2,395.69	2,395.69
AES INDIANA	615678	02/13/26	OTHER CONT SERVICES	202-4350900		40.72	40.72
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	63.78	63.78
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	126.01	126.01
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	95.55	95.55
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	75.72	75.72
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	95.99	95.99
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	103.56	103.56
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	104.91	104.91
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	117.70	117.70
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	129.52	129.52
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	93.91	93.91
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	304.12	304.12
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	44.25	44.25
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	141.74	141.74
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	94.51	94.51
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	150.57	150.57
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	266.21	266.21

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AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	96.99	
AES INDIANA	615678	02/13/26	UTILITIES - ELECTRICITY	2201-4348000	119362	123.71	
							54,471.01
FRAZIER JONES	615679	02/13/26	SAFETY SUPPLIES	2200-4239012		170.62	
							170.62
KONICA MINOLTA BUSINESS S	615680	02/13/26	OTHER EXPENSES	651-5023990		20.78	
							20.78
KONICA MINOLTA BUSINESS S	615681	02/13/26	OTHER EXPENSES	651-5023990		4.02	
							4.02
KROGER CO	615682	02/13/26	OTHER EXPENSES	851-5023990		79.91	
KROGER CO	615682	02/13/26	OTHER EXPENSES	851-5023990		12.27	
KROGER CO	615682	02/13/26	OTHER EXPENSES	851-5023990		158.51	
							250.69
LAW ENF TRAINING BOARD	615683	02/13/26	EXTERNAL TRAINING FEES	1110-4357002		100.00	
							100.00
TODD LUCKOSKI	615684	02/13/26	TRAVEL - PARKING & TOLLS	1115-4343010		25.00	
							25.00
METRO FIBERNET LLC	615685	02/13/26	COUNCIL CHAMBERS INTERNET	1115-4344200	119066	124.90	
							124.90
MISTER ICE OF INDIANAPOLI	615686	02/13/26	OTHER CONT SERVICES	1207-4350900		264.00	
							264.00
OPTUMCARE	615687	02/13/26	OTHER EXPENSES	102-5023990		351.90	
							351.90
OPTUMCARE	615688	02/13/26	OTHER EXPENSES	102-5023990		284.33	
							284.33
P R S A	615689	02/13/26	MEMBERSHIP RENEWAL	1203-R4355300	118789	267.00	
							267.00
PRS	615690	02/13/26	OTHER EXPENSES	102-5023990		97.99	
							97.99
REPUBLIC WASTE SERVICES O	615691	02/13/26	TRASH SERVICE	2201-4350101	119311	2,282.07	
							2,282.07
REPUBLIC WASTE SERVICES O	615692	02/13/26	OTHER EXPENSES	601-5023990		79.81	
							79.81
REPUBLIC WASTE SERVICES O	615693	02/13/26	OTHER EXPENSES	601-5023990		12.73	
							12.73
REPUBLIC WASTE SERVICES O	615694	02/13/26	OTHER EXPENSES	651-5023990		1,717.51	
							1,717.51
REPUBLIC WASTE SERVICES O	615695	02/13/26	TRASH COLLECTION	1207-4350101	118987	190.17	
							190.17
RICOH AMERICAS CORPORATIO	615696	02/13/26	COPIER	506-4353004		79.92	
							79.92
JARED A SCHULTZ	615697	02/13/26	TRAVEL - MEALS	1120-4343009		320.00	
JARED A SCHULTZ	615697	02/13/26	GASOLINE	1120-4231400		25.74	
							345.74
SHRED-IT USA LLC	615698	02/13/26	OTHER EXPENSES	601-5023990		55.90	
SHRED-IT USA LLC	615698	02/13/26	OTHER EXPENSES	651-5023990		55.90	
							111.80
SIMPLIFILE	615699	02/13/26	RECORDING FEES	1702-4340600		38.25	
							38.25
THIENEMAN CONSTRUCTION IN	615700	02/13/26	OTHER EXPENSES	612-5023990		21,550.00	
							21,550.00
THIENEMAN CONSTRUCTION IN	615701	02/13/26	OTHER EXPENSES	612-5023990		193,950.00	
							193,950.00
THOMSON REUTERS-WEST	615702	02/13/26	SOFTWARE	1110-4463202		511.66	
THOMSON REUTERS-WEST	615702	02/13/26	SUBSCRIPT SOFTWARE>1YR	911-4355600		511.66	
							1,023.32
TOSHIBA AMERICA BUSINESS	615703	02/13/26	COPIER LEASE PAYMENTS	1160-4353004	119089	191.85	
							191.85

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TRAVELERS	615704	02/13/26	CITY INSURANCE	105-4347500	118992	4,777.70	4,777.70
TREASURER OF STATE	615705	02/13/26	EXTERNAL TRAINING FEES	1110-4357002		40.00	
TREASURER OF STATE	615705	02/13/26	EXTERNAL TRAINING FEES	1110-4357002		40.00	
TREASURER OF STATE	615705	02/13/26	EXTERNAL TRAINING FEES	1110-4357002		40.00	
TREASURER OF STATE	615705	02/13/26	EXTERNAL TRAINING FEES	1110-4357002		40.00	
TREASURER OF STATE	615705	02/13/26	EXTERNAL TRAINING FEES	1110-4357002		40.00	
TRICO REGIONAL SEWER UTIL	615706	02/13/26	STA 42/46 PARTIAL YR	1120-4348500	119116	108.06	200.00
TRICO REGIONAL SEWER UTIL	615706	02/13/26	STA 42/46 PARTIAL YR	1120-4348500	119116	108.06	
TRICO REGIONAL SEWER UTIL	615707	02/13/26	OTHER EXPENSES	601-5023990		155.87	216.12
TRICO REGIONAL SEWER UTIL	615707	02/13/26	OTHER EXPENSES	601-5023990		159.12	
VERIZON	615709	02/13/26	MONTHLY BILLING	1701-4344100	119041	83.49	314.99
VERIZON	615710	02/13/26	CELLULAR PHONE FEES	1205-4344100		118.93	83.49
VERIZON	615711	02/13/26	CELL PHONES	2201-4344100	119097	3,604.59	118.93
VERIZON	615712	02/13/26	CELLULAR PHONE FEES	1120-4344100		20.36	3,604.59
WAYSTAR INC	615713	02/13/26	OTHER CONT SERVICES	1120-4350900		485.63	20.36
WPS GH A MEDCARE PROVIDER	615714	02/13/26	OTHER EXPENSES	102-5023990		237.26	485.63
MICHAEL ZIMMERMAN	615715	02/13/26	OTHER EXPENSES	852-5023990		330.96	237.26
CENTERPOINT ENERGY	615716	02/20/26	NATURAL GAS	1125-4349000		163.44	330.96
CENTERPOINT ENERGY	615716	02/20/26	NATURAL GAS	1125-4349000		217.55	
CENTERPOINT ENERGY	615716	02/20/26	NATURAL GAS	1091-4349000		86.37	
CENTERPOINT ENERGY	615716	02/20/26	NATURAL GAS	1091-4349000		2,013.79	
CENTERPOINT ENERGY	615716	02/20/26	NATURAL GAS	1091-4349000		98.53	
ACE-PAK PRODUCTS INC	615717	02/20/26	OTHER MAINT SUPPLIES	1093-4238900		974.00	2,579.68
ACE-PAK PRODUCTS INC	615717	02/20/26	GENERAL PROGRAM SUPPLIES	1092-4239039		214.77	
AMERESCO INC	615718	02/20/26	OTHER STRUCTURE IMPROVEMN	1091-4462000		4,000.00	1,188.77
BLOOMERANG	615719	02/20/26	VOLUNTEER/DONATION SOFTWA	1125-4355600	62452	8,867.09	4,000.00
CARGILL INC SALT DIVISION	615720	02/20/26	CLEARLANE SALT & OVERAGE	1125-4236500	62476	2,528.72	8,867.09
CARMEL CLAY FOOD & NUTRIT	615721	02/20/26	FOOD & BEVERAGES	1081-4239040		9,603.30	2,528.72
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	110-4348500		24.75	9,603.30
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	1125-4348500		220.12	
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	1125-4348500		158.50	
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	1125-4348500		378.90	
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	1125-4348500		32.31	
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	1091-4348500		4,220.29	
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	1125-4348500		354.63	
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	1125-4348500		310.24	
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	1125-4348500		641.55	
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	1125-4348500		27.48	
CARMEL UTILITIES	615722	02/20/26	WATER & SEWER	1125-4348500		305.91	
CINTAS CORPORATION #18	615723	02/20/26	OTHER MAINT SUPPLIES	1125-4238900		99.33	6,674.68

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CINTAS CORPORATION #18	615723	02/20/26	OTHER MAINT SUPPLIES	1125-4238900	99.33	
CINTAS CORPORATION #18	615723	02/20/26	OTHER MAINT SUPPLIES	1093-4238900	648.98	
						847.64
DUKE ENERGY	615725	02/20/26	ELECTRICITY	1125-4348000	443.77	
DUKE ENERGY	615725	02/20/26	ELECTRICITY	1125-4348000	974.33	
DUKE ENERGY	615725	02/20/26	ELECTRICITY	1125-4348000	21.05	
DUKE ENERGY	615725	02/20/26	ELECTRICITY	1125-4348000	878.31	
						2,317.46
ELAN FINANCIAL SERVICES	615727	02/20/26	GENERAL PROGRAM SUPPLIES	1091-4239039	535.05	
ELAN FINANCIAL SERVICES	615727	02/20/26	INFO SYS MAINT/CONTRACTS	1091-4341955	398.39	
ELAN FINANCIAL SERVICES	615727	02/20/26	MARKETING & PROMOTIONS	1091-4341991	590.99	
ELAN FINANCIAL SERVICES	615727	02/20/26	SUBSCRIPTIONS	1091-4355200	1,958.00	
ELAN FINANCIAL SERVICES	615727	02/20/26	OTHER MISCELLANEOUS	1091-4239099	19.02	
ELAN FINANCIAL SERVICES	615727	02/20/26	TRAVEL FEES & EXPENSES	1091-4343000	1,994.82	
ELAN FINANCIAL SERVICES	615727	02/20/26	OTHER MAINT SUPPLIES	1093-4238900	301.40	
ELAN FINANCIAL SERVICES	615727	02/20/26	REPAIR PARTS	1093-4237000	76.16	
ELAN FINANCIAL SERVICES	615727	02/20/26	GENERAL PROGRAM SUPPLIES	1125-4239039	50.43	
ELAN FINANCIAL SERVICES	615727	02/20/26	SUBSCRIPT SOFTWARE>1YR	1125-4355600	607.17	
ELAN FINANCIAL SERVICES	615727	02/20/26	ORGANIZATION & MEMBER DUE	1125-4355300	250.00	
ELAN FINANCIAL SERVICES	615727	02/20/26	TRAVEL FEES & EXPENSES	1125-4343000	1,033.92	
ELAN FINANCIAL SERVICES	615727	02/20/26	OTHER MAINT SUPPLIES	1125-4238900	494.79	
ELAN FINANCIAL SERVICES	615727	02/20/26	OFFICE SUPPLIES	1125-4230200	59.99	
ELAN FINANCIAL SERVICES	615727	02/20/26	GENERAL PROGRAM SUPPLIES	1081-4239039	345.99	
ELAN FINANCIAL SERVICES	615727	02/20/26	GENERAL PROGRAM SUPPLIES	1081-4239039	316.63	
ELAN FINANCIAL SERVICES	615727	02/20/26	EQUIPMENT REPAIRS & MAINT	1081-4350000	6.03	
ELAN FINANCIAL SERVICES	615727	02/20/26	GENERAL PROGRAM SUPPLIES	1081-4239039	609.14	
ELAN FINANCIAL SERVICES	615727	02/20/26	INFO SYS MAINT/CONTRACTS	1081-4341955	398.39	
ELAN FINANCIAL SERVICES	615727	02/20/26	SUBSCRIPTIONS	1081-4355200	312.00	
ELAN FINANCIAL SERVICES	615727	02/20/26	EXTERNAL INSTRUCT FEES	1081-4357004	50.00	
ELAN FINANCIAL SERVICES	615727	02/20/26	OTHER MISCELLANEOUS	1081-4239099	19.02	
ELAN FINANCIAL SERVICES	615727	02/20/26	TRAVEL FEES & EXPENSES	1081-4343000	207.27	
ELAN FINANCIAL SERVICES	615727	02/20/26	GENERAL PROGRAM SUPPLIES	1096-4239039	31.68	
						10,666.28
ENTERPRISE FM TRUST	615728	02/20/26	FLEET LEASE RENTALS	1125-R4353099	8,141.32	
ENTERPRISE FM TRUST	615728	02/20/26	OTHER RENTAL & LEASES	1091-4353099	815.07	
				60874		8,956.39
FIRST ADVANTAGE BACKGROUN	615729	02/20/26	CRIMINAL BACKGROUND CHEC	1091-4341990	995.27	
FIRST ADVANTAGE BACKGROUN	615729	02/20/26	CRIMINAL BACKGROUND CHEC	1081-4341990	656.16	
						1,651.43
FUN EXPRESS	615730	02/20/26	GENERAL PROGRAM SUPPLIES	1081-4239039	133.17	
						133.17
GRAINGER	615731	02/20/26	SMALL TOOLS & MINOR EQUIP	1094-4238000	187.65	
						187.65
GREEN TOUCH SERVICES, INC	615732	02/20/26	GROUNDS MAINTENANCE	110-4350400	1,110.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	GROUNDS MAINTENANCE	110-4350400	300.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	GROUNDS MAINTENANCE	110-4350400	300.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	CENTRAL PARK SNOW/SALT	1125-4350400	450.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	CENTRAL PARK SNOW/SALT	1125-4350400	2,650.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	CENTRAL PARK SNOW/SALT	1125-4350400	825.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	CENTRAL PARK SNOW/SALT	1125-4350400	450.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	CENTRAL PARK SNOW/SALT	1125-4350400	825.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	CENTRAL PARK SNOW/SALT	1125-4350400	4,050.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	2025 LANDSCAPING	1125-R4350400	64.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	2025 LANDSCAPING	1125-R4350400	120.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	2025 LANDSCAPING	1125-R4350400	1,320.00	
GREEN TOUCH SERVICES, INC	615732	02/20/26	2025 LANDSCAPING	1125-R4350400	60.00	
						12,524.00
INVIGORATEHR, LLC	615733	02/20/26	EXTERNAL INSTRUCT FEES	1125-4357004	825.00	

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INVIGORATEHR, LLC	615733	02/20/26	EXTERNAL INSTRUCT FEES	1091-4357004	1,100.00	
INVIGORATEHR, LLC	615733	02/20/26	EXTERNAL INSTRUCT FEES	1125-4357004	273.00	
INVIGORATEHR, LLC	615733	02/20/26	EXTERNAL INSTRUCT FEES	1091-4357004	91.00	
						2,289.00
JES & SONS 2-WAY LLC	615734	02/20/26	EQUIPMENT REPAIRS & MAINT	1081-4350000	91.50	
JES & SONS 2-WAY LLC	615734	02/20/26	EQUIPMENT REPAIRS & MAINT	1081-4350000	147.05	
						238.55
KONICA MINOLTA BUSINESS S	615735	02/20/26	COPIER	1081-4353004	159.38	
KONICA MINOLTA BUSINESS S	615735	02/20/26	COPIER	1091-4353004	70.35	
KONICA MINOLTA BUSINESS S	615735	02/20/26	COPIER	1125-4353004	65.25	
						294.98
KROGER, GARDIS & REGAS	615736	02/20/26	LEGAL FEES	1125-4340000	10,681.21	
KROGER, GARDIS & REGAS	615736	02/20/26	WHITE RIVER CORRIDOR	106-4460715	1,554.00	
KROGER, GARDIS & REGAS	615736	02/20/26	BEAR CREEK PARK	106-4460716	946.00	
KROGER, GARDIS & REGAS	615736	02/20/26	LEGAL FEES	1091-4340000	1,283.50	
						14,464.71
KULLY SUPPLY INC	615737	02/20/26	REPAIR PARTS	1093-4237000	1,077.99	
						1,077.99
MACALLISTER MACHINERY CO	615738	02/20/26	GARAGE & MOTOR SUPPLIES	1125-4232100	72.57	
						72.57
NAPA AUTO PARTS INC	615739	02/20/26	GARAGE & MOTOR SUPPLIES	1125-4232100	-9.00	
NAPA AUTO PARTS INC	615739	02/20/26	GARAGE & MOTOR SUPPLIES	1125-4232100	8.14	
NAPA AUTO PARTS INC	615739	02/20/26	GARAGE & MOTOR SUPPLIES	1125-4232100	11.80	
NAPA AUTO PARTS INC	615739	02/20/26	OIL CHANGE SUPPLIES	1125-4232100	351.22	
				62542		362.16
NCSI	615740	02/20/26	CRIMINAL BACKGROUND CHEC	1125-4341990	18.50	
						18.50
NORTHERN SAFETY CO, INC	615741	02/20/26	FIRST AID SUPPLIES	1125-4239012	13.41	
				62568		13.41
S & S CRAFTS WORLDWIDE IN	615742	02/20/26	SHUFFLEBOARD SET	1125-4238900	282.00	
				62481		282.00
SHERWIN WILLIAMS INC	615743	02/20/26	BUILDING MATERIAL	1125-4235000	38.99	
						38.99
SPORT GRAPHICS INC	615744	02/20/26	MARKETING & PROMOTIONS	1081-4341991	1,327.00	
SPORT GRAPHICS INC	615744	02/20/26	IPRA AWARD BANNER	1125-4345000	1,327.00	
				62357		2,654.00
STAPLES BUSINESS ADVANTAG	615745	02/20/26	OFFICE SUPPLIES	1081-4230200	37.38	
STAPLES BUSINESS ADVANTAG	615745	02/20/26	OFFICE SUPPLIES	1091-4230200	37.37	
STAPLES BUSINESS ADVANTAG	615745	02/20/26	OFFICE SUPPLIES	1091-4230200	358.81	
STAPLES BUSINESS ADVANTAG	615745	02/20/26	GENERAL PROGRAM SUPPLIES	1096-4239039	126.25	
						559.81
TERRYBERRY COMPANY LLC	615746	02/20/26	OTHER CONT SERVICES	1125-4350900	47.48	
						47.48
TREVIPLAY- WALMART	615747	02/20/26	GENERAL PROGRAM SUPPLIES	1125-4239039	104.38	
TREVIPLAY- WALMART	615747	02/20/26	GENERAL PROGRAM SUPPLIES	1081-4239039	216.79	
TREVIPLAY- WALMART	615747	02/20/26	GENERAL PROGRAM SUPPLIES	1081-4239039	226.04	
TREVIPLAY- WALMART	615747	02/20/26	GENERAL PROGRAM SUPPLIES	1081-4239039	94.75	
TREVIPLAY- WALMART	615747	02/20/26	GENERAL PROGRAM SUPPLIES	1081-4239039	226.12	
TREVIPLAY- WALMART	615747	02/20/26	GENERAL PROGRAM SUPPLIES	1081-4239039	42.82	
						910.90
WEIHE ENGINEERS INC	615748	02/20/26	WEST PARK PLAYGROUND EXP	1125-R4350900	5,700.00	
				60636		5,700.00
WHITE'S ACE HARDWARE	615749	02/20/26	EQUIPMENT REPAIRS & MAINT	1093-4350000	208.99	
WHITE'S ACE HARDWARE	615749	02/20/26	OTHER MAINT SUPPLIES	1093-4238900	221.71	
WHITE'S ACE HARDWARE	615749	02/20/26	OTHER MAINT SUPPLIES	1094-4238900	197.86	
WHITE'S ACE HARDWARE	615749	02/20/26	EQUIPMENT REPAIRS & MAINT	1096-4350000	19.44	
WHITE'S ACE HARDWARE	615749	02/20/26	BUILDING MATERIAL	1125-4235000	20.16	
WHITE'S ACE HARDWARE	615749	02/20/26	OTHER MAINT SUPPLIES	1125-4238900	63.55	

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WHITE'S ACE HARDWARE	615749	02/20/26	ICE MELT	1125-4236500	62404	1,098.00	1,829.71
CENTERPOINT ENERGY	615750	02/20/26	2026 NATURAL GAS	1208-4349000	118982	430.82	430.82
CENTERPOINT ENERGY	615751	02/20/26	NATURAL GAS	1801-4349000	119029	958.16	958.16
CENTERPOINT ENERGY	615752	02/20/26	NATURAL GAS	1801-4349000	119029	345.26	345.26
CENTERPOINT ENERGY	615753	02/20/26	OTHER EXPENSES	651-5023990		457.81	457.81
CENTERPOINT ENERGY	615754	02/20/26	OTHER EXPENSES	601-5023990		744.20	744.20
CENTERPOINT ENERGY	615755	02/20/26	OTHER EXPENSES	601-5023990		1,234.65	1,234.65
CENTERPOINT ENERGY	615756	02/20/26	OTHER EXPENSES	601-5023990		1,077.87	1,077.87
CENTERPOINT ENERGY	615757	02/20/26	OTHER EXPENSES	651-5023990		429.46	429.46
CENTERPOINT ENERGY	615758	02/20/26	OTHER EXPENSES	601-5023990		104.09	104.09
CENTERPOINT ENERGY	615759	02/20/26	OTHER EXPENSES	601-5023990		834.45	834.45
CENTERPOINT ENERGY	615760	02/20/26	OTHER EXPENSES	651-5023990		17.98	17.98
CENTERPOINT ENERGY	615761	02/20/26	2026 NATURAL GAS	1208-4349000	118982	254.63	254.63
CENTERPOINT ENERGY	615762	02/20/26	NATURAL GAS	1801-4349000	119029	603.09	603.09
CENTERPOINT ENERGY	615763	02/20/26	OTHER CONT SERVICES	202-4350900		235.46	235.46
ADP INC	615764	02/20/26	SUPPORT TRAINING	1201-R4341903	118147	1,328.12	1,328.12
ADP INC	615765	02/20/26	SOFTWARE SUPPORT FEES	1201-4341903		18,316.22	18,316.22
AT&T	615766	02/20/26	INTERNET	1207-4344200	119055	136.33	136.33
CANON FINANCIAL SERVICES	615767	02/20/26	COPIER	1180-4353004		475.99	513.45
CANON FINANCIAL SERVICES	615767	02/20/26	COPIER LEASE	1180-R4353004	118885	37.46	
CARMEL CLAY PARKS & RECRE	615768	02/20/26	WELLNESS PROGRAM	1201-4341980		1,163.00	1,163.00
CARMEL OTS LLC	615769	02/20/26	2026 RESTROOM CLEANING	1208-4350900	118977	2,971.83	2,971.83
CARMEL UTILITIES	615770	02/20/26	WATER & SEWER	1801-4348500	119028	140.34	
CARMEL UTILITIES	615770	02/20/26	WATER & SEWER	1801-4348500	119028	774.57	
CARMEL UTILITIES	615770	02/20/26	WATER & SEWER	1801-4348500	119028	824.70	1,739.61
CARMEL UTILITIES	615771	02/20/26	OTHER CONT SERVICES	202-4350900		28,087.34	28,087.34
CHARD SNYDER & ASSOC LLC	615772	02/20/26	WELLNESS PROGRAM	1201-4341980		632.10	632.10
CITIZENS WESTFIELD	615773	02/20/26	OTHER EXPENSES	601-5023990		26.03	26.03
CONSTELLATION NEWENERGY G	615774	02/20/26	2026 NATURAL GAS BUDGET	1208-4349000	118983	10,390.56	10,390.56
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990		260.19	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	601-5023990		260.19	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990		224.80	

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DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	601-5023990	224.79	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990	232.09	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	601-5023990	232.09	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990	43.58	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	601-5023990	43.57	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990	439.07	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990	308.90	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990	127.27	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990	72.63	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990	62.10	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990	56.38	
DUKE ENERGY	615776	02/20/26	OTHER EXPENSES	651-5023990	221.65	
DUKE ENERGY	615776	02/20/26	ELECTRICITY	1801-4348000 119030	383.55	
DUKE ENERGY	615776	02/20/26	ELECTRICITY	1801-4348000 119030	378.72	
DUKE ENERGY	615776	02/20/26	ELECTRICITY	1801-4348000 119030	75.69	
DUKE ENERGY	615776	02/20/26	ELECTRICITY	1801-4348000 119030	1,156.71	
DUKE ENERGY	615776	02/20/26	ELECTRICITY	1801-4348000 119030	798.76	
DUKE ENERGY	615776	02/20/26	ELECTRICITY	1801-4348000 119030	19.61	
DUKE ENERGY	615776	02/20/26	ELECTRICITY	1801-4348000 119030	208.24	
						5,830.58
ELEANOR PRESCOTT	615777	02/20/26	TUITION REIMBURSEMENT	1201-4128000	992.56	
						992.56
ELISABETH HENN-CARLSON	615778	02/20/26	MENTAL HEALTH COUNSELING	1110-4340703	100.00	
						100.00
FEDEX	615779	02/20/26	POSTAGE	1701-4342100	9.47	
						9.47
JAIMIE FOREMAN	615780	02/20/26	OTHER EXPENSES	601-5023990	161.92	
						161.92
GORDON FLESCH CO INC	615781	02/20/26	COPIER	1801-4353004 119031	105.93	
						105.93
GORDON FLESCH CO INC	615782	02/20/26	COPIER	1192-4353004	160.62	
						160.62
AES INDIANA	615783	02/20/26	OTHER EXPENSES	601-5023990	65,846.98	
						65,846.98
NATIONAL WATER SERVICES L	615784	02/20/26	OTHER EXPENSES	612-5023990	50,982.21	
						50,982.21
OLD TOWN SHOPS PROP ASSOC	615785	02/20/26	2026 RESTROOM CLEANING	1208-4350900 118978	1,721.24	
						1,721.24
PURE WATER PARTNERS	615786	02/20/26	OTHER EXPENSES	651-5023990	570.00	
						570.00
PURE WATER PARTNERS LLC	615787	02/20/26	OFFICE SUPPLIES	2200-4230200	55.00	
						55.00
SHRED-IT USA LLC	615788	02/20/26	TRASH COLLECTION	1110-4350101	202.23	
						202.23
BRYON SINN	615789	02/20/26	OTHER EXPENSES	601-5023990	64.18	
						64.18
STERICYCLE INC	615790	02/20/26	OTHER CONT SERVICES	1701-4350900	83.01	
						83.01
STERICYCLE INC	615791	02/20/26	SHREDDING SERVICE	1180-4341995	163.52	
						163.52
TREASURER OF STATE	615792	02/20/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
TREASURER OF STATE	615792	02/20/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
						80.00
TRUGREEN	615793	02/20/26	FERTILIZATION	1206-R4350400 114332	2,543.68	
						2,543.68
VERIZON	615794	02/20/26	CELLULAR PHONE FEES	1180-4344100	305.59	
						305.59
VERIZON	615795	02/20/26	CELLULAR PHONE FEES	1201-4344100	129.81	

