



City of Carmel

CARMEL COMMON COUNCIL MEETING MINUTES

MONDAY, JUNE 1, 2026 - 6:00 PM
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

CALL TO ORDER

Council President Matthew Snyder; Council Members: Shannon Minnaar, Anita Joshi, Adam Aasen, Ryan Locke, Rich Taylor, Jeff Worrell, Teresa Ayers, Tony Green, and Deputy Clerk Jessica Komp were present.

AGENDA APPROVAL

The agenda was approved 9-0.

INVOCATION

Pastor Nathan Whybrew of St. Mark's United Methodist Church gave the invocation.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

Carmel Police Chief Drake Sterling introduced two new Carmel Police Officers, Wesley Wubbena and Nickolas Smith. Officers Wubbena and Smith were sworn in by Mayor Sue Finkam.

Carmel High School Seniors Laying Yang, Rafan Tajwer, Grayson Miller and Ryan Sharp were recognized by Mayor Sue Finkam for winning first place in the 2026 National Academic WorldQuest Championship. Janet I. Harris, President of the Indiana Council on World Affairs, and Dominique Camara, Carmel High School Social Studies teacher, both shared information about the competition and these amazing students.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Jack Feldman shared that he is excited to see automated parking enforcement come to Carmel. He is also excited to see the ordinance regarding right-of-way violations come out of the Land Use Committee and be presented to the entire Council. Mr. Feldman is glad to see the ordinance regarding fines for excessive vehicle noise. He also shared that he wishes the flower planters had not been removed from Rangeline prior to the bike lane being replaced with a multi-use path. He feels that the planters helped keep bikers safe, and should have remained there while the bike lane is still being used.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Soham Narla, who just completed fifth grade at West Clay Elementary, was Mayor Finkam's "Deputy Mayor" for this meeting. U.S. News & World Report has named Carmel the number one Best Place to Live in the United States for 2026-2027. Carmel was recognized by the League of American Bicyclists with a Silver Bicycle Friendly Business Designation. The Carmel Small Business Network is having their next meeting on June 16th. Nicole Pence Becker, who runs two successful small businesses, will be the guest speaker. The Mayor also congratulated all Carmel students on completing another great school year.

Councilor Ayers congratulated our new State Champs, the Carmel High School Boys' Lacrosse team.

Councilor Green stated that a citizen asked him for an update on the Christkindlmarkt investigation. He stated that the Council hasn't talked about this since October, and he didn't know the appropriate answer to that question at the time he was asked. He stated that although he had initially been opposed to the investigation, the testimony of his fellow Councilors on public trust led him to vote along with the rest of the Council in favor of it. We hired Dentons as the third-party independent law firm to perform the investigation, and there was a not-to-exceed amount that we would pay. When Councilor Green looked into the invoices from Dentons, he found that they had invoiced us beyond that amount. He credited the Clerk's office for being on top of this. He credited Council President Snyder for asking Dentons for a final report. Councilor Green shared that the final report should be coming in the next month or so, and he looks forward to receiving it, and putting this issue behind us. Council President Snyder assured Councilor Green that we have not paid Dentons beyond the agreed upon amount, and that they are continuing to work for us, without additional payment. He stated that we agreed to not interfere with the process of the investigation, so we haven't. Councilor Locke, who was chosen to run point on this matter, then spoke to Council. He confirmed that a report from Dentons should be coming in the near future. He also stated that he is happy to give updates or answer questions if anyone has any, and he will do his best to keep things objective and out of the realm of the political landscape, to the best of his ability. Councilor Aasen stated that after we receive the report, he would like to address the status of Ordinance D-2772-25, which is on its 23rd reading, as it pertains to non-profit organizations that receive city support. Council President Snyder also said that he would like to address Ordinance D-2795-25 in the near future, which pertains to public spaces at City Hall.

