



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

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

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

CONSENT AGENDA

a. Approval of Minutes

1. February 16, 2026 Regular Meeting

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

b. Claims

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

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

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

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

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

Henry Mestetsky, Carmel Redevelopment Director, gave the monthly report. The inclement weather over the last month prevented much construction from happening. The Windsor and Wren are 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

Jacob Quinn, Clerk

Approved,

MS

Matthew Snyder, Council President

ATTEST:

Jacob Quinn

Jacob Quinn, Clerk