



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

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

- 1. CALL TO ORDER**
- 2. AGENDA APPROVAL**
- 3. INVOCATION**
- 4. PLEDGE OF ALLEGIANCE**
- 5. RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**
- 6. RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
- 7. COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
- 8. CONSENT AGENDA**
 - a. Approval of Minutes
 1. March 2, 2026 Regular Meeting
 - b. Claims
 1. Payroll - \$4,524,823.38
 2. General Claims - \$2,272,092.87
 3. Retirement - \$136,972.44
 4. Wire Transfers - \$2,015,369.81
- 9. ACTION ON MAYORAL VETOES**
- 10. COMMITTEE REPORTS**
- 11. OTHER REPORTS – (at the first meeting of the month specified below):**
 - a. Carmel Redevelopment Commission (Monthly)
 - b. Carmel Historic Preservation Commission (Quarterly – January, April, July, October)

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

12. OLD BUSINESS

- a. **Twentieth 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. **Tenth 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. **Third 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. **Sent to the Finance, Utilities and Rules Committee. (Meeting date 3/11/26)**

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. **Returns from 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. **Third 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. **Returns from 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. **Third 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. **Returns from 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. **Third 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. **Returns from the Land Use and Special Studies Committee.**

Synopsis:

Ordinance establishes the Restoracy of Carmel Planned Unit Development District.

13. PUBLIC HEARINGS

14. NEW BUSINESS

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: April 20, 2026



City of Carmel

CARMEL COMMON COUNCIL MEETING MINUTES

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

CALL TO ORDER

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

AGENDA APPROVAL

The agenda was approved 8-0.

INVOCATION

Pastor Max Murphy of Cornerstone Lutheran Church delivered the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

Council President Snyder introduced Representative Victoria Garcia Wilburn and Representative Danny Lopez as they presented Indiana House Resolution 29. HR 29 recognizes the City of Carmel, and its City Council, on their 50th anniversaries. Representative Garcia Wilburn read the resolution to the Council.

Council President Snyder then introduced Andris Berzins of Carmel's Sister City Advisory Board. Mr. Berzins introduced two special guests from Kawachinagano, our Sister City in Japan. The Principal of Nagano High School, Kazumi Fujiwara, and the Director of the International Exchange Program, Kiyoshi Morimoto, were visiting Carmel to discuss a sister city exchange program between Nagano High School and University High School.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

There were none.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Samuel Henry, a 6th grader at Creekside Middle School, was Mayor Finkam's "Deputy Mayor" for this meeting. This week is National School Breakfast week and Mayor Finkam will be meeting with Forest Dale Elementary School. She will meet with three students who took part in the science fair. Their project studying bacteria in water from different places around the city impressed the Mayor so much that she awarded them golden tickets to tour the city's water plant next month. Today, the city has completed the first two of six All-Team Meetings, which bring city teams together to recognize team members' valuable work in 2025 and discuss goals for 2026. Finally, a new Mayor's Advisory Commission on Food Access has been created to support families who have trouble getting access to healthy food. This group will study where people are struggling and how the city can better connect them with local resources. Thank you to Councilor Worrell for agreeing to lead

44 this important effort. The Mayor also added that USA Today came out with their list of the 10 best
45 art districts in the country, and Carmel's Arts & Design district came in at number five.

46
47 Councilor Minnaar wished her daughter, Chloe, a happy birthday. She also shared that on March
48 26th, the Mayor's Commission on Housing is meeting with a company called Opticos Design, which
49 is currently doing a review of our Unified Development Ordinance, trying to figure out where our
50 missing middle is. Councilor Worrell commented on the great presentation that was made at the
51 All-Teams meeting earlier that day. He then shared that Project Civility is hosting a community-
52 wide conversation regarding housing challenges in Carmel. This will be an online event, hosted at
53 2:00 p.m. and at 7:00 p.m. The information gathered from participants will be passed along to the
54 Mayor and the Council so we may gain a better understanding of what our citizens think about our
55 housing challenges. Councilor Ayers congratulated the Carmel High School Boys' Swim Team on
56 their State Championship, their 12th in a row. This was the 205th overall team title for Carmel High
57 School, and the 185th IHSA team title, with 5 titles so far this school year.

58 59 **CONSENT AGENDA**

60 61 a. Approval of Minutes

62 63 1. February 16, 2026 Regular Meeting

64
65 Councilor Taylor moved to approve the minutes. Councilor Joshi seconded. There was no further
66 discussion. Council President Snyder called for the vote. Minutes were approved, 8-0.

67 68 b. Claims

- 69
70 1. Payroll - \$4,801,783.87 and CFD Vacation/Sick Buy Back Payouts - \$217,718.58
71 2. General Claims - \$2,946,022.13 and Purchase Card - \$24,030.10
72

73 Councilor Taylor moved to approve the claims. Councilor Ayers seconded. There was no discussion.
74 Council President Snyder called for the vote. Claims were approved, 7-0. (Councilor Locke
75 abstained.)
76

77 **ACTION ON MAYORAL VETOES**

78 There were none.
79

80 **COMMITTEE REPORTS**

81 Councilor Joshi shared that during this Wednesday's meeting, the Land Use and Special Studies
82 Committee will discuss both the Illinois Street Townhomes PUD and the Restoracy PUD, as well as
83 hopefully finalizing the US 31 Subarea Plan ordinance, to be sent back to the full Council. Councilor
84 Taylor reported that the Finance, Utilities and Rules Committee will meet on Wednesday, March
85 11th at 5:30 p.m., here in Council Chambers. That agenda will be posted soon.
86

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

88 Henry Mestetsky, Carmel Redevelopment Director, gave the monthly report. The inclement weather
89 over the last month prevented much construction from happening. The Windsor and Wren are
90 being built out on the inside. Construction continues at Monon Square North, where there are

three cranes in the air right now. Magnolia continues its construction. The Muse now has its first floor retail space fully leased. Civic Square Condos only has one condo still available. Hamilton Crossing continues its construction of the hotel that is going to wrap its parking garage. Icon on Main continues its buildout, and that plaza will be ready later this year. At the AT&T site, the Portrait multi-family building is moving forward, along with the 3rd Ave Residences condo building. Ardalan Plaza is moving along as well. The first meeting of the Carmel Small Business Network will be held at the Fire Department headquarters on Tuesday, March 24th, at 11:30 a.m. Council President Snyder then shared that the 106th Street bridge project has now received its full insurance reimbursement, in the amount of \$1,074,842.23.

Councilor Taylor, Co-Chair of the Mayor's Advisory Commission on Senior Living, gave an update to Council. Councilor Taylor thanked Dr. Malaz Boustani and his team at the IU School of Medicine, for conducting a thorough community assessment with a statistically valid survey as part of the process of earning an AARP Age-Friendly Community designation. This is the first step in that process. Those results are being compiled and will be presented at the April 22nd meeting of the Mayor's Advisory Commission on Senior Living. The commission will be working with the Mayor and the administration to develop an action plan related to the data collected.

OLD BUSINESS

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

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.**

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.**

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.**

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.**

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.**

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.**

PUBLIC HEARINGS

There were none.

NEW BUSINESS

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. Councilor Worrell moved to introduce the item into business. Councilor Taylor seconded. Councilor Worrell presented the item to Council and read the dates in 2026 that short-term rental restrictions will be suspended. Councilor Worrell moved to approve the resolution. Councilor Taylor seconded. There was no discussion. Council President Snyder called for the vote. **Resolution CC-03-02-26-01** approved, 8-0.

AGENDA ADD-ON ITEMS

There were none.

OTHER BUSINESS

There was none.

ANNOUNCEMENTS

There were none.

ADJOURNMENT

Council President Snyder adjourned the meeting at 6:30 p.m.

Respectfully Submitted,

Jacob Quinn, Clerk

Approved,

Matthew Snyder, Council President

ATTEST:

Jacob Quinn, Clerk

Total Gross Wages for REGULAR PAYROLL date 3/6/2026

\$3,060,269.59

Total Payroll Liabilities for REGULAR PAYROLL date 3/6/2026

\$1,464,553.79

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 **\$4,524,823.38** 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: 03/10/2026
TIME: 08:44:20

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
ACE-PAK PRODUCTS INC	615973	02/25/26	CLEANING SUPPLIES	1125-4238900	62579	871.31	
							871.31
AMAZON CAPITAL SERVICES	615974	02/25/26	OFFICE SUPPLIES	1125-4230200		89.90	
AMAZON CAPITAL SERVICES	615974	02/25/26	GENERAL PROGRAM SUPPLIES	1125-4239039		116.72	
AMAZON CAPITAL SERVICES	615974	02/25/26	GENERAL PROGRAM SUPPLIES	1125-4239039		22.86	
AMAZON CAPITAL SERVICES	615974	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039		541.06	
AMAZON CAPITAL SERVICES	615974	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039		225.90	
AMAZON CAPITAL SERVICES	615974	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039		477.29	
AMAZON CAPITAL SERVICES	615974	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039		76.27	
AMAZON CAPITAL SERVICES	615974	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039		303.61	
AMAZON CAPITAL SERVICES	615974	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039		27.43	
AMAZON CAPITAL SERVICES	615974	02/25/26	GENERAL PROGRAM SUPPLIES	1096-4239039		54.16	
							1,935.20
B & H PHOTO-VIDEO, INC	615975	02/25/26	OFFICE SUPPLIES	1125-4230200		149.24	
B & H PHOTO-VIDEO, INC	615975	02/25/26	COMPUTER EQUIPMENT	1091-4463200		267.75	
B & H PHOTO-VIDEO, INC	615975	02/25/26	PNR SMALL OFFICE EQUIPMEN	1125-4230200	62592	961.82	
							1,378.81
BGI FITNESS	615976	02/25/26	EQUIPMENT REPAIRS & MAINT	1096-4350000		82.00	
							82.00
HELEN BALLINGER	615977	02/25/26	TRAVEL FEES & EXPENSES	1091-4343000		99.98	
							99.98
BLUEPAY PROCESSING, LLC	615978	02/25/26	OTHER PROFESSIONAL FEES	1081-4341999		15,330.06	
BLUEPAY PROCESSING, LLC	615978	02/25/26	OTHER PROFESSIONAL FEES	1081-4341999		158.00	
							15,488.06
BO-MAR INDUSTRIES, INC.	615979	02/25/26	BRIDGE PLAQUE LABOR	106-R4460715	62242	1,635.00	
							1,635.00
CARMEL UTILITIES	615980	02/25/26	WATER & SEWER	110-4348500		113.99	
CARMEL UTILITIES	615980	02/25/26	WATER & SEWER	1125-4348500		961.21	
							1,075.20
CINTAS CORPORATION #18	615981	02/25/26	OTHER MAINT SUPPLIES	1093-4238900		775.88	
							775.88
DANCO ROOFING SERVICES IN	615982	02/25/26	ADMIN BUILDING ROOF LEAK	1125-4350100	62629	1,232.25	
							1,232.25
DIRECT FITNESS SOLUTIONS	615983	02/25/26	EQUIPMENT REPAIRS & MAINT	1096-4350000		778.00	
DIRECT FITNESS SOLUTIONS	615983	02/25/26	REPAIR PARTS	1096-4237000		364.98	
							1,142.98
DISPLAYS 2 GO	615984	02/25/26	GENERAL PROGRAM SUPPLIES	1082-4239039		419.99	
							419.99
DUKE ENERGY	615985	02/25/26	ELECTRICITY	1125-4348000		390.85	
DUKE ENERGY	615985	02/25/26	ELECTRICITY	1125-4348000		27.63	
							418.48
ENTERCOM INDIANAPOLIS WNT	615986	02/25/26	MARKETING & PROMOTIONS	1091-4341991		2,000.00	
							2,000.00
FITNESS FINDERS	615987	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039		109.98	
							109.98
FUN EXPRESS	615988	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039		43.53	
							43.53
GORDON PLUMBING SERVICE,	615989	02/25/26	BUILDING REPAIRS & MAINT	1093-4350100		687.00	
							687.00
GRAINGER	615990	02/25/26	OTHER MAINT SUPPLIES	1125-4238900		157.87	
GRAINGER	615990	02/25/26	BUILDING REPAIRS & MAINT	1093-4350100		631.85	
GRAINGER	615990	02/25/26	OTHER MAINT SUPPLIES	1093-4238900		114.57	
							904.29
GREEN TOUCH SERVICES, INC	615991	02/25/26	GROUNDS MAINTENANCE	110-4350400		300.00	
GREEN TOUCH SERVICES, INC	615991	02/25/26	CP EAST & WEST SALTING	1125-4350400	62618	450.00	
GREEN TOUCH SERVICES, INC	615991	02/25/26	CP EAST & WEST SALTING	1125-4350400	62618	825.00	
							1,575.00
HALL SIGNS, INC.	615992	02/25/26	CUSTOM VINYL SIGN	1125-4239031	62487	333.53	

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 2
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
ALYSSA HOLSTEN	615993	02/25/26	TRAVEL FEES & EXPENSES	1081-4343000	74.07	333.53
BEST ONE OF INDY	615994	02/25/26	PNR KUBOTA UTV TIRE REPLA	1125-4351000	700.00	74.07
BEST ONE OF INDY	615994	02/25/26	FLEET#1224 TIRE REPLACEME	1125-4351000	698.00	
INVIGORATEHR, LLC	615995	02/25/26	PT NEW HIRE	1125-R4357004	91.00	1,398.00
BYRD ENTERPRISES INC	615996	02/25/26	OTHER MISCELLANEOUS	1091-4239099	1,200.00	91.00
BYRD ENTERPRISES INC	615996	02/25/26	OTHER MISCELLANEOUS	1081-4239099	1,200.00	
JOHN LAMPE	615997	02/25/26	TRAVEL FEES & EXPENSES	1091-4343000	236.64	2,400.00
LEE SUPPLY CORP - CARMEL	615998	02/25/26	REPAIR PARTS	1093-4237000	320.48	236.64
KIRK LUTTRELL	615999	02/25/26	PRINTING (NOT OFFICE SUP)	1091-4345000	2,125.00	320.48
MIDSTATES RECREATION	616000	02/25/26	PLAYGROUND PARTS & LABOR	1125-4350000	1,764.60	2,125.00
MIDWEST PARENTING PUBLICA	616001	02/25/26	MARKETING & PROMOTIONS	1091-4341991	495.00	1,764.60
NAPA AUTO PARTS INC	616002	02/25/26	BUILDING REPAIRS & MAINT	1093-4350100	1,960.00	495.00
NAPA AUTO PARTS INC	616002	02/25/26	PNR FLEET MAINT SUPPLIES	1125-4237000	313.01	
NORTHERN SAFETY CO, INC	616003	02/25/26	FIRST AID SUPPLIES	1125-4239012	490.53	2,273.01
NORTHERN SAFETY CO, INC	616003	02/25/26	GENERAL PROGRAM SUPPLIES	1092-4239039	60.88	
PANERA BREAD	616004	02/25/26	PANERA BREAD	1125-4239039	474.32	551.41
PDF MECHANICAL LLC	616005	02/25/26	BUILDING REPAIRS & MAINT	1093-4350100	5,666.00	474.32
PDF MECHANICAL LLC	616005	02/25/26	BUILDING REPAIRS & MAINT	1093-4350100	1,256.00	
S & S CRAFTS WORLDWIDE IN	616006	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039	333.63	6,922.00
S & S CRAFTS WORLDWIDE IN	616006	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039	86.44	
S & S CRAFTS WORLDWIDE IN	616006	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039	53.55	
SCAT PEST CONTROL INC.	616007	02/25/26	BUILDING REPAIRS & MAINT	110-4350100	165.00	473.62
SCAT PEST CONTROL INC.	616007	02/25/26	BUILDING REPAIRS & MAINT	1093-4350100	650.00	
SCAT PEST CONTROL INC.	616007	02/25/26	ADMIN & PNR 2026 PEST CON	1125-4350100	150.00	
SCAT PEST CONTROL INC.	616007	02/25/26	ADMIN & PNR 2026 PEST CON	1125-4350100	100.00	
SHERWIN WILLIAMS INC	616008	02/25/26	OTHER MAINT SUPPLIES	1093-4238900	209.98	1,065.00
SOUTHERN ROCK RESTAURANTS	616009	02/25/26	SPECIAL PROJECTS	1125-4359000	86.53	209.98
SOUTHERN ROCK RESTAURANTS	616009	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039	206.75	
SOUTHERN ROCK RESTAURANTS	616009	02/25/26	MCALISTER'S CLUB TRAY	1125-4359000	335.70	
STAPLES BUSINESS ADVANTAG	616010	02/25/26	OFFICE SUPPLIES	1125-4230200	104.76	628.98
STAPLES BUSINESS ADVANTAG	616010	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039	57.02	
STAPLES BUSINESS ADVANTAG	616010	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039	149.69	
STAPLES BUSINESS ADVANTAG	616010	02/25/26	GENERAL PROGRAM SUPPLIES	1096-4239039	53.44	
TEXAS RECREATION	616011	02/25/26	GENERAL PROGRAM SUPPLIES	1094-4239039	3,123.13	364.91
TOWNE POST NETWORK INC	616012	02/25/26	MARKETING & PROMOTIONS	1091-4341991	700.00	3,123.13
TREVIPAY- WALMART	616013	02/25/26	OTHER MAINT SUPPLIES	1125-4238900	47.52	700.00
TREVIPAY- WALMART	616013	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039	185.64	

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 3
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
TREVIPAY- WALMART	616013	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039	170.77	
TREVIPAY- WALMART	616013	02/25/26	OFFICE SUPPLIES	1125-4230200	41.88	
TREVIPAY- WALMART	616013	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039	113.67	
TREVIPAY- WALMART	616013	02/25/26	GENERAL PROGRAM SUPPLIES	1081-4239039	96.33	
						655.81
UKG INC	616014	02/25/26	INFO SYS MAINT/CONTRACTS	1081-4341955	2,487.14	
UKG INC	616014	02/25/26	INFO SYS MAINT/CONTRACTS	1091-4341955	6,610.21	
						9,097.35
WRISTBAND RESOURCES	616015	02/25/26	GENERAL PROGRAM SUPPLIES	1096-4239039	430.00	
						430.00
ZOGICS LLC	616016	02/25/26	OTHER MAINT SUPPLIES	1096-4238900	2,460.10	
						2,460.10
CENTERPOINT ENERGY	616017	02/26/26	GAS	2201-4349000 119268	17.23	
						17.23
CENTERPOINT ENERGY	616018	02/26/26	GAS	2201-4349000 119268	1,076.51	
						1,076.51
CENTERPOINT ENERGY	616019	02/26/26	NATURAL GAS	1110-4349000	1,289.42	
						1,289.42
CENTERPOINT ENERGY	616020	02/26/26	GAS	2201-4349000 119268	50.61	
						50.61
CENTERPOINT ENERGY	616021	02/26/26	NATURAL GAS FOR FIRE STAT	1120-4349000 119117	2,515.08	
						2,515.08
CENTERPOINT ENERGY	616022	02/26/26	NATURAL GAS FOR FIRE STAT	1120-4349000 119117	1,080.66	
						1,080.66
A T & T MOBILITY	616023	02/26/26	CELLULAR PHONE FEES	1120-4344100	233.98	
						233.98
A T & T MOBILITY	616024	02/26/26	CELLULAR PHONE FEES	1120-4344100	2,693.08	
						2,693.08
A T & T MOBILITY	616025	02/26/26	OTHER EXPENSES	651-5023990	62.48	
						62.48
AMERICAN STRUCTURE POINT,	616026	02/26/26	OTHER EXPENSES	612-5023990	2,400.00	
AMERICAN STRUCTURE POINT,	616026	02/26/26	OTHER EXPENSES	612-5023990	3,825.00	
AMERICAN STRUCTURE POINT,	616026	02/26/26	OTHER EXPENSES	612-5023990	6,007.00	
						12,232.00
KURT ANDERSON	616027	02/26/26	TRAVEL - PARKING & TOLLS	2200-4343010	18.82	
						18.82
AZHER KHAN	616028	02/26/26	OTHER EXPENSES	601-5023990	1,227.04	
						1,227.04
CODY BARLOW	616029	02/26/26	TRAVEL - MEALS	1110-4343009	320.00	
						320.00
BARNES & THORNBURG	616030	02/26/26	LEGAL FEES	902-4340000	855.00	
BARNES & THORNBURG	616030	02/26/26	LEGAL FEES	902-4340000	2,913.00	
						3,768.00
CARMEL UTILITIES	616031	02/26/26	WATER-UTILITIES	2201-4348500 119265	97.06	
CARMEL UTILITIES	616031	02/26/26	WATER	1207-4348500 119059	1,623.23	
CARMEL UTILITIES	616031	02/26/26	WATER SEWER MULT FIRE STA	1120-4348500 119115	245.48	
CARMEL UTILITIES	616031	02/26/26	WATER SEWER MULT FIRE STA	1120-4348500 119115	220.36	
						2,186.13
CHARTER COMMUNICATIONS	616032	02/26/26	2 CENTER GREEN/TARKINGTON	1115-4344200 119025	230.35	
						230.35
CHARTER COMMUNICATIONS HO	616033	02/26/26	145 ELM STREET	1115-4344200 119168	147.45	
						147.45
DUKE ENERGY	616035	02/26/26	ELECTRIC	1207-4348000 119058	4,260.63	
DUKE ENERGY	616035	02/26/26	ELECTRIC	1207-4348000 119058	41.29	
DUKE ENERGY	616035	02/26/26	ELECTRIC	1207-4348000 119058	405.26	
DUKE ENERGY	616035	02/26/26	UTILITIES	1206-4348000 119226	2,275.25	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000 119277	222.26	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000 119277	204.00	

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 4
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	51.40	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	88.87	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	15,804.81	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	10.76	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	20.29	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	20.46	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	282.02	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	94.28	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	33.59	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	37.75	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	70.96	
DUKE ENERGY	616035	02/26/26	UTILITIES - ELECTRICITY	2201-4348000	119277	85.42	
DUKE ENERGY	616035	02/26/26	OTHER EXPENSES	651-5023990		40.18	
DUKE ENERGY	616035	02/26/26	ELEC AT STATIONS 41,44,46	1120-4348000	119113	1,238.58	
DUKE ENERGY	616035	02/26/26	ELECTRICITY	1110-4348000		27.63	
DUKE ENERGY	616035	02/26/26	ELECTRICITY	1110-4348000		11,045.66	
FORCE SCIENCE INSTITUTE	616036	02/26/26	EXTERNAL TRAINING FEES	1110-4357002		495.00	36,361.35
GORDON FLESCH CO INC	616037	02/26/26	COPIER	1192-4353004		247.10	495.00
GORDON FLESCH COMPANY	616038	02/26/26	OTHER EXPENSES	651-5023990		442.96	247.10
GORDON FLESCH COMPANY	616038	02/26/26	OTHER EXPENSES	601-5023990		475.47	
GOVERNMENT FINANCE OFFICE	616039	02/26/26	ORGANIZATION & MEMBER DUE	1701-4355300		1,000.00	918.43
HANYU ZHANG	616040	02/26/26	OTHER EXPENSES	612-5023990		16,100.00	1,000.00
ADAM HARRINGTON	616041	02/26/26	TRAVEL - AIRFARE	1120-4343012		742.80	16,100.00
IGA/PGA, INC	616042	02/26/26	ORGANIZATION & MEMBER DUE	1207-4355300		229.00	742.80
CARSON JOEHL	616043	02/26/26	MEDICAL CLAIMS	301-5023994		165.00	229.00
KIMBERLY GALLAGHER	616044	02/26/26	OTHER EXPENSES	601-5023990		341.48	165.00
PITNEY BOWES	616045	02/26/26	POSTAGE METER	1110-4353003		214.14	341.48
PITNEY BOWES INC.	616046	02/26/26	OTHER EXPENSES	651-5023990		46.19	214.14
PITNEY BOWES INC.	616046	02/26/26	OTHER EXPENSES	601-5023990		46.20	
R E I REAL ESTATE SERVICE	616047	02/26/26	OTHER PROFESSIONAL FEES	902-4341999		918.91	92.39
ROBERT INGERSOLL	616048	02/26/26	OTHER EXPENSES	651-5023990		30.00	918.91
ERIC ROBINSON	616049	02/26/26	OTHER EXPENSES	651-5023990		30.00	30.00
CORBIN SCHRINER	616050	02/26/26	OTHER EXPENSES	651-5023990		30.00	30.00
CAROLYN SHAW	616051	02/26/26	ORGANIZATION & MEMBER DUE	1702-4355300		135.00	30.00
STEVE BASKERVILLE	616052	02/26/26	MEDICAL CLAIMS	301-5023994		228.00	135.00
STUDIO M ARCHITECTURE AND	616053	02/26/26	ARCHITECTURAL FEES	902-4340200		1,500.00	228.00
TREASURER OF STATE	616054	02/26/26	EXTERNAL TRAINING FEES	1110-4357002		40.00	1,500.00
TREASURER OF STATE	616054	02/26/26	EXTERNAL TRAINING FEES	1110-4357002		40.00	
TREASURER OF STATE	616054	02/26/26	EXTERNAL TRAINING FEES	1110-4357002		40.00	

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 5
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
TREASURER OF STATE	616054	02/26/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
TREASURER OF STATE	616054	02/26/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
TREASURER OF STATE	616054	02/26/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
TREASURER OF STATE	616054	02/26/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
TREASURER OF STATE	616054	02/26/26	EXTERNAL TRAINING FEES	1110-4357002	40.00	
						320.00
TRESIDON HAMILTON	616055	02/26/26	OTHER EXPENSES	651-5023990	49.00	
						49.00
TRICO REGIONAL SEWER UTIL	616056	02/26/26	WATER/SEWER	2201-4348500 119321	493.61	
						493.61
MICHAEL TURNER	616057	02/26/26	OTHER EXPENSES	651-5023990	77.50	
						77.50
VAN AUDSALL & FERRAR FINA	616058	02/26/26	COPIER	1701-4353004	174.30	
						174.30
VERIZON	616059	02/26/26	CELL FEES & SERVICES	1203-R4344100 118756	364.17	
						364.17
VERIZON	616060	02/26/26	OTHER EXPENSES	601-5023990	6,367.48	
						6,367.48
VERIZON	616061	02/26/26	OTHER EXPENSES	651-5023990	279.03	
VERIZON	616061	02/26/26	OTHER EXPENSES	601-5023990	540.44	
						819.47
VERIZON	616062	02/26/26	CELLULAR PHONE FEES	1115-4344100 119073	1,033.45	
						1,033.45
VERIZON	616063	02/26/26	CELLULAR PHONE FEES	1201-4344100	11.55	
						11.55
VERIZON	616064	02/26/26	CELLULAR PHONE FEES	1110-4344100	391.38	
						391.38
VERIZON	616065	02/26/26	CELLULAR PHONE FEES	1110-4344100	39.19	
						39.19
VERIZON	616066	02/26/26	OTHER EXPENSES	601-5023990	76.89	
						76.89
VERIZON	616067	02/26/26	CELLULAR PHONE FEES	1192-4344100	728.32	
						728.32
VERIZON	616068	02/26/26	CELLULAR PHONE FEES	922-4344100	70.69	
						70.69
VERIZON	616069	02/26/26	CELLULAR PHONE FEES	1110-4344100	392.59	
						392.59
WALLACK SOMERS & HAAS PC	616070	02/26/26	LEGAL FEES	902-4340000	1,450.00	
WALLACK SOMERS & HAAS PC	616070	02/26/26	LEGAL FEES	902-4340000	100.00	
WALLACK SOMERS & HAAS PC	616070	02/26/26	LEGAL FEES	902-4340000	50.00	
WALLACK SOMERS & HAAS PC	616070	02/26/26	LEGAL FEES	902-4340000	50.00	
WALLACK SOMERS & HAAS PC	616070	02/26/26	LEGAL FEES	902-4340000	50.00	
WALLACK SOMERS & HAAS PC	616070	02/26/26	LEGAL FEES	902-4340000	1,200.00	
WALLACK SOMERS & HAAS PC	616070	02/26/26	LEGAL FEES	902-4340000	200.00	
						3,100.00
2ND SHIFT LLC	616071	02/26/26	OTHER EXPENSES	651-5023990	294.92	
						294.92
A & F ENGINEER CO, LLC	616072	02/26/26	ASA1 AGREEMENT	2200-R4340100 117910	14,375.00	
						14,375.00
AIR SCIENCE	616073	02/26/26	HEAT AND HUMIDITY CHAMBER	1110-R4467099 118633	13,545.00	
						13,545.00
AMERICAN HEART ASSOC INC	616074	02/26/26	INTERNAL TRAINING FEES	1120-4357001	17.81	
AMERICAN HEART ASSOC INC	616074	02/26/26	INTERNAL TRAINING FEES	1120-4357001	134.92	
						152.73
AMERICAN LEGAL PUBLISHING	616075	02/26/26	ORDINANCE CODIFICATION	1702-R4341953 110367	1,047.00	
						1,047.00
AMERICAN STRUCTURE POINT,	616076	02/26/26	PROFESSIONAL SERVICES	202-R4340100 110491	780.00	
						780.00

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 6
 acctpaylcrmm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
APPLIED INDUSTRIAL TECH I	616077	02/26/26	OTHER EXPENSES	604-5023990	15,355.17	
ARCADIS U.S., INC.	616078	02/26/26	OTHER EXPENSES	604-5023990	16,239.00	15,355.17
AUTOZONE INC	616079	02/26/26	OTHER EXPENSES	601-5023990	42.38	
AUTOZONE INC	616079	02/26/26	OTHER EXPENSES	601-5023990	47.83	
AUTOZONE INC	616079	02/26/26	OTHER EXPENSES	651-5023990	233.68	
JAMES BARLOW	616080	02/26/26	MEETING/BOARD PER DIEM	1150-4343015	250.00	323.89
BOUND TREE MEDICAL LLC	616081	02/26/26	MISC EMS SUPPLIES	102-4239014	4,252.96	250.00
BOUND TREE MEDICAL LLC	616081	02/26/26	MISC EMS SUPPLIES	102-4239014	887.38	
CARMEL TROPHIES PLUS LLC	616082	02/26/26	OTHER CONT SERVICES	1120-4350900	180.00	5,140.34
CENTER FOR THE PERFORMING	616083	02/26/26	2026 BUDGETED AMOUNT	1208-4350900	130,151.46	180.00
CENTRAL INDIANA HARDWARE	616084	02/26/26	SAFE HOUSE	1120-R4350100	2,384.00	130,151.46
CENTRAL INDIANA HARDWARE	616084	02/26/26	BUILDING REPAIRS & MAINT	1120-4350100	134.40	
CENTRAL INDIANA HARDWARE	616084	02/26/26	OTHER EXPENSES	651-5023990	1,009.49	
CINTAS CORPORATION #18	616085	02/26/26	OTHER EXPENSES	601-5023990	355.53	3,527.89
CINTAS CORPORATION #18	616085	02/26/26	UNIFORMS	1207-4356001	35.00	
CINTAS CORPORATION #18	616085	02/26/26	LAUNDRY SERVICE	1110-4356501	43.08	
CINTAS CORPORATION #18	616085	02/26/26	LAUNDRY SERVICE	1110-4356501	36.21	
CINTAS CORPORATION #18	616085	02/26/26	RUG CLEANING	1115-4350100	126.44	
CINTAS CORPORATION #18	616085	02/26/26	LAUNDRY SERVICE	1110-4356501	47.16	
CINTAS CORPORATION #18	616085	02/26/26	LAUNDRY SERVICE	1110-4356501	36.21	
CINTAS UNIFORMS	616086	02/26/26	OTHER EXPENSES	651-5023990	261.84	679.63
CITIES DIGITAL INC	616087	02/26/26	LASERFICHE RENEWAL	1115-4351502	45,842.99	261.84
CLASSIC CLEANERS INC	616088	02/26/26	DRY CLEANING	1110-4356502	1,456.35	45,842.99
COMPASS MINERALS AMERICA	616089	02/26/26	OTHER EXPENSES	601-5023990	2,723.22	1,456.35
COMPASS MINERALS AMERICA	616089	02/26/26	OTHER EXPENSES	601-5023990	2,745.81	
COMPASS MINERALS AMERICA	616089	02/26/26	OTHER EXPENSES	601-5023990	2,823.75	
COMPASS MINERALS AMERICA	616089	02/26/26	OTHER EXPENSES	601-5023990	2,816.97	
CORE & MAIN	616090	02/26/26	OTHER EXPENSES	601-5023990	439.22	11,109.75
CORE & MAIN	616090	02/26/26	OTHER EXPENSES	601-5023990	671.68	
CORE & MAIN	616090	02/26/26	OTHER EXPENSES	601-5023990	775.26	
CORE & MAIN	616090	02/26/26	OTHER EXPENSES	601-5023990	306.00	
CORE & MAIN	616090	02/26/26	OTHER EXPENSES	601-5023990	194.05	
CORE & MAIN	616090	02/26/26	OTHER EXPENSES	651-5023990	600.00	
CUMMINS SALES & SERVICE	616091	02/26/26	AUTO REPAIR & MAINTENANCE	1120-4351000	886.12	2,986.21
CURRENT PUBLISHING	616092	02/26/26	PUBLICATION OF LEGAL ADS	1702-4345500	124.26	886.12
CURRENT PUBLISHING	616092	02/26/26	PUBLICATION OF LEGAL ADS	1702-4345500	75.19	
CURRENT PUBLISHING	616092	02/26/26	PUBLICATION OF LEGAL ADS	1702-4345500	61.52	
DELTA V. INNOVATIONS INC.	616093	02/26/26	TABLET	1110-R4467099	16,795.00	260.97
DHL EXPRESS USA INC	616094	02/26/26	POSTAGE	1115-4342100	19.29	16,795.00
DLH COUNSELING & CONSULTI	616095	02/26/26	MENTAL HEALTH	1110-R4340703	2,000.00	19.29