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VERIZON	615796	02/20/26	CELLULAR PHONE FEES	2200-4344100	525.73	129.81
VERIZON	615797	02/20/26	CELL PHONE	1207-4344100 119056	174.37	525.73
VERIZON	615798	02/20/26	CELLULAR PHONE FEES	1701-4344100	5.88	174.37
VERIZON	615799	02/20/26	OTHER EXPENSES	651-5023990	1,031.32	5.88
VERIZON	615800	02/20/26	CELLULAR PHONE FEES	1702-4344100	119.16	1,031.32
VERIZON	615801	02/20/26	CELLULAR FEES	1801-4344100 119035	6.30	119.16
VERIZON	615802	02/20/26	OTHER EXPENSES	601-5023990	1,522.87	6.30
VERIZON	615803	02/20/26	CELL PHONE	1207-4344100 119056	186.78	1,522.87
CHAD WALTER	615804	02/20/26	SAFETY SUPPLIES	2200-4239012	154.62	186.78
WHITE RIVER ALLIANCE	615805	02/20/26	EXTERNAL TRAINING FEES	2200-4357002	365.00	154.62
WOODLANDS HOMEOWNERS ASSO	615806	02/20/26	OTHER CONT SERVICES	202-4350900	539.00	365.00
PAYNTR GOLF	615807	02/20/26	GOLF SOFTGOODS	1207-4356006	3,696.00	539.00
AAA EXTERMINATING INC	615808	02/20/26	BUILDING REPAIRS & MAINT	1205-4350100	250.00	3,696.00
ACTION PEST CONTROL, INC	615809	02/20/26	OTHER EXPENSES	601-5023990	133.00	250.00
ALPHAGRAPHS	615811	02/20/26	EVENT PRINTING & SIGNAGE	1203-4359003 119107	326.36	133.00
AMAZON CAPITAL SERVICES	615812	02/20/26	VIDEO EQUIPMENT	1203-4464500	68.50	326.36
AMAZON CAPITAL SERVICES	615812	02/20/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003	241.91	
AMAZON CAPITAL SERVICES	615812	02/20/26	POSTAGE	1203-4342100	5.98	
AMAZON CAPITAL SERVICES	615812	02/20/26	OFFICE SUPPLIES	1203-4230200	146.16	
AMAZON CAPITAL SERVICES	615812	02/20/26	REPAIRS, TOOLS AND SUPPLI	2201-4237000 119251	299.00	
AMAZON CAPITAL SERVICES	615812	02/20/26	REPAIRS, TOOLS AND SUPPLI	2201-4238000 119251	109.26	
AMAZON CAPITAL SERVICES	615812	02/20/26	REPAIRS, TOOLS AND SUPPLI	2201-4238900 119251	3,080.82	
AMAZON CAPITAL SERVICES	615812	02/20/26	UNIFORMS	2201-4356001	823.85	
AMAZON CAPITAL SERVICES	615812	02/20/26	OTHER EXPENSES	852-5023990	137.01	
AMAZON CAPITAL SERVICES	615812	02/20/26	BUILDING REPAIRS & MAINT	1110-4350100	516.56	
AMAZON CAPITAL SERVICES	615812	02/20/26	SPECIAL DEPT SUPPLIES	1110-4239011	305.99	
AMAZON CAPITAL SERVICES	615812	02/20/26	OTHER MISCELLANEOUS	1110-4239099	186.38	
AMAZON CAPITAL SERVICES	615812	02/20/26	ANIMAL SERVICES	1110-4357600	15.00	
AMAZON CAPITAL SERVICES	615812	02/20/26	OTHER MAINT SUPPLIES	1110-4238900	682.19	
AMAZON CAPITAL SERVICES	615812	02/20/26	OFFICE SUPPLIES	1110-4230200	468.84	
AMERICAN STRUCTURE POINT,	615813	02/20/26	OTHER EXPENSES	652-5023990	481.25	7,087.45
ARGOS CONNECTED SOLUTIONS	615814	02/20/26	GPS TRACKING SERVICES	2201-4355200 119102	6,440.53	481.25
ASCENSION ST VINCENT PUBL	615815	02/20/26	OFFICER PHYSICALS	1110-R4340701 118784	3,600.52	6,440.53
ASCENSION ST VINCENT PUBL	615815	02/20/26	MEDICAL EXAM FEES	1110-4340701	2,300.75	
ASSOC OF INDIANA COUNTIES	615816	02/20/26	POSTAGE	1180-4342100	45.00	5,901.27
AUTOZONE INC	615817	02/20/26	OTHER EXPENSES	601-5023990	13.56	45.00
AUTOZONE INC	615817	02/20/26	OTHER EXPENSES	601-5023990	12.17	

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AUTOZONE INC	615817	02/20/26	OTHER EXPENSES	601-5023990	92.97	
AUTOZONE INC	615817	02/20/26	OTHER EXPENSES	601-5023990	34.31	
						153.01
B L ANDERSON CO.	615818	02/20/26	OTHER EXPENSES	601-5023990	373.84	
B L ANDERSON CO.	615818	02/20/26	OTHER EXPENSES	601-5023990	373.84	
						747.68
BATTERIES PLUS BULBS	615819	02/20/26	OTHER EXPENSES	601-5023990	103.95	
BATTERIES PLUS BULBS	615819	02/20/26	OTHER EXPENSES	651-5023990	311.60	
						415.55
PRO TEAM WELLNESS	615820	02/20/26	MENTAL HEALTH COUNSELING	1110-4340703	450.00	
PRO TEAM WELLNESS	615820	02/20/26	MENTAL HEALTH COUNSELING	1110-4340703	1,350.00	
						1,800.00
BRENNTAG MID SOUTH INC	615821	02/20/26	OTHER EXPENSES	601-5023990	1,346.33	
BRENNTAG MID SOUTH INC	615821	02/20/26	OTHER EXPENSES	601-5023990	1,077.06	
BRENNTAG MID SOUTH INC	615821	02/20/26	OTHER EXPENSES	601-5023990	807.80	
BRENNTAG MID SOUTH INC	615821	02/20/26	OTHER EXPENSES	601-5023990	3,194.00	
						6,425.19
BRIGHT SHEET METAL COMPAN	615822	02/20/26	OTHER EXPENSES	651-5023990	3,400.00	
BRINKMAN PRESS, INC	615823	02/20/26	STATIONARY & PRNTD MATERL	1180-4230100	75.00	
						75.00
C. L. COONROD & COMPANY	615824	02/20/26	ACFR PREPARATION	1701-4340300 119043	6,354.05	
						6,354.05
CARMEL CITY CENTER LLC	615825	02/20/26	GARAGE MAINT	1206-R4350900 118014	2,042.11	
						2,042.11
CARMEL CLAY HISTORICAL SO	615826	02/20/26	CITY ARCHIVING SERVICES	1203-R4359000 118928	2,330.00	
						2,330.00
CARMEL LOFTS LLC	615827	02/20/26	GARAGE MAINTENANCE	1206-4350100 119189	17,397.01	
						17,397.01
CARMEL TROPHIES PLUS LLC	615828	02/20/26	OTHER CONT SERVICES	1120-4350900	280.00	
						280.00
CENTRAL INDIANA HARDWARE	615829	02/20/26	OTHER EXPENSES	601-5023990	30.52	
						30.52
CENTRAL INDIANA POLICE FO	615830	02/20/26	EXTERNAL TRAINING FEES	1110-4357002	4,400.00	
						4,400.00
CERTIFIED LABORATORIES	615831	02/20/26	EQUIPMENT REPAIRS & MAINT	1207-4350000	651.46	
						651.46
CHEMSEARCH	615832	02/20/26	OTHER EXPENSES	601-5023990	305.44	
						305.44
CINTAS CORPORATION #18	615833	02/20/26	OTHER EXPENSES	601-5023990	519.43	
CINTAS CORPORATION #18	615833	02/20/26	BUILDING MATERIAL	1207-4235000	1,217.42	
CINTAS CORPORATION #18	615833	02/20/26	BUILDING MATERIAL	1207-4235000	1,167.62	
CINTAS CORPORATION #18	615833	02/20/26	LAUNDRY SERVICE	1110-4356501	36.21	
CINTAS CORPORATION #18	615833	02/20/26	LAUNDRY SERVICE	1110-4356501	36.21	
CINTAS CORPORATION #18	615833	02/20/26	LAUNDRY SERVICE	1110-4356501	47.16	
CINTAS CORPORATION #18	615833	02/20/26	LAUNDRY SERVICE	1110-4356501	47.16	
CINTAS CORPORATION #18	615833	02/20/26	LAUNDRY SERVICE	1110-4356501	36.21	
CINTAS CORPORATION #18	615833	02/20/26	LAUNDRY SERVICE	1110-4356501	47.16	
						3,154.58
CINTAS UNIFORMS	615834	02/20/26	OTHER EXPENSES	651-5023990	346.83	
						346.83
CIVICPLUS LLC	615835	02/20/26	SUBSCRIPT SOFTWARE>1YR	1203-4355600	81.08	
						81.08
SAUNA WORKS INC	615836	02/20/26	OTHER EXPENSES	851-5023990	467.29	
						467.29
COMPASS MINERALS AMERICA	615837	02/20/26	OTHER EXPENSES	601-5023990	2,758.24	
COMPASS MINERALS AMERICA	615837	02/20/26	OTHER EXPENSES	601-5023990	2,798.90	
COMPASS MINERALS AMERICA	615837	02/20/26	OTHER EXPENSES	601-5023990	2,805.68	

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COMPASS MINERALS AMERICA	615837	02/20/26	OTHER EXPENSES	601-5023990	2,806.81	
COMPASS MINERALS AMERICA	615837	02/20/26	OTHER EXPENSES	601-5023990	2,798.90	
COMPASS MINERALS AMERICA	615837	02/20/26	OTHER EXPENSES	601-5023990	2,917.50	
COMPASS MINERALS AMERICA	615837	02/20/26	OTHER EXPENSES	601-5023990	2,866.67	
COMPASS MINERALS AMERICA	615837	02/20/26	OTHER EXPENSES	601-5023990	2,863.28	
CONNAN'S PAINT & BODY SHO	615838	02/20/26	AUTO REPAIR & MAINTENANCE	1110-4351000	1,321.99	22,615.98
						1,321.99
CORE & MAIN	615839	02/20/26	OTHER EXPENSES	651-5023990	576.00	
CORE & MAIN	615839	02/20/26	OTHER EXPENSES	651-5023990	431.90	
CORE & MAIN	615839	02/20/26	OTHER EXPENSES	651-5023990	323.99	
CORE & MAIN	615839	02/20/26	OTHER EXPENSES	601-5023990	872.97	
CORE & MAIN	615839	02/20/26	OTHER EXPENSES	601-5023990	67.73	
						2,272.59
CREW CAR WASH	615840	02/20/26	CAR CLEANING	1110-4351100	72.00	72.00
CROSSROAD ENGINEERS, PC	615841	02/20/26	OTHER EXPENSES	601-5023990	2,996.00	
CROSSROAD ENGINEERS, PC	615841	02/20/26	OTHER EXPENSES	601-5023990	17,739.13	
CROSSROAD ENGINEERS, PC	615841	02/20/26	CONSULTING FEES	2201-4340400	167.00	
						20,902.13
CROWN TROPHY	615842	02/20/26	PROMOTIONAL PRINTING	1110-4345002	95.00	95.00
CUMMINS SALES & SERVICE	615843	02/20/26	AUTO REPAIR & MAINTENANCE	1120-4351000	8,903.30	8,903.30
DOLAN CONSULTING GROUP LL	615844	02/20/26	POLICY REVIEW	1110-R4341999 118296	4,500.00	4,500.00
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	423.12	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	886.82	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	438.15	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	194.65	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	128.17	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	389.30	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	118.45	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	51.52	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	26.91	
DON HINDS FORD	615845	02/20/26	OTHER EXPENSES	651-5023990	125.00	
DON HINDS FORD	615845	02/20/26	OTHER EXPENSES	651-5023990	125.00	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	132.25	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	211.56	
DON HINDS FORD	615845	02/20/26	REPAIR PARTS	1110-4237000	-211.56	
						3,039.34
AYERS BACKFLOW CHECK SERV	615846	02/20/26	BUILDING REPAIRS & MAINT	1115-4350100	55.00	55.00
EVERETT J PRESCOTT INC	615847	02/20/26	OTHER EXPENSES	601-5023990	3,109.90	3,109.90
FAMILY FARM SUPPLY INC	615848	02/20/26	SALT	2201-4236500 119133	47,400.00	
FAMILY FARM SUPPLY INC	615848	02/20/26	SALT & CALCIUM	2201-4236500	265.44	
						47,665.44
RICHARD H FEIGH	615849	02/20/26	HISTORIC PRESERVATION COM	1192-4359029	2,714.51	2,714.51
POLLARD WATER	615850	02/20/26	OTHER EXPENSES	601-5023990	273.63	273.63
FIREWIRE LEDS	615851	02/20/26	OTHER EXPENSES	601-5023990	279.52	279.52
FLOSOURCE INC	615852	02/20/26	OTHER EXPENSES	601-5023990	1,206.00	1,206.00
FOREMOST PROMOTIONS	615853	02/20/26	RUBBER DUCKS AND TOYS	1110-R4345002 118544	3,124.82	3,124.82

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FREDERICKS, INC	615854	02/20/26	BUILDING REPAIRS & MAINT	1207-4350100	1,897.62	1,897.62
FULLER ENGINEERING CO LLC	615855	02/20/26	DATA CENTER-GENERATOR REP	1115-4350100 119330	2,400.00	2,400.00
G.W. BERKHEIMER CO, INC	615856	02/20/26	OTHER EXPENSES	601-5023990	265.20	265.20
GATEKEEPER SERVICES, LLC	615857	02/20/26	BUILDING REPAIRS & MAINT	1110-4350100	218.50	218.50
GATEKEEPER SERVICES, LLC	615857	02/20/26	OTHER EXPENSES	601-5023990	161.00	161.00
GRAINGER	615858	02/20/26	OTHER EXPENSES	601-5023990	37.08	37.08
GRAINGER	615858	02/20/26	OTHER EXPENSES	601-5023990	217.83	217.83
GRAINGER	615858	02/20/26	OTHER EXPENSES	601-5023990	186.67	186.67
GRAINGER	615858	02/20/26	OTHER EXPENSES	601-5023990	316.50	316.50
GROUND RULES INC	615859	02/20/26		1192-R4340400 R101103	840.00	840.00
GUARDIAN ALLIANCE TECHNOL	615860	02/20/26	SOFTWARE MAINT CONTRACTS	1110-4351502	154.00	154.00
HACH COMPANY	615861	02/20/26	OTHER EXPENSES	601-5023990	252.98	252.98
HACH COMPANY	615861	02/20/26	OTHER EXPENSES	601-5023990	493.20	493.20
HACH COMPANY	615861	02/20/26	OTHER EXPENSES	651-5023990	3,204.62	3,204.62
HAMILTON COUNTY TREASURER	615862	02/20/26	OTHER PROFESSIONAL FEES	1110-4341999	34,448.00	34,448.00
HEART REACH MEDICAL LLC	615863	02/20/26	POWERHEART G5 BATTERIES	1110-4467099 119099	24,400.00	24,400.00
HOME DEPOT CREDIT SERVICE	615864	02/20/26	OTHER EXPENSES	601-5023990	135.22	135.22
HOME DEPOT CREDIT SERVICE	615864	02/20/26	OTHER EXPENSES	601-5023990	299.00	299.00
HTL IRRIGATION	615865	02/20/26	BUILDING REPAIRS & MAINT	1120-4350100	600.00	600.00
INDIANA ALARM LLC	615866	02/20/26	EQUIPMENT MAINT CONTRACTS	1205-4351501	366.99	366.99
INDIANA DEPT ENVIRONMENTA	615867	02/20/26	OTHER EXPENSES	601-5023990	350.00	350.00
INDIANA DESIGN CENTER, LL	615868	02/20/26	GARAGE MAINTENANCE	1206-4350100 119063	3,270.13	3,270.13
INDIANA OXYGEN CO	615869	02/20/26	AMMUNITIONS & ACCESSORIES	1110-4239010	24.80	24.80
INDIANA OXYGEN CO	615869	02/20/26	OTHER EXPENSES	601-5023990	24.80	24.80
BEST ONE OF TIPTON	615870	02/20/26	TIRES	2201-4232000 119078	4,840.16	4,840.16
BEST ONE OF TIPTON	615870	02/20/26	AUTO REPAIR & MAINTENANCE	1120-4351000	2,181.02	2,181.02
INSIGHT PUBLIC SECTOR, IN	615871	02/20/26	APPLE IPAD	1110-4467099 119085	609.94	609.94
INSIGHT PUBLIC SECTOR, IN	615871	02/20/26	UPGRADED COMPUTERS	1203-R4463100 110627	446.38	446.38
INSIGHT PUBLIC SECTOR, IN	615871	02/20/26	CIVIL 3D RENEWAL3/26-3/27	2200-4351502 119200	1,395.84	1,395.84
IRVING MATERIALS INC	615872	02/20/26	RIPRAP	2201-4236000 119289	1,013.85	1,013.85
JONES & BARTLETT LEARNING	615873	02/20/26	COMPREHENSIVE EXAM FEES	1120-4357002 119348	290.25	290.25
LEGENDS BODY SHOP	615874	02/20/26	AUTO REPAIR & MAINTENANCE	1120-4351000	4,526.61	4,526.61
KEYSTONE COOPERATIVE INC	615875	02/20/26	GARAGE & MOTOR SUPPIES	1120-4232100	216.15	216.15
KIMBALL-MIDWEST	615876	02/20/26	OTHER EXPENSES	601-5023990	284.94	284.94
KIRBY RISK CORPORATION	615877	02/20/26	OTHER EXPENSES	601-5023990	133.80	133.80

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KIRBY RISK CORPORATION	615877	02/20/26	OTHER EXPENSES	601-5023990	942.78	1,076.58
LEHIGH OUTFITTERS	615878	02/20/26	OTHER EXPENSES	651-5023990	147.10	147.10
LEVELWEAR INC	615879	02/20/26	GOLF SOFTGOODS	1207-4356006	1,035.33	1,035.33
LIONHEART CRITICAL POWER	615880	02/20/26	OTHER EXPENSES	601-5023990	3,333.00	3,333.00
LYRA HEALTH INC	615881	02/20/26	WELLNESS PROGRAM	1201-4341980	6,670.00	10,676.60
LYRA HEALTH INC	615881	02/20/26	WELLNESS PROGRAM	1201-4341980	4,006.60	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	1206-4350400	11,805.00	132,968.00
MAINSCAPE LANDSCAPING	615882	02/20/26	LANDSCAPING SERVICES	2201-R4350400	1,698.00	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	6,138.00	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MAINSCAPE LANDSCAPING	615882	02/20/26	SNOW REMOVAL	2201-4350400	119051	
MARTIN MARIETTA AGGREGATE	615883	02/20/26	OTHER EXPENSES	651-5023990	441.63	441.63
NORTH STAR PSYCHOLOGICAL	615884	02/20/26	MENTAL HEALTH COUNSELING	1110-4340703	750.00	750.00
MENARDS - FISHERS	615885	02/20/26	12042	651-5023990	111.98	165.73
MENARDS - FISHERS	615885	02/20/26	12216	651-5023990	53.75	
MENARDS, INC	615886	02/20/26	BUILDING & REPAIRS MATERI	2201-4235000	833.75	881.29
MENARDS, INC	615886	02/20/26	BUILDING & REPAIRS MATERI	2201-4238900	47.54	
MENARDS, INC	615887	02/20/26	27261	1115-4237000	12.94	28.79
MENARDS, INC	615887	02/20/26	27186	1115-4237000	15.85	
MENARDS, INC	615888	02/20/26	25308	1207-4237000	120.67	120.67
MENARDS, INC	615889	02/20/26	26659	601-5023990	136.60	243.50
MENARDS, INC	615889	02/20/26	27040	601-5023990	33.98	
MENARDS, INC	615889	02/20/26	27236	601-5023990	72.92	
MICRO AIR INC	615890	02/20/26	OTHER EXPENSES	601-5023990	500.00	500.00
MICROBAC LABORATORIES INC	615891	02/20/26	OTHER EXPENSES	651-5023990	268.50	268.50
MIDWEST BIOSOLIDS ASSOC I	615892	02/20/26	OTHER EXPENSES	651-5023990	650.00	650.00
MORPHEY CONSTRUCTION INC	615893	02/20/26	SCHOOL ZONE SIGNAGE	202-R4350900	118224	81,000.00
MORPHEY CONSTRUCTION INC	615893	02/20/26	SCHOOL ZONE SIGNAGE	202-R4350900	118224	
MUNICIPAL EMERGENCY SERVI	615894	02/20/26	CARRIERS	1110-R4356001	118600	7,700.00

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							7,700.00
STAR UNIFORM	615895	02/20/26	NEW OFFICER UNIFORMS	1110-4356001	119288	1,149.85	
STAR UNIFORM	615895	02/20/26	NEW OFFICER UNIFORMS	1110-4356001	119288	858.05	
STAR UNIFORM	615895	02/20/26	CPD UNIFORM ACCESSORIES	1110-4356002	119360	1,245.00	
STAR UNIFORM	615895	02/20/26	CPD UNIFORM ACCESSORIES	1110-4356003	119360	200.00	
STAR UNIFORM	615895	02/20/26	SHIRT/WALLET BADGES	1110-4356001	119071	2,025.00	
STAR UNIFORM	615895	02/20/26	SHIRT/WALLET BADGES	1110-4356002	119071	2,025.00	
STAR UNIFORM	615895	02/20/26	CLOTHING ALLOWANCE	1110-4125000		141.00	
STAR UNIFORM	615895	02/20/26	UNIFORM ACCESSORIES	1110-4356002		144.00	
NV5 GEOSPATIAL INC	615896	02/20/26	CITYWORKS SUPPORT	1115-R4340402	116880	3,153.24	7,787.90
OFFICE DEPOT INC	615897	02/20/26	OTHER EXPENSES	651-5023990		56.59	3,153.24
OFFICE DEPOT INC	615897	02/20/26	OTHER EXPENSES	601-5023990		56.59	
OLD TOWN ON THE MONON	615898	02/20/26	GARAGE RENTAL FOR EVENTS	1203-4359003	119144	620.00	113.18
ON SITE SUPPLY	615899	02/20/26	OTHER EXPENSES	601-5023990		315.25	620.00
ON SITE SUPPLY	615899	02/20/26	OTHER EXPENSES	601-5023990		223.10	
ORTMAN DRILLING, INC	615900	02/20/26	OTHER EXPENSES	601-5023990		19,235.00	538.35
OVERHEAD DOOR CO OF INDIA	615901	02/20/26	OTHER EXPENSES	601-5023990		838.95	19,235.00
PAMELA WEISSMAN	615902	02/20/26	MENTAL HEALTH COUNSELING	1110-4340703		120.00	838.95
PAMELA WEISSMAN	615902	02/20/26	MENTAL HEALTH COUNSELING	1110-4340703		120.00	
PIRTEK FLUID TRANSFER SOL	615903	02/20/26	OTHER EXPENSES	651-5023990		46.28	240.00
PROMOTIONS PLUS INC	615904	02/20/26	CLOTHES	2200-R4356001	118547	38.00	46.28
PROMOTIONS PLUS INC	615904	02/20/26	CLOTHING ALLOWANCE	1110-R4125000	118528	105.00	
PROMOTIONS PLUS INC	615904	02/20/26	CLOTHING ALLOWANCE	1110-4125000		715.00	
PROMOTIONS PLUS INC	615904	02/20/26	2026 CIVILIAN CLOTHING AL	1110-4125000	119343	200.00	
PROMOTIONS PLUS INC	615904	02/20/26	2026 CIVILIAN CLOTHING AL	1110-4125000	119343	394.00	
PROMOTIONS PLUS INC	615904	02/20/26	2026 CIVILIAN CLOTHING AL	1110-4125000	119343	198.00	
PROMOTIONS PLUS INC	615904	02/20/26	2026 CIVILIAN CLOTHING AL	1110-4125000	119343	190.00	
PROMOTIONS PLUS INC	615904	02/20/26	CLOTHING ALLOWANCE	1110-R4125000	118528	774.00	
PROMOTIONS PLUS INC	615904	02/20/26	CLOTHING ALLOWANCE	1110-R4125000	118528	965.00	
PROMOTIONS PLUS INC	615904	02/20/26	CLOTHING ALLOWANCE	1110-R4125000	118528	72.00	
PROMOTIONS PLUS INC	615904	02/20/26	CLOTHING ALLOWANCE	1110-R4125000	118528	194.00	
PROMOTIONS PLUS INC	615904	02/20/26	CLOTHING ALLOWANCE	1110-R4125000	118528	200.00	
PROMOTIONS PLUS INC	615904	02/20/26	CLOTHING ALLOWANCE	1110-R4125000	118528	196.00	
PROMOTIONS PLUS INC	615904	02/20/26	OTHER EXPENSES	651-5023990		75.00	
PROMOTIONS PLUS INC	615904	02/20/26	CLOTHING ALLOWANCE	1110-4125000		84.00	
R E I REAL ESTATE SERVICE	615905	02/20/26	OTHER CONTRACTED SERVICES	1208-4350900	118975	5,577.29	4,400.00
R E I REAL ESTATE SERVICE	615905	02/20/26	OTHER CONTRACTED SERVICES	1208-4350900	118975	79,817.00	
R.D. FILIP, INC	615906	02/20/26	OTHER MAINT SUPPLIES	1205-4238900		2,605.15	85,394.29
RAY O'HERRON CO INC	615907	02/20/26	EMS SWAT HELMET	102-R4467006	118808	3,625.00	2,605.15
REDLEE/SCS INC	615908	02/20/26	GARAGE MAINT AND JANITORI	1206-4350100	119095	1,500.00	3,625.00
REDLEE/SCS INC	615908	02/20/26	GARAGE MAINT AND JANITORI	1206-4350100	119095	3,594.48	
RELIANT ELECTRIC & SOLAR	615909	02/20/26	BUILDING REPAIRS & MAINT	1115-4350100		728.29	5,094.48
RELIANT ELECTRIC & SOLAR	615909	02/20/26	BUILDING REPAIRS AND MAIN	1205-4350100	119126	2,245.00	
RELIANT ELECTRIC & SOLAR	615909	02/20/26	BUILDING REPAIRS & MAINT	1205-4350100		956.43	

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SAFELITE FULFILLMENT INC	615910	02/20/26	AUTO REPAIR & MAINTENANCE	1110-4351000	716.96	3,929.72
SCAT PEST CONTROL INC.	615911	02/20/26	OTHER CONT SERVICES	1120-4350900	240.00	716.96
SEAGRAVE FIRE APPARATUS L	615912	02/20/26	REPAIR PARTS	1120-4237000	123.38	240.00
SIGMA-ALDRICH INC	615913	02/20/26	OTHER EXPENSES	651-5023990	1,206.42	123.38
STOOPS FREIGHTLINER	615914	02/20/26	OTHER EXPENSES	651-5023990	764.66	1,206.42
T B A & OIL WAREHOUSE, IN	615915	02/20/26	OTHER EXPENSES	601-5023990	151.68	764.66
TARGETSOLUTIONS LEARNING,	615916	02/20/26	VECTOR CHECK IT-PPE	1120-4355600 119331	958.72	151.68
TECH5 USA INC	615917	02/20/26	MUGSHOT ANNUAL MAINTENANC	1110-4463202 119127	2,975.89	958.72
T-MOBILE USA INC	615918	02/20/26	OTHER MISCELLANEOUS	1110-4239099	50.00	2,975.89
T-MOBILE USA INC	615918	02/20/26	OTHER MISCELLANEOUS	1110-4239099	165.00	
T-MOBILE USA INC	615918	02/20/26	OTHER MISCELLANEOUS	1110-4239099	115.00	
T-MOBILE USA INC	615918	02/20/26	OTHER MISCELLANEOUS	1110-4239099	165.00	
TORIC ENGINEERING INC	615919	02/20/26	OTHER EXPENSES	651-5023990	595.00	495.00
TOTAL TRUCK PARTS, INC.	615920	02/20/26	REPAIR PARTS	1120-4237000	209.73	595.00
TRUCK SERVICE INC	615921	02/20/26	REPAIR PARTS	1120-4237000	75.27	209.73
UTILITY SUPPLY CO INC.	615922	02/20/26	OTHER EXPENSES	651-5023990	185.00	75.27
UTILITY SUPPLY CO INC.	615922	02/20/26	OTHER EXPENSES	601-5023990	185.00	
THINKGARD LLC	615923	02/20/26	COMPLIANCE AS A SERVICE	1115-R4355600 114257	2,312.50	370.00
W A JONES TRUCK BODIES &	615924	02/20/26	WING PUSHBARS	2201-R4237000 118216	115.31	2,312.50
W A JONES TRUCK BODIES &	615924	02/20/26	AUTO & REPAIR PARTS	2201-4237000 119324	2,072.96	
WARWOOD UNDERGROUND LLC	615925	02/20/26	BUILDING REPAIRS & MAINT	1115-4350100	2,000.00	2,188.27
WATERLY, INC.	615926	02/20/26	OTHER EXPENSES	601-5023990	18,000.00	2,000.00
WAYPOINT STRATEGIES	615927	02/20/26	ASSESS CITY BUILDINGS	1701-R4340400 118021	15,894.12	18,000.00
WAYPOINT STRATEGIES	615927	02/20/26	ENERGY CENTER ASSESSMENT	1701-R4350900 118399	7,529.73	
WHITE'S ACE HARDWARE	615928	02/20/26	REPAIR PARTS	1120-4237000	173.09	23,423.85
WHITE'S ACE HARDWARE	615929	02/20/26	OTHER EXPENSES	601-5023990	21.99	173.09
WHITE'S ACE HARDWARE	615930	02/20/26	41032426	1115-4237000	.99	21.99
WHITE'S ACE HARDWARE	615930	02/20/26	41033917	1115-4237000	17.18	
WILDMAN BUSINESS GROUP	615931	02/20/26	OTHER EXPENSES	601-5023990	46.77	18.17
WILDMAN BUSINESS GROUP	615931	02/20/26	OTHER EXPENSES	601-5023990	59.69	
AGILITY PR SOLUTIONS LLC	615932	02/24/26	SOFTWARE SUBSCRIPTION	1203-R4463202 118366	1,041.67	106.46
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231300 119247	558.32	1,041.67
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231300 119247	6,826.87	
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231300 119247	124.63	

