

**COMMON COUNCIL
MEETING AGENDA
MONDAY, February 1, 2016 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE**

MEETING CALLED TO ORDER

1. **INVOCATION**
2. **PLEDGE OF ALLEGIANCE**
3. **RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**
4. **APPROVAL OF MINUTES**
 - a. January 18, 2016 Regular Meeting
5. **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
6. **COUNCIL, MAYORAL AND CLERK-TREASURER COMMENTS/OBSERVATIONS**
7. **ACTION ON MAYORAL VETOES**
8. **CLAIMS**
 - a. Payroll \$1,464,350.63 and \$1,544,031.71
 - b. General Claims \$3,004,988.89
 - c. Retirement
9. **COMMITTEE REPORTS**
 - a. Finance, Utilities and Rules Committee
 - b. Land Use and Special Studies Committee
 - e. All reports designated by the Chair to qualify for placement under this category.
10. **OTHER REPORTS**
 - a. Carmel Redevelopment Commission (**Monthly**) (**Annual**) Both Attached
 - b. Economic Development Commission (Quarterly – February, May, August, November)
 - c. Carmel Historic Preservation Commission (Quarterly – January, April, July, October)

- d. Redevelopment Authority (Bi-annual – April, October)
- e. Carmel Cable and Telecommunications Commission (Bi-annual – April, October)
- f. Ethics Board (Annual – February)
- g. Library Board (Annual – February)
- h. All reports designated by the Chair to qualify for placement under this category.

11. OLD BUSINESS

- a. **Fourth Reading of Ordinance D-2245-15**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 3, Article 1, Division II, Section 3-42(a)(3) and (a)(4) (*Council Appointments and Removal*) of the Carmel City Code; Sponsor: Councilor Finkam. **TABLED**
- b. **Second Reading of Ordinance D-2279-16**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 3, Article 1, Division 2, Sections 3-29 and 3-31 of the Carmel City Code; Sponsor(s): Councilor(s) Finkam, Carter, Rider, Schleif, Campbell, Kimball and Worrell. Introduced and not sent to committee.

Synopsis:

Ordinance extends rules regarding for meeting decorum to Council Committee meetings. It also requires speakers who request to address the Common Council to state their name and address from the podium prior to speaking. The ordinance also imposes a three minute time limit on speakers who request to address the Common Council.

- c. **Fifth Reading of Ordinance Z-607-15**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Development Standards, Updating the Contributing Buildings Map and Deleting the Sunset Provision on the Demolition Requirements in the Old Town District Overlay Zone; Sponsor: Councilor Rider. Remains in the Land Use, Annexation and Economic Development Committee. Remains in the Land Use and Special Studies Committee.
- d. **Resolution CC-01-04-16-06**; A Resolution of the Common Council of the City of Carmel, Indiana, Regarding an Intergovernmental Transfer of Real Property Interest; Sponsor(s): Councilor(s) Campbell, Carter, Finkam, Kimball, Rider and Worrell. Remains in the Land Use and Special Studies Committee.

12. PUBLIC HEARINGS

- a. **First Reading of Ordinance Z-608-16**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the West Clay Village Planned Unit Development District Ordinance; Sponsor: Councilor Kimball.

Synopsis:

Ordinance amends certain provisions of the West Clay Planned Unit Development District Ordinance (the “West Clay PUD”). These amendments relate solely to two (2) mixed use (commercial/residential) areas: the Village Center and WestClay Uptown. The changes are necessitated by the current limit on residential density within the West Clay PUD, and are in response to changes in economic conditions over the course of a decade that render it unfeasible to build out the Village Center and WestClay Uptown exclusively for office

and retail uses. The amendment for (i) Area 1, as identified in the ordinance, will permit a maximum of 52 additional dwellings, (ii) Area 2 would allow an addition of approximately thirty (30) loft units and an additional nine (9) Townhomes, and (iii) Area 3 would subject Area s to the same standards as other businesses within WestClay Uptown (the Peripheral Retail Area of the West Clay PUD).

- b. **First Reading of Ordinance Z-609-16**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Development Standards in the Carmel Drive – Range Line Road Overlay Zone in the Carmel Zoning Ordinance; Sponsor: Councilor Kimball.

Synopsis:

Ordinance restores a minimum two-story building height and minimum floor area ratio for new developments in the Carmel Drive – Range Line Road Overlay Zone. It also adjusts other standards in an effort to improve building materials, design and access.

- c. **First Reading of Ordinance Z-610-16**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the Title and Development Standards of the C-2/Old Town District in the Carmel Zoning Ordinance; Sponsor: Councilor Kimball.

Synopsis:

Ordinance amends the title of the C-2 District from Old Town to Mixed Use so that it may be used more broadly. It also increases the maximum building height, but limits height to 35’ when new development is adjacent to single-family residential. Architectural design standards are added for building materials and rooftop equipment screening. The ordinance also clarifies standards relating to street lighting, dumpsters and bicycle parking.

13. **NEW BUSINESS**

- a. **Resolution CC-02-01-16-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Regarding Release of SBOA Final Examination Report; Sponsor: Councilor Carter.

Synopsis:

This resolution authorizes the Council President to sign a waiver, allowing for an early release of the City’s 2014 audit report.

14. **OTHER BUSINESS**

15. **ANNOUNCEMENTS**

16. **EXECUTION OF DOCUMENT**

17. **ADJOURNMENT**

1
2
3 COMMON COUNCIL
4 MEETING Minutes

5 MONDAY, JANUARY 18, 2016 – 6:00 P.M.
6 COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE
7

8 **MEMBERS PRESENT:**
9

10 Council President Ronald E. Carter, Council Members Sue Finkam, Laura D. Campbell, H. Bruce
11 Kimball, Kevin D. Rider, Jeff Worrell, Carol Schleif, Clerk-Treasurer Christine S. Pauley and Deputy
12 Clerk Jacob Quinn.
13

14 Council President Carter called the meeting to order at 6:02 p.m.
15

16 **INVOCATION:**
17

18 Pastor Zack Darring, Jesus is Lord Christian Fellowship, pronounced the Invocation.
19

20 Councilor Campbell led the Pledge of Allegiance.
21

22 **RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS:**
23

24 There were none.
25

26 **APPROVAL OF MINUTES:**
27

28 Councilor Finkam made a motion to amend minutes from the January 4, 2016 Regular Meeting by
29 striking *once signed by Mayor Brainard* from line 119, striking *in favor of* and adding *providing*
30 *information about* on line 328 and changing the spelling of *Lauren* to *Loren*. Councilor Schleif seconded.
31 There was no Council discussion. Council President Carter called for a vote. The motion passed 7-0.
32 Councilor Finkam made a motion to approve the minutes as amended. Councilor Schleif seconded.
33 Minutes were approved as amended 7-0.
34

35 Councilor Rider made a motion to approve minutes from the January 11, 2016 Special Meeting.
36 Councilor Schleif seconded. There was no council discussion. Council President Carter called for a vote.
37 Minutes were approved 4-0 (Councilors Finkam, Worrell and Kimball abstained).
38

39 **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL:**
40

41 The following individuals addressed the Council in opposition to Ordinance D-2267-16 (OPT OUT OF
42 SERVICE):
43

44 Al Koeske, Foster Estates HOA

Kay Connors

45 Jan Douglas Frank Moznar
46 Robert Connors Rose Schnell
47 Jeff Melin

48
49 Rick Smith addressed the Council concerning a stop sign at 126th Street and Auman Dr.

50
51 Aaron Barker addressed the Council about traffic and pedestrian safety.

52
53 **COUNCIL, MAYORAL AND CLERK-TREASURER COMMENTS/OBSERVATIONS:**

54
55 Councilor Kimball addressed Mr. Smith's comments regarding the 3-foot bicycle law.

56
57 Councilor Finkam addressed Mr. Smith's concerns stating that a traffic study is in ongoing.

58
59 Clerk-Treasurer Pauley addressed the Council concerning noticing for City Council meetings.

60
61 **ACTION ON MAYORAL VETOES:**

62
63 There were none.

64
65 **CLAIMS:**

66
67 Councilor Schleif made a motion to approve payroll in the amount of \$1,544,031.71. Councilor Campbell
68 seconded. There was no Council discussion. Council President Carter called for the vote. Payroll was
69 approved 7-0.

70
71 Councilor Campbell made a motion to approve payroll in the amount of \$1,464,350.63. Councilor Schleif
72 seconded. There was no Council discussion. Council President Carter called for the vote. Payroll was
73 approved 7-0.

74
75 Councilor Finkam made a motion to approve claims in the amount of \$1,884,981.26. Councilor Campbell
76 seconded. There was no Council discussion. Council President Carter called for the vote. Claims were
77 approved 7-0.

78
79 Councilor Schleif made a motion to acknowledge wire transfers in the amount of \$7,133,355.74.
80 Councilor Finkam seconded. There was no Council discussion. Council President Carter called for the
81 vote. The motion was approved 7-0.

82
83
84 **COMMITTEE REPORTS:**

85
86 Councilor Finkam reported that the Finance, Utilities and Rules Committee had met and passed all bonds
87 before them. The committee report will be given when the items appear on the agenda. Councilor Finkam
88 also noted that the meeting had all of the consultants present and that it was a productive discussion.

89
90 Council Rider reported that the Land Use and Special Studies Committee had met and discussed
91 Ordinance Z-607-15 and Resolution CC-01-04-16-06. Both of these items remain in committee.

92
93 **OTHER REPORTS:**

- 94
- 95 Carmel Redevelopment Commission (**Monthly**)
- 96 Economic Development Commission (Quarterly – February, May, August, November)
- 97 Carmel Historic Preservation Commission (Quarterly – **January**, April, July, October) Attached
- 98 Redevelopment Authority (Bi-annual – April, October)
- 99 Carmel Cable and Telecommunications Commission (Bi-annual – April, October)
- 100 Ethics Board (Annual – February)
- 101 Library Board (Annual – February)
- 102 All reports designated by the Chair to qualify for placement under this category.

103
104 **OLD BUSINESS**

105
106 Council President Carter announced the **Third Reading of Ordinance D-2245-15**; An Ordinance of the
107 Common Council of the City of Carmel, Indiana, Amending Chapter 3, Article 1, Division II, Section 3-
108 42(a)(3) and (a)(4) (*Council Appointments and Removal*) of the Carmel City Code; Sponsor: Councilor
109 Finkam. This item remains tabled.

110
111 Council President Carter announced the **Second Reading of Ordinance D-2246-16**; An Ordinance of the
112 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
113 Series 2016A, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
114 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016A Bonds and
115 Appropriating the Proceeds Derived from the Sale of Such Bonds (*Carey Road and 136th Street*
116 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
117 Council. This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
118 amendment. Councilor Finkam made a motion to amend Ordinance D-2246-16 by striking on line 43 *an*
119 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
120 Schleif seconded. There was no Council discussion. Council President Carter called for the vote. The
121 motion to amend was approved 7-0. Councilor Worrell deferred to Bruce Donaldson, Barnes and
122 Thornburg, to address the Council. Councilor Finkam made a motion to approve Ordinance D-2246-16
123 As Amended. Councilor Worrell seconded. There was no council discussion. Council President Carter
124 called for the vote. **Ordinance D-2246-16 As Amended** was approved 7-0.

125
126 Council President Carter announced the **Second Reading of Ordinance D-2247-16**; An Ordinance of the
127 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
128 Series 2016B, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
129 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016B Bonds and
130 Appropriating the Proceeds Derived from the Sale of Such Bonds (*Carey Road and Hawthorne Drive*
131 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
132 Council. This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
133 amendment. Councilor Finkam made a motion to amend Ordinance D-2247-16 by striking on line 43 *an*
134 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
135 Rider seconded. There was no Council discussion. Council President Carter called for the vote. The
136 motion to amend was approved 7-0. Councilor Finkam made a motion to approve Ordinance D-2247-16
137 As Amended. Councilor Rider seconded. There was no council discussion. Council President Carter
138 called for the vote. **Ordinance D-2247-16 As Amended** was approved 7-0

139
140 Council President Carter announced the **Second Reading of Ordinance D-2248-16**; An Ordinance of the
141 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
142 Series 2016C, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental

143 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016C Bonds and
144 Appropriating the Proceeds Derived from the Sale of Such Bonds (*Rangeline Road and 116th Street*
145 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
146 Council. This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
147 amendment. Councilor Finkam made a motion to amend Ordinance D-2248-16 by striking on line 43 *an*
148 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
149 Rider seconded. There was no Council discussion. Council President Carter called for the vote. The
150 motion to amend was approved 7-0. Councilor Finkam made a motion to approve Ordinance D-2248-16
151 As Amended. Councilor Rider seconded. There was no council discussion. Council President Carter
152 called for the vote. **Ordinance D-2248-16 As Amended** was approved 7-0
153

154 Council President Carter announced the **Second Reading of Ordinance D-2249-16**; An Ordinance of the
155 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
156 Series 2016D, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
157 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016D Bonds and
158 Appropriating the Proceeds Derived from the Sale of Such Bonds (*Rangeline Road and Executive Drive*
159 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
160 Council. This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
161 amendment. Councilor Finkam made a motion to amend Ordinance D-2249-16 by striking on line 43 *an*
162 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
163 Worrell seconded. There was no Council discussion. Council President Carter called for the vote. The
164 motion to amend was approved 7-0. Councilor Finkam made a motion to approve Ordinance D-2249-16
165 As Amended. Councilor Schleif seconded. There was no council discussion. Council President Carter
166 called for the vote. **Ordinance D-2249-16 As Amended** was approved 7-0
167

168 Council President Carter announced the **Second Reading of Ordinance D-2250-16**; An Ordinance of the
169 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
170 Series 2016E, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
171 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016E Bonds and
172 Appropriating the Proceeds Derived from the Sale of Such Bonds (*Guilford Road and Carmel Drive*
173 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
174 Council. This item was referred back to the Council with a 2-1 favorable recommendation and a proposed
175 amendment. Councilor Finkam made a motion to amend Ordinance D-2250-16 by striking on line 43 *an*
176 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
177 Rider seconded. There was no Council discussion. Council President Carter called for the vote. The
178 motion to amend was approved 7-0. Councilor Finkam made a motion to approve Ordinance D-2250-16
179 As Amended. Councilor Schleif seconded. There was no council discussion. Council President Carter
180 called for the vote. **Ordinance D-2250-16 As Amended** was approved 7-0.
181

182 Council President Carter announced the **Second Reading of Ordinance D-2251-16**; An Ordinance of the
183 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
184 Series 2016F, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
185 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016F Bonds and
186 Appropriating the Proceeds Derived from the Sale of Such Bonds (*Guilford Road and City Center*
187 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
188 Council. This item was referred back to the Council with a 2-1 favorable recommendation and a proposed
189 amendment. Councilor Finkam made a motion to amend Ordinance D-2251-16 by striking on line 43 *an*
190 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
191 Schleif seconded. There was no Council discussion. Council President Carter called for the vote. The

192 motion to amend was approved 7-0. Councilor Finkam made a motion to approve Ordinance D-2251-16
193 As Amended. Councilor Schleif seconded. There was no council discussion. Council President Carter
194 called for the vote. **Ordinance D-2251-16 As Amended** was approved 7-0.
195

196 Council President Carter announced the **Second Reading of Ordinance D-2252-16**; An Ordinance of the
197 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
198 Series 2016G, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
199 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016G Bonds and
200 Appropriating the Proceeds Derived from the Sale of Such Bonds (*Pennsylvania Street and City Center*
201 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
202 Council. This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
203 amendment. Councilor Finkam made a motion to amend Ordinance D-2252-16 by striking on line 43 *an*
204 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
205 Rider seconded. There was no Council discussion. Council President Carter called for the vote. The
206 motion to amend was approved 7-0. Councilor Finkam made a motion to approve Ordinance D-2252-16
207 As Amended. Councilor Schleif seconded. There was no council discussion. Council President Carter
208 called for the vote. **Ordinance D-2252-16 As Amended** was approved 7-0.
209

210 Council President Carter announced the **Second Reading of Ordinance D-2253-16**; An Ordinance of the
211 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
212 Series 2016H, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
213 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016H Bonds and
214 Appropriating the Proceeds Derived from the Sale of Such Bonds (*Carmel Drive and City Center*
215 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
216 Council. This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
217 amendment. Councilor Finkam made a motion to amend Ordinance D-2253-16 by striking on line 43 *an*
218 *extraordinary emergency*, inserting *a need*; striking *exists* on line 44 as it was a scrivener's error listed
219 twice and substituting VERSION A 1/18/16 in whole. Councilor Rider seconded. There was no Council
220 discussion. Council President Carter called for the vote. The motion to amend was approved 7-0.
221 Councilor Finkam made a motion to approve Ordinance D-2253-16 As Amended. Councilor Schleif
222 seconded. There was no council discussion. Council President Carter called for the vote. **Ordinance D-**
223 **2253-16 As Amended** was approved 7-0.
224

225 Council President Carter announced the **Second Reading of Ordinance D-2254-16**; An Ordinance of the
226 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
227 Series 2016I, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
228 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016I Bonds and
229 Appropriating the Proceeds Derived from the Sale of Such Bonds (*Towne Road and 106th Street*
230 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
231 Council. This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
232 amendment. Councilor Finkam made a motion to amend Ordinance D-2254-16 by striking on line 43 *an*
233 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
234 Rider seconded. There was no Council discussion. Council President Carter called for the vote. The
235 motion to amend was approved 7-0. Councilor Finkam made a motion to approve Ordinance D-2254-16
236 As Amended. Councilor Schleif seconded. There was no council discussion. Council President Carter
237 called for the vote. **Ordinance D-2254-16 As Amended** was approved 7-0.
238

239 Council President Carter announced the **Second Reading of Ordinance D-2255-16**; An Ordinance of the
240 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,

241 Series 2016J, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
242 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016J Bonds and
243 Appropriating the Proceeds Derived from the Sale of Such Bonds (*96th Street and Delegates Row*
244 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
245 Council. This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
246 amendment. Councilor Finkam made a motion to amend Ordinance D-2255-16 by striking on line 43 *an*
247 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
248 Schleif seconded. There was no Council discussion. Council President Carter called for the vote. The
249 motion to amend was approved 7-0. Councilor Finkam made a motion to approve Ordinance D-2255-16
250 As Amended. Councilor Schleif seconded. There was no council discussion. Council President Carter
251 called for the vote. **Ordinance D-2255-16 As Amended** was approved 7-0.

252
253 Council President Carter announced the **Second Reading of Ordinance D-2256-16**; An Ordinance of the
254 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
255 Series 2016K, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
256 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016K Bonds and
257 Appropriating the Proceeds Derived from the Sale of Such Bonds (*96th Street and Gray Road*
258 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
259 Council. This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
260 amendment. Councilor Finkam made a motion to amend Ordinance D-2256-16 by striking on line 43 *an*
261 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
262 Campbell seconded. There was no Council discussion. Council President Carter called for the vote. The
263 motion to amend was approved 7-0. Councilor Finkam made a motion to approve Ordinance D-2256-16
264 As Amended. Councilor Campbell seconded. There was no council discussion. Council President Carter
265 called for the vote. **Ordinance D-2256-16 As Amended** was approved 7-0.

266
267 Council President Carter announced the **Second Reading of Ordinance D-2257-16**; An Ordinance of the
268 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
269 Series 2016L, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and Incidental
270 Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016L Bonds and
271 Appropriating the Proceeds Derived from the Sale of Such Bonds (*96th Street and Hazel Dell Parkway*
272 *Roundabout*). Councilor Finkam presented the Finance, Utilities and Rules Committee report to the
273 Council. This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
274 amendment. Councilor Finkam made a motion to amend Ordinance D-2257-16 by striking on line 43 *an*
275 *extraordinary emergency*, inserting *a need* and substituting VERSION A 1/18/16 in whole. Councilor
276 Campbell seconded. There was no Council discussion. Council President Carter called for the vote. The
277 motion to amend was approved 7-0. Councilor Finkam made a motion to approve Ordinance D-2257-16
278 As Amended. Councilor Campbell seconded. There was no council discussion. Council President Carter
279 called for the vote. **Ordinance D-2257-16 As Amended** was approved 7-0.