Councilor Taylor shared that the Mayor's Advisory Commission on Senior Living met on May 27th. Dr. Malaz Boustani of the IU School of Medicine shared the results of the AARP Age-Friendly Community assessment. His team conducted a thorough assessment that would have otherwise cost the city a great deal of money. Next, the Commission will be working with the Mayor's team to develop an action plan. We will then file our application, and we do expect to receive the Age-Friendly Community designation. Councilor Minnaar then shared that the Mayor's Advisory Commission on Housing met on May 29th to discuss the UDO scan performed by Opticos. The Commission will meet again on June 11th at 9:00 a.m. Council President Snyder shared that Westfield now also has a Veterans' Commission. Councilor Green shared that he will be speaking at an event at the Carmel VFW at 2:00 pm. on Friday, June 26th. This event will feature Veterans' stories

through an educational lens. Mayor Finkam shared that there will be another event at the VFW at 3:00 p.m. on Saturday, June 27th focusing on Veterans' mental health. Councilor Locke then made a statement to the citizens of Carmel that we see all of you, you are all valued, and we are grateful to celebrate where you're from, your culture, and your lifestyle. We are proud of you, and we will always fight to ensure that love wins.

CONSENT AGENDA

a. Approval of Minutes

1. May 18, 2026 Regular Meeting

Councilor Taylor moved to approve the minutes. Councilor Minnaar seconded. There was no further discussion. Council President Snyder called for the vote. Minutes were approved, 9-0.

b. Claims

1. General Claims - \$5,529,826.84 and Purchase Card - \$39,222.35
2. Retirement - \$136,972.44

Councilor Taylor moved to approve the claims. Councilor Green seconded. There was no discussion. Council President Snyder called for the vote. Claims were approved, 8-1. (Locke opposed.)

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

Councilor Joshi shared that the Land Use and Special Studies Committee met on May 20th, and discussed Ordinance D-2826-26 regarding Right-of-Way permitting, which was sent to Council with a positive recommendation. The Land Use Committee will meet this Wednesday, June 3rd, at 5:30 p.m., at the Carmel Clay Public Library. Councilor Taylor shared that the Finance, Utilities and Rules Committee met on May 20th and today, just prior to this Council meeting, to discuss the bond refunding ordinances on the agenda. All of those are returning with a positive recommendation. The Finance Committee also discussed the creation of a fund to deal with the managing of insurance proceeds, and long-term capital asset funding and maintenance. The Finance Committee amended the ordinance to reflect new verbiage and to change the name of the fund to "Public Infrastructure Insurance Recovery Fund", sending it back to Council with a positive recommendation. The resolution to transfer money from the general fund into the newly named fund was also sent back with a positive recommendation. Because the appropriation for this fund must be publicly noticed 14 days prior to its public hearing, we have re-noticed the hearing for Ordinance D-2823-26 with its new name, and that will take place at the June 15th Council meeting. The Finance Committee will meet next on Tuesday, June 9th, at 5:30 p.m., here in Council Chambers.

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

There were none.

OLD BUSINESS

Twenty-third 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.**

Thirteenth 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-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. This item returns from the Finance, Utilities and Rules Committee with a unanimous positive recommendation. Sergey Grechukhin, City Attorney, explained that this ordinance will allow the City Clerk to designate the police department to administer this type of parking violation. This will be done with new software. Councilor Taylor then made a motion to amend the ordinance to increase the first-time fine to \$150.00 for handicap parking violations. Councilor Minnaar seconded. There was no discussion. Council President Snyder called for the vote. **Motion to Amend approved**, 9-0. Sergeant Zach Hasty explained that we are looking to use Passport as the new license plate reading (LPR) software, which will be built out specifically for us. Residents will register their vehicles for residential parking using their license plate number as their permit. The software will scan a license plate and know whether that vehicle should be parked there. It can also tell if someone has been parked in a spot for longer than the allotted time, which will help with parking turnover in our retail and restaurant areas. There will be two part-time parking enforcement officers hired, as well. They will not be police officers and will not have the ability to run a license plate. There was discussion over data storage, and whether the data collected by Passport could be used by anyone other than CPD. Sergeant Zach Hasty explained that CPD could use the data like they can use Flock data, but unlike Flock data, it cannot be shared with other agencies that also use the program. Sergey Grechukhin stated that this database will be open to public records requests, but there are many exceptions to what personal information can be released. Any request would have to be reasonably particular, and our law department would review it before any information was disclosed. Councilor Taylor stated that the purpose of this program is to create efficiencies with residential permitting, and to change parking behaviors, thus creating churn in our downtown area. This is not intended to create a windfall of parking revenue. Councilor Joshi asked about the overall expense of this program. Sergeant Hasty answered that we won't truly know until we get the program implemented. Then we'll be able to quantify how big the problem is, and how well it is working to change behaviors. It is a 3-year contract, so a few years in we can evaluate those things. Councilor Worrell asked Sergeant Hasty and Mr. Grechukhin if they are comfortable with how the data will be managed. Sergeant Hasty stated that he is not concerned about this, as Passport collects far less data than the Flock system we already use. Mr. Grechukhin stated that he is always concerned about data protection, but this particular program causes him the least amount of concern, because of the type and amount of data that's being collected, Councilor Taylor moved to approve