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 7
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						2,000.00
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1120-4237000	158.29	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1120-4237000	79.38	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1120-4237000	-36.17	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1120-4237000	-368.44	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1120-4237000	293.64	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1120-4237000	71.14	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1120-4237000	553.57	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1120-4237000	30.95	
DON HINDS FORD	616096	02/26/26	AUTO REPAIR & MAINTENANCE	1120-4351000	2,185.23	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1110-4237000	194.65	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1110-4237000	63.63	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1110-4237000	190.03	
DON HINDS FORD	616096	02/26/26	REPAIR PARTS	1110-4237000	31.74	
DON HINDS FORD	616096	02/26/26	OTHER EXPENSES	651-5023990	444.01	
EXOTIC AUTOMATION & SUPPL	616097	02/26/26	REPAIR PARTS	1120-4237000	265.28	3,891.65
FRONT LINE COUNSELING INC	616098	02/26/26	MENTAL HEALTH COUNSELING	1110-4340703	600.00	265.28
GIBSON TELDATA INC	616099	02/26/26	IP PHONES AND WALL MOUNTS	1115-4463100 119134	469.60	600.00
GRAINGER	616100	02/26/26	OTHER EXPENSES	651-5023990	510.57	469.60
GRAINGER	616100	02/26/26	OTHER EXPENSES	651-5023990	44.43	
GRAINGER	616100	02/26/26	OTHER EXPENSES	651-5023990	50.04	
HAAS ALERT	616101	02/26/26	R2V SUBSCRIPTION	1120-4355600 119371	5,830.50	605.04
HACH COMPANY	616102	02/26/26	OTHER EXPENSES	651-5023990	1,379.25	5,830.50
HENRY SCHEIN INC	616103	02/26/26	THERM X MACHINE & ACCES	102-4467099 119162	521.00	1,379.25
HENRY SCHEIN INC	616103	02/26/26	THERM X MACHINE & ACCES	102-4467099 119162	375.99	
HENRY SCHEIN INC	616103	02/26/26	MISC SUPPLIES	102-4239014 119121	3,333.16	
HMH CONTRACTORS IN	616104	02/26/26	OTHER EXPENSES	651-5023990	471.84	4,230.15
INDIANA GOLF CAR	616105	02/26/26	EQUIPMENT REPAIRS & MAINT	1207-4350000	881.08	471.84
INDIANA OXYGEN CO	616106	02/26/26	OTHER EXPENSES	601-5023990	391.90	881.08
INDY THERAPY AND COUNSELI	616107	02/26/26	MENTAL HEALTH COUNSELING	1110-4340703	70.00	391.90
INSIGHT PUBLIC SECTOR, IN	616108	02/26/26	DELL 130W 4.5 MM AC	1115-4237000 119209	136.00	70.00
INSIGHT PUBLIC SECTOR, IN	616108	02/26/26	MICROSOFT AZURE OVERAGES	1115-4355600 118936	61.76	
INTERA INCORPORATED	616109	02/26/26	OTHER EXPENSES	601-5023990	520.00	197.76
J & F DISTRIBUTING COMPAN	616110	02/26/26	REPAIR PARTS	1120-4237000	64.24	520.00
JAF PROPERTY SERVICES INC	616111	02/26/26	EQUIPMENT REPAIRS & MAINT	1115-4350000	1,580.00	64.24
JAF PROPERTY SERVICES INC	616111	02/26/26	EQUIPMENT REPAIRS & MAINT	1115-4350000	485.00	
JAF PROPERTY SERVICES INC	616111	02/26/26	EQUIPMENT REPAIRS & MAINT	1115-4350000	605.00	
BYRD ENTERPRISES INC	616112	02/26/26	AWARDS BANQUET	852-R5023990 118384	7,772.26	2,670.00
KIESLER POLICE SUPPLY INC	616113	02/26/26	VARIOUS SUPPLIES	1110-R4239010 118516	14,288.25	7,772.26
KOORSEN FIRE & SECURITY I	616114	02/26/26	FIRE ALARM INSPECTIONS	1110-R4351501 116589	455.00	14,288.25

SUNGARD PENTAMATION, INC.
DATE: 03/10/2026
TIME: 08:44:20

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 8
acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
LAURA CAMPBELL	616115	02/26/26	MEETING/BOARD PER DIEM	1150-4343015	250.00	455.00
AMY LEGG	616116	02/26/26	OTHER EXPENSES	651-5023990	1,423.75	250.00
AMY LEGG	616116	02/26/26	OTHER EXPENSES	601-5023990	1,423.75	
LET IT RIDE CASINO	616117	02/26/26	CASINO ENTERTAINMENT	852-R5023990 118595	4,800.00	2,847.50
MCKESSON MEDICAL-SURGICAL	616118	02/26/26	MISC EMS SUPPLIES	102-4239014 119122	167.36	4,800.00
MCKESSON MEDICAL-SURGICAL	616118	02/26/26	MISC EMS SUPPLIES	102-4239014 119122	253.27	
MCKESSON MEDICAL-SURGICAL	616118	02/26/26	MISC EMS SUPPLIES	102-4239014 119122	714.19	
MEDLINE INDUSTRIES, INC	616119	02/26/26	MISC EMS SUPPLIES	102-4239014 119123	5,108.92	1,134.82
MENARDS, INC	616120	02/26/26	27508	601-5023990	72.01	5,108.92
MENARDS, INC	616121	02/26/26	27445	1115-4350100	35.08	72.01
MENARDS, INC	616121	02/26/26	27862	1115-4350100	9.85	
MENARDS, INC	616121	02/26/26	27834	1115-4350100	17.16	
MENARDS, INC	616122	02/26/26	27635	1207-4350000	92.15	62.09
MENARDS, INC	616122	02/26/26	14977	1207-4350000	-70.01	
MICRO AIR INC	616123	02/26/26	OTHER EXPENSES	601-5023990	500.00	22.14
MID-AMERICA ELEVATOR INC	616124	02/26/26	BUILDING REPAIRS & MAINT	1110-4350100	330.00	500.00
MOHLER FAMILY FARMS, INC	616125	02/26/26	OTHER EXPENSES	651-5023990	22,525.63	330.00
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	141.30	22,525.63
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	65.52	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	17.30	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	18.76	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	28.06	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	45.00	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	54.60	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	-65.00	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	75.06	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	170.33	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	179.34	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	37.95	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	43.32	
NAPA AUTO PARTS INC	616126	02/26/26	REPAIR PARTS	1110-4237000	20.36	
NELSON & CO LLC	616127	02/26/26	UNIFORMS	1110-4356001	93.49	831.90
NELSON & CO LLC	616127	02/26/26	UNIFORMS	1110-4356001	-20.99	
STAR UNIFORM	616128	02/26/26	CPD UNIFORM ACCESSORIES	1110-4239012 119360	200.00	72.50
STAR UNIFORM	616128	02/26/26	CPD UNIFORM ACCESSORIES	1110-4356002 119360	1,725.00	
STAR UNIFORM	616128	02/26/26	CPD UNIFORM ACCESSORIES	1110-4356003 119360	285.00	
STAR UNIFORM	616128	02/26/26	CPD UNIFORM ACCESSORIES	1110-4356003 119360	200.00	
STAR UNIFORM	616128	02/26/26	CPD UNIFORM ACCESSORIES	1110-4356002 119360	2,100.00	
PE CONSULTING & PROTECTIO	616129	02/26/26	SECURITY FOR BANQUET	1120-R4350900 118773	1,365.00	4,510.00
PEARSON FORD,INC	616130	02/26/26	OTHER EXPENSES	601-5023990	191.25	1,365.00
PEARSON FORD,INC	616130	02/26/26	OTHER EXPENSES	601-5023990	141.13	
						332.38

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 9
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
PENN CARE INC.	616131	02/26/26	MISC EMS SUPPLIES	102-4239014	119124	878.40	
PENN CARE INC.	616131	02/26/26	MISC EMS SUPPLIES	102-4239014	119124	921.25	
PENN CARE INC.	616131	02/26/26	MISC EMS SUPPLIES	102-4239014	119124	1,480.00	
							3,279.65
PETSUITES FISHERS	616132	02/26/26	ANIMAL SERVICES	1110-4357600		488.00	
							488.00
PLYMATE	616133	02/26/26	CLEANING SERVICES	1205-4350600		265.00	
PLYMATE	616133	02/26/26	CLEANING SERVICES	1205-4350600		35.15	
							300.15
POMP'S TIRE	616134	02/26/26	OTHER EXPENSES	601-5023990		656.28	
POMP'S TIRE	616134	02/26/26	OTHER EXPENSES	601-5023990		656.28	
POMP'S TIRE	616134	02/26/26	OTHER EXPENSES	601-5023990		87.00	
							1,399.56
ALAN POTASNIK	616135	02/26/26	MEETING/BOARD PER DIEM	1150-4343015		250.00	
							250.00
PROMOTIONS PLUS INC	616136	02/26/26	CLOTHES	2200-R4356001	118547	1,523.00	
PROMOTIONS PLUS INC	616136	02/26/26	CLOTHES	2200-R4356001	118547	198.00	
PROMOTIONS PLUS INC	616136	02/26/26	2026 CIVILIAN CLOTHING AL	1110-4125000	119343	199.00	
PROMOTIONS PLUS INC	616136	02/26/26	2026 CIVILIAN CLOTHING AL	1110-4125000	119343	200.00	
PROMOTIONS PLUS INC	616136	02/26/26	2026 CIVILIAN CLOTHING AL	1110-4125000	119343	173.00	
PROMOTIONS PLUS INC	616136	02/26/26	OTHER EXPENSES	601-5023990		670.00	
							2,963.00
RED STITCH CREATIVE LLC	616137	02/26/26	MISCELLANEOUS UNIFORMS	1120-4356001	119357	171.20	
RED STITCH CREATIVE LLC	616137	02/26/26	MISCELLANEOUS UNIFORMS	1120-4356001	119357	1,171.65	
RED STITCH CREATIVE LLC	616137	02/26/26	OTHER MISCELLANEOUS	1110-4239099		195.00	
							1,537.85
SCAT PEST CONTROL INC.	616138	02/26/26	OTHER CONT SERVICES	1120-4350900		205.00	
SCAT PEST CONTROL INC.	616138	02/26/26	OTHER CONT SERVICES	1120-4350900		230.00	
							435.00
SEXSON MECHANICAL CORP	616139	02/26/26	BUILDING REPAIRS & MAINT	1110-4350100		220.00	
							220.00
SHERWIN WILLIAMS INC	616140	02/26/26	BUILDING REPAIRS & MAINT	1110-4350100		59.45	
							59.45
ECHO ELECTRIC	616141	02/26/26	OTHER EXPENSES	651-5023990		111.54	
							111.54
ASCENSION SPORTS PERFORMA	616142	02/26/26	TACTICAL ATHLETE PROGRAM	1120-4340799	119037	9,270.44	
							9,270.44
STAPLES BUSINESS ADVANTAG	616143	02/26/26	OTHER EXPENSES	651-5023990		1,150.89	
							1,150.89
STERLER PRODUCTIONS INC	616144	02/26/26	AUDIO VISUAL EQUIPMENT	852-5023990	119354	1,677.25	
							1,677.25
SUNBELT RENTALS, INC.	616145	02/26/26	OTHER EXPENSES	651-5023990		127.35	
							127.35
SWANNIES GOLF APPAREL CO	616146	02/26/26	GOLF SOFTGOODS	1207-4356006		1,917.57	
							1,917.57
TAYLOR OIL CO INC	616147	02/26/26	OTHER EXPENSES	601-5023990		310.00	
							310.00
TELEFLEX LLC	616148	02/26/26	MISC EMS SUPPLIES	102-4239014	119125	1,850.00	
							1,850.00
TOTAL TRUCK PARTS, INC.	616149	02/26/26	REPAIR PARTS	1120-4237000		52.46	
							52.46
TURBO IMAGES	616150	02/26/26	VEHICLE GRAPHICS	1110-R4351000	118843	38,264.60	
							38,264.60
VASEY COMMERICAL HEATING	616151	02/26/26	HEATING REPAIR	1207-4350100	119388	7,318.40	
VASEY COMMERICAL HEATING	616151	02/26/26	HEATING REPAIR	1207-4350100	119388	8,779.20	
VASEY COMMERICAL HEATING	616151	02/26/26	HEATING REPAIR	1207-4350100	119388	6,145.94	
							22,243.54
BENGE'S ACE HARDWARE	616152	02/26/26	OTHER EXPENSES	601-5023990		22.20	

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 10
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						22.20
WHITE'S ACE HARDWARE	616153	02/26/26	BUILDING REPAIRS & MAINT	1115-4350100	19.98	19.98
XYLEM WATER SOLUTIONS USA	616154	02/26/26	OTHER EXPENSES	651-5023990	10,301.00	
XYLEM WATER SOLUTIONS USA	616154	02/26/26	OTHER EXPENSES	651-5023990	20,601.00	
						30,902.00
BRADEN BUSINESS SYS,INC	616156	02/27/26	COPIER LEASE & MAINTENANC	1203-4353004 119196	94.70	94.70
BRADEN BUSINESS SYS,INC	616157	02/27/26	OTHER CONT SERVICES	1207-4350900	274.14	274.14
CARMEL UTILITIES	616158	02/27/26	WATER-UTILITIES	2201-4348500 119265	1,040.58	
CARMEL UTILITIES	616158	02/27/26	WATER AND SEWER - 475 3RD	1115-4348500 119074	149.11	
						1,189.69
CHARTER COMMUNICATIONS HO	616159	02/27/26	459 3RD AVE	1115-4344200 119024	129.99	129.99
DUKE ENERGY	616160	02/27/26	ELEC AT STATIONS 41,44,46	1120-4348000 119113	135.59	
DUKE ENERGY	616160	02/27/26	UTILITIES - ELECTRICITY	2201-4348000 119277	525.97	
DUKE ENERGY	616160	02/27/26	UTILITIES - ELECTRICITY	2201-4348000 119277	38.81	
DUKE ENERGY	616160	02/27/26	UTILITIES - ELECTRICITY	2201-4348000 119277	19.59	
DUKE ENERGY	616160	02/27/26	UTILITIES - ELECTRICITY	2201-4348000 119277	18.51	
DUKE ENERGY	616160	02/27/26	UTILITIES - ELECTRICITY	2201-4348000 119277	26.10	
DUKE ENERGY	616160	02/27/26	UTILITIES - ELECTRICITY	2201-4348000 119277	130.99	
DUKE ENERGY	616160	02/27/26	UTILITIES - ELECTRICITY	2201-4348000 119277	1,140.96	
DUKE ENERGY	616160	02/27/26	UTILITIES - ELECTRICITY	2201-4348000 119277	414.37	
DUKE ENERGY	616160	02/27/26	UTILITIES - ELECTRICITY	2201-4348000 119277	145.33	
						2,596.22
ENTERPRISE FM TRUST	616161	02/27/26	AUTOMOBILE LEASE-OPERATIN	1192-4352600	1,076.90	1,076.90
GORDON FLESCH CO INC	616162	02/27/26	COPIER	1110-4353004	768.84	768.84
GORDON FLESCH CO., INC.	616163	02/27/26	EQUIPMENT MAINT CONTRACTS	1120-4351501	370.82	370.82
HAMILTON COUNTY TREASURER	616164	02/27/26	OTHER EXPENSES	1301-5023990	710.00	710.00
IN SCHOOL RESOURCE OFFICE	616165	02/27/26	OTHER EXPENSES	852-5023990	4,000.00	4,000.00
INDIANA STATE POLICE	616166	02/27/26	OTHER EXPENSES	210-5023990	528.00	
INDIANA STATE POLICE	616166	02/27/26	OTHER EXPENSES	210-5023990	547.00	
						1,075.00
ADRIENNE KEELING	616167	02/27/26	EXTERNAL INSTRUCT FEES	1192-4357004	25.00	25.00
JOSHUA KIRSH	616168	02/27/26	TUITION REIMBURSEMENT	1201-4128000	2,817.50	2,817.50
M33, LLC	616169	02/27/26	HISTORIC PRESERVATION COM	1192-4359029	10,000.00	10,000.00
KATHERINE MALLOY	616170	02/27/26	OTHER EXPENSES	852-5023990	46.63	46.63
JACOB QUINN	616171	02/27/26	EXTERNAL TRAINING FEES	1702-4357002	375.00	375.00
STERICYCLE INC	616172	02/27/26	OTHER CONT SERVICES	1192-4350900	167.54	167.54
SUN LIFE ASSURANCE COMPAN	616173	02/27/26	STOP LOSS PREMIUM	301-5023998	296,446.29	296,446.29
SEAN SUTTON	616174	02/27/26	CLASS REIMBURSEMENT	1120-R4128000 118822	180.00	180.00
VERIZON	616175	02/27/26	CELL PHONES	2201-4344100 119097	223.40	223.40
VERIZON	616176	02/27/26	CELLULAR PHONE FEES	1301-4344100	3.22	

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 11
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						3.22
RAY MARKETING BY PROFORMA	616178	03/04/26	CARHARTT JACKETS & BEANIE	1125-4356004 62491	300.50	300.50
ALPHA CARD SYSTEMS, LLC	616179	03/04/26	GENERAL PROGRAM SUPPLIES	1092-4239039	900.00	900.00
AV NOW FITNESS SOUND	616180	03/04/26	GENERAL PROGRAM SUPPLIES	1096-4239039	756.52	756.52
KARI BERGER	616181	03/04/26	TRAVEL FEES & EXPENSES	1125-4343000	65.18	65.18
BRAINSTORM PRINT	616182	03/04/26	STATIONARY & PRNTD MATERL	1125-4230100	35.00	35.00
BRIGHT WHITE PAPER CO	616183	03/04/26	OFFICE SUPPLIES	1091-4230200	598.00	598.00
TIFFANY BUCKINGHAM	616184	03/04/26	TRAVEL FEES & EXPENSES	1081-4343000	388.57	388.57
BUDDENBAUM & MOORE, LLC	616185	03/04/26	OTHER MAINT SUPPLIES	1094-4238900	5,818.08	5,818.08
CARMEL UTILITIES	616186	03/04/26	WATER & SEWER	1125-4348500	339.44	
CARMEL UTILITIES	616186	03/04/26	WATER & SEWER	1125-4348500	94.87	
CARMEL UTILITIES	616186	03/04/26	WATER & SEWER	1125-4348500	6.78	
CARMEL UTILITIES	616186	03/04/26	WATER & SEWER	1125-4348500	622.51	
CARMEL UTILITIES	616186	03/04/26	WATER & SEWER	110-4348500	244.87	
CINTAS CORPORATION #18	616187	03/04/26	OTHER MAINT SUPPLIES	1125-4238900	99.33	1,308.47
CINTAS CORPORATION #18	616187	03/04/26	OTHER MAINT SUPPLIES	1125-4238900	99.33	
CINTAS CORPORATION #18	616187	03/04/26	OTHER MAINT SUPPLIES	1093-4238900	775.12	
CITY BARBEQUE LLC	616188	03/04/26	GENERAL PROGRAM SUPPLIES	1081-4239039	274.89	274.89
CURRENT PUBLISHING	616189	03/04/26	MARKETING & PROMOTIONS	1091-4341991	285.00	
CURRENT PUBLISHING	616189	03/04/26	MARKETING & PROMOTIONS	1081-4341991	190.00	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	69.21	475.00
DUKE ENERGY	616190	03/04/26	ELECTRICITY	110-4348000	1,196.79	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	674.42	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	17.90	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	174.35	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1091-4348000	5,429.67	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1091-4348000	20,971.66	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	80.52	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	70.83	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	25.92	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	133.12	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	445.58	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	110-4348000	411.18	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	197.84	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	1,003.12	
DUKE ENERGY	616190	03/04/26	ELECTRICITY	1125-4348000	84.77	
ELLIS MECHANICAL & ELECTR	616191	03/04/26	OTHER CONT SERVICES	1093-4350900	4,437.07	30,986.88
GRAYBAR ELECTRIC CO, INC	616192	03/04/26	REPAIR PARTS	1093-4237000	1,297.40	4,437.07
GREEN TOUCH SERVICES, INC	616193	03/04/26	GROUPS MAINTENANCE	110-4350400	300.00	1,297.40
GREEN TOUCH SERVICES, INC	616193	03/04/26	CENTRAL PARK SALTING SERV	1125-4350400 62682	450.00	
GREEN TOUCH SERVICES, INC	616193	03/04/26	CENTRAL PARK SALTING SERV	1125-4350400 62682	825.00	
HAMILTON DISC GOLF	616194	03/04/26	HAZEL LANDING MOWING	1125-R4350400 61896	1,500.00	1,575.00

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 12
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
ISAIAH HERNANDEZ	616195	03/04/26	TRAVEL FEES & EXPENSES	1081-4343000	104.47	1,500.00
INDY ANNAS CATERING	616196	03/04/26	OTHER MISCELLANEOUS	1081-4239099	2,517.50	104.47
AES INDIANA	616197	03/04/26	ELECTRICITY	110-4348000	843.02	2,517.50
JES & SONS 2-WAY LLC	616198	03/04/26	EQUIPMENT REPAIRS & MAINT	1081-4350000	76.50	843.02
KULLY SUPPLY INC	616199	03/04/26	REPAIR PARTS	1093-4237000	1,123.36	76.50
MACALLISTER MACHINERY CO	616200	03/04/26	PNR-REPLACEMENTS KUBOTA P	1125-4237000	355.92	1,123.36
MACALLISTER MACHINERY CO	616200	03/04/26	PNR-REPLACEMENTS KUBOTA P	1125-4237000	374.98	
MATTINGLY CONCRETE	616201	03/04/26	TM NATURE PARK SIDEWALK	103-4462000	3,000.00	730.90
MENARDS COMMERCIAL-CAPITA	616202	03/04/26	CEDAR BOARDS AND SCREWS	1125-4239039	433.91	3,000.00
MENARDS COMMERCIAL-CAPITA	616202	03/04/26	REPAIR PARTS	1125-4237000	106.52	
MENARDS COMMERCIAL-CAPITA	616202	03/04/26	GARAGE & MOTOR SUPPLIES	1125-4232100	192.20	
MENARDS COMMERCIAL-CAPITA	616202	03/04/26	MISCELLANEOUS SUPPLIES	1125-4239000	221.94	
MENARDS COMMERCIAL-CAPITA	616202	03/04/26	OTHER MAINT SUPPLIES	1093-4238900	618.70	
MILES PRINTING CORP	616203	03/04/26	PRINT SERVICES - 2025 ANN	1125-4345000	530.30	1,573.27
NAPA AUTO PARTS INC	616204	03/04/26	REPAIR PARTS	1125-4237000	32.79	530.30
NAPA AUTO PARTS INC	616204	03/04/26	REPAIR PARTS	1125-4237000	14.82	
NAPA AUTO PARTS INC	616204	03/04/26	REPAIR PARTS	1125-4237000	23.98	
RECREATION INSITES LLC	616205	03/04/26	MISC NUTS & BOLTS	1125-4237000	259.87	71.59
RECREATION INSITES LLC	616205	03/04/26	PERELMAN PLAYGROUND PARTS	1125-4237000	652.50	
REPUBLIC WASTE SERVICES O	616206	03/04/26	TRASH COLLECTION	1125-4350101	534.99	912.37
REPUBLIC WASTE SERVICES O	616206	03/04/26	TRASH COLLECTION	1125-4350101	500.57	
REPUBLIC WASTE SERVICES O	616206	03/04/26	TRASH COLLECTION	110-4350101	165.56	
REPUBLIC WASTE SERVICES O	616206	03/04/26	TRASH COLLECTION	110-4350101	165.56	
REPUBLIC WASTE SERVICES O	616206	03/04/26	TRASH COLLECTION	1093-4350101	1,275.94	
AIMEE RICH	616207	03/04/26	TRAVEL FEES & EXPENSES	1081-4343000	310.45	2,642.62
AIMEE RICH	616207	03/04/26	TRAVEL FEES & EXPENSES	1081-4343000	30.17	
AIMEE RICH	616207	03/04/26	TRAVEL FEES & EXPENSES	1081-4343000	16.94	
SCAT PEST CONTROL INC.	616209	03/04/26	BUILDING REPAIRS & MAINT	110-4350100	100.00	357.56
SMITH GROUP INC	616211	03/04/26	BEAR CREEK MASTER PLAN	106-R4460716	18,900.00	100.00
SOLAR TRAFFIC SYSTEMS, IN	616212	03/04/26	SOLAR POWERED STOP SIGN	103-4460703	4,367.34	18,900.00
STAPLES BUSINESS ADVANTAG	616213	03/04/26	OFFICE SUPPLIES	1081-4230200	288.15	4,367.34
STAPLES BUSINESS ADVANTAG	616213	03/04/26	OFFICE SUPPLIES	1081-4230200	105.90	
STAPLES BUSINESS ADVANTAG	616213	03/04/26	OFFICE SUPPLIES	1091-4230200	129.62	
STAPLES BUSINESS ADVANTAG	616213	03/04/26	OTHER MISCELLANEOUS	1094-4239099	52.58	
STAPLES BUSINESS ADVANTAG	616213	03/04/26	OFFICE SUPPLIES	1091-4230200	17.67	
STAPLES BUSINESS ADVANTAG	616213	03/04/26	OFFICE SUPPLIES	1091-4230200	156.91	
STERICYCLE INC	616214	03/04/26	OTHER CONT SERVICES	1094-4350900	45.20	750.83
ANYTIME outhouse	616215	03/04/26	ADA COMPATIBLE RESTROOMS	1125-4353099	300.00	45.20
						300.00

SUNGARD PENTAMATION, INC.
DATE: 03/10/2026
TIME: 08:44:20

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 13
acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CLAUDINE SUTTON	616216	03/04/26	CELLULAR PHONE FEES	1125-4344100	50.00	
T A R CONCEPTS	616217	03/04/26	BUILDING REPAIRS & MAINT	1093-4350100	5,105.00	50.00
TERRYBERRY COMPANY LLC	616218	03/04/26	OTHER CONT SERVICES	1091-4350900	50.12	5,105.00
TREVIPAY- WALMART	616219	03/04/26	GENERAL PROGRAM SUPPLIES	1081-4239039	53.97	50.12
VERIZON	616220	03/04/26	CELLULAR PHONE FEES	1081-4344100	361.79	53.97
VERIZON	616220	03/04/26	CELLULAR PHONE FEES	1091-4344100	30.47	
VERIZON	616221	03/04/26	CELLULAR PHONE FEES	1125-4344100	1,030.32	392.26
WFYI TV/FYI PRODUCTIONS	616222	03/04/26	MARKETING & PROMOTIONS	1091-4341991	650.00	1,030.32
WILLIAMS SCOTSMAN INC	616223	03/04/26	OTHER RENTAL & LEASES	1091-4353099	277.50	650.00
WILLIAMS SCOTSMAN INC	616223	03/04/26	OTHER RENTAL & LEASES	1094-4353099	277.50	
WILLIAMS SCOTSMAN INC	616223	03/04/26	OTHER RENTAL & LEASES	1094-4353099	277.50	
A F C INTERNATIONAL INC	616224	03/04/26	OTHER EXPENSES	651-5023990	8,032.89	832.50
AL WARREN OIL CO INC	616225	03/04/26	FUEL & OIL	2201-4231300 119247	827.77	8,032.89
ALFA LAVAL INC	616226	03/04/26	OTHER EXPENSES	651-5023990	3,754.60	827.77
AMAZON CAPITAL SERVICES	616227	03/04/26	OTHER EXPENSES	651-5023990	2,172.19	3,754.60
AMAZON CAPITAL SERVICES	616227	03/04/26	OTHER EXPENSES	651-5023990	904.86	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1701-4230200	59.97	
AMAZON CAPITAL SERVICES	616227	03/04/26	OTHER MAINT SUPPLIES	1205-4238900	316.16	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1207-4230200	211.07	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	12.29	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	15.48	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	18.61	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	29.99	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	56.99	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	20.99	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	9.99	
AMAZON CAPITAL SERVICES	616227	03/04/26	REPAIR PARTS	1115-4237000	84.59	
AMAZON CAPITAL SERVICES	616227	03/04/26	COMMUNICATION EQUIPMENT	1115-4463100	337.00	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	109.77	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	136.87	
AMAZON CAPITAL SERVICES	616227	03/04/26	REPAIR PARTS	1115-4237000	160.96	
AMAZON CAPITAL SERVICES	616227	03/04/26	REPAIR PARTS	1115-4237000	514.61	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	66.81	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1115-4230200	-42.73	
AMAZON CAPITAL SERVICES	616227	03/04/26	OTHER EXPENSES	601-5023990	2,336.58	
AMAZON CAPITAL SERVICES	616227	03/04/26	OTHER EXPENSES	601-5023990	1,630.61	
AMAZON CAPITAL SERVICES	616227	03/04/26	OTHER EXPENSES	651-5023990	1,630.63	
AMAZON CAPITAL SERVICES	616227	03/04/26	OTHER EXPENSES	854-5023990	101.31	
AMAZON CAPITAL SERVICES	616227	03/04/26	OFFICE SUPPLIES	1203-4230200	63.53	
AMAZON CAPITAL SERVICES	616227	03/04/26	INTERNAL MATERIALS	1203-4345001	32.98	
AMAZON CAPITAL SERVICES	616227	03/04/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003	284.73	
AMAZON CAPITAL SERVICES	616227	03/04/26	VIDEO EQUIPMENT	1203-4464500	144.98	
AMERICAN EAGLE EQUIPMENT	616228	03/04/26	REPAIR PARTS	1120-4237000	2,067.00	11,421.82
AMERICAN EAGLE EQUIPMENT	616228	03/04/26	REPAIR PARTS	1120-4237000	529.70	
AUSTIN HARDWARE & SUPPLY	616229	03/04/26	REPAIR PARTS	1120-4237000	389.99	2,596.70