280
281 Council President Carter announced the **Second Reading of Ordinance D-2258-16**; An Ordinance of the
282 Common Council of the City of Carmel, Indiana, Authorizing the Issuance of General Obligation Bonds,
283 Series 2016M, for the Purpose of Providing Funds to Pay for Certain Capital Improvements and
284 Incidental Expenses in Connection Therewith and on Account of the Issuance and Sale of the 2016M
285 Bonds and Appropriating the Proceeds Derived from the Sale of Such Bonds (*Monon Boulevard*
286 *construction from 2nd Street to Main Street*). Councilor Finkam presented the Finance, Utilities and Rules
287 Committee report to the Council. This item was referred back to the Council with a 3-0 favorable
288 recommendation and a proposed amendment. Councilor Finkam made a motion to amend Ordinance D-
289 2258-16 by striking on line 43 *an extraordinary emergency*, inserting *a need* and substituting VERSION

290 A 1/18/16 in whole. Councilor Campbell seconded. There was no Council discussion. Council President
291 Carter called for the vote. The motion to amend was approved 7-0. Councilor Finkam made a motion to
292 approve Ordinance D-2258-16 As Amended. Councilor Campbell seconded. There was no council
293 discussion. Council President Carter called for the vote. **Ordinance D-2258-16 As Amended** was
294 approved 7-0.
295

296 Council President Carter announced the **Second Reading of Ordinance D-2262-16**; An Ordinance of the
297 Common Council of the City of Carmel, Repealing Chapter 2, Article 1, Division II, Section 2-8(g) and
298 Amending Chapter 2, Article 1, Division II, Section 2-8(h) of the Carmel City Code. Councilor Finkam
299 made a motion to lift the item from the table. Councilor Worrell seconded. There was no council
300 discussion. Council President Carter called for the vote. The motion was approved 7-0. Councilor Schleif
301 deferred to Bruce Donaldson to address the Council. Councilor Rider made a motion to approve
302 Ordinance D-2262-16. Councilor Worrell seconded. There was no council discussion. Council President
303 Carter called for the vote. **Ordinance D-2262-16** was approved 7-0.
304

305 Council President Carter announced the **Second Reading of Ordinance D-2267-16**; An Ordinance of the
306 Common Council of the City of Carmel, Indiana, Amending Chapter 9, Article 6, Section 226 (OPT OUT
307 OF SERVICE) of the Carmel City Code. Councilor Finkam made a motion to lift the item from the table.
308 Councilor Schleif seconded. There was no council discussion. Council President Carter called for the
309 vote. The motion was approved 7-0. Councilor Finkam deferred to Sue Maki, Environmental Initiatives
310 and Education for Carmel Utilities, to address the Council. There was extensive Council discussion.
311 Mayor Brainard addressed the Council. Councilor Worrell made a motion to approve Ordinance D-2267-
312 16. Councilor Kimball seconded. There was brief Council discussion. Council President Carter called for
313 the vote. **Ordinance D-2267-16** was approved 5-2 (Councilors Campbell and Schleif opposed).
314

315 Council President Carter announced the **Fourth Reading of Ordinance Z-607-15**; An Ordinance of the
316 Common Council of the City of Carmel, Indiana, Amending the Development Standards, Updating the
317 Contributing Buildings Map and Deleting the Sunset Provision on the Demolition Requirements in the
318 Old Town District Overlay Zone; Sponsor: Councilor Rider. This item remains in the Land Use and
319 Special Studies Committee. This item was not discussed.
320

321 Council President Carter announced **Resolution CC-01-04-16-01**; A Resolution of the Common Council
322 of the City of Carmel, Indiana, Approving the Issuance of Bonds of the City of Carmel Storm Water
323 District. Councilor Finkam presented the Finance, Utilities and Rules Committee report to the Council.
324 This item was referred back to the Council with a 3-0 favorable recommendation and a proposed
325 amendment. Councilor Finkam made a motion to amend Resolution CC-01-04-16-01 by striking *Monon*
326 *Swale* from the list of Project Components and substituting VERSION A 1/18/16 in whole. Councilor
327 Campbell seconded. There was brief Council discussion. Council President Carter called for the vote. The
328 motion was approved 7-0. Councilor Rider deferred to Bruce Donaldson to address the Council.
329 Councilor Rider made a motion to amend the amended version by striking \$42,000,000 anywhere the total
330 bond price is listed and inserting \$34,500,000 in its place. Councilor Campbell seconded. There was brief
331 Council discussion. Council President Carter called for the vote. The motion was approved 7-0. Councilor
332 Worrell referred to Loren Matthes, Umbaugh, to address the Council. Mayor Brainard addressed the
333 Council. Councilor Rider made a motion to approve Resolution CC-01-04-16-01 As Amended. Councilor
334 Campbell seconded. There was no Council discussion. Council President Carter called for the vote.
335 **Resolution CC-01-04-16-01 As Amended** was adopted 7-0
336

337 Council President Carter announced **Resolution CC-01-04-16-02**; A Resolution of the Common Council
338 of the City of Carmel, Indiana, Approving a Lease Between the City of Carmel Redevelopment Authority

339 and the City of Carmel Redevelopment Commission and Taking Other Actions Related Thereto.
340 Councilor Finkam presented the Finance, Utilities and Rules Committee report to the Council. This item
341 was referred back to the Council with a 3-0 favorable recommendation and a proposed amendment.
342 Councilor Finkam made a motion to amend Resolution CC-01-04-16-02 by inserting on line 79 and (g)
343 *the City may not use the Bond proceeds for the construction of the “Rangeline Road streetscape with on-*
344 *street parking” project identified in Exhibit A until the Common Council has first reviewed all cost and*
345 *engineering traffic reports related to such project and has authorized the use of Bond proceeds for such*
346 *construction* and substituting VERSION A 1/18/16 in whole. Councilor Schleif seconded. There was brief
347 Council discussion. Council President Carter called for the vote. The motion was approved 7-0. Councilor
348 Rider deferred to Loren Matthes to address the Council concerning the effects of reducing the overall cost
349 of the bonds associated with this item. Councilor Rider deferred to Curt Coonrod, C.L. Coonrod & Co., to
350 speak on the same topic. Councilor Rider made a motion to amend the amended version by striking
351 \$160,000,000 anywhere the total bond price is listed and inserting \$130,000,000 in its place. Councilor
352 Campbell seconded. There was extensive Council discussion. Councilor Worrell deferred to Curt
353 Coonrod to address the Council. Council President Carter called for the vote. The motion failed 3-4
354 (Councilors Carter, Finkam, Worrell and Kimball opposed). Councilor Rider made a motion to amend the
355 amended version by striking \$160,000,000 anywhere the total bond price is listed and inserting
356 \$145,000,000 in its place. Councilor Campbell seconded. There was brief Council discussion. Mayor
357 Brainard addressed the Council. Council President Carter called for the vote. The motion failed 3-4
358 (Councilors Carter, Finkam, Worrell and Kimball opposed). Councilor Rider made a motion to approve
359 Resolution CC-01-04-16-02 As Amended. Councilor Finkam seconded. There was no Council discussion.
360 Council President Carter called for the vote. **Resolution CC-01-04-16-02 As Amended** was adopted 6-1
361 (Councilor Campbell opposed).

362
363 Council President Carter announced **Resolution CC-01-04-16-03**; A Resolution of the Common Council
364 of the City of Carmel, Indiana, Approving a Lease Between the City of Carmel Redevelopment Authority
365 and the City of Carmel Redevelopment Commission and Taking Other Actions Related Thereto.
366 Councilor Finkam presented the Finance, Utilities and Rules Committee report to the Council. This item
367 was referred back to the Council with a 3-0 favorable recommendation and a proposed amendment.
368 Councilor Finkam deferred to Bruce Donaldson to address the Council. Councilor Finkam made a motion
369 to amend Resolution CC-01-04-16-03 by inserting on line 93 *Section 3. Revenue Deposit Agreement. The*
370 *Council hereby approves the Amended and Restated Revenue Deposit Agreement between the City and*
371 *the Commission substantially in the form presented to this meeting. The Mayor and Clerk-Treasurer are*
372 *hereby authorized to execute the Amended and Restated Revenue Deposit Agreement on behalf of the*
373 *City. Upon execution of this agreement, the Council authorizes the termination of the existing Revenue*
374 *Deposit Agreement between the City and the Commission dated as of November 20, 2012, as amended by*
375 *the First Amendment to Revenue Deposit Agreement dated as of December 5, 2013, and by the Second*
376 *Amendment to Revenue Deposit Agreement dated as of May 29, 2014* and substituting VERSION A
377 1/18/16 in whole. Councilor Worrell seconded. There was no council discussion. Council President called
378 for the vote. The motion was approved 7-0. Councilor Finkam made a motion to approve Resolution CC-
379 01-04-16-03 As Amended. Councilor Schleif seconded. There was no Council discussion. Council
380 President Carter called for the vote. **Resolution CC-01-04-16-03 As Amended** was adopted 7-0.

381
382 Council President Carter announced **Resolution CC-01-04-16-06**; A Resolution of the Common Council
383 of the City of Carmel, Indiana, Regarding an Intergovernmental Transfer of Real Property Interest;
384 Sponsor(s): Councilor(s) Campbell, Carter, Finkam, Kimball, Rider and Worrell. This item remains in
385 the Land Use and Special Studies Committee. This item was not discussed.

386

387 Council President Carter announced **Resolution CC-01-04-16-07**; A Resolution of the Common Council
388 of the City of Carmel, Indiana, Expressing Interest in the Purchase of Certain Properties Valued at over
389 \$25,000 and Associated with the City’s Road Improvement Project. Councilor Rider made a motion to lift
390 this item from the table. Councilor Finkam seconded. Council President Carter called for the vote. The
391 motion was approved 7-0. There was brief Council discussion. Mayor Brainard addressed the Council.
392 Councilor Finkam made a motion to approve Resolution CC-01-04-16-07. Councilor Campbell seconded.
393 There was no Council discussion. Council President Carter called for the vote. **Resolution CC-01-04-16-**
394 **07** was adopted 7-0.
395

396 **PUBLIC HEARINGS**

397
398 There were none.

399 **NEW BUSINESS**

400
401
402 Council President Carter announced the **First Reading of Ordinance D-2279-16**; An Ordinance of the
403 Common Council of the City of Carmel, Indiana, Amending Chapter 3, Article 1, Division 2, Sections 3-
404 29 and 3-31 of the Carmel City Code. Councilor Finkam made a motion to move the item into business.
405 Council Schleif seconded. There was no Council discussion. Council President Carter called for the vote.
406 The motion was approved 7-0. Councilor Finkam presented the item to Council. Doug Haney,
407 Corporation Council for the City of Carmel, addressed the Council. Councilor Finkam made a motion to
408 amend Ordinance D-2279-16 on line 52 by inserting *who resides outside the corporate limits of the city*
409 *after Resident of Clay Township*. Councilor Rider seconded. There was no Council discussion. Council
410 President Carter called for the vote. The motion was approved 7-0. Councilor Worrell made a motion to
411 hold this item over until the next Council meeting. Councilor Worrell withdrew his motion. There was
412 brief Council discussion. Council President Carter held Ordinance D-2279-16 over until the next meeting
413 without sending to committee.
414

415 **OTHER BUSINESS**

416
417 City Council Appointments:

418
419 Carmel City Center Community Development Corporation (“4CDC”) (Term expires 12/31/16, one
420 year term); One appointment. Councilor Kimball made a motion to remove this item from the
421 table. Councilor Rider seconded. There was no discussion. Council President Carter called for the
422 vote. The motion was approved 7-0. Councilor Kimball made a motion to nominate Deborah
423 Schmitz. Councilor Rider seconded. Councilor Rider made a motion to close nominations.
424 Councilor Schleif seconded. There were no objections. Deborah Schmitz was appointed by
425 acclamation.
426

427 Carmel Redevelopment Commission (Term expires 12/31/16, one year term); Two appointments.
428 TABLED. Councilor Rider made a motion to remove this item from the table. Councilor Schleif
429 seconded. There was no discussion. Council President Carter called for the vote. The motion was
430 approved 7-0. Councilor Rider made a motion to nominate David Bowers. Councilor Finkam
431 seconded. Councilor Rider nominated Councilor Worrell. Councilor Schleif seconded. Councilor
432 Finkam made a motion to nominate David Bowers and table the nomination of Councilor Worrell.
433 Councilor Rider seconded. Councilor Rider made a motion to close nominations. Councilor
434 Finkam seconded. There were no objections. David Bowers was appointed by acclamation.
435

436 Carmel Plan Commission, (term expires 12/31/2019, four-year term); One Appointment.
437 Councilor Rider made a motion to nominate Councilor Kimball. Councilor Worrell seconded.
438 Councilor Rider made a motion to close nominations. Councilor Worrell seconded. There were no
439 objections. Councilor Kimball was appointed by acclamation.
440

441 Carmel Board of Zoning Appeals, (term expires 12/31/2019, four-year term); One Appointment.
442 Councilor Kimball made a motion to nominate Jim Hawkins. Councilor Finkam seconded.
443 Councilor Rider made a motion to close nominations. Councilor Finkam seconded. There were no
444 objections. Jim Hawkins was appointed by acclamation.
445

446 Carmel Police Merit Board (term expires 12/31/2017, two-year term); One Appointment.
447 Councilor Rider made a motion to remove this item from the agenda as no action needs to be
448 taken. Councilor Worrell seconded. There was brief Council discussion. Council President Carter
449 called for the vote. The motion passed 7-0.
450

451 **ANNOUNCEMENTS**

452
453 There were none.
454

455 **EXECUTION OF DOCUMENT**

456
457 **ADJOURNMENT**

458
459 Council President Carter adjourned the meeting at 9:25 p.m.
460

461 Respectfully submitted,
462
463

464
465 _____
466 Clerk-Treasurer Christine S. Pauley

467 Approved,
468

469 _____
470 James Brainard, Mayor

471 **ATTEST:**
472
473

474 _____
475 Christine S. Pauley, Clerk-Treasurer
476
477

Total Gross Corrected PAYROLL for checks dated 12/23/2015

\$1,464,350.63

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.

Clerk-Treasurer

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 \$1,464,350.63 is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, _____ 2016

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

Presiding officer

Council President

Total Gross Corrected PAYROLL for checks dated 01/22/2016 \$1,564,556.29

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.

Clerk-Treasurer

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 \$1,564,556.29 is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, _____ 2016

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

_____ Presiding officer	_____ Council President
_____	_____
_____	_____
_____	_____

CITY OF CARMEL FUNDS & DEPARTMENTAL ACCOUNT NUMBERS

101	GENERAL FUND	212	ILLINOIS ST PROJECT FUND
1110	POLICE DEPARTMENT	220	BARRETT LAW FUND
1115	COMMUNICATIONS CENTER	301	MEDICAL ESCROW FUND
1120	FIRE DEPARTMENT	302	WORKER'S COMP SELF INSURANCE FUND
1125	PARKS DEPARTMENT-COUNCIL APPROVAL NOT REQUIRED	401	2002 COIT BOND & INTEREST
1150	BOARD OF PUBLIC WORKS	403	LEASE/RENTAL FUND
1160	MAYOR	404	2002 COIT CONSTRUCTION
1180	DEPARTMENT OF LAW	500	CENTER FOR PERFORMING ARTS FUND
1190	PLANNING COMMISSION	501	DNR/TREE CITY GRANT FUND
1192	DEPT OF COMMUNITY SERVICES	502	CLERK OF COURTS RECORD PREPETUATION FUND
1195	DEPT OF ADMINISTRATION	503	CITY COURT INTERPRETER FUND
	1201 HUMAN RESOURCES	504	SUPPORT FOR THE ARTS FUND
	1202 INFORMATION SYSTEMS	505	CITY COURT PUBLIC DEFENDER SERVICES FUND
	1203 COMMUNITY RELATIONS	506	CITY COURT OPERATIONS FUND
	1205 GENERAL ADMINISTRATION	507	CARMEL HISTORIC PRESERVATION FUND
	1206 CITY PROPERTY MAINTENANCE	601	WATER OPERATING FUND
	1207 BROOKSHIRE GOLF COURSE	602	METER DEPOSIT FUND
	1208 PAC OPERATIONS	604	WATER DEPRECIATION FUND
	1301 COURT	605	WATER BOND & INTEREST
	1401 COMMON COUNCIL	606	WATER SINKING FUND
	1701 CLERK-TREASURER	609	WATER CONNECTION FUND
	1801 REDEVELOPMENT DEPARTMENT	610	WATER AVAILABILITY FUND
102	AMBULANCE CAPITAL FUND	612	WATER CONSTRUCTION FUND
103	PARKS CAPITAL FUND-COUNCIL APPROVAL NOT REQUIRED	651	SEWER OPERATING FUND
106	PARK IMPACT FEE FUND	652	SEWER DEPRECIATION FUND
107	HAZ MAT RESPONSE FUND	653	SEWER BOND & INTEREST
108	PARKS PROGRAM FUND-COUNCIL APPROVAL NOT REQUIRED	654	SEWER CONSTRUCTION FUND
	1081 BEFORE & AFTER CARE PROGRAM	659	SEWER CONNECTION FUND
	1082 CAMPS	660	SEWER AVAILABILITY FUND
109	PARKS MONON FUND-COUNCIL APPROVAL NOT REQUIRED	699	SOLID WASTE OPERATING FUND
	1091 MONON CENTER ADMINISTRATION	801	POLICE PENSION FUND
	1092 MONON GUEST SERVICES	802	FIRE PENSION FUND
	1093 MONON FACILITIES MAINTENANCE	851	FIRE GIFT FUND
	1094 MONON AQUATICS	852	POLICE GIFT FUND
	1095 MONON FOOD SERVICES	853	PARKS GIFT FUND-COUNCIL APPROVAL NOT REQUIRED
	1096 MONON RECREATION	854	COMMUNITY RELATIONS GIFT FUND
201	MOTOR VEHICLE HIGHWAY FUND	900	GRANT FUND
2200	ENGINEER'S FUND	902	REVENUE DEPOSIT FUND-COUNCIL APPROVAL NOT REQUIRED
2201	STREET DEPARTMENT	903	CARMEL ECONOMIC DEVELOPMENT FUND
202	LOCAL ROAD & STREET FUND	904	CARMEL HOUSING AUTHORITY
203	CUM CAP IMPROVEMENT FUND	911	LAW ENFORCEMENT AID FUND
206	CUM CAP SEWER FUND	912	RAINY DAY FUND
209	DEFERRAL FUND	919	THOROUGHFARE FUND
210	USER FEE FUND	920	KEYSTONE AVENUE NON-REVERTING
211	CUM CAP DEVELOPMENT FUND	999	LEVY EXCESS FUND

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
 acctpay1cirm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CARMEL CLAY PARKS-MONON C	253530	01/22/16	DED:361 MCC ADULT	101-2367	14.77	
CARMEL CLAY PARKS-MONON C	253530	01/22/16	DED:361 MCC ADULT	101-2367	-14.77	
CARMEL CLAY PARKS-MONON C	253530	01/22/16	DED:365 MCC SNR/YT	101-2367	9.23	
CARMEL CLAY PARKS-MONON C	253530	01/22/16	DED:367 MCC SNRS	101-2367	18.46	
CARMEL CLAY PARKS-MONON C	253530	01/22/16	DED:364 MCC ADULTS	101-2367	265.86	
CARMEL CLAY PARKS-MONON C	253530	01/22/16	DED:361 MCC ADULT	101-2367	369.25	
CARMEL CLAY PARKS-MONON C	253530	01/22/16	DED:361 MCC ADULT	101-2367	14.77	
CARMEL CLAY PARKS-MONON C	253530	01/22/16	DED:361 MCC ADULT	101-2367	-14.77	
CARMEL CLAY PARKS-MONON C	253530	01/22/16	DED:366 MCC HHLD	101-2367	1,166.72	1,829.52
CHAPTER 13 TRUSTEE	253531	01/22/16	DED:162 CPTR 13 GA	101-2377	626.08	626.08
CHIEF SWAILS EDUCATION FU	253532	01/22/16	DED:363 SWAILS EDU	101-2375	-2.00	
CHIEF SWAILS EDUCATION FU	253532	01/22/16	DED:363 SWAILS EDU	101-2375	-2.00	
CHIEF SWAILS EDUCATION FU	253532	01/22/16	DED:363 SWAILS EDU	101-2375	2.00	
CHIEF SWAILS EDUCATION FU	253532	01/22/16	DED:363 SWAILS EDU	101-2375	2.00	
CHIEF SWAILS EDUCATION FU	253532	01/22/16	DED:363 SWAILS EDU	101-2375	229.00	
CHIEF SWAILS EDUCATION FU	253532	01/22/16	DED:363 SWAILS EDU	101-2375	-2.00	
CHIEF SWAILS EDUCATION FU	253532	01/22/16	DED:363 SWAILS EDU	101-2375	-2.00	
CHIEF SWAILS EDUCATION FU	253532	01/22/16	DED:363 SWAILS EDU	101-2375	2.00	
CHIEF SWAILS EDUCATION FU	253532	01/22/16	DED:363 SWAILS EDU	101-2375	2.00	
CITY OF CARMEL	253533	01/22/16	DED:358 UNION DUES	101-2342	31.48	229.00
CITY OF CARMEL	253533	01/22/16	DED:358 UNION DUES	101-2342	31.48	
CITY OF CARMEL	253533	01/22/16	DED:358 UNION DUES	101-2342	31.48	
CITY OF CARMEL	253533	01/22/16	DED:358 UNION DUES	101-2342	-31.48	
CITY OF CARMEL	253533	01/22/16	DED:358 UNION DUES	101-2342	-31.48	
CITY OF CARMEL	253533	01/22/16	DED:358 UNION DUES	101-2342	31.48	
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CITY OF CARMEL	253533	01/22/16	DED:358 UNION DUES	101-2342	-31.48	
CITY OF CARMEL	253533	01/22/16	DED:358 UNION DUES	101-2342	4,282.30	4,282.30
CITY OF CARMEL	253534	01/22/16	DED:357 FOP DUES	101-2343	2,160.00	2,160.00
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*T49 MARION CTY	101-2355	2,200.57	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*T48 MADISON CTY	101-2355	796.93	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*T29 HAMLTN CTY	101-2355	9,825.25	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*T30 HANCK CTY	101-2355	587.39	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*SIN STATE TAX	101-2355	44,688.47	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*T48 HAMLTN CTY	101-2355	-53.79	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*T29 HAMLTN CTY	101-2355	-48.78	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*SIN STATE TAX	101-2355	-41.88	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*SIN STATE TAX	101-2355	-142.38	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*SIN STATE TAX	101-2355	-104.51	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*T29 HAMLTN CTY	101-2355	-4.62	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*SIN STATE TAX	101-2355	-15.71	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*T29 HAMLTN CTY	101-2355	41.88	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*SIN STATE TAX	101-2355	142.38	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*SIN STATE TAX	101-2355	165.86	
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CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*SIN STATE TAX	101-2355	15.71	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED:*T29 HAMLTN CTY	101-2355	4.62	