the ordinance as amended. Councilor Green seconded. There was no discussion. **Ordinance D-2820-26 approved as amended**, (5-1). (Locke opposed. Aasen, Joshi and Snyder abstained.)

Second 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. This item returns from the Finance, Utilities and Rules Committee with a positive recommendation. Zac Jackson, CFO, explained that we have the opportunity to refinance \$157 million of debt at lower interest rates. If we do this now before interest rates rise again, we're looking at up to \$12.3 million of savings. We're also refinancing our storm water bonds from 2016 and 2020. We are not freeing up funds to be spent on other projects. Our goal is to lower our operating costs. We are not changing maturity dates of the bonds, we are simply lowering our repayment amounts. Heidi Amspaugh, of Baker Tilly Municipal Advisors, stated that we are not kicking the can down the road by moving principal towards the end of the bond issue, we are repaying principal and interest throughout the entire loan. Every single year there are savings on the bond issue. This will free up capital that is sitting in accounts right now. Councilor Joshi asked about the cost to refinance. Ms. Amspaugh answered that there is an underwriting fee, bond counsel fee, municipal advisor fee, rating agency fee, and there are numerous required reports, totaling around \$1.2 million. We are shooting for June 22nd as the day of pricing, with a July 16th closing. Councilor Taylor moved to approve the ordinance. Councilor Minnaar seconded. There was no discussion. Council President Snyder called for the vote. **Ordinance D-2822-26 approved**, 9-0.

Second 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. This item did not return from the Finance Committee, as it has been re-noticed for public hearing under a new fund name "Public Infrastructure Insurance Recovery Fund." **Remains in the Finance Utilities and Rules Committee. (Meeting date 6/9/26)**

Second 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. This item returns from the Finance, Utilities and Rules Committee with amendments changing the fund name to "Public Infrastructure Insurance Recovery Fund", clarifying that all insurance proceeds will be deposited into this fund, how the process will work, and what those allowable expenses would be. Council President Snyder explained that this fund will allow us to front-load insurance claims, and also protect us from instances where insurance is denied, or damages are caused by uninsured entities. Councilor Taylor moved to amend the ordinance as described. Councilor Green seconded. There was no discussion. Council President Snyder called for the vote. **Motion to Amend approved**, 9-0. Councilor Taylor moved to approve the ordinance as amended. Councilor Green seconded. There was no discussion. Council President Snyder called for the vote. **Ordinance D-2824-26 approved as amended**, 9-0.

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. This item returns from the Finance, Utilities and Rules Committee. Councilor Taylor made a motion to amend this item by striking the language “upon the issuance of the 2026 A bond, the Council hereby repeals the pledge of local income tax revenues to secure the Lease, as set forth in Ordinance D-2883-16.” Councilor Green seconded this amendment. There was no discussion. Council President Snyder called for the vote. **Motion to Amend approved**, 9-0. Councilor Taylor moved to approve the resolution as amended. Councilor Green seconded. There was no discussion. Council President Snyder called for the vote. **Resolution CC-05-18-26-01 approved as amended**, 9-0.

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. This item returns from the Finance, Utilities and Rules Committee with a positive recommendation. Councilor Taylor moved to approve the resolution. Councilor Minnaar seconded. There was no discussion. Council President Snyder called for the vote. **Resolution CC-05-18-26-02 approved**, 9-0.