SUNGARD PENTAMATION, INC.
DATE: 03/10/2026
TIME: 08:44:20

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 14
acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
B & W EQUIPMENT CO INC	616230	03/04/26	AUTO & REPAIR PARTS	2201-4237000	119254	2,145.68	389.99
B L ANDERSON CO.	616231	03/04/26	OTHER EXPENSES	601-5023990		1,456.00	2,145.68
BASTIN LOGAN WATER SERVIC	616232	03/04/26	OTHER EXPENSES	601-5023990		1,738.50	1,456.00
BASTIN LOGAN WATER SERVIC	616232	03/04/26	OTHER EXPENSES	601-5023990		4,285.00	
BASTIN LOGAN WATER SERVIC	616232	03/04/26	OTHER EXPENSES	604-5023990		10,860.00	
ANDRIS BERZINS	616233	03/04/26	SISTER CITIES INTERNATION	1203-4358103	119389	2,917.00	16,883.50
ANDRIS BERZINS	616233	03/04/26	SISTER CITIES INTERNATION	1203-4358103	119389	2,917.00	
BOONE CO RESOURCE RECOVER	616234	03/04/26	OTHER EXPENSES	601-5023990		4,074.84	5,834.00
BOUND TREE MEDICAL LLC	616235	03/04/26	MISC EMS SUPPLIES	102-4239014	119120	1,481.76	4,074.84
BRENNTAG MID SOUTH INC	616236	03/04/26	OTHER EXPENSES	601-5023990		3,194.00	1,481.76
BRENNTAG MID SOUTH INC	616236	03/04/26	OTHER EXPENSES	601-5023990		3,194.00	
CUSTOM SIGNS & GRAPHICS	616237	03/04/26	STREET SIGNS	2201-4239031		300.00	6,388.00
BOBCAT OF ANDERSON	616238	03/04/26	STUMP GRINDERS	2201-R4465001	118883	20,000.00	300.00
BOBCAT OF ANDERSON	616238	03/04/26	STUMP GRINDERS	2201-R4467099	118883	6,034.00	
BOBCAT OF ANDERSON	616238	03/04/26	AUTO REPAIRS & PARTS	2201-4237000	119258	1,968.27	
BOBCAT OF ANDERSON	616238	03/04/26	AUTO REPAIRS & PARTS	2201-4237000	119258	641.10	
BOBCAT OF ANDERSON	616238	03/04/26	AUTO REPAIRS & PARTS	2201-4351000	119258	872.06	
BOBCAT OF ANDERSON	616238	03/04/26	AUTO REPAIRS & PARTS	2201-4237000	119258	777.29	
BOBCAT OF ANDERSON	616238	03/04/26	AUTO REPAIRS & PARTS	2201-4237000	119258	27.32	
BOBCAT OF ANDERSON	616238	03/04/26	AUTO REPAIRS & PARTS	2201-4237000	119258	-42.33	
BOBCAT OF ANDERSON	616238	03/04/26	TOOLCAT REPAIRS	2201-4351000	119410	4,421.43	
BRINKMAN PRESS, INC	616239	03/04/26	LETTERHEADS & BUSINESS CA	2201-R4230100	118053	529.30	34,699.14
BROWN SPRINKLER CORP	616240	03/04/26	GARAGE REPAIRS	1206-4350100	119221	3,754.65	529.30
BROWN SPRINKLER CORP	616240	03/04/26	GARAGE REPAIRS	1206-4350100	119221	3,527.80	
BURGESS MECHANICAL	616241	03/04/26	OTHER EXPENSES	651-5023990		8,133.18	7,282.45
BURGESS MECHANICAL	616241	03/04/26	OTHER EXPENSES	651-5023990		690.00	
C. L. COONROD & COMPANY	616242	03/04/26	ACCOUNTING SERVICES	1701-4340300	119042	14,959.20	8,823.18
CALDWELL ENVIRONMENTAL IN	616243	03/04/26	OTHER EXPENSES	651-5023990		17,560.20	14,959.20
CALLAWAY GOLF COMPANY	616244	03/04/26	GOLF HARD GOODS	1207-4356007	118986	3,149.74	17,560.20
CALLAWAY GOLF COMPANY	616244	03/04/26	GOLF HARD GOODS	1207-4356007	118986	1,819.93	
CALLAWAY GOLF COMPANY	616244	03/04/26	GOLF HARD GOODS	1207-4356007	118986	288.96	
CALLAWAY GOLF COMPANY	616244	03/04/26	GOLF HARD GOODS	1207-4356007	118986	371.67	
CALLAWAY GOLF COMPANY	616244	03/04/26	GOLF HARD GOODS	1207-4356007	118986	388.07	
CALLAWAY GOLF COMPANY	616244	03/04/26	GOLF HARD GOODS	1207-4356007	118986	133.92	
CALLAWAY GOLF COMPANY	616244	03/04/26	GOLF HARD GOODS	1207-4356007	118986	19,449.42	
CALLAWAY GOLF COMPANY	616244	03/04/26	GOLF HARD GOODS	1207-4356007	118986	814.34	
CALLAWAY GOLF COMPANY	616244	03/04/26	GOLF HARD GOODS	1207-4356007	118986	1,041.89	
CARGILL INC SALT DIVISION	616245	03/04/26	SALT	2201-4236500	119164	7,337.36	27,457.94
CARMEL CLAY HISTORICAL SO	616246	03/04/26	CITY ARCHIVING SERVICES	1203-R4359000	118928	2,330.00	7,337.36
CARMEL FIRE DEPARTMENT AU	616247	03/04/26	OTHER CONT SERVICES	1120-4350900		1,055.65	2,330.00

SUNGARD PENTAMATION, INC.
DATE: 03/10/2026
TIME: 08:44:20

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 15
acctpayslrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						1,055.65
CARMEL TROPHIES PLUS LLC	616248	03/04/26	OTHER CONT SERVICES	1120-4350900	13.00	
CARMEL TROPHIES PLUS LLC	616248	03/04/26	OTHER CONT SERVICES	1120-4350900	60.00	
						73.00
CENTRAL INDIANA HARDWARE	616249	03/04/26	REPAIR PARTS	1120-4237000	50.71	
CENTRAL INDIANA HARDWARE	616249	03/04/26	KEY CONTROLLED SWITCH	2201-4350100	1,158.80	
CENTRAL INDIANA HARDWARE	616249	03/04/26	BUILDING REPAIRS & MAINT	2201-4350100	375.00	
CENTRAL INDIANA HARDWARE	616249	03/04/26	OTHER MAINT SUPPLIES	2201-4238900	22.52	
CENTRAL INDIANA HARDWARE	616249	03/04/26	BUILDING REPAIRS & MAINT	2201-4350100	-86.18	
						1,520.85
CINTAS CORPORATION #18	616250	03/04/26	LAUNDRY SERVICES	2201-4356501	220.69	
CINTAS CORPORATION #18	616250	03/04/26	LAUNDRY SERVICES	2201-4356501	227.14	
CINTAS CORPORATION #18	616250	03/04/26	MATS AT RED TRUCK RD	1206-4350100	95.08	
CINTAS CORPORATION #18	616250	03/04/26	UNIFORMS	1207-4356001	35.00	
						577.91
CINTAS FIRST AID & SAFETY	616251	03/04/26	OTHER EXPENSES	651-5023990	390.00	
CINTAS FIRST AID & SAFETY	616251	03/04/26	OTHER EXPENSES	651-5023990	341.57	
						731.57
CINTAS UNIFORMS	616252	03/04/26	OTHER EXPENSES	651-5023990	488.59	
						488.59
COMPASS MINERALS AMERICA	616253	03/04/26	OTHER EXPENSES	601-5023990	2,792.12	
COMPASS MINERALS AMERICA	616253	03/04/26	OTHER EXPENSES	601-5023990	2,905.07	
COMPASS MINERALS AMERICA	616253	03/04/26	OTHER EXPENSES	601-5023990	2,856.51	
						8,553.70
CORE & MAIN	616254	03/04/26	OTHER EXPENSES	601-5023990	1,199.73	
CORE & MAIN	616254	03/04/26	OTHER EXPENSES	601-5023990	565.84	
CORE & MAIN	616254	03/04/26	OTHER EXPENSES	601-5023990	439.22	
						2,204.79
CREW CAR WASH	616255	03/04/26	CAR WASHES	1192-4351100	1,801.00	
				119422		1,801.00
CROSSROAD ENGINEERS, PC	616256	03/04/26	RANGE LINE PARKING IMPROV	1206-R4350200	22,810.00	
				118377		22,810.00
CURRENT PUBLISHING	616257	03/04/26	DISPLAY ADS - 2026	854-5023990	5,290.01	
CURRENT PUBLISHING	616257	03/04/26	DISPLAY ADS - 2026	854-5023990	1,215.00	
CURRENT PUBLISHING	616257	03/04/26	DISPLAY ADS - 2026	1203-4359003	3,557.32	
CURRENT PUBLISHING	616257	03/04/26	DISPLAY ADS - 2026	1203-4346500	1,215.00	
				119407		11,277.33
CYBER MARKETING NETWORK I	616258	03/04/26	OTHER EXPENSES	601-5023990	149.99	
						149.99
CYNTOX LIMITED LIABILITY	616259	03/04/26	OTHER EXPENSES	651-5023990	870.32	
						870.32
OFFICE KEEPERS	616260	03/04/26	OFFICE CLEANING 2026	1801-4350600	359.00	
				119033		359.00
DB INNOVATIONS	616261	03/04/26	OTHER MISCELLANEOUS	1110-4239099	260.00	
						260.00
DAILY LABORATORIES	616262	03/04/26	OTHER EXPENSES	651-5023990	145.00	
						145.00
DON HINDS FORD	616263	03/04/26	OTHER EXPENSES	601-5023990	149.95	
						149.95
JOHN DUFFY	616264	03/04/26	OTHER EXPENSES	651-5023990	300.00	
JOHN DUFFY	616264	03/04/26	OTHER EXPENSES	601-5023990	300.00	
						600.00
DUNCO MARKETING EVENTS &	616265	03/04/26	SPONSORSHIP PROCUREMENT	854-R5023990	5,000.00	
				116775		5,000.00
ECO-COUNTER CANADA/NORTH	616266	03/04/26	SUBSCRIPTION RENEWAL	1192-4350900	6,408.00	
				119414		6,408.00
EMERGENCY VEHICLES PLUS	616267	03/04/26	REPAIR PARTS	1120-4237000	202.67	
						202.67

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 16
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
ENGLE'S QUALITY TREE MOVI	616268	03/04/26	CONTRACTED SNOW REMOVAL	1206-4350400	119227	28,575.00	28,575.00
ESC PARTNERS	616269	03/04/26	OTHER EXPENSES	601-5023990		7,166.00	
ESC PARTNERS	616269	03/04/26	OTHER EXPENSES	601-5023990		1,250.44	
ESC PARTNERS	616269	03/04/26	OTHER EXPENSES	651-5023990		7,166.00	
ESC PARTNERS	616269	03/04/26	OTHER EXPENSES	651-5023990		1,250.44	
ESC PARTNERS	616269	03/04/26	OTHER EXPENSES	601-5023990		545.00	
ESC PARTNERS	616269	03/04/26	OTHER EXPENSES	651-5023990		545.00	
ENVIRONMENTAL LABORATORIE	616270	03/04/26	OTHER EXPENSES	601-5023990		198.00	17,922.88
ENVIRONMENTAL LABORATORIE	616270	03/04/26	OTHER EXPENSES	601-5023990		54.56	
ESCALARX LLC	616271	03/04/26	DIA DE LA FAMILIA EXPENSE	854-5023990	119405	1,258.25	252.56
FASTENAL COMPANY	616272	03/04/26	OTHER EXPENSES	651-5023990		204.78	1,258.25
FASTENAL COMPANY	616272	03/04/26	OTHER EXPENSES	651-5023990		-199.20	
FLOSOURCE INC	616273	03/04/26	OTHER EXPENSES	601-5023990		1,445.00	5.58
FREW PROCESS GROUP	616274	03/04/26	OTHER EXPENSES	601-5023990		932.51	1,445.00
FREW PROCESS GROUP	616274	03/04/26	OTHER EXPENSES	601-5023990		4,040.08	
GARAGE DOORS OF INDIANAPO	616275	03/04/26	REPAIRS	2201-4350100	119281	420.25	4,972.59
GARAGE DOORS OF INDIANAPO	616275	03/04/26	REPAIRS	2201-4350100	119281	403.00	
GARAGE DOORS OF INDIANAPO	616275	03/04/26	REPAIRS	2201-4350100	119281	318.50	
GAYLOR ELECTRIC INC	616276	03/04/26	OTHER EXPENSES	601-5023990		19,000.00	1,141.75
GE VERNOVA ELECTRIFICATIO	616277	03/04/26	OTHER EXPENSES	651-5023990		12,816.26	19,000.00
GINOVUS LLC	616278	03/04/26	ABATEMENT TOOL UPDATE	1501-R4340401	118698	5,000.00	12,816.26
GRAINGER	616279	03/04/26	REPAIR PARTS	1120-4237000		93.47	5,000.00
GRAINGER	616279	03/04/26	REPAIR PARTS	1120-4237000		450.30	
OMNI ELECTRIC LLC	616280	03/04/26	JOB NO 251416	2201-R4350900	118423	700.40	543.77
OMNI ELECTRIC LLC	616280	03/04/26	STREET LIGHT REPAIRS	2201-4350080	119358	3,425.00	
HACH COMPANY	616281	03/04/26	OTHER EXPENSES	601-5023990		1,357.00	4,125.40
HARRINGTON INDUSTRIAL PLA	616282	03/04/26	OTHER MAINT SUPPLIES	922-4238900		116.52	1,357.00
HERITAGE CRYSTAL CLEAN, L	616283	03/04/26	OTHER EXPENSES	651-5023990		69.00	116.52
THE HOOSIER CO INC	616284	03/04/26	REPAIR PARTS	2201-4237000		300.00	69.00
HOOSIER FIRE EQUIPMENT IN	616285	03/04/26	FIRE HOSE	102-R4467099	118768	18,040.00	300.00
IMAVEX, LLC	616286	03/04/26	OTHER EXPENSES	651-5023990		95.95	18,040.00
IMAVEX, LLC	616286	03/04/26	OTHER EXPENSES	601-5023990		95.95	
INDIANA OXYGEN CO	616287	03/04/26	BOTTLED GAS	1120-4231100		150.11	191.90
INDIANA OXYGEN CO	616287	03/04/26	BOTTLED GAS	1120-4231100		815.72	
INDIANA OXYGEN CO	616287	03/04/26	BOTTLED GAS	1120-4231100		233.27	
INDIANA OXYGEN CO	616287	03/04/26	BOTTLED GAS	1120-4231100		171.40	
INDIANA OXYGEN CO	616287	03/04/26	OTHER EXPENSES	651-5023990		44.80	
INDIANA OXYGEN CO	616287	03/04/26	OTHER EXPENSES	651-5023990		22.40	
							1,437.70

SUNGARD PENTAMATION, INC.
DATE: 03/10/2026
TIME: 08:44:20

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 17
acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
INDIANA RECLAMATION & EXC	616288	03/04/26	OTHER EXPENSES	604-5023990	40,143.70	
INDIANA RECLAMATION & EXC	616288	03/04/26	OTHER EXPENSES	601-5023990	3,094.00	
INDIANA RECLAMATION & EXC	616288	03/04/26	OTHER EXPENSES	601-5023990	2,905.90	
						46,143.60
INDIANA WATER ENVIRONMENT	616289	03/04/26	OTHER EXPENSES	651-5023990	100.00	
						100.00
BEST ONE OF INDY	616290	03/04/26	AUTO REPAIR & MAINTENANCE	1120-4351000	29.99	
						29.99
INSIGHT PUBLIC SECTOR, IN	616291	03/04/26	OTHER EXPENSES	601-5023990	106.37	
INSIGHT PUBLIC SECTOR, IN	616291	03/04/26	BLUEBEAM RENEWAL	1115-4351502 119403	604.32	
INSIGHT PUBLIC SECTOR, IN	616291	03/04/26	ADOBE SOFTWARE	1401-4341999 119210	757.35	
INSIGHT PUBLIC SECTOR, IN	616291	03/04/26	UPGRADED COMPUTERS	1203-R4463100 110627	133.41	
						1,601.45
INSITUFORM TECHNOLOGIES U	616292	03/04/26	OTHER EXPENSES	652-5023990	191,860.25	
						191,860.25
BOBCAT OF INDY	616293	03/04/26	OTHER EXPENSES	604-5023990	6,000.00	
						6,000.00
J & F DISTRIBUTING COMPAN	616294	03/04/26	REPAIR PARTS	2201-4237000	6.42	
						6.42
JACOB-DIETZ, INC	616295	03/04/26	BUILDING REPAIRS & MAINT	1120-4350100	1,328.30	
						1,328.30
JAMES H DREW CORPORATION	616296	03/04/26	GUARDRAIL REPAIRS	2201-R4350900 118590	25,650.00	
JAMES H DREW CORPORATION	616296	03/04/26	GUARDRAIL REPAIR	2201-R4350900 118591	2,250.00	
JAMES H DREW CORPORATION	616296	03/04/26	GUARDRAIL REPAIRS	2201-4350900 119022	19,300.00	
						47,200.00
JANI KING OF INDIANAPOLIS	616297	03/04/26	OTHER EXPENSES	651-5023990	730.00	
JANI KING OF INDIANAPOLIS	616297	03/04/26	OTHER EXPENSES	601-5023990	373.50	
JANI KING OF INDIANAPOLIS	616297	03/04/26	OTHER EXPENSES	651-5023990	373.50	
JANI KING OF INDIANAPOLIS	616297	03/04/26	OTHER EXPENSES	601-5023990	836.00	
						2,313.00
KIRBY RISK CORPORATION	616298	03/04/26	OTHER EXPENSES	601-5023990	71.98	
						71.98
LEE SUPPLY CORP - CARMEL	616299	03/04/26	REPAIR PARTS	2201-4237000	5.34	
						5.34
LEVELWEAR INC	616300	03/04/26	GOLF SOFTGOODS	1207-4356006	1,642.03	
						1,642.03
LIFE-ASSIST INC	616301	03/04/26	EMS SUPPLIES	102-4239014	192.40	
LIFE-ASSIST INC	616301	03/04/26	EMS SUPPLIES	102-4239014	310.00	
						502.40
LIFESTYLE PUBLICATIONS LL	616302	03/04/26	2026 ADVERTISING - HALF P	1203-4346500 119408	880.00	
						880.00
LIONHEART CRITICAL POWER	616303	03/04/26	BUILDING REPAIRS & MAINT	1120-4350100	508.56	
						508.56
LYRA HEALTH INC	616304	03/04/26	WELLNESS PROGRAM	1201-4341980	5,720.00	
						5,720.00
MACALLISTER MACHINERY CO	616305	03/04/26	REPAIRS & PARTS	2201-4353099 119294	4,109.00	
MACALLISTER MACHINERY CO	616305	03/04/26	REPAIRS & PARTS	2201-4353099 119294	325.75	
						4,434.75
MACQUEEN	616306	03/04/26	REPAIR PARTS	1120-4237000	454.84	
						454.84
MAINSCAPE LANDSCAPING	616307	03/04/26	SNOW REMOVAL	2201-4350400 119051	1,934.00	
						1,934.00
MARTIN MARIETTA AGGREGATE	616308	03/04/26	OTHER EXPENSES	651-5023990	1,147.41	
						1,147.41
MARVEL LIGHTING LLC	616309	03/04/26	BUILDING REPAIRS & MAINT	1205-4350100	428.84	
						428.84
MASTER YOUR MEDICS	616310	03/04/26	INTERNAL TRAINING FEES	1120-4357001	600.00	
						600.00

SUNGARD PENTAMATION, INC.
DATE: 03/10/2026
TIME: 08:44:20

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 18
acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
MCKESSON MEDICAL-SURGICAL	616311	03/04/26	MISC EMS SUPPLIES	102-4239014 119122	491.64	491.64
MCMASTER CARR SUPPLY CO	616312	03/04/26	OTHER EXPENSES	651-5023990	94.56	94.56
MENARDS - FISHERS	616313	03/04/26	12696	1120-4232100	133.28	196.63
MENARDS - FISHERS	616313	03/04/26	12696	1120-4237000	53.96	533.64
MENARDS - FISHERS	616313	03/04/26	12916	1120-4237000	9.39	
MENARDS - FISHERS	616314	03/04/26	12702	2201-4237000	533.64	
MENARDS - FISHERS	616315	03/04/26	12926	651-5023990	66.00	
MENARDS - FISHERS	616315	03/04/26	12926	601-5023990	66.00	
MENARDS, INC	616316	03/04/26	BUILDING & REPAIRS MATERI	2201-4238900 119296	786.21	132.00
MENARDS, INC	616317	03/04/26	27521	1120-4237000	40.20	786.21
MENARDS, INC	616317	03/04/26	27498	1120-4237000	190.08	
MENARDS, INC	616318	03/04/26	27554	601-5023990	57.08	230.28
MENARDS, INC	616318	03/04/26	27856	601-5023990	111.71	
MENARDS, INC	616318	03/04/26	27865	601-5023990	74.91	
MICRO AIR INC	616319	03/04/26	OTHER EXPENSES	601-5023990	300.00	243.70
MID STATE TRUCK EQUIP COR	616320	03/04/26	REPAIRS PARTS	2201-4237000 119069	1,180.00	300.00
MID STATE TRUCK EQUIP COR	616320	03/04/26	REPAIRS & PARTS	2201-4237000 119297	166.17	
MID STATE TRUCK EQUIP COR	616320	03/04/26	REPAIRS & PARTS	2201-4237000 119297	2,041.31	
MID-STATE TRUCK EQUIPMENT	616321	03/04/26	LIFT GATE EVENT VEHICLE	1203-R4359003 118761	4,075.00	3,387.48
DYNAMIC MEDIA	616322	03/04/26	OTHER CONT SERVICES	1115-4350900	814.80	4,075.00
NELSON ALARM COMPANY	616323	03/04/26	CITY MONITORING	1115-4350900 119027	3,080.00	814.80
NORTHSIDE TRAILER INC.	616324	03/04/26	REPAIR PARTS	2201-4237000 119301	531.32	3,080.00
ODP BUSINESS SOLUTIONS LL	616325	03/04/26	OFFICE SUPPLIES	1160-4230200	8.76	531.32
OFFICE DEPOT INC	616326	03/04/26	OTHER MAINT SUPPLIES	1205-4238900	36.04	8.76
BORROR PUBLIC AFFAIRS LLC	616327	03/04/26	OTHER PROFESSIONAL FEES	1180-4341999	7,000.00	36.04
O'REILLY AUTO PARTS	616328	03/04/26	REPAIR PARTS	2201-4237000 119302	59.98	7,000.00
O'REILLY AUTO PARTS	616328	03/04/26	REPAIR PARTS	2201-4237000 119302	10.99	
O'REILLY AUTO PARTS	616328	03/04/26	REPAIR PARTS	2201-4237000 119302	29.70	
PADDACK WRECKER SERVICE,	616329	03/04/26	TOWING	2201-4351000 119304	430.00	100.67
PEARSON FORD,INC	616330	03/04/26	REPAIRS & PARTS	2201-4237000 119218	574.09	430.00
PEARSON FORD,INC	616330	03/04/26	REPAIRS & PARTS	2201-4237000 119218	1,240.02	
PEARSON FORD,INC	616330	03/04/26	REPAIRS & PARTS	2201-4237000 119218	700.54	
PEARSON FORD,INC	616330	03/04/26	REPAIRS & PARTS	2201-4351000 119218	233.36	
PEARSON FORD,INC	616330	03/04/26	REPAIRS & PARTS	2201-4237000 119218	552.16	
PEARSON FORD,INC	616330	03/04/26	REPAIRS & PARTS	2201-4237000 119218	-70.00	
PENN CARE INC.	616331	03/04/26	REPAIR PARTS	1120-4237000	264.69	3,230.17
PENN CARE INC.	616331	03/04/26	MISC EMS SUPPLIES	102-4239014 119124	1,206.50	
						1,471.19

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 19
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
PICKETT'S PLACE	616332	03/04/26	REPAIR PARTS	2201-4237000		60.00	60.00
PIP	616333	03/04/26	EVENT PRINTING & SIGNAGE	1203-4359003	119106	135.08	
PIP	616333	03/04/26	EVENT PRINTING & SIGNAGE	1203-4359003	119106	85.68	
PIP	616333	03/04/26	EVENT PRINTING	1203-R4359003	118869	459.52	
PROMOTIONS PLUS INC	616334	03/04/26	FESTIVAL/COMMUNITY EVENTS	1203-4359003		847.00	680.28
							847.00
R & R PRODUCTS INC	616335	03/04/26	EQUIPMENT REPAIRS & MAINT	1207-4350000		801.80	
R & R PRODUCTS INC	616335	03/04/26	EQUIPMENT REPAIRS & MAINT	1207-4350000		85.95	
R & R PRODUCTS INC	616335	03/04/26	EQUIPMENT REPAIRS & MAINT	1207-4350000		801.80	
R & R PRODUCTS INC	616335	03/04/26	EQUIPMENT REPAIRS & MAINT	1207-4350000		85.95	
ROBERT MILLER & SON FURNI	616336	03/04/26	LZB 10-709 IN C162576	102-4463000	119003	6,787.00	1,775.50
							6,787.00
SCAT PEST CONTROL INC.	616337	03/04/26	OTHER CONT SERVICES	1120-4350900		190.00	
SCAT PEST CONTROL INC.	616337	03/04/26	OTHER CONT SERVICES	1120-4350900		180.00	
SCAT PEST CONTROL INC.	616337	03/04/26	OTHER CONT SERVICES	1120-4350900		230.00	
SCAT PEST CONTROL INC.	616337	03/04/26	OTHER CONT SERVICES	1120-4350900		255.00	
							855.00
SENTRY GLASS INC.	616338	03/04/26	VEHICLE REPAIRS	2201-4351000	119419	409.85	
SENTRY GLASS INC.	616338	03/04/26	VEHICLE REPAIRS	2201-4351000	119419	622.71	
SENTRY GLASS INC.	616338	03/04/26	VEHICLE REPAIRS	2201-4351000	119419	962.35	
SERTA RESTOKRAFT MATTRESS	616339	03/04/26	14 PRESTIGE MATTRESSES	102-4463000	118996	4,760.00	1,994.91
							4,760.00
SEXSON MECHANICAL CORP	616340	03/04/26	GARAGE MAINT-IDC & CIVIC	1206-R4350100	115379	1,375.00	
SEXSON MECHANICAL CORP	616340	03/04/26	GARAGE MAINT-CSD & RANGEL	2201-R4350100	115378	1,389.00	
							2,764.00
SHERWIN WILLIAMS INC	616341	03/04/26	PAINT	1120-4236400		70.81	70.81
SIGNAL CONSTRUCTION INC	616342	03/04/26	LOCATES AND MAINTENANCE	2201-4350080	119420	21,245.00	
SIGNAL CONSTRUCTION INC	616342	03/04/26	LOCATES AND MAINTENANCE	2201-4350080	119420	300.00	
SIGNAL CONSTRUCTION INC	616342	03/04/26	LOCATES AND MAINTENANCE	2201-4350080	119420	21,420.00	
SIGNAL CONSTRUCTION INC	616342	03/04/26	LOCATES AND MAINTENANCE	2201-4350080	119420	336.40	
SIGNAL CONSTRUCTION INC	616342	03/04/26	LOCATES AND MAINTENANCE	2201-4350080	119420	27,195.00	
SIGNAL CONSTRUCTION INC	616342	03/04/26	LOCATES AND MAINTENANCE	2201-4350080	119420	618.75	
							71,115.15
ROBERT L SMITH PHD	616343	03/04/26	MENTAL HEALTH COUNSELING	1120-4340703		160.00	160.00
SOUTHEASTERN EQUIPMENT CO	616344	03/04/26	VEHICLE REPAIRS	2201-4351000	119418	1,825.55	1,825.55
ECHO ELECTRIC	616345	03/04/26	OTHER EXPENSES	651-5023990		419.95	419.95
WILLIAM K NASSER MD HEALT	616346	03/04/26	ANATOMY LAB SERVICES	1120-4357001	119001	5,870.00	5,870.00
SUNBELT RENTALS	616347	03/04/26	BOTTLED GAS/PAINT/RENTAL	2201-4236400	119318	7.00	7.00
SWANK MOTION PICTURES INC	616348	03/04/26	2026 MIDTOWN SCREEN MOVIE	854-5023990	119409	505.00	505.00
TERMINAL SUPPLY CO	616349	03/04/26	REPAIR PARTS	2201-4237000		400.73	400.73
TEST GAUGE & BACKFLOW SUP	616350	03/04/26	OTHER EXPENSES	651-5023990		2,405.00	
TEST GAUGE & BACKFLOW SUP	616350	03/04/26	OTHER EXPENSES	651-5023990		303.23	
							2,708.23
COLLINS FLAGS	616351	03/04/26	OTHER MISCELLANEOUS	1120-4239099		779.96	779.96
THE GOOD SHEPHERD MANAGEM	616352	03/04/26	OTHER EXPENSES	854-5023990		620.00	

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 20
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
THE GOOD SHEPHERD MANAGEM	616352	03/04/26	OTHER EXPENSES	854-5023990	400.00	
CIRCLE CITY CLEANERS ONE	616353	03/04/26	CLEANING SERVICES	1120-4350600	78.55	1,020.00
NORTHERN TOOL COMMERICAL	616354	03/04/26	OTHER EXPENSES	651-5023990	7.32	78.55
TRUCK SERVICE INC	616355	03/04/26	AUTO REPAIRS	2201-4351000	2,117.24	7.32
TRUCK SERVICE INC	616355	03/04/26	AUTO REPAIRS	2201-4351000	282.28	
TRUCK SERVICE INC	616355	03/04/26	AUTO REPAIRS	2201-4351000	2,401.58	4,801.10
TSL ENTERPRISES INC	616356	03/04/26	OTHER EXPENSES	604-5023990	1,900.00	
TSL ENTERPRISES INC	616356	03/04/26	OTHER EXPENSES	604-5023990	1,900.00	
TSL ENTERPRISES INC	616356	03/04/26	OTHER EXPENSES	604-5023990	1,900.00	
TSL ENTERPRISES INC	616356	03/04/26	OTHER EXPENSES	604-5023990	1,900.00	
TSL ENTERPRISES INC	616356	03/04/26	OTHER EXPENSES	604-5023990	1,900.00	
USI CONSULTANTS, INC.	616357	03/04/26	CONDITION ASSESSMENT	1206-R4350200	3,000.00	9,500.00
VASEY COMMERICAL HEATING	616358	03/04/26	BUILDING REPAIRS & MAINT	1207-4350100	2,127.00	3,000.00
PERSONIFY HEALTH	616359	03/04/26	WELLNESS PROGRAM	1201-4341980	6,400.00	2,127.00
PERSONIFY HEALTH	616359	03/04/26	WELLNESS PROGRAM	1201-4341980	75.00	
W A JONES TRUCK BODIES &	616360	03/04/26	AUTO & REPAIR PARTS	2201-4237000	4,907.84	6,475.00
BENGE'S ACE HARDWARE	616361	03/04/26	OTHER EXPENSES	601-5023990	58.29	4,907.84
BENGE'S ACE HARDWARE	616361	03/04/26	OTHER EXPENSES	601-5023990	6.66	
BENGE'S ACE HARDWARE	616361	03/04/26	OTHER EXPENSES	601-5023990	26.04	
BENGE'S ACE HARDWARE	616361	03/04/26	OTHER EXPENSES	601-5023990	23.65	114.64
AIM	616362	03/04/26	2026 CONF OF MAYORS DUES	1160-R4355300	1,000.00	1,000.00
AMERICAN PLANNING ASSOCIA	616363	03/04/26	ORGANIZATION & MEMBER DUE	1192-4355300	756.70	756.70
CANON FINANCIAL SERVICES	616364	03/04/26	COPIER	1180-4353004	51.25	51.25
CHARTER COMMUNICATIONS HO	616365	03/04/26	CABLE	1207-4349500	433.06	433.06
CLAY TOWNSHIP	616366	03/04/26	ELECTRICITY	1115-4348000	145.44	
CLAY TOWNSHIP	616366	03/04/26	WATER & SEWER	1115-4348500	14.51	
CLAY TOWNSHIP	616366	03/04/26	WATER & SEWER	1115-4348500	8.13	
CLAY TOWNSHIP	616366	03/04/26	NATURAL GAS	1115-4349000	75.16	
CLAY TOWNSHIP	616366	03/04/26	NATURAL GAS	1115-4349000	87.86	
CLAY TOWNSHIP	616366	03/04/26	BUILDING REPAIRS & MAINT	1115-4350100	81.59	
CLAY TOWNSHIP	616366	03/04/26	CLEANING SERVICES	1115-4350600	1,009.80	
CLAY TOWNSHIP	616366	03/04/26	GENERAL INSURANCE	1115-4347500	2,807.55	
CLAY TOWNSHIP	616366	03/04/26	OTHER CONT SERVICES	1115-4350900	2,274.09	
CLAY TOWNSHIP	616366	03/04/26	TRASH COLLECTION	1115-4350101	13.47	
CLAY TOWNSHIP	616366	03/04/26	BUILDING REPAIRS & MAINT	1115-4350100	45.86	
CLAY TOWNSHIP	616366	03/04/26	BUILDING REPAIRS & MAINT	1115-4350100	25.50	
CLAY TOWNSHIP	616366	03/04/26	RENT PAYMENTS	1115-4352500	5,500.00	12,088.96
CULLIGAN WATER OF INDIANA	616367	03/04/26	OTHER EXPENSES	601-5023990	37.20	
CULLIGAN WATER OF INDIANA	616367	03/04/26	OTHER EXPENSES	651-5023990	37.20	74.40
CULLIGAN WATER OF INDIANA	616368	03/04/26	OTHER EXPENSES	601-5023990	66.70	
CULLIGAN WATER OF INDIANA	616368	03/04/26	OTHER EXPENSES	651-5023990	66.70	133.40