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T29 HAMLIN CTY	101-2355	4.62	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T29 HAMLIN CTY	101-2355	-76.23	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T30 HANCK CTY	101-2355	-58.85	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T02 ALLEN CTY	101-2355	18.19	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T29 HAMLIN CTY	101-2355	-40.24	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *SIN STATE TAX	101-2355	-259.18	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *SIN STATE TAX	101-2355	-136.81	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *SIN STATE TAX	101-2355	-117.71	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T80 TIPTON CTY	101-2355	477.13	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T06 BOONE CTY	101-2355	346.24	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T41 JOHNSN CTY	101-2355	18.67	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T33 HENRY CTY	101-2355	26.57	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T84 VIGO CTY	101-2355	28.51	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T52 MIAMI CTY	101-2355	51.70	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T68 RANDLPH CY	101-2355	52.34	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T27 GRANT CTY	101-2355	63.26	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T18 DELWRE CTY	101-2355	64.87	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T12 CLINTON CY	101-2355	104.18	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T34 HOWARD CTY	101-2355	113.03	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T32 HENDRCK CY	101-2355	147.92	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T29 HAMLIN CTY	101-2355	40.24	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T30 HANCK CTY	101-2355	58.85	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T29 HAMLIN CTY	101-2355	76.23	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *SIN STATE TAX	101-2355	117.71	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *SIN STATE TAX	101-2355	259.18	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *SIN STATE TAX	101-2355	136.81	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T29 HAMLIN CTY	101-2355	-10.36	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *SIN STATE TAX	101-2355	-60.28	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *SIN STATE TAX	101-2355	-35.21	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T29 HAMLIN CTY	101-2355	-17.73	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T29 HAMLIN CTY	101-2355	3.46	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *T29 HAMLIN CTY	101-2355	8.87	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *SIN STATE TAX	101-2355	11.75	
CITY OF CARMEL - PAYROLL	253535	01/22/16	DED: *SIN STATE TAX	101-2355	30.14	
CITY OF CARMEL-CHILD SUPP	253536	01/22/16	DED: 102 SUPPORT	101-2303	194.08	59,403.89
CITY OF CARMEL-CHILD SUPP	253536	01/22/16	DED: 102 SUPPORT	101-2303	-194.08	
CITY OF CARMEL-CHILD SUPP	253536	01/22/16	DED: 102 SUPPORT	101-2303	722.08	
CITY OF CARMEL-CHILD SUPP	253536	01/22/16	DED: 101 SUPPORT	101-2303	4,626.36	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 314 AUL-1408	101-2387	20,374.77	5,348.44
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 315 AUL 1408	101-2387	1,919.13	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 316 ROTH AUL	101-2387	8,922.46	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	177,460.35	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	-300.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	-110.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	-630.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	630.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	300.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 316 ROTH AUL	101-2387	110.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 316 ROTH AUL	101-2387	4,500.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	-4,500.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	-75.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	75.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	300.00	
CITY OF CARMEL-ONE AMERIC	253537	01/22/16	DED: 313 ONEAMERICA	101-2387	-300.00	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FICA TAXES	101-2350	-219.86	208,676.71

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	-180.95	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	-153.20	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	-70.65	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	-51.42	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	-35.82	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	15.82	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	25.70	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	1.65	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	55.75	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	67.64	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	109.92	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	121.42	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	106.58	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	228.02	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	974.98	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	455.68	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	519.14	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	-1,443.24	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	-974.98	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	-845.29	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	-690.75	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	-106.58	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	-121.42	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	-228.02	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	-519.14	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	-455.68	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	137.24	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	150.88	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	408.98	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	586.80	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	13.40	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	13.40	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	57.28	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	645.14	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	-880.46	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	-586.80	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	-408.98	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	-376.07	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	-150.88	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	95.64	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	-645.14	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	-137.24	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	-95.64	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	-38.45	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FI FICA TAXES	101-2350	-57.28	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	-13.40	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FM MED TAXES	101-2350	42,681.08	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	138,906.16	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	173,818.20	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	38.45	
CITY OF CARMEL-PAYROLL AC	253538	01/22/16	DED: *FT FED TAXES	101-2350	38.45	
CITY OF CARMEL-SUPPORTING	253539	01/22/16	DED: 362 SPTNG HERO	101-2369	5.00	
CITY OF CARMEL-SUPPORTING	253539	01/22/16	DED: 362 SPTNG HERO	101-2369	8.35	
CITY OF CARMEL-SUPPORTING	253539	01/22/16	DED: 362 SPTNG HERO	101-2369	-8.35	
CITY OF CARMEL-SUPPORTING	253539	01/22/16	DED: 362 SPTNG HERO	101-2369	-5.00	

349,729.51

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

SUNGARD PENTAMATION, INC.
DATE: 01/26/2016
TIME: 14:12:16

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CITY OF CARMEL-SUPPORTING	253539	01/22/16	DED:362 SPNG HERO	101-2369	566.80	
CITY OF CARMEL-SUPPORTING	253539	01/22/16	DED:362 SPNG HERO	101-2369	-5.00	
CITY OF CARMEL-SUPPORTING	253539	01/22/16	DED:362 SPNG HERO	101-2369	-5.00	
CITY OF CARMEL-SUPPORTING	253539	01/22/16	DED:362 SPNG HERO	101-2369	5.00	
CITY OF CARMEL-SUPPORTING	253539	01/22/16	DED:362 SPNG HERO	101-2369	5.00	566.80
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	680.52	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	680.52	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	680.52	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	-680.52	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	-680.52	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	-680.52	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	-680.52	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	680.52	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	680.52	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	680.52	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:217 PENSION	101-2317	100,719.36	
CITY OF CARMEL-UNIFORM FI	253540	01/22/16	DED:219 PEN OVR 32	101-2317	3,129.96	
CITY OF CARMEL-UNIFORM PO	253541	01/22/16	DED:213 OVR 32	101-2388	1,043.28	103,849.32
CITY OF CARMEL-UNIFORM PO	253541	01/22/16	DED:215 PENSION	101-2388	76,938.40	
CLERK OF HAMILTON CIRCUIT	253542	01/22/16	DED:112 GARNISHMEN	101-2321	91.97	77,981.68
CLERK OF HAMILTON CIRCUIT	253542	01/22/16	DED:112 GARNISHMEN	101-2321	-91.97	
CLERK OF HAMILTON CIRCUIT	253542	01/22/16	DED:112 GARNISHMEN	101-2321	547.29	
HENDRICKS COUNTY CLERK	253543	01/22/16	DED:114 HENRX GARN	101-2356	637.50	547.29
CITY OF CARMEL	253544	01/22/16	DED:290 HSA IN EE	101-2325	-23.08	637.50
CITY OF CARMEL	253544	01/22/16	DED:293 EMP HSA	101-2325	-65.00	
CITY OF CARMEL	253544	01/22/16	DED:293 EMP HSA	101-2325	-50.00	
CITY OF CARMEL	253544	01/22/16	DED:291 HSA IN S/C	101-2325	-30.77	
CITY OF CARMEL	253544	01/22/16	DED:291 HSA IN S/C	101-2325	30.77	
CITY OF CARMEL	253544	01/22/16	DED:293 EMP HSA	101-2325	65.00	
CITY OF CARMEL	253544	01/22/16	DED:293 EMP HSA	101-2325	50.00	
CITY OF CARMEL	253544	01/22/16	DED:293 EMP HSA	101-2325	37,714.75	
CITY OF CARMEL	253544	01/22/16	DED:290 HSA IN EE	101-2325	2,054.12	
CITY OF CARMEL	253544	01/22/16	DED:291 HSA IN S/C	101-2325	2,461.60	
CITY OF CARMEL	253544	01/22/16	DED:292 HSA IN FAM	101-2325	7,386.24	
CITY OF CARMEL	253544	01/22/16	DED:290 HSA IN EE	101-2325	23.08	
CITY OF CARMEL	253544	01/22/16	DED:292 HSA IN FAM	101-2325	-38.47	
CITY OF CARMEL	253544	01/22/16	DED:292 HSA IN FAM	101-2325	-50.00	
CITY OF CARMEL	253544	01/22/16	DED:293 EMP HSA	101-2325	50.00	
CITY OF CARMEL	253544	01/22/16	DED:293 EMP HSA	101-2325	38.47	
JOHN M HAUBER TRUSTEE	253545	01/22/16	DED:113 JMH GARN	101-2366	785.00	49,616.71
OHIO CHILD SUPPORT PAYMEN	253546	01/22/16	DED:110 CHILD SUP	101-2316	189.05	785.00
PERF - CIVILIAN	253547	01/22/16	DED:200 PERF-EMPLE	101-2315	20,871.69	189.05
PERF - CIVILIAN	253547	01/22/16	DED:201 PERF-EMPLR	101-2315	77,920.61	
POLICE & FIRE INSURANCE	253548	01/22/16	DED:353 P&F INS	101-2337	1,796.24	98,792.30
POLICE & FIRE INSURANCE	253548	01/22/16	DED:353 P&F INS	101-2337	-23.70	
POLICE & FIRE INSURANCE	253548	01/22/16	DED:353 P&F INS	101-2337	23.70	1,796.24

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 5
 acctpay1cirm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
ROBERT A BROTHERS	253549	01/22/16	DED:199 GARN	101-2308	506.77	
ROBERT A BROTHERS	253549	01/22/16	DED:171 GARN	101-2384	185.00	691.77
UNUM LIFE INSURANCE CO OF	253550	01/22/16	DED:206 AD&D/LIFE	101-2347	2,440.24	
UNUM LIFE INSURANCE CO OF	253550	01/22/16	DED:203 LTD	101-2347	3,427.59	
UNUM LIFE INSURANCE CO OF	253550	01/22/16	DED:206 AD&D/LIFE	101-2347	-2.89	
UNUM LIFE INSURANCE CO OF	253550	01/22/16	DED:206 AD&D/LIFE	101-2347	-5.91	
UNUM LIFE INSURANCE CO OF	253550	01/22/16	DED:206 AD&D/LIFE	101-2347	-27.60	
UNUM LIFE INSURANCE CO OF	253550	01/22/16	DED:206 AD&D/LIFE	101-2347	27.60	
UNUM LIFE INSURANCE CO OF	253550	01/22/16	DED:206 AD&D/LIFE	101-2347	2.89	
UNUM LIFE INSURANCE CO OF	253550	01/22/16	DED:206 AD&D/LIFE	101-2347	5.91	
A T & T	253551	01/22/16	31781592637570	1207-4344000	64.39	5,867.83
A T & T	253551	01/22/16	TELEPHONE LINE CHARGES	1207-4344000	70.70	
A T & T	253551	01/22/16	31756909711941	110-4344000	58.63	
A T & T	253551	01/22/16	31757141302606	1091-4344000	222.34	
BRIGHT HOUSE NETWORK	253552	01/22/16	001136101010816	1110-4355400	68.95	416.06
BRIGHT HOUSE NETWORK	253552	01/22/16	064998701010816	1120-4344000	179.54	248.49
CARMEL CLAY SCHOOLS-FUEL	253553*	01/22/16	GASOLINE	1125-4231400	-551.68	
CARMEL CLAY SCHOOLS-FUEL	253553*	01/22/16	FOOD & BEVERAGES	1081-4239040	-10,444.67	
CARMEL CLAY SCHOOLS-FUEL	253553	01/22/16	GASOLINE	1125-4231400	551.68	
CARMEL CLAY SCHOOLS-FUEL	253553	01/22/16	FOOD & BEVERAGES	1081-4239040	10,444.67	.00
CARMEL UTILITIES	253555	01/22/16	1392391001	2201-4348500	25.29	
CARMEL UTILITIES	253555	01/22/16	1382501401	2201-4348500	25.29	
CARMEL UTILITIES	253555	01/22/16	1431234001	1120-4348500	130.22	
CARMEL UTILITIES	253555	01/22/16	0900513003	1120-4348500	77.70	
CARMEL UTILITIES	253555	01/22/16	0072653100	2201-4348500	22.15	
CARMEL UTILITIES	253555	01/22/16	0372406400	2201-4348500	20.34	
CARMEL UTILITIES	253555	01/22/16	1822424000	2201-4348500	20.34	
CARMEL UTILITIES	253555	01/22/16	0562107100	1120-4348500	177.79	
CARMEL UTILITIES	253555	01/22/16	0522323700	2201-4348500	40.68	
CARMEL UTILITIES	253555	01/22/16	0572324000	2201-4348500	61.02	
CARMEL UTILITIES	253555	01/22/16	0650113103	1801-4348500	470.13	
CARMEL UTILITIES	253555	01/22/16	1341235001	1125-4348500	578.80	
CARMEL UTILITIES	253555	01/22/16	0141932300	1125-4348500	249.49	
CARMEL UTILITIES	253555	01/22/16	0095674100	1125-4348500	4.92	
CARMEL UTILITIES	253555	01/22/16	0391262001	1125-4348500	385.47	
CARMEL UTILITIES	253555	01/22/16	0391262001	110-4348500	145.03	
CARMEL UTILITIES	253555	01/22/16	0661078002	1205-4348500	24.76	
CARMEL UTILITIES	253555	01/22/16	0681411400	1120-4348500	515.11	
CARMEL UTILITIES	253555	01/22/16	0450890211	1120-4348500	59.25	
CARMEL UTILITIES	253555	01/22/16	0440549400	1120-4348500	103.73	
CARMEL UTILITIES	253555	01/22/16	0950060702	1207-4348500	160.92	
CARMEL UTILITIES	253555	01/22/16	0512156500	1125-4348500	134.74	
CARMEL UTILITIES	253555	01/22/16	0692331800	1125-4348500	155.96	
CARMEL UTILITIES	253555	01/22/16	0891302002	1091-4348500	3,061.87	
CARMEL UTILITIES	253555	01/22/16	0631240100	1206-4348500	303.05	
CARMEL UTILITIES	253555	01/22/16	0692442501	2201-4348500	40.68	
CARMEL UTILITIES	253555	01/22/16	1612501701	2201-4348500	61.02	
CARMEL UTILITIES	253555	01/22/16	1772409700	2201-4348500	40.68	
CARMEL UTILITIES	253555	01/22/16	3501234002	2201-4348500	16.56	
CARMEL UTILITIES	253555	01/22/16	0681498700	1110-4348500	463.25	
CARMEL UTILITIES	253555	01/22/16	0681498800	1205-4348500	865.58	
CARMEL UTILITIES	253555	01/22/16	0650113103	1801-4348500	470.13	

8,911.95

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 6
 acctpay1cirm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CINCINNATI BELL	253556	01/22/16	TELEPHONE LINE CHARGES	1125-4344000	144.94	
CINCINNATI BELL	253556	01/22/16	TELEPHONE LINE CHARGES	1091-4344000	289.92	434.86
CONSTELLATION NEWENERGY G	253557	01/22/16	GAS	1208-4349000	9,463.66	9,463.66
DIRECT TV	253558	01/22/16	038575356	1091-4349500	111.98	111.98
DUKE ENERGY	253561	01/22/16	39003050010	1120-4348000	1,935.06	
DUKE ENERGY	253561	01/22/16	05003299041	1120-4348000	15.77	
DUKE ENERGY	253561	01/22/16	16003297032	1120-4348000	185.98	
DUKE ENERGY	253561	01/22/16	85803824016	1120-4348000	49.18	
DUKE ENERGY	253561	01/22/16	86903672023	601-5023990	180.54	
DUKE ENERGY	253561	01/22/16	86903672023	651-5023990	180.55	
DUKE ENERGY	253561	01/22/16	76903672036	601-5023990	40.47	
DUKE ENERGY	253561	01/22/16	76903672036	651-5023990	40.48	
DUKE ENERGY	253561	01/22/16	96903672029	601-5023990	116.15	
DUKE ENERGY	253561	01/22/16	96903672029	651-5023990	116.16	
DUKE ENERGY	253561	01/22/16	80303658037	601-5023990	53.95	
DUKE ENERGY	253561	01/22/16	80303658037	651-5023990	53.96	
DUKE ENERGY	253561	01/22/16	04403685025	601-5023990	139.26	
DUKE ENERGY	253561	01/22/16	42303301016	651-5023990	224.96	
DUKE ENERGY	253561	01/22/16	14203299010	651-5023990	42.57	
DUKE ENERGY	253561	01/22/16	02103050033	651-5023990	41.13	
DUKE ENERGY	253561	01/22/16	08103292019	651-5023990	27.18	
DUKE ENERGY	253561	01/22/16	42103050027	651-5023990	24.32	
DUKE ENERGY	253561	01/22/16	28303303016	651-5023990	24.32	
DUKE ENERGY	253561	01/22/16	71803733010	1206-4348000	595.41	
DUKE ENERGY	253561	01/22/16	OTHER MISCELLANEOUS	2200-4239099	2.73	
DUKE ENERGY	253561	01/22/16	63003299017	1110-4348000	3,309.73	
DUKE ENERGY	253561	01/22/16	57103301019	1125-4348000	11.87	
DUKE ENERGY	253561	01/22/16	15303709018	1801-4348000	39.99	
DUKE ENERGY	253561	01/22/16	27403639031	1801-4348000	202.27	
DUKE ENERGY	253561	01/22/16	05303709012	1205-4348000	9.40	
DUKE ENERGY	253561	01/22/16	74303709014	1205-4348000	171.36	
DUKE ENERGY	253561	01/22/16	64903294025	1205-4348000	23.93	
DUKE ENERGY	253561	01/22/16	54903294020	1205-4348000	201.56	
DUKE ENERGY	253561	01/22/16	29803294028	1205-4348000	73.05	
DUKE ENERGY	253561	01/22/16	07003295030	1205-4348000	39.35	
DUKE ENERGY	253561	01/22/16	64303709019	1205-4348000	15.00	
DUKE ENERGY	253561	01/22/16	58803790017	1205-4348000	16.87	
DUKE ENERGY	253561	01/22/16	66703699015	1205-4348000	154.27	
DUKE ENERGY	253561	01/22/16	68203659028	1205-4348000	9.40	
DUKE ENERGY	253561	01/22/16	38703673020	1205-4348000	9.40	
DUKE ENERGY	253561	01/22/16	03303568017	1205-4348000	26.93	
DUKE ENERGY	253561	01/22/16	19003694030	1208-4348000	18,374.17	
DUKE ENERGY	253561	01/22/16	16403842014	2201-4348000	15.29	
DUKE ENERGY	253561	01/22/16	96103702019	2201-4348000	34.37	
DUKE ENERGY	253561	01/22/16	70903701011	2201-4348000	25.44	
DUKE ENERGY	253561	01/22/16	58003685010	2201-4348000	42.38	
DUKE ENERGY	253561	01/22/16	37003750010	2201-4348000	96.36	
DUKE ENERGY	253561	01/22/16	69203824017	2201-4348000	9.40	
DUKE ENERGY	253561	01/22/16	91303727014	2201-4348000	78.42	
DUKE ENERGY	253561	01/22/16	78103704013	2201-4348000	52.53	
DUKE ENERGY	253561	01/22/16	98203692013	2201-4348000	41.61	
DUKE ENERGY	253561	01/22/16	67403639025	2201-4348000	110.40	
DUKE ENERGY	253561	01/22/16	53403658010	2201-4348000	22.59	
DUKE ENERGY	253561	01/22/16	85103650017	2201-4348000	74.20	
DUKE ENERGY	253561	01/22/16	91803816013	2201-4348000	128.39	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 7
 acctpay1carm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
DUKE ENERGY	253561	01/22/16	90503834013	2201-4348000	369.81	
DUKE ENERGY	253561	01/22/16	71803816012	2201-4348000	113.44	
DUKE ENERGY	253561	01/22/16	53403669012	2201-4348000	7.14	
DUKE ENERGY	253561	01/22/16	08103666016	2201-4348000	12.87	
DUKE ENERGY	253561	01/22/16	78203692012	2201-4348000	58.47	
DUKE ENERGY	253561	01/22/16	52903721014	2201-4348000	57.98	28,129.77
GREATAMERICA FINANCIAL SE	253562	01/22/16	OTHER EXPENSES	601-5023990	1,751.43	
GREATAMERICA FINANCIAL SE	253562	01/22/16	OTHER EXPENSES	651-5023990	488.90	
GREATAMERICA FINANCIAL SE	253562	01/22/16	TELEPHONE LINE CHARGES	911-4344000	162.93	
GREATAMERICA FINANCIAL SE	253562	01/22/16	TELEPHONE LINE CHARGES	1180-4344000	162.93	
GREATAMERICA FINANCIAL SE	253562	01/22/16	TELEPHONE LINE CHARGES	1115-4344000	5,580.48	8,146.67
PAETEC	253563	01/22/16	TELEPHONE LINE CHARGES	1115-4344000	2,270.69	2,270.69
SHELL CREDIT CARD CENTER	253564	01/22/16	GASOLINE	1110-4231400	558.64	558.64
SHELL CREDIT CARD CENTER	253565	01/22/16	GASOLINE	1110-4231400	143.74	143.74
VECTREN ENERGY	253566	01/22/16	0260043195852329927	1120-4349000	288.99	
VECTREN ENERGY	253566	01/22/16	0260043195851125328	1120-4349000	369.40	
VECTREN ENERGY	253566	01/22/16	0260043195854547000	1120-4349000	76.04	
VECTREN ENERGY	253566	01/22/16	0260043195853997588	1120-4349000	36.76	
VECTREN ENERGY	253566	01/22/16	0260038568321210057	651-5023990	122.45	
VECTREN ENERGY	253566	01/22/16	0260038568357317573	651-5023990	199.83	
VECTREN ENERGY	253566	01/22/16	0260038568358029197	601-5023990	379.80	
VECTREN ENERGY	253566	01/22/16	0262050480050656125	1110-4349000	36.69	
VECTREN ENERGY	253566	01/22/16	026205048005093385	1205-4349000	59.45	
VECTREN ENERGY	253566	01/22/16	0262091007551208604	1205-4349000	126.96	
VECTREN ENERGY	253566	01/22/16	0260038568354536815	1205-4349000	22.36	
VECTREN ENERGY	253566	01/22/16	0262041845953428368	1205-4349000	153.28	
VECTREN ENERGY	253566	01/22/16	0262127522358577605	1205-4349000	3,157.51	
VECTREN ENERGY	253566	01/22/16	0262016739356428427	1205-4349000	171.20	5,200.72
VERIZON WIRELESS	253567	01/22/16	28088862100001	1201-4344100	207.70	
VERIZON WIRELESS	253567	01/22/16	28088862100001	1201-4344100	80.92	
VERIZON WIRELESS	253567	01/22/16	380888601-00001	2201-4344100	1,385.29	
A & F ENGINEER CO., INC	253568	01/22/16	ENGINEERING FEES	2200-R4350900	4,770.00	1,673.91
A T & T	253569	01/22/16	8310001392396	1207-4344100	436.44	4,770.00
AADC0 ALARM AND COMMUNICA	253570	01/22/16	BUILDING REPAIRS & MAINT	1120-4350100	238.00	436.44
ACTION PEST CONTROL, INC	253571	01/22/16	OTHER EXPENSES	601-5023990	80.00	238.00
ACTION PEST CONTROL, INC	253571	01/22/16	OTHER EXPENSES	601-5023990	80.00	
ACTION PEST CONTROL, INC	253571	01/22/16	OTHER EXPENSES	601-5023990	80.00	
ACTIVE911, INC	253572	01/22/16	SUBSCRIPTIONS	1120-4355200	1,773.60	240.00
ALFA LAVAL INC	253573	01/22/16	OTHER EXPENSES	651-5023990	154.16	1,773.60
AMERICAN EAGLE EQUIPMENT	253574	01/22/16	OTHER EXPENSES	651-5023990	1,619.00	154.16
KURT ANDERSON	253575	01/22/16	UNIFORMS	2200-4356001	99.99	1,619.00
AQUA FALLS BOTTLED WATER	253576	01/22/16	PROMOTIONAL FUNDS	1110-4355100	20.00	99.99
AQUA FALLS BOTTLED WATER	253576	01/22/16	COFFEE SERVICE	1192-R4350900	10.00	20.00