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. This item returns from the Finance, Utilities and Rules Committee with a positive recommendation. Councilor Taylor moved to approve the resolution. Councilor Minnaar seconded. There was no discussion. Council President Snyder called for the vote. **Resolution CC-05-18-26-03 approved**, 9-0.

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. This item returns from the Finance, Utilities and Rules Committee with a positive recommendation. Councilor Taylor moved to approve the resolution. Councilor Green seconded. There was no discussion. Council President Snyder called for the vote. **Resolution CC-05-18-26-04 approved**, 9-0.

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. This item returns from the Finance, Utilities and Rules Committee with a positive recommendation to amend the name to “Public Infrastructure Insurance Recovery Fund”. **This item was held until the next Council meeting, when the corresponding appropriation will have its public hearing.**

PUBLIC HEARINGS

There were none.

NEW BUSINESS

First Reading of Ordinance Z-707-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing Fees Related to Zoning and Development Applications and Violations in the Unified Development Ordinance for the City's Engineering Department and Amending the UDO Fees to Comply with HEA 1001; Sponsor: Councilor Ayers. Councilor Taylor moved to introduce the item into business. Councilor Green seconded. Councilor Ayers presented the item to Council. Sergey Grechukhin stated this ordinance accomplishes two things. It complies with the requirements of HEA 1001 and it introduces engineering fees for development, such as development plan reviews, plat reviews, vacations, use variances and more. Historically, Carmel has not charged these fees, although neighboring municipalities have charged them. Engineering Director Brad Pease stated that this ordinance is not a direct reflection on SEA 1, we had been discussing the implementation of these fees prior to that. **This item was sent to the Land Use and the Special Studies Committee. (Meeting Date 6/3/26)**

First Reading of Ordinance D-2826-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 8, Article 65, Section 8-65 of the Carmel City Code; Sponsors: Councilors Ayers, Joshi, Minnaar, Snyder. Councilor Taylor moved to introduce the item into business. Councilor Green seconded. Council President Snyder presented the item to Council, explaining that this ordinance amends excavation and right-of-way disturbance permit, maintenance and restoration requirements, and penalties for violation. This ordinance attempts to promote pedestrian safety on our paths, when contractors park their equipment there unlawfully. **This item was sent to the Land Use and Special Studies Committee. (Meeting Date 6/3/26)**

First Reading of Ordinance D-2827-26; An Ordinance of the Common Council of the City of Carmel, Indiana, Adding Chapter 6, Article 5, Section 6-85 to the Carmel City Code and Amending Chapter 3, Article 2, Section 3-58; Sponsors: Councilors Minnaar, Taylor, Joshi, Worrell, Aasen. Councilor Taylor moved to introduce the item into business. Councilor Green seconded. Council President Snyder presented the item to Council. Sergey Grechukhin explained that this ordinance addresses excessive noise created by motor vehicles through engine revving, modified exhaust systems, and aggressive acceleration. The first offense will incur a fine of \$100.00, second and consequent offenses will be \$250.00. **This item was sent to the Finance, Utilities and Rules Committee. (Meeting Date 6/9/26)**

AGENDA ADD-ON ITEMS

There were none.

OTHER BUSINESS

Property Abatements/Compliance with Statement of Benefits

1. Alliance for Cooperative Energy Services Power Marketing, LLC (ACES)
2. Midcontinent Independent System Operator, Inc. (MISO)
3. Schlage Lock Company, LLC
4. ZP Investments, LLC and Zotec Partners, LLC

This item was sent to the Finance, Utilities and Rules Committee. (Meeting Date 6/9/26)

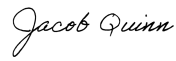
ANNOUNCEMENTS

Councilor Minnaar reminded everyone of the Mayor's Advisory Commission on Housing meeting on Thursday, June 11th at 9:00 a.m.

ADJOURNMENT

Council President Snyder adjourned the meeting at 8:48 p.m.

Respectfully Submitted,

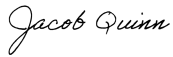


Jacob Quinn, Clerk

Approved,



Matthew Snyder, Council President

ATTEST:

Jacob Quinn, Clerk