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 21
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
DUKE ENERGY	616369	03/04/26	OTHER EXPENSES	601-5023990	70,294.32	
DUKE ENERGY	616369	03/04/26	OTHER EXPENSES	651-5023990	49.82	
DUKE ENERGY	616369	03/04/26	OTHER EXPENSES	651-5023990	31.23	
DUKE ENERGY	616369	03/04/26	OTHER EXPENSES	651-5023990	159.88	
DUKE ENERGY	616369	03/04/26	OTHER EXPENSES	651-5023990	55.40	
DUKE ENERGY	616369	03/04/26	OTHER EXPENSES	651-5023990	4,986.01	
DUKE ENERGY	616369	03/04/26	OTHER EXPENSES	651-5023990	23.49	
DUKE ENERGY	616369	03/04/26	OTHER EXPENSES	651-5023990	41.63	
DUKE ENERGY	616369	03/04/26	OTHER EXPENSES	651-5023990	55.25	
EXPEDIENT/CONTINENTAL BRO	616370	03/04/26	MONTHLY COST BROADBAND	1115-4355600 119009	1,275.00	75,697.03
FIRE INSPECTORS ASSOCIATI	616371	03/04/26	EXTERNAL TRAINING FEES	1120-4357002	400.00	1,275.00
GORDON FLESCH COMPANY	616372	03/04/26	OTHER EXPENSES	651-5023990	125.23	400.00
GORDON FLESCH COMPANY	616372	03/04/26	OTHER EXPENSES	601-5023990	210.73	
GREATAMERICA FINANCIAL SE	616373	03/04/26	COPIER LEASE & PAYMENTS	1203-4353004 119197	66.03	335.96
HAMILTON COUNTY RECORDER	616374	03/04/26	OTHER EXPENSES	651-5023990	62.50	66.03
HAMILTON COUNTY RECORDER	616374	03/04/26	OTHER EXPENSES	601-5023990	162.50	
INDIANA CHAMBER OF COMMER	616375	03/04/26	ORGANIZATION & MEMBER DUE	1160-4355300	515.00	225.00
JEFFREY W. TRAGESSER	616376	03/04/26	OTHER EXPENSES	651-5023990	30.00	515.00
JOHN LEONARD	616377	03/04/26	OTHER EXPENSES	1203-5023990	100.00	30.00
LANE YOUNG	616378	03/04/26	OTHER EXPENSES	651-5023990	865.84	100.00
LANE YOUNG	616378	03/04/26	OTHER EXPENSES	601-5023990	865.84	
MATTHEW MCNULTY	616379	03/04/26	OTHER EXPENSES	601-5023990	30.00	1,731.68
PITNEY BOWES INC.	616380	03/04/26	OTHER EXPENSES	601-5023990	527.77	30.00
PITNEY BOWES INC.	616380	03/04/26	OTHER EXPENSES	651-5023990	527.78	
REPUBLIC WASTE SERVICES O	616381	03/04/26	OTHER EXPENSES	651-5023990	2,186.62	1,055.55
SIMPLIFILE	616382	03/04/26	RECORDING FEES	1180-R4340600 118895	153.50	2,186.62
SIMPLIFILE	616382	03/04/26	RECORDING FEES	1180-4340600	863.50	
SUE FINKAM	616383	03/04/26	TRAVEL & LODGING	1160-4343003	41.84	1,017.00
BARRY THOMAS	616384	03/04/26	OTHER EXPENSES	601-5023990	30.00	41.84
THOMSON REUTERS-WEST	616385	03/04/26	LIBRARY REF MATERIALS	1180-4469000	1,539.99	30.00
TOSHIBA BUSINESS SOLUTION	616386	03/04/26	COPIER MAINTENANCE	2201-4351501 119054	448.02	1,539.99
TPI UTILITY CONSTRUCTION	616387	03/04/26	OTHER EXPENSES	612-5023990	42,148.08	448.02
TRAVELERS	616388	03/04/26	CITY INSURANCE	105-4347500 118992	472.50	42,148.08
VERIZON	616389	03/04/26	CELLULAR PHONE FEES	1203-4344100	29.10	472.50
WATER ENVIRONMENT FEDERAT	616390	03/04/26	OTHER EXPENSES	651-5023990	529.00	29.10
WATER ENVIRONMENT FEDERAT	616390	03/04/26	OTHER EXPENSES	601-5023990	258.00	
						787.00

SUNGARD PENTAMATION, INC.
DATE: 03/10/2026
TIME: 08:44:20

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 22
acctpayslcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
WESSLER ENGINEERING, INC	616391	03/04/26	OTHER EXPENSES	612-5023990		981.70	
AASW LLC DBA FRESH INDIAN	616392	03/10/26	LADOOS AND BOXES FOR DIWA	854-5023990	119429	12,720.00	981.70
AMERICAN LEGAL PUBLISHING	616393	03/10/26	ORDINANCE CODIFICATION	1702-R4341953	110367	87.75	12,720.00
ARGOS CONNECTED SOLUTIONS	616394	03/10/26	GPS TRACKING SERVICES	2201-4355200	119102	6,149.48	87.75
ALLDATA LLC	616395	03/10/26	FIND A FIX (YEARLY)	2201-4355200	119248	1,500.00	6,149.48
BAKER TILLY ADVISORY GROU	616396	03/10/26	ACCOUNTING SERVICES	1701-R4340300	110373	2,167.50	1,500.00
SEALMASTER INDIANAPOLIS	616397	03/10/26	HOTBOX WINTER MAINTENANCE	2201-4238000	119428	81.55	2,167.50
SEALMASTER INDIANAPOLIS	616397	03/10/26	HOTBOX WINTER MAINTENANCE	2201-4236300	119428	723.26	
SEALMASTER INDIANAPOLIS	616397	03/10/26	HOTBOX WINTER MAINTENANCE	2201-4351000	119428	1,427.02	
BOBCAT OF ANDERSON	616398	03/10/26	AUTO REPAIRS & PARTS	2201-4237000	119258	392.41	2,231.83
BOBCAT OF ANDERSON	616398	03/10/26	AUTO REPAIRS & PARTS	2201-4237000	119258	223.23	
C T W ELECTRICAL CO, INC	616399	03/10/26	REPAIR PARTS	2201-R4237000	115359	240.73	615.64
CALDWELL ENVIRONMENTAL IN	616400	03/10/26	DUMP FEES	2201-4350100	119263	181.50	240.73
CARGILL INC SALT DIVISION	616401	03/10/26	SALT	2201-4236500	119164	2,478.32	181.50
CARGILL INC SALT DIVISION	616401	03/10/26	SALT	2201-4236500	119164	2,461.16	
CARGILL INC SALT DIVISION	616401	03/10/26	SALT	2201-4236500	119164	4,661.73	
CINTAS CORPORATION #18	616402	03/10/26	MATS AT RED TRUCK RD	1206-4350100	119224	95.08	9,601.21
CINTAS UNIFORMS	616403	03/10/26	AED AGREEMENT	2201-4350100	119270	95.76	95.08
CINTAS UNIFORMS	616403	03/10/26	AED AGREEMENT	2201-4350100	119270	351.00	
CINTAS UNIFORMS	616403	03/10/26	AED AGREEMENT	2201-4350100	119270	150.48	
CINTAS UNIFORMS	616403	03/10/26	AED AGREEMENT	2201-4350100	119270	117.00	
CINTAS UNIFORMS	616403	03/10/26	AED AGREEMENT	2201-4350100	119270	23.93	
COWPOKES WORK AND WESTERN	616404	03/10/26	UNIFORMS	2201-4356001		615.48	738.17
CREW CAR WASH	616405	03/10/26	CAR WASHES	2201-R4350900	117995	1,050.00	615.48
DIRTWORKS LLC	616406	03/10/26	DUMP FEES	2201-4350100	119276	20.00	1,050.00
ENGLEDOW, INC	616407	03/10/26	FLOWER MAINTENANCE	2201-4350400	119279	9,822.91	20.00
ENGLEDOW, INC	616407	03/10/26	GROUPS MAINTENANCE	1206-4350400		60.00	
ENGLEDOW, INC	616407	03/10/26	GROUPS MAINTENANCE	1206-4350400		340.00	
ENGLEDOW, INC	616407	03/10/26	FLOWER INSTALLATION	1206-R4350400	114334	4,550.44	
ENGLEDOW, INC	616407	03/10/26	FLOWER MAINTENANCE	1206-4350400	119244	93.25	
FLEETPRIDE	616408	03/10/26	REPAIR PARTS	2201-4237000		45.39	14,866.60
GARAGE DOORS OF INDIANAPO	616409	03/10/26	REPAIRS	2201-4350100	119281	169.00	45.39
OMNI ELECTRIC LLC	616410	03/10/26	REPAIR JOB NO 251341	2201-R4350900	118403	13,157.61	169.00
INDIANA OXYGEN CO	616411	03/10/26	CYLINDER RENTAL	2201-4353099	119286	44.80	13,157.61
INDIANA OXYGEN CO	616411	03/10/26	CYLINDER RENTAL	2201-4353099	119286	136.64	
BEST ONE OF TIPTON	616412	03/10/26	TIRES	2201-4232000	119256	160.25	181.44
BEST ONE OF TIPTON	616412	03/10/26	TIRES	2201-4232000	119256	50.00	

SUNGARD PENTAMATION, INC.
 DATE: 03/10/2026
 TIME: 08:44:20

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 23
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
BEST ONE OF TIPTON	616412	03/10/26	TIRES	2201-4232000	119256	656.28	
BEST ONE OF TIPTON	616412	03/10/26	TIRES	2201-4232000	119256	75.00	
							941.53
IRVING MATERIALS INC	616413	03/10/26	RIPRAP	2201-4236000	119289	915.46	
							915.46
LEVELWEAR INC	616414	03/10/26	GOLF SOFTGOODS	1207-4356006		978.37	
							978.37
LOWE'S COMPANIES INC	616415	03/10/26	BUILDING REPAIRS & MAINT	1205-4350100		1,024.63	
							1,024.63
MACALLISTER MACHINERY CO	616416	03/10/26	REPAIRS & PARTS	2201-4353099	119294	1,363.59	
							1,363.59
MENARDS, INC	616417	03/10/26	BUILDING & REPAIRS MATERI	2201-4237000	119296	55.47	
MENARDS, INC	616417	03/10/26	BUILDING & REPAIRS MATERI	2201-4238900	119296	236.07	
							291.54
NAPA AUTO PARTS INC	616418	03/10/26	REPAIR PARTS	2201-4237000	119300	3,087.31	
							3,087.31
OTTO'S PARKING MARKING	616419	03/10/26	MAILBOX REPAIRS	2201-4237000	119303	1,703.72	
OTTO'S PARKING MARKING	616419	03/10/26	MAILBOX REPAIRS	2201-4237000	119303	865.53	
OTTO'S PARKING MARKING	616419	03/10/26	MAILBOX REPAIRS	2201-4237000	119303	1,292.40	
OTTO'S PARKING MARKING	616419	03/10/26	MAILBOX REPAIRS	2201-4237000	119303	1,008.90	
OTTO'S PARKING MARKING	616419	03/10/26	MAILBOX REPAIRS	2201-4237000	119441	2,420.68	
OTTO'S PARKING MARKING	616419	03/10/26	MAILBOX REPAIRS	2201-4237000	119441	2,096.05	
							9,387.28
PEARSON FORD, INC	616420	03/10/26	REPAIRS & PARTS	2201-4237000	119218	177.46	
							177.46
R E I REAL ESTATE SERVICE	616421	03/10/26	MONTHLY OPERATING EXPENSE	1206-4350100	119104	678.00	
							678.00
RIETH-RILEY CONSTRUCTION	616422	03/10/26	BITUMINOUS MATERIALS	2201-4236300		799.80	
							799.80
SEXSON MECHANICAL CORP	616423	03/10/26	ENERGY CENTER 2026 PM CON	105-4350900	119397	3,819.00	
SEXSON MECHANICAL CORP	616423	03/10/26	ENERGY CENTER 2026 PM CON	105-4350900	119397	3,819.00	
SEXSON MECHANICAL CORP	616423	03/10/26	GARAGE REPAIRS	1206-4350100	119202	3,365.00	
SEXSON MECHANICAL CORP	616423	03/10/26	EQUIPMENT REPAIRS & MAINT	1205-4350000	119381	949.85	
SEXSON MECHANICAL CORP	616423	03/10/26	ENERGY CENTER REPAIRS	105-4350900	119435	635.00	
							12,587.85
SITEONE LANDSCAPE SUPPLY,	616424	03/10/26	SUPPLIES	1207-4350400	118988	3,550.01	
							3,550.01
SOUTHEASTERN EQUIPMENT CO	616425	03/10/26	AUTO REPAIR & MAINTENANCE	2201-4351000		27.38	
							27.38
STOOPS FREIGHTLINER	616426	03/10/26	REPAIR PARTS	2201-R4237000	118429	81.05	
							81.05
SUNBELT RENTALS	616427	03/10/26	BOTTLED GAS/PAINT/RENTAL	2201-4353099	119318	135.22	
SUNBELT RENTALS	616427	03/10/26	BOTTLED GAS/PAINT/RENTAL	2201-4353099	119318	512.60	
SUNBELT RENTALS	616427	03/10/26	BOTTLED GAS/PAINT/RENTAL	2201-4353099	119318	396.10	
SUNBELT RENTALS	616427	03/10/26	SAFETY SUPPLIES	2201-4239012		147.20	
							1,191.12
RS AMERICAS INC	616428	03/10/26	REPAIR PARTS	2201-4237000		130.56	
							130.56
SANTAROSSA MOSAIC & TILE	616208	03/04/26	MCC AQUATIC LOCKER ROOM T	103-4462000	62126	75,225.00	
							75,225.00
SCENIC CONSTRUCTION SERVI	616210	03/04/26	INSTALL RAILING	103-R4462000	62352	10,850.00	
							10,850.00
A T & T MOBILITY	616155	02/27/26	TELEPHONE LINE CHARGES	911-4344000		73.03	
							73.03
VERIZON	616177	02/27/26	TELEPHONE LINE CHARGES	911-4344000		51.20	
							51.20

SUNGARD PENTAMATION, INC.
DATE: 03/10/2026
TIME: 08:44:20

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 24
acctpays1crm

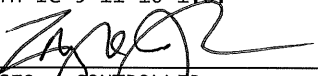
VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
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TOTAL HAND WRITTEN CHECKS .00

TOTAL COMPUTER-WRITTEN CHECKS 2,272,092.87

TOTAL WRITTEN CHECKS 2,272,092.87

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 24 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 2,272,092.87 DATED THIS _____ DAY OF _____, _____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____ AYES AND _____ NAYS.

COUNCIL PRESIDENT

ATTEST:

CITY CLERK

Total Gross PENSION PAYROLL for checks dated 3/1/2026

\$136,972.44

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 \$136,972.44 is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2026

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

Council President

_____	_____
_____	_____
_____	_____
_____	_____

Monthly Report of Electronic Transfers

For the Month/Year of: February 28, 2026

Date	Recipient	Amount	Fund	Account	Description
2/2/2026	BANK OF NEW YORK MELLON	116,500.00	651	5023990	BOND PAYMENT
02/02/2026	ANTHEM	263,770.43	301	5023994	HEALTH INSURANCE
2/3/2026	861 N RANELINE	15,000.00	2201	4353099	RENT
2/4/2026	HAMILTON COUNTY TREASURER	6,122.80	101	5023990	COURT COSTS
02/05/2026	SEDGWICK	560.00	302	5023990	WORKERS COMP
02/05/2026	SEDGWICK	2,770.00	302	5023990	WORKERS COMP
02/05/2026	SEDGWICK	40,123.26	302	5023990	WORKERS COMP
2/10/2026	UNUM LIFE INSURANCE	10,549.21	301	5023993	LIFE INSURANCE
2/10/2026	UNUM LIFE INSURANCE	10,754.34	301	5023993	LIFE INSURANCE
2/10/2026	UNUM LIFE INSURANCE	12,486.17	301	5023993	LIFE INSURANCE
2/10/2026	UNUM LIFE INSURANCE	14,540.29	301	5023993	LTD INSURANCE
2/10/2026	UNUM LIFE INSURANCE	29,229.52	301	5023993	LIFE INSURANCE
02/11/2026	INDIANA DEPARTMENT OF WORKFORCE DEV.	2,920.00	2201	4110000	UNEMPLOYMENT
2/13/2026	GRM MGMT SERVICES	2,127.11	502	4341999	STORAGE & RETRIEVAL FEES
02/17/2026	ANTHEM	268,457.59	301	5023994	HEALTH INSURANCE
02/17/2026	REPUBLIC SERVICES	518,528.48	601	5023990	TRASH SERVICE
2/18/2026	FORD MOTOR CREDIT	851.56	101/1160	4352600	AUTO LEASE PAYMENT
2/19/2026	VSP	12,429.65	301	5023994	VISION INSURANCE
02/23/2026	SEDGWICK	12,698.30	302	5023990	WORKERS COMP
02/23/2026	ANTHEM	158,868.60	301	5023994	HEALTH INSURANCE
02/27/2026	SEDGWICK	3,675.00	302	5024006	WORKERS COMP
02/27/2026	SEDGWICK	3,675.00	302	5024006	WORKERS COMP
02/27/2026	SEDGWICK	3,785.50	302	5024006	WORKERS COMP
02/27/2026	SEDGWICK	8,552.50	302	5024006	WORKERS COMP
02/27/2026	MARATHON HEALTH	110,778.41	301	5023994	HEALTH INSURANCE
02/27/2026	ANTHEM	385,616.09	301	5023994	HEALTH INSURANCE
		2,015,369.81			

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


CFO / Controller

We have examined the wires listed above on the foregoing accounts payable register, consisting of one page(s), and except for wires not allowed as shown in this register, such wires in the total amount of \$ 2,015,369.81 are in compliance with Section 2-12 of the Carmel City Code.

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

Council President

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

ORDINANCE NO. D-2772-25

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
ADOPTING A NEW ARTICLE 8 UNDER CHAPTER 2 OF THE CARMEL CITY CODE

Synopsis:

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, as follows:

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

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

CHAPTER 2 CITY ADMINISTRATION

ARTICLE 8: AFFILIATED ENTITIES

§2-403 DEFINITIONS.

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

AFFILIATED ENTITY means any one of the following:

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

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

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

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

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

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

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

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

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

46
47 **§ 2-404 REQUIREMENTS**

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

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

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

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

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

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

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

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

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

75
76 [Signature Page Follows]
77

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

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice-President

Teresa Ayers

Anita Joshi

Ryan Locke

Shannon Minnaar

Anthony Green

Rich Taylor

Jeff Worrell

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

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

ORDINANCE NO. D-2795-25

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

Synopsis:

An Ordinance establishing public areas of City Hall

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

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, as follows:

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

Section 2. Definition of Public Areas. For purposes of this Ordinance, public areas of City Hall shall include, but not be limited to, lobbies, corridors, the Council Chambers, meeting rooms not located within or directly connected to office space occupied by a City department, and the restrooms located on the first and second floors of City Hall. Access may be temporarily limited only for emergency, maintenance, sanitation, or security purposes, or during all local, state, and federally mandated holidays unless otherwise provided for by the Common Council, or as otherwise required by law.

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

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

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

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

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

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Adam Aasen, President

Matthew Snyder, Vice-President

Teresa Ayers

Anita Joshi

Ryan Locke

Shannon Minnaar

Anthony Green

Rich Taylor

Jeff Worrell

ATTEST:

Jacob Quinn, Clerk

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

Jacob Quinn, Clerk

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

Sue Finkam, Mayor

ATTEST:

Jacob Quinn, Clerk

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

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

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**

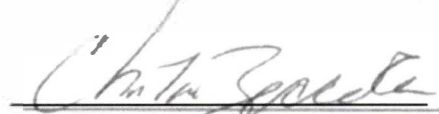
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

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



Cover photo shows an example office open space design suited for programming and events

Contents

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

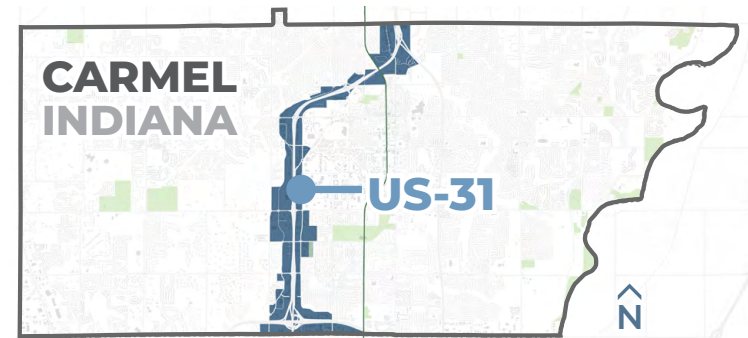
The US-31 Corridor

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.

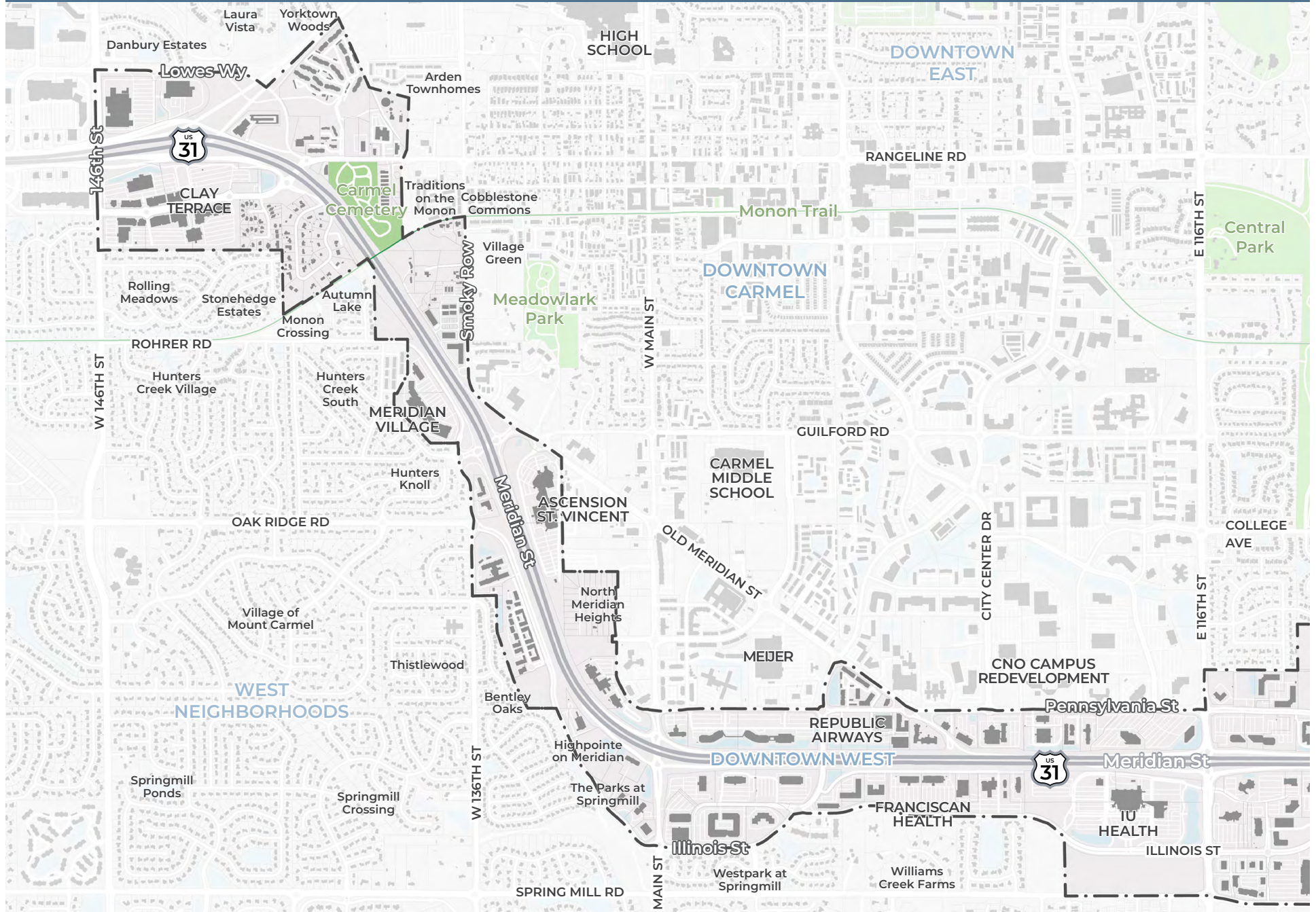
A subarea plan provides detailed guidance for decision-making within a designated area (ex: district, neighborhood, or commercial corridor). The plan defines the area's unique character, identity, and potential programming. Where applicable, a subarea plan finds ways to help address relevant city-wide 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.

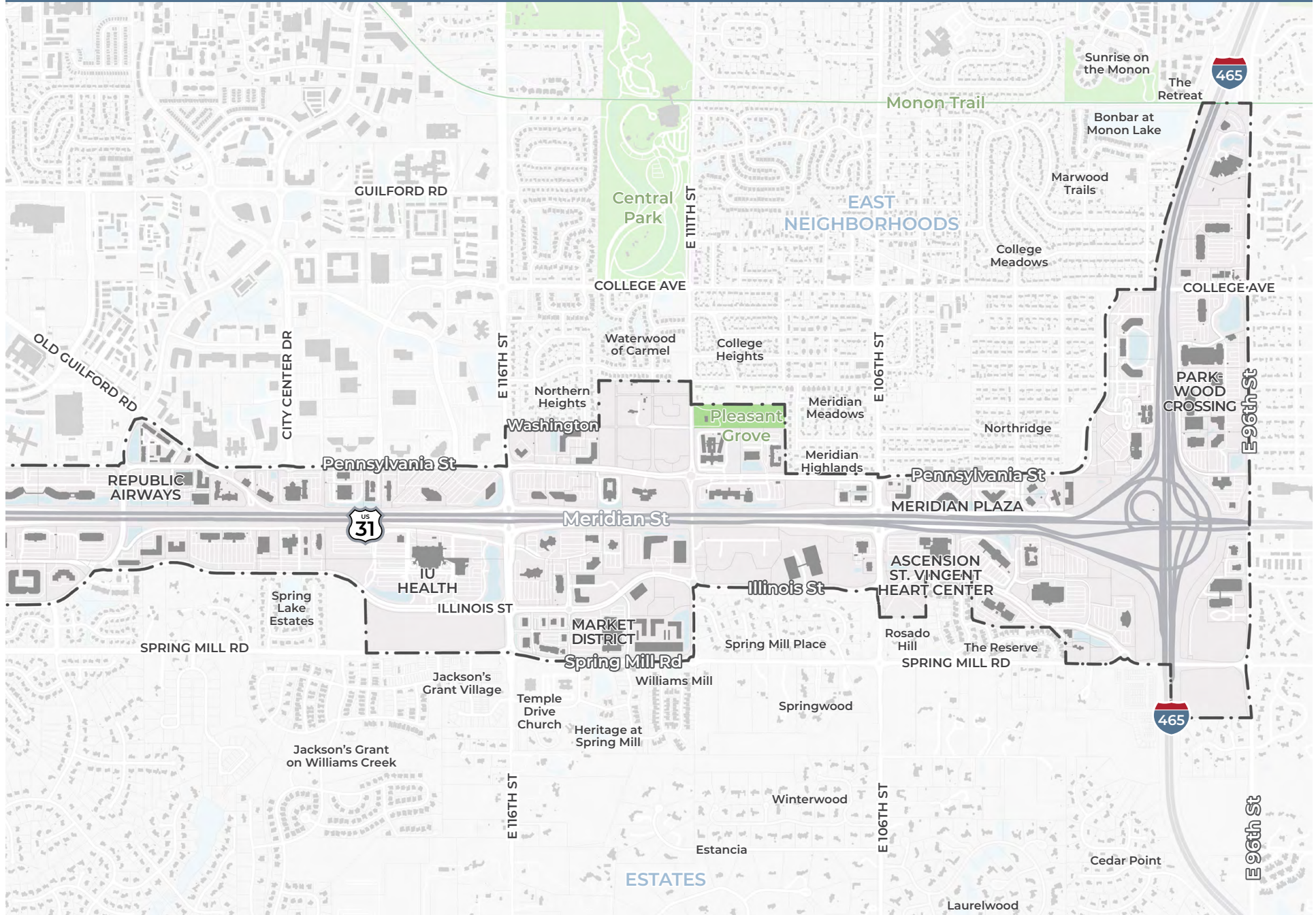
A map of the US-31 Subarea is provided on the next two pages. The boundary of the subarea largely aligns with the Downtown West development pattern detailed in the Carmel Comprehensive Plan and available online at carmelcomprehensiveplan.com.



US-31 Subarea Locator Map



US-31 SUBAREA MAP (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)

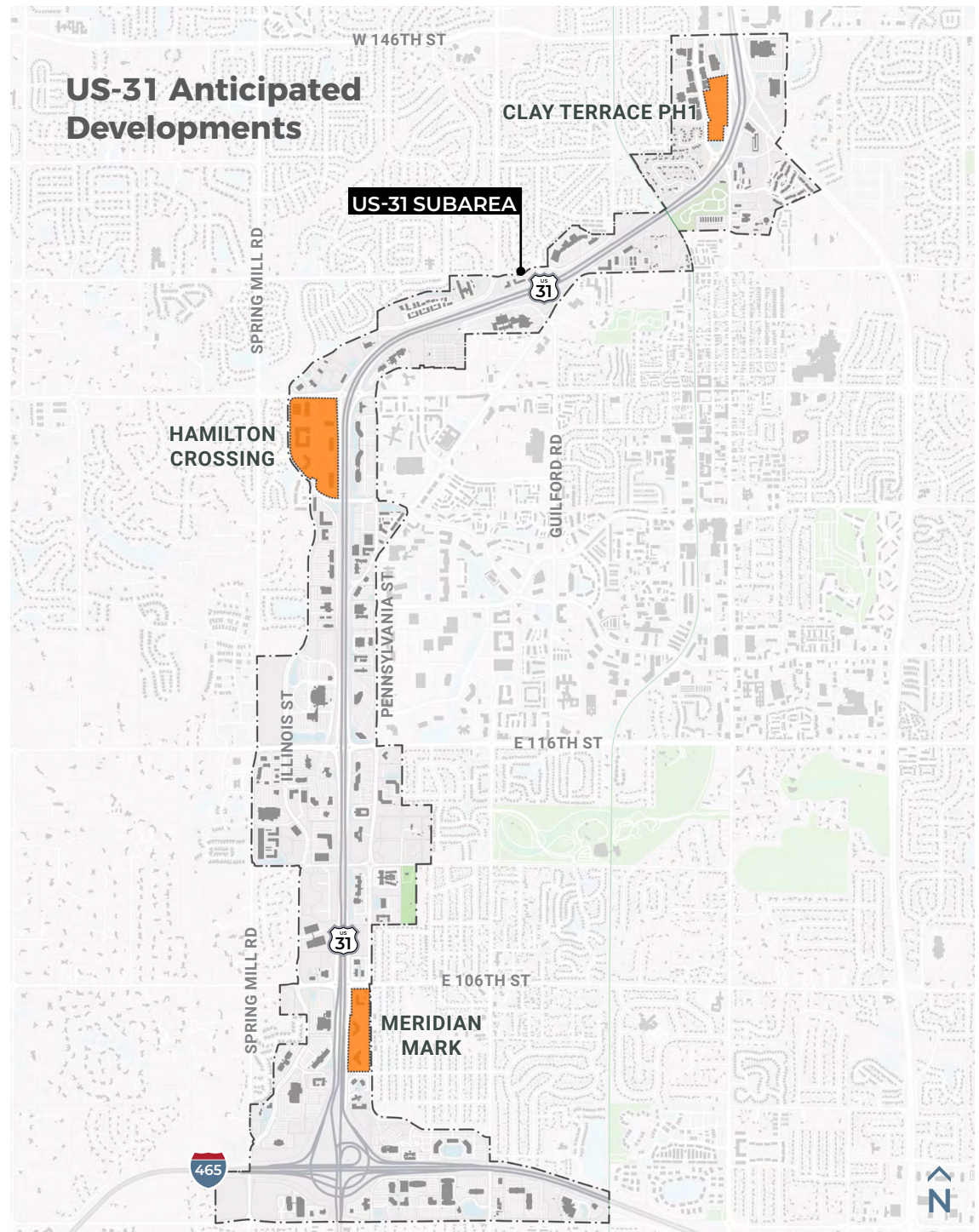
City of Carmel Transit Implementation Strategy (2025)

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.

Anticipated developments along US-31

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



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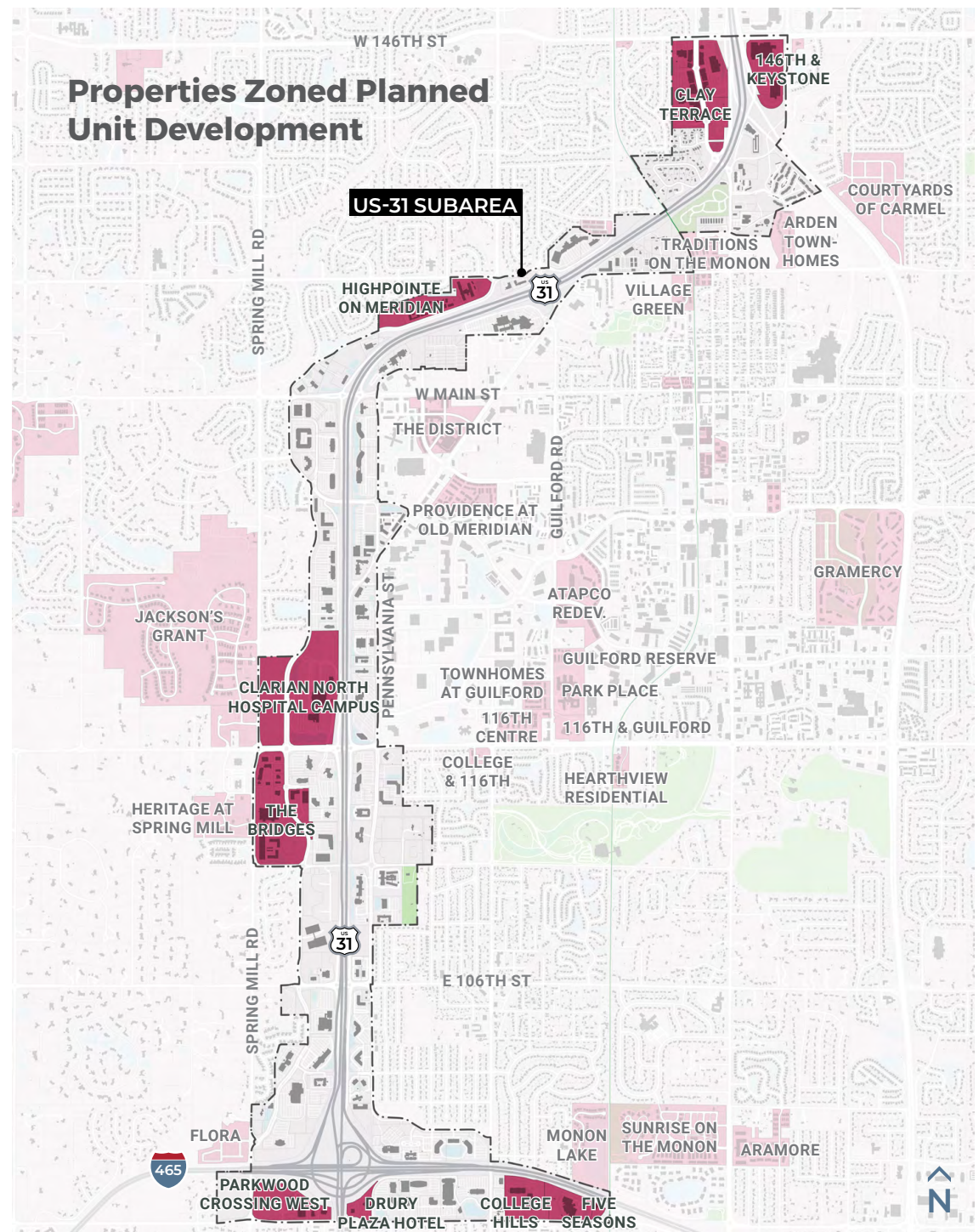
Planning Summary (continued)

Planned Unit Development (PUD) Districts

A Planned Unit Development is a means for a development to be approved which allow the applicant to propose a project that is unique, thus needs its own regulatory ordinance, which then functions like a Zoning Ordinance for the subject property. The City of Carmel considers applications for a Planned Unit Development, but has full discretion to approve, deny or negotiate the language in the regulatory ordinance.

