



City of Carmel

CARMEL COMMON COUNCIL MEETING AGENDA

MONDAY, MAY 18, 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. April 20, 2026 Special Meeting
 2. April 20, 2026 Regular Meeting
 3. May 7, 2026 Special Claims Meeting
 - b. Claims
 1. General Claims - \$1,876,091.47
 2. Wire Transfers - \$9,486,916.14
- 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. Carmel Environmental Stewardship 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. **Twenty-second 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. **Twelfth Reading of Ordinance D-2795-25**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Public Areas of City Hall; Sponsor: Councilor Snyder. Remains in the Land Use and Special Studies Committee.

Synopsis:

An ordinance establishing public areas of City Hall.

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

- d. **Second Reading of Ordinance D-2815-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating a Portion of the Public Way; Sponsor: Councilor Snyder. **Returns from the Land Use and Special Studies Committee. Will be discussed during Finance, Utilities and Rules Committee Meeting on 5/13/26.**

Synopsis:

Petition for vacation of the public way between 1118 S. Rangeline Road and 1132 S. Rangeline Road, previously Lot 8 of the Harvey B Stout subdivision filed by Petitioner Carmel Midtown Community Development Corporation.

- e. **Second Reading of Ordinance D-2816-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating a Portion of the Public Way; Sponsor: Councilor Snyder. **Returns from the Land Use and Special Studies Committee. Will be discussed during Finance, Utilities and Rules Committee Meeting on 5/13/26.**

Synopsis:

Petition for vacation of the public way west of 1132 S. Rangeline Road, lots 9 and 10 of the Harvey B Stout subdivision filed by Petitioner Carmel Midtown Community Development Corporation.

13. PUBLIC HEARINGS

- a. **First Reading of Ordinance Z-706-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Short-Term Rental Use-Specific Standards and Definitions in the United Development Ordinance; Sponsor: Councilor Ayers.

Synopsis:

This Ordinance amends the Short-Term Rental Use-Specific Standards. This ordinance also amends the applicable Special Exception provision and the Definitions in the Unified Development Ordinance.

- b. **First Reading of Ordinance D-2819-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, authorizing and approving an additional appropriation of funds from the General Fund (Fund #101) to the Marketing and Community Relations 2026 budget (Fund #1203); Sponsors: Councilors: Joshi, Minnaar, Snyder and Worrell.

Synopsis:

This ordinance appropriates \$20,000 to cover costs related to Volunteer Carmel.

- c. **First Reading of Ordinance D-2822-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Refunding Bonds for the Purpose of Providing Funds to Refund Certain Outstanding General Obligation Bonds of the City and to Pay Incidental Expenses in Connection Therewith and on Account of the Issuance and Sale of the Bonds and Appropriating the Proceeds Derived from the Sale of Such Bonds; Sponsors: Councilors Taylor and Snyder.

Synopsis:

This resolution authorizes the issuance of the City's General Obligation Refunding Bonds, Series 2026, in the maximum principal amount of \$12,000,000, for the purpose of refinancing multiple series of outstanding General Obligation Bonds issued in 2016 in order to achieve debt service savings and paying costs of issuance of such bonds.

- d. **First Reading of Ordinance D-2823-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the City Asset Repairs and Maintenance Fund (Fund #927); Sponsors: Councilors Taylor and Snyder. **Public Hearing only. Ordinance to be addressed in New Business.**

Synopsis:

This ordinance appropriates \$1,074,842.00 to cover repair and/or maintenance costs for city assets.

- e. **Petition to Vacate an Easement; Between 10450 Laurel Ridge and 1372 Ridgeway Lane**; Victoria Edwards

14. NEW BUSINESS

- a. **First Reading of Ordinance D-2821-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Vacating the Easement Located at 1372 Ridgeway Lane & 10450 Laurel Ridge Lane; Sponsor: Councilor Snyder.

Synopsis:

Vacation of drainage and utility easement within the Laurel Ridge subdivision.

- b. **First Reading of Ordinance D-2813-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 4, Sections 8-38 and 8-39 of the Carmel City Code; Sponsor: Councilor Joshi.