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231300	119247	941.57	
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231300	119247	756.16	
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231500	119247	499.40	
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231400	119247	2,106.44	
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231300	119247	498.02	
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231400	119247	3,290.68	
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231300	119247	858.89	
AL WARREN OIL CO INC	615933	02/24/26	FUEL & OIL	2201-4231500	119247	1,013.10	
AVI SYSTEMS	615934	02/24/26	AV PROJECTS	1115-R4350900	112764	17,120.58	17,474.08
FORTE	615935	02/24/26	OTHER CONT SERVICES	1115-4350900		484.27	17,120.58
BEAVER GRAVEL	615936	02/24/26	GRAVEL AND SAND	2201-4236000	119384	2,214.16	484.27
BEAVER GRAVEL	615936	02/24/26	GRAVEL AND SAND	2201-4236000	119384	2,130.44	
BEAVER GRAVEL	615936	02/24/26	GRAVEL AND SAND	2201-4236100	119384	788.90	
BO-MAR INDUSTRIES, INC.	615937	02/24/26	RAILING REPAIR	1206-R4350900	118491	5,375.00	5,133.50
BOBCAT OF ANDERSON	615938	02/24/26	AUTO REPAIRS & PARTS	2201-4237000	119258	185.72	5,375.00
BOBCAT OF ANDERSON	615938	02/24/26	AUTO REPAIRS & PARTS	2201-4237000	119258	555.30	
BOBCAT OF ANDERSON	615938	02/24/26	AUTO REPAIRS & PARTS	2201-4351000	119258	277.65	
BOBCAT OF ANDERSON	615938	02/24/26	AUTO REPAIRS & PARTS	2201-4237000	119258	3,197.32	
BOBCAT OF ANDERSON	615938	02/24/26	AUTO REPAIRS & PARTS	2201-4237000	119258	3,427.65	
BOBCAT OF ANDERSON	615938	02/24/26	AUTO REPAIRS & PARTS	2201-4237000	119258	23.66	
BROWN SPRINKLER CORP	615939	02/24/26	GARAGE REPAIRS	1206-R4350900	118652	3,344.54	7,667.30
CALDWELL ENVIRONMENTAL IN	615940	02/24/26	DUMP FEES	2201-4350100	119263	672.35	3,344.54
CALDWELL ENVIRONMENTAL IN	615940	02/24/26	DUMP FEES	2201-4350100	119263	672.35	
CALDWELL ENVIRONMENTAL IN	615940	02/24/26	DUMP FEES	2201-4350100	119263	1,131.90	
CARGILL INC SALT DIVISION	615941	02/24/26	SALT	2201-4236500	119164	1,905.60	2,476.60
CARGILL INC SALT DIVISION	615941	02/24/26	SALT	2201-4236500	119081	13,289.19	
CARGILL INC SALT DIVISION	615941	02/24/26	SALT	2201-4236500	119081	10,253.22	
CARGILL INC SALT DIVISION	615941	02/24/26	SALT	2201-4236500	119081	24,540.85	
CARGILL INC SALT DIVISION	615941	02/24/26	SALT	2201-4236500	119081	18,137.48	
CITY WIDE MAINTENANCE	615942	02/24/26	CLEANING SERVICES	1207-4350600	119061	40.00	68,126.34
CINTAS CORPORATION #18	615943	02/24/26	MATS AT RED TRUCK RD	1206-4350100	119224	95.08	40.00
CINTAS CORPORATION #18	615943	02/24/26	MATS AT RED TRUCK RD	1206-4350100	119224	95.08	
CINTAS CORPORATION #18	615943	02/24/26	MATS AT RED TRUCK RD	1206-4350100	119224	95.08	
CINTAS CORPORATION #18	615943	02/24/26	MATS AT RED TRUCK RD	1206-4350100	119224	95.08	
CINTAS CORPORATION #18	615943	02/24/26	LAUNDRY SERVICES	2201-4356501	119271	206.21	
CINTAS CORPORATION #18	615943	02/24/26	LAUNDRY SERVICES	2201-4356501	119271	220.69	
CINTAS CORPORATION #18	615943	02/24/26	LAUNDRY SERVICES	2201-4356501	119271	186.71	
CINTAS CORPORATION #18	615943	02/24/26	LAUNDRY SERVICES	2201-4356501	119271	220.69	
CINTAS CORPORATION #18	615943	02/24/26	LAUNDRY SERVICES	2201-4356501	119271	186.71	
CINTAS CORPORATION #18	615943	02/24/26	LAUNDRY SERVICES	2201-4356501	119271	220.69	
CINTAS FIRST AID & SAFETY	615944	02/24/26	OTHER CONT SERVICES	1701-4350900		100.77	1,622.02
CINTAS UNIFORMS	615945	02/24/26	AED AGREEMENT	2201-4350100	119270	351.00	100.77
CINTAS UNIFORMS	615945	02/24/26	AED AGREEMENT	2201-4350100	119270	117.00	
CINTAS UNIFORMS	615945	02/24/26	AED AGREEMENT	2201-4350100	119270	150.48	
CINTAS UNIFORMS	615945	02/24/26	AED AGREEMENT	2201-4350100	119270	95.76	
CINTAS UNIFORMS	615945	02/24/26	AED AGREEMENT	2201-4350100	119270	351.00	

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CINTAS UNIFORMS	615945	02/24/26	AED AGREEMENT	2201-4350100	119270	23.93	
CINTAS UNIFORMS	615945	02/24/26	AED AGREEMENT	2201-4350100	119270	304.02	
CINTAS UNIFORMS	615945	02/24/26	AED AGREEMENT	2201-4350100	119270	69.92	
CINTAS UNIFORMS	615945	02/24/26	AED AGREEMENT	2201-4350100	119270	12.74	
							1,475.85
COWPOKES WORK AND WESTERN	615946	02/24/26	BOOTS	2201-4356001	119379	3,248.63	
COWPOKES WORK AND WESTERN	615946	02/24/26	BOOTS	2201-4356001	119379	862.65	
							4,111.28
ECKART SUPPLY	615947	02/24/26	STREET LIGHT SUPPLIERS	2201-R4350080	116715	69.08	
ECKART SUPPLY	615947	02/24/26	STREET LIGHT SUPPLIERS	2201-R4350080	116715	495.00	
							564.08
ENGLEDOW, INC	615948	02/24/26	FLOWER INSTALLATION	1206-R4350400	114334	4,549.20	
ENGLEDOW, INC	615948	02/24/26	INSTALL ANNUAL FLOWERS	2201-R4350400	116536	5,081.08	
ENGLEDOW, INC	615948	02/24/26	FLOWER MAINTENANCE	2201-4350400	119279	4,549.81	
							14,180.09
FLEETPRIDE	615949	02/24/26	REPAIR PARTS	2201-4237000		215.99	
							215.99
OMNI ELECTRIC LLC	615950	02/24/26	DECORATIVE BASES	2201-4466100	119077	3,600.00	
							3,600.00
I U P P S	615951	02/24/26	LOCATES	2201-4350900	119206	25.65	
							25.65
INDIANA OXYGEN CO	615952	02/24/26	CYLINDER RENTAL	2201-4353099	119286	49.60	
INDIANA OXYGEN CO	615952	02/24/26	CYLINDER RENTAL	2201-4353099	119286	151.28	
INDIANA OXYGEN CO	615952	02/24/26	CYLINDER RENTAL	2201-4353099	119286	195.95	
							396.83
INDIANA SCHOOL OF BACKFLO	615953	02/24/26	EXTERNAL TRAINING FEES	2201-4357002		250.00	
							250.00
BEST ONE OF TIPTON	615954	02/24/26	TIRES	2201-4232000	119256	156.00	
							156.00
INSIGHT PUBLIC SECTOR, IN	615955	02/24/26	HP INC-65 W ADAPTER	1115-4237000	119373	291.00	
INSIGHT PUBLIC SECTOR, IN	615955	02/24/26	FORTICONVERTER - SUBSCRIP	1115-4351502	119368	273.00	
							564.00
J & F DISTRIBUTING COMPAN	615956	02/24/26	REPAIR PARTS	2201-4237000	119385	850.64	
J & F DISTRIBUTING COMPAN	615956	02/24/26	REPAIR PARTS	2201-4237000	119385	988.76	
							1,839.40
LEVELWEAR INC	615957	02/24/26	GOLF SOFTGOODS	1207-4356006		1,914.13	
							1,914.13
MAINSCAPE LANDSCAPING	615958	02/24/26	SNOW REMOVAL	2201-4350400	119051	2,365.00	
							2,365.00
MENARDS, INC	615959	02/24/26	BUILDING & REPAIRS MATERI	2201-4235000	119296	209.62	
MENARDS, INC	615959	02/24/26	BUILDING & REPAIRS MATERI	2201-4238900	119296	1,524.48	
MENARDS, INC	615959	02/24/26	27110	2201-4238000		529.00	
							2,263.10
MR. BILL'S PLUMBING & LEAK	615960	02/24/26	BUILDING REPAIRS & MAINT	2201-4350100		213.00	
MR. BILL'S PLUMBING & LEAK	615960	02/24/26	REPAIRS	2201-4350100	119299	266.00	
							479.00
OFFICE DEPOT INC	615961	02/24/26	SPECIAL DEPT SUPPLIES	2201-4239011		25.29	
							25.29
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	539.60	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	256.50	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	166.50	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	425.60	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	501.60	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	325.85	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	166.50	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	112.50	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	539.60	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	411.00	

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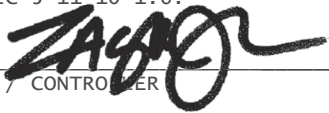
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OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	470.70	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	130.50	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	130.50	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	130.50	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	155.70	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	94.50	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	728.00	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	539.60	
OTTO'S PARKING MARKING	615962	02/24/26	MAILBOX REPAIRS	2201-4237000	119303	304.20	
							6,129.45
PARTY TIME RENTAL INC	615963	02/24/26	EVENT RENTALS	1203-R4359003	118868	4,133.28	
PARTY TIME RENTAL INC	615963	02/24/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003		5.98	
							4,139.26
R E I REAL ESTATE SERVICE	615964	02/24/26	MONTHLY OPERATING EXPENSE	1206-4350100	119104	678.00	
							678.00
RED GATE SOFTWARE LIMITED	615965	02/24/26	SUBSCRIPTION	1115-4355600	118938	5,240.10	
RED GATE SOFTWARE LIMITED	615965	02/24/26	SUBSCRIPTION EXTENSION	1115-R4355600	118907	335.97	
							5,576.07
RED WING SHOE CO	615966	02/24/26	BOOTS	2201-4356001	119380	2,115.95	
							2,115.95
RIETH-RILEY CONSTRUCTION	615967	02/24/26	BITUMINOUS MATERIALS	2201-4236300		863.35	
RIETH-RILEY CONSTRUCTION	615967	02/24/26	BITUMINOUS MATERIALS	2201-4236300		765.70	
RIETH-RILEY CONSTRUCTION	615967	02/24/26	BITUMINOUS MATERIALS	2201-4236300		1,348.50	
							2,977.55
SUNBELT RENTALS	615968	02/24/26	BOTTLED GAS/PAINT/RENTAL	2201-4231100	119318	27.81	
SUNBELT RENTALS	615968	02/24/26	BOTTLED GAS/PAINT/RENTAL	2201-4231100	119318	29.66	
SUNBELT RENTALS	615968	02/24/26	BOTTLED GAS/PAINT/RENTAL	2201-4231100	119318	42.45	
SUNBELT RENTALS	615968	02/24/26	BOTTLED GAS/PAINT/RENTAL	2201-4353099	119318	42.40	
SUNBELT RENTALS	615968	02/24/26	BOTTLED GAS/PAINT/RENTAL	2201-4231100	119318	77.25	
SUNBELT RENTALS	615968	02/24/26	BOTTLED GAS/PAINT/RENTAL	2201-4236400	119318	72.00	
							291.57
T M T INC	615969	02/24/26	ROUNDAABOUT REPAIRS	2201-4350400	119048	750.00	
T M T INC	615969	02/24/26	ROUNDAABOUT REPAIRS	2201-4350400	119048	1,950.00	
T M T INC	615969	02/24/26	ROUNDAABOUT REPAIRS	2201-4350400	119048	1,690.00	
T M T INC	615969	02/24/26	ROUNDAABOUT REPAIRS	2201-4350400	119048	1,260.00	
							5,650.00
TIFFANY LAWN & GARDEN	615970	02/24/26	MULCH	2201-4239034	119319	134.00	
TIFFANY LAWN & GARDEN	615970	02/24/26	MULCH	2201-4239034	119319	664.00	
TIFFANY LAWN & GARDEN	615970	02/24/26	MULCH	2201-4239034	119319	415.00	
							1,213.00
TRUGREEN	615971	02/24/26	ICE MELT PALLETS	2201-4236500	119378	7,066.29	
TRUGREEN	615971	02/24/26	ICE MELT PALLETS	2201-4236500	119378	7,066.29	
							14,132.58
PERSONIFY HEALTH	615972	02/24/26	WELLNESS PROGRAM	1201-4341980		37,051.56	
							37,051.56
BULLSEYE FENCE DESIGN INC	615448	02/13/26	LABOR TO INSTALL FENCE	103-4460702	62519	4,690.00	
							4,690.00
CROSSROAD ENGINEERS, PC	615724	02/20/26	CENTRAL PARK BOARDWALK	103-R4462000	59268	1,699.75	
							1,699.75
ADVANCED SECURITY TECHNOL	615810	02/20/26	MOD VEHICLE BARRIER SYS	910-R4467099	118291	185,069.00	
							185,069.00
EAN SERVICES, LLC	615660	02/13/26	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00	
EAN SERVICES, LLC	615660	02/13/26	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00	
EAN SERVICES, LLC	615660	02/13/26	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00	
EAN SERVICES, LLC	615660	02/13/26	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00	
EAN SERVICES, LLC	615660	02/13/26	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00	
EAN SERVICES, LLC	615660	02/13/26	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00	
EAN SERVICES, LLC	615660	02/13/26	AUTOMOBILE LEASE-OPERATIN	911-4352600		1,300.00	

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EAN SERVICES, LLC	615660	02/13/26	AUTOMOBILE LEASE-OPERATIN	911-4352600	1,300.00	
EAN SERVICES, LLC	615660	02/13/26	AUTOMOBILE LEASE-OPERATIN	911-4352600	1,300.00	
						11,700.00
INDIANA DRUG ENFORCEMENT	615675	02/13/26	EXTERNAL TRAINING FEES	911-4357002	75.00	
						75.00
VERIZON	615708	02/13/26	TELEPHONE LINE CHARGES	911-4344000	121.88	
						121.88
TOTAL HAND WRITTEN CHECKS						.00
TOTAL COMPUTER-WRITTEN CHECKS					2,946,022.13	
TOTAL WRITTEN CHECKS			2,946,022.13			

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 31 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 2,946,022.13 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:

SUNGARD PENTAMATION, INC.
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VENDOR	PAYMENT DATE	DEPT.	ACCOUNT	MERCHANT NAME	POSTING DATE	TRANSACTION AMOUNT
FIFTH THIRD	3/9/2026	1110	4357002	A ELEVATE CARMEL	02/10/2026	50.00
FIFTH THIRD	3/9/2026	1120	4237000	FIRE LINE EQUIPMENT, L	02/10/2026	508.32
FIFTH THIRD	3/9/2026	1201	4355300	DISABILITY MANAGEMENT	02/10/2026	370.00
FIFTH THIRD	3/9/2026	1801	4355300	ACCELERATE INDIANA MUN	02/10/2026	75.00
FIFTH THIRD	3/9/2026	1110	4357002	A ELEVATE CARMEL	02/10/2026	50.00
FIFTH THIRD	3/9/2026	1120	4355300	IN BMV CENTRAL OFFICE	02/09/2026	15.00
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/09/2026	10.13
FIFTH THIRD	3/9/2026	1110	4357002	FORCE SCIENCE INSTITUT	02/09/2026	495.00
FIFTH THIRD	3/9/2026	1160	4343003	DELTA	02/09/2026	881.80
FIFTH THIRD	3/9/2026	1110	4357002	A ELEVATE CARMEL	02/09/2026	400.00
FIFTH THIRD	3/9/2026	1160	4231400	GET GO #7549	02/09/2026	52.74
FIFTH THIRD	3/9/2026	1160	4239038	CARMEL TROPHIES PLUS	02/06/2026	45.00
FIFTH THIRD	3/9/2026	1201	4355300	DISABILITY MANAGEMENT	02/06/2026	370.00
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/06/2026	10.13
FIFTH THIRD	3/9/2026	1115	4355200	BUSINESS.APPLE.COM	02/06/2026	22.02
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/06/2026	19.20
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/06/2026	28.20
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/06/2026	11.86
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/06/2026	6.50
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/06/2026	11.86
FIFTH THIRD	3/9/2026	2200	4355300	IN INDIANA WATER ENVI	02/06/2026	55.00
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/06/2026	22.20
FIFTH THIRD	3/9/2026	1701	4355300	TOLEMI CARMEL, IN	02/05/2026	5.46
FIFTH THIRD	3/9/2026	1110	4357002	FORCE SCIENCE INSTITUT	02/05/2026	495.00
FIFTH THIRD	3/9/2026	1160	4343003	GP001 - CAPITOL COMMON	02/05/2026	49.00
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/05/2026	32.45
FIFTH THIRD	3/9/2026	1160	4343003	MARRIOTT	02/04/2026	173.38
FIFTH THIRD	3/9/2026	1110	4357002	FORCE SCIENCE INSTITUT	02/04/2026	495.00
FIFTH THIRD	3/9/2026	1120	4237000	TRIDENT EMERGENCY PROD	02/04/2026	462.83
FIFTH THIRD	3/9/2026	1160	4343003	HILTON	02/04/2026	35.00
FIFTH THIRD	3/9/2026	1160	4231400	RICH OIL 437616419 N C	02/03/2026	35.36
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/03/2026	10.13
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/03/2026	28.20
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/03/2026	6.50
FIFTH THIRD	3/9/2026	1115	4463201	HP HP.COM STORE	02/03/2026	358.58
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/03/2026	10.46
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/03/2026	11.86
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/03/2026	10.46
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/03/2026	19.20
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/03/2026	22.20
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	02/03/2026	10.46
FIFTH THIRD	3/9/2026	1160	4343003	UBER TRIP	02/02/2026	64.88
FIFTH THIRD	3/9/2026	1120	4237000	TRIDENT EMERGENCY PROD	02/02/2026	83.25
FIFTH THIRD	3/9/2026	1160	4343003	MARRIOTT	02/02/2026	5.80
FIFTH THIRD	3/9/2026	1110	4355300	NATIONAL ASSOCIATION O	02/02/2026	50.00
FIFTH THIRD	3/9/2026	1110	4357002	NATIONAL ASSOCIATION O	02/02/2026	500.00
FIFTH THIRD	3/9/2026	1160	4343003	UBER TRIP	02/02/2026	23.97
FIFTH THIRD	3/9/2026	2201	4343002	ALLEGNT SBKDFA	02/02/2026	285.00
FIFTH THIRD	3/9/2026	1160	4343003	UBER TRIP	02/02/2026	7.00
FIFTH THIRD	3/9/2026	1160	4343003	MARRIOTT	02/02/2026	1,208.74

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

FIFTH THIRD	3/9/2026	2201	4343002	GEOTAB.COM GEOTAB CON	02/02/2026	24.90
FIFTH THIRD	3/9/2026	2201	4343002	MGM GRAND HOTEL	02/02/2026	78.57
FIFTH THIRD	3/9/2026	2201	4343002	MGM GRAND HOTEL	02/02/2026	955.67
FIFTH THIRD	3/9/2026	1160	4343003	SQ CUSTOMER CORRECT L	02/02/2026	125.00
FIFTH THIRD	3/9/2026	1160	4343003	RES WESTINBONA	01/30/2026	1,251.37
FIFTH THIRD	3/9/2026	1115	4231400	GET GO #3557	01/30/2026	50.30
FIFTH THIRD	3/9/2026	1110	4358300	IN BMV CENTRAL OFFICE	01/30/2026	15.00
FIFTH THIRD	3/9/2026	1160	4343003	UBER TRIP	01/30/2026	44.26
FIFTH THIRD	3/9/2026	1203	4355600	EVENTBRITE PRO SUB	01/30/2026	957.03
FIFTH THIRD	3/9/2026	1160	4343003	UBER TRIP	01/29/2026	27.99
FIFTH THIRD	3/9/2026	1110	4239099	BJ WHOLESALE #228	01/29/2026	59.98
FIFTH THIRD	3/9/2026	1160	4343003	MARRIOTT	01/29/2026	404.67
FIFTH THIRD	3/9/2026	1160	4343003	UBER TRIP	01/29/2026	29.98
FIFTH THIRD	3/9/2026	1160	4343003	UBER TRIP	01/29/2026	33.98
FIFTH THIRD	3/9/2026	1160	4343003	UBER TRIP	01/29/2026	40.98
FIFTH THIRD	3/9/2026	1160	4343003	UBER TRIP	01/28/2026	30.97
FIFTH THIRD	3/9/2026	1110	4344100	RECONYX	01/28/2026	10.00
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/28/2026	11.86
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/28/2026	10.46
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/28/2026	10.13
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/28/2026	19.20
FIFTH THIRD	3/9/2026	1110	4357002	INDIANA ASSOCIATION OF	01/27/2026	350.00
FIFTH THIRD	3/9/2026	1160	4343003	SQ TRANSPORTATION	01/27/2026	150.00
FIFTH THIRD	3/9/2026	1160	4343003	SQ CUSTOMER CORRECT L	01/27/2026	100.00
FIFTH THIRD	3/9/2026	1110	4230200	LINQ_TEAMS	01/26/2026	1,372.50
FIFTH THIRD	3/9/2026	1110	4343012	SOUTHWEST AIRLINES	01/26/2026	457.96
FIFTH THIRD	3/9/2026	1110	4357002	ACFE	01/26/2026	199.20
FIFTH THIRD	3/9/2026	1110	4343011	STAYBRIDGE SUITES	01/26/2026	684.80
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/26/2026	10.46
FIFTH THIRD	3/9/2026	1801	4355200	GANNETT MEDIA CO	01/26/2026	19.99
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/26/2026	20.92
FIFTH THIRD	3/9/2026	1160	4355200	SURVEYMONK T 47383582	01/23/2026	99.00
FIFTH THIRD	3/9/2026	1110	4357002	MOVEMENTFORWARD, INC.	01/23/2026	399.00
FIFTH THIRD	3/9/2026	1203	4359003	SUTTON GARTEN COMPANY	01/23/2026	144.26
FIFTH THIRD	3/9/2026	1160	4343003	AMERICAN AIRLINES	01/23/2026	210.78
FIFTH THIRD	3/9/2026	1110	4357002	LEIU CONF ASSOCIATION	01/23/2026	650.00
FIFTH THIRD	3/9/2026	1110	4355300	ACFE	01/23/2026	252.00
FIFTH THIRD	3/9/2026	1110	4355300	PAYPAL ACFEINDY AK	01/23/2026	35.00
FIFTH THIRD	3/9/2026	1110	4343011	HILTON	01/23/2026	149.00
FIFTH THIRD	3/9/2026	1110	4350100	STATE OF INDIANA-IN.GO	01/23/2026	213.15
FIFTH THIRD	3/9/2026	1110	4350100	STATE OF INDIANA-IN.GO	01/22/2026	131.32
FIFTH THIRD	3/9/2026	1120	4344000	SPECTRUM	01/22/2026	225.19
FIFTH THIRD	3/9/2026	1115	4344200	SPECTRUM	01/22/2026	257.62
FIFTH THIRD	3/9/2026	1160	4343016	JIMMY JOHNS - 2344	01/22/2026	16.63
FIFTH THIRD	3/9/2026	854	5023990	TST JUST LOVE COFFEE	01/21/2026	174.00
FIFTH THIRD	3/9/2026	1160	4357002	MANAGER TOOLS, LLC	01/21/2026	28.99
FIFTH THIRD	3/9/2026	1160	4343003	DELTA	01/21/2026	456.99
FIFTH THIRD	3/9/2026	1115	4355200	GOOGLE YOUTUBEPREMIUM	01/21/2026	13.99
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/21/2026	11.86
FIFTH THIRD	3/9/2026	1801	4355200	INDIANAPOLIS BUSINESS	01/20/2026	18.00
FIFTH THIRD	3/9/2026	1110	4344100	ARLO TECHNOLOGIES INC	01/20/2026	29.99
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/19/2026	5.00

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

FIFTH THIRD	3/9/2026	1110	4239011	DETECTACHEM INC	01/19/2026	388.78
FIFTH THIRD	3/9/2026	1110	4344100	RTK MOBILE	01/19/2026	275.00
FIFTH THIRD	3/9/2026	1801	4350900	THE UPS STORE 2587	01/19/2026	50.28
FIFTH THIRD	3/9/2026	1203	4359003	PANERA BREAD #601658 O	01/19/2026	345.99
FIFTH THIRD	3/9/2026	1160	4355200	NYTIMES	01/19/2026	25.00
FIFTH THIRD	3/9/2026	1203	4359003	WAL-MART #1601	01/19/2026	44.90
FIFTH THIRD	3/9/2026	1160	4355100	WHITE LILIES N PARADIS	01/19/2026	78.25
FIFTH THIRD	3/9/2026	851	5023990	SPOTIFY USA	01/19/2026	12.99
FIFTH THIRD	3/9/2026	1160	4355100	WHITE LILIES N PARADIS	01/19/2026	73.13
FIFTH THIRD	3/9/2026	1801	4355200	NYTIMES	01/19/2026	20.00
FIFTH THIRD	3/9/2026	1801	4355300	PY CNU	01/16/2026	125.00
FIFTH THIRD	3/9/2026	851	5023990	CATER ME CAFE INC	01/16/2026	250.00
FIFTH THIRD	3/9/2026	1160	4343003	ARENA PARKING	01/16/2026	7.00
FIFTH THIRD	3/9/2026	851	5023990	WALGREENS #15334	01/16/2026	35.09
FIFTH THIRD	3/9/2026	1160	4343003	IU PARKING OPS-GARAGES	01/15/2026	7.00
FIFTH THIRD	3/9/2026	1110	4355300	ACFE	01/15/2026	215.00
FIFTH THIRD	3/9/2026	1160	4343003	SQ CUSTOMER CORRECT L	01/15/2026	84.00
FIFTH THIRD	3/9/2026	1110	4357002	CENTRAL IN K9 ASSN	01/15/2026	50.00
FIFTH THIRD	3/9/2026	1110	4357002	CENTRAL IN K9 ASSN	01/15/2026	100.00
FIFTH THIRD	3/9/2026	1160	4343016	JIMMY JOHNS - 2342	01/14/2026	26.16
FIFTH THIRD	3/9/2026	1110	4357002	CENTRAL IN K9 ASSN	01/14/2026	50.00
FIFTH THIRD	3/9/2026	1110	4357002	LAW ENFORCE	01/14/2026	95.00
FIFTH THIRD	3/9/2026	1120	4355600	SP BODNO.COM CODE 57	01/14/2026	299.99
FIFTH THIRD	3/9/2026	1120	4357002	IU HEALTH TRAUMA	01/14/2026	50.00
FIFTH THIRD	3/9/2026	1120	4355600	ATHLETE ANALYZER	01/14/2026	99.99
FIFTH THIRD	3/9/2026	1120	4343012	SOUTHWEST AIRLINES	01/14/2026	386.97
FIFTH THIRD	3/9/2026	1110	4357002	CENTRAL IN K9 ASSN	01/14/2026	100.00
FIFTH THIRD	3/9/2026	1205	4350000	STATE OF INDIANA-IN.GO	01/14/2026	131.32
FIFTH THIRD	3/9/2026	2201	4343002	WWW.APWA.NET	01/13/2026	252.00
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	10.46
FIFTH THIRD	3/9/2026	1203	4359003	KROGER #959	01/13/2026	94.81
FIFTH THIRD	3/9/2026	911	4357002	IN ASSOCIATION OF LAW	01/13/2026	595.00
FIFTH THIRD	3/9/2026	911	4355600	THOMSON WEST TCD	01/13/2026	511.65
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	11.86
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	10.46
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	11.86
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	10.46
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	10.13
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	10.13
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	10.13
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	11.86
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	10.46
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	19.20
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	11.86
FIFTH THIRD	3/9/2026	1115	4355600	CLOUDFLARE	01/13/2026	10.46
FIFTH THIRD	3/9/2026	1120	4357002	SQ SMOKE DIVER ASSOCI	01/13/2026	767.00
FIFTH THIRD	3/9/2026	1203	4350900	CULLIGAN ULTRA PURE	01/13/2026	39.94

\$ 24,030.10

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

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



CFO/CONTROLLER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 2 PAGES, AND EXECPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF \$ 24,030.10 DATED THIS ____ DAY OF _____, ____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF ____ AYES AND ____ NAYS.