The US-31 Subarea contains nine (9) existing PUDs. The standards by which development must adhere to at these locations are specific to the approved ordinance for each district. **The City's preference is to preserve the structure and regulations framework of the established PUDs as they have been approved as of the date of the adoption of this plan were originally adopted. Any future amendments to the existing PUDs adjacent to existing residentially-zoned areas and those that include residential components should adhere to the PUD ordinances' original regulations, or, if applicable, UDO's standards and requirements, related to the preservation of the quality of life and place of those residential areas including all transition, landscaping, setback, height, lighting, noise, and other requirements.**

PUD ordinances are available online at [this link \(cocdocs.carmel.in.gov/WebLink\)](https://cocdocs.carmel.in.gov/WebLink).



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. This broadened, experience-based mix 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 reconsidered as opportunities for more productive assets for the community, with a priority toward those that help address City goals as described in the plans referenced.

Based on where the US-31 corridor is today and needs to go tomorrow, this subarea 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.

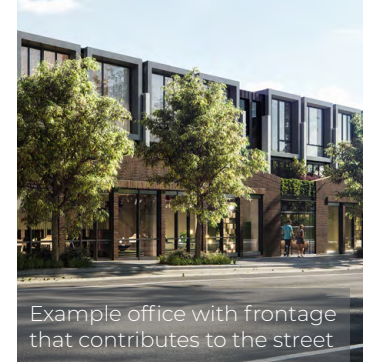
At the north end of the corridor, the Clay Terrace commercial district is set to introduce new office, residential, hospitality, and recreational uses to an otherwise dated life-style shopping center. The expected outcome of this development is a new neighborhood offering that continues to provide regional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

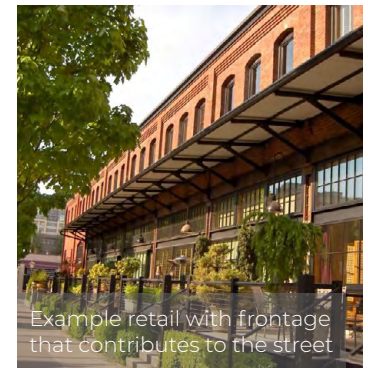
signature buildings that help establish a gateway at this key node. Given the grade relationship to the highway, the site is largely invisible to passerby which presents an opportunity for US-31 fronting structures to be taller than currently permitted by right and still maintain the Carmel feel through 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.

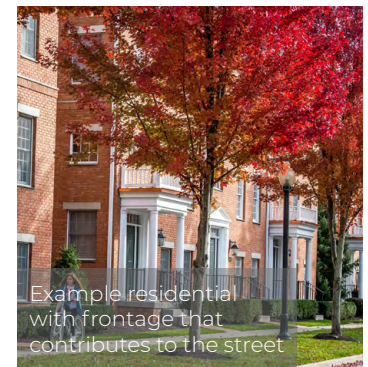
Also on the horizon is the redevelopment of approximately 78-acres across six sites that previously encompassed the CNO Financial Group headquarter operations. While the campus is outside of the Meridian Corridor, its proximity, size, and opportunity to help connect the corridor to Carmel's core warrants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



Example office with frontage that contributes to the street



Example retail with frontage that contributes to the street



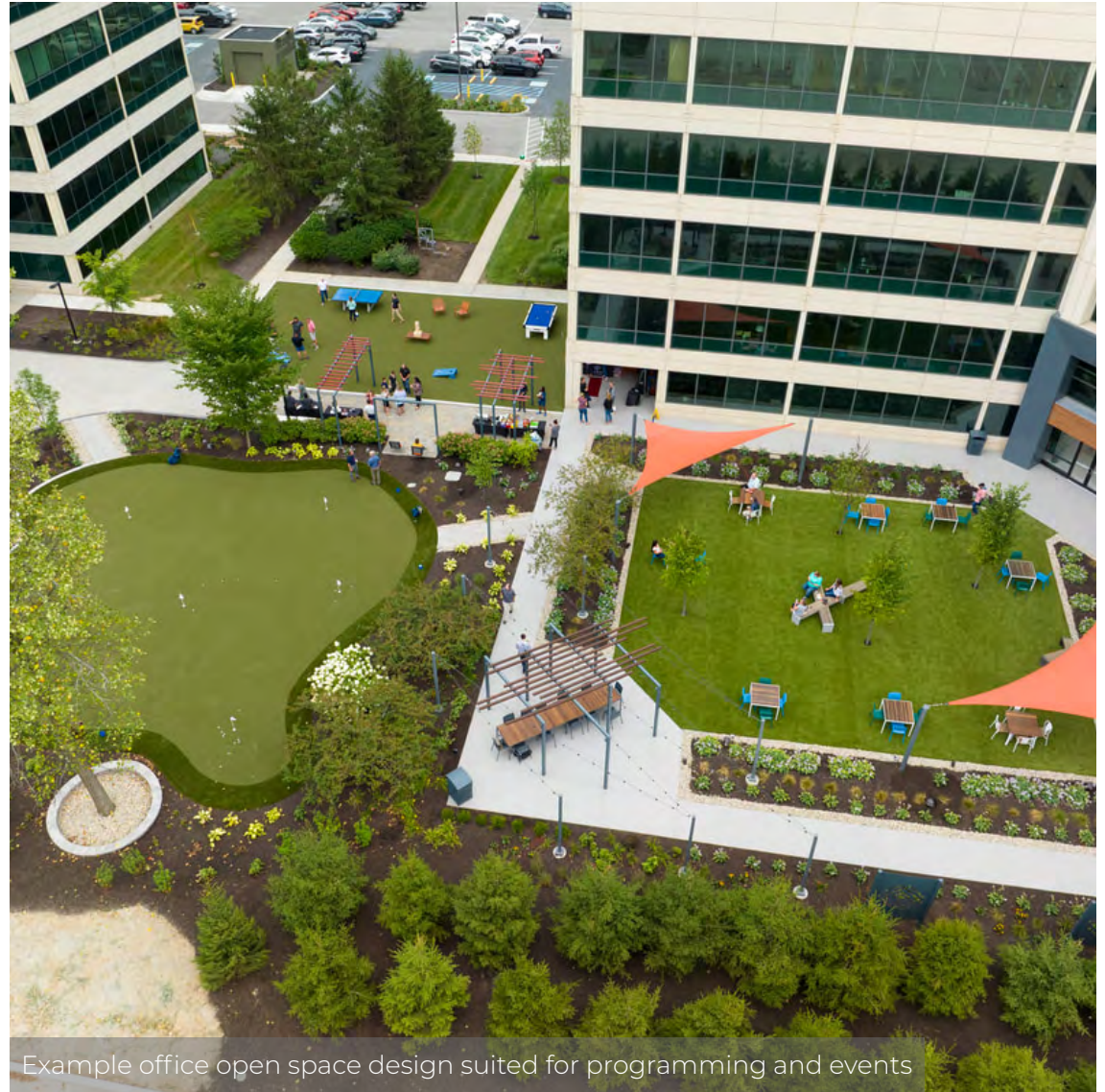
Example residential with frontage that contributes to the street



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.



Example office open space design suited for programming and events

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 and Policy Guidance section.



Plan for Connectivity

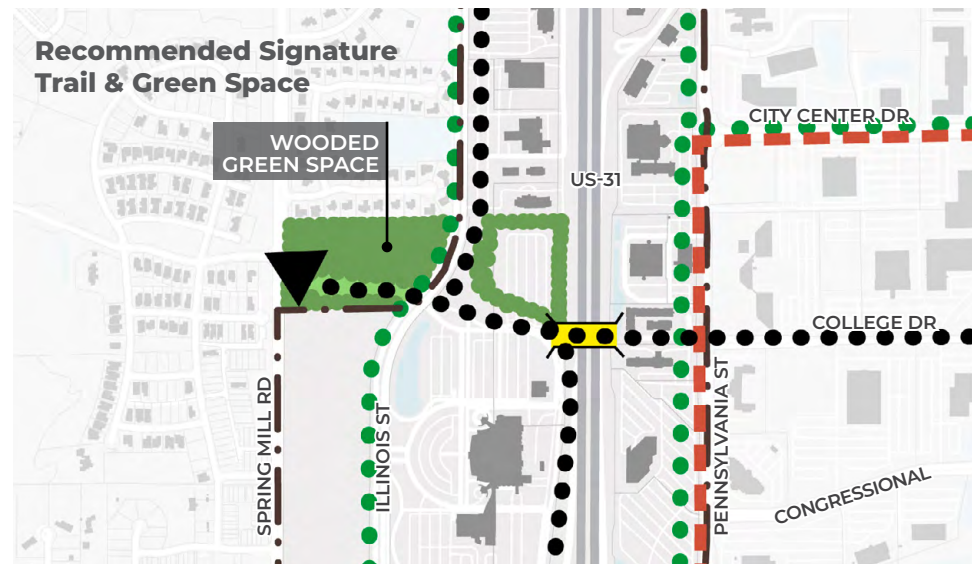
A critical element of a dynamic and resilient district where people are making full use of properties throughout most of the day is its ability to provide convenient, comfortable, and safe ways to get in, out, and through the place. As demonstrated in Midtown, incorporating multi-use pathways that are 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.



Example landscaped and signed pedestrian pathway



--- 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.



Example food/beverage commercial amenity compatible to the US-31 area

Text added in purple font



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, **adjacent neighborhood representatives**, and users would help galvanize efforts and facilitate information sharing. Regular check-ins could help to:

- » Reveal new opportunities for development,
- » Resolve emerging issues,
- » Make near-term improvements easier to pursue,
- » **Preserve and protect the residential character of Corridor Residential and residential neighborhoods bordering the Subarea,**
- » Advance City goals and priorities, including dynamic public spaces and additional opportunities for housing, and
- » Keep the City engaged to support and collaborate in this area.



Photo of people participating in an area planning meeting

3

Design & Policy Guidance

Design Guidance

Recommendations

- » Maintain the transition (stepping down) of scale and massing of structures within a 300-foot buffer **Transition Area (see page 23)**, 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 and harsh lighting 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:

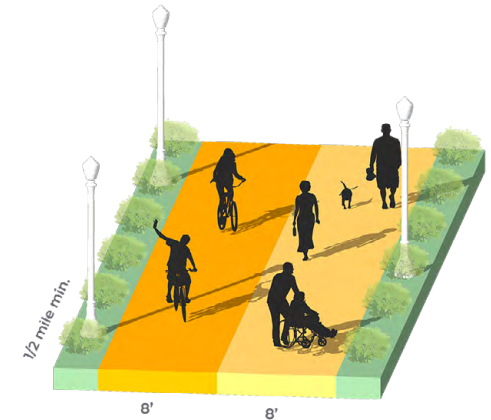
- » Abide by the existing Enhanced Multi-Use Path standards
- » Use surface treatments (painted concrete or pavers) to delineate space for pedestrians separate from cyclists and other faster moving users
- » Incorporate signage and wayfinding that aligns with the City and/or district identity
- » Provide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



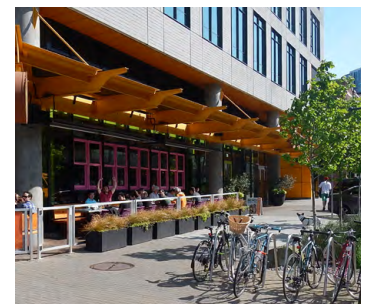
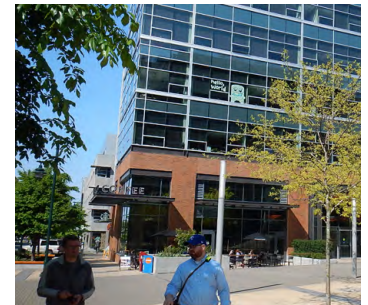
Feature trail example

Policy Guidance

Recommendations

- » **Except in Corridor Residential, existing PUDs, and Transition Area development characteristics,** incorporate the Downtown West development characteristics listed in the 2022 Comprehensive Plan while maintaining transition of scale and massing when adjacent to single-family residential (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.
- » 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.

- » 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.
- » 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

The US-31 Subarea Plan is mapped on the following pages and includes these notable areas. **The development patterns outlined therein are preferred to all other standards specifically outlined in or incorporated into this plan.**

Priority **Primary Development Sites** are those most likely to experience reinvestment within the next 10 years, **whether initiated by the City or the free market**, and present an opportunity to achieve community goals, including redevelopment of vacant sites within the US-31 Area.

Corridor Residential are existing residential neighborhoods within the US-31 Area that should remain stable and protected from encroachment of incompatible development. The City's preference is to the preservation of preexisting Corridor Residential in its current state and character. **This includes residential portions of existing PUDs.** If properties are purchased through private market activity **with the intent to develop or redevelop**, any proposed redevelopment should occur as a coordinated master-planned effort, **with guidance from the City**, rather than lot-by-lot changes that could erode neighborhood

character. **Proposed development or redevelopment would follow all required public notice and hearing processes, including opportunities for input from adjacent neighbors.**

The **Transition Area**, highlighted in orange, **represents areas within 300 feet of an existing single-family property where transition in building scale between US-31 and existing single-family neighborhoods should occur.** **Any** new, permitted development **within this area** should:

- » Have height limitations different from those of other areas within the US-31 Subarea **and should be no taller than three stories;**
- » **Avoid long stretches of continuous facades by reducing building footprints or including façade offsets to help avoid imposing building massing;**
- » **Include resident sensitive setbacks that include meaningful setbacks that include landscaping, greenery, trees and pathways to create a natural transition between the site and neighboring streets or residential areas; and**

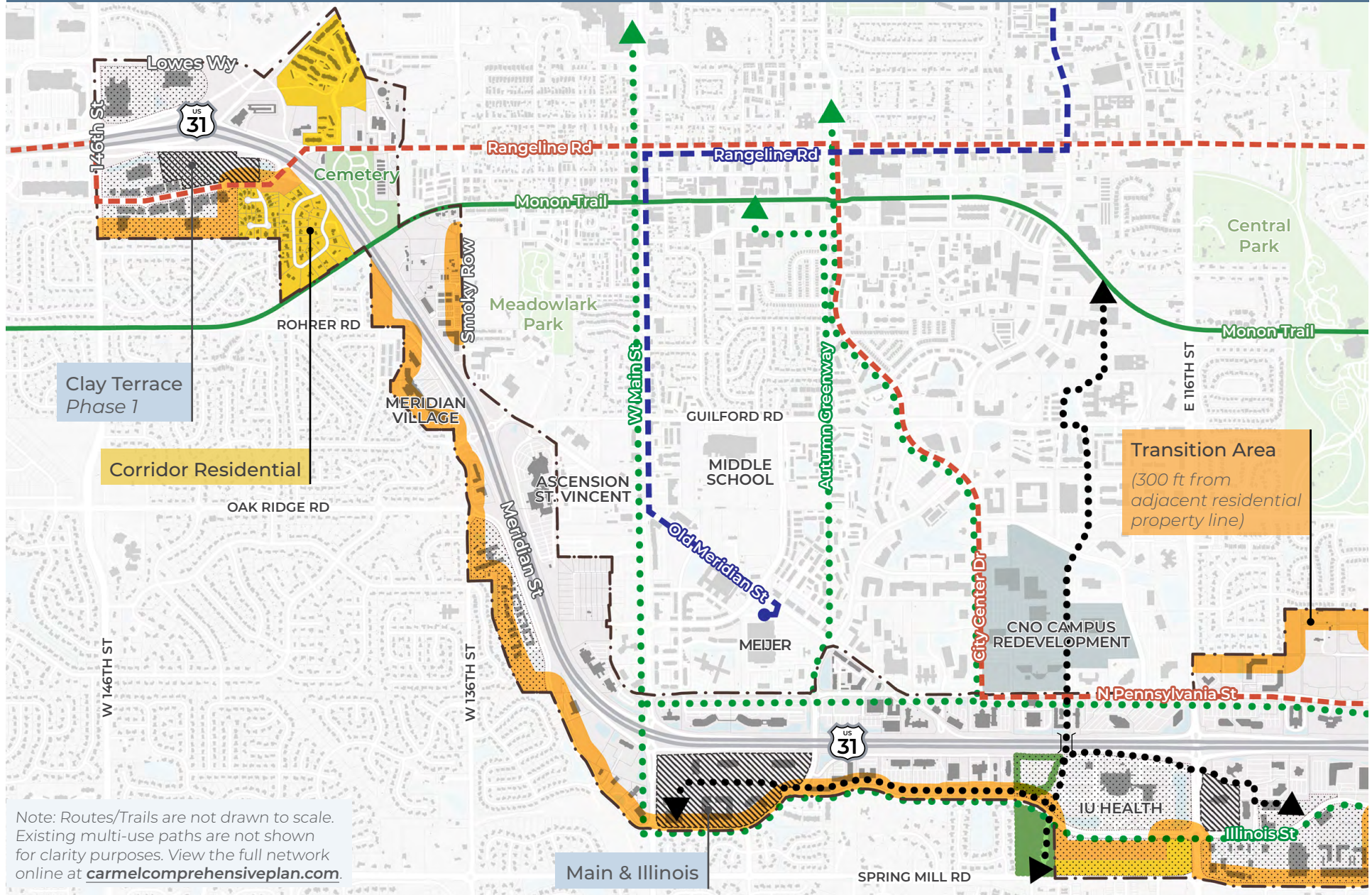
- » **Consider measures Measures should be taken to mitigate noise, light spill, signage, and other sensory pollutants that negatively impact neighboring residential areas.**

The **Carmel Cemetery** located at 1000 N Rangeline Road is within the US-31 Subarea as shown on the map. State and federal laws prohibit removal or development of the cemetery.

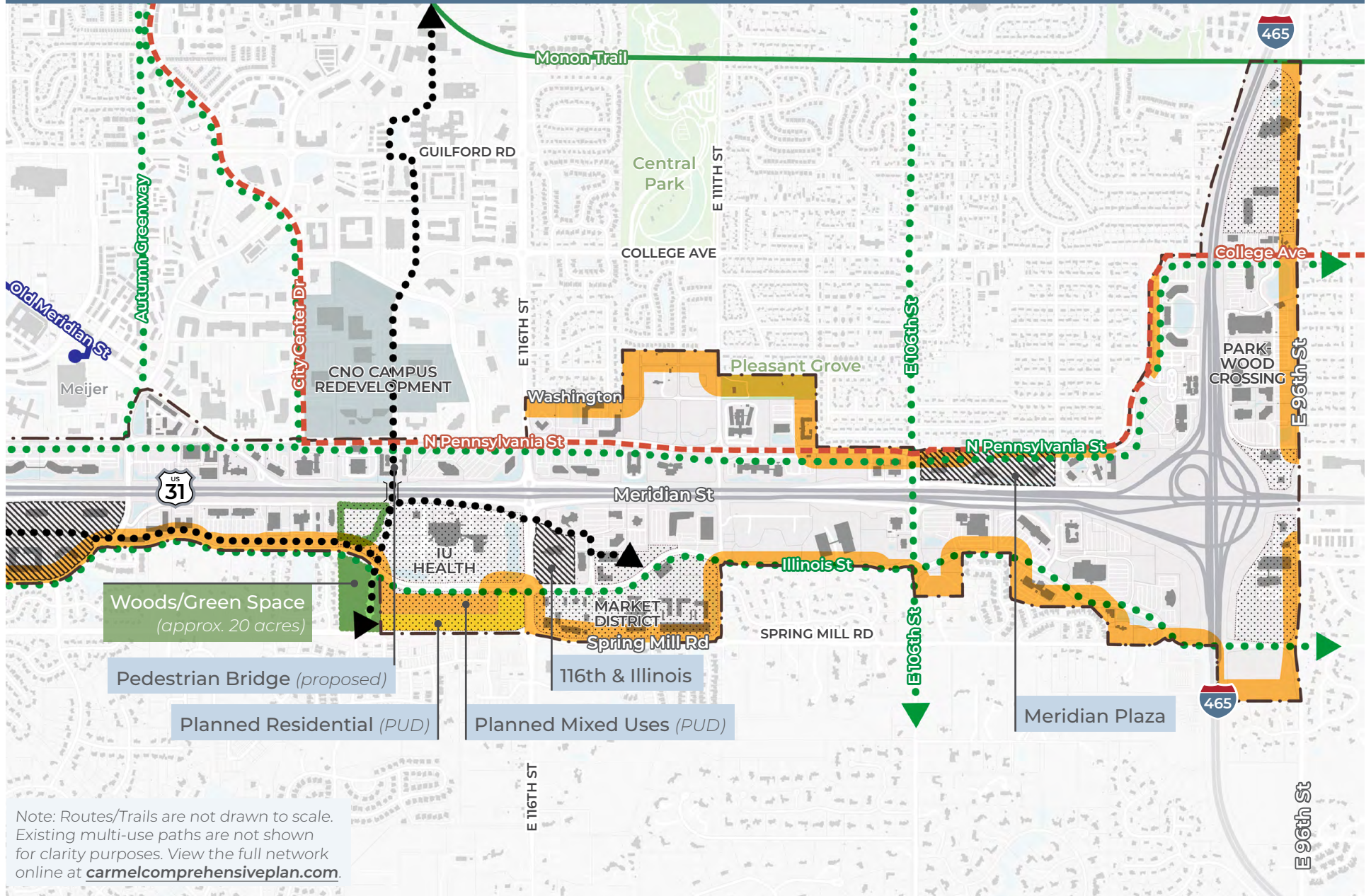
The **green space at 11700 N Meridian Street** is owned by IU Health (Clarian Health Partners Inc.). A portion of this open space extends beyond the US-31 Subarea, however this densely wooded area has the potential to become a shared amenity for US-31 users and neighbors. The merits of this space becoming a designated naturalized area should be considered in the next Parks Master Plan update, in close coordination with the property owner **and including input from nearby neighbors..**

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

◀N



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



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
- Primary Development Site
- Existing PUD
- Transition Area
- Corridor Residential
- Feature Trail
- Planned/Proposed Trail
- Planned Bus Route
- Possible Bus Route

5

Appendix

Click here to review these documents:

- 1 **US 31 Corridor Future Development Plan**
- 2 **US 31 Corridor Future Development Plan: Appendix**
- 3 **City of Carmel Positioning Strategy**
- 4 **City of Carmel Transit Study**
- 5 **City of Carmel Transit Implementation Strategy**
- 6 **US 31 Subarea Stakeholder Input Summary Report**
- 7 **US 31 Stakeholder Webinar**
- 8 **Carmel Mayor's Housing Task Force Findings and Recommendations Report**

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

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

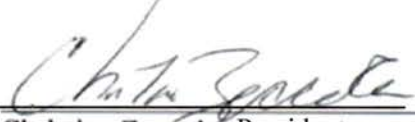
**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

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.

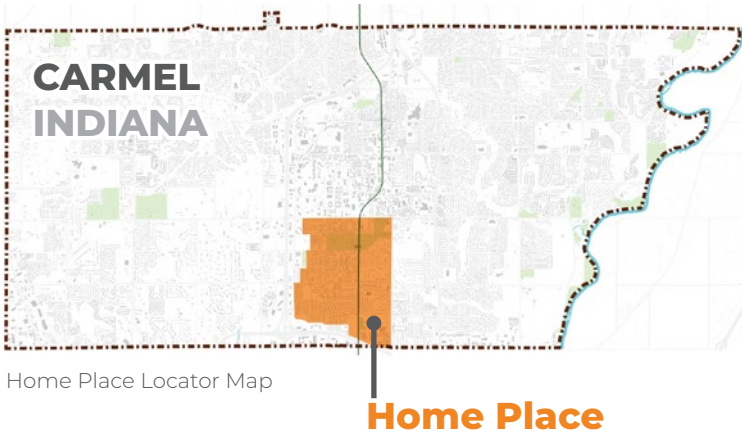
For example, a subarea plan does not:

- » 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.

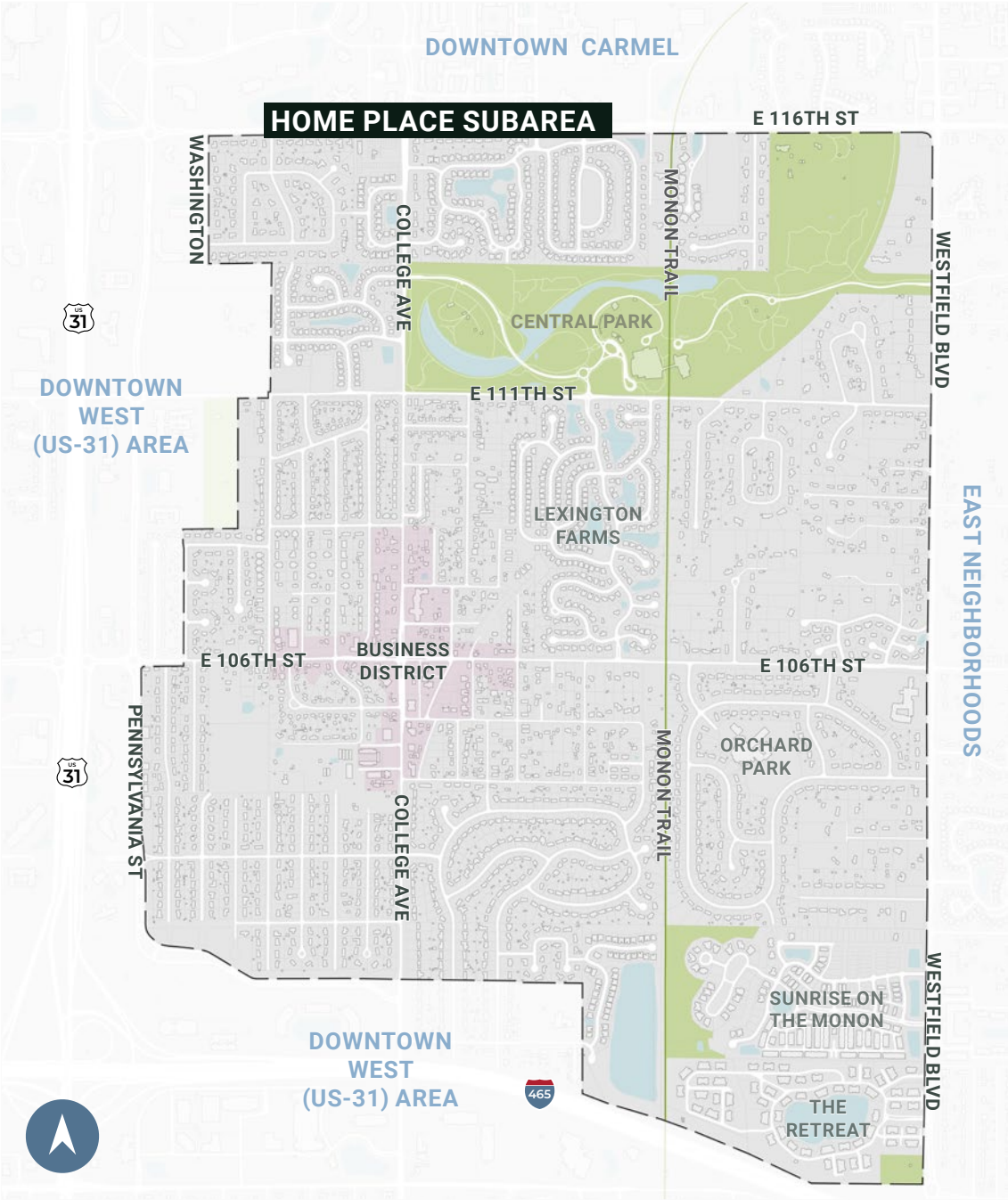
While the Home Place Subarea Plan describes the context and proposed recommendations for City of Carmel leaders and staff, a companion plan was created to expand on the City's role and provide ways for Home Place community members to have an active role in shaping incremental changes over the next 10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

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

Home Place Subarea



Home Place Locator Map



1 Planning Summary

1 Planning Summary

Home Place Subarea Plan (2009)

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

Carmel Comprehensive Plan (2022)

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

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

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

Carmel Clay Parks & Recreation Comprehensive Master Plan

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

City of Carmel Transit Implementation Strategy (2025)

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

City of Carmel Positioning Strategy (2023)

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

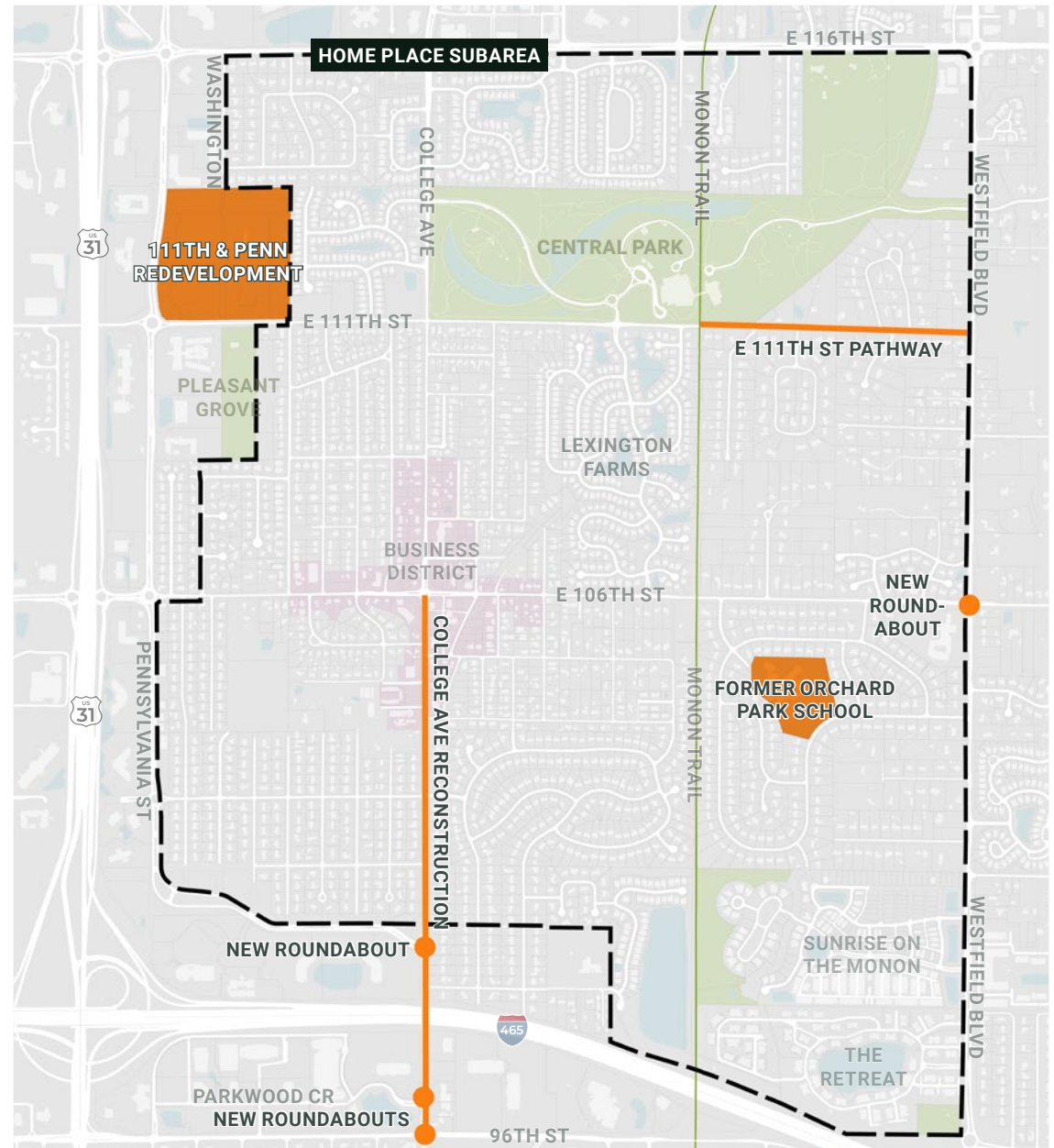
Projects In The Works

Planned/Anticipated Developments

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

Current Infrastructure Projects

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



2

Growth Strategy

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

Define Who We Are

This Is Home Place

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



Home Place Character Collage

Support Place-Based Organizations

106th & College, Inc.