Synopsis:

Amends Carmel City Code § 8- 39 to add new speed humps on West Road between 121st Street and 131st Street.

- c. **First Reading of Ordinance D-2820-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 3, Article 2, Section 3-58 and Chapter 8, Article 5, Section 8-45 of the Carmel City Code; Sponsor(s): Councilor(s) Minnaar, Taylor, and Worrell.

Synopsis:

Ordinance amending the collection of civil penalties under the jurisdiction of the City's Violations Bureau.

- d. **First Reading of Ordinance D-2824-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, amending Article 4, Section 2-128 of the Carmel City Code; Sponsor(s): Councilor(s): Taylor and Snyder.

Synopsis:

Amends Article 4, Section 2-128 of the Carmel City Code to establish the Non-Reverting City Assets Repairs and Maintenance Fund (Fund #927).

- e. **Resolution CC-05-18-26-05**; A Resolution of the Common Council of the City of Carmel, Indiana, approving a transfer of funds between the General Fund (#101) and the City Assets Repairs and Maintenance Fund (#927); Sponsor(s): Councilor(s): Taylor and Snyder.

Synopsis:

Transfers \$1,074,842.00 from the General Fund (#101) into the City Assets Repairs and Maintenance Fund (#927).

- f. **First Reading of Ordinance D-2823-26**; An Ordinance of the Common Council of the City of Carmel, Indiana, Authorizing and Approving an Additional Appropriation of Funds from the City Asset Repairs and Maintenance Fund (Fund #927); Sponsors: Councilors Taylor and Snyder.

Synopsis:

This ordinance appropriates \$1,074,842.00 to cover repair and/or maintenance costs for city assets.

- g. **Resolution CC-05-18-26-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Carmel Redevelopment Authority Lease Rental Refunding Bonds to Refinance Certain Outstanding Bonds and Related Matters; Sponsor(s): Councilor(s) Taylor and Snyder.

Synopsis:

This resolution approves the issuance of Carmel Redevelopment Authority's Lease Rental Bonds, Series 2026A, in the maximum principal amount of \$115,000,000, for the purpose of refinancing the Authority's Lease Rental Bonds, Series 2016A in order to achieve debt service savings, and approves documents and matters related thereto.

- h. **Resolution CC-05-18-26-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Carmel Redevelopment Authority Lease Rental Refunding Bonds to Refinance Certain Outstanding Bonds and Related Matters; Sponsors: Councilors Taylor and Snyder.

Synopsis:

This resolution approves the issuance of Carmel Redevelopment Authority's Lease Rental Bonds, Series 2026B, in the maximum principal amount of \$5,000,000, for the purpose of refinancing the Authority's Lease Rental Bonds, Series 2016B in order to achieve debt

service savings, and approves documents and matters related thereto.

- i. **Resolution CC-05-18-26-03;** A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Carmel Redevelopment Authority Lease Rental Refunding Bonds to Refinance Certain Outstanding Bonds and Related Matters; Sponsors: Councilors Taylor and Snyder.

Synopsis:

This resolution approves the issuance of Carmel Redevelopment Authority's Lease Rental Bonds, Series 2026C, in the maximum principal amount of \$10,000,000, for the purpose of refinancing the Authority's Lease Rental Refunding Bonds, Series 2016C in order to achieve debt service savings, and approves documents and matters related thereto.

- j. **Resolution CC-05-18-26-04;** A Resolution of the Common Council of the City of Carmel, Indiana, Approving the Issuance of Refunding Bonds of the City of Carmel Storm Water District and Related Matters; Sponsors: Councilors Taylor and Snyder.

Synopsis:

This resolution approves the issuance of Carmel Storm Water District Refunding Bonds, Series 2026, in a maximum principal amount of \$24,000,000, for the purpose of refinancing the Storm Water District Bonds, Series 2016 and the Storm Water District Revenue Bonds, Series 2020, in order to provide interest cost and cash flow savings to the Storm Water District, and to approve matters related thereto.

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: June 1, 2026