COUNCIL PRESIDENT

ATTEST:

CITY CLERK



STRATEGIC HIGHLIGHTS

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

FINANCIAL SNAPSHOT

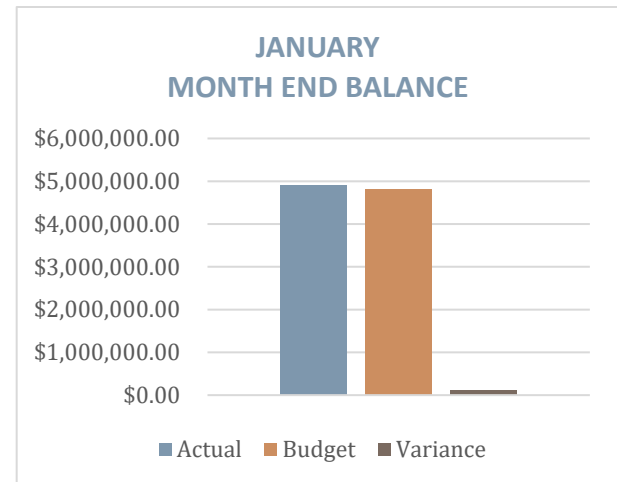
January Beginning Balance	\$	4,843,766
January Revenues	\$	350,702
January Transfers	\$	(121,691)
January Expenditures	\$	169,268
January ending Balance Without Reserve Funds	\$	4,903,508
Supplemental Reserve Fund	\$	7,169,415
City Center Bond Reserve	\$	561,201
Midtown Bond Reserve	\$	1,260,594
Midtown West Bond Reserve	\$	1,042,426
Urban Parks Fund	\$	3,881,317
January Balance With Reserve Funds	\$	18,818,462

FINANCIAL STATEMENT

Financial Statement

JANUARY MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 4,903,508
Ending Balance with Restricted Funds	\$ 18,818,462



SUMMARY OF CASH

For the Month Ending January 2026

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 1/1/26			
1101 Cash	\$ 4,843,766.35	\$ 4,843,766.35	\$ -
1110 TIF	\$ -	\$ -	\$ -
Total Cash	\$ 4,843,766.35	\$ 4,843,766.35	\$ -
Receipts			
1101 Cash	\$ 350,702.12	\$ 408,759.46	\$ (58,057.34)
1110 TIF	\$ -	\$ -	\$ -
Developer Payments	\$ -	\$ -	\$ -
Transfers to Reserves (TIF)	\$ 112,639.69	\$ 112,639.69	\$ -
Transfers to Reserves (non-TIF)	\$ (234,330.81)	\$ (270,871.59)	\$ 36,540.78
Transfer to SRF	\$ -	\$ -	\$ -
Total Receipts	\$ 229,011.00	\$ 250,527.56	\$ (21,516.56)
Disbursements			
1101 Cash	\$ 56,629.19	\$ 180,584.19	\$ 123,955.00
1110 TIF	\$ 112,639.69	\$ 112,639.69	\$ -
Total Disbursements	\$ 169,268.88	\$ 293,223.88	\$ 123,955.00
1101 Cash	\$ 4,903,508.47	\$ 4,801,070.03	\$ 102,438.44
1110 TIF	\$ -	\$ -	\$ -
Cash Balance 1/31/26	\$ 4,903,508.47	\$ 4,801,070.03	\$ 102,438.44
Total Usable Funds	\$ 4,903,508.47	\$ 4,801,070.03	\$ 102,438.44

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end January 2026

RESTRICTED FUNDS

Supplemental Reserve Fund	\$	7,169,415
City Center Bond Reserve	\$	561,201
Midtown Bond Reserve	\$	1,260,594
Midtown West Bond Reserve	\$	1,042,426
Urban Parks Fund	\$	3,881,317
Sub-total:	\$	<u>13,914,953</u>

UNRESTRICTED FUNDS

TIF	\$	0
Non TIF	\$	4,903,508
Sub-total:	\$	<u>4,903,508</u>
Total Funds	\$	<u>18,818,462</u>

OUTSTANDING RECEIVABLES

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

STATEMENT OF CHANGES IN EQUITY

MONTH END: JANUARY 2026

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$ 112,640	
Total Receipts (Non-TIF)	\$ 116,371	
Expenditures (TIF)		\$ 112,640
Expenditures (Non-TIF)		\$ 56,629

FINANCIAL UPDATE

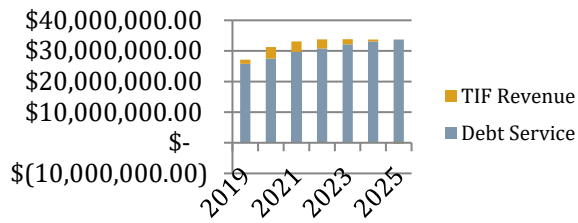
Financial Update

TIF REVENUE AND DEBT

Estimated 2026 TIF revenue and PIATT payments available for CRC use is \$35,458,650.

DEBT PAYMENTS

Month	Payment
June 2026	\$17,086,649
December 2026	\$17,083,569



PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

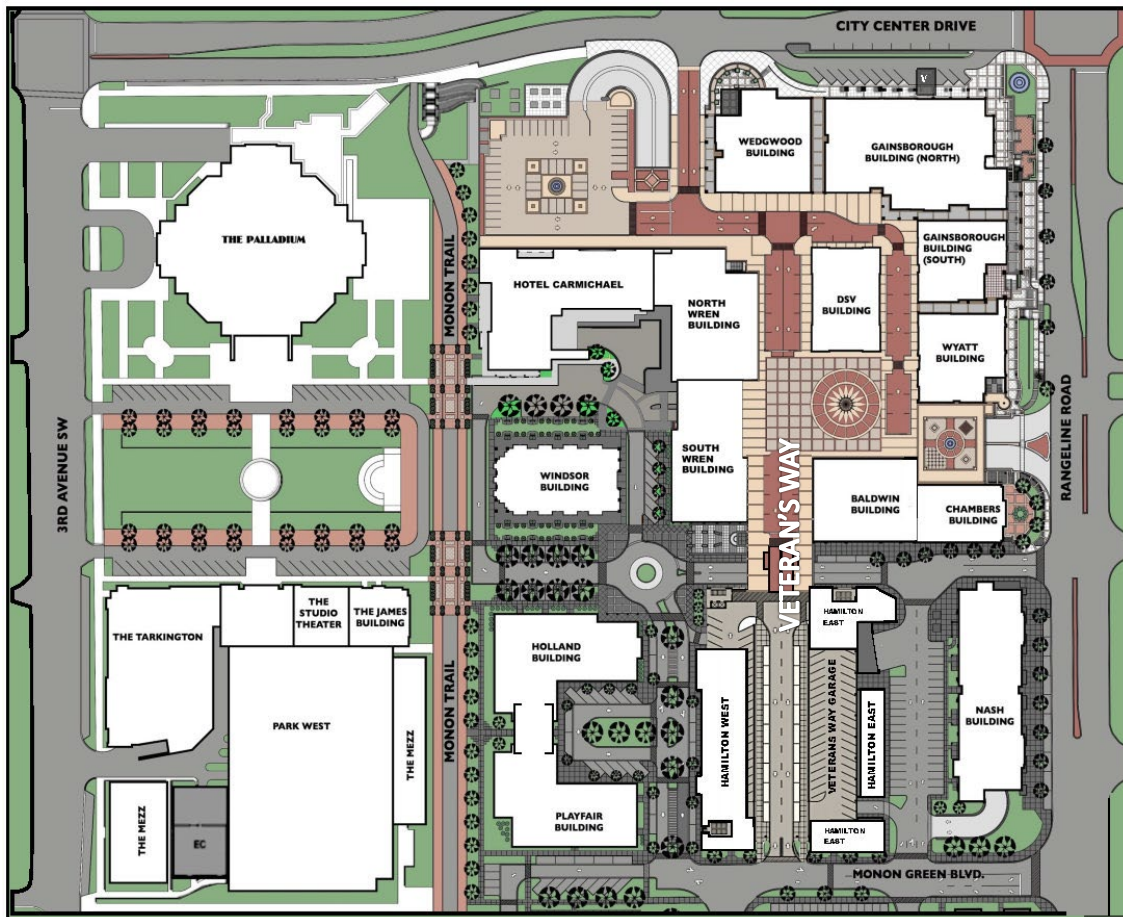


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

PROJECT UPDATES

1) Project Status – (changes noted below.)

CRC Contract Amounts:

City Center Bond: \$ 16,214,875.00

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

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

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

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

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

PROJECT UPDATES

Kent	A three-story building, of approximately 111,000 square feet of luxury apartments. Site drawings were approved by the CRC Architectural Committee.	Start: Summer 2018 Complete: June 2021	Site Construction – Start: Spring 2018 Site Work Awarded – Spring 2018 Building Construction – Start: Summer 2018 Building Complete June 2021 - Pool and Site work is still under construction 
Hamilton (Park East commercial/residential buildings)	Hamilton East: 5 ground floor residential two-story townhomes; 7,954 SF of ground floor commercial space Hamilton West: 13,992 SF of ground floor commercial space	Start: Summer 2018	Hamilton East - Construction commenced: Summer 2018, completed Summer 2019 Hamilton West – Construction commenced: Summer 2020, currently under construction
Playfair and Holland	A five-story building, of approximately 178,000 square feet, which will include 112 luxury apartments and commercial retail/office space.	Start: September 2019 Complete: Spring 2022 Approx. 112 Apartments	
Windsor	A four-story building, of approximately 64,000 square feet.	Start: Summer 2022 Complete: May/June 2024	February 2026 

PROJECT UPDATES

Wren	A six-story building of approximately 157,000 square feet, which will include luxury apartments and commercial office/retail space.	Start: Summer 2020 Complete: June 2024	February 2026 
Currently under construction			

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

2) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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3) CRC Commitments

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

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

PROJECT UPDATES



PROSCENIUM

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

Total project budget: \$60,000,000

- 4) Anticipated Project Schedule

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

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

ACTION ITEM

CITY COUNCIL

CRC

- 7) CRC Commitments

No commitments by the CRC have been made.

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

PROJECT UPDATES

Rendering



September 2022



CIVIC SQUARE GARAGE

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

Construction Start	January 2022
Construction End	Opened Summer 2022

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

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

- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

March 2023



PROJECT UPDATES

Rendering



CIVIC SQUARE CONDOMINIUMS

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

Construction Start	March 2025
Construction End	Anticipated Q3 2026

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

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

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



Rendering



February 2026

MAGNOLIA

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

Construction Start	April 2022 (Building 1)
Construction End	Estimated 2025 (Buildings 4-6)

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments: CRC contributed the land for the development of this project.
- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



Rendering



February 2026

HAMILTON CROSSING

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

5) Anticipated Project Schedule

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

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

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

9) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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PROJECT UPDATES

Rendering



February 2026



PROSCENIUM II

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

Design Start	2021
Construction Start	2022
Construction Complete	Estimated August 2024

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

ACTION ITEM	CITY COUNCIL	CRC
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- 7) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES

Rendering



February 2026



AT&T SITE

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

4) Anticipated Project Schedule

Design Start	2022
Construction Start	2024
Construction Complete	December 2025

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

ACTION ITEM

CITY COUNCIL

CRC

7) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES

Rendering



February 2026

ARDALAN PLAZA

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

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

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

ACTION ITEM	CITY COUNCIL	CRC
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- 5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES

Rendering



February 2026



MONON SQUARE NORTH

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

3) Anticipated Project Schedule

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

4) Construction Milestones: Construction is underway.

- a. Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES



Rendering



February 2026

ICON ON MAIN

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

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

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

ACTION ITEM

CITY COUNCIL

CRC

- 5) CRC Commitments

No commitments by the CRC have been made.

PROJECT UPDATES

Respectfully submitted,



Henry Mestetsky

Executive Director

Carmel Redevelopment Commission/Department

February 20, 2026

Prepared for City Council and the Redevelopment Commission

-End Report-

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]

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

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** ~~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

Matthew 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.

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**

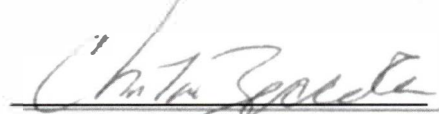
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

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**

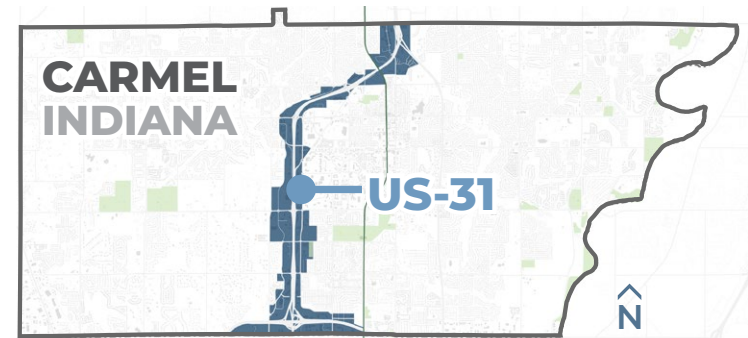
The US-31 Corridor

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:

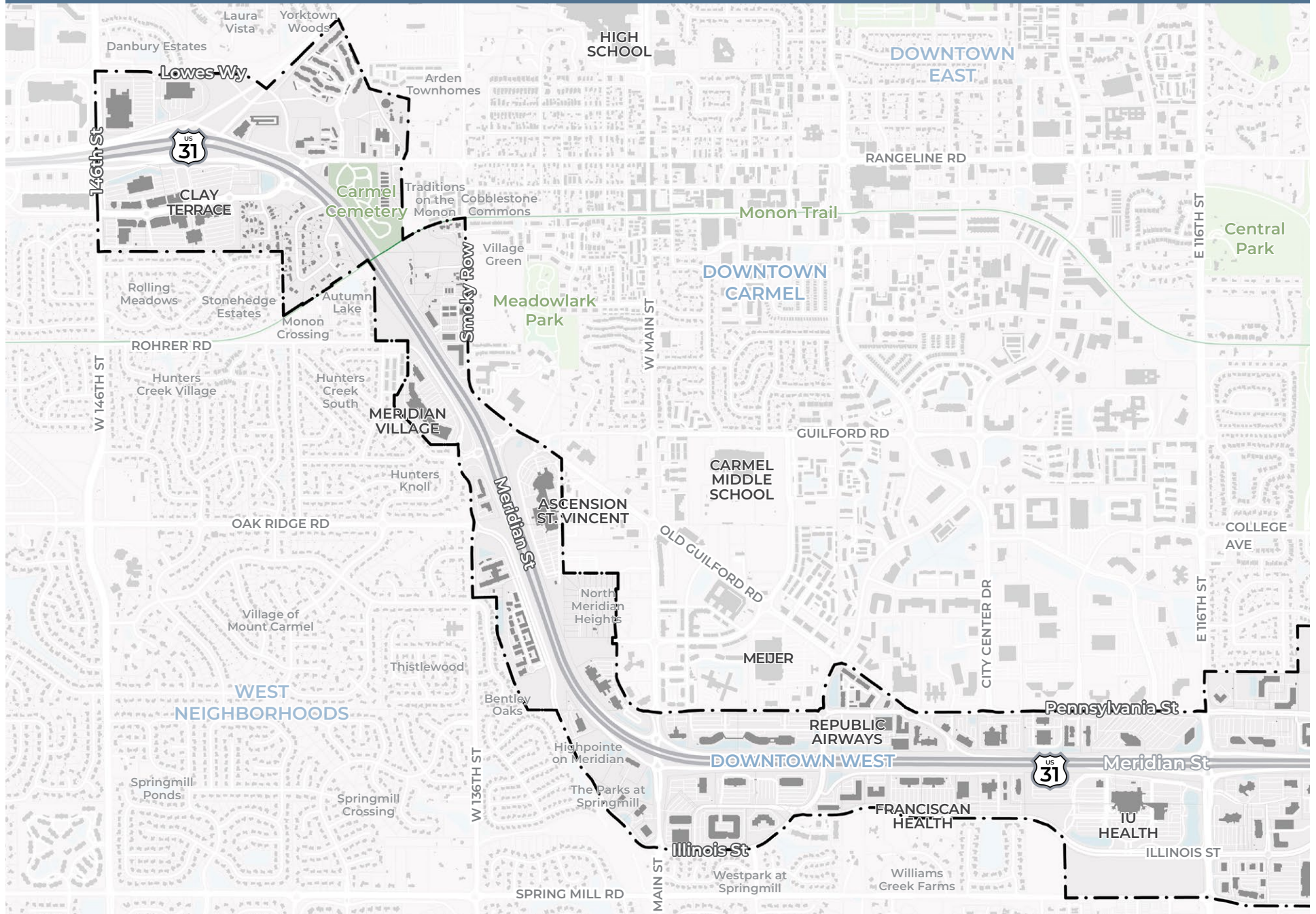
- » Change or update zoning regulations in the Carmel Unified Development Ordinance or in Planned Unit Developments;
- » Alter the development approval process;
- » Make design or land use decisions for individual development sites; or
- » Allocate funding for infrastructure, programs, or organizations.

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.

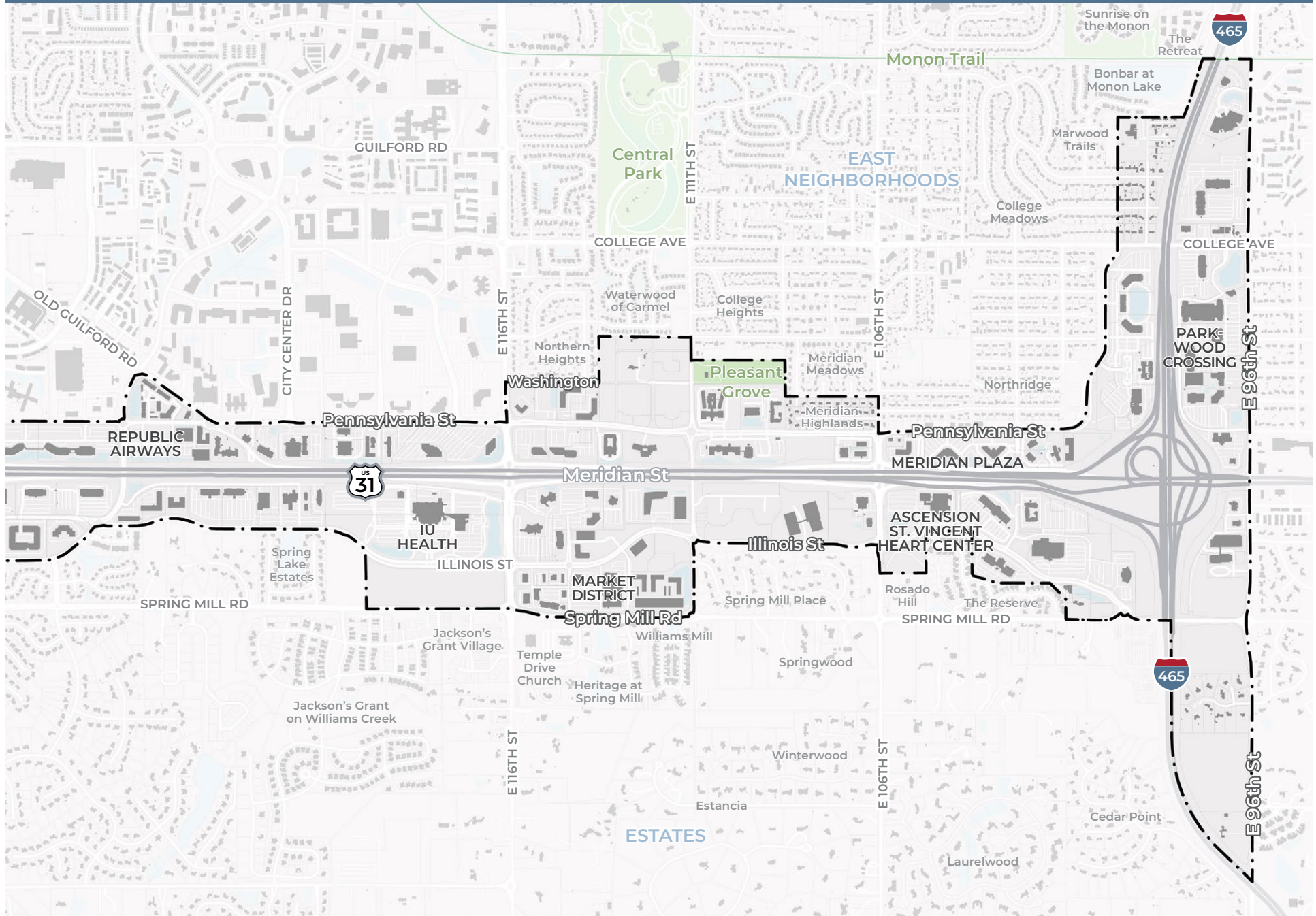


US-31 Subarea Locator Map

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)

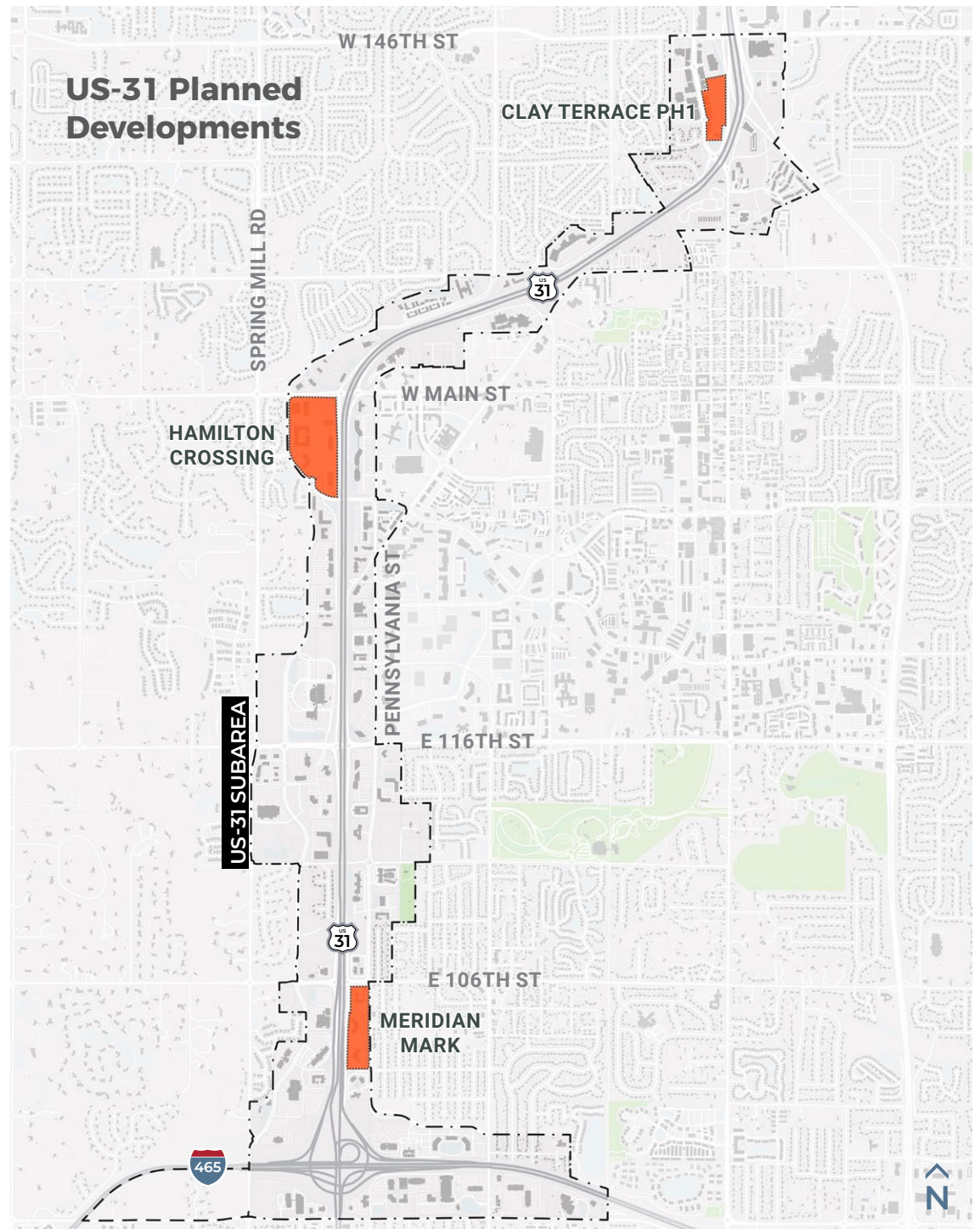
City of Carmel Transit Implementation Strategy (2025)

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.

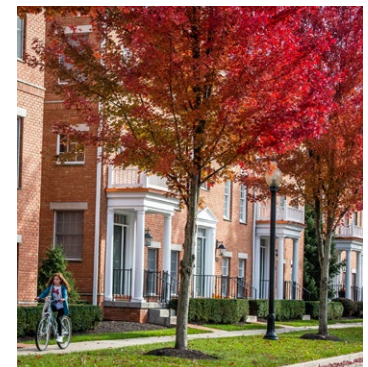
At the north end of the corridor, the Clay Terrace commercial district is set to introduce new office, residential, hospitality, and recreational uses to an otherwise dated life-style shopping center. The expected outcome of this development is a new neighborhood offering that continues to provide regional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

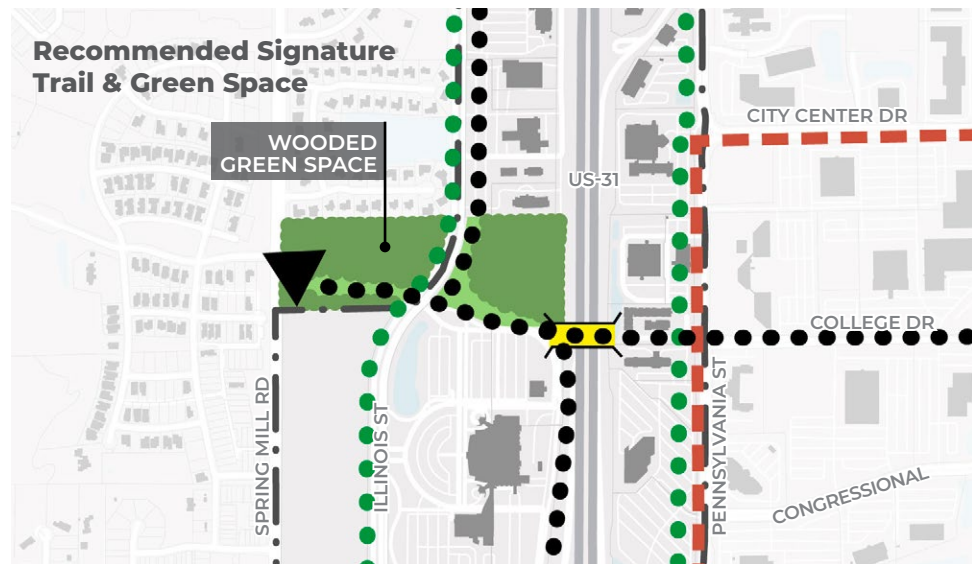


Plan for Connectivity

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:

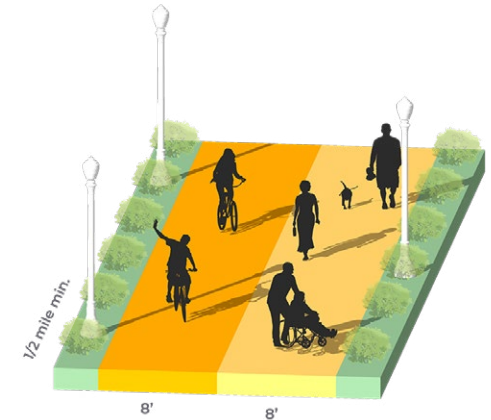
- » Abide by the existing Enhanced Multi-Use Path standards
- » Use surface treatments (painted concrete or pavers) to delineate space for pedestrians separate from cyclists and other faster moving users
- » Incorporate signage and wayfinding that aligns with the City and/or district identity
- » Provide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

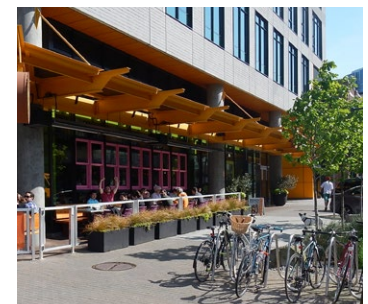
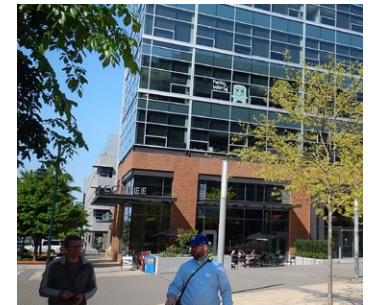


Feature trail example

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.