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

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

106th & College Inc. Vision

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

106th & College Inc. Mission

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

Greater Home Place Neighborhood Association

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

Home Place Advisory Board

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

106th & College Inc Core Values

Quaint & Neighborly



*Over
Bustling & Corporate*

Locally-Owned Businesses



*Over
National Chains*

Lush & Green



*Over
Hard & Concrete*

Small & Medium-Scale Buildings



*Over
High-Rise Commercial Structures*

Collaborate with Intentionality

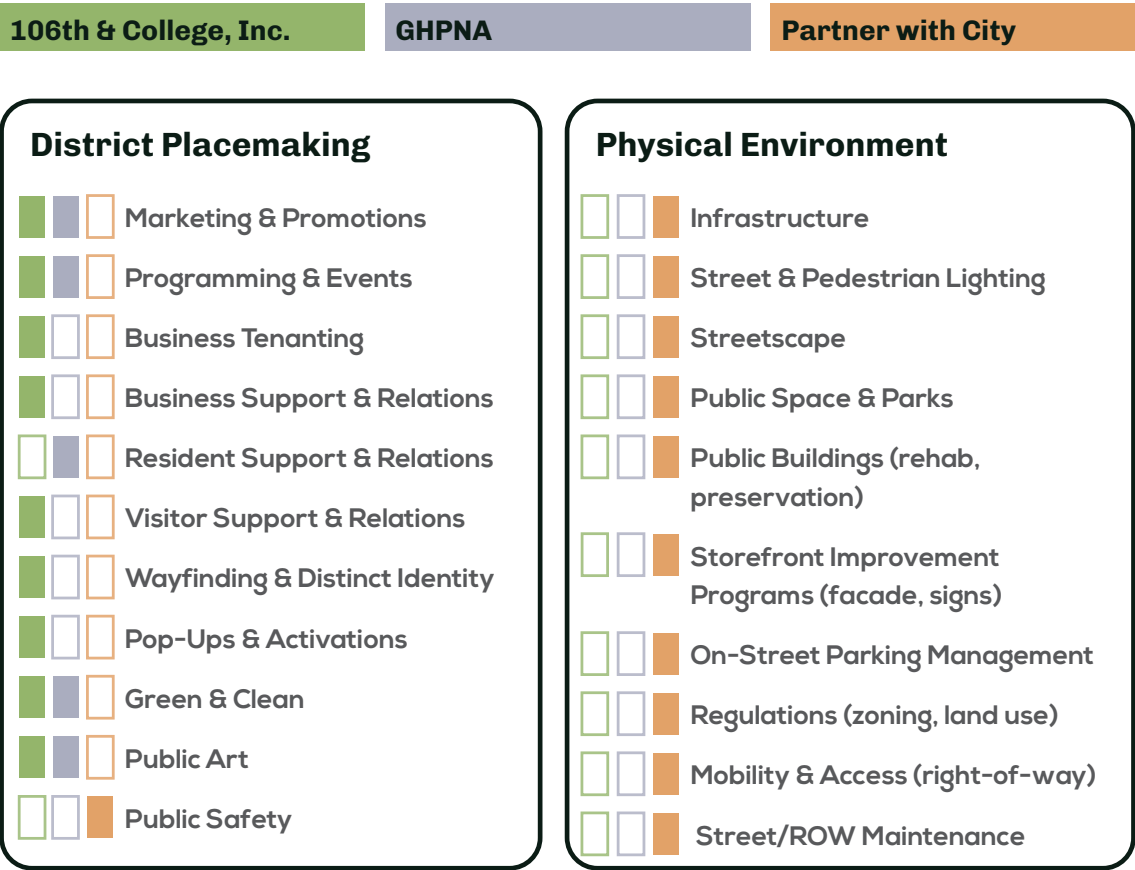
Lead / Partner

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

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

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

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



Organizational Responsibilities Chart

Set the Vision for Our Gathering Place

Investing in the Heart of Home Place

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



106th & College Business District Brand Graphics

Enhance the Experience

Focus on the First 16 Feet

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

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

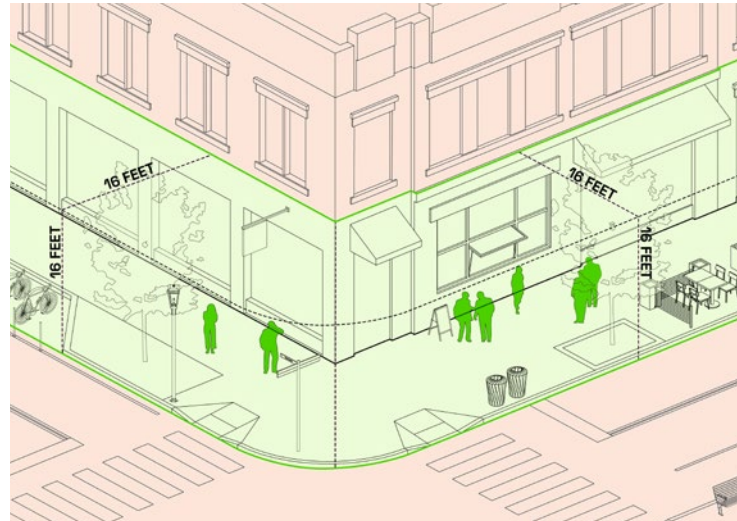


Diagram of the First 16 Feet and Examples Images

First 16 Feet Grant Program Overview

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

Activate the Business District

Short-Term Initiatives

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

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

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



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

Invest in Long-Term Vitality

Long-term Possibilities

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

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

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



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

Community-Wide Initiatives

Standards for New Streets & Buildings

Design Home Place Building Standards

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

Establish Home Place Street Standards

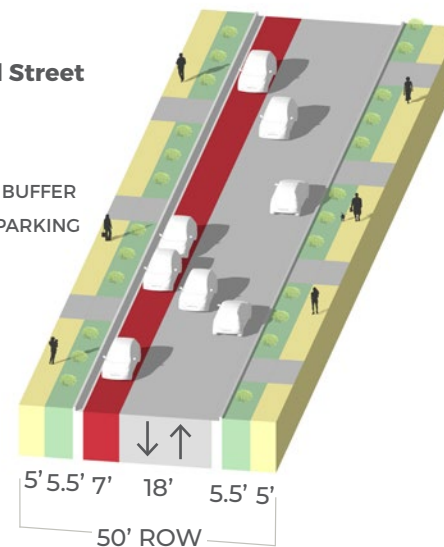
To guide future infrastructure and street-related investments in Home Place, two new typologies appropriate to the Home Place context should be incorporated into Carmel's Thoroughfare Plan and other relevant references. This will provide more walkable connectivity throughout Home Place over time while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

Example Pre-Approved Building Plans

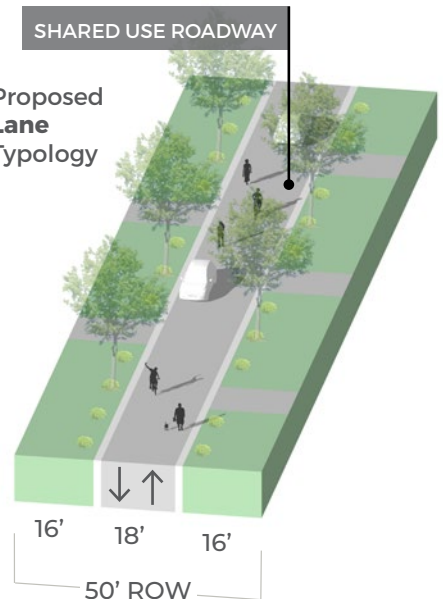


Proposed
Neighborhood Street
Typology

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



Proposed
Lane
Typology



3

Design & Policy Guidance

Design Guidance

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



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

Policy Guidance

Support 106th & College Incorporated

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

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

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

Explore New Funding Support Programs

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

Create Home Place Building Standards

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

Home Place Tax Increment Financing District(s)

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

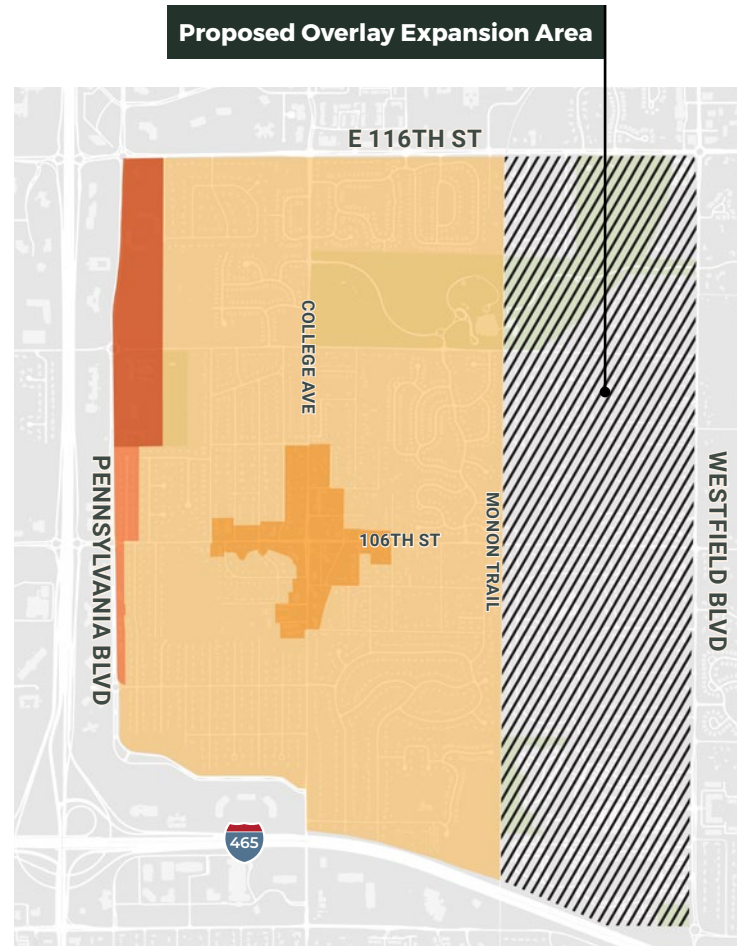
Policy Guidance (continued)

Home Place Overlay District Modifications

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

Map Legend

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



Home Place Overlay Map

4

Subarea Plan

Home Place Key Initiatives

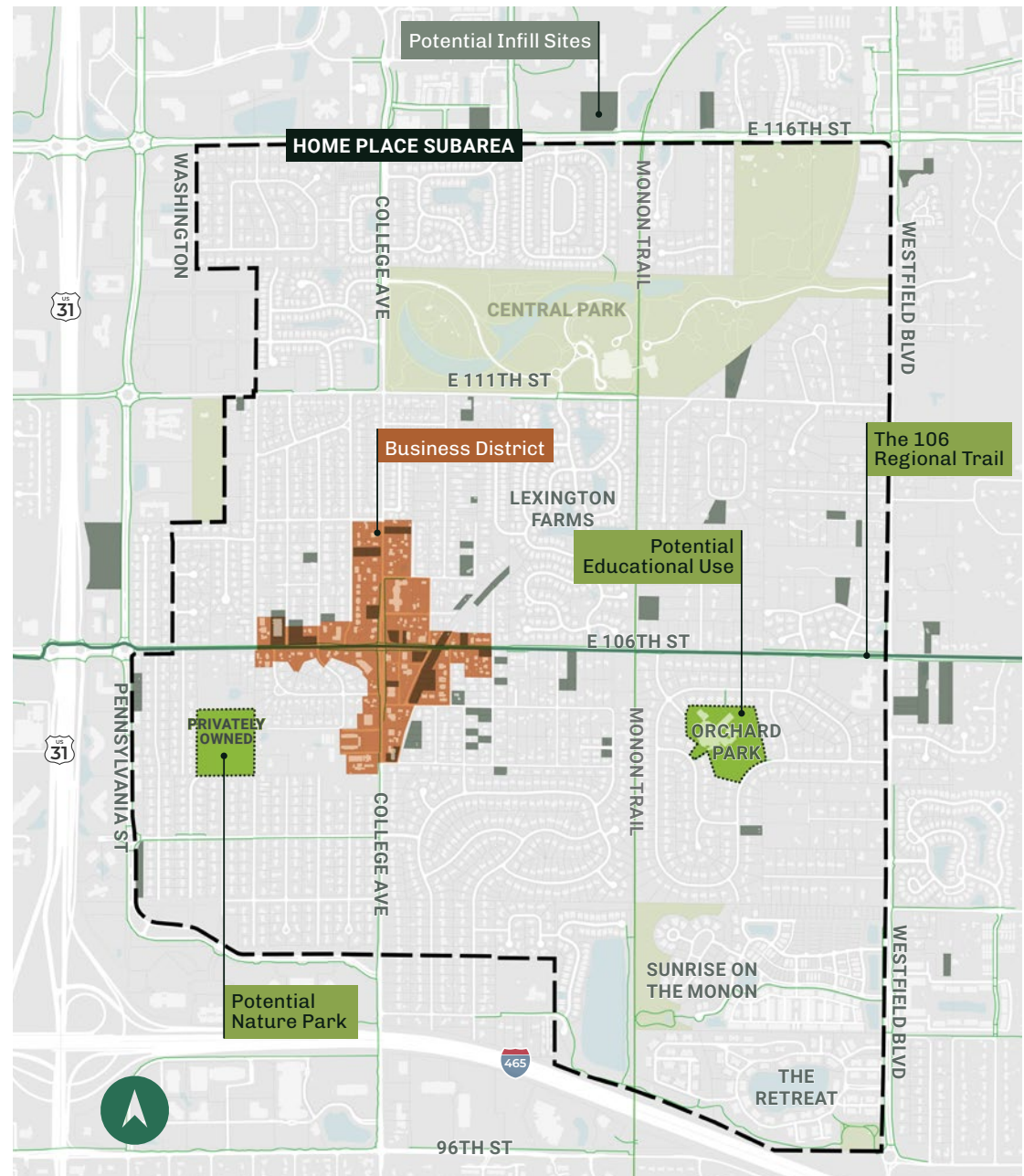
High on the list of community supported initiatives is identifying and establishing a neighborhood-scale green space / nature park that provides naturalized trails and passive recreation opportunities.

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

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

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

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

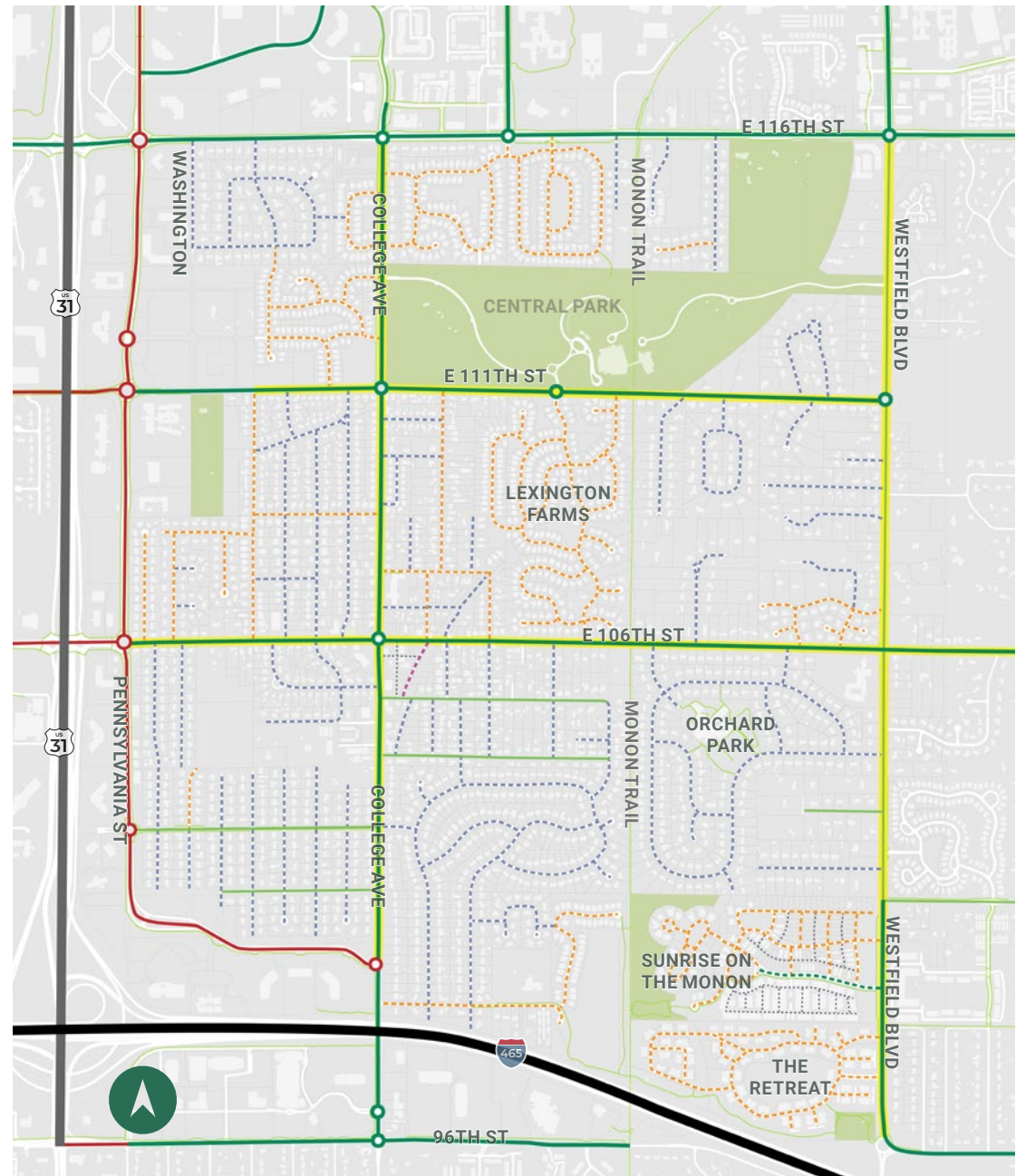


Home Place Proposed Street Typologies Map

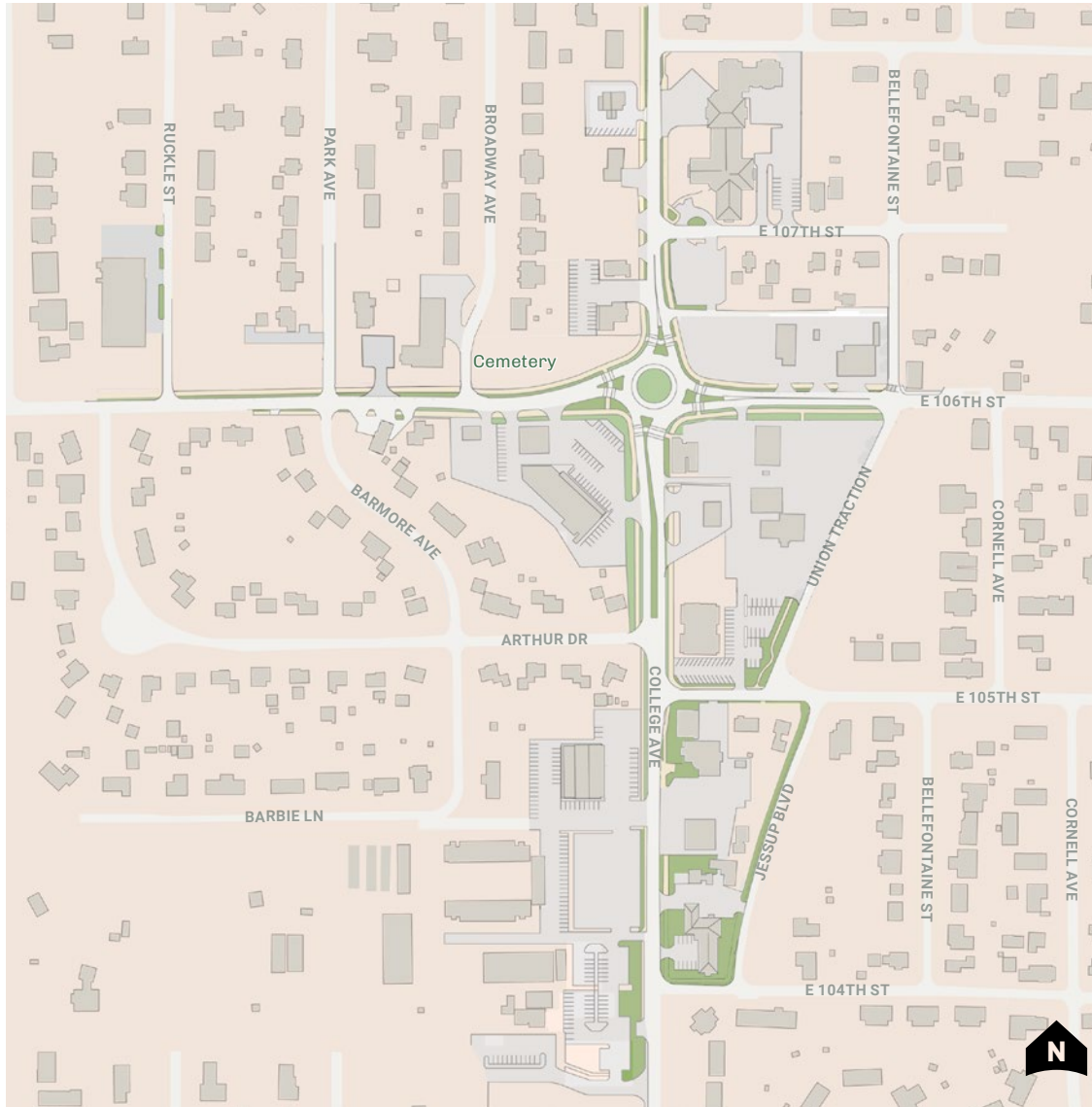
The map of proposed street types introduces two new typologies to be added to the overall menu of street configurations and designates all rights-of-way based on how they function today. This is not to suggest changes are needed, but rather to articulate the hierarchy of the Home Place street network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

Map Key

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



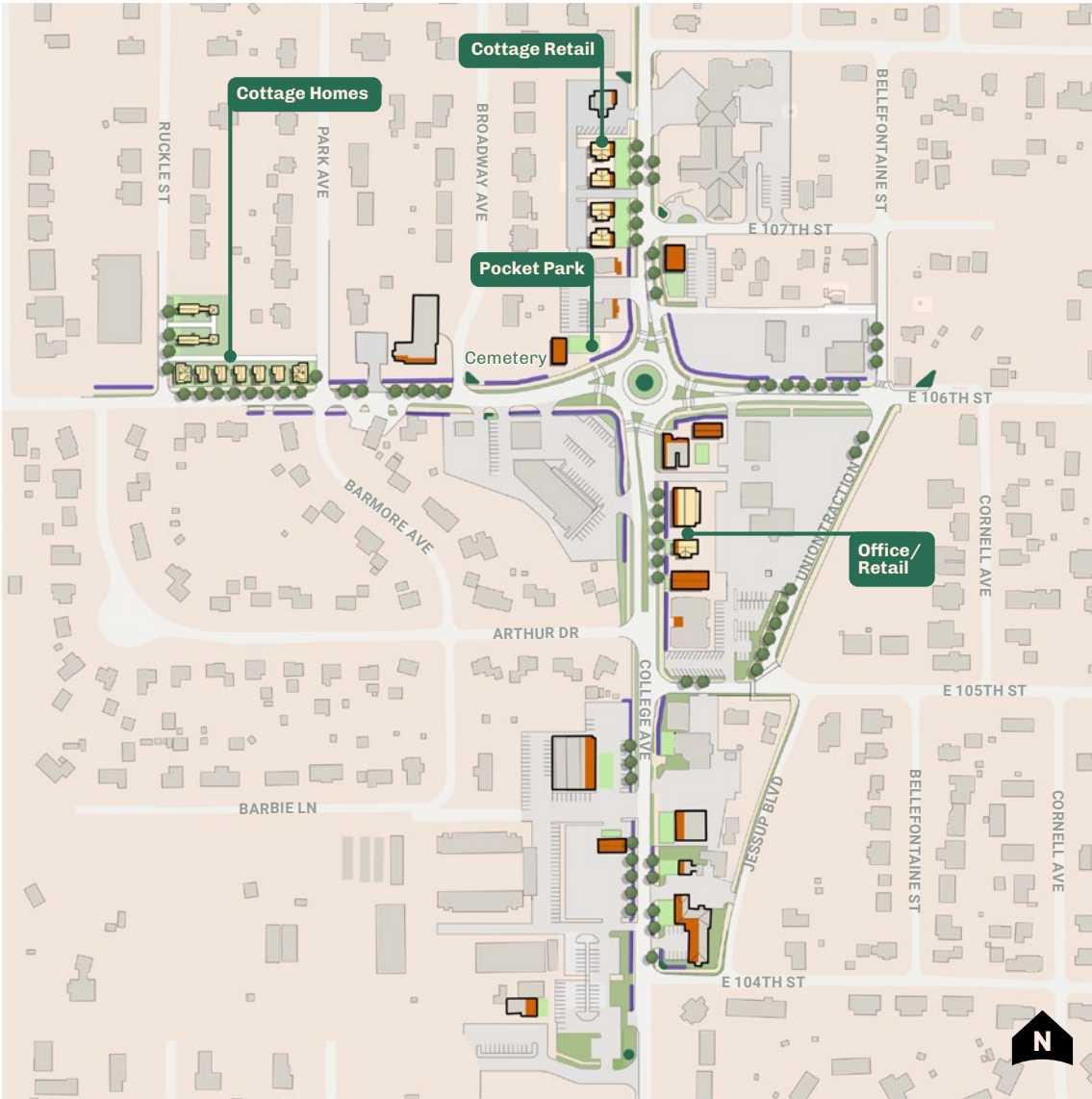
106th & College Today



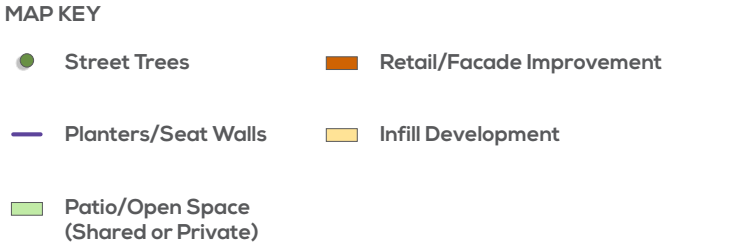
This plan shows existing conditions for the area surrounding 106th Street and College Avenue.

106TH & COLLEGE PLAN (TODAY)

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



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



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

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



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

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

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

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

MAP KEY

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

5

Appendix

Click here to review these documents:

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

CARMEL HOME PLACE by YARD & CO.

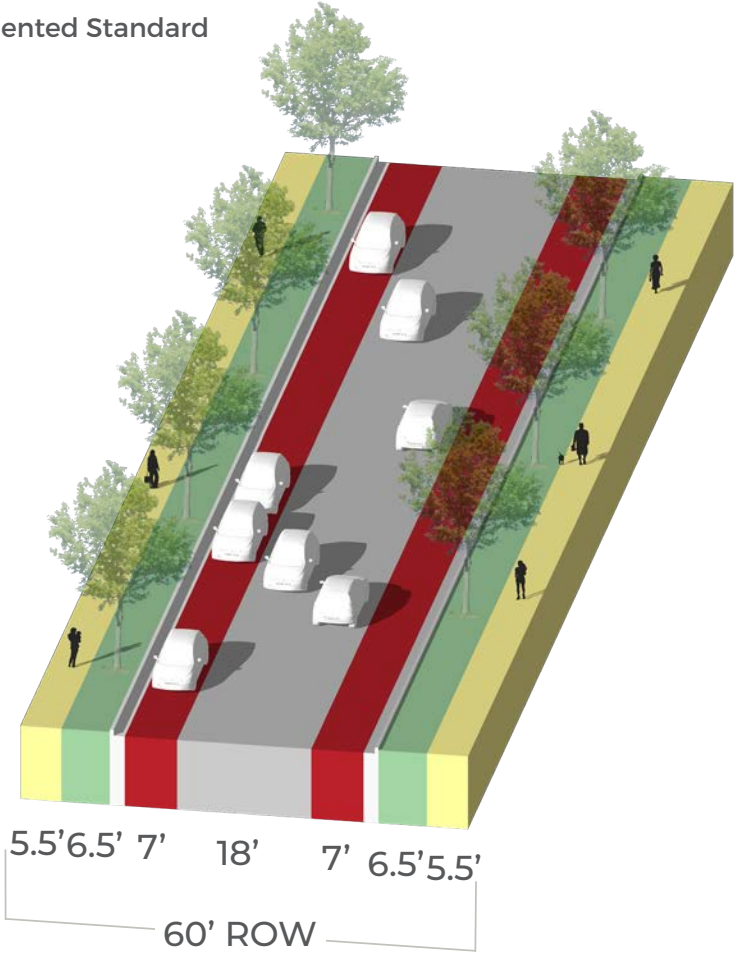
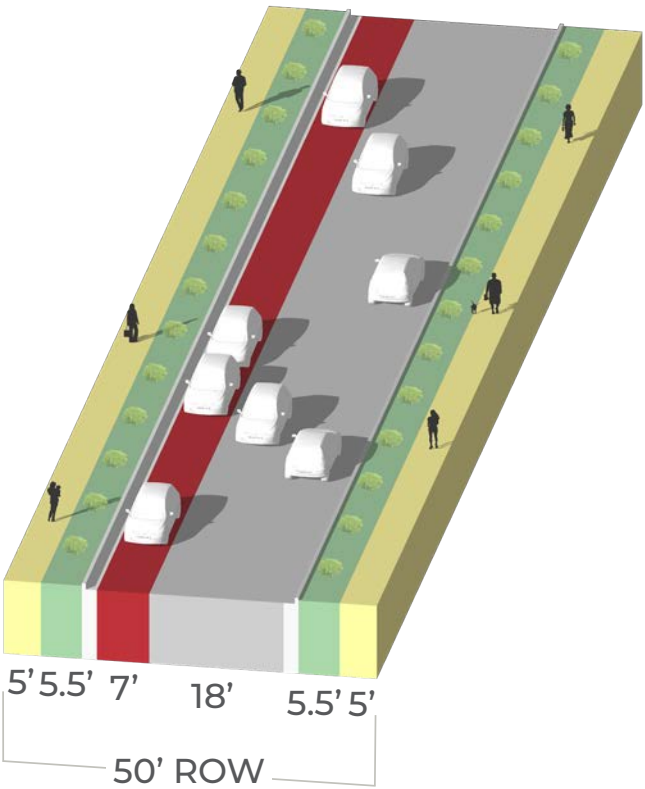
Exhibit B: Resolution CC-12-01-25-04