SUNGARD PENTAWATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 8
 acctpaylcrim

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
ARAB TERMITE & PEST CONTR	253577	01/22/16	OTHER CONT SERVICES	1120-4350900	46.00	30.00
ASCAP	253578	01/22/16	OTHER FEES & LICENSES	1091-4358300	805.00	46.00
AZ COMMERCIAL	253579	01/22/16	OTHER EXPENSES	601-5023990	36.06	805.00
BGI FITNESS	253580	01/22/16	EQUIPMENT REPAIRS & MAINT	1096-4350000	150.00	36.06
BARNES & THORNBURG	253581	01/22/16	LEGAL FEES	902-4340000	5,755.39	150.00
BARNES & THORNBURG	253581	01/22/16	LEGAL FEES	902-4340000	277.50	6,032.89
BARNES, JERRY D	253582	01/22/16	OTHER EXPENSES	601-5023990	26.57	26.57
KURTIS BAUMGARTNER	253583	01/22/16	CELLULAR PHONE FEES	1091-4344100	50.00	50.00
BEAVER GRAVEL	253584	01/22/16	OTHER EXPENSES	601-5023990	943.99	943.99
BELL TECHLOGIX INC	253585	01/22/16	OTHER EXPENSES	652-5023990	1,121.62	3,116.15
BELL TECHLOGIX INC	253585	01/22/16	OTHER EXPENSES	652-5023990	560.81	1,234.70
BELL TECHLOGIX INC	253585	01/22/16	OTHER EXPENSES	651-5023990	100.48	75.00
BELL TECHLOGIX INC	253585	01/22/16	OTHER EXPENSES	651-5023990	50.24	283.00
BELL TECHLOGIX INC	253585	01/22/16	LAPTOP	2200-R4463201	1,283.00	265.42
BENEFIT PLANNING CONSULTA	253586	01/22/16	OTHER EXPENSES	301-5023990	1,234.70	125.00
BETH MAIER PHOTOGRAPHY	253587	01/22/16	AD&D EVENT PHOTOS	1203-R4359003	75.00	1,425.00
BLU MOON CAFE	253588	01/22/16	SPECIAL PROJECTS	1203-4359000	283.00	283.00
BOBCAT OF ANDERSON	253589	01/22/16	RUBBER EDGE RETAINERS	1125-R4232100	265.42	265.42
KAREN BREEDLOVE	253590	01/22/16	OTHER EXPENSES	601-5023990	125.00	125.00
BREEZY LANE CARRIAGE COMP	253591	01/22/16	GENERAL PROGRAM SUPPLIES	1096-4239039	1,425.00	1,425.00
BROADCAST MUSIC, INC	253592	01/22/16	OTHER FEES & LICENSES	1091-4358300	805.00	1,425.00
JAMES BUTLER	253593	01/22/16	TRAINING SEMINARS	210-4357000	40.00	805.00
C L COONROD & COMPANY	253594	01/22/16	PROF ACCOUNTING SERVICES	1160-4340303	36,913.00	40.00
CSO ARCHITECTS INC	253595	01/22/16	PAC LANDSCAPE PROJECT	902-R4460807	2,079.70	36,913.00
CSO ARCHITECTS INC	253595	01/22/16	PALLADIUM LANDSCAPING WK	902-4460807	238.00	2,317.70
C T W ELECTRICAL CO, INC	253596	01/22/16	REPAIR PARTS	2201-4237000	177.29	4,082.62
C T W ELECTRICAL CO, INC	253596	01/22/16	REPAIR PARTS	2201-4237000	3,608.74	1,829.06
C T W ELECTRICAL CO, INC	253596	01/22/16	REPAIR PARTS	2201-4237000	296.59	34,136.70
CARGILL INC SALT DIVISION	253597	01/22/16	SALT & CALCIUM	2201-4236500	1,829.06	2,862.28
CARGILL INC SALT DIVISION	253597	01/22/16	SALT & CALCIUM	2201-4236500	5,482.05	5,482.05
CARGILL INC SALT DIVISION	253597	01/22/16	SALT & CALCIUM	2201-4236500	18,188.03	18,188.03
CARGILL INC SALT DIVISION	253597	01/22/16	SALT & CALCIUM	2201-4236500	1,867.52	1,867.52
CARGILL INC SALT DIVISION	253597	01/22/16	ROAD SALT	2201-R4236500	893.27	893.27
CARGILL INC SALT DIVISION	253597	01/22/16	ROAD SALT	2201-R4236500	18,055.54	83,314.45

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 9
 acctpay1cirm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CARMEL CITY CENTER LLC	253598	01/22/16	OTHER CONT SERVICES	1206-4350900	3,021.78	3,021.78
CARMEL TROPHIES PLUS LLC	253599	01/22/16	OTHER MISCELLANOUS	1110-4239099	40.00	
CARMEL TROPHIES PLUS LLC	253599	01/22/16	STATIONARY & PRNTD MATERL	1401-4230100	277.50	317.50
CARMEL WELDING & SUPP INC	253600	01/22/16	REPAIR PARTS	1120-4237000	6.80	6.80
CARRIER CORP	253601	01/22/16	BUILDING REPAIRS & MAINT	1093-4350100	1,411.33	1,411.33
GARY CARTER	253602	01/22/16	OTHER FEES & LICENSES	1120-4358300	14.00	
GARY CARTER	253602	01/22/16	OTHER FEES & LICENSES	1120-4358300	14.00	
GARY CARTER	253602	01/22/16	OTHER MISCELLANOUS	1120-4239099	239.88	
CHAPMAN ELEC SUPPLY INC	253603	01/22/16	STREET LIGHT REPAIRS	2201-4350080	317.37	267.88
CHAPMAN ELEC SUPPLY INC	253603	01/22/16	STREET LIGHT REPAIRS	2201-4350080	112.32	
CINTAS CORPORATION #018	253604	01/22/16	LAUNDRY SERVICE	2201-4356501	574.97	
CINTAS CORPORATION #018	253604	01/22/16	UNIFORMS	1207-4356001	18.35	
CINTAS CORPORATION #018	253604	01/22/16	LAUNDRY SERVICE	1110-4356501	101.79	
CINTAS CORPORATION #018	253604	01/22/16	LAUNDRY SERVICE	1110-4356501	110.89	
CINTAS CORPORATION #018	253604	01/22/16	LAUNDRY SERVICE	1110-4356501	101.79	
CINTAS CORPORATION #018	253604	01/22/16	OTHER MAINT SUPPLIES	110-4238900	336.00	
CINTAS CORPORATION #018	253604	01/22/16	OTHER MAINT SUPPLIES	1093-4238900	580.60	1,824.39
CINTAS FIRST AID & SAFETY	253605	01/22/16	SAFETY SUPPLIES	1110-4239012	74.87	74.87
CLAY TOWNSHIP	253606	01/22/16	ELECTRICITY	1120-4348000	857.79	
CLAY TOWNSHIP	253606	01/22/16	WATER & SEWER	1120-4348500	133.09	
CLAY TOWNSHIP	253606	01/22/16	WATER & SEWER	1120-4348500	102.58	
CLAY TOWNSHIP	253606	01/22/16	GAS	1120-4349000	322.21	
CLAY TOWNSHIP	253606	01/22/16	GROUNDS MAINTENANCE	1120-4350400	76.75	
WILLIE COLLINS	253607	01/22/16	CASE #15-38992	1110-4358200	37.99	1,492.42
COMMERCE-CENSUS, BUREAU OF	253608	01/22/16	CENSUS & ELFECTION FEES	1205-4358500	246,624.00	37.99
COMMERCE-CENSUS, BUREAU OF	253608*	01/22/16	CENSUS & ELFECTION FEES	1205-4358500	-246,624.00	
COMMUNITY OCCUPATIONAL HE	253609	01/22/16	TESTING FEES	1201-4358800	47.00	.00
COMMUNITY OCCUPATIONAL HE	253609	01/22/16	MEDICAL FEES	1125-4340700	47.00	
COMPASS MINERALS AMERICA	253610	01/22/16	OTHER EXPENSES	601-5023990	2,641.60	
COMPASS MINERALS AMERICA	253610	01/22/16	OTHER EXPENSES	601-5023990	2,640.56	
COMPASS MINERALS AMERICA	253610	01/22/16	OTHER EXPENSES	601-5023990	2,680.08	
COMPASS MINERALS AMERICA	253610	01/22/16	OTHER EXPENSES	601-5023990	2,657.20	
COMPASS MINERALS AMERICA	253610	01/22/16	OTHER EXPENSES	601-5023990	2,616.64	
COMPASS MINERALS AMERICA	253610	01/22/16	OTHER EXPENSES	601-5023990	2,584.40	
COMPASS MINERALS AMERICA	253610	01/22/16	OTHER EXPENSES	601-5023990	2,605.20	
COMPASS MINERALS AMERICA	253610	01/22/16	OTHER EXPENSES	601-5023990	2,455.68	
COMPASS MINERALS AMERICA	253610	01/22/16	OTHER EXPENSES	601-5023990	2,354.88	
CONSTRUCTION SPECIALTIES, INC	253611	01/22/16	BUILDING MATERIAL	1093-4235000	88.00	23,236.24
CONTEXT LANDSCAPE ARCHITE	253612	01/22/16	DESIGN SERVICES SOPHIA	902-R4460847	1,425.00	88.00
CORE PLANNING STRATEGIES	253613	01/22/16	DESIGN PARK EAST GARAGE	902-R4340400	1,000.00	1,425.00
CREW CAR WASH	253614	01/22/16	CAR WASH TICKETS	1110-R4351100	312.50	1,000.00
CREW CAR WASH	253614	01/22/16	CAR CLEANING	2200-4351100	325.00	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 10
 acctpay1cim

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CROSSROAD ENGINEERS, PC	253615	01/22/16	ON CALL DRAINAGE	250-R4350900	28,104.03	637.50
CROSSROAD ENGINEERS, PC	253615	01/22/16	ON CALL ENGINEERING	32918	47.11	
CROSSROAD ENGINEERS, PC	253615	01/22/16	2015 PLAN REVIEW	2200-R4350900	1.68	
CROSSROAD ENGINEERS, PC	253615	01/22/16	GUILFORD-CITY CNTR/MAIN	202-R4340100	8,652.00	
CROSSROAD ENGINEERS, PC	253615	01/22/16	ASA#4-116TH & GRAY RAB	211-R4340100	3,805.00	
CROSSROAD ENGINEERS, PC	253615	01/22/16	ENG AND INSPECTION SERVIC	202-R4350900	491.61	
CROSSROAD ENGINEERS, PC	253615	01/22/16	ENG AND INSPECTION SERVIC	211-R4340100	15,000.00	
CROSSROAD ENGINEERS, PC	253615	01/22/16	ENG AND INSPECTION SERVIC	211-R4350900	2,691.20	
CROSSROAD ENGINEERS, PC	253615	01/22/16	2015 ON CALL PLAN REVIEW	211-R4350900	5,243.61	
CROSSROAD ENGINEERS, PC	253615	01/22/16	2015 ON CALL PLAN REVIEW	2200-R4340100	6,318.21	
CROSSROAD ENGINEERS, PC	253615	01/22/16	OTHER EXPENSES	651-5023990	110.00	
CROWE HORWATH LLP	253616	01/22/16	OTHER EXPENSES	651-5023990	24,656.25	70,464.45
PENNY DALEY	253617	01/22/16	OTHER EXPENSES	601-5023990	125.00	24,656.25
DELL MARKETING LP	253618	01/22/16	CHROMEBOOK	1202-R4463201	339.00	125.00
DELL MARKETING LP	253618	01/22/16	CHROMEBOOK	1202-R4463201	28.99	
DELL MARKETING LP	253618	01/22/16	ZERO CLIENT	2201-4463202	653.56	
DELL USA	253619	01/22/16	VLA OFFICE PRO PLUJ	2200-4463202	653.56	1,021.55
DON HINDS FORD	253620	01/22/16	REPAIR PARTS	1110-4237000	244.00	653.56
DON HINDS FORD	253620	01/22/16	AUTO REPAIR & MAINTENANCE	1110-4351000	89.95	
DON HINDS FORD	253620	01/22/16	REPAIR PARTS	1110-4237000	722.19	
DOTAS, SAMANTHA	253621	01/22/16	OTHER EXPENSES	601-5023990	86.00	1,056.14
E & B PAVING, INC	253622	01/22/16	PROJECT 14-06	900-R4462867	131,501.27	86.00
JEFFREY EADS	253623	01/22/16	OTHER EXPENSES	601-5023990	11.76	131,501.27
JEFFREY EADS	253623	01/22/16	OTHER EXPENSES	651-5023990	11.77	
ELITE WALL SYSTEMS, LLC	253624	01/22/16	STATION 42	1120-R4350100	3,593.00	23.53
ELLIS MECHANICAL & ELECTR	253625	01/22/16	BUILDING REPAIRS & MAINT	1093-4350100	189.00	3,593.00
ELLIS MECHANICAL & ELECTR	253625	01/22/16	BUILDING REPAIRS & MAINT	1093-4350100	4,836.59	
ELLIS, ANNA	253626	01/22/16	OTHER EXPENSES	601-5023990	4.95	5,025.59
EMERGENCY RADIO SERVICE I	253627	01/22/16	EQUIPMENT REPAIRS & MAINT	1115-4350000	366.00	4.95
EVERITY ENGINEERING	253628	01/22/16	CITY CENTER PH II	902-R4460805	6,053.49	366.00
ENVIRONMENTAL LABORATORIE	253629	01/22/16	OTHER EXPENSES	601-5023990	224.00	6,053.49
ENVIRONMENTAL LABORATORIE	253629	01/22/16	OTHER CONT SERVICES	1094-4350900	44.00	
ENVIRONMENTAL LABORATORIE	253629	01/22/16	OTHER CONT SERVICES	1094-4350900	44.00	
ENVIRONMENTAL RESOURCE AS	253630	01/22/16	OTHER EXPENSES	651-5023990	509.89	312.00
ESCO COMMUNICATIONS INC	253631	01/22/16	SMALL TOOLS & MINOR EQUIP	1096-4238000	552.04	509.89
EXCEL MECHANICAL INC	253632	01/22/16	OTHER CONT SERVICES	1206-4350900	3,733.00	552.04
EXPRESS GRAPHICS	253633	01/22/16	STREET SIGNS	2201-4239031	218.00	3,733.00
EXPRESS GRAPHICS	253633	01/22/16	STREET SIGNS	2201-4239031	85.00	3,733.00

SUNGARD PENTAMATION, INC.
DATE: 01/26/2016
TIME: 14:12:16
CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
GRAYBAR ELECTRIC CO, INC	253652	01/22/16	BATTERY BACKUP	1110-R4350100	322.73	
GRAYBAR ELECTRIC CO, INC	253652	01/22/16	REPAIR PARTS	1115-4237000	8.19	330.92
DEBRA GRISHAM, ATTORNEY A	253653	01/22/16	LEGAL SERVICES	1125-R4340000	1,904.00	
DEBRA GRISHAM, ATTORNEY A	253653	01/22/16	OTHER EXPENSES	106-5023990	490.00	
DEBRA GRISHAM, ATTORNEY A	253653	01/22/16	LEGAL FEES	1081-4340000	175.00	
DEBRA GRISHAM, ATTORNEY A	253653	01/22/16	LEGAL FEES	1091-4340000	3,752.00	
GRUNAU COMPANY INC OF IND	253654	01/22/16	BUILDING REPAIRS & MAINT	1115-4350100	160.00	6,321.00
GUEST SERVICES, INC C/O	253655	01/22/16	MEAL TICKET - WEDDINGTON	1120-R4343002	300.48	160.00
HP PRODUCTS	253656	01/22/16	OTHER EXPENSES	651-5023990	55.80	300.48
HALL SIGNS, INC.	253657	01/22/16	TRAFFIC SIGNS	2201-4239030	334.29	55.80
HALL, RENDER, KILLIAN, HEATH	253658	01/22/16	LEGAL FEES	902-4340000	1,702.00	334.29
HAMILTON COUNTY TREASURER	253659	01/22/16	OTHER EXPENSES	101-5023990	8,727.21	1,702.00
HARDING MATERIAL INC	253660	01/22/16	BITUMINOUS MATERIALS	2201-4236300	35.33	8,727.21
HARDING MATERIAL INC	253660	01/22/16	BITUMINOUS MATERIALS	2201-4236300	59.06	
HARDING MATERIAL INC	253660	01/22/16	BITUMINOUS MATERIALS	2201-4236300	31.46	
HARDING MATERIAL INC	253660	01/22/16	BITUMINOUS MATERIALS	2201-4236300	123.65	
HARDING MATERIAL INC	253660	01/22/16	BITUMINOUS MATERIALS	2201-4236300	34.22	
HARE CHEVROLET INC	253661	01/22/16	AUTO REPAIR & MAINTENANCE	1120-4351000	116.78	283.72
HERTZ	253662	01/22/16	AUTOMOBILE LEASE	1160-4352600	775.00	116.78
HILTON HOTELS & RESORTS W	253663	01/22/16	TRAINING SEMINARS	210-4357000	2,070.16	775.00
HOBBY LOBBY STORES	253664	01/22/16	PROMO MATERIALS	1160-R4355100	526.78	2,070.16
HOBBY LOBBY STORES	253664	01/22/16	GENERAL PROGRAM SUPPLIES	1081-4239039	126.59	
HOBBY LOBBY STORES	253664	01/22/16	GENERAL PROGRAM SUPPLIES	1081-4239039	68.67	
HOBBY LOBBY STORES	253664	01/22/16	GENERAL PROGRAM SUPPLIES	1081-4239039	127.49	
HOOSIER HERITAGE PORT AUT	253665	01/22/16	INTERNET LINE CHARGES	1202-4344200	1,590.00	849.53
HOOSIER RUBBER & TRANS-DO	253666*	01/22/16	OTHER EXPENSES	651-5023990	-68.68	1,590.00
HOOSIER RUBBER & TRANS-DO	253666	01/22/16	OTHER EXPENSES	651-5023990	68.68	
HORSTMAN, BILL	253667	01/22/16	OTHER EXPENSES	601-5023990	20.29	.00
HUNTINGTON NATIONAL BANK	253668	01/22/16	AC08022-4087000995	1701-4341999	300.00	20.29
HUNTINGTON NATIONAL BANK	253668	01/22/16	AC08022-4084000340	1701-4341999	350.00	
HUNTINGTON NATIONAL BANK	253668	01/22/16	AC08022-4082004402	902-4341999	1,750.00	
HUNTINGTON NATIONAL BANK	253668	01/22/16	AC08022-4084000340	902-4341999	350.00	
HUNTINGTON NATIONAL BANK	253668	01/22/16	AC08022-4087000995	902-4341999	300.00	
I B S OF INDIANAPOLIS	253669	01/22/16	REPAIR PARTS	1120-4237000	689.70	3,050.00
INDIANA "RURAL" WATER ASS	253670	01/22/16	OTHER EXPENSES	601-5023990	55.00	689.70
INDIANA "RURAL" WATER ASS	253670*	01/22/16	OTHER EXPENSES	601-5023990	-55.00	
INDIANA ASSOC OF CHIEFS O	253671	01/22/16	CONTINUING EDUCATION	210-4357000	1,060.00	.00
INDIANA ASSOC OF CHIEFS O	253671	01/22/16	ORGANIZATION & MEMBER DUE	1110-4355300	435.00	1,495.00