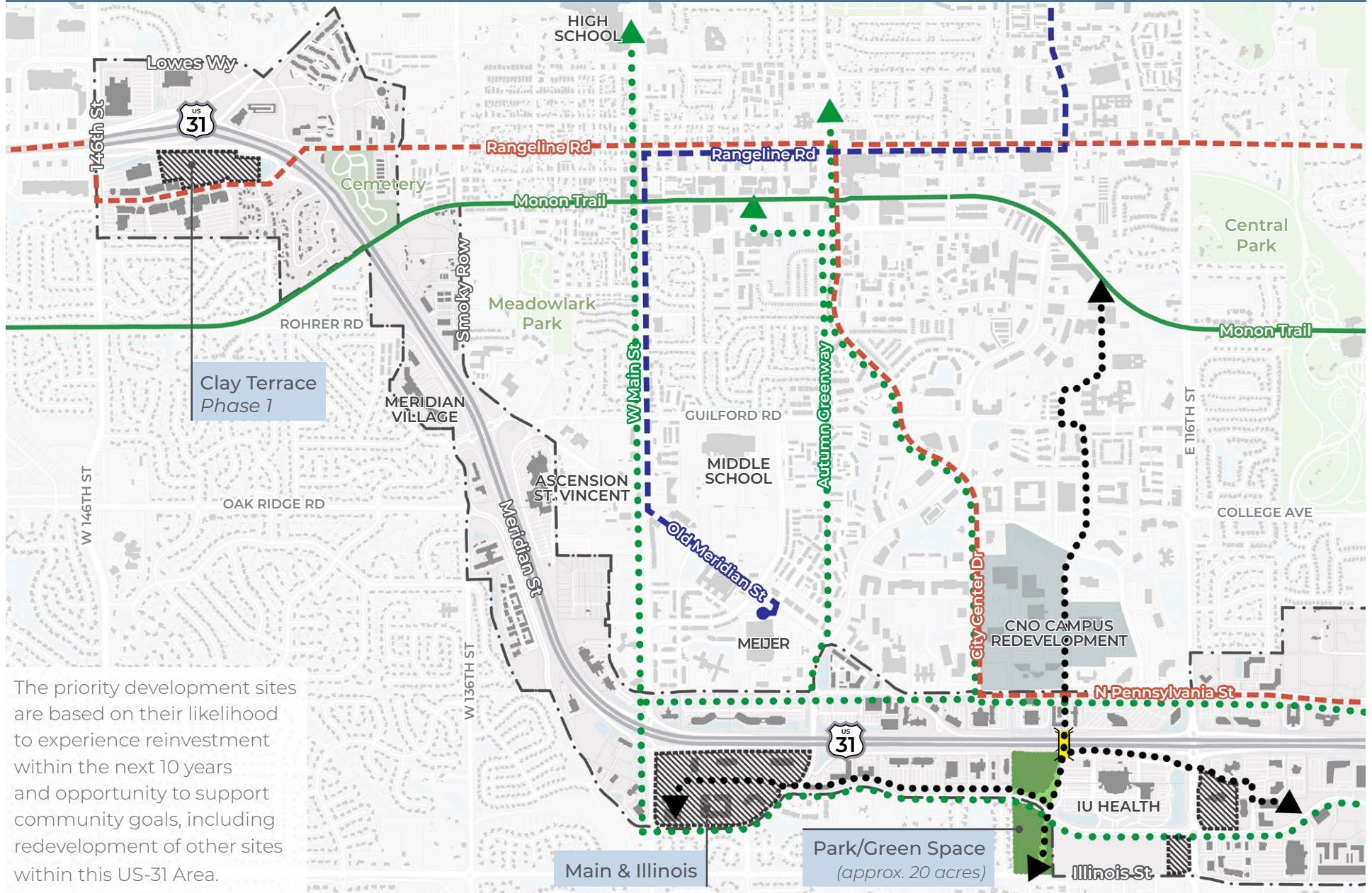


Examples of activated frontages that provide amenities

4

Subarea Plan

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

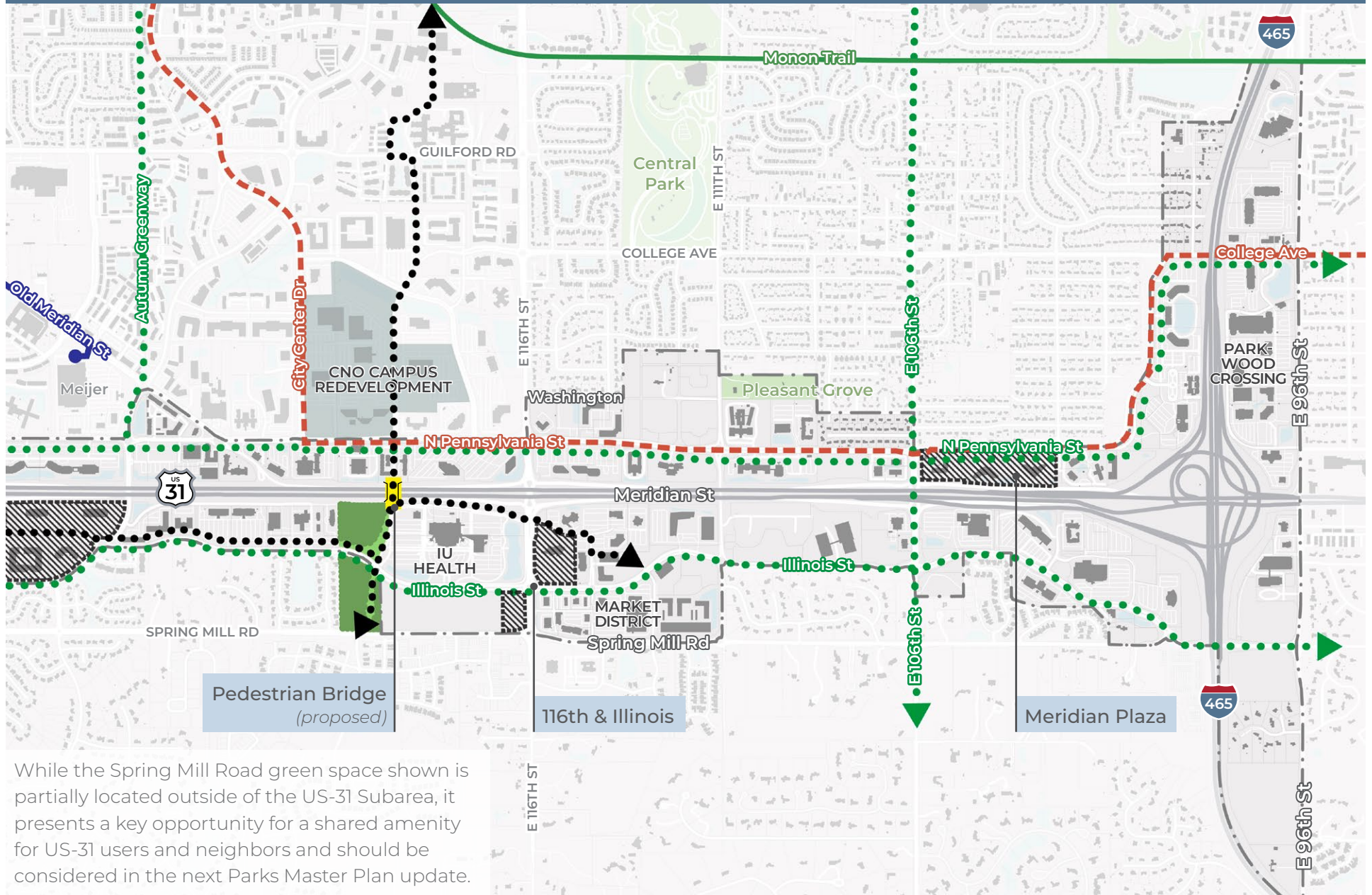


The priority development sites are based on their likelihood to experience reinvestment within the next 10 years and opportunity to support community goals, including redevelopment of other sites within this US-31 Area.

--- 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

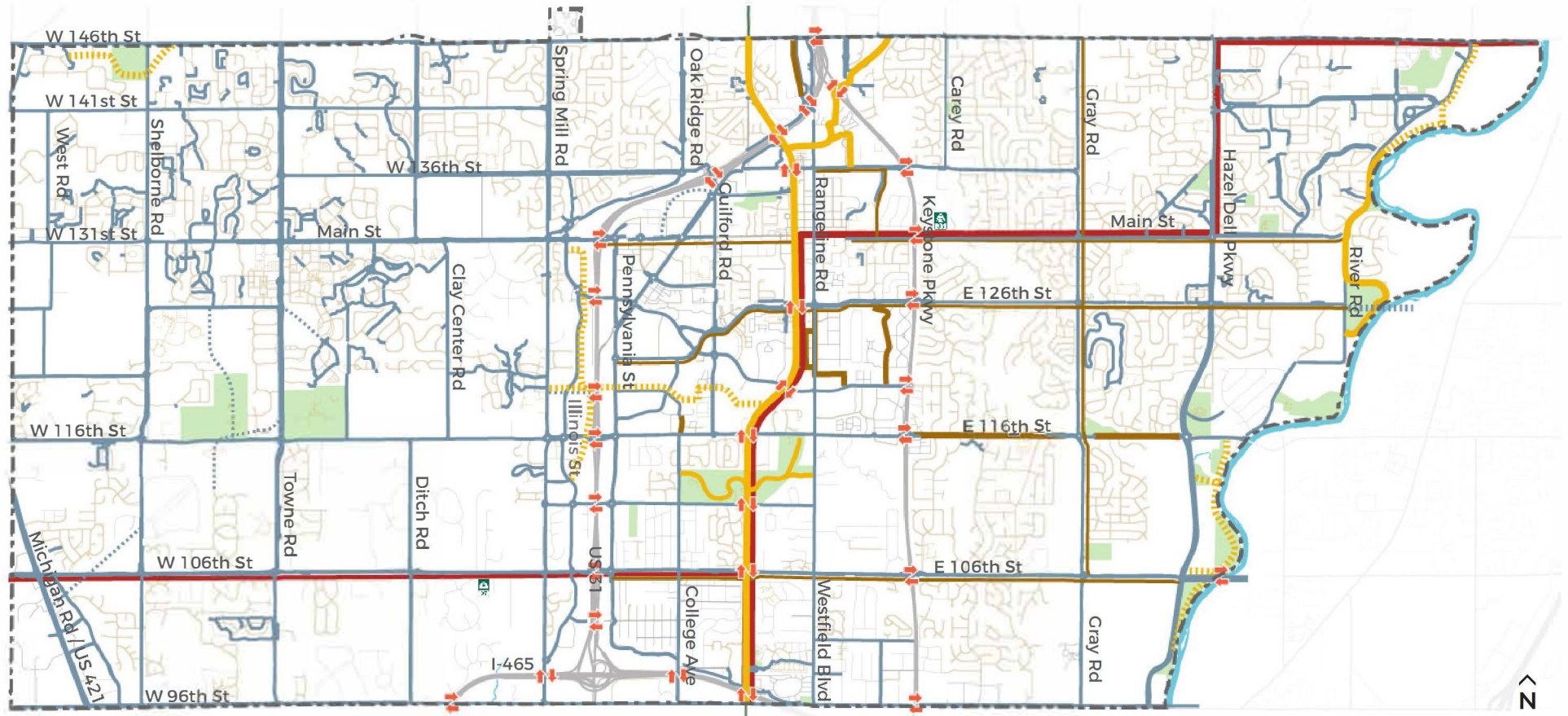
Click here to review these documents:

- 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://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

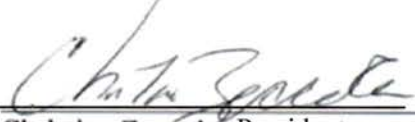
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

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;

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

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

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

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

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

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

COMMON COUNCIL 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.

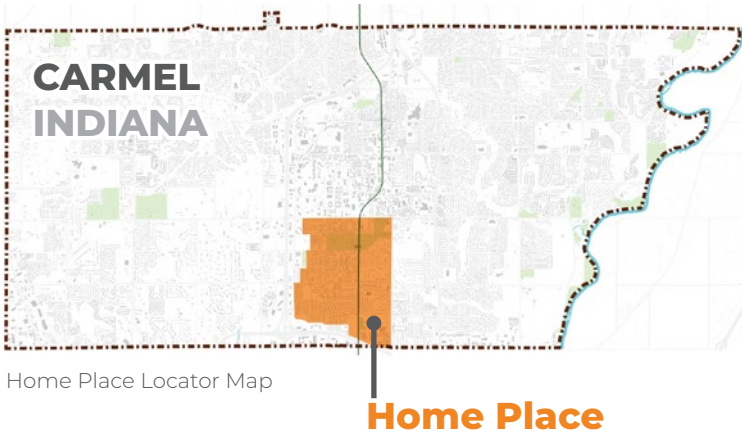
For example, a subarea plan does not:

- » 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.

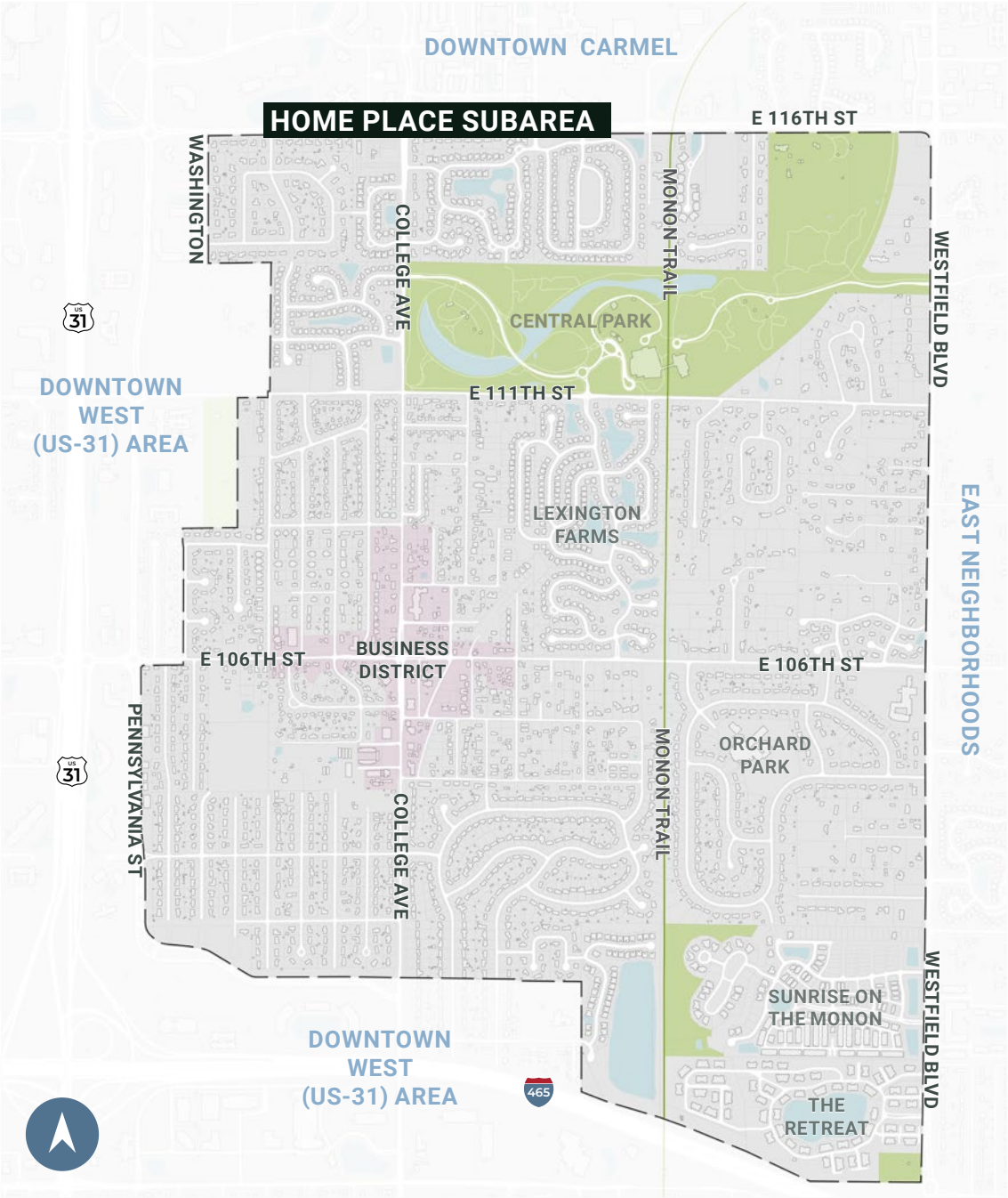
While the Home Place Subarea Plan describes the context and proposed recommendations for City of Carmel leaders and staff, a companion plan was created to expand on the City's role and provide ways for Home Place community members to have an active role in shaping incremental changes over the next 10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

"This Is Home" is accessible online at ThisIsHomePlace.com. 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.

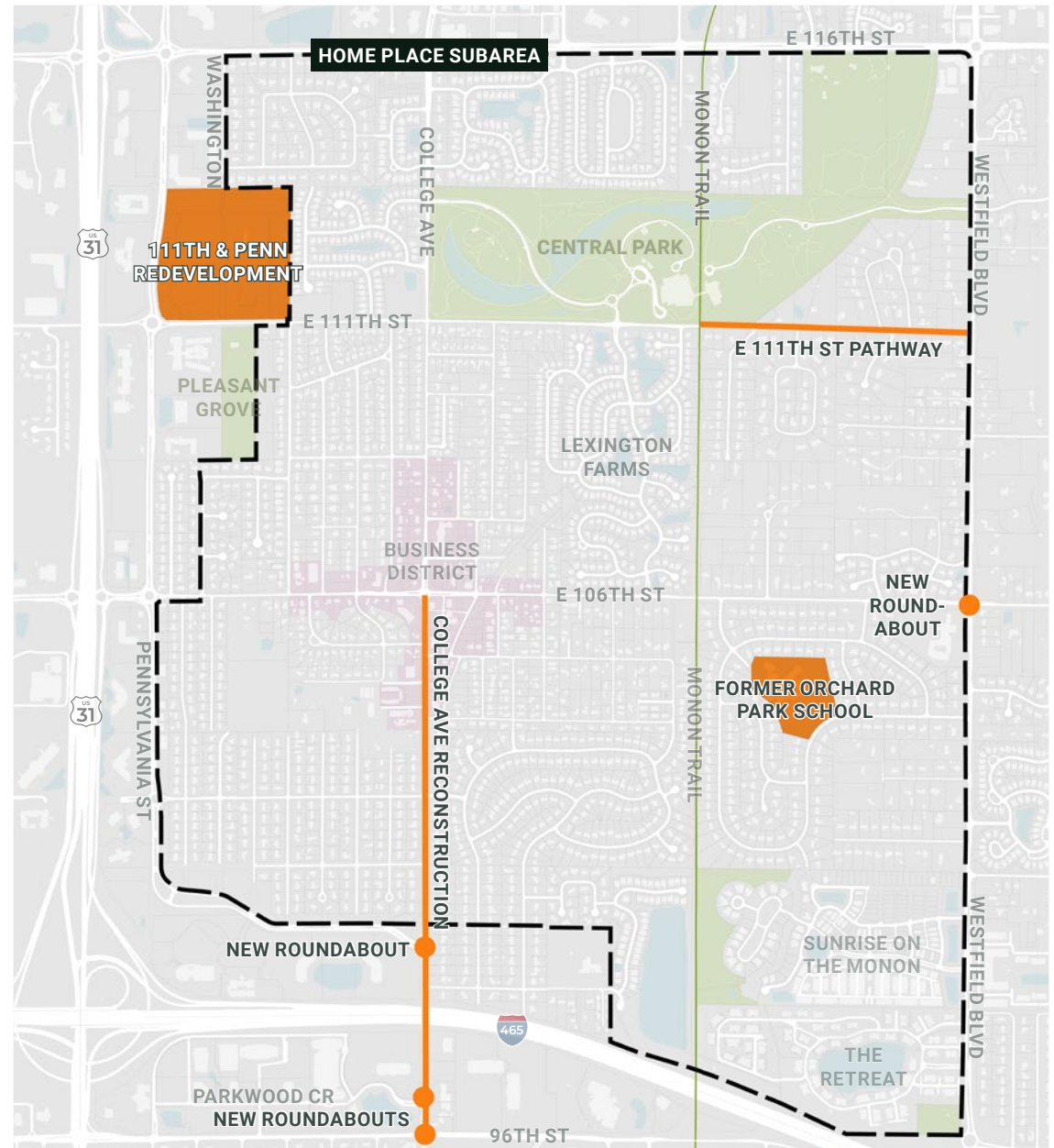
Projects In The Works

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

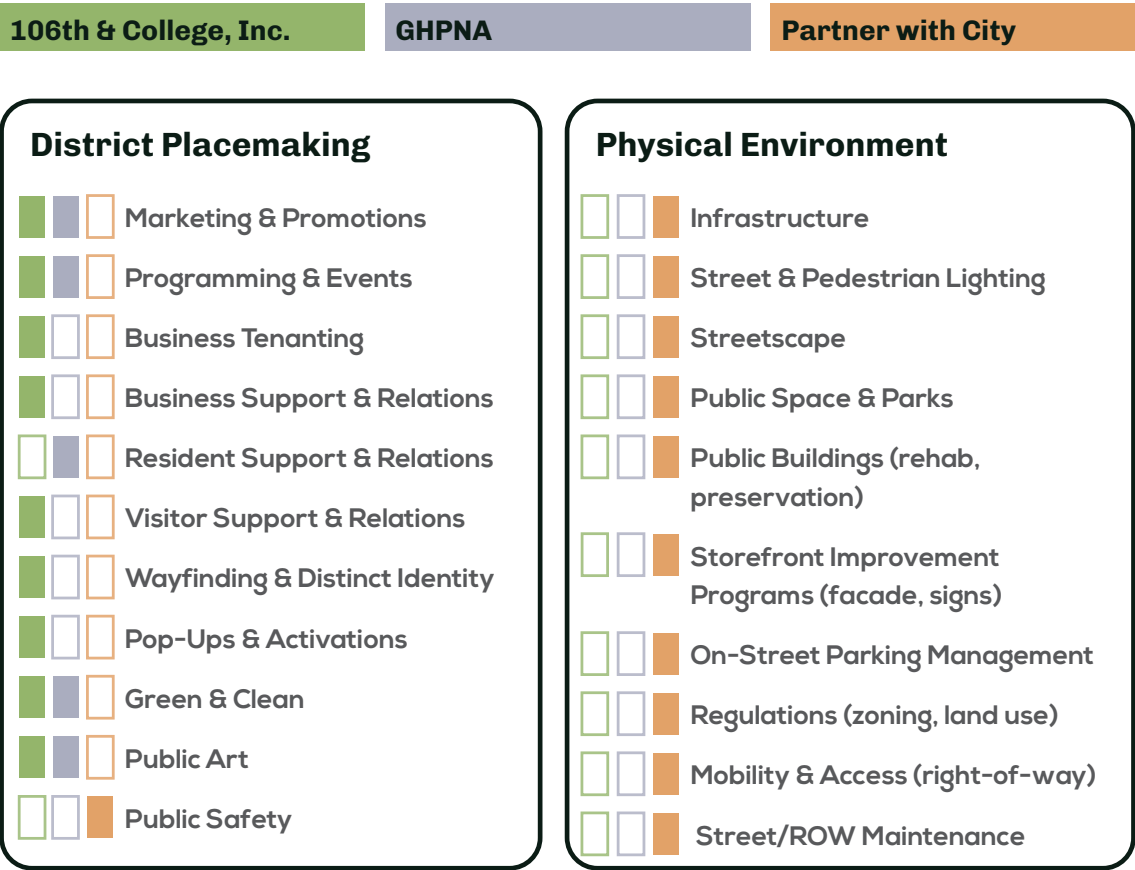
Lead / Partner

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.

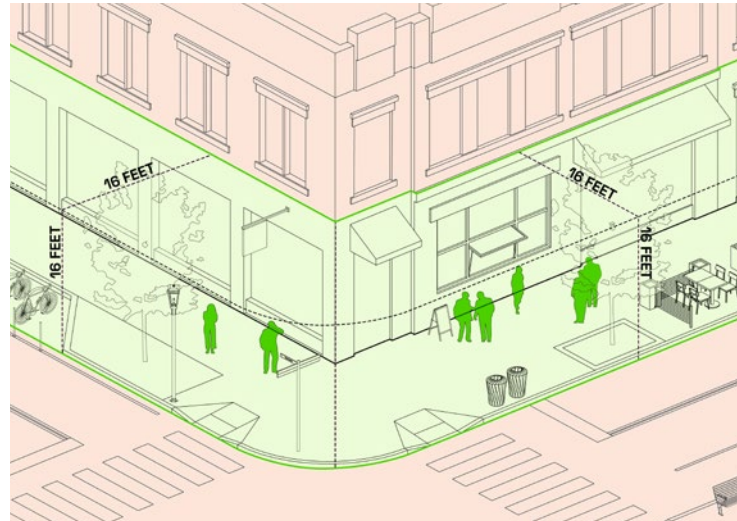


Diagram of the First 16 Feet and Examples Images

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.

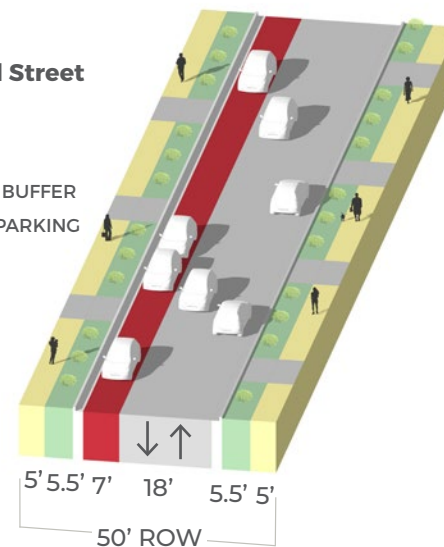
Example Pre-Approved Building Plans



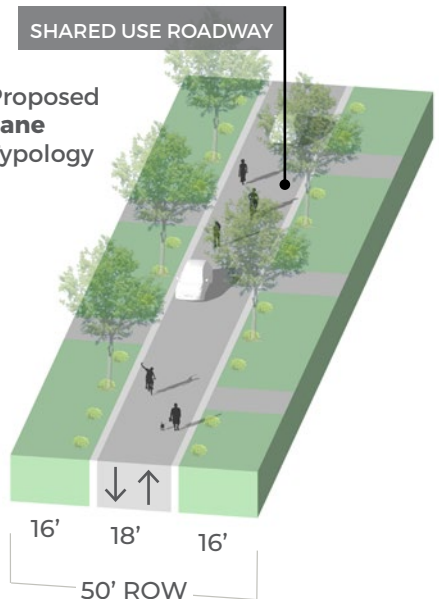
(Source: HousingOH.org)

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.