Neighborhood Street

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

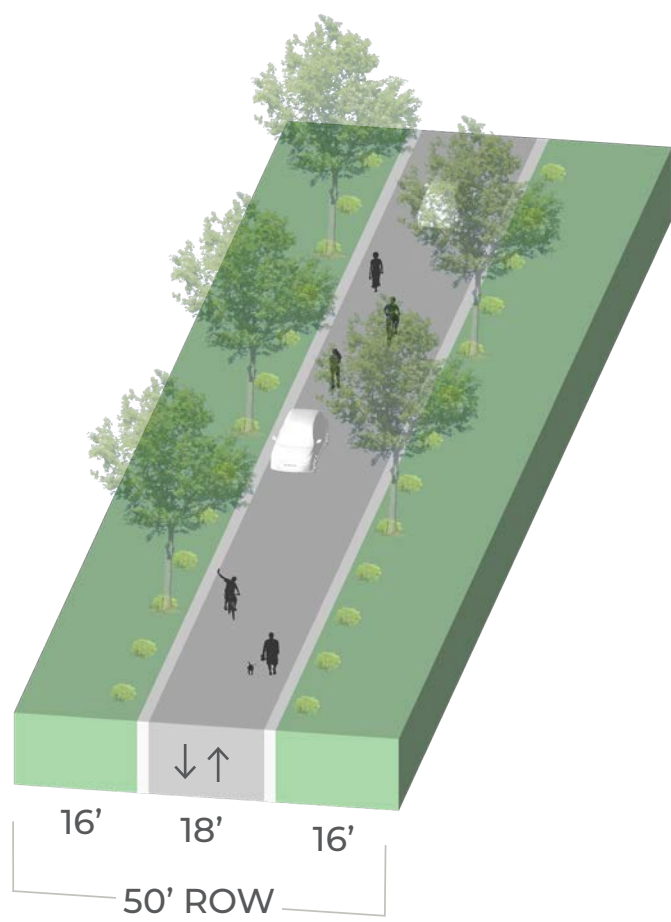
Minimum Standard

Example of Augmented Standard



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

Lane

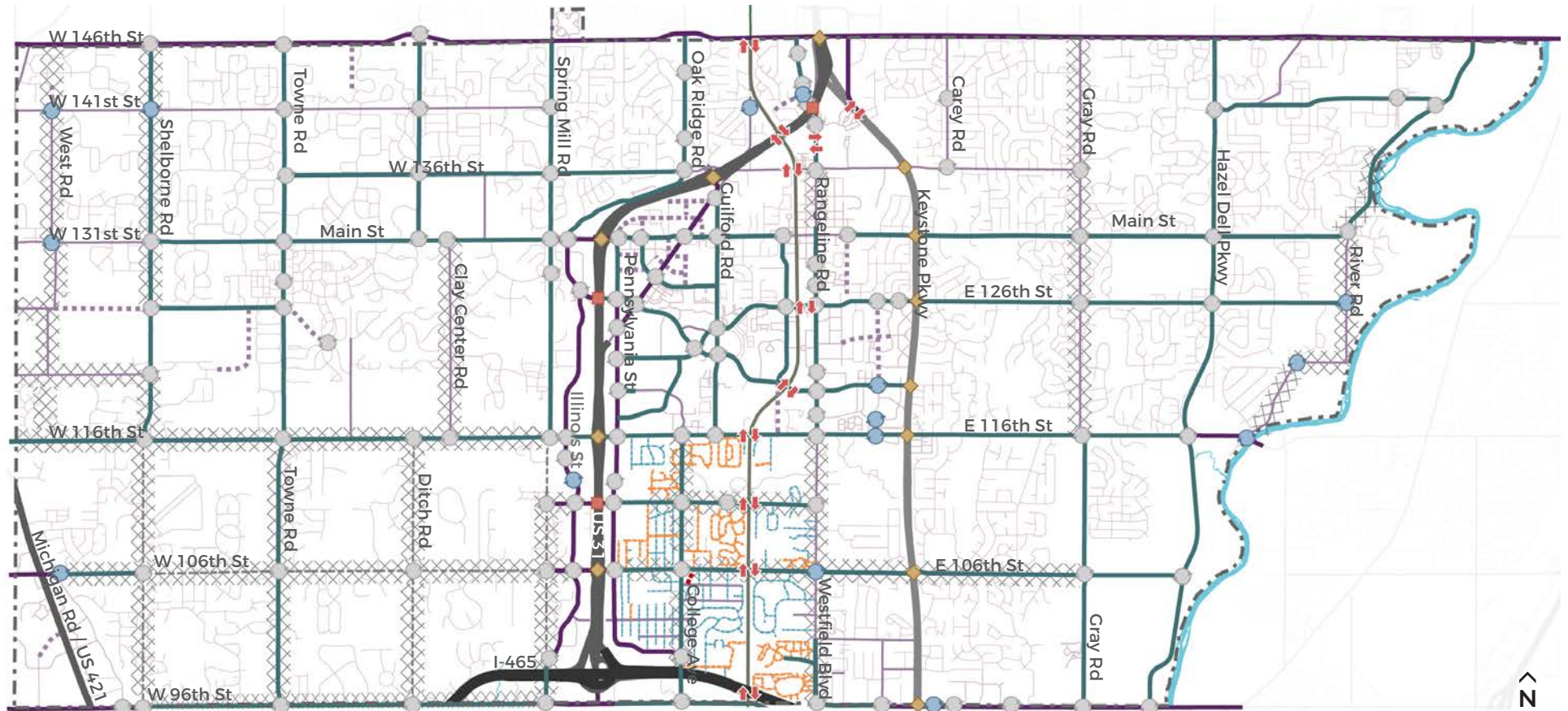


RIGHT-OF-WAY (FT)	NUM. OF LANES	LANE WIDTH (FT)	MEDIAN / TURN LANE	ON-STREET PARKING	TREE LAWN	STREET TREES/ LANDSCAPING
50 - 60	No markings	N/A	N/A	Not required	Optional	Optional

Thoroughfare Plan Map

Thoroughfare Plan Recommended Update

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



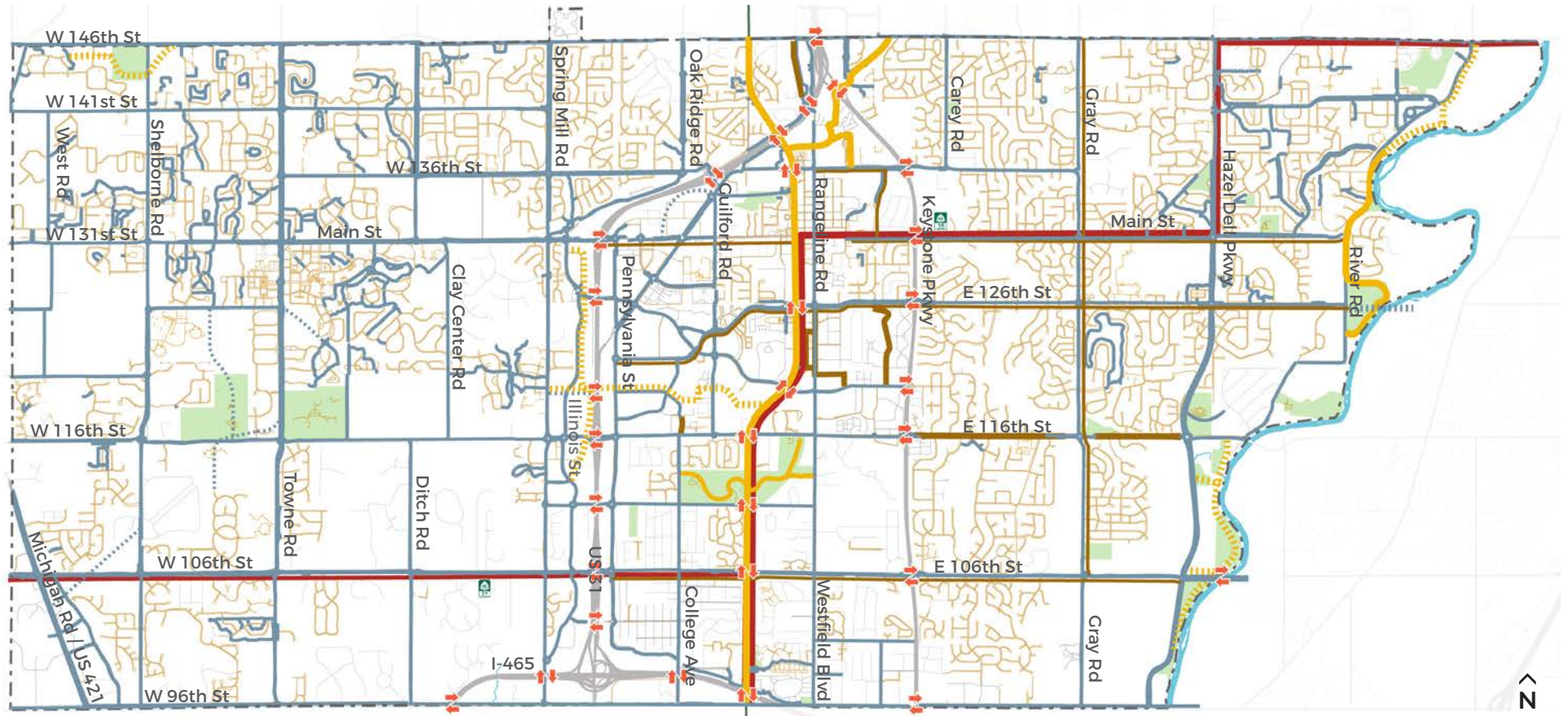
LEGEND

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

Mobility and Pedestrian Plan Map

Recommended Update

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



LEGEND

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

CITY OF CARMEL
DOCS DEPARTMENT REPORT TO THE COUNCIL

February 16, 2026

Illinois Street Townhomes PUD (Z-703-26)

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

Planning and Zoning Analysis

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

Negotiations with Petitioner during Plan Commission process

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

Concerns discussed by the Plan Commission

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

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

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

**ORDINANCE
Z-703-26**

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

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

Dear Members:

The Carmel Plan Commission offers you the following report on the application **Docket No. PZ-2025-00184 PUD** –approval of a rezone to allow a new townhome neighborhood with 27 townhomes. The site is located at 220 W 106th St. and is zoned MC/Meridian Corridor

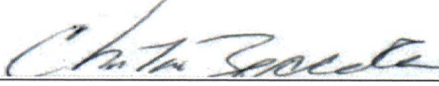
The Carmel Plan Commission's recommendation on the petition of the applicant is **"Unfavorable."**

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

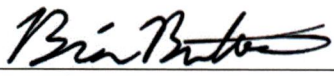
Please be advised that by virtue of the Plan Commission's **Unfavorable Recommendation**, pursuant to IC 36-7-4-608(g), the Council has ninety (90) days to act on this petition before it becomes effective as Certified by the Commission. Ninety days from the date of the Certification is April, 22, 2026.

CARMEL PLAN COMMISSION

BY:


Christina Zoccola, President

ATTEST:


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

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

CARMEL, INDIANA

Illinois Street Townhomes
PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE Z-703-26, As Amended

~~January 29~~ March 4, 2026

TABLE OF CONTENTS

	<u>Page</u>
<u>Section 1.</u> <u>Applicability of Ordinance</u>	4
<u>Section 2.</u> <u>Definitions</u>	4
<u>Section 3.</u> <u>Uses & Accessory Buildings</u>	6
<u>Section 4.</u> <u>Development Standards</u>	6
<u>Section 5.</u> <u>Common Area Requirements</u>	8
<u>Section 6.</u> <u>Landscaping Requirements</u>	8
<u>Section 7.</u> <u>Signage Requirements</u>	10
<u>Section 8.</u> <u>Additional Requirements and Standards</u>	10
<u>Section 9.</u> <u>Procedural Provisions</u>	12
<u>Section 10.</u> <u>Controlling Developer’s Consent</u>	12
<u>Section 11.</u> <u>Violations and Enforcement</u>	13
<u>Section 12.</u> <u>Exhibits</u>	13
<u>Exhibit A</u> <u>Legal Description</u>	
<u>Exhibit B</u> <u>Concept Plan and Open Space Plan</u>	
<u>Exhibit C</u> <u>Architectural Character Imagery</u>	
<u>Exhibit D</u> <u>Architectural Standards</u>	
<u>Exhibit E</u> <u>Street Cross Section</u>	
<u>Exhibit F</u> <u>Entryway Feature</u>	

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.

- 296 G. Bicycle Parking Standards: Short-term bicycle parking spaces shall be
297 installed as shown on Exhibit G (Bicycle Parking). Quantity and style
298 of Bicycle Parking shall be substantially similar to those in Exhibit G.
299

300 **Section 5. Common Area Requirements.**
301

302 Section 5.1 Open Space and Tree Preservation.
303

- 304 A. Common Area (Open Space) shall be a minimum of 1.7 acres in area
305 (approximately 35% of the real estate) and provided as generally
306 depicted on the Concept Plan and an Open Space Plan shall be
307 submitted at the time of Primary Plat review.
308
309 B. Tree Preservation Areas shall be as depicted in Exhibit B (Open Space
310 Plan). A minimum of 0.70 acres of the Tree Preservation Area shall be
311 retained.
312

313 **Section 6. Landscaping Requirements.** Landscaping shall comply with the following
314 standards:
315

316 Section 6.1 General Landscaping Standards. Landscaping shall be integrated with, and
317 complement other functional and ornamental site design elements, such as
318 hardscape materials, paths, sidewalks, and fencing.
319

- 320 A. All trees, shrubs and ground covers shall be planted according to
321 American Standard for Nursery Stock (ANSI Z60.1) and following the
322 standards and best management practices (BMPs) published by the
323 City's Urban Forestry Program. Landscaping materials shall be
324 appropriate for local growing and climatic conditions. Plant suitability,
325 maintenance and compatibility with site construction features shall be
326 addressed. The City's planting details shall be required on the
327 landscape plan. All trees shall be selected from the City's
328 recommended tree list published by the City's Urban Forestry Program
329 or otherwise approved by the Urban Forester.
330
331 B. Shade trees shall be at least 2.5 inches in caliper when planted.
332 Ornamental trees shall be at least 1.5 inches in caliper when planted.
333 Evergreen trees shall be 6 feet in height when planted. Shrubs shall be
334 at least 18 inches in height when planted. Ornamental grasses must
335 obtain a mature height of at least 3 feet.
336
337 C. All landscaping approved as part of a Primary Plat shall be installed
338 prior to issuance of the first Certificate of Occupancy for a dwelling in
339 the area of the Real Estate subject to a Secondary Plat; provided,
340 however, that when because of weather conditions, it is not possible to
341 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.

- 390 4. Air Conditioning units shall be screened by a minimum of three (3)
391 shrubs and located on the side or rear of a building.
392
393 5. Foundation and Lot plantings shall be installed by the builder at
394 the time a Dwelling is constructed on the Lot(s).
395
396 6. If required Lot Plantings are not feasible on the subject lot due to
397 driveway, easement, or other proximity conflicts, as determined by
398 the builder, the Lot Plantings may be planted at a location within
399 one hundred (100) feet of the subject Lot/building. Lot Plantings
400 can be supplemented within five (5) feet of a property line within
401 an easement, or on parcel 17-13-02-00-00-023.000.
402
403 B. Stormwater Ponds: Stormwater management ponds, when provided,
404 shall incorporate native vegetation in order to count as a best
405 management practice. The stormwater management facility illustrated on
406 the Concept Plan shall be a dry pond.
407
408 C. Common Areas. Common Areas shall be planted at a rate of ten (10)
409 shade trees per acre in addition to any preserved trees. The
410 preservation of existing trees shall be as depicted on the Open Space
411 Plan.
412
413 D. Street Trees. Street Trees shall be required on both sides of the
414 interior street.
415
416 E. Buffer Yards: The required Buffer Yard along the northern property
417 line shall provide six (6) shade or evergreen trees, 1 ornamental, and
418 fifteen (15) shrubs (per 100' of the 535' as measured from the Illinois
419 Street right-of-way) and shall be located either within five (5) feet of
420 the property line or on parcel 17-13-02-00-00-023.000 generally along
421 the shared property line of the Real Estate.
422

423 **Section 7. Signage Requirements.** All signage on the Real Estate shall comply with the
424 UDO as amended below:
425

426 **Section 7.1 Entryway Features.**
427

- 428 A. Entryway Features shall be of a design as generally depicted on
429 **Exhibit F.**
430
431 B. Entryway Features shall require ADLS approval.
432

433 **Section 8. Additional Requirements and Standards.**
434

435 **Section 8.1 Home Occupations.** Home Occupations shall meet the requirements of the
436 UDO as amended.
437

438 Section 8.2 Right-of-way Standards.

- 439
- 440 A. Internal Street cross-section shall be as illustrated on **Exhibit E**
- 441 (Street Cross Section) and shall be a public street dedicated to the
- 442 City.
- 443
- 444 B. The length of the cul-de-sac is approximately six hundred and fifty
- 445 650) feet in length and shall be as depicted on the Concept Plan.
- 446
- 447 C. The configuration of vehicular access into the Real Estate shall be
- 448 provided as illustrated on the Concept Plan. Only one (1) access
- 449 point shall be required.
- 450
- 451 D. A&D lanes shall not be required at the connection of the proposed
- 452 internal street to Illinois Street due to the limited number of
- 453 Dwellings.
- 454
- 455 E. The required right-of-way along Illinois Steet shall be the existing
- 456 right-of-way.
- 457

458 Section 8.3 Sidewalks and Paths.

- 459
- 460 A. A five (5) foot wide sidewalk shall be required along both sides of the
- 461 internal street and end prior to the cul-de-sac bulb and shall be located
- 462 as illustrated on **Exhibit E**.
- 463
- 464 B. A ten (10) foot asphalt path shall be required along the east side of
- 465 Illinois Street. The location and width of the path within the right-of-
- 466 way may be modified in response to existing utilities, elevation
- 467 changes and culvert/stream impacts, if approved by the Director.
- 468
- 469 C. A connection shall be provided between internal sidewalk(s) and the
- 470 path along Illinois Street.
- 471

472 Section 8.4 Road Improvement Requirements. Development of the Real Estate shall

473 meet all applicable Thoroughfare Plan related improvement requirements

474 as identified in and required under the UDO unless otherwise provided for

475 in this Illinois Street Townhomes Ordinance for only the street connection

476 to Illinois Street as shown on the Concept Plan.

477

478 Section 8.5 Water Quality Preservation Easement. Buildings and dry detention shall

479 be permitted adjacent to but not within the floodway fringe as illustrated

480 on the Concept Plan. Twenty-five feet setback/easement from the top of

481 bank shall not apply for areas as depicted on the Concept Plan.

482

483 Section 8.6 Drainage Easement. The rear yard Drainage Easement along the northern

484 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

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

- 532
- 533 A. Improvement Location Permits for any site improvements within the Real
534 Estate;
- 535
- 536 B. Sign permits for any signs within the Real Estate;
- 537
- 538 C. Improvement Location Permits for any Dwellings within the Real Estate;
- 539
- 540 D. Primary Plat or Secondary Plat approval for any part of the Real Estate; and
- 541
- 542 E. Any text amendments, variances, modifications of development requirements
543 or other variations to the terms and conditions of this Illinois Street
544 Townhomes Ordinance.
- 545

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

548

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

553

554

555

556 *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)

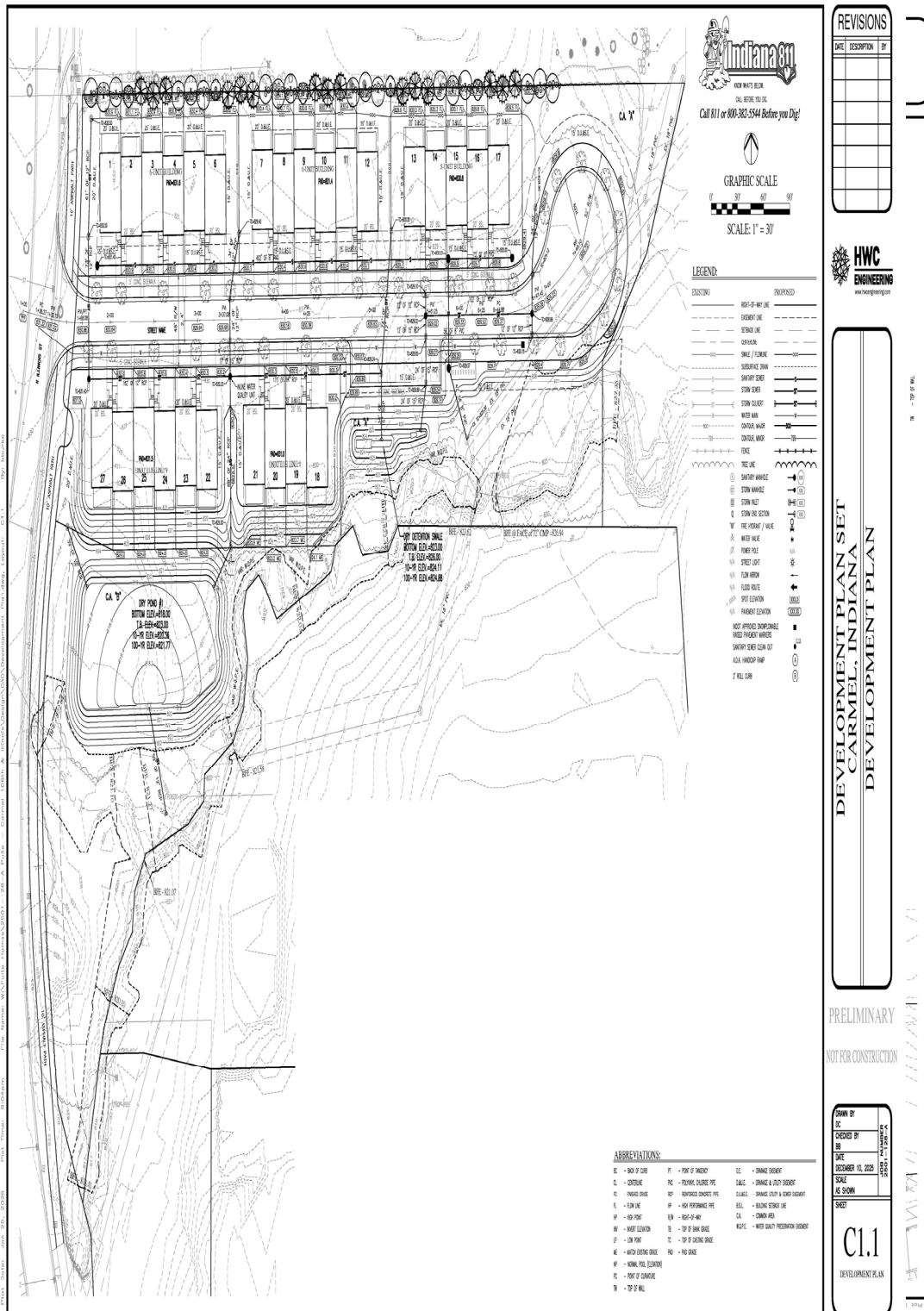


Exhibit “B”

Exhibit "B" (Open Space Plan Exhibit)



Exhibit "B"

[illegible]

Exhibit “C”

(Architectural Character Imagery)



Photos of Side Elevations – [material example only](#)
(window placement [and level of masonry](#) on following page)

20



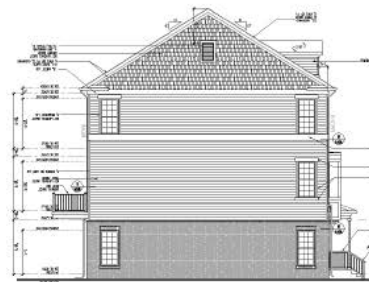
21
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Exhibit "C"

(Architectural Character Imagery)

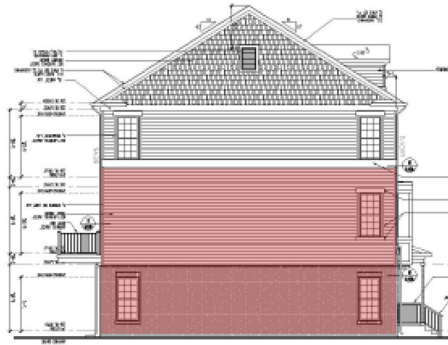
Permit Sheets of Side Elevations and Rear Elevations



Rear Elevation

First floor masonry
required on rear
elevation





Notes: Second floor masonry required on side elevations (at the height of front elevation bump-out where applicable for the subject unit).
First floor masonry required on rear elevation.

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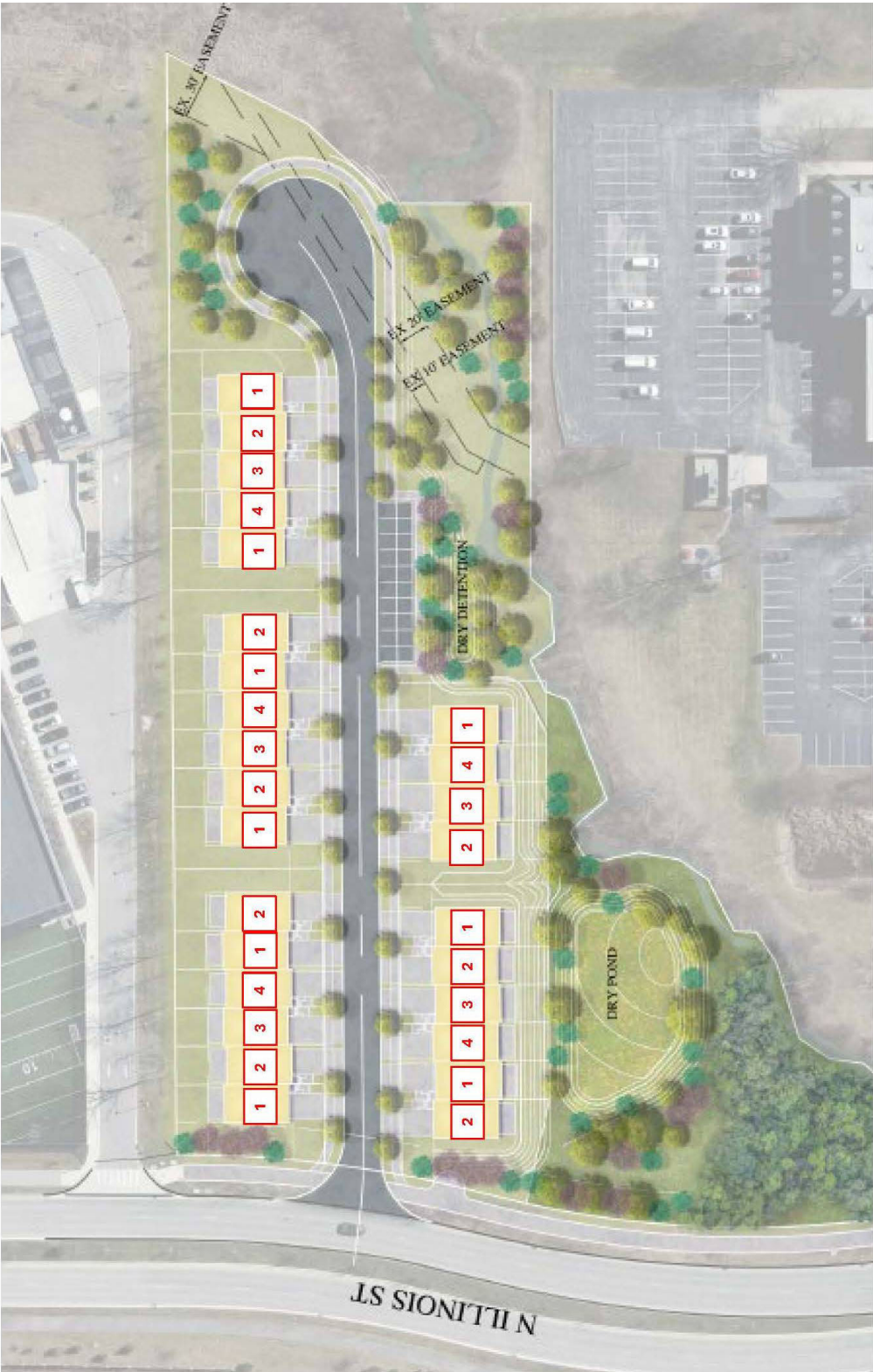
Exhibit "C"

(Architectural Character Imagery)



52
53
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55

Exhibit “C”
(Architectural Character Imagery)



56

57
58 **Exhibit “D”**

59
60 (Architectural Standards)

61
62 Section 1. Architectural Standards:

63
64 A. Character Exhibit: The Character Exhibit for Townhomes, attached hereto as
65 **Exhibit C**, is hereby:

- 66
67 i. Incorporated to capture the intended architecture of townhouses to be
68 constructed.
69
70 ii. The distribution of front elevations designs shall vary and shall be as
71 generally depicted on **Exhibit C**.
72
73 iii. This Exhibit is not intended to limit the architecture shown in the
74 Character Exhibit, but to establish a benchmark for quality, vision, and
75 appearance of architecture within the development.

76 B. Building Materials: Permitted exterior building materials are as follows:

- 77 i. Masonry Material (brick or cultured stone), LP smart trim, composite trim,
78 composite veneer panels, vinyl shutters, aluminum facia, aluminum
79 soffits, aluminum downspouts/gutters.
80
81 ii. Vinyl siding shall be prohibited.

82 C. Roof Standards:

- 83 i. The primary/main roof overhang or eaves shall be a minimum of eleven
84 inches (11”) on all facades of each Building, as measured prior to the
85 installation of any Masonry Materials.
86
87 ii. Dimensional shingles are required with metal roof accents permitted.
88
89 iii. Roof Pitch: The minimum primary/main roof pitches of all townhome
90 buildings shall be no less than 6:12.
91
92 iv. All secondary/accent roof pitches, which shall include but not be limited
93 to shed roof or gable roof dormers, or porch/entry roofs shall be no less
94 than 3:12.
95

96 D. Dwelling Design: The following standards shall apply to all Townhomes:

- 97
98 i. Garages: No garage shall be used or converted into living space and shall
99 accommodate the parking of two (2) vehicles.

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- ii. Exterior Materials: Masonry shall be required at a minimum height of the first floor (masonry on all 4-sides of the dwelling~~;-~~) as depicted on Exhibit C. Mix of masonry heights as depicted in Exhibit C for front elevation, first floor on Rear elevation, and second floor side elevations.
 - 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.
 - f) Railing will be provided at the front stoop.
 - 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) The siding material included on the rear elevation of a dwelling shall match the siding material used on the front elevation of the same unit.

~~d)e)~~ A minimum of four (4) windows shall be required.

~~e)f)~~ 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:

- 192 A. Minimum Number of Elevations: There shall be a minimum of four (4) unique
193 designs for individual units. Front elevation designs shall be as generally depicted
194 on **Exhibit C**.
195
- 196 B. No more than six (6) dwellings shall be attached to form a townhome building.
197
- 198 C. Exterior Color Package: Individual units shall incorporate various materials,
199 patterns, and design features as depicted in **Exhibit C**.