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 13
 acctpaylcrim

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
INDIANA DEPT OF ENVIRONME	253672	01/22/16	OTHER EXPENSES	601-5023990	27,912.90	
INDIANA DEPT OF ENVIRONME	253672	01/22/16	OTHER EXPENSES	601-5023990	571.90	
INDIANA DEPT OF ENVIRONME	253672	01/22/16	OTHER FEES & LICENSES	1125-4358300	100.00	
INDIANA DEPT OF ENVIRONME	253672	01/22/16	OTHER EXPENSES	651-5023990	11,500.00	40,084.80
INDIANA DESIGN CENTER, LL	253673	01/22/16	OTHER CONT SERVICES	1206-4350900	1,558.55	1,558.55
INDIANA OFFICE OF TECHNOL	253674	01/22/16	EQUIPMENT MAINT CONTRACTS	1110-4351501	115.19	115.19
INDIANA OXYGEN CO	253675	01/22/16	SAFETY SUPPLIES	1094-4239012	13.30	13.30
INDIANA SECT AWWA	253676	01/22/16	OTHER EXPENSES	601-5023990	475.00	475.00
INDIANA WATER ENVIRONMENT	253677	01/22/16	EXTERNAL INSTRUCT FEES	2200-4357004	570.00	570.00
INSPIRE STUDIO AND GALLER	253678	01/22/16	ART CONSULT	1203-R4359300	2,924.00	2,924.00
IRWIN COMPUTING	253679	01/22/16	WEB SITE MAINTENANCE	1203-R4355400	4,110.00	4,110.00
IU HEALTH WORKPLACE SERVI	253680	01/22/16	TESTING FEES	1201-4358800	120.00	
IU HEALTH WORKPLACE SERVI	253680	01/22/16	OTHER EXPENSES	301-5023990	21,206.04	
IU HEALTH WORKPLACE SERVI	253680	01/22/16	OTHER EXPENSES	301-5023990	1,600.73	
IU HEALTH WORKPLACE SERVI	253680	01/22/16	OTHER EXPENSES	301-5023990	4,374.16	
IU HEALTH WORKPLACE SERVI	253680	01/22/16	OTHER EXPENSES	301-5023990	30,164.00	
IU HEALTH WORKPLACE SERVI	253680	01/22/16	GENERAL INSURANCE	1205-4347500	711.60	
JBM CONTRACTORS CORP	253681	01/22/16	PALLADIUM LANDSCAPING	902-R4460807	92,112.00	58,176.53
JACOB-DIETZ, INC	253682	01/22/16	FIRE PREVENTION SUPPLIES	2201-4239020	885.75	92,112.00
JACOB-DIETZ, INC	253682	01/22/16	OTHER CONT SERVICES	1120-4350900	72.45	
JACOB-DIETZ, INC	253682	01/22/16	BUILDING REPAIRS & MAINT	1120-4350100	329.00	
JIM RUSSELL PLUMBING & HE	253683	01/22/16	BUILDING REPAIRS & MAINT	1120-4350100	392.00	1,287.20
JOHNSON, AMBER	253684	01/22/16	OTHER EXPENSES	601-5023990	7.74	392.00
JOHNSTONE SUPPLY	253685	01/22/16	362-S100827647.001	651-5023990	286.23	7.74
JONES & HENRY ENGINEER IN	253686	01/22/16	OTHER EXPENSES	601-5023990	15,006.20	286.23
KENNEY OUTDOOR SOLUTIONS	253687	01/22/16	OTHER RENTAL & LEASES	1207-4353099	1,400.00	15,006.20
SHARON KIBBE	253688	01/22/16	PROMOTIONAL FUNDS	1160-4355100	44.96	1,400.00
MICHAEL KILPATRICK	253689	01/22/16	CELLULAR PHONE FEES	1091-4344100	25.00	44.96
MICHAEL KLITZING	253690	01/22/16	CELLULAR PHONE FEES	1125-4344100	50.00	25.00
LAURA KOLIC	253691	01/22/16	REFUNDS AWARDS & INDEMNITY	1092-4358400	304.00	50.00
KONICA MINOLTA BUSINESS S	253692	01/22/16	EQUIPMENT MAINT CONTRACTS	1201-4351501	-3.31	304.00
KONICA MINOLTA BUSINESS S	253692	01/22/16	EQUIPMENT MAINT CONTRACTS	1201-4351501	394.71	304.00
KONICA MINOLTA PREMIER FI	253693	01/22/16	COPIER	1091-4353004	218.25	391.40
KONICA MINOLTA PREMIER FI	253693	01/22/16	COPIER	1081-4353004	72.75	
KONICA MINOLTA PREMIER FI	253693	01/22/16	AC COPIER LEASE 2016	1125-4353004	291.00	72.75
KROGER CO	253694	01/22/16	TRAVEL & LODGING	1110-4343003	26.57	582.00

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 14
 acctpaylctrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
KRONOS INC.	253695	01/22/16	PAYROLL PROGRAM	102-R4463202	574.00	26.57
LINDSAY LABAS	253696	01/22/16	CELLULAR PHONE FEES	1125-4344100	50.00	574.00
LINDA HARVEY	253697	01/22/16	EXTERNAL INSTRUCT FEES	1701-4357004	100.00	50.00
LISA SCOTT	253698	01/22/16	POSTAGE	2200-4342100	13.29	100.00
LONG, JANET B	253699	01/22/16	OTHER EXPENSES	601-5023990	9.24	13.29
LOOPNET	253700	01/22/16	LOOPLINK BRANDING	1203-R4359300	550.00	9.24
MACALLISTER RENTAL, LLC	253701	01/22/16	BUILDING REPAIRS & MAINT	1120-4350100	681.00	550.00
MACALLISTER RENTAL, LLC	253701*	01/22/16	BUILDING REPAIRS & MAINT	1120-4350100	-681.00	.00
MAKING CITIES LIVABLE	253702	01/22/16	PROMOTIONAL FUNDS	1160-4355100	470.40	470.40
MARTIN MARIETTA AGGREGATE	253703	01/22/16	GRAVEL	2201-4236000	55.76	55.76
MATRIX INTEGRATION	253704	01/22/16	SUPPORT RENEWAL	1202-R4351501	7,354.44	
MATRIX INTEGRATION	253704	01/22/16	RAM UPGRADE	1202-R4463201	5,110.64	
MATRIX INTEGRATION	253704	01/22/16	UNIDESK SUPPORT	1202-R4351502	6,198.50	
MCELHENY, CRAIG & DIANE	253705	01/22/16	OTHER EXPENSES	601-5023990	15.85	18,663.58
MEASURE CONSUMER PERSPECT	253706	01/22/16	OTHER CONT SERVICES	1091-4350900	85.00	15.85
MEG & ASSOCIATES LLC	253707	01/22/16	FESTIVAL/COMMUNITY EVENTS	1203-4359003	22.94	85.00
ERIC MEHL	253708	01/22/16	CELLULAR PHONE FEES	1091-4344100	50.00	22.94
MENARDS - FISHERS	253709	01/22/16	OTHER EXPENSES	651-5023990	49.43	50.00
MENARDS, INC	253710	01/22/16	OTHER MISCELLANEOUS	2200-4239099	35.91	49.43
MENARDS, INC	253710	01/22/16	OTHER MAINT SUPPLIES	2201-4238900	53.74	
MENARDS, INC	253710	01/22/16	OTHER MAINT SUPPLIES	2201-4238900	41.91	
MENARDS, INC	253710	01/22/16	OTHER MAINT SUPPLIES	2201-4238900	205.13	
MENARDS, INC	253710	01/22/16	OTHER EXPENSES	601-5023990	21.29	
MENARDS, INC	253710	01/22/16	OTHER EXPENSES	601-5023990	- .77	
MENARDS, INC	253710	01/22/16	OTHER EXPENSES	601-5023990	38.47	
MENARDS, INC	253710	01/22/16	OTHER MAINT SUPPLIES	1120-4238900	1,520.19	
MENARDS, INC	253710	01/22/16	REPAIR PARTS	1120-4237000	11.22	1,927.09
MID-AMERICA ELEVATOR INC	253711	01/22/16	EQUIPMENT MAINT CONTRACTS	1205-4351501	374.99	374.99
MIDWEST CONSTRUCTORS	253712	01/22/16	CNG ORD MEZZ SITE CONSTR	902-4460807	15,832.28	
MIDWEST CONSTRUCTORS	253712	01/22/16	PARCEL 7C-4 & 7C-9	902-R4460807	17,106.01	
MIDWEST CONSTRUCTORS	253712	01/22/16	CNG ORD MEZZ SITE CONSTR	902-4460807	26,367.89	
MILLER, KENT	253713	01/22/16	OTHER EXPENSES	601-5023990	15.95	59,306.18
MOBILE MINI INC	253714	01/22/16	OTHER RENTAL & LEASES	1094-4353099	144.81	15.95
MOBILE MINI INC	253714	01/22/16	OTHER RENTAL & LEASES	1094-4353099	144.81	
MORPHEY CONSTRUCTION INC	253715	01/22/16	STREET LIGHT REPAIRS	2201-4350080	863.36	289.62
MR. B'S LAWN MAINTENANCE	253716	01/22/16	GROUNDS MAINTENANCE	1125-4350400	720.00	863.36

SUNGARD PENTAMATION, INC.
DATE: 01/26/2016
TIME: 14:12:16

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
R & T AUTO SUPPLY, INC	253742	01/22/16	TIRES & TUBES	2201-4232000	49.95	
R & T AUTO SUPPLY, INC	253742	01/22/16	TIRES & TUBES	1110-4232000	115.99	
R & T AUTO SUPPLY, INC	253742	01/22/16	AUTO REPAIR & MAINTENANCE	1120-4351000	1,024.48	
R & T AUTO SUPPLY, INC	253742*	01/22/16	TIRES & TUBES	1110-4232000	-115.99	
R & T AUTO SUPPLY, INC	253742*	01/22/16	AUTO REPAIR & MAINTENANCE	1120-4351000	-1,024.48	
R & T AUTO SUPPLY, INC	253742*	01/22/16	TIRES & TUBES	2201-4232000	-49.95	.00
RAY MARKETING	253743	01/22/16	STAFF CLOTHING	1094-4356004	106.75	106.75
READY REFRESH BY NESTLE	253744	01/22/16	05L0120048525	2200-4239099	42.09	
READY REFRESH BY NESTLE	253744	01/22/16	OTHER CONT SERVICES	1125-4350900	76.82	
READY REFRESH BY NESTLE	253744	01/22/16	OTHER CONT SERVICES	1091-4350900	87.46	
READY REFRESH BY NESTLE	253744	01/22/16	05L0121975593	1801-4350900	41.58	247.95
REAL MECHANICAL INC	253745	01/22/16	BUILDING REPAIRS & MAINT	1120-4350100	158.00	158.00
REPUBLIC WASTE SERVICES O	253746	01/22/16	307610058847	651-5023990	319.09	
REPUBLIC WASTE SERVICES O	253746	01/22/16	TRASH REMOVAL	1207-4350101	102.00	
REPUBLIC WASTE SERVICES O	253746	01/22/16	307611410948	1125-4350101	150.00	
REPUBLIC WASTE SERVICES O	253746	01/22/16	307610078655	110-4350101	75.00	
REPUBLIC WASTE SERVICES O	253746	01/22/16	307610036974	1091-4350101	446.62	
REPUBLIC WASTE SERVICES O	253746	01/22/16	307611163292	651-5023990	1,949.76	3,042.47
RUNYON EQUIPMENT RENTAL	253747	01/22/16	OTHER EXPENSES	601-5023990	241.56	241.56
S & S CRAFTS WORLDWIDE IN	253748	01/22/16	GENERAL PROGRAM SUPPLIES	1081-4239039	148.31	148.31
SCHWAGER, JULES	253749	01/22/16	OTHER EXPENSES	601-5023990	18.62	18.62
SEARS COMMERCIAL ONE	253750	01/22/16	SMALL TOOLS & MINOR EQUIP	2201-4238000	159.98	159.98
SERVICE FIRST CLEANING, I	253751	01/22/16	CLEANING SERVICES	1205-4350600	150.00	150.00
SERVICE PIPE & SUPPLY INC	253752	01/22/16	OTHER EXPENSES	651-5023990	47.38	
SERVICE PIPE & SUPPLY INC	253752	01/22/16	OTHER EXPENSES	651-5023990	27.72	
DAVID AND SALLY SHEPHERD	253753	01/22/16	RIGHT OF WAY	202-R4460500	21,000.00	21,000.00
SHRED-IT USA LLC	253754	01/22/16	OTHER EXPENSES	651-5023990	22.51	
SHRED-IT USA LLC	253754	01/22/16	OTHER EXPENSES	601-5023990	22.50	
SHRED-IT USA LLC	253754	01/22/16	TRASH COLLECTION	1110-4350101	253.78	298.79
SIGNAL CONSTRUCTION INC	253755	01/22/16	OTHER CONT SERVICES	2201-4350900	12,065.00	12,065.00
SIRIUS XM	253756	01/22/16	1-17677039506	1120-4355200	152.21	152.21
SNELL, TRACY	253757	01/22/16	OTHER EXPENSES	601-5023990	33.00	33.00
SPEAR CORPORATION	253758	01/22/16	OTHER MAINT SUPPLIES	1094-4238900	947.02	947.02
SPECTER INSTRUMENTS	253759	01/22/16	OTHER EXPENSES	651-5023990	595.00	595.00
ST VINCENT HOSPITAL	253760	01/22/16	OTHER EXPENSES	102-5023990	986.60	986.60
STAPLES BUSINESS ADVANTAG	253761	01/22/16	OFFICE SUPPLIES	1110-4230200	124.70	
STAPLES BUSINESS ADVANTAG	253761	01/22/16	OFFICE SUPPLIES	1091-4230200	17.97	
STAPLES BUSINESS ADVANTAG	253761	01/22/16	OFFICE SUPPLIES	1091-4230200	119.98	
STAPLES BUSINESS ADVANTAG	253761	01/22/16	GENERAL PROGRAM SUPPLIES	1081-4239039	427.72	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 17
 acctpaylcm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
STRYKER SALES CORP	253762	01/22/16	REPAIR PARTS	1120-4237000	195.47	690.37
STUART AND LISA LAWRENCE	253763	01/22/16	RIGHT OF WAY	202-R4460500	83,938.52	195.47
SUNDOWN GARDENS INC	253764	01/22/16	OTHER EXPENSES	601-5023990	350.00	83,938.52
SUNDOWN GARDENS INC	253764	01/22/16	OTHER EXPENSES	601-5023990	1,825.50	2,175.50
T B A & OIL WAREHOUSE, IN	253765	01/22/16	REPAIR PARTS	1110-4237000	233.24	233.24
TACTICAL SUPPLY INTERNATI	253766	01/22/16	VTAC L4-U LIGHT	1110-R4239010	1,172.00	1,172.00
TARGET SOLUTIONS	253767	01/22/16	RENEWAL	1120-R4355200	14,435.00	14,435.00
TINDER CO LLC	253768	01/22/16	REPAIR PARTS	1120-4237000	255.50	255.50
TOSHIBA FINANCIAL SERVICE	253769	01/22/16	COPIER	1160-R4353004	372.95	372.95
THE TRAVEL AGENT INC	253770	01/22/16	AIRFARE	1201-R4343002	356.20	372.95
THE TRAVEL AGENT INC	253770	01/22/16	0017726581390	1201-4343002	13.32	369.52
TRAVELERS	253771	01/22/16	GENERAL INSURANCE	1205-4347500	3,522.71	4,835.46
TRAVELERS	253771	01/22/16	GENERAL INSURANCE	1205-4347500	230.00	575.00
TRAVELERS	253771	01/22/16	GENERAL INSURANCE	1205-4347500	1,082.75	269.43
TRAVELIN	253772	01/22/16	MT700294-201512	1091-4341991	460.00	124.53
TRAVELIN	253772	01/22/16	MT700294-201512	1081-4341991	115.00	124.53
TRI STATE COMPRESSED AIR	253773	01/22/16	OTHER EXPENSES	651-5023990	269.43	269.43
NATIONAL LAW ENFORCEMENT	253774	01/22/16	OTHER MISCELLANEOUS	1110-4239099	124.53	124.53
TROY INDUSTRIES	253775	01/22/16	TROY DELTA RAIL	1110-R4239010	89.83	124.53
TROY INDUSTRIES	253775	01/22/16	TROY DELTA RAIL	1110-R4239010	710.13	124.53
TROY INDUSTRIES	253775	01/22/16	AMMUNITIONS & ACCESSORIES	1110-4239010	152.90	124.53
TRUCK SERVICE INC	253776	01/22/16	REPAIR PARTS	2201-4237000	22.55	952.86
UPS	253777	01/22/16	000005E894026	1110-4342100	59.70	22.55
UPS	253777	01/22/16	000005E894505	1110-4342100	-1.35	22.55
U S FOODS	253778	01/22/16	FOOD & BEVERAGES	1095-4239040	822.52	58.35
UNITED CONSULTING	253779	01/22/16	OTHER EXPENSES	610-5023990	3,600.00	822.52
UNIVERSITY OF INDIANAPOLI	253780	01/22/16	TRAINING SEMINARS	210-4357000	315.00	3,600.00
US MACHINERY	253781	01/22/16	OTHER EXPENSES	651-5023990	750.75	315.00
VAN AUSDALL & FARRAR	253782	01/22/16	EQUIPMENT MAINT CONTRACTS	1115-4351501	24.23	750.75
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL PALLADIUM	2201-R4350900	220.00	24.23
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL PALLADIUM	2201-R4350900	1,021.00	24.23
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVE A&DD	2201-R4350900	625.00	24.23
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL PALLADIUM	2201-R4350900	1,572.00	24.23
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVE A&DD	2201-R4350900	3,884.00	24.23
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVE A&DD	2201-R4350900	2,524.00	24.23
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL PALLADIUM	2201-R4350900	780.00	24.23

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 18
 acctpay1crfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVE A&DD	2201-R4350900	1,290.00	
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL	1206-R4350900	100.00	
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL	1206-R4350900	300.00	
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL	1206-R4350900	270.00	
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL	1206-R4350900	1,253.00	
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL	1206-R4350900	600.00	
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL	1206-R4350900	1,928.00	
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL	1206-R4350900	540.00	
VIVE EXTERIOR DESIGN	253783	01/22/16	SNOW REMOVAL	1206-R4350900	1,040.00	
VIVE EXTERIOR DESIGN	253783	01/22/16	OTHER CONT SERVICES	1205-4350900	678.00	
VIVE EXTERIOR DESIGN	253783	01/22/16	OTHER CONT SERVICES	1205-4350900	120.00	18,835.00
VMCOA	253784	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	600.00	
VMCOA	253784	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	600.00	
VMCOA	253784	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	39417	
VMCOA	253784	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	125.00	
VMCOA	253784*	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	200.00	
VMCOA	253784*	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	39417	
VMCOA	253784*	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	-200.00	
VMCOA	253784*	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	39417	
VMCOA	253784*	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	-600.00	
VMCOA	253784*	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	-600.00	
VMCOA	253784*	01/22/16	FACILITY RENTAL VMCOA	1125-4359000	-125.00	
WALLACK SOMERS & HAAS PC	253785	01/22/16	LEGAL FEES	902-4340000	5,490.50	
WALLACK SOMERS & HAAS PC	253785	01/22/16	LEGAL FEES	902-4340000	34.75	
WALLACK SOMERS & HAAS PC	253785	01/22/16	LEGAL FEES	902-4340000	108.75	
WALLACK SOMERS & HAAS PC	253785	01/22/16	LEGAL FEES	902-4340000	34.75	
WALLACK SOMERS & HAAS PC	253785	01/22/16	LEGAL FEES	902-4340000	417.00	
WALLACK SOMERS & HAAS PC	253785	01/22/16	LEGAL FEES	902-4340000	104.25	
WALLACK SOMERS & HAAS PC	253785	01/22/16	LEGAL FEES	902-4340000	347.50	
WALLACK SOMERS & HAAS PC	253785	01/22/16	LEGAL FEES	902-4340000	34.75	
WATER SERVICES GROUP	253786	01/22/16	OTHER EXPENSES	651-5023990	165.00	6,572.25
WEST SIDE TRACTOR SALES	253787	01/22/16	REPAIR PARTS	2201-4237000	1,601.92	165.00
WHITE'S ACE HARDWARE	253788	01/22/16	ACCT 606	1125-4235000	105.89	1,601.92
WHITE'S ACE HARDWARE	253788	01/22/16	ACCT 606	1125-4238000	313.42	
WHITE'S ACE HARDWARE	253788	01/22/16	ACCT 606	1125-4238900	69.24	
WHITE'S ACE HARDWARE	253788	01/22/16	EQUIPMENT REPAIRS & MAINT	1094-4350000	13.47	
WHITE'S ACE HARDWARE	253788	01/22/16	REPAIR SUPPLIES	1125-R4237000	26.23	
WHITE'S ACE HARDWARE	253789	01/22/16	OTHER MAINT SUPPLIES	1205-4238900	120.40	528.25
WHITE'S ACE HARDWARE	253790	01/22/16	OTHER EXPENSES	651-5023990	15.50	120.40
WILLIAMS CREEK CONSULTING	253791	01/22/16	CITY CENTER DRAINAGE	250-R4350900	24,650.00	15.50
Y M C A	253792	01/22/16	OTHER EXPENSES	301-5023990	194.85	24,650.00
YI LIN	253793	01/22/16	REFUNDS AWARDS & INDEMNITY	1096-4358400	75.00	194.85
ZOGICS LLC	253794	01/22/16	OTHER MAINT SUPPLIES	1096-4238900	1,937.15	75.00
JEFF GERARDOT	253795	01/22/16	OTHER EXPENSES	601-5023990	14.56	1,937.15
THOMAS HAWKINS	253796	01/22/16	OTHER EXPENSES	601-5023990	32.27	14.56
JEFF NEARPASS	253797	01/22/16	OTHER EXPENSES	601-5023990	14.56	32.27
						14.56

