



City of Carmel

CARMEL COMMON COUNCIL MEETING MINUTES

MONDAY, JANUARY 5, 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, Tony Green, and Deputy Clerk Jessica Komp were present. Councilor Teresa Ayers was not present.

AGENDA APPROVAL

The agenda was approved 8-0.

INVOCATION

Council Chaplain Rich Snyder delivered the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

The City Council honored four of the original Carmel City Council members on the 50th anniversary of their first meeting, which was January 5, 1976. Councilor Jeff Worrell introduced Jane Reiman, James Garretson, Dave Coots and Fred Swift and thanked them for their dedication to this community, from 1976 through present day. Mayor Sue Finkam recognized the Councilors with a special token of appreciation. Fred Swift shared that he greatly appreciated this special recognition. Jim Garretson stated that he believes this current City Council is the best we've had in all fifty years. Jane Reiman shared her appreciation and asked everyone to consider giving of their time to serve their community the way these elected officials have by running for an elected office. Dave Coots stated that the efforts of the City Councils have made this city what it is today, and that he is thankful to have been a part of that at the beginning. Council President Snyder then shared his gratitude for these four individuals, both for the roles they have played in this community, and in his own life. Finally, Councilor Worrell read Resolution CC-01-05-26-01 into the record, which recognizes the important role these former Councilors played in the founding years of this great city.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Jack Feldman spoke to Council about city meetings being moved to earlier times in the day, instead of in the evening hours. Mr. Feldman is concerned about the lack of accessibility this could create for those working or in school during those hours.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Aariv Shah, a fifth-grader at Smoky Row Elementary School, was Mayor Finkam's "Deputy Mayor" for this meeting. Carmel is the first city in the state to use a traffic safety system. This

system alerts drivers when emergency vehicles are approaching through the waze app, giving them more time to pull over and let the EMS vehicles pass by. Almost 90% of CPD vehicles already have this technology. The City of Carmel just announced the 27 organizations that received a 2026 arts grant. Carmel will host its annual Martin Luther King Jr. Day commemoration on Monday, January 12th, from 7 – 8 p.m. at the Tarkington Theatre. The weekend of February 16th Carmel will host its annual Festival of Ice, and on February 17th, the fun continues with the Carmel Fire Department’s Chili Cook-off, a free family-friendly event.

CONSENT AGENDA

Councilor Aasen moved to approve the consent agenda. Councilor Taylor seconded. There was no discussion. Council President Snyder called for the vote. Consent Agenda approved, 8-0.

a. Approval of Minutes

1. December 15, 2025 Regular Meeting
2. December 30, 2025 Special Claims Meeting Minutes

b. Claims

1. Payroll - \$4,333,310.30
2. General Claims - \$788,983.31 and Purchase Card - \$27,586.14
3. Retirement - \$127,147.10
4. Wire Transfers - \$44,643,136.44

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

Councilor Snyder reported that the Finance, Utilities and Rules Committee has not met since the last Council meeting. Councilor Joshi shared that the Land Use and Special Studies Committee will meet this Wednesday, January 7th at the Carmel Clay Public Library. Discussion will focus primarily on the US 31 Subarea Plan.

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

Henry Mestetsky, Director of the Carmel Redevelopment Commission, gave the monthly report to Council. The Wren’s major office tenant “Industrious” is now open. The Windsor continues its buildout. Every building in the Monon Square North project is now under construction. Almost the entire first floor of retail is full at the Muse. Almost every condo has been sold at Civic Square Condos. Hamilton Crossing continues its buildout. Proscenium III will be back in front of Council in the near future with revised architecture. Icon on Main’s plaza will be built this year.

A few weeks ago, there was a hearing to present the final component of the AT&T site, 8 for-sale condos, known as 3rd Avenue Residences. Lots of progress has been made at Ardalan Plaza. Councilor Taylor asked when Proscenium III would be brought back to Council. Director

Mestetsky suspects he will bring it back in about a month with updated, improved architecture, and a larger office component.

OLD BUSINESS

Twenty-first Reading of Ordinance D-2762-25; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 5, Sections 8-37, 8-47, and 8-48 of the Carmel City Code; Sponsor: Councilor Aasen. Discussion of this item has been delayed due to a parking study that took longer to complete than expected. Brad Pease, City Engineer, confirmed that we just recently received the results of the study, and haven't yet had the opportunity to examine them. The Land Use Committee stated that they will discuss this item at this Wednesday's meeting. **Remains in the Land Use and Special Studies Committee.**

Sixteenth 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.**

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.**

Third Reading of Ordinance Z-702-25; An Ordinance of the Common Council of the City of Carmel, Indiana, Updating the Filing Fees Section in the Unified Development Ordinance Related to Zoning and Development Applications and for Permits and Inspections; Sponsor(s): Councilor(s) Minnaar, Joshi, Ayers and Snyder. This item returned from the Land Use and Special Studies Committee with a favorable recommendation. Mike Hollibaugh, Director of Community Services, shared that this is a comprehensive update that hasn't happened since 2003. Councilor Joshi moved to approve the ordinance. Councilor Aasen seconded. There was no discussion. Council President Snyder called for the vote. **Ordinance Z-702-25** approved 8-0.