Exhibit "E"

(Internal Public Road Cross Section)

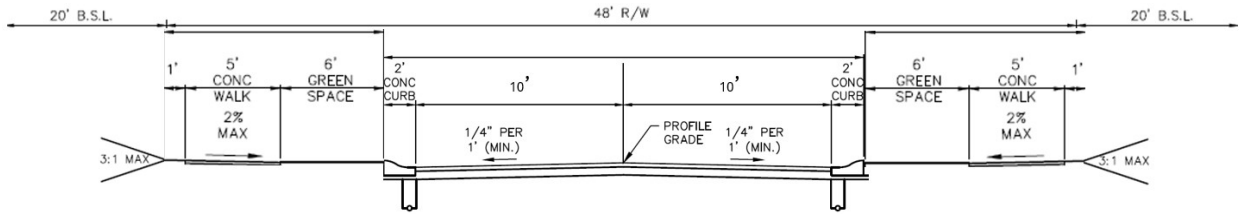
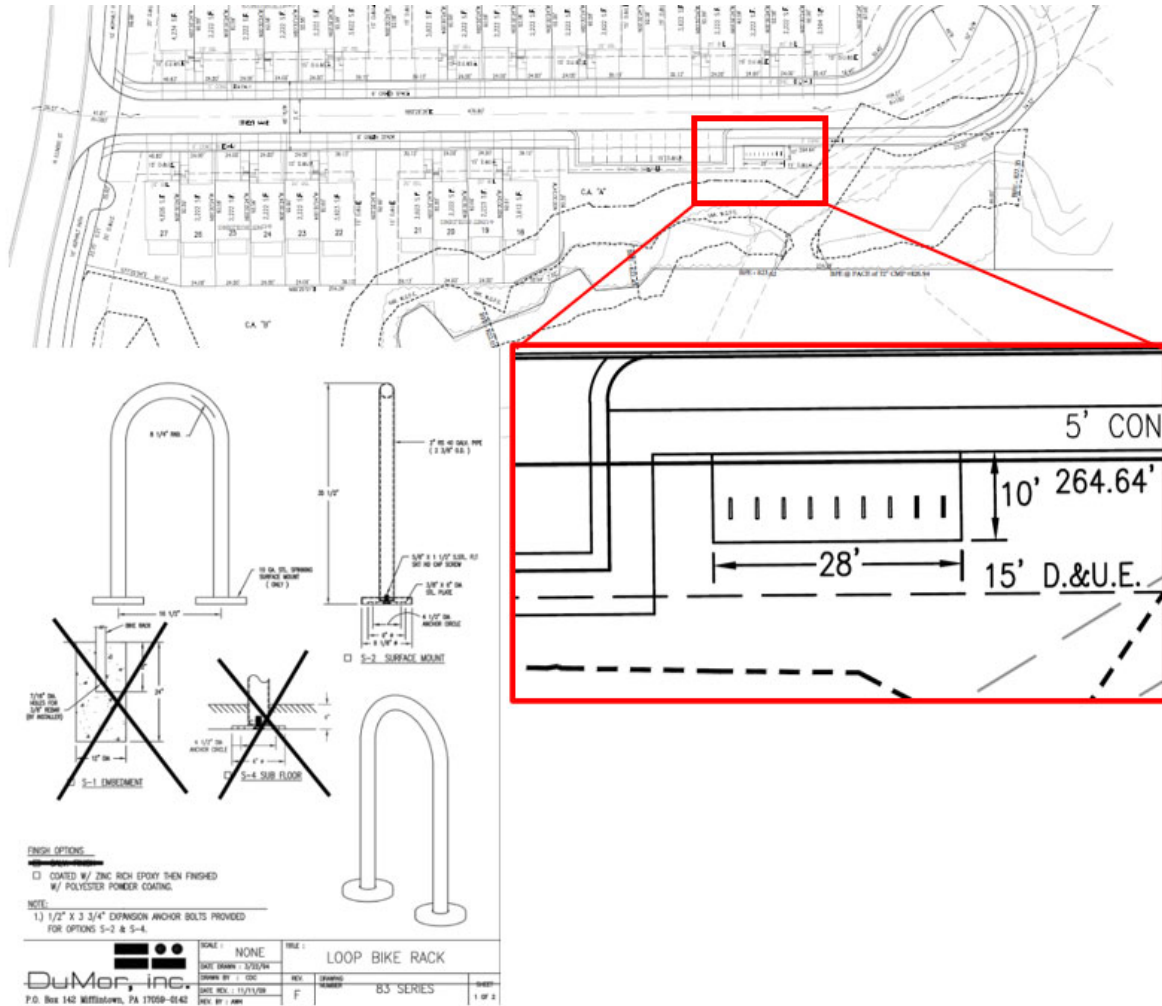


Exhibit “F”

(Entryway Feature)



(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 ~~7-0129269~~ 030426





LAND USE & SPECIAL STUDIES COMMITTEE MEETING #2
March 4, 2026

Illinois St Towns – Site Plan



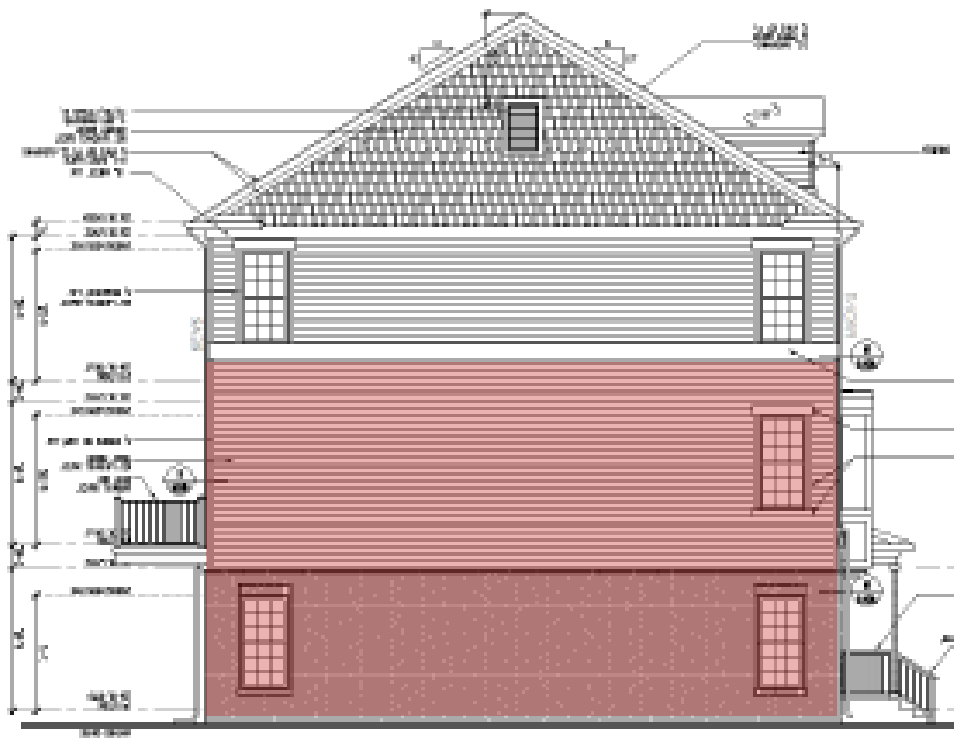
Illinois St Towns – Before



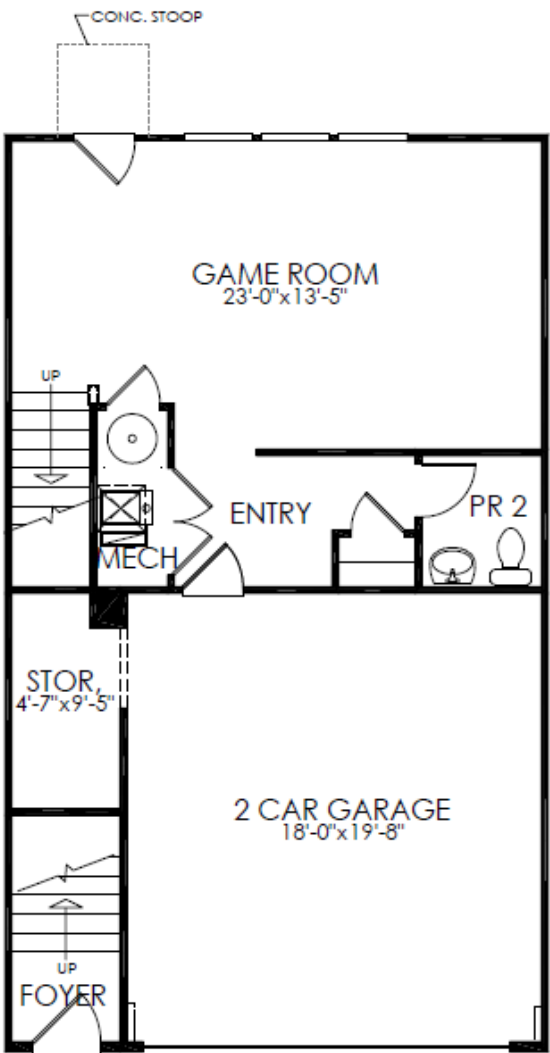
Illinois St Towns – Architecture



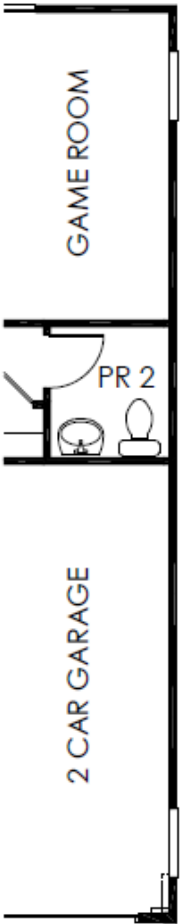
Illinois St Towns – Architecture



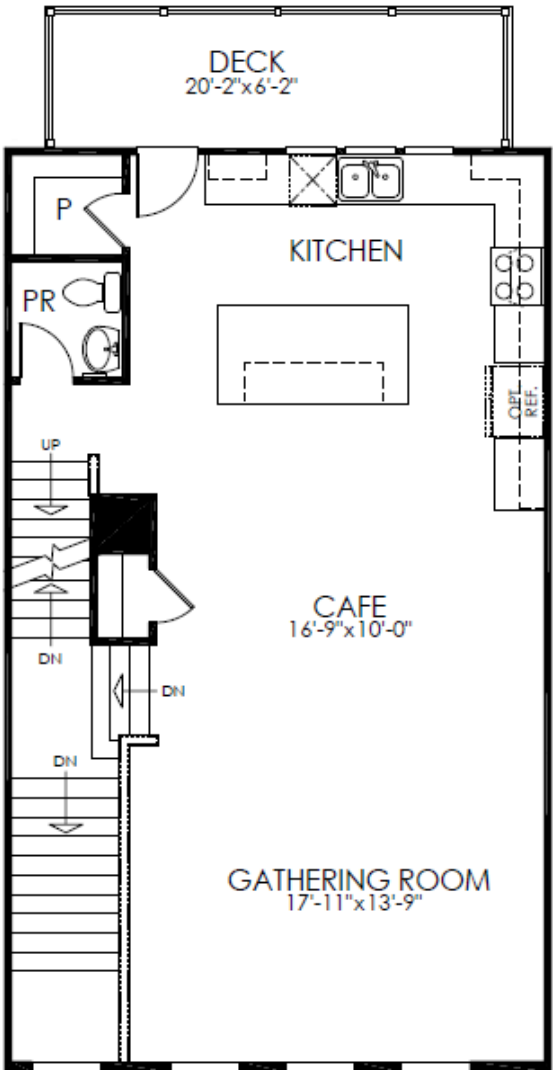
Interior Layout - Isleton



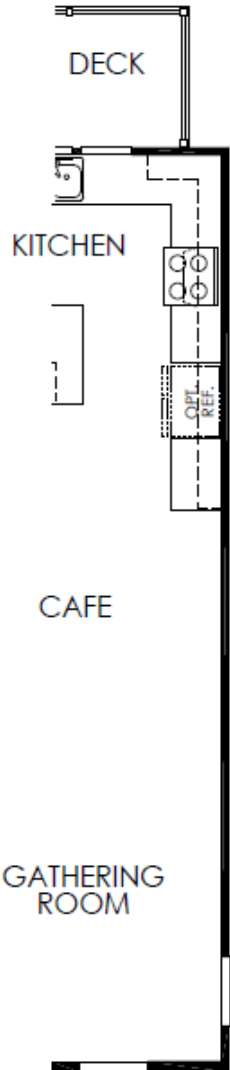
Interior Unit Condition



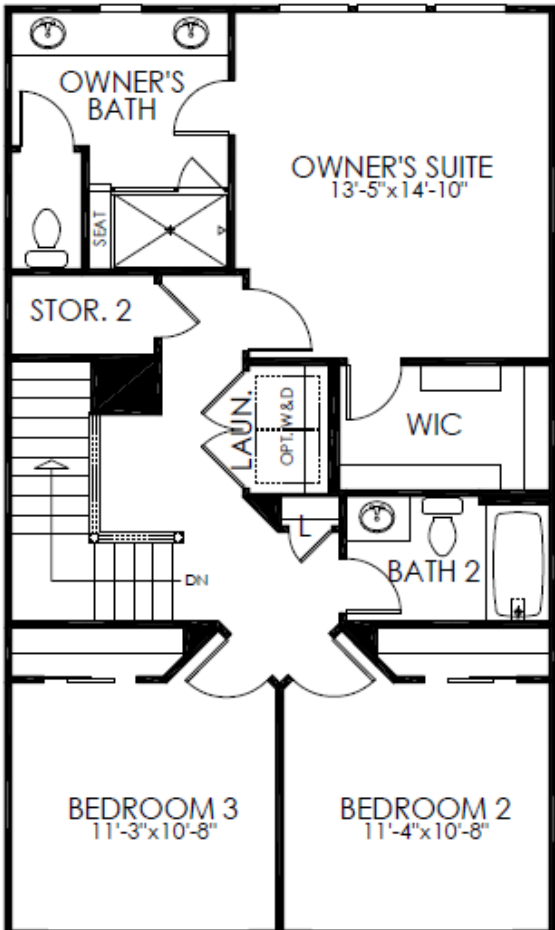
Right End Unit Condition



Interior Unit Condition



End Unit Condition



Interior Unit Condition



End Unit Condition

Interior Layout - Isleton



CITY OF CARMEL

DOCS DEPARTMENT REPORT TO THE COUNCIL

February 16, 2026

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

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

Planning and Zoning Analysis

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

Negotiations with Petitioner during Plan Commission process

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

Concerns Discussed by the Plan Commission

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

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

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

**ORDINANCE
Z-704-26**

Green House Cottages PUD Amendment

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

Dear Members:

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

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

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

Please be advised that by virtue of the Plan Commission's **Favorable** Recommendation, pursuant to IC 36-7-4-608(f), the Council has ninety (90) days to act on this petition before it becomes effective as Certified by the Commission. Ninety days from the date of the Certification is April, 22, 2026.

CARMEL PLAN COMMISSION

BY: _____

Christina Zoccola, President

ATTEST:

Bric Butler

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

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

Sponsors: Councilors Adam Aasen and Shannon Minnaar

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)**

***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.*

WHEREAS, Article 4 of the Unified Development Ordinance, as amended (the “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 UDO and the PUD Statute;

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

WHEREAS, the Plan Commission has given a favorable recommendation to this Z-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 Z-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 Z-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 Z-704-26 Green House Cottages PUD Amendment; and this Z-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 Z-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 Z-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 Z-704-26 Green House Cottages PUD Amendment, this Z-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 Z-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 Z-704-26 Green House Cottages PUD Amendment; and (iii) those provisions of the UDO specifically referenced in this Z-704-26 Green House Cottages PUD Amendment.

Section 2.2 All provisions of the Original Green House Cottages PUD Ordinance not affected by this Z-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 Z-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:

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

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

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

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

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

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

97 **Section 5. Landscape Requirements.**

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

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

102 Section 5.2 Part B. of Section 5.4 of the Original Green House Cottages PUD Ordinance
103 shall be deleted in its entirety. For purposes of clarity, to accommodate the development of
104 the real estate within The Restoracy of Carmel District as defined in The Restoracy of
105 Carmel Planned Unit Development Ordinance, Ordinance Number Z-704-26 which is
106 situated directly east of the Green House Cottages District, no bufferyard along the eastern
107 boundary of the Real Estate is required. The Restoracy of Carmel District will serve as a
108 complement to and extension of the development on and from the Real Estate to the real
109 estate within The Restoracy of Carmel District.

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

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

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

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

118 interior streets installed prior to the year 2026 shall be private and
119 have a minimum width of twenty-three (23) feet.”

120 **Section 8. Violations and Enforcement.** All violations and enforcement of this Z-704-
121 26 Green House Cottages PUD Amendment shall be subject to Article 10 of the UDO.

122 **Section 9. Exhibits.** All of the Exhibits (A–B) on the following pages are attached to this Z-
123 704-26 Green House Cottages PUD Amendment, are incorporated by reference into this Z-704-
124 26 Green House Cottages PUD Amendment, and are part of this Z-704-26 Green House Cottages
125 PUD Amendment.

126

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

128

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

Matthew Snyder, President

Ryan Locke, Vice President

Teresa Ayers, Chaplain

Tony Green, Parliamentarian

Rich Taylor

Jeff Worrell

Adam Aasen

Shannon Minnaar

Anita Joshi

ATTEST:

Jacob Quinn, City Clerk

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

Jacob Quinn, City Clerk

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

Sue Finkam, Mayor

ATTEST:

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

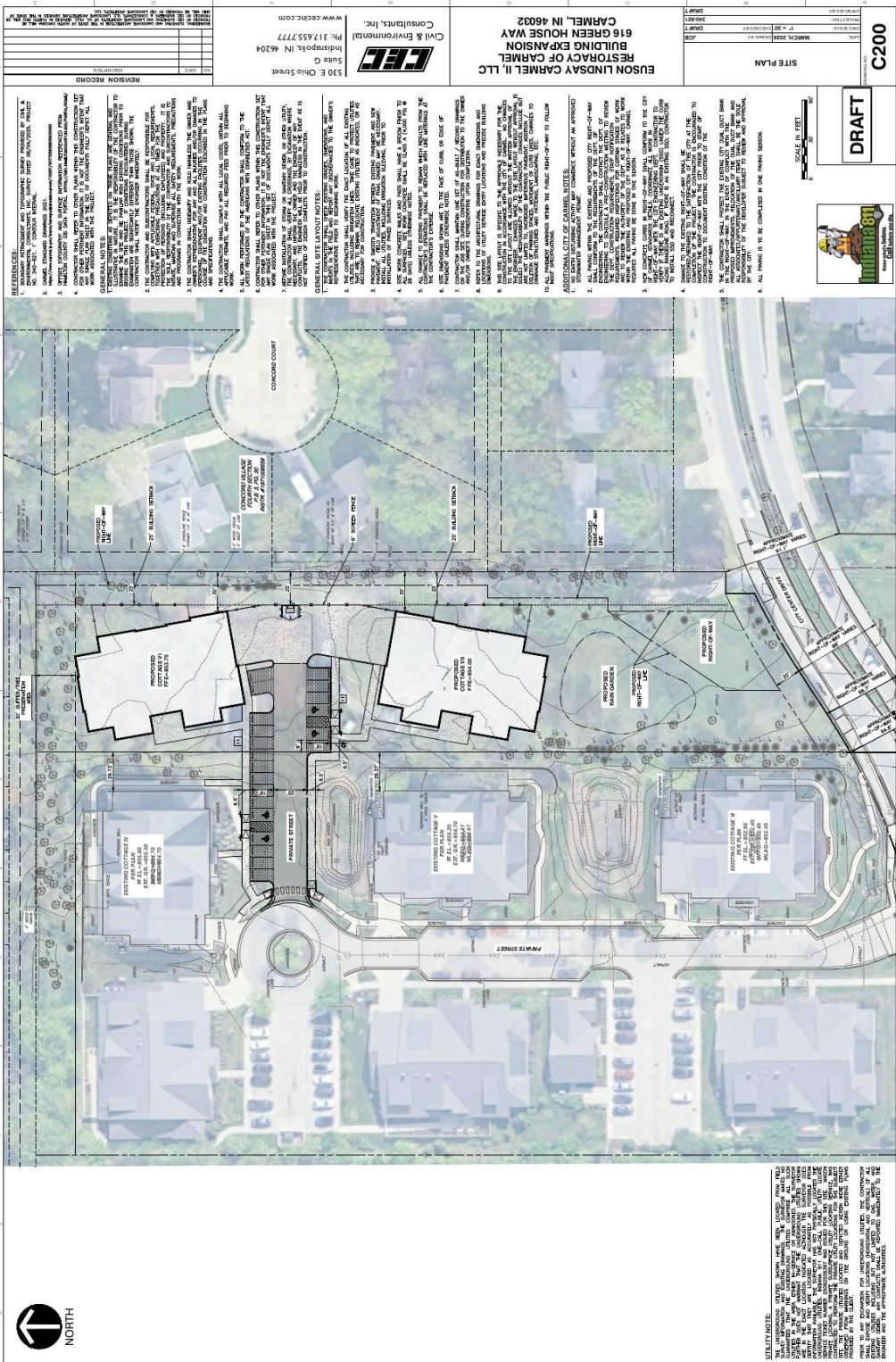
Legal Description of Real Estate

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 Recorders 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.

Concept Plan



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

Sponsors: Councilors Adam Aasen and Shannon Minnaar

CARMEL, INDIANA

THE RESTORACY OF CARMEL PLANNED UNIT DEVELOPMENT

ORDINANCE Z-705-26

March 16, 2026

Table of Contents

Section 1.	Applicability of Ordinance	2
Section 2.	Definitions and Rules of Construction	3
Section 3.	Uses and Accessory Uses	5
Section 4.	Development and Architectural Standards	5
Section 5.	Landscape Requirements	7
Section 6.	Lighting Requirements	11
Section 7.	Signage	12
Section 8.	Parking Requirements	13
Section 9.	Miscellaneous Requirements and Standards.	13
Section 10.	Development Procedure	14
Section 11.	Controlling Developer's Consent	14
Section 12.	Violations and Enforcement	15
Section 13.	Exhibits	15

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

Exhibit B. **Conceptual Development Plan**

Exhibit C. **Architectural Standards**

Exhibit D. **Conceptual Cottage Elevations**

Exhibit E. **Conceptual Buffer Landscape Plan**

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

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

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

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

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

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

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

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

Section 5. Landscape Requirements.

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

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

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

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

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

- A. Location and spacing of existing and proposed plant material.
- B. Types of plant material identified by botanical and common names.
- C. Size of material, in diameter and height, at installation and maturity.
- D. Quantity of each of the planting materials to be installed.
- E. Methods of protecting landscaped areas.
- F. Not less than twenty (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. The drawing shown on Exhibit E attached hereto constitutes the conceptual perimeter buffer yard landscaping and fencing plan (the "Conceptual Buffer Landscape Plan"). The Real Estate shall be developed generally consistent with the landscaping and fencing depicted on the Buffer Landscape Plan, subject to Development Plan Approval and ADLS Approval.

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)~~ be of a composite wood or similar material in a brown or similar natural color, generally consistent with the fencing style and locations depicted on the Conceptual Buffer Landscape Plan.

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

Matthew Snyder, President

Ryan Locke, Vice President

Teresa Ayers, Chaplain

Tony Green, Parliamentarian

Rich Taylor

Jeff Worrell

Adam Aasen

Shannon Minnaar

Anita Joshi

ATTEST:

Jacob Quinn, City Clerk

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

Jacob Quinn, City Clerk

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

Sue Finkam, Mayor

ATTEST:

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

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.

Exhibit B
CONCEPTUAL DEVELOPMENT PLAN

(Modified graphics)

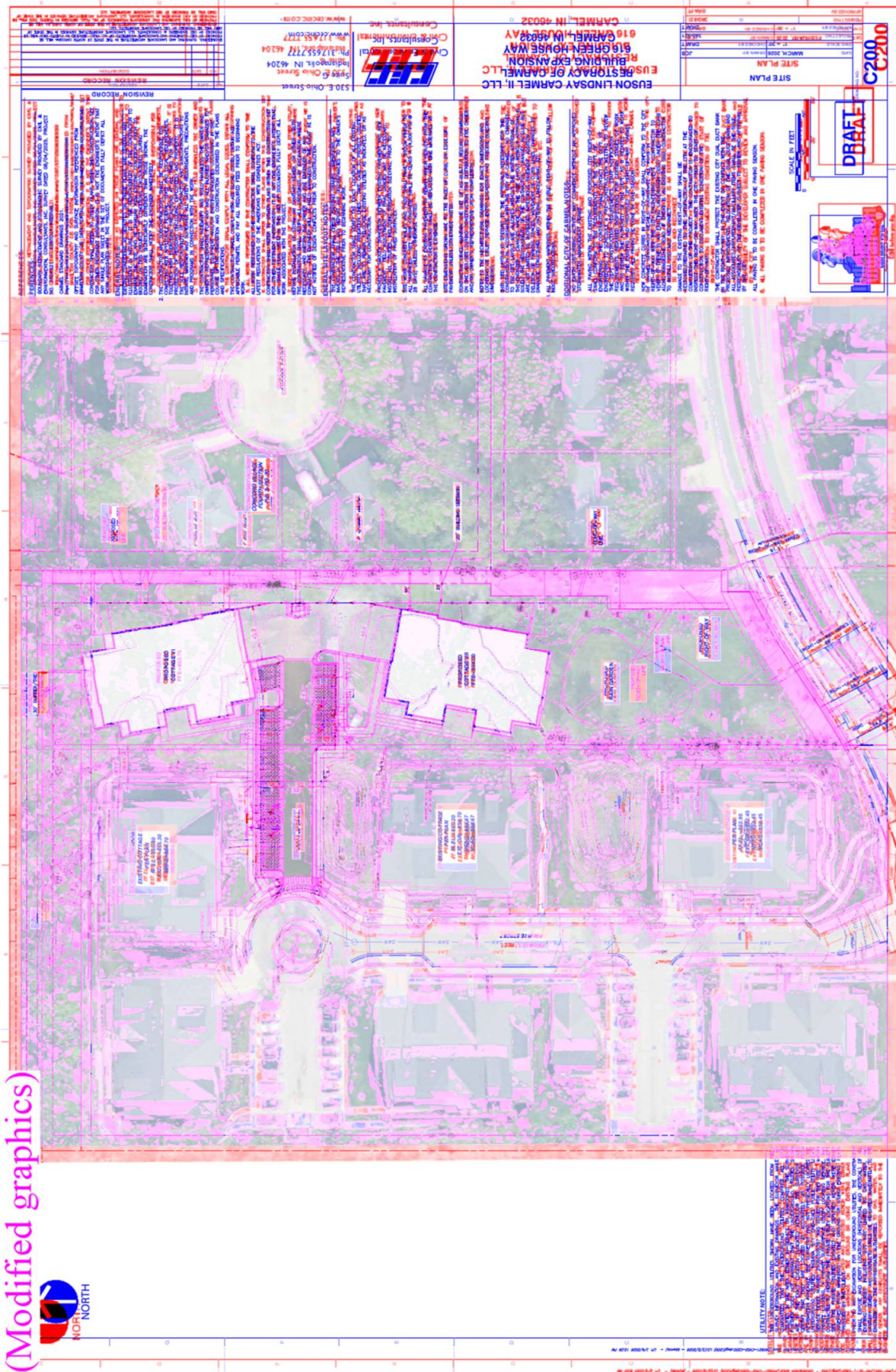


Exhibit C
ARCHITECTURAL STANDARDS

- 1) **Maximum Gross Floor Area Square Footage:**
Cottage: 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.

CONCEPTUAL COTTAGE ELEVATIONS

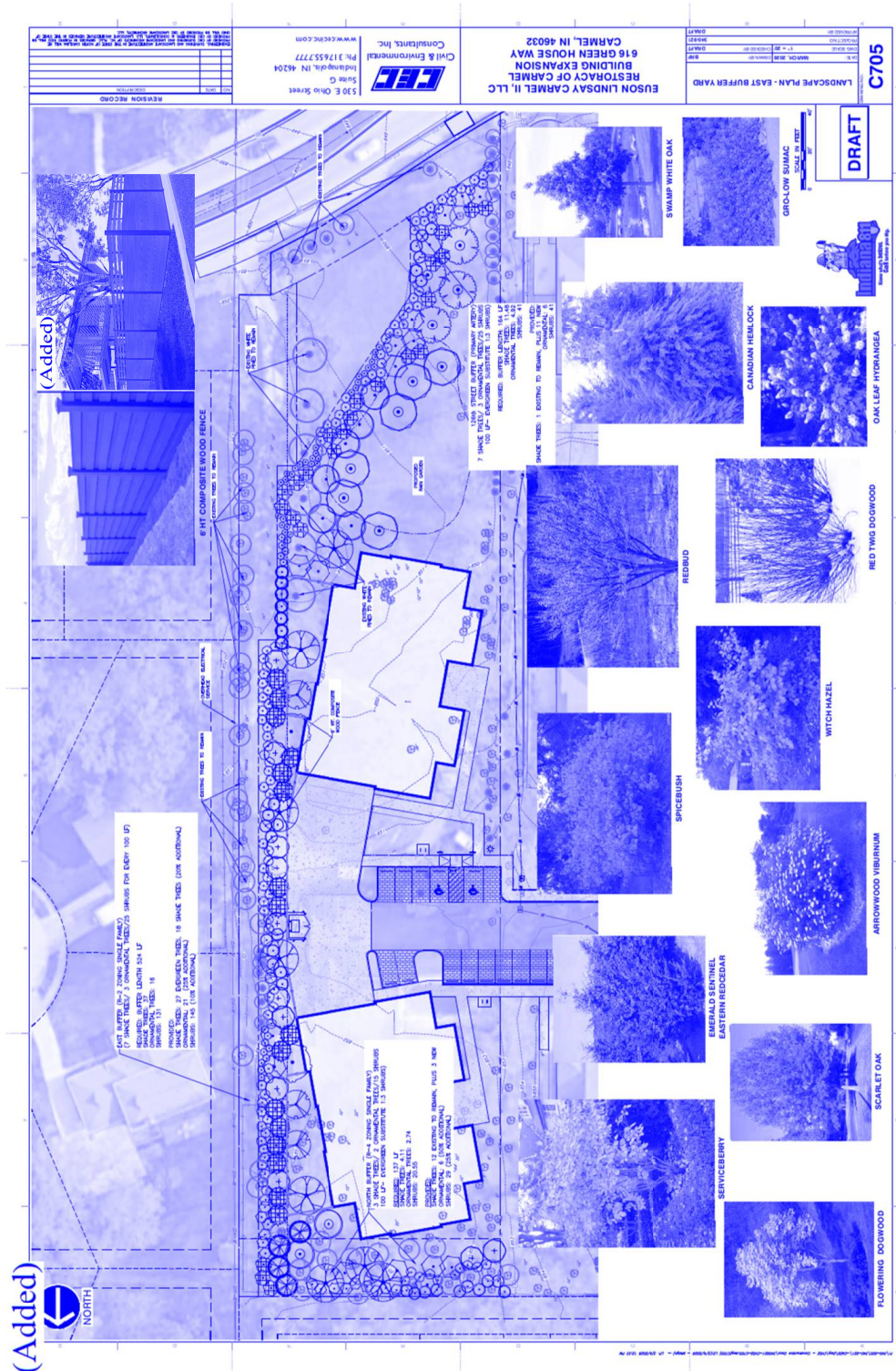


Exhibit D (continued)

CONCEPTUAL COTTAGE ELEVATIONS



CONCEPTUAL BUFFER LANDSCAPE PLAN



Summary report: Litera Compare for Word 11.9.1.1 Document comparison done on 3/10/2026 3:26:00 PM	
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Intelligent Table Comparison: Active	
Original DMS: iw://worksite.dbg.dentons.com/LEGALDOCS/23783607/9	
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Embedded Graphics (Visio, ChemDraw, Images etc.)	3
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Format changes	0
Total Changes:	21

**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**”) (including, but not limited to, a fifty (50) foot half right-of-way along City Center Drive) 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.
2. If the Controlling Developer, Owner, or any other person or entity develops the Real Estate as described in and permitted by the Restoracy PUD Ordinance, and additional right-of-way than is described in Section 1 above is reasonably necessary to accommodate the City’s construction of an intersection of Richland Avenue and City Center Drive, then the owner of the Real Estate at such time shall dedicate additional right-of-way to the City with the exact limits of the additional right-of-way to be determined based on the final approved intersection design; provided, however, the additional right-of-way dedication shall not exceed the yellow highlighted area depicted on the site plan attached hereto as Exhibit C.

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.

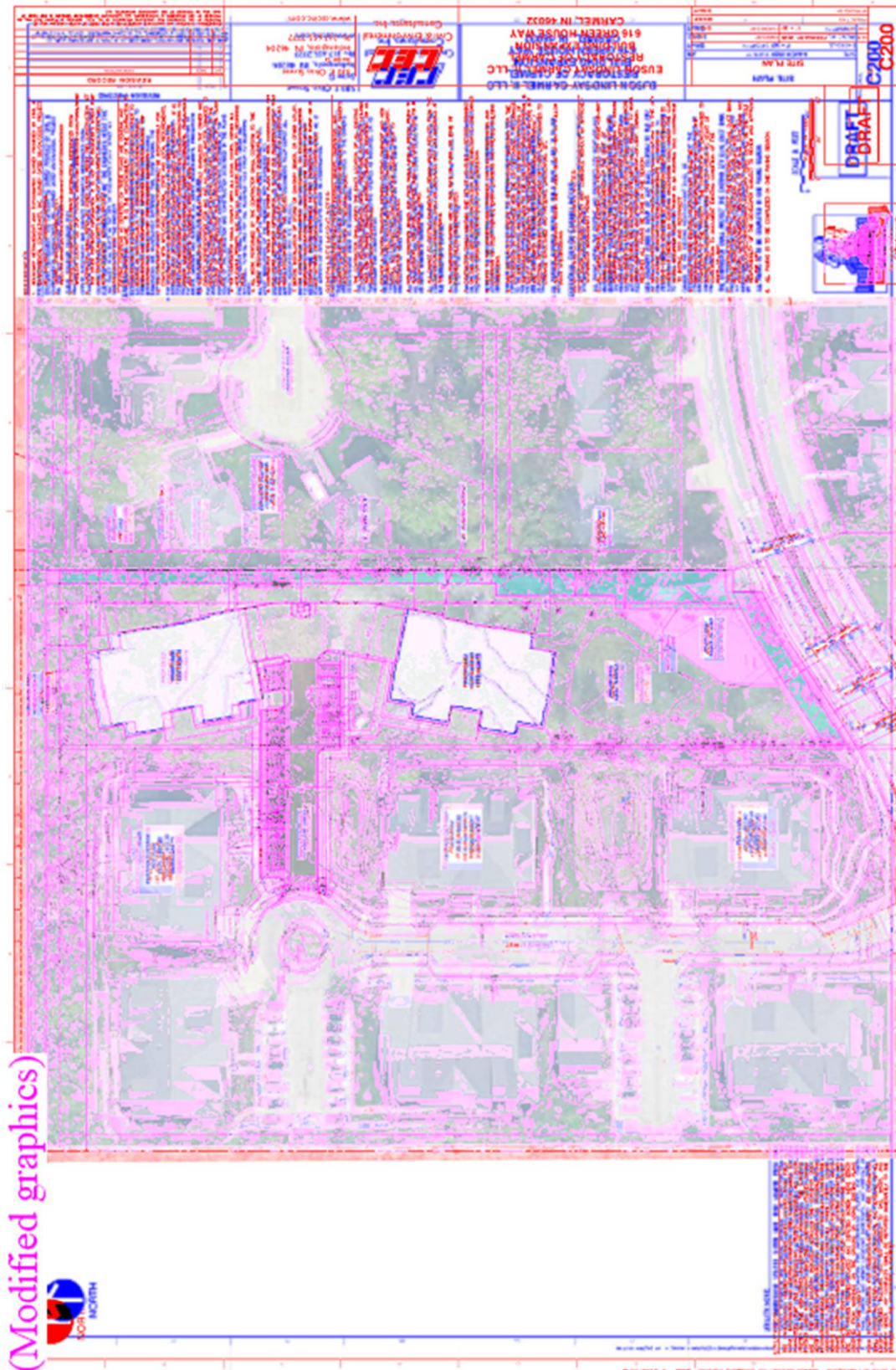
(Added graphics)



EXHIBIT C TO COMMITMENTS
Additional Right-of-Way Limits

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Exhibit **AC** to Commitments



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Exhibit AC to Commitments

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

Exhibit AC to Commitments

Summary report: Litera Compare for Word 11.9.1.1 Document comparison done on 3/10/2026 3:46:32 PM	
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<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	2
Embedded Excel	0
Format changes	0
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