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

SUNGARD PENTAMATION, INC.
DATE: 01/26/2016
TIME: 14:12:16

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
OLD TOWN DESIGN GROUP	253798	01/22/16	OTHER EXPENSES	601-5023990	49.82	49.82
KELLEY PATRICK	253799	01/22/16	OTHER EXPENSES	601-5023990	30.58	30.58
UNION SAVINGS BANK	253800	01/22/16	RIGHT OF WAY	202-R4460500 33408	146,061.48	146,061.48
COMMERCE-CENSUS,BUREAU OF	253801	01/22/16	CENSUS & ELECTION FEES	1205-4358500	246,646.00	246,646.00
SHARLA FAUST	253802	01/26/16	REFUNDS AWARDS & INDEMNITY	1096-4358400	30.00	30.00
A T & T	253803	01/26/16	31781603081593	1125-4344000	244.78	244.78
BRIGHT HOUSE NETWORK	253804	01/26/16	000687804012016	1125-4349500	163.45	
BRIGHT HOUSE NETWORK	253804	01/26/16	000810401011816	601-5023990	68.95	
CARMEL CLAY SCHOOLS-FUEL	253805	01/26/16	GASOLINE	1125-4231400	551.68	232.40
CARMEL CLAY SCHOOLS-FUEL	253805	01/26/16	GASOLINE	1125-4231400	551.68	1,103.36
CARMEL UTILITIES	253806	01/26/16	0631903500	1125-4348500	20.34	
CARMEL UTILITIES	253806	01/26/16	6002047001	1125-4348500	88.27	
CARMEL UTILITIES	253806	01/26/16	0613518601	1125-4348500	74.69	
CARMEL UTILITIES	253806	01/26/16	0792648000	2201-4348500	22.15	
CARMEL UTILITIES	253806	01/26/16	1032414800	2201-4348500	20.34	
CARMEL UTILITIES	253806	01/26/16	1332413300	2201-4348500	101.70	
CARMEL UTILITIES	253806	01/26/16	1022323900	2201-4348500	61.02	
CARMEL UTILITIES	253806	01/26/16	1102158301	2201-4348500	608.45	
CARMEL UTILITIES	253806	01/26/16	1792580200	2201-4348500	20.34	
CARMEL UTILITIES	253806	01/26/16	1712423900	2201-4348500	40.68	
CARMEL UTILITIES	253806	01/26/16	0661078002	1205-4348500	43.18	
CARMEL UTILITIES	253806	01/26/16	0682499403	1208-4348500	881.75	
DUKE ENERGY	253807	01/26/16	2440-3307-01-3	651-5023990	238.90	1,982.91
DUKE ENERGY	253807	01/26/16	7010-3295-05-8	1801-4348000	292.13	
DUKE ENERGY	253807	01/26/16	7390-3828-01-0	1208-4348000	15.00	
DUKE ENERGY	253807	01/26/16	3190-3277-01-0	1125-4348000	9.04	
DUKE ENERGY	253807	01/26/16	8900-3050-01-8	1205-4348000	3,251.75	
DUKE ENERGY	253807	01/26/16	8430-3572-01-4	1205-4348000	136.41	
DUKE ENERGY	253807	01/26/16	8300-3299-01-8	1205-4348000	23.23	
DUKE ENERGY	253807	01/26/16	6880-3600-01-9	1205-4348000	9.40	
DUKE ENERGY	253807	01/26/16	0400-3299-01-0	1205-4348000	646.71	
DUKE ENERGY	253807	01/26/16	9290-3642-01-9	1205-4348000	9.40	
DUKE ENERGY	253807	01/26/16	3080-3299-10-9	1120-4348000	68.46	
DUKE ENERGY	253807	01/26/16	5160-3293-02-2	1110-4348000	104.95	
DUKE ENERGY	253807	01/26/16	8770-3684-01-5	2201-4348000	15.40	
DUKE ENERGY	253807	01/26/16	3890-3706-01-2	2201-4348000	16.74	
DUKE ENERGY	253807	01/26/16	2800-3692-01-0	2201-4348000	16.13	
DUKE ENERGY	253807	01/26/16	3010-3694-02-3	2201-4348000	44.41	
DUKE ENERGY	253807	01/26/16	0490-3270-02-6	1207-4348000	31.50	
DUKE ENERGY	253807	01/26/16	1490-3270-02-1	1207-4348000	245.48	
DUKE ENERGY	253807	01/26/16	8390-3270-02-3	1207-4348000	286.43	
DUKE ENERGY	253807	01/26/16	9390-3270-03-7	1207-4348000	287.96	
DUKE ENERGY	253807	01/26/16	8590-3300-01-4	651-5023990	206.03	
DUKE ENERGY	253808	01/26/16	9220-3673-01-0	2201-4348000	14,480.15	5,955.46
DUKE ENERGY	253808	01/26/16	9220-3673-01-0	1206-4348000	838.31	
VECTREN ENERGY	253809	01/26/16	02-600385683-54552002	601-5023990	480.67	15,318.46
VECTREN ENERGY	253809	01/26/16	02-600385683-57418312	601-5023990	94.19	

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 20
 acctpay1ctm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
VECTREN ENERGY	253809	01/26/16	02-600385683-51218692	601-5023990	407.64	
VECTREN ENERGY	253809	01/26/16	02-600385683-56974409	601-5023990	559.18	
VECTREN ENERGY	253809	01/26/16	02-600385683-52887814	651-5023990	2,130.35	
VERIZON WIRELESS	253810	01/26/16	885691434-00001	1207-4344100	92.28	3,672.03
VERIZON WIRELESS	253810	01/26/16	380784826-00001	1180-4344100	237.91	
VERIZON WIRELESS	253810	01/26/16	780779357-00001	1192-4344100	1,268.39	
VERIZON WIRELESS	253810	01/26/16	CELLULAR PHONE FEES	1401-4344100	119.55	
AAA EXTERMINATING INC	253811	01/26/16	BUILDING REPAIRS & MAINT	1110-4350100	85.00	1,718.13
ACE-PAK PRODUCTS INC	253812	01/26/16	OTHER MAINT SUPPLIES	1093-4238900	650.27	85.00
ACORN DISTRIBUTORS INC	253813	01/26/16	OTHER MAINT SUPPLIES	1205-4238900	98.91	650.27
ADVANCED TURF SOLUTIONS I	253814	01/26/16	GROUNDS MAINTENANCE	1207-4350400	47.00	98.91
ALLIANCE OF INDIANA RURAL	253815	01/26/16	OTHER EXPENSES	601-5023990	55.00	47.00
ALRO STEEL CORPORATION	253816	01/26/16	STREET SIGNS	2201-4239031	362.61	55.00
ALT & WITZIG ENGINEERING,	253817	01/26/16	HAVERSTICK PROPERTY ASSES	106-R5023990	1,650.00	362.61
AMERICAN RED CROSS-HLTH &	253818	01/26/16	OTHER FEES & LICENSES	1096-4358300	900.00	1,650.00
AMERICAN WATER WORKS ASSO	253819	01/26/16	OTHER EXPENSES	601-5023990	218.00	900.00
APP ORDER LLC	253820	01/26/16	OTHER CONT SERVICES	1192-4350900	288.00	218.00
ARAB TERMITTE & PEST CONTR	253821	01/26/16	OTHER CONT SERVICES	1120-4350900	30.00	288.00
ARAB TERMITTE & PEST CONTR	253821	01/26/16	OTHER CONT SERVICES	1120-4350900	30.00	30.00
ARAB TERMITTE & PEST CONTR	253821	01/26/16	OTHER CONT SERVICES	1120-4350900	30.00	30.00
ARAB TERMITTE & PEST CONTR	253821	01/26/16	OTHER CONT SERVICES	1120-4350900	30.00	30.00
ARAB TERMITTE & PEST CONTR	253821	01/26/16	BUILDING REPAIRS & MAINT	1093-4350100	75.00	30.00
ARAMARK	253822	01/26/16	UNIFORMS	2201-4356001	170.00	225.00
ART WITH A HEART	253823	01/26/16	OTHER EXPENSES	854-5023990	250.00	170.00
AUTOZONE INC	253824	01/26/16	OTHER EXPENSES	601-5023990	37.08	250.00
AUTOZONE INC	253824	01/26/16	OTHER EXPENSES	601-5023990	57.74	
AUTOZONE INC	253824	01/26/16	OTHER EXPENSES	601-5023990	96.95	
AUTOZONE INC	253824	01/26/16	OTHER EXPENSES	601-5023990	3.44	
B & H PHOTO-VIDEO, INC	253825	01/26/16	GENERAL PROGRAM SUPPLIES	1096-4239039	198.00	195.21
B & H PHOTO-VIDEO, INC	253825	01/26/16	GENERAL PROGRAM SUPPLIES	1082-4239039	460.84	
KURTIS BAUMGARTNER	253826	01/26/16	TRAVEL FEES & EXPENSES	1091-4343000	80.59	658.84
BAVARIAN INN LODGE	253827	01/26/16	TRAINING SEMINARS	210-4357000	329.67	80.59
BEAVER GRAVEL	253828	01/26/16	OTHER EXPENSES	601-5023990	1,141.79	329.67
SUSAN BELL	253829	01/26/16	CLEANING SERVICES	911-4350600	50.00	1,141.79
SUSAN BELL	253829	01/26/16	CLEANING SERVICES	911-4350600	50.00	
BELL TECHLOGIX INC	253830	01/26/16	HARDWARE	1801-4463201	390.00	100.00

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
BLUE HERON PUBLICATIONS	253831	01/26/16	CITY PROMOTION ADVERTISIN	1203-4346500	384.00	390.00
BLUETARP FINANCIAL	253832	01/26/16	SMALL TOOLS & MINOR EQUIP	1093-4238000	280.20	384.00
BRANDIE BOHNEY	253833	01/26/16	REFUNDS AWARDS & INDEMNITY	1092-4358400	237.00	280.20
KAREN BREEDLOVE	253834	01/26/16	OTHER EXPENSES	601-5023990	125.00	237.00
TRACI BROMAN	253835	01/26/16	TRAVEL FEES & EXPENSES	1091-4343000	78.25	125.00
TRACI BROMAN	253835	01/26/16	TRAVEL FEES & EXPENSES	1091-4343000	85.10	85.10
JAMES BUTLER	253836	01/26/16	GASOLINE	1120-4231400	18.87	163.35
JAMES BUTLER	253836	01/26/16	EXTERNAL TRAINING TRAVEL	1120-4343002	150.00	150.00
CADRE COMPUTER RESOURCES	253837	01/26/16	CHECKPOINT FIREWALL SUPP	1202-4351502	20,573.59	168.87
CADRE COMPUTER RESOURCES	253837	01/26/16	CHECKPOINT FIREWALL SUPP	1202-4351501	6,927.26	33392
CARDNO INC	253838	01/26/16	WETLAND MONITORING	1125-R4350400	100.70	33392
CARGILL INC SALT DIVISION	253839	01/26/16	SALT & CALCIUM	2201-4236500	1,809.40	27,500.85
CARMEL CLAY FOOD & NUTRIT	253840	01/26/16	FOOD & BEVERAGES	1081-4239040	10,444.67	100.70
CARMEL CLAY FOOD & NUTRIT	253840	01/26/16	FOOD & BEVERAGES	1081-4239040	10,444.67	1,809.40
CARMEL OTS LLC	253841	01/26/16	OTHER CONT SERVICES	1208-4350900	2,769.17	20,889.34
CARMEL TROPHIES PLUS LLC	253842	01/26/16	OFFICE SUPPLIES	1192-4230200	9.50	2,769.17
CARMEL WELDING & SUPP INC	253843	01/26/16	REPAIR PARTS	2201-4237000	22.08	9.50
CHAPMAN ELEC SUPPLY INC	253844	01/26/16	OTHER EXPENSES	601-5023990	543.52	22.08
CHAPMAN ELEC SUPPLY INC	253844	01/26/16	OTHER EXPENSES	601-5023990	10.43	553.95
CHARDON LABORATORIES INC	253845	01/26/16	OTHER EXPENSES	651-5023990	250.00	250.00
CHRISTOPHER BURKE ENGINEE	253846	01/26/16	ON CALL NPDES	250-R4350900	792.82	792.82
CINTAS CORPORATION #018	253847	01/26/16	OTHER MAINT SUPPLIES	1093-4238900	375.60	
CINTAS CORPORATION #018	253847	01/26/16	LAUNDRY SERVICE	2201-4356501	681.80	
CINTAS CORPORATION #018	253847	01/26/16	SAFETY ACCESSORIES	2201-4356003	2,456.99	
CINTAS CORPORATION #018	253847	01/26/16	UNIFORMS	1207-4356001	18.35	
CITY BARBEQUE	253848	01/26/16	GENERAL PROGRAM SUPPLIES	1081-4239039	116.95	3,532.74
JANICE ALDRIDGE CLARK	253849	01/26/16	OTHER EXPENSES	854-5023990	300.00	116.95
COLDSRING	253850	01/26/16	GROUNDS MAINTENANCE	1206-4350400	446.00	300.00
COMPASS MINERALS AMERICA	253851	01/26/16	OTHER EXPENSES	601-5023990	2,621.84	446.00
COMPASS MINERALS AMERICA	253851	01/26/16	OTHER EXPENSES	601-5023990	2,608.32	
COMPASS MINERALS AMERICA	253851	01/26/16	OTHER EXPENSES	601-5023990	2,593.76	
CRE PLANNING AND DEVELOPM	253852	01/26/16	HISTORIC PRESERVATION COMM	1192-4359029	3,000.00	7,823.92
CROWN PLAZA ASHEVILLE	253853	01/26/16	TRAINING SEMINARS	210-4357000	1,261.08	3,000.00
CROWN TROPHY	253854	01/26/16	OTHER MISCELLANOUS	1110-4239099	70.00	1,261.08

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 22
 acctpaylcrim

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P. O.	INVOICE AMT	CHECK AMT
CULLIGAN WATER CONDITIONI	253855	01/26/16	OTHER MAINT SUPPLIES	1093-4238900	334.48	70.00
PENNY DALEY	253856	01/26/16	OTHER EXPENSES	601-5023990	125.00	334.48
DANIEL MCFEELY COMMUNICAT	253857	01/26/16	ECONOMIC DEVELOPMENT	1203-4359300	119.00	125.00
DANIEL MCFEELY COMMUNICAT	253857	01/26/16	ECONOMIC DEVELOPMENT CONS	1203-4359300	8,250.00	8,369.00
W MICHAEL DAVIDSON	253858	01/26/16	OTHER EXPENSES	854-5023990	66.00	66.00
DELL MARKETING LP	253859	01/26/16	OTHER EXPENSES	652-5023990	980.34	
DELL MARKETING LP	253859	01/26/16	SOFTWARE FOR NEW COMPUTER	1801-4463202	326.78	
DISCOUNT SCHOOL SUPPLIES	253860	01/26/16	GENERAL PROGRAM SUPPLIES	1096-4239039	335.86	1,307.12
DON HINDS FORD	253861	01/26/16	AUTO REPAIR	1110-4237000	122.00	335.86
DON HINDS FORD	253861	01/26/16	AUTO REPAIR	1110-4237000	138.38	260.38
EDWARDS EQUIPMENT CO INC	253862	01/26/16	OTHER EXPENSES	651-5023990	938.58	938.58
ENVIRONMENTAL LABORATORIE	253863	01/26/16	OTHER EXPENSES	601-5023990	210.00	
ENVIRONMENTAL LABORATORIE	253863	01/26/16	OTHER EXPENSES	601-5023990	12.00	
ENVIRONMENTAL LABORATORIE	253863	01/26/16	OTHER CONT SERVICES	1125-4350900	10.50	232.50
EUROFINS EATON ANALYTICAL	253864	01/26/16	OTHER EXPENSES	601-5023990	835.00	
EUROFINS EATON ANALYTICAL	253864	01/26/16	OTHER EXPENSES	601-5023990	835.00	
EUROFINS EATON ANALYTICAL	253864	01/26/16	OTHER EXPENSES	601-5023990	40.00	
EUROFINS EATON ANALYTICAL	253864	01/26/16	OTHER EXPENSES	601-5023990	835.00	
EUROFINS EATON ANALYTICAL	253864	01/26/16	OTHER EXPENSES	601-5023990	400.00	
EVERETT J PRESCOTT INC	253865	01/26/16	OTHER EXPENSES	601-5023990	144.22	2,945.00
EVERETT J PRESCOTT INC	253865	01/26/16	OTHER EXPENSES	601-5023990	56.87	
EVERETT J PRESCOTT INC	253865	01/26/16	OTHER EXPENSES	601-5023990	123.56	
EVERETT J PRESCOTT INC	253865	01/26/16	OTHER EXPENSES	601-5023990	56.87	381.52
FEDEX-SHIPPING CHARGES	253866	01/26/16	POSTAGE	1192-4342100	51.68	51.68
FEDEX-SHIPPING CHARGES	253867	01/26/16	POSTAGE	1110-4342100	207.18	207.18
FIRESTONE TIRE & SERVICE	253868	01/26/16	OTHER EXPENSES	651-5023990	19.53	
FIRESTONE TIRE & SERVICE	253868	01/26/16	OTHER EXPENSES	651-5023990	160.00	
FIRESTONE TIRE & SERVICE	253868	01/26/16	OTHER EXPENSES	651-5023990	79.10	
FIRESTONE TIRE & SERVICE	253868	01/26/16	OTHER EXPENSES	651-5023990	19.53	278.16
FLUID WASTE SERVICES INC	253869	01/26/16	OTHER CONT SERVICES	2201-4350900	881.25	881.25
FRED PRYOR SEMINARS	253870	01/26/16	TRAINING SEMINARS	210-4357000	199.00	
FRED PRYOR SEMINARS	253870	01/26/16	TRAINING SEMINARS	210-4357000	199.00	
FRY'S ELECTRONICS	253871	01/26/16	OTHER EXPENSES	601-5023990	235.22	398.00
G R M INFORMATION MGT SVS	253872	01/26/16	OTHER PROFESSIONAL FEES	502-4341999	139.76	235.22
ANN GALLAGHER	253873	01/26/16	OTHER MISCELLANEOUS	1110-4239099	27.00	139.76
GALLS INC.-CHICAGO	253874	01/26/16	UNIFORM ACCESSORIES	1110-4356002	41.05	27.00
GALLS INC.-CHICAGO	253874	01/26/16	UNIFORM ACCESSORIES	1110-4356002	41.00	41.05
GALLS INC.-CHICAGO	253874	01/26/16	UNIFORM ACCESSORIES	1110-4356002	41.00	41.00

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

SUNGARD PENTAMATION, INC.
DATE: 01/26/2016
TIME: 14:12:16

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
GENUINE PARTS COMPANY-IND	253875	01/26/16	REPAIR PARTS	1110-4237000	1,035.47	123.05
GENUINE PARTS COMPANY-IND	253875	01/26/16	OIL	2200-4231500	20.91	
GENUINE PARTS COMPANY-IND	253875	01/26/16	AUTO REPAIR & MAINTENANCE	1205-4351000	5.99	
GENUINE PARTS COMPANY-IND	253875	01/26/16	AUTO REPAIR & MAINTENANCE	1205-4351000	5.49	
GENUINE PARTS COMPANY-IND	253876	01/26/16	OTHER EXPENSES	651-5023990	6.98	1,067.86
GENUINE PARTS COMPANY-IND	253876	01/26/16	OTHER EXPENSES	651-5023990	12.95	
GENUINE PARTS COMPANY-IND	253876	01/26/16	OTHER EXPENSES	651-5023990	59.17	
GENUINE PARTS COMPANY-IND	253876	01/26/16	OTHER EXPENSES	651-5023990	69.83	
GENUINE PARTS COMPANY-IND	253876	01/26/16	OTHER EXPENSES	651-5023990	7.96	
GOPHER	253877	01/26/16	GENERAL PROGRAM SUPPLIES	1096-4239039	33.95	156.89
GORDON FLESCH CO., INC.	253878	01/26/16	COPIER	2200-4353004	143.66	33.95
GORDON PROPERTY SERVICES	253879	01/26/16	OTHER CONT SERVICES	1192-4350900	330.00	143.66
GRAHAM RESEARCH CONSULTAN	253880	01/26/16	INTERNAL INSTRUCT FEES	1120-4357003	302.92	330.00
GRAINGER INC	253881	01/26/16	OTHER EXPENSES	651-5023990	126.40	302.92
GRAINGER INC	253881	01/26/16	OTHER EXPENSES	651-5023990	666.80	
GRAINGER INC	253881	01/26/16	OTHER EXPENSES	651-5023990	69.24	
GRAINGER INC	253881	01/26/16	OTHER MISCELLANEOUS	1110-4239099	114.89	
GRAINGER INC	253881	01/26/16	SMALL TOOLS & MINOR EQUIP	1110-4238000	123.83	
GRAINGER INC	253881	01/26/16	OTHER MISCELLANEOUS	1110-4239099	27.12	
GRAINGER INC	253881	01/26/16	OTHER MAINT SUPPLIES	1110-4238900	10.32	
GRAINGER INC	253881	01/26/16	OTHER MISCELLANEOUS	1110-4239099	69.50	
GREEN TOUCH SERVICES, INC	253882	01/26/16	GROUNDS MAINTENANCE	1093-4350400	2,975.00	1,208.10
GROUND RULES INC	253883	01/26/16	PHASE B/US 31 CONSULTING	1192-R4340400	2,602.90	2,975.00
GROUND RULES INC	253883	01/26/16	UNIFIED DWMT ORDINANCE	1192-R4340400	4,522.10	
H D SUPPLY WATERWORKS LTD	253884	01/26/16	OTHER EXPENSES	601-5023990	299.52	7,125.00
H D SUPPLY WATERWORKS LTD	253884	01/26/16	OTHER EXPENSES	601-5023990	52.00	
HP PRODUCTS	253885	01/26/16	OTHER EXPENSES	651-5023990	569.63	351.52
H W C ENGINEERING	253886	01/26/16	SMALL STRUCTURE REPLACEME	250-R4350900	14,381.14	569.63
HACH COMPANY	253887	01/26/16	OTHER EXPENSES	601-5023990	193.79	14,381.14
HALL SIGNS, INC.	253888	01/26/16	STREET SIGNS	2201-4239031	91.12	193.79
HAMILTON NATIONAL TITLE L	253889	01/26/16	OTHER MISCELLANEOUS	1192-4239099	250.00	91.12
DOUGLAS HANEY	253890	01/26/16	FURNITURE & FIXTURES	1180-4463000	21.88	250.00
DOUGLAS HANEY	253890	01/26/16	TRAVEL PER DIEMS	1180-4343004	42.66	
DOUGLAS HANEY	253890	01/26/16	EXTERNAL TRAINING TRAVEL	1180-4343002	44.41	
HARDING MATERIAL INC	253891	01/26/16	OTHER EXPENSES	601-5023990	141.77	108.95
HARDING MATERIAL INC	253891	01/26/16	OTHER EXPENSES	601-5023990	109.30	
HARDING MATERIAL INC	253891	01/26/16	OTHER EXPENSES	601-5023990	163.39	
HARDING MATERIAL INC	253891	01/26/16	OTHER EXPENSES	601-5023990	223.56	
HARE CHEVROLET INC	253892	01/26/16	AUTO REPAIR & MAINTENANCE	1205-4351000	837.33	638.02
HARE CHEVROLET INC	253892	01/26/16	AUTO REPAIR & MAINTENANCE	1205-4351000	464.05	