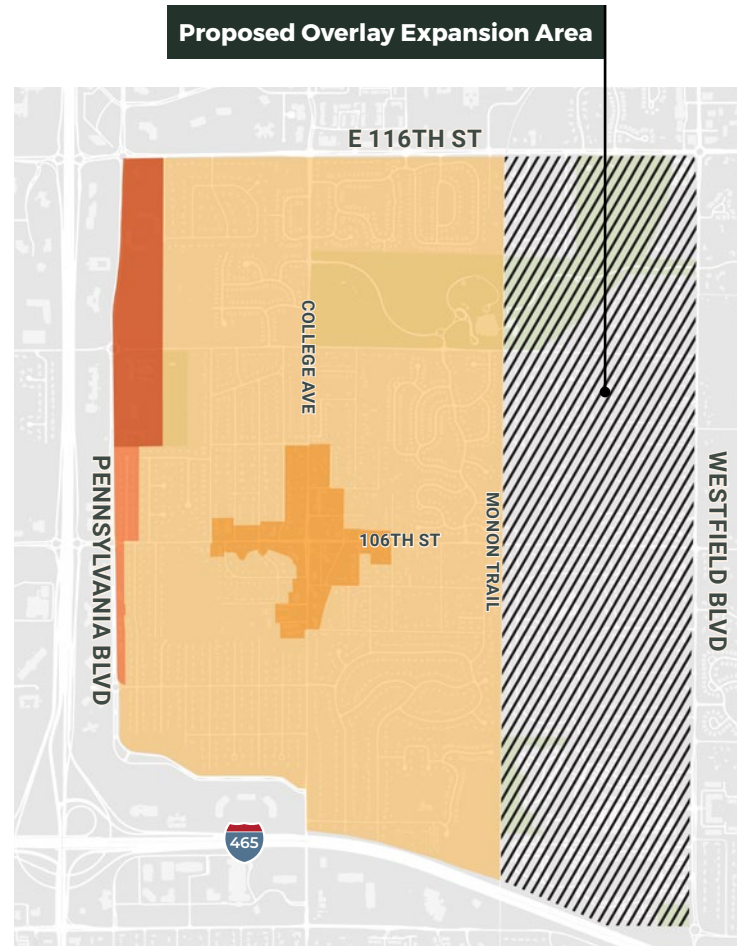
Policy Guidance (continued)

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

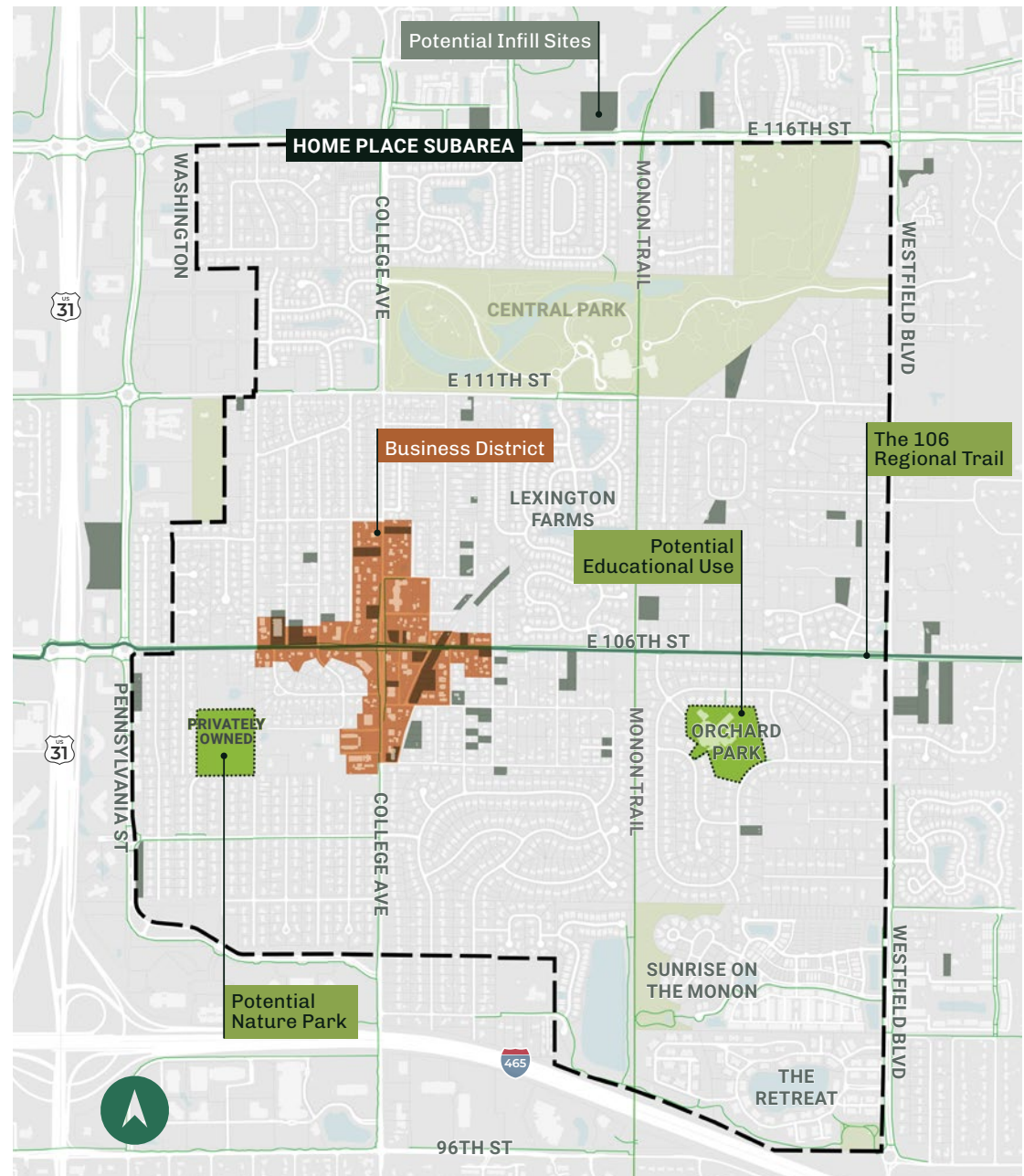
High on the list of community supported initiatives is identifying and establishing a neighborhood-scale green space / nature park that provides naturalized trails and passive recreation opportunities.

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.

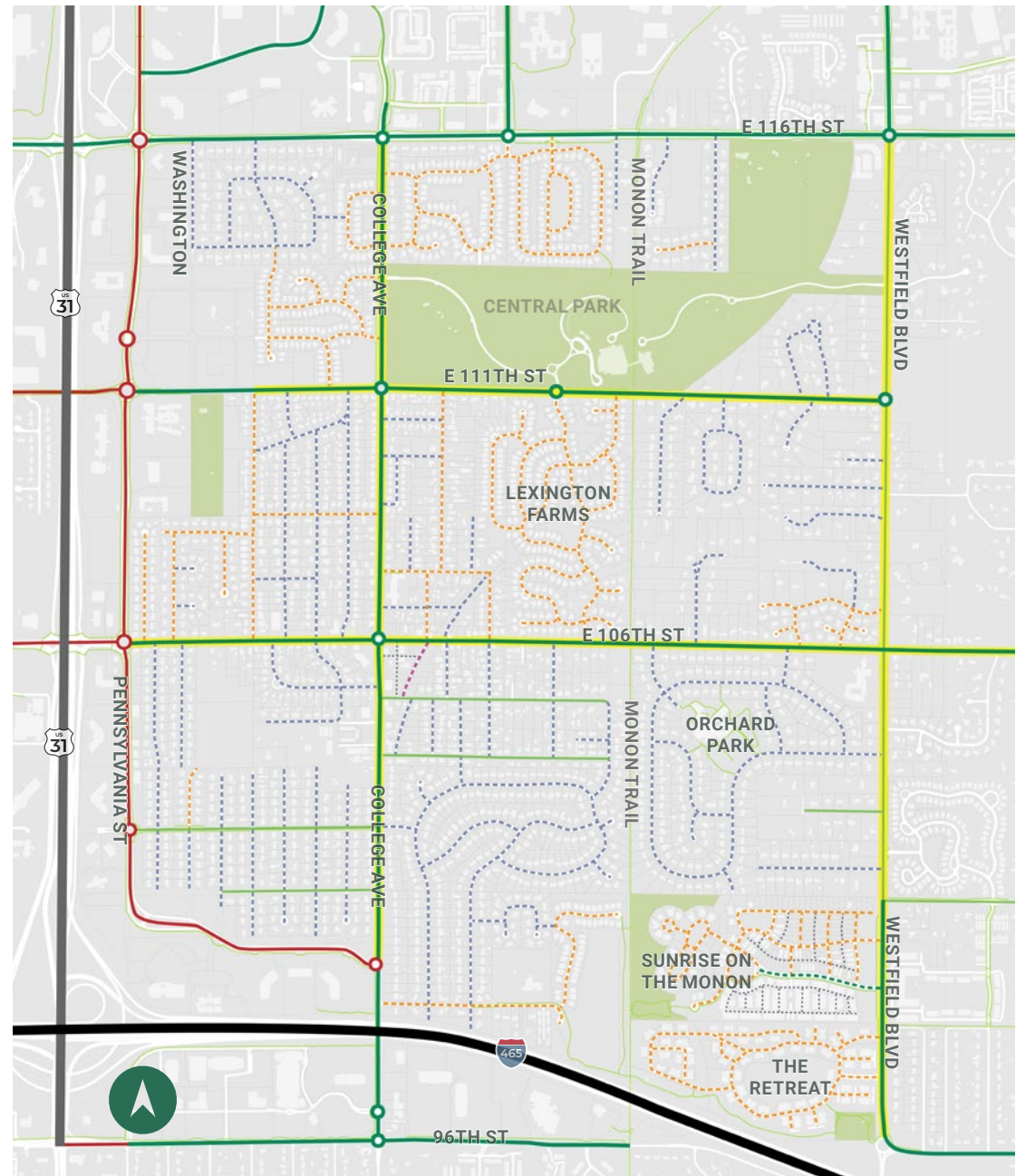


Home Place Proposed Street Typologies Map

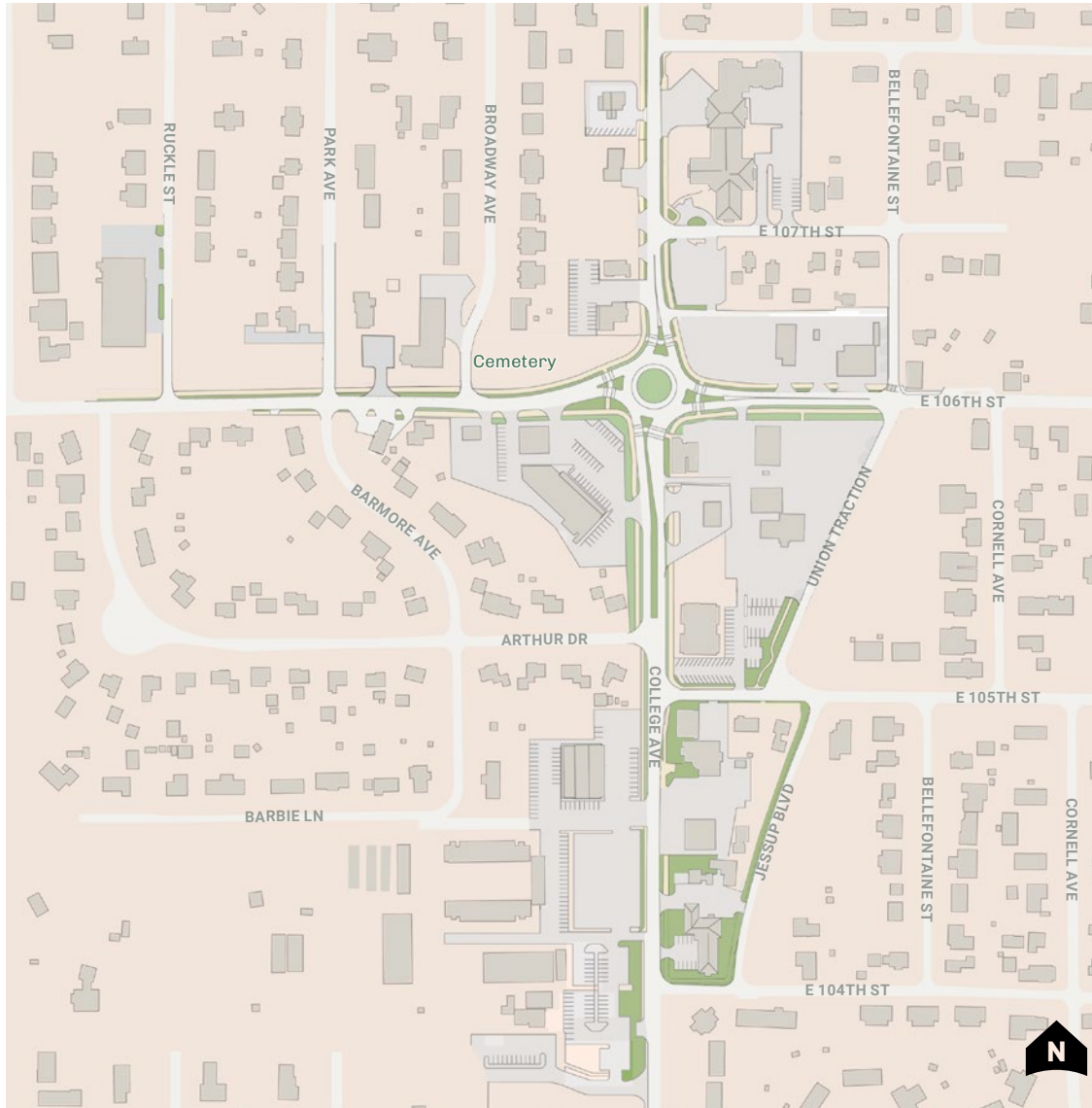
The map of proposed street types introduces two new typologies to be added to the overall menu of street configurations and designates all rights-of-way based on how they function today. This is not to suggest changes are needed, but rather to articulate the hierarchy of the Home Place street network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



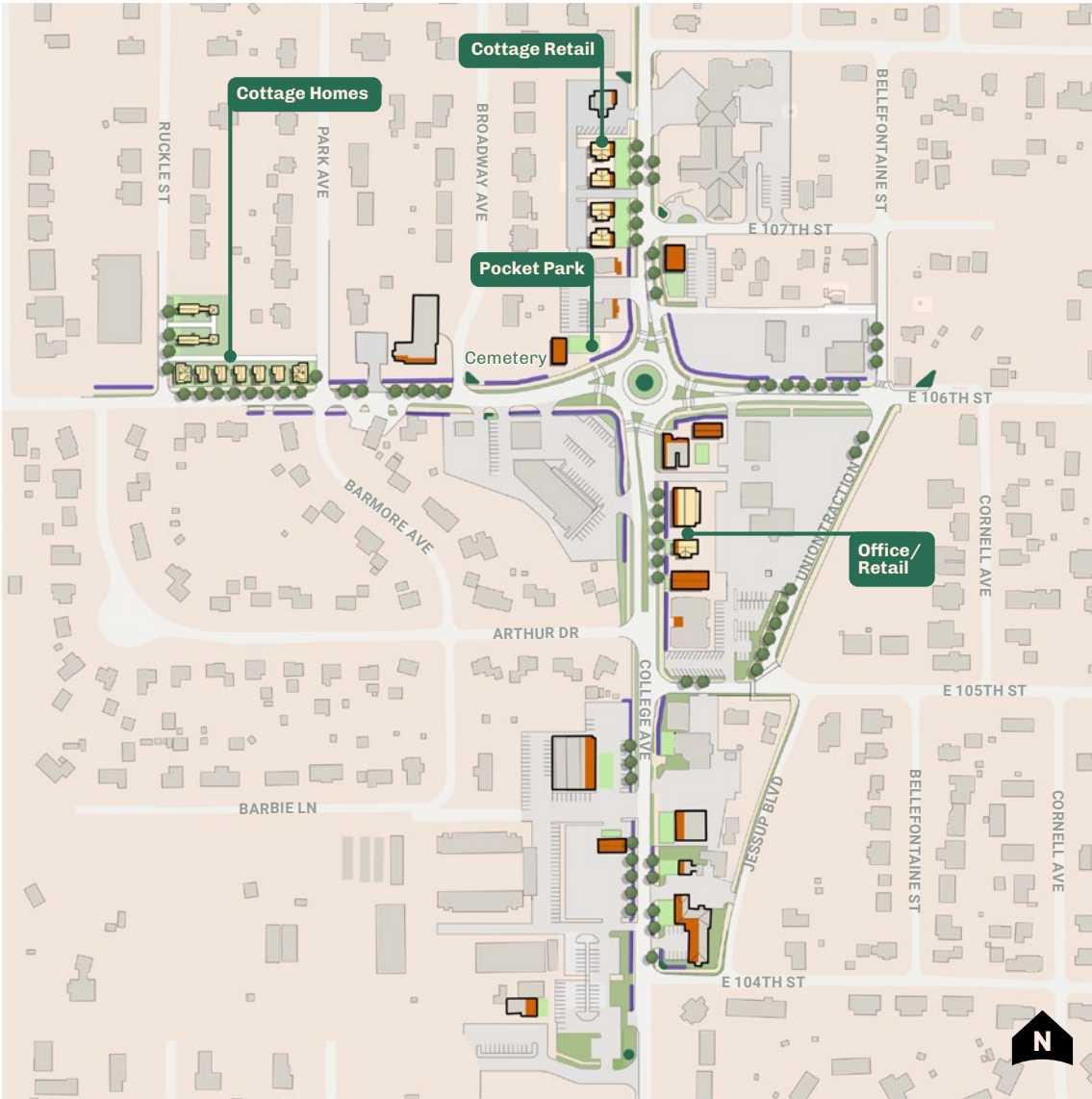
106th & College Today



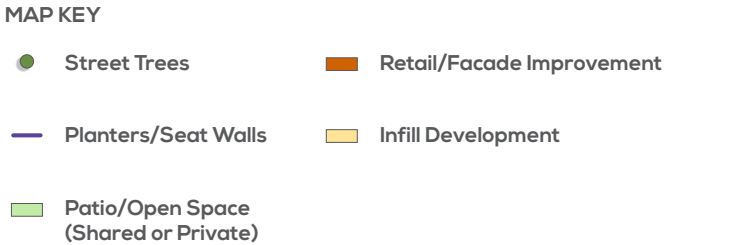
This plan shows existing conditions for the area surrounding 106th Street and College Avenue.

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.



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:

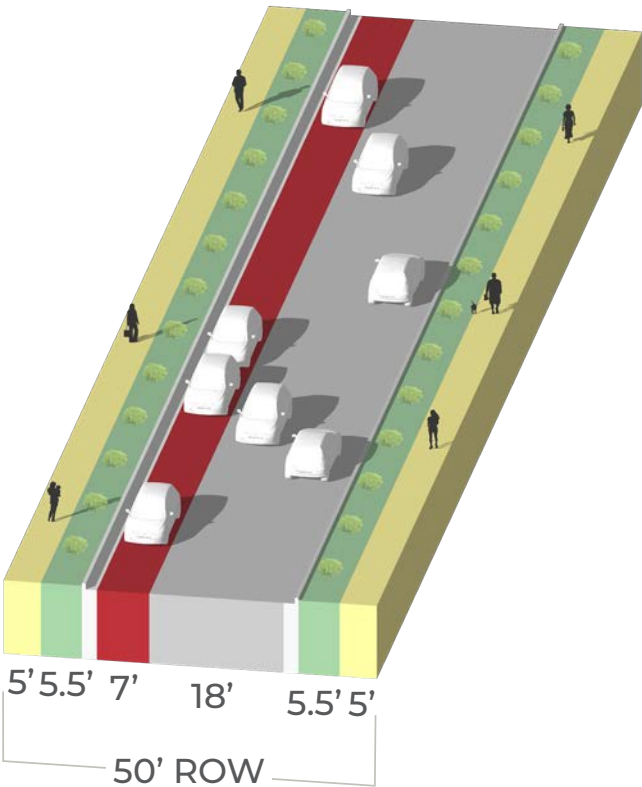
- 01 2009 Home Place Subarea Plan
- 02 2022 Carmel Comprehensive Plan
- 03 Carmel Mayor's Housing Task Force Findings and Recommendations Report
- 04 2025-2029 Comprehensive Parks & Recreation Master Plan
- 05 City of Carmel Transit Implementation Strategy
- 06 City of Carmel Positioning Strategy
- 07 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.

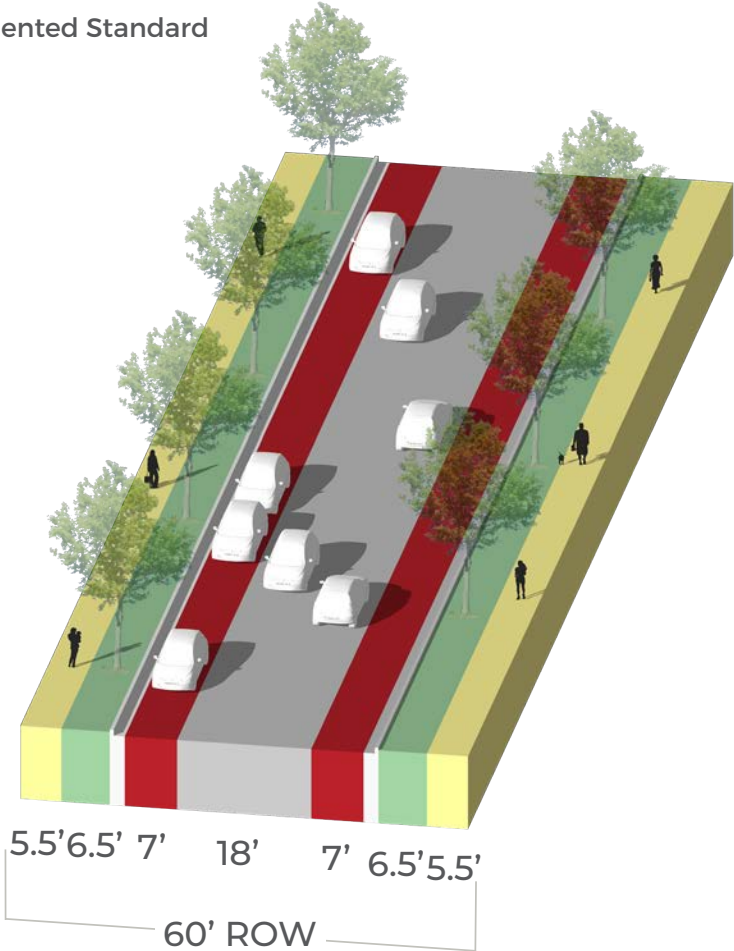
Neighborhood Street

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

Minimum Standard

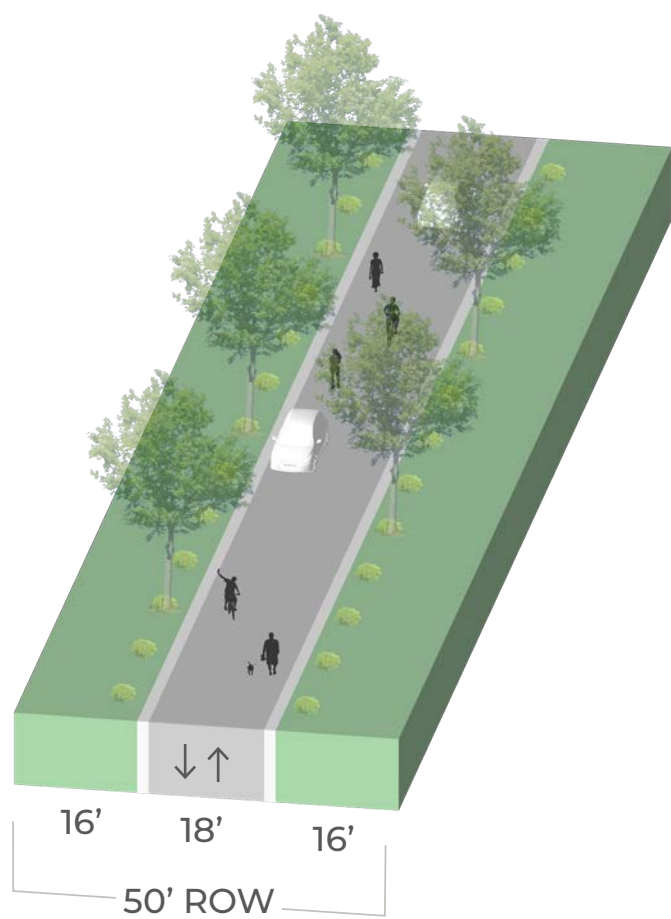


Example of Augmented Standard



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

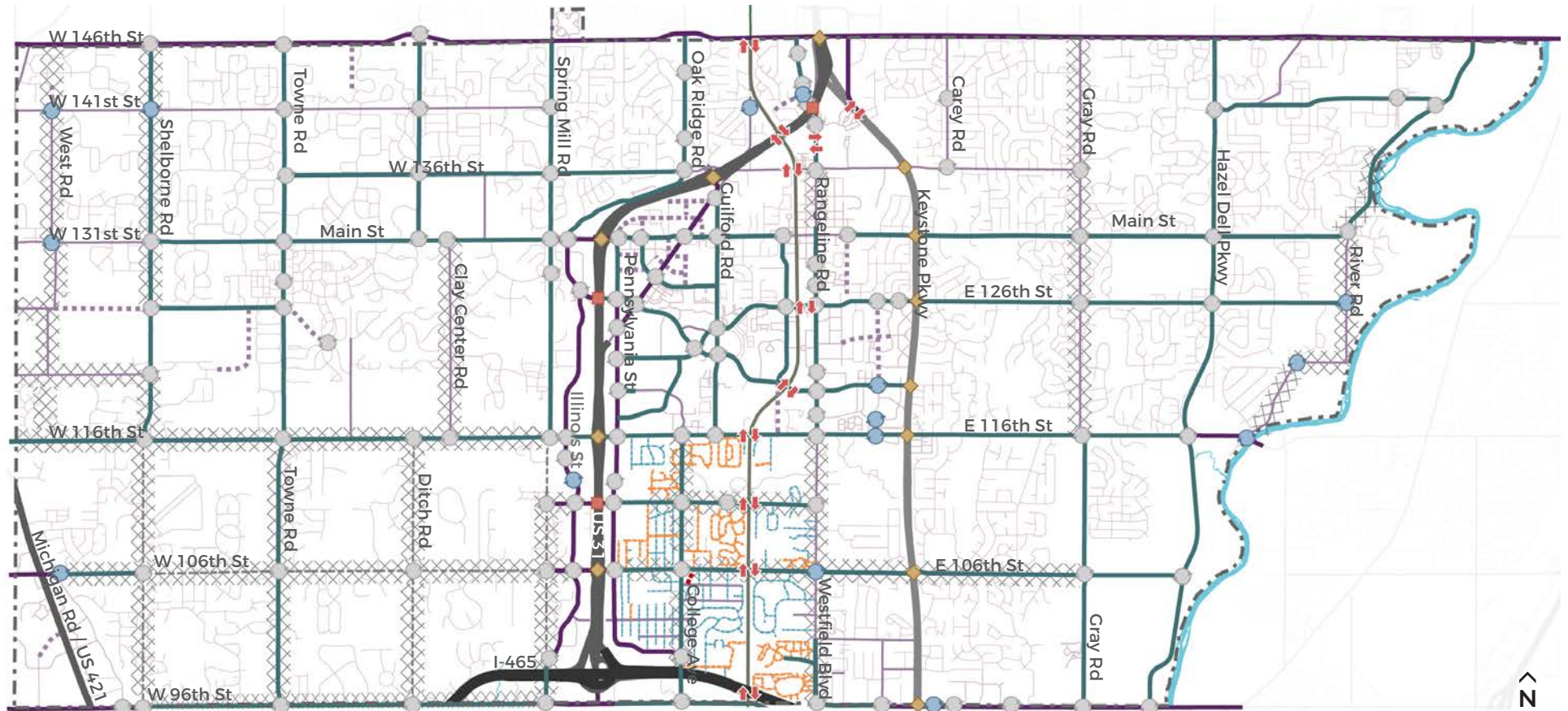


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	Not required	Optional	Optional

Thoroughfare Plan Map

Thoroughfare Plan Recommended Update

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



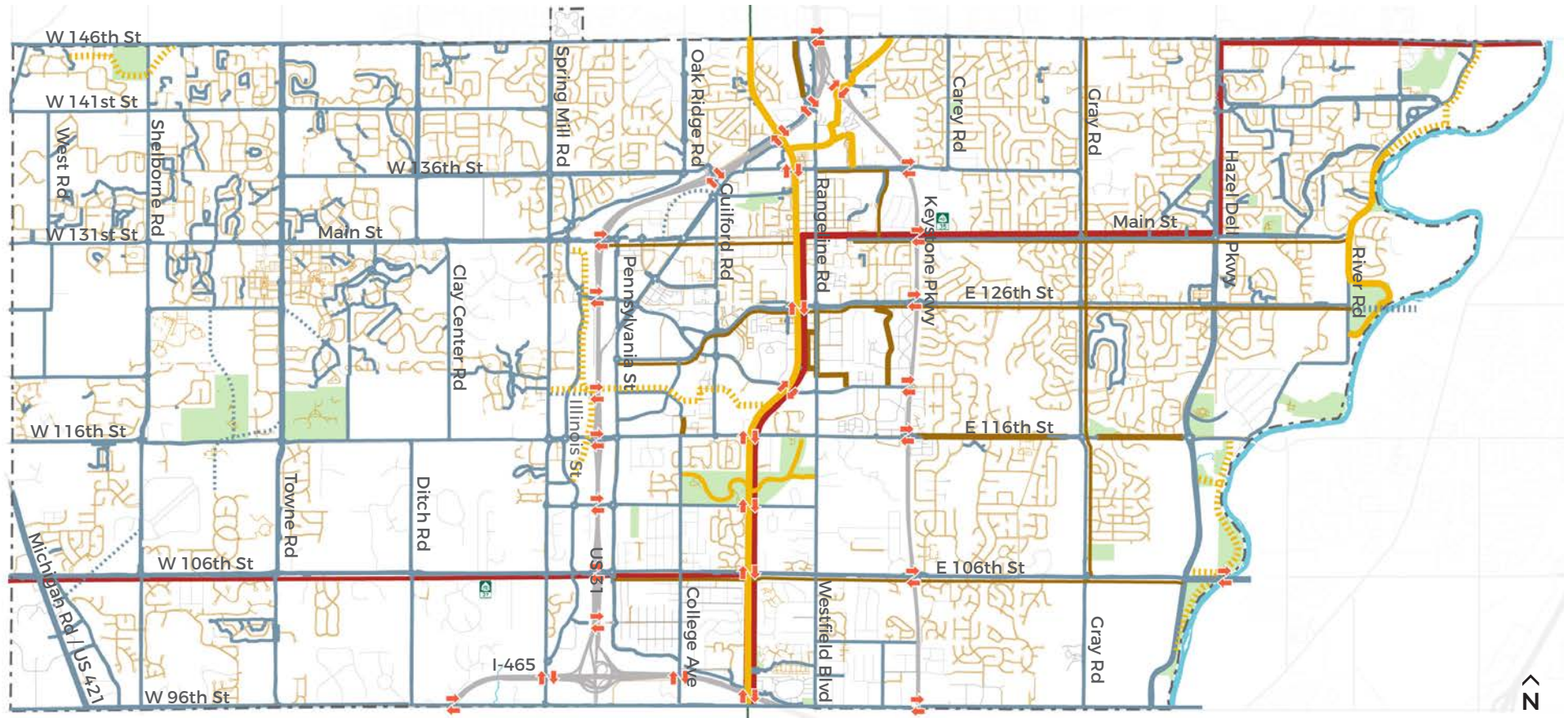
LEGEND

- | | | | |
|--------------------------|--|--------------------------|------------------|
| 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 | - - - Proposed Multi-use Path | ↑ ↓ Grade-separated Crossing |
| — Multi-use Path | - - - Proposed Mobility Lane / Cycle Track | Public Park |
| — Mobility Lane / Cycle Track | - - - Proposed Greenway/ Feature Trail | Water body |
| — Greenway | | — River |
| — Sidewalk | | - - - - 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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1. Explanation of Request
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.