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

Petition to Vacate a Public Way; 310 2nd St. NE; Joshua A. Orendi, Petitioner. Mr. Orendi spoke to Council. He explained that he owns a double-lot property and is getting it replatted, and his request is to absorb the alley on his property that isn't being used. Brad Pease stated that Engineering has reviewed this petition and recommends approval. This vacation would not

affect any adjacent property owners. Council President Snyder opened the public hearing at 6:53 p.m. Jack Feldman, Carmel resident, asked if this vacation would prevent a sidewalk from being installed in the future. Seeing no one else who wished to speak, President Snyder closed the public hearing at 6:54 p.m. Brad Pease addressed this concern by confirming that we have enough right of way for a sidewalk as is. This petition will be voted on through Ordinance D-2807-26, under New Business.

Petition to Vacate an Easement; 751 Oswego Road; Thomas and Merilee Klootwyk, Petitioners. This easement was overlooked when the right of way directly underneath it was previously vacated. Council President Snyder opened the public hearing at 6:57 p.m. Seeing no one who wished to speak, President Snyder closed the public hearing at 6:57:30 p.m. This petition will be voted on through Ordinance D-2808-26, under New Business.

NEW BUSINESS

Resolution CC-01-05-26-01; A Resolution of the Common Council of the City of Carmel, Indiana, Honoring the First City Council on the 50th Anniversary of Their Inauguration; Sponsor(s): Councilor(s) Worrell, Taylor, Snyder, Aasen, Green, Locke, Minnaar, Joshi, and Ayers. Councilor Worrell moved to introduce the item into business. Councilor Joshi seconded. Councilor Worell presented the item to Council. Councilor Aasen thanked everyone for organizing this recognition, and moved to approve this resolution. Councilor Green seconded. There was no further discussion. Council President Snyder called for the vote.

Resolution CC-01-05-26-01 approved, 8-0.

First Reading of Ordinance D-2807-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating the Public Way Located at 310 2nd St NE. Sponsor: Councilor Snyder. Councilor Aasen moved to introduce the item into business. Councilor Taylor seconded. Councilor Aasen presented the item to Council. Councilor Taylor moved to suspend the rules and act on this tonight. Councilor Green seconded. There was no discussion. Council President Snyder called for the vote. **Motion to Suspend the Rules** approved, 8-0. Councilor Aasen moved to approve the ordinance. Councilor Taylor seconded. There was no discussion. Council President Snyder called for the vote. **Ordinance D-2807-26** approved, 8-0.

First Reading of Ordinance D-2808-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating the Easement Located at 751 Oswego Road. Sponsor: Councilor Snyder. Councilor Aasen moved to introduce the item into business. Councilor Taylor seconded. Councilor Aasen presented the item to Council. Benjamin Legge, City Attorney, further explained that the original vacation was granted in July of last year. When the petitioners were recently ready to move forward with their project, the Department of Community Services found this historical easement, which had been overlooked during the first vacation request. Going forward, both Engineering and DOCS will do a review when a petition is requested, in an effort to prevent this from happening again. Councilor Taylor moved to suspend the rules and act on this tonight. Councilor Aasen seconded. Councilor Worrell stated that he supports voting to approve this petition to vacate. Council President Snyder called for

the vote. **Motion to Suspend the Rules** approved, 8-0. Councilor Aasen moved to approve the ordinance. Councilor Worrell seconded. There was no discussion. Council President Snyder called for the vote. **Ordinance D-2808-26** approved, 8-0.

AGENDA ADD-ON ITEMS

There were none.

OTHER BUSINESS

2025 Encumbrances in 2026 - \$16,087,254.37 (Acknowledgement Only)

Councilor Aasen asked Zac Jackson, CFO and Controller, how much will be rolling over (unencumbered) from last year’s general fund into this year. Mr. Jackson said he would have to check on the exact number, but it is between 4 to 5 million. This is better than the \$1.5 million we were counting on. Councilor Minnaar also asked Mr. Jackson when the assessment of our facilities and our energy center would be made available for Council’s review. Mr. Jackson stated that those assessments are currently underway, but he could provide a status update during his Finance Report to Council next month. Council President Snyder also asked if we have received any insurance money for the bridge repair at 106th & Keystone. Mr. Jackson replied that he would find out. Councilor Snyder also asked if there could be a review of our process for filing insurance claims when damage is done to city property, as a roundabout was just demolished by a car, and the insurance process didn’t get started as quickly as it could have.

ANNOUNCEMENTS

Councilor Locke thanked Boy Scout Troop 112 for attending this meeting. Council President Snyder invited the troop up to take a picture after the meeting ends.

ADJOURNMENT

Council President Snyder adjourned the meeting at 7:10 p.m.

Respectfully Submitted,

Jacob Quinn

Jacob Quinn, Clerk

Approved,

MS

Matthew Snyder, Council President

ATTEST:

Jacob Quinn

Jacob Quinn, Clerk