SUNGARD PENTAMATION, INC.
DATE: 01/26/2016
TIME: 14:12:16

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
BOB HELBER	253893	01/26/16	OTHER CONT SERVICES	1206-4350900	2,250.00	1,301.38
HEWLETT PACKARD INC	253894	01/26/16	OTHER EXPENSES	652-5023990	1,048.00	2,250.00
HEWLETT PACKARD INC	253894	01/26/16	OTHER EXPENSES	652-5023990	524.00	1,572.00
HINCKLEY SPRINGS	253895	01/26/16	OTHER EXPENSES	651-5023990	641.54	641.54
ICPC-REGION 4-2016 RTS	253896	01/26/16	TRAINING SEMINARS	210-4357000	150.00	150.00
IDEAL HEATING A/C & REFRI	253897	01/26/16	BUILDING REPAIRS & MAINT	2201-4350100	220.00	220.00
INDIANA DRUG ENFORCEMENT	253898	01/26/16	EXTERNAL INSTRUCT FEES	911-4357004	2,500.00	2,500.00
INDIANA OXYGEN CO	253899	01/26/16	OTHER EXPENSES	601-5023990	104.48	104.48
INDIANA POLYGRAPH ASSOCIA	253900	01/26/16	ORGANIZATION & MEMBER DUE	1110-4355300	75.00	75.00
INST OF POLICE TECHNOLOGY	253901	01/26/16	CONTINUING EDUCATION	210-4357000	795.00	795.00
INTERNATIONAL ASSOC OF CH	253902	01/26/16	ORGANIZATION & MEMBER DUE	1110-4355300	150.00	150.00
INTERNATIONAL CODE COUNCI	253903	01/26/16	EXTERNAL INSTRUCT FEES	1192-4357004	400.00	400.00
INTERNATIONAL CODE COUNCI	253903	01/26/16	EXTERNAL INSTRUCT FEES	1192-4357004	800.00	800.00
INTERNATIONAL CODE COUNCI	253903	01/26/16	EXTERNAL INSTRUCT FEES	1192-4357004	800.00	2,000.00
J & K COMMUNICATIONS, INC	253904	01/26/16	GENERAL PROGRAM SUPPLIES	1081-4239039	1,275.00	1,275.00
JACK DOHENY SUPPLIES INC	253905	01/26/16	OTHER EXPENSES	651-5023990	5,446.00	1,275.00
JACK DOHENY SUPPLIES INC	253905	01/26/16	OTHER EXPENSES	651-5023990	275.00	5,721.00
AMANDA JACKSON	253906	01/26/16	TRAVEL FEES & EXPENSES	1091-4343000	17.97	17.97
JESTER PROMOTIONS, LLC	253907	01/26/16	UNIFORMS	1192-4356001	101.10	548.10
JESTER PROMOTIONS, LLC	253907	01/26/16	CLOTHING	1192-R4356001	447.00	548.10
JONES & HENRY ENGINEER IN	253908	01/26/16	OTHER EXPENSES	601-5023990	736.25	736.25
JONES & HENRY ENGINEER IN	253908	01/26/16	OTHER EXPENSES	651-5023990	736.25	736.25
JONES & HENRY ENGINEER IN	253908	01/26/16	OTHER EXPENSES	651-5023990	166.00	166.00
JONES & HENRY ENGINEER IN	253908	01/26/16	OTHER EXPENSES	651-5023990	83.00	83.00
JONES & HENRY ENGINEER IN	253908	01/26/16	OTHER EXPENSES	652-5023990	165.00	165.00
JONES & HENRY ENGINEER IN	253908	01/26/16	OTHER EXPENSES	652-5023990	1,520.00	1,520.00
JEREMY KASHMAN	253909	01/26/16	EXTERNAL INSTRUCT FEES	2200-4357004	149.00	3,406.50
JEREMY KASHMAN	253909	01/26/16	EXTERNAL TRAINING TRAVEL	2200-4343002	34.50	3,406.50
JEREMY KASHMAN	253909	01/26/16	EXTERNAL TRAINING TRAVEL	2200-4343002	901.57	3,406.50
KELLER MACALUSO LLC	253910	01/26/16	LEGAL FEES	1180-R4340000	260.40	1,085.07
KIESLER POLICE SUPPLY INC	253911	01/26/16	AMMO	1110-R4239010	852.93	260.40
KIESLER POLICE SUPPLY INC	253911	01/26/16	AMMUNITIONS & ACCESSORIES	1110-4239010	180.00	260.40
KIRBY RISK CORPORATION	253912	01/26/16	S108483218001	651-5023990	319.64	1,032.93
KIRBY RISK CORPORATION	253912	01/26/16	S108447265002	1110-4238900	7,352.00	1,032.93
MICHAEL KLITZING	253913	01/26/16	CELLULAR PHONE FEES	1125-4344100	50.00	7,671.64
MICHAEL KLITZING	253913	01/26/16	TRAVEL FEES & EXPENSES	1125-4343000	322.10	7,671.64

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 25
 acctpay\crim

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
KONE INC	253914	01/26/16	OTHER CONT SERVICES	1093-4350900	383.88	383.88
KONICA MINOLTA BUSINESS S	253915	01/26/16	OTHER EXPENSES	601-5023990	544.27	544.27
KONICA MINOLTA PREMIER FI	253916	01/26/16	OTHER RENTAL & LEASES	1801-4353099	953.34	953.34
KROGER CO	253917	01/26/16	INTERNAL TRAINING FEES	1192-4357001	79.84	79.84
L E I U	253918	01/26/16	ORGANIZATION & MEMBER DUE	1110-4355300	595.00	595.00
LAI LTD	253919	01/26/16	OTHER EXPENSES	651-5023990	634.00	634.00
LEACH & RUSSELL	253920	01/26/16	OTHER CONT SERVICES	1208-4350900	3,600.00	3,600.00
LEE SUPPLY CORP - CARMEL	253921	01/26/16	OTHER EXPENSES	651-5023990	10.25	10.25
TED LENZE	253922	01/26/16	EXTERNAL TRAINING TRAVEL	1120-4343002	150.00	150.00
LEWIS & KAPPES, PC	253923	01/26/16	LEGAL FEES	1180-4340000	426.00	426.00
LUNA LANGUAGE SERVICES	253924	01/26/16	INTERPRETER FEES	506-4341954	130.00	130.00
MACALLISTER MACHINERY CO	253925	01/26/16	BUILDING REPAIRS & MAINT	1120-4350100	681.00	681.00
STEPHANIE MARSHALL	253926	01/26/16	OTHER EXPENSES	854-5023990	910.68	910.68
BRYAN MASON	253927	01/26/16	EXTERNAL TRAINING TRAVEL	1120-4343002	150.00	150.00
MAZAIWANA, GUY	253928	01/26/16	OTHER EXPENSES	601-5023990	74.00	74.00
MEG & ASSOCIATES LLC	253929	01/26/16	EVENT PLANNING	1203-4359003	1,600.00	1,600.00
MENARDS, INC	253930	01/26/16	OTHER EXPENSES	601-5023990	65.18	65.18
MENARDS, INC	253930	01/26/16	BUILDING REPAIRS & MAINT	2201-4350100	87.00	87.00
MENARDS, INC	253930	01/26/16	OTHER MAINT SUPPLIES	2201-4238900	9.94	9.94
MID STATE TRUCK EQUIP COR	253931	01/26/16	REPAIR PARTS	2201-4237000	141.95	162.12
MIRAZON GROUP	253932	01/26/16	INFO SYS MAINT/CONTRACTS	1202-4341955	160.00	141.95
MIRAZON GROUP	253932	01/26/16	EXAGRID SUPPORT	1202-4351501	6,509.00	6,669.00
MOTOROLA SOLUTIONS INC	253933	01/26/16	REPAIR PARTS	1115-4237000	52.50	52.50
NATIONAL BUSINESS FURNITU	253934	01/26/16	FURNITURE & FIXTURES	102-4463000	1,158.27	1,158.27
NATIONAL BUSINESS FURNITU	253934	01/26/16	FURNITURE & FIXTURES	102-4463000	1,451.25	1,451.25
NATIONAL CAR RENTAL INC	253935	01/26/16	AUTOMOBILE LEASE	911-4352600	700.00	700.00
NATIONAL CAR RENTAL INC	253935	01/26/16	AUTOMOBILE LEASE	911-4352600	700.00	700.00
NATIONAL CAR RENTAL INC	253935	01/26/16	AUTOMOBILE LEASE	911-4352600	700.00	700.00
NATIONAL CAR RENTAL INC	253935	01/26/16	AUTOMOBILE LEASE	911-4352600	700.00	700.00
NATIONAL CAR RENTAL INC	253935	01/26/16	AUTOMOBILE LEASE	911-4352600	700.00	700.00
NATIONAL CAR RENTAL INC	253935	01/26/16	AUTOMOBILE LEASE	911-4352600	700.00	700.00
NATIONAL RECREATION & PAR	253936	01/26/16	ORGANIZATION & MEMBER DUE	1125-4355300	360.00	4,900.00
NATIONAL RIFLE ASSOCIATIO	253937	01/26/16	ORGANIZATION & MEMBER DUE	1110-4355300	30.00	360.00
						30.00

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 26
 acctpaylcm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
NELSON ALARM COMPANY	253938	01/26/16	BUILDING REPAIRS & MAINT	911-4350100	2,530.00	
NELSON ALARM COMPANY	253938	01/26/16	ALARM SYST	911-4350100	10,678.00	13,208.00
NEW DEAL DEICING	253939	01/26/16	SALT & CALCIUM	1206-4236500	18,980.00	18,980.00
NORTH CENTRAL CO-OP	253940	01/26/16	DIESEL FUEL	2201-4231300	448.06	448.06
NORTH INDY FENCE DECK & R	253941	01/26/16	GENERAL INSURANCE	1120-4347500	2,800.00	2,800.00
OBERER'S FLOWERS	253942	01/26/16	PROMOTIONAL FUNDS	1160-4355100	28.65	28.65
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1120-4230200	16.53	
OFFICE DEPOT INC	253943	01/26/16	OTHER EXPENSES	651-5023990	11.54	
OFFICE DEPOT INC	253943	01/26/16	OTHER EXPENSES	601-5023990	11.55	
OFFICE DEPOT INC	253943	01/26/16	OTHER EXPENSES	601-5023990	19.29	
OFFICE DEPOT INC	253943	01/26/16	OTHER EXPENSES	601-5023990	39.59	
OFFICE DEPOT INC	253943	01/26/16	OTHER EXPENSES	601-5023990	42.89	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1192-4230200	-82.98	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1192-4230200	103.75	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1192-4230200	82.98	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1192-4230200	62.45	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1192-4230200	14.52	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1192-4230200	94.44	
OFFICE DEPOT INC	253943	01/26/16	OTHER MISCELLANEOUS	1110-4230999	197.22	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1110-4230200	65.09	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1110-4230200	134.89	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1110-4230200	15.30	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1110-4230200	59.29	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	2200-4230200	89.32	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	2201-4230200	13.99	
OFFICE DEPOT INC	253943	01/26/16	OFFICE SUPPLIES	1203-4230200	991.65	
OLD TOWN ON THE MONON	253944	01/26/16	GARAGE RENTAL	1203-4359003	375.00	375.00
OMNISITE	253945	01/26/16	OTHER EXPENSES	651-5023990	1,932.00	
OMNISITE	253945	01/26/16	OTHER EXPENSES	651-5023990	722.89	
ON RAMP INDIANA INC	253946	01/26/16	IT SERVICES 2016	1125-4341955	569.95	2,654.89
ON SITE SUPPLY	253947	01/26/16	OTHER EXPENSES	601-5023990	339.22	569.95
ORTWAN DRILLING, INC	253948	01/26/16	OTHER EXPENSES	602-5023990	200.00	339.22
ROBERT E PATTERSON	253949	01/26/16	RENT PAYMENTS	1120-4352500	1,500.00	200.00
PAYCOR, INC	253950	01/26/16	OTHER PROFESSIONAL FEES	1081-4341999	223.44	1,500.00
PAYCOR, INC	253950	01/26/16	OTHER PROFESSIONAL FEES	1091-4341999	399.84	
PAYCOR, INC	253950	01/26/16	OTHER PROFESSIONAL FEES	1125-4341999	55.08	
PENN CARE INC.	253951	01/26/16	SPECIAL DEPT SUPPLIES	102-4239011	590.00	678.36
PEPSI-COLA GEN BOT IN	253952	01/26/16	FOOD & BEVERAGES	1095-4239040	564.39	590.00
PETTY CASH	253953	01/26/16	OFFICE SUPPLIES	1192-4230200	2.69	564.39
PETTY CASH	253953	01/26/16	OTHER MISCELLANEOUS	1192-4239099	36.00	
PETTY CASH	253953	01/26/16	TRAVEL & LODGING	1192-4343003	24.00	
PETTY CASH - BROOKSHIRE G	253954	01/26/16	OFFICE SUPPLIES	1207-4230200	5.79	62.69
						5.79

SUNGARD PENTAMATION, INC.
DATE: 01/26/2016
TIME: 14:12:16
CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
PETTY CASH - LAW DEPARTME	253955	01/26/16	POSTAGE	1180-4342100	1.22	
PETTY CASH - LAW DEPARTME	253955	01/26/16	OFFICE SUPPLIES	1180-4230200	20.12	
PETTY CASH - LAW DEPARTME	253955	01/26/16	OTHER PROFESSIONAL FEES	1180-4341999	81.07	102.41
PING	253956	01/26/16	GOLF HARDGOODS	1207-4356007	45.27	45.27
PITNEY BOWES INC.	253957	01/26/16	OTHER EXPENSES	651-5023990	192.00	
PITNEY BOWES INC.	253957	01/26/16	OTHER EXPENSES	601-5023990	192.00	
PITNEY BOWES INC.	253957	01/26/16	POSTAGE METER	1120-4353003	52.00	
PITNEY BOWES INC.	253957	01/26/16	OTHER COMT SERVICES	1701-4353003	410.00	846.00
PLYMATE	253958	01/26/16	OTHER EXPENSES	651-5023990	69.05	
PLYMATE	253958	01/26/16	OTHER EXPENSES	651-5023990	48.11	
PLYMATE	253958	01/26/16	OTHER EXPENSES	651-5023990	91.46	
PLYMATE	253958	01/26/16	OTHER EXPENSES	651-5023990	91.17	
PLYMATE	253958	01/26/16	OTHER RENTAL & LEASES	1110-4353099	34.71	
PLYMATE	253958	01/26/16	UNIFORMS	1205-R4356001	42.80	
PLYMATE	253958	01/26/16	UNIFORMS	1205-R4356001	43.82	
PLYMATE	253958	01/26/16	CLEANING SERVICES	1205-4350600	237.35	658.47
POMPS TIRE-LAFAYETTE	253959	01/26/16	OTHER EXPENSES	601-5023990	352.92	352.92
KELLI PRADER	253960	01/26/16	SPECIAL PROJECTS	1203-4359000	81.63	81.63
PRESTICE PERFORMANCE II I	253961	01/26/16	SUPPLIES	1203-R4359300	1,314.50	1,314.50
PUBLIC AGENCY TRNG COUNCI	253962	01/26/16	TRAINING SEMINARS	210-4357000	295.00	295.00
PUBLIC SAFETY MEDICAL SER	253963	01/26/16	MEDICAL EXAM FEES	1120-4340701	235.39	235.39
R & T AUTO SUPPLY, INC	253964	01/26/16	TIRES & TUBES	2201-4232000	49.95	
R & T AUTO SUPPLY, INC	253964	01/26/16	AUTO REPAIR & MAINTENANCE	1120-4351000	1,024.48	1,074.43
R & T TIRE & AUTO - NOBLE	253965	01/26/16	TIRES & TUBES	1110-4232000	115.99	115.99
R D S OFFICE FURNITURE	253966	01/26/16	OFFICE FURNITURE	911-4463000	11,771.00	11,771.00
R E I REAL ESTATE SERVICE	253967	01/26/16	OTHER CONT SERVICES	1208-4350900	7,277.11	7,277.11
R G A/HOOSIER RUBBER & TR	253968	01/26/16	OTHER EXPENSES	651-5023990	68.68	68.68
REPUBLIC WASTE SERVICE-TR	253969	01/26/16	OTHER EXPENSES	601-5023990	161,719.86	161,719.86
REYNOLDS FARM EQUIPMENT	253970	01/26/16	OTHER EXPENSES	651-5023990	146.53	
REYNOLDS FARM EQUIPMENT	253970	01/26/16	REPAIR PARTS	2201-4237000	489.00	
RUNYON EQUIPMENT RENTAL	253971	01/26/16	OTHER RENTAL & LEASES	2201-4353099	-63.83	
RUNYON EQUIPMENT RENTAL	253971	01/26/16	OTHER RENTAL & LEASES	2201-4353099	82.50	
RUNYON EQUIPMENT RENTAL	253971	01/26/16	BOTTLED GAS	2201-4231100	48.36	
RUNYON EQUIPMENT RENTAL	253971	01/26/16	OTHER EXPENSES	854-5023990	22.00	
RUNYON EQUIPMENT RENTAL	253971	01/26/16	OTHER EXPENSES	651-5023990	24.18	
RUNYON EQUIPMENT RENTAL	253971	01/26/16	OTHER EXPENSES	601-5023990	8.00	
RUNYON EQUIPMENT RENTAL	253971	01/26/16	OTHER EXPENSES	601-5023990	25.00	
RUNYON EQUIPMENT RENTAL	253971	01/26/16	OTHER EXPENSES	601-5023990	24.18	
SAFE SITTER INC	253972	01/26/16	GENERAL PROGRAM SUPPLIES	1096-4239039	1,110.00	170.39
SCHOOL OUTFITTERS LLC	253973	01/26/16	GENERAL PROGRAM SUPPLIES	1096-4239039	694.62	1,110.00