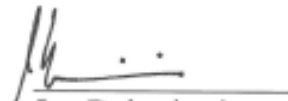
During the Plan Commission review process (which included 3 Committee meetings) and working with DOCS the following changes and enhancements have been made to the proposal and plans:

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



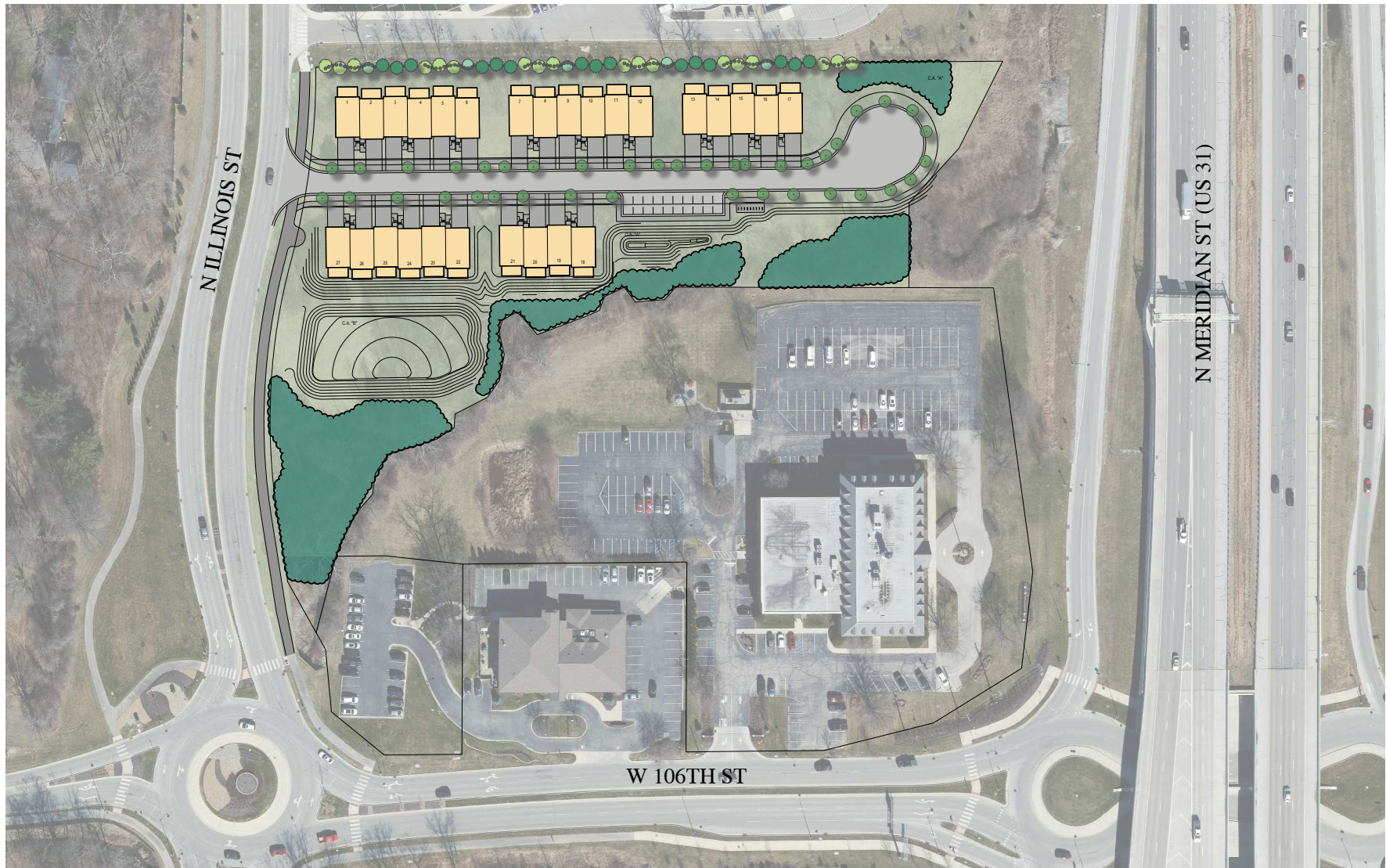
Illinois Street Townhomes
Site Location Map

TAB 3

106th & ILLINOIS CARMEL, INDIANA



NOT TO SCALE

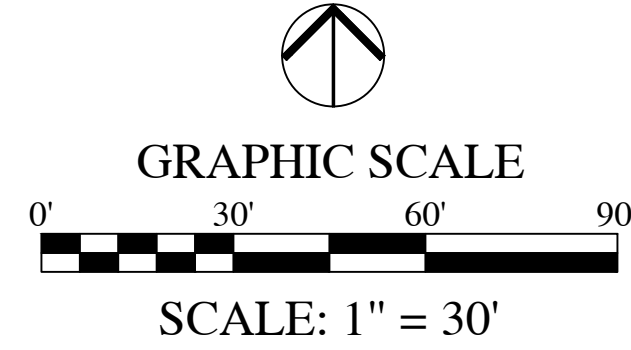


106th & ILLINOIS
CARMEL, INDIANA
JANUARY 22, 2026



HWC
ENGINEERING

TAB 4



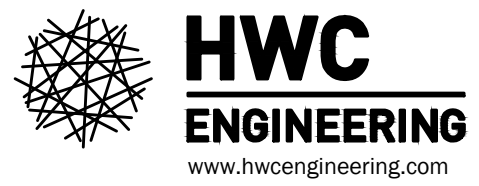
LEGEND:

EXISTING		RIGHT-OF-WAY LINE		PROPOSED
		EASEMENT LINE		
		SETBACK LINE		
		CENTERLINE		
ooo		SWALE / FLOWLINE		ooo
---		SUBSURFACE DRAIN		---
S		SANITARY SEWER		S
ST		STORM SEWER		ST
ST		STORM CULVERT		ST
W		WATER MAIN		W
800		CONTOUR, MAJOR		800
799		CONTOUR, MINOR		799
X X X X X		FENCE		X X X X X
		TREE LINE		
⑤		SANITARY MANHOLE		● XXX
ST		STORM MANHOLE		● XXX
■		STORM INLET		■ XXX
Q		STORM END SECTION		Q XXX
⌋		FIRE HYDRANT / VALVE		⌋
⌋		WATER VALVE		⌋
⌋		POWER POLE		N/A
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 SNOWBLOWABLE RAISED PAVEMENT MARKERS		■
		SANITARY SEWER CLEAN OUT		C.O.
		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.&L.E.	- DRAINAGE & UTILITY EASEMENT
FG	- FINISHED GRADE	RCP	- REINFORCED CONCRETE PIPE	D.U.&S.E.	- DRAINAGE UTILITY & SEWER EASEMENT
FL	- 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				

REVISIONS

[illegible]

DEVELOPMENT PLAN SET
CARMEL, INDIANA
SITE PLAN

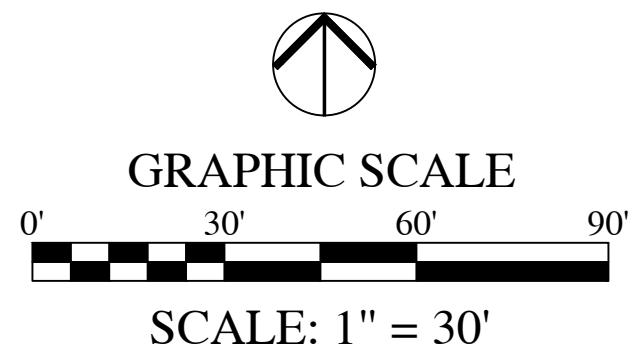
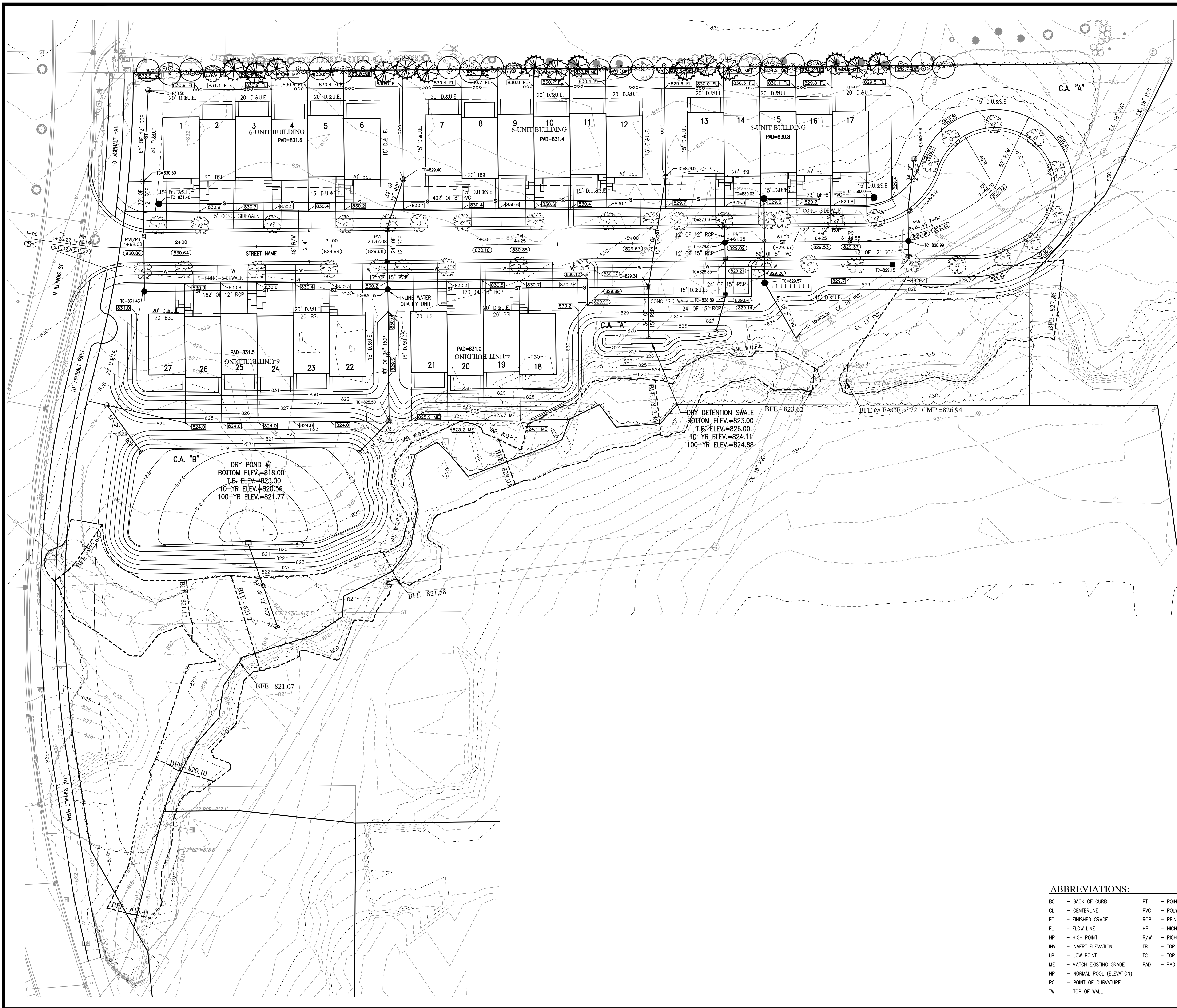
PRELIMINARY

NOT FOR CONSTRUCTION

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CHECKED BY BB	
DATE DECEMBER 10, 2025	
SCALE AS SHOWN	
SHEET	

C1.2

SITE PLAN



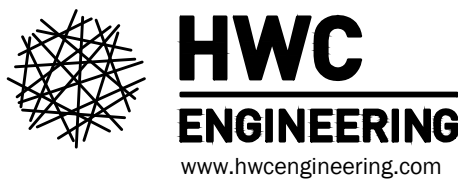
LEGEND:

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_____		EASEMENT LINE	_____	_____
_____		SETBACK LINE	_____	_____
_____		CENTERLINE	_____	_____
_____	ooo	SWALE / FLOWLINE	_____	ooo
-----		SUBSURFACE DRAIN	_____	_____
-----S		SANITARY SEWER	_____	S
-----ST		STORM SEWER	_____	ST
>-----ST		STORM CULVERT	D-----ST-----C	
-----W		WATER MAIN	_____	W
-----800		CONTOUR, MAJOR	_____	800
-----799		CONTOUR, MINOR	_____	799
-----X-----X-----X-----X		FENCE	_____	X-----X-----X-----X
~~~~~		TREE LINE	_____	~~~~~
(S)		SANITARY MANHOLE	●	XXX
(ST)		STORM MANHOLE	●	XXX
⊞		STORM INLET	⊞	XXX
d		STORM END SECTION	○	XXX
⌋		FIRE HYDRANT / VALVE	⌋	
⌋		WATER VALVE	⌋	
⌋		POWER POLE	⌋	N/A
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 SNOW/PLOWABLE RAISED PAVEMENT MARKERS	■	
		SANITARY SEWER CLEAN OUT	●	C.O.
		A.D.A. HANDICAP RAMP	(A)	
		2' ROLL CURB	B	

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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PC	- POINT OF CURVATURE				
TW	- TOP OF WALL				

## REVISIONS

[illegible]

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

PRELIMINARY

NOT FOR CONSTRUCTION

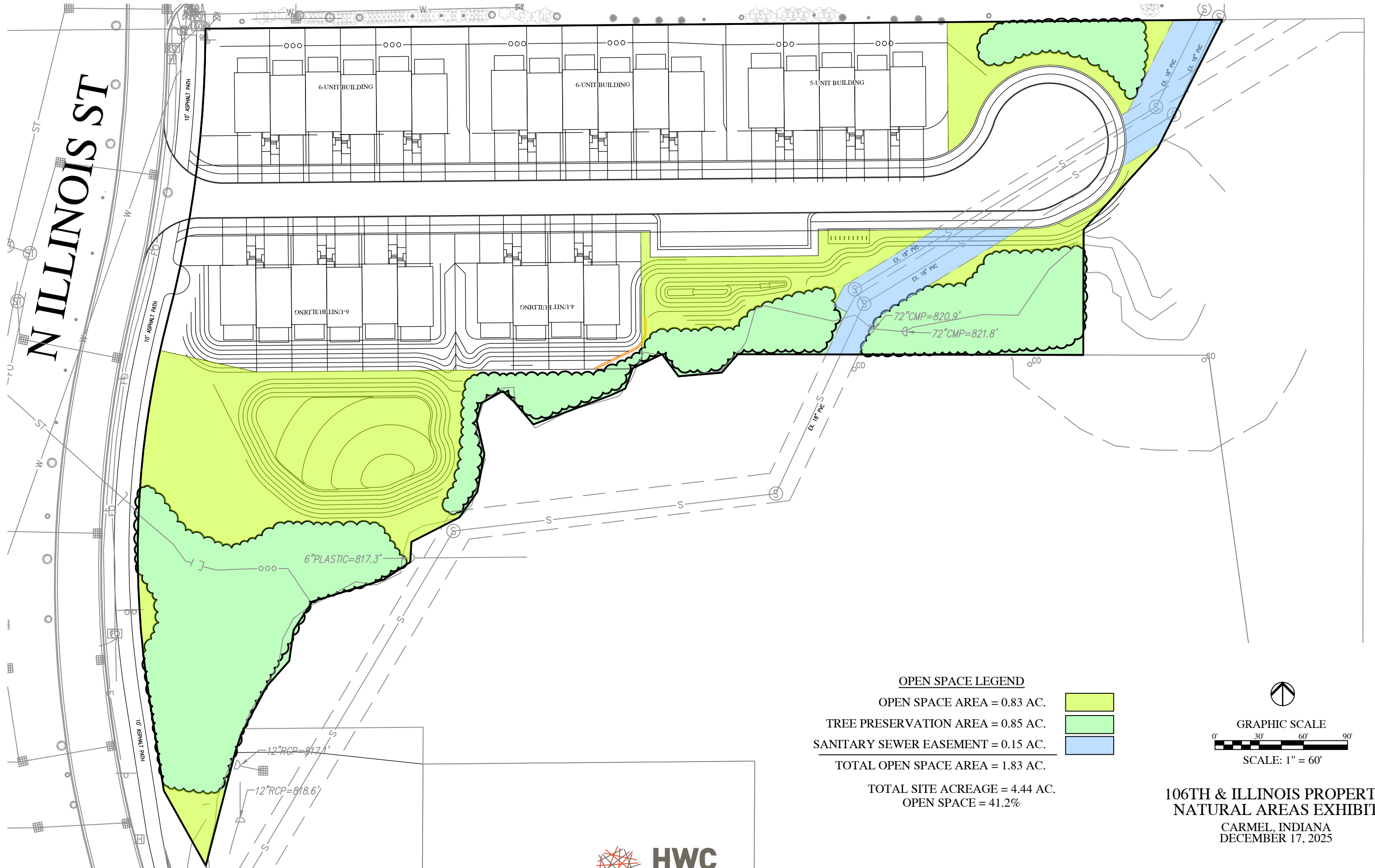
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DATE DECEMBER 10, 2025	
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## C1.1

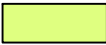
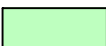
## DEVELOPMENT PLAN

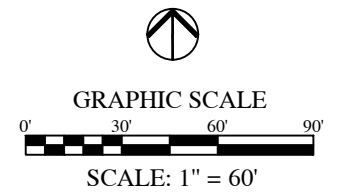
# **TAB 5**





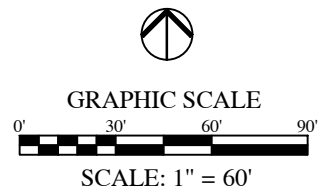
**OPEN SPACE LEGEND**

OPEN SPACE AREA = 0.83 AC.	
TREE PRESERVATION AREA = 0.85 AC.	
SANITARY SEWER EASEMENT = 0.15 AC.	
TOTAL OPEN SPACE AREA = 1.83 AC.	
TOTAL SITE ACREAGE = 4.44 AC.	
OPEN SPACE = 41.2%	



**106TH & ILLINOIS PROPERTY  
NATURAL AREAS EXHIBIT**  
CARMEL, INDIANA  
DECEMBER 17, 2025



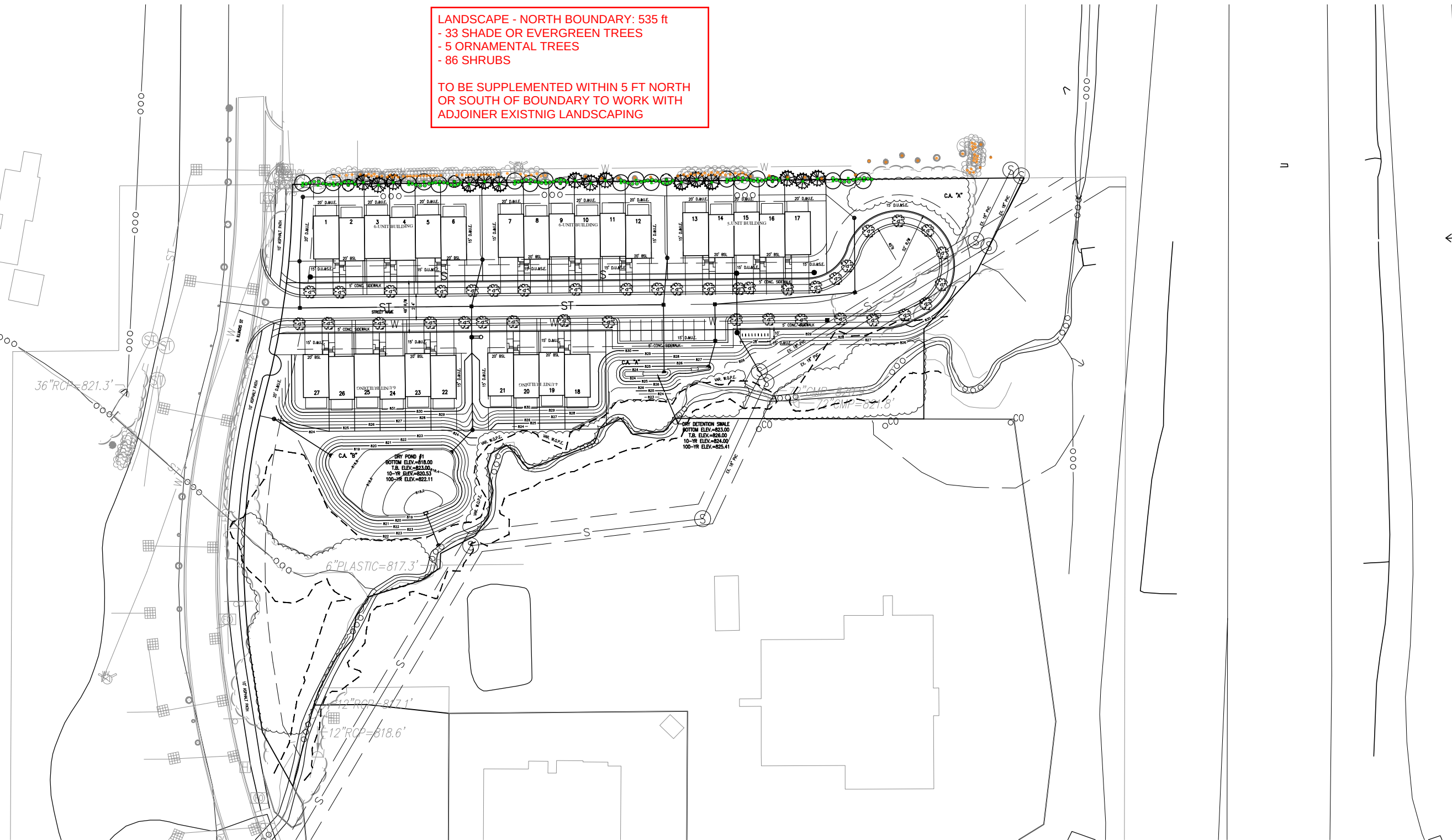


CARMEL, INDIANA  
NOVEMBER 20, 2025

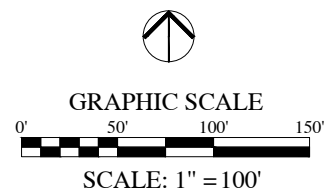


LANDSCAPE - NORTH BOUNDARY: 535 ft  
- 33 SHADE OR EVERGREEN TREES  
- 5 ORNAMENTAL TREES  
- 86 SHRUBS

TO BE SUPPLEMENTED WITHIN 5 FT NORTH  
OR SOUTH OF BOUNDARY TO WORK WITH  
ADJOINER EXISTING LANDSCAPING



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



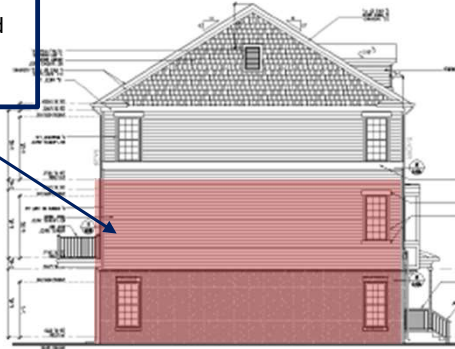
Unit 4



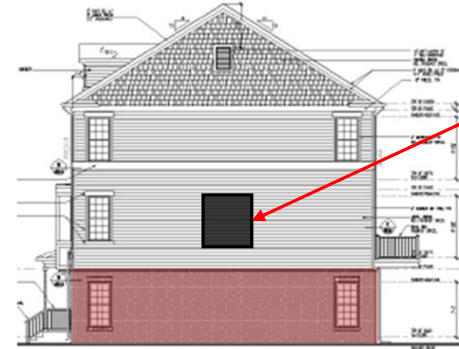


## Side Elevation

Second floor masonry required on side elevation facing Illinois St



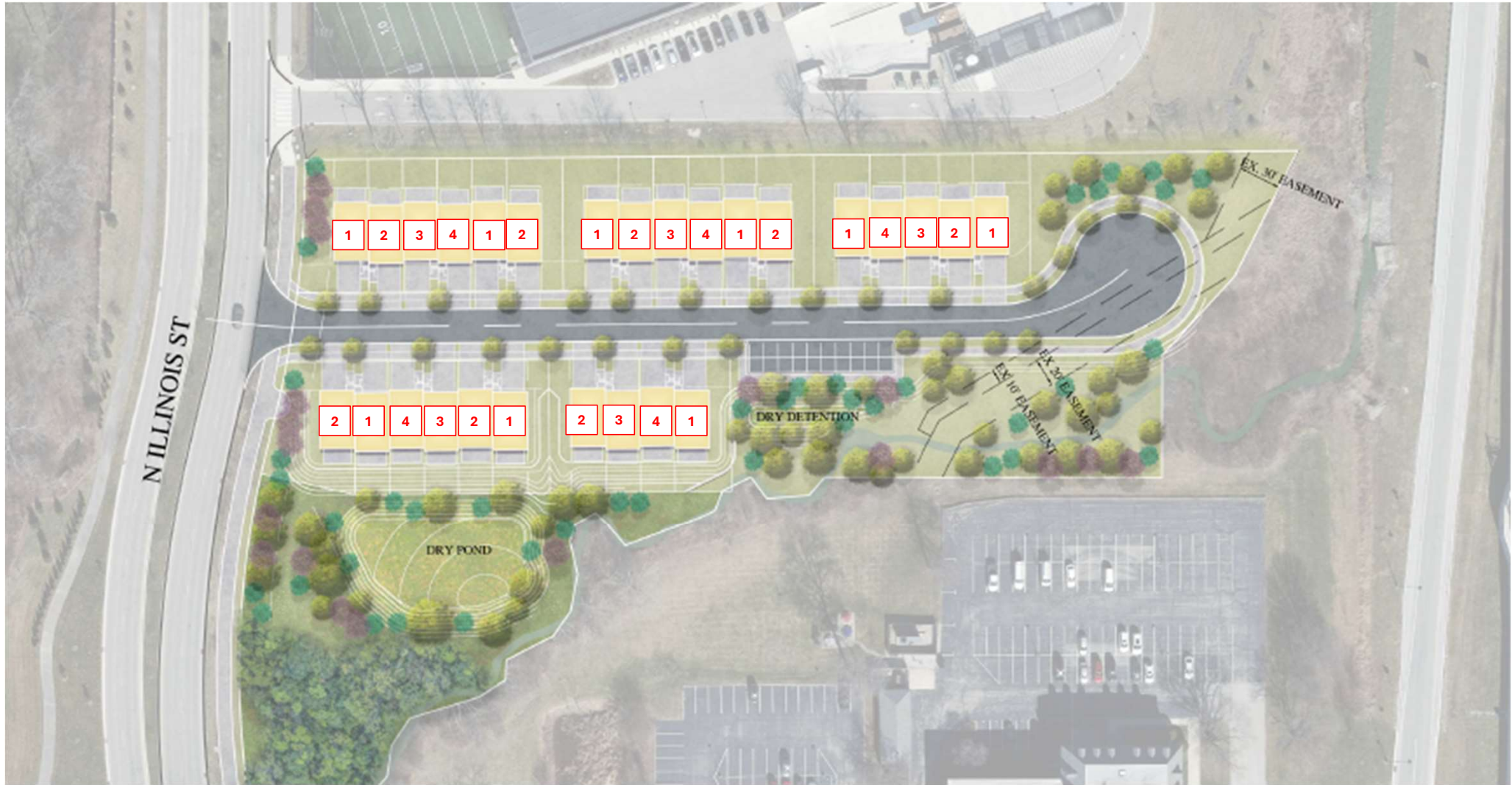
Side bump out only when unit faces Illinois St



## 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 feet 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”



(Concept Plan)



## Exhibit “B”

(Open Space Plan Exhibit)



Exhibit “B”





## Exhibit “C”

(Architectural Character Imagery)



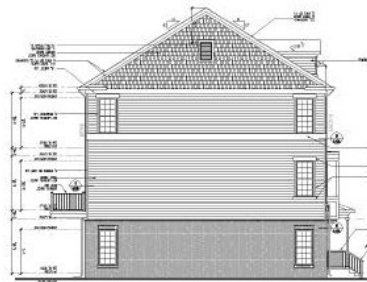
**Photos of Side Elevations (window placement on following page)**



## 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.

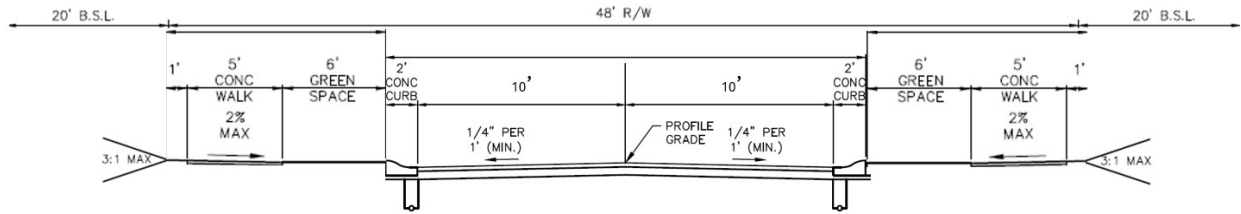
- e) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided. Window trim on the sides shall mirror that of the window trim on the front elevations re: detailing, size, etc.
  - f) For the two (2) end units (one unit on south side and 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)

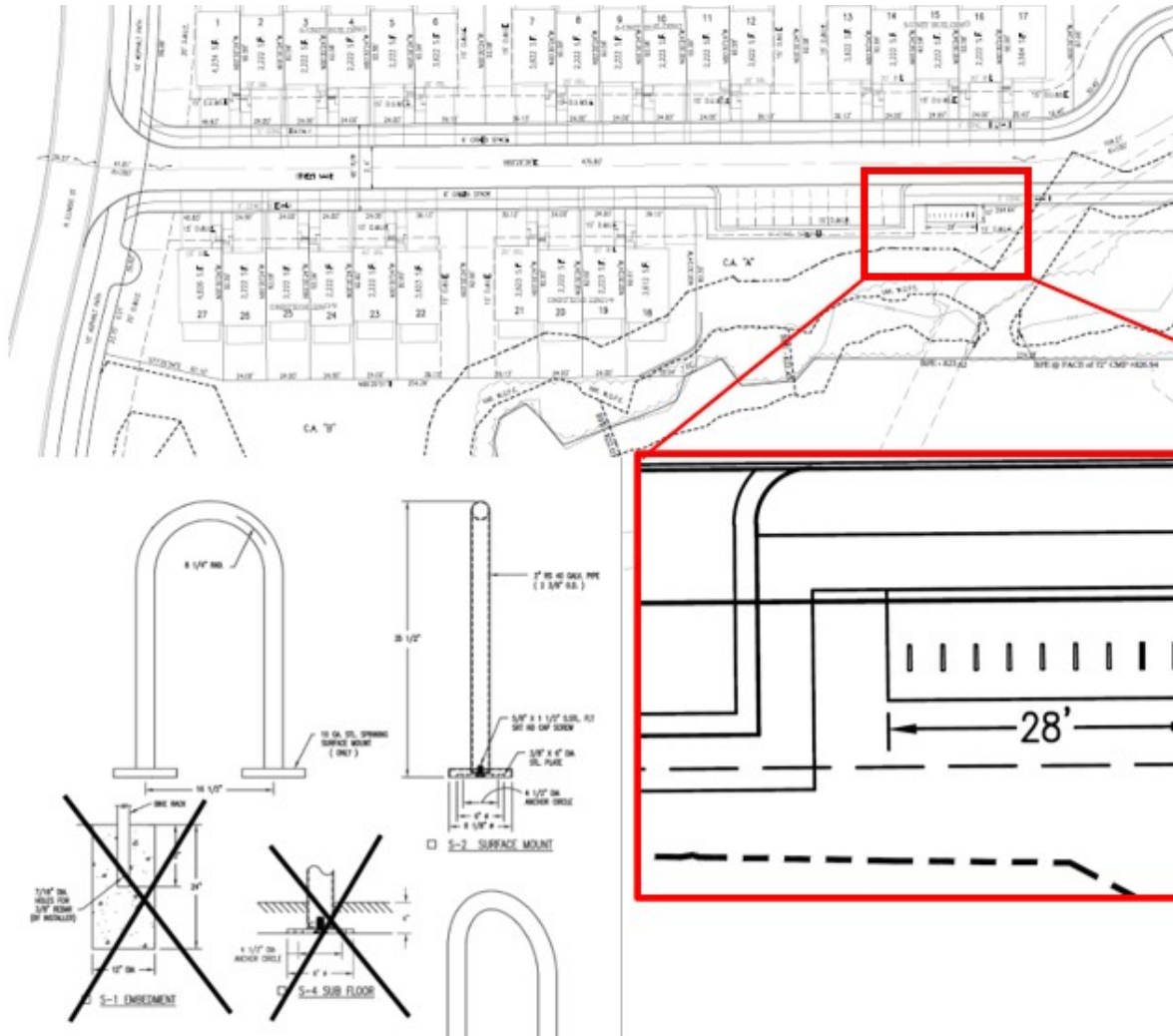


**Exhibit “F”**  
(Entryway Feature)



# 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, 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 ~~_____, 202__~~^{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 _____ -  
~~202__, 2026~~, at _____ .M.

Jacob Quinn, City Clerk

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ ~~-202__,~~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)

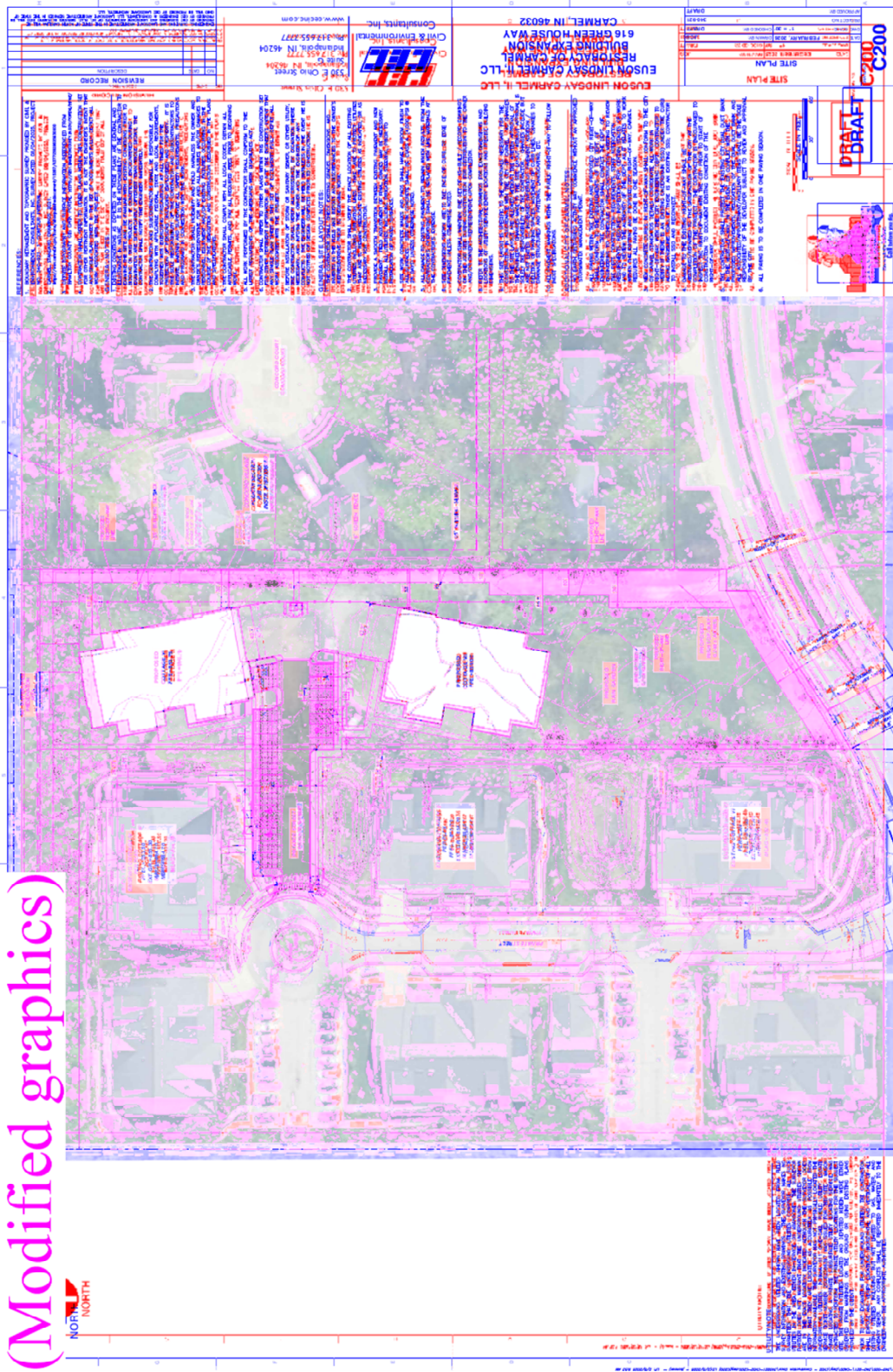


Exhibit B to Z-704-26 Green House Cottages PUD Amendment

<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>	
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<b>Intelligent Table Comparison:</b> Active	
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<b>Modified DMS:</b> iw://worksite.dbg.dentons.com/LEGALDOCS/25087868/7	
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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.

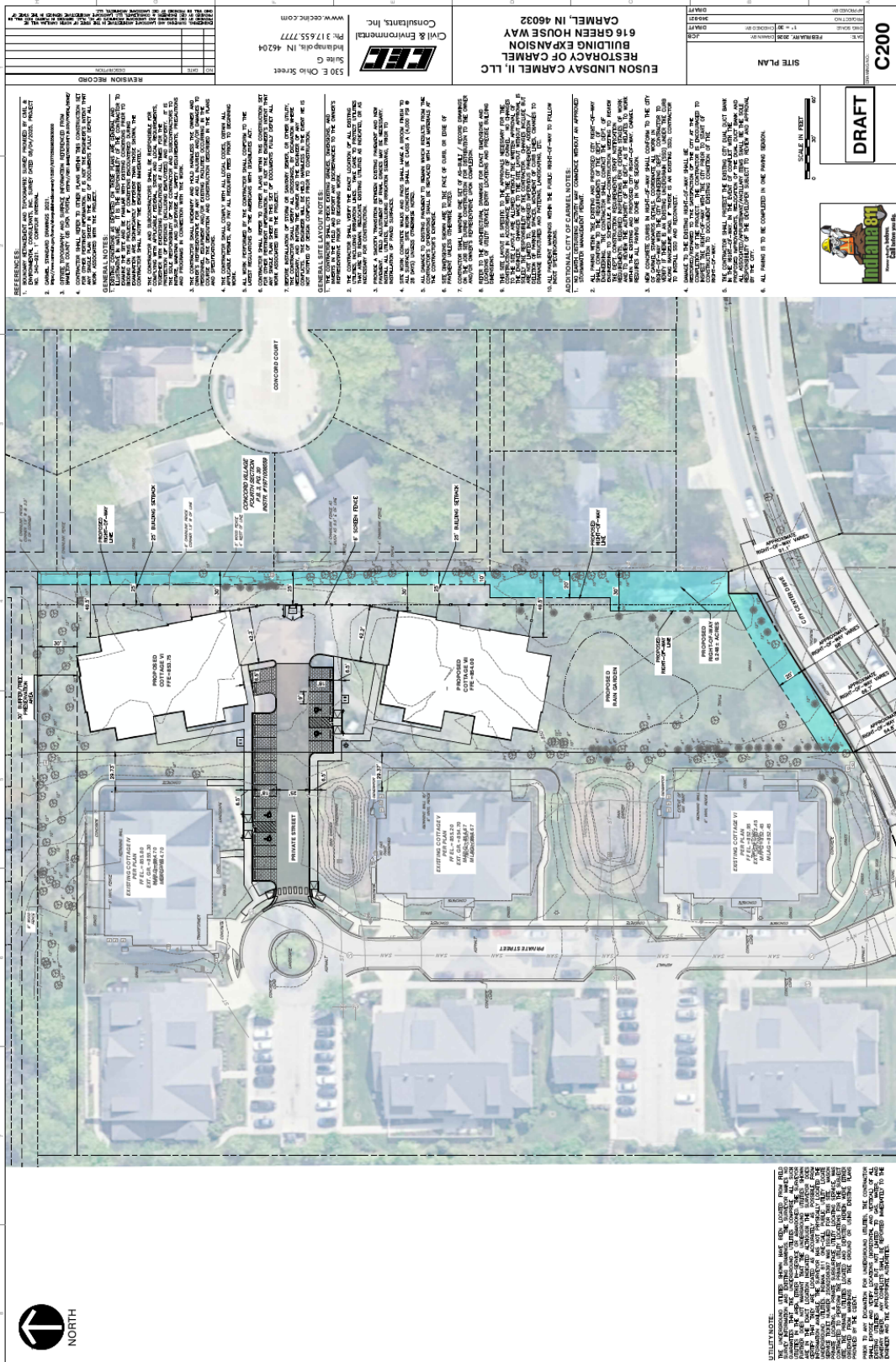
EXCEPT: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 4 EAST, CITY OF CARMEL, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

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. Plan suitability, maintenance and compatibility with site constriction 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

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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.

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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.

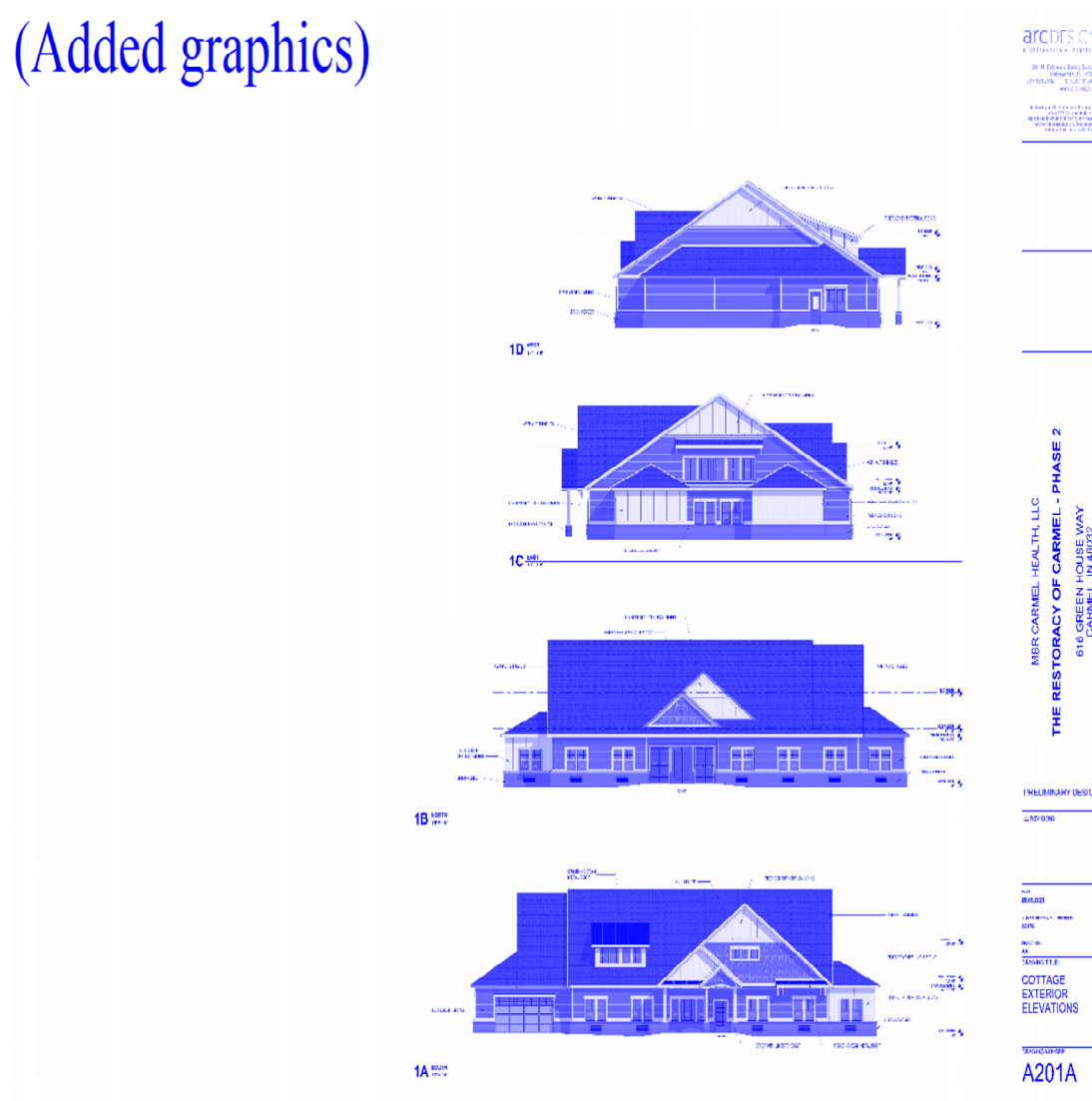
**10) Miscellaneous:**

- 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

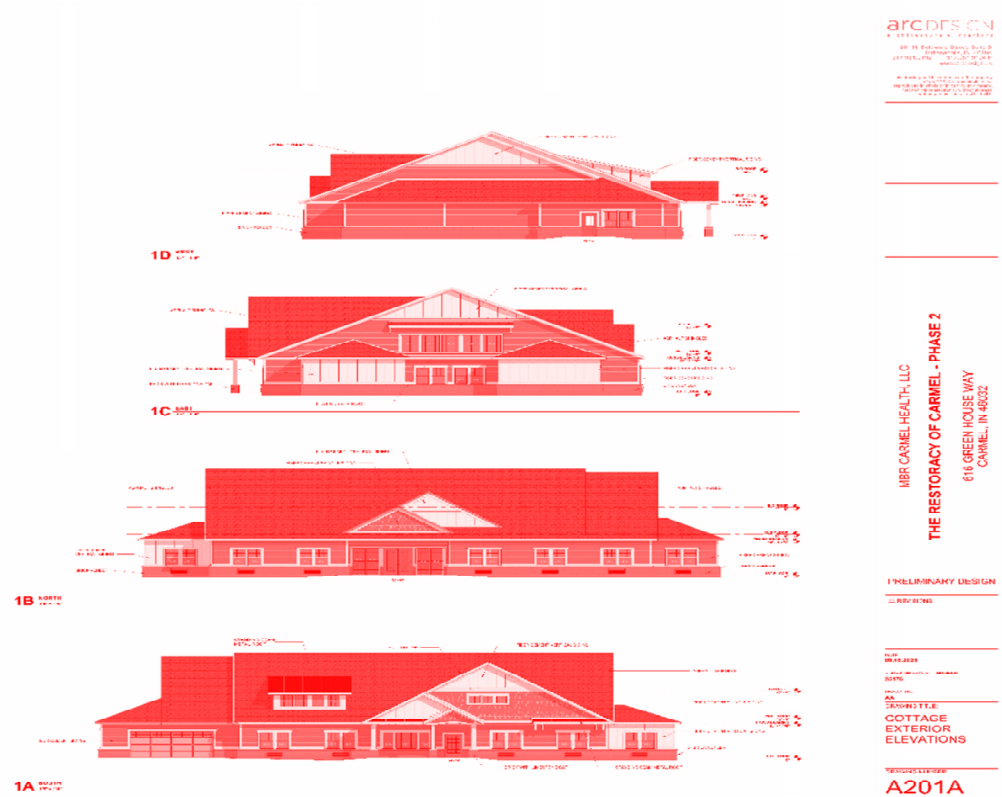
(Added graphics)



**Exhibit D (continued)**

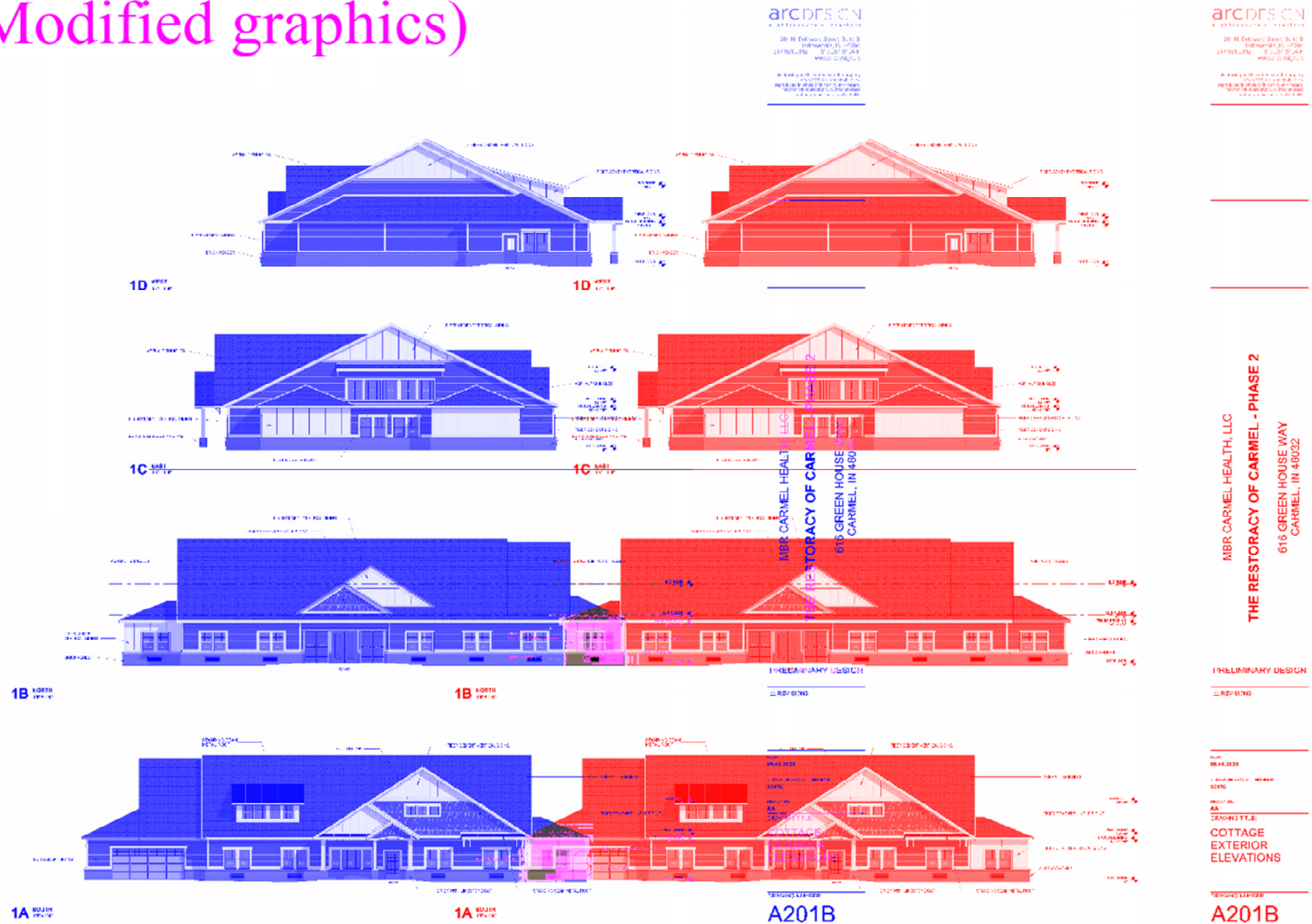
# CONCEPTUAL COTTAGE ELEVATIONS

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(Modified graphics)





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

**ORDINANCE  
PZ-2025-00198**

**~~The Restoracy of Carmel PUD District Ordinance Rezone~~**  
**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 Rezone~~**), for approval to rezone 1.813 acres from R-2/Residence to PUD/Planned Unit Development.

The Carmel Plan Commission's recommendation on the petition of the applicant is **"Favorable."** At its regularly scheduled meeting of **January 20, 2026**, the Carmel Plan Commission voted **Zero (0) in Favor, Zero (0) Opposed**, to forward to the Common Council the proposed **Ordinance No. PZ-2025-00198** 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 **_____, 2026.**

CARMEL PLAN COMMISSION

By: _____  
_____  
Christine Zoccola, President

ATTEST:

_____  
Bric Butler, Secretary  
Carmel Plan Commission  
Dated: **December ___, 2026**

<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	
<b>Original DMS:</b> iw://worksite.dbg.dentons.com/LEGALDOCS/23783607/8	
<b>Modified DMS:</b> iw://worksite.dbg.dentons.com/LEGALDOCS/23783607/9	
<b>Changes:</b>	
<u>Add</u>	36
<del>Delete</del>	55
<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.)	4
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	95

**RESOLUTION CC 03-02-26-01**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL,  
INDIANA, APPROVING THE SUSPENSION OF THE SHORT TERM RESIDENTIAL  
RENTAL ORDINANCE DURING CERTAIN PERIODS OF THE YEAR**

**Synopsis: Approves dates submitted by the Mayor for the suspension of Unified Development Ordinance Section 5.72, Short Term Residential Rentals in 2026.**

**WHEREAS**, Ordinance Z-629-17 of the Common Council of the City of Carmel, Indiana adds review and approval procedures, definitions and fees for the establishment of Short Term Residential Rentals in the Unified Development Ordinance (“UDO”); and

**WHEREAS**, pursuant to Section 5.72(E), the Mayor may, subject to approval by resolution of the Common Council, suspend operation of UDO Section 5.72 for not more than thirty (30) days per calendar year, during periods of time when major sporting activities or other special events, including, but not limited to the NCAA Tournament, FDIC International Training, Carmel Marathon, Morgan Wallen Concert, Brickyard 400, LIV Golf, Artomobilia and Ed Sheeran Concert are scheduled in the Central Indiana community; and

**WHEREAS**, during these periods, as well as certain holiday weekends, a Permanent Resident may use his or her Dwelling as a Short Term Residential Rental Unit without obtaining a Special Exception permit as required by Section 5.72; and

**WHEREAS**, the Mayor submits the following dates for which Section 5.72 will be suspended in 2026: April 3-4, April 17-18 and 21-24, May 8-9 and 23-25, July 3-5 and 24-26, August 21-23 and 28-29, September 5-6, October 10 and November 25-27, and the Common Council approves.

**NOW, THEREFORE, BE IT HEREBY RESOLVED AND AGREED 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 Mayor may suspend the requirements of Unified Development Ordinance Section 5.72 during the following periods in 2026:

- a. April 3-4;
- b. April 17-18;
- c. April 21-24;
- d. May 8-9;
- e. May 23-25;
- f. July 3-5;
- g. July 24-26;
- h. August 21-23;
- i. August 28-29;
- j. September 5-6;
- k. October 10; and
- l. November 25-27.



**Section 3.** This Resolution shall take effect immediately upon its passage by the Council and approval of the Mayor.

**SO RESOLVED,** 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

_____  
Jeff Worrell

_____  
Teresa Ayers

_____  
Shannon Minnaar

_____  
Anita Joshi

_____  
Adam Aasen

_____  
Anthony Green

_____  
Rich Taylor

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

Resolution CC-03-02-26-01

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