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 28
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
SERVICE PIPE & SUPPLY INC	253974	01/26/16	OTHER EXPENSES	601-5023990	246.07	694.62
SHARP EYED GROUP	253975	01/26/16	OTHER CONT SERVICES	1120-4350900	120.00	246.07
SMART STOP CLEANERS	253976	01/26/16	DRY CLEANING	1110-4356502	968.00	120.00
SOUTHEASTERN SECURITY CON	253977	01/26/16	CRIMINAL BACKGROUND CHEC	1081-4341990	74.00	968.00
SOUTHEASTERN SECURITY CON	253977	01/26/16	CRIMINAL BACKGROUND CHEC	1091-4341990	203.50	
SOUTHEASTERN SECURITY CON	253977	01/26/16	CRIMINAL BACKGROUND CHEC	1125-4341990	37.00	314.50
SOUTHERN COMPUTER WAREHO	253978	01/26/16	HOOVE & GRESKAMP	2200-4463201	705.44	
SOUTHERN COMPUTER WAREHO	253978	01/26/16	HOOVE & GRESKAMP	2200-4463201	60.08	
SOUTHERN COMPUTER WAREHO	253978	01/26/16	HOOVE & GRESKAMP	2200-4463201	3,033.26	
SOUTHERN COMPUTER WAREHO	253978	01/26/16	HOOVE & GRESKAMP	2200-4463201	420.80	
SOUTHERN ROCK RESTAURANTS	253979	01/26/16	GENERAL PROGRAM SUPPLIES	1081-4239039	63.86	4,219.58
SPRING LAKE ESTATES HOA	253980	01/26/16	ORGANIZATION & MEMBER DUE	2200-4355300	540.00	63.86
STAPLES BUSINESS ADVANTAG	253981	01/26/16	OFFICE SUPPLIES	911-4230200	105.82	540.00
STAPLES BUSINESS ADVANTAG	253981	01/26/16	OFFICE SUPPLIES	911-4230200	84.65	
STAPLES BUSINESS ADVANTAG	253981	01/26/16	OFFICE SUPPLIES	911-4230200	275.18	
STAPLES BUSINESS ADVANTAG	253981	01/26/16	OFFICE SUPPLIES	1205-4230200	313.64	
STEVEN R JENKINS CO INC	253982	01/26/16	JACKETS	1110-R4356002	559.98	779.29
SYNCB/AMAZON.COM	253983	01/26/16	OTHER EXPENSES	601-5023990	81.35	559.98
TAYLOR OIL CO INC	253984	01/26/16	OTHER EXPENSES	651-5023990	211.48	81.35
TAYLORED SYSTEMS, INC	253985	01/26/16	STATION 43	102-R4350100	17,681.49	211.48
TEREX SERVICES	253986	01/26/16	INSPECTION	2201-R4350100	335.00	17,681.49
TEXON II TOWEL AND SUPPLY	253987	01/26/16	LINENS & BLANKETS	1096-4239001	2,183.30	335.00
TEXON II TOWEL AND SUPPLY	253987	01/26/16	LINENS & BLANKETS	1096-4239001	1,124.40	
THOMSON REUTERS-WEST	253988	01/26/16	SPECIAL INVESTIGATION FEE	911-4358200	197.00	3,307.70
THOMSON REUTERS-WEST	253988	01/26/16	LIBRARY REF MATERIALS	506-4469000	521.00	
THOMSON REUTERS-WEST	253988	01/26/16	SPECIAL INVESTIGATION FEE	1110-4358200	197.00	
THOMSON REUTERS-WEST	253988	01/26/16	LIBRARY REF MATERIALS	1180-4469000	414.03	
UPS	253989	01/26/16	OTHER EXPENSES	651-5023990	17.79	1,329.03
UPS	253989	01/26/16	OTHER EXPENSES	601-5023990	17.77	
UPS	253989	01/26/16	POSTAGE	1160-4342100	33.82	69.38
ULINE	253990	01/26/16	POSTAGE	1110-4342100	9.56	
ULINE	253990	01/26/16	OTHER MISCELLANOUS	1110-4239099	38.00	
ULTIMATE TRAINING MUNITIO	253991	01/26/16	AMMUNITION	1110-R4239010	7,714.00	47.56
ULTIMATE TRAINING MUNITIO	253992	01/26/16	POSTAGE	1110-4342100	192.00	7,714.00
UNITED CONSULTING	253993	01/26/16	LPA CONTRACT-111TH & PENN	202-R4350900	358.14	192.00
UNITED CONSULTING	253993	01/26/16	LPA CONTRACT-111TH & PENN	900-R4462864	3,223.22	
UTILITY SUPPLY CO INC.	253994	01/26/16	OTHER EXPENSES	601-5023990	541.63	3,581.36

SUNGARD PENTAMATION, INC.
 DATE: 01/26/2016
 TIME: 14:12:16

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 29
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
VICTORY SUN INC	253995	01/26/16	EVENT PLANNING	1203-4359003	303.06	541.63
VICTORY SUN INC	253995	01/26/16	EVENT PLANNING AD&D	1203-R4359003	7,219.44	
VINE & BRANCH INC	253996	01/26/16	TREE REMOVAL	1207-4350900	7,500.00	7,522.50
VIVE EXTERIOR DESIGN	253997	01/26/16	OTHER CONT SERVICES	1205-4350900	678.00	7,500.00
VIVE EXTERIOR DESIGN	253997	01/26/16	SNOW REMOVAL	1206-R4350900	300.00	
VIVE EXTERIOR DESIGN	253997	01/26/16	SNOW REMOVAL	1206-R4350900	964.00	
VIVE EXTERIOR DESIGN	253997	01/26/16	SNOW REMOVAL PALLADIUM	2201-R4350900	786.00	
VIVE EXTERIOR DESIGN	253997	01/26/16	SNOW REMOVE A&D	2201-R4350900	1,942.00	
VWCOA	253998	01/26/16	FACILITY RENTAL VWCOA	1125-4359000	200.00	4,670.00
VWCOA	253999	01/26/16	FACILITY RENTAL VWCOA	1125-4359000	600.00	200.00
VWCOA	254000	01/26/16	FACILITY RENTAL VWCOA	1125-4359000	600.00	600.00
VWCOA	254001	01/26/16	FACILITY RENTAL VWCOA	1125-4359000	125.00	600.00
W R T V	254002	01/26/16	MARKETING & PROMOTIONS	1091-4341991	1,280.00	125.00
WAL-MART COMMUNITY	254003	01/26/16	SPECIAL DEPT SUPPLIES	2201-4239011	103.55	1,280.00
MATT WHIRLEY	254004	01/26/16	CELLULAR PHONE FEES	1091-4344100	25.00	103.55
WHITE'S ACE HARDWARE	254005	01/26/16	SMALL TOOLS & MINOR EQUIP	1192-4238000	4.78	25.00
WHITE'S ACE HARDWARE	254005	01/26/16	SMALL TOOLS & MINOR EQUIP	1192-4238000	4.99	
WHITE'S ACE HARDWARE	254005	01/26/16	SMALL TOOLS & MINOR EQUIP	1192-4238000	10.98	
WHITE'S ACE HARDWARE	254005	01/26/16	SMALL TOOLS & MINOR EQUIP	1192-4238000	8.78	
WNA SERVICES CO	254006	01/26/16	MARKETING & PROMOTIONS	1091-4341991	582.60	29.53
SUE WOLFGANG	254007	01/26/16	EXTERNAL INSTRUCT FEES	1201-4357004	17.00	582.60
WOODLAND BOWL	254008	01/26/16	GENERAL PROGRAM SUPPLIES	1096-4239039	132.68	17.00
WORD QUE	254009	01/26/16	OTHER PROFESSIONAL FEES	1110-4341999	120.00	132.68
WORRELL CORPORATION	254010	01/26/16	OTHER EXPENSES	601-5023990	9,045.20	120.00
WORRELL CORPORATION	254010	01/26/16	OTHER EXPENSES	651-5023990	6,774.93	
WORRELL CORPORATION	254010	01/26/16	OTHER EXPENSES	601-5023990	6,774.94	
WORRELL CORPORATION	254010	01/26/16	OTHER EXPENSES	651-5023990	9,045.19	
ZEE MEDICAL, INC.	254011	01/26/16	SAFETY SUPPLIES	2201-4239012	355.86	31,640.26
						355.86

SUNGARD PENTAMATION, INC.
DATE: 01/26/2016
TIME: 14:12:16

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 30
acctpay1c1m

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
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TOTAL WRITTEN CHECKS 3,004,988.89

TOTAL HAND WRITTEN CHECKS -261,340.45

TOTAL COMPUTER-WRITTEN CHECKS 3,266,329.34

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.

CLERK TREASURER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 30 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 3,004,988.89 DATED THIS _____ DAY OF _____ AYES AND _____ NAYS. PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____

PRESIDING OFFICER

COUNCIL PRESIDENT

ATTEST:

CLERK-TREASURER

Carmel Redevelopment Commission

STRATEGIC HIGHLIGHTS

- ALL debt obligations were met in 2015.
- The CRC approved the amended and restated Revenue Deposit Agreement and 2016 City Lease Rental Revenue Bonds.
- The Proscenium project received all bond approvals.
- The Mezz and Nash projects are complete.
- A 2016 Budget was approved that incorporates proper debt payments, capital improvement projects, and deposits into the savings/reserve account.
- \$5,416,552 of reserve funds were loaned to City on a short-term basis to cover the city debt service in December. As a result, the Special Reserve Account balance after this transfer and at year-end was \$766,665. At the time of this report, the CRC has been reimbursed.

FINANCIAL HIGHLIGHTS

The following highlights represent unrestricted funds available to the CRC to work its mission. Total savings at month-end were \$776,665. Savings are considered restricted and are in addition to the ending balance noted below.

December Beginning Balance	\$ 3,181,632
December Revenues	\$ 8,589,237
December Expenditures	\$ 10,017,913
December Ending Balance	\$ 1,752,956

RECORD TRANSFERS

- Original records transferred to and/or documents shared with CT office for record-keeping:

DATE	DOCUMENT	METHOD
1/5/15	Resolutions 2016-01, 2016-02, 2016-03	Hand Delivery
1/14/16	CRC 2016 Budget	Hand Delivery

LOOKING AHEAD

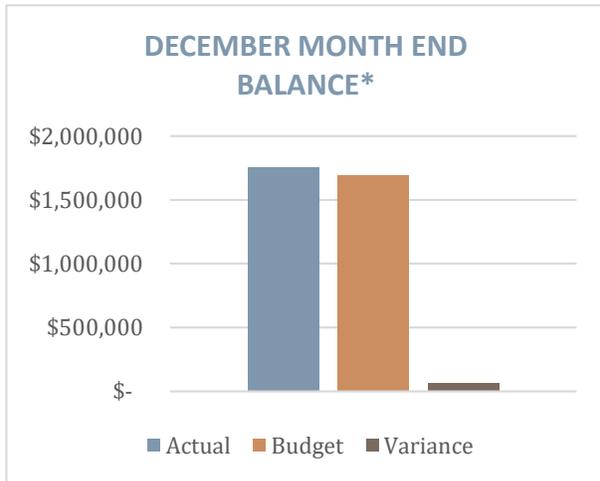
- Anderson Birkla and the CRC will work towards closing on the Party Time property this winter.
- Midtown development discussions are underway. A TIF request is expected in February 2016.

FINANCIAL STATEMENT

Financial Statement

DECEMBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds *	\$ 1,752,956
Ending Balance with Restricted Funds	\$ 2,529,621



SUMMARY OF CASH

For the Month Ending December, 2015

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 12/1/15			
1101 Cash	\$3,181,631.82	\$3,181,631.82	\$-
1110 TIF	-	-	-
Total Cash	\$3,181,631.82	\$3,181,631.82	\$-
Receipts			
1101 Cash	\$208,782.49	\$157,949.14	\$50,833.35
1110 TIF	10,234,667.78	10,234,667.78	-
Developer Payments	(754,960.68)	(768,960.68)	14,000.00
Transfer to SRF	(1,099,252.32)	(1,099,252.32)	-
Total Receipts	\$8,589,237.27	\$8,524,403.92	\$64,833.35
Disbursements			
1101 Cash	\$1,637,458.69	\$1,635,980.19	\$(1,478.50)
1110 TIF	8,380,454.78	8,380,454.78	-
Total Disbursements	\$10,017,913.47	\$10,016,434.97	\$(1,478.50)
1101 Cash	\$1,752,955.62	\$1,689,600.77	\$63,354.85
1110 TIF	-	0.00	0.00
Cash Balance 12/31/15	\$1,752,955.62	\$1,689,600.77	\$63,354.85
Total Usable Funds	\$1,752,955.62	\$1,689,600.77	\$63,354.85

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end December, 2015

Restricted Funds

Energy Center Reserve	\$502,427
Civic Rent Reserve	274,238
Supplemental Reserve Fund	0
Sub-total:	<u>776,665</u>

Unrestricted Funds

TIF	0
Non TIF	1,752,956
Sub-total:	<u>1,752,956</u>

Total Funds \$2,529,621

Outstanding Receivables

Reimbursement of Project Blue invoices (1)	13,955
Reimbursement of City loan*	<u>5,416,552</u>
Total Outstanding Receivables	\$5,430,507

**\$5,416,552 of reserve funds were used to pay for City debt service in December. These funds are to be reimbursed by mid-February.*

***Amounts due are the professional service invoices paid to date by the CRC in regards to the potential Project Blue development as per the reimbursement agreement with 4148 96th Street LLC.*

STATEMENT OF CHANGES IN EQUITY

MONTH END: DECEMBER 2015

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$10,234,668	
Total Receipts (Non-TIF):	\$208,782	
Expenditures (TIF)		\$ 8,380,455
Expenditures (Non-TIF)		\$1,637,459

FINANCIAL UPDATE

Financial Update

TIF REVENUE AND DEBT

Projected 2016 TIF revenue available for CRC use and reserve transfers is \$20,905,825.

\$1,400,000 will be transferred to reserves in 2016.

\$2,357,129 was transferred to reserves in 2015.

Bond debt payments were made in June, July and December of 2015. Below is payment information;

MONTH	TIF TOTAL	COIT TOTAL
June/July 2015 (Actual)	\$9,056,949	\$479,711
December 2015 (Actual)	\$ 9,054,864	\$479,532
June/July 2016	\$9,740,469	\$0
December 2016	\$9,742,598	\$0

GOING CONCERN

With construction projects underway, we are coordinating closely with contractors to minimize unforeseen change orders.

TAKEAWAYS

- Month-end balance is positive.
- All debt obligations were met.
- The 2016 CRC budget was approved.

PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

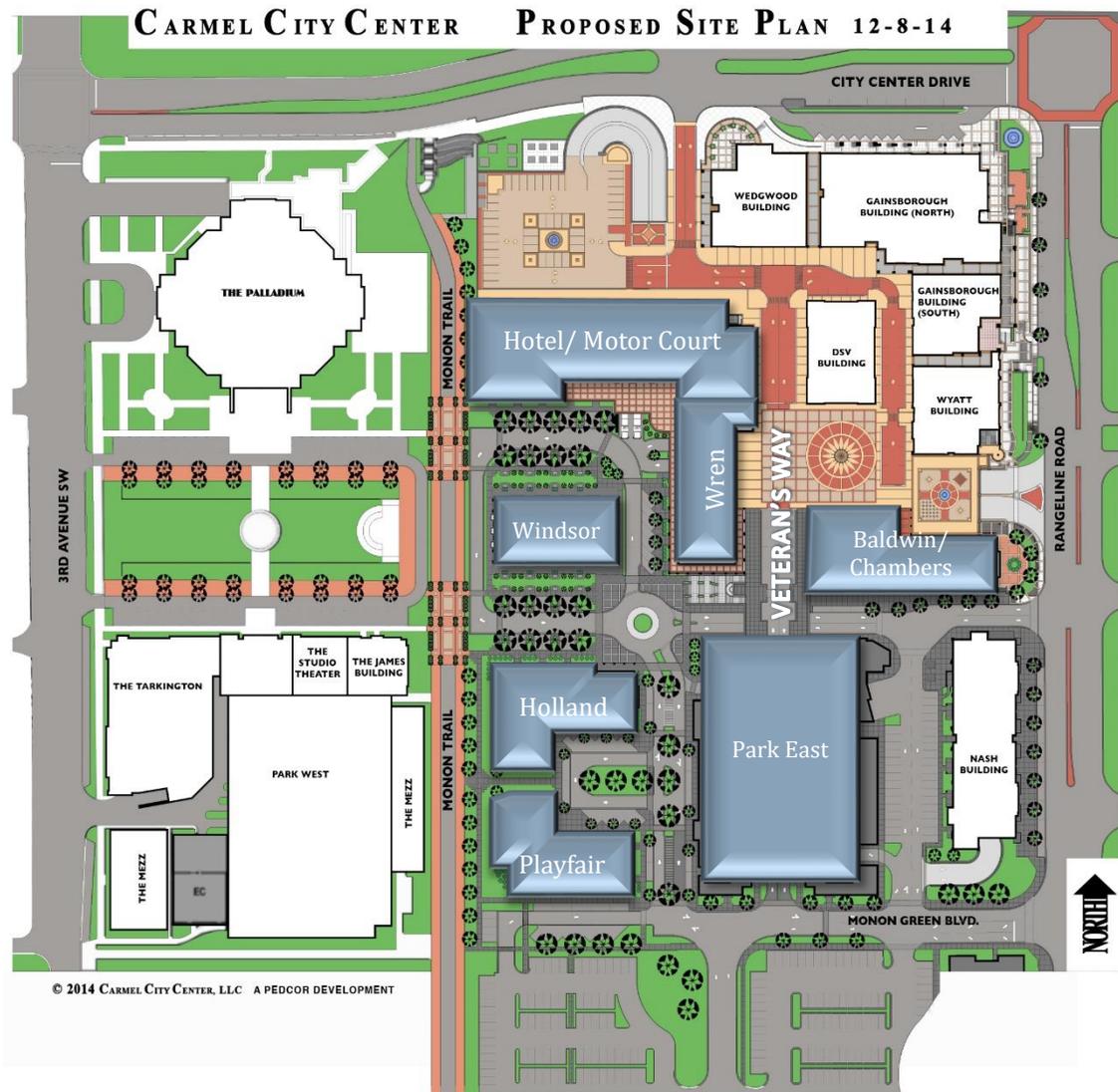


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

PROJECT UPDATES

1) Project Status – (noted below.)

City Center site improvement construction drawings are 98% complete. The team is anticipating issuing the documents are issued for public bid in Q1 of 2016.

PROJECT	USE	PROJECT DATES	DESIGN RENDERINGS PROVIDED BY PEDCOR
Garage Park East	<p>A four-story parking structure with no less than 620 parking spaces, which will include up to approximately 28,000 square feet of commercial retail/office space.</p> <p><i>Wilhelm was selected as the preferred design-build contractor. Contract negotiations are underway. Construction to start in spring.</i></p>	<p>Design/Build 2015-2016</p> <p>Completion Q1/2 2017</p>	
Baldwin/Chambers	<p>A four story building, of approximately 64,000 square feet, which will include luxury apartments and commercial retail/office space. Pedcor is currently working with four commercial businesses who will occupy approximately 14,000 sf of the commercial space.</p> <p><i>Construction drawings are 99% complete.</i></p>	<p>Start: Spring 2015</p> <p>Completion Q4 2017</p>	
Holland	<p>A five story building, of approximately 63,000 square feet, which will include luxury apartments and commercial retail/office space.</p> <p><i>Design Development is complete.</i></p>	<p>Start: Fall 2015</p> <p>Completion Q4 2017</p>	
Playfair	<p>A five story building, of approximately 63,000 square feet, which will include luxury apartments and commercial retail/office space.</p> <p><i>Design Development is complete.</i></p>	<p>Start: Fall 2015</p> <p>Completion Q4 2017</p>	
Garage Retail	<p>See Garage East note above.</p> <p><i>Design has not started.</i></p>	<p>Start: Fall 2015</p> <p>Completion Q4 2017</p>	
Pedcor Office 5	<p>A two story building, of approximately 20,000 square feet, which will include office space.</p> <p><i>Design Development is underway.</i></p>	<p>Start: Fall 2015</p> <p>Completion Q4 2017</p>	

PROJECT UPDATES

Kent	A three story building, of approximately 111,000 square feet of luxury apartments. <i>Schematic Design is underway.</i>	Start: Fall 2015 Completion Q4 2017	
Wren	A seven story building, of approximately 88,000 square feet, which will include luxury apartments and commercial office/retail space. <i>Design has not started.</i>	Start: Fall 2016 Completion Q4 2018	
Windsor	A four story building, of approximately 64,000 square feet, which will include luxury apartments and commercial office/retail space.	Start: Fall 2017 Completion Q4 2019	<i>Design has not started.</i>
Eastern Motor Court Site	A building, of approximately 76,000 to 91,000 square feet, which will include luxury apartments and commercial office/retail space designed so that in the future it could be in whole, or in part, converted to hotel rooms and/or hotel amenities.	Start: Fall 2017 Completion Q4 2019	<i>Design has not started.</i>
Hotel	A four story hotel, of approximately 44,000 square feet, which will include parking.	Start: TBD	<i>Design has not started.</i>

2) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
None		

3) CRC Commitments

An overview of commitments have been uploaded to the CRC website.

Most significantly, the CRC commits to publicly bid a four-story parking garage with not less than 620 parking spaces. The CRC also commits to coordinate any significant site plan changes requested by Pedcor with City Council.

PROJECT UPDATES

SOPHIA SQUARE PUBLIC PLAZA

- 1) Developer Partner(s): Carmel Lofts/ Keystone
- 2) Project Summary: Create a multi-purpose civic plaza serving residents and merchants of Sophia Square, City of Carmel festival goers, visitors of the Arts and Design District, and individuals/organizations that would reserve the space for special events.

Total project budget: unconfirmed

- 3) Anticipated Project Schedule

Design	2015
Construction	2016

- 4) Design Consultant: Context Landscape Architecture
- 5) Construction Milestones : n/a
- 6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
-------------	--------------	-----

None.

PALLADIUM LANDSCAPING

- 1) Project Summary: In 2011, the CRC purchased limestone for the Palladium site with the intent to complete the landscape package. The project will include the installation of the existing limestone, site work, and landscape/lighting/irrigation on the south and west sides of the Palladium. Shiel Sexton is providing construction management for this project under an existing contract.

- 2) Total Project Budget: \$1,363,350

Engineering Contract	\$23,200
Construction Contract with JBM Construction	\$1,243,000

- 3) Anticipated Project Schedule

Design	Complete
Construction Complete	2016

- 4) Construction Milestones :

- Contractors will be on-site again, once the weather warms (mid-Feb.).
- Drainage is complete. Electrical work is on-going.
- Landscape will be complete in March/April

- 5) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
-------------	--------------	-----

None at this time

PROJECT UPDATES

PROSCENIUM

- 1) Developer Partner(s): Anderson Birkkla
- 2) Economic Development Area: 126th Street
- 3) Project Summary: Mixed-use development, multiple buildings.

Total project budget: unknown



- 4) Anticipated Project Schedule

TIF Request	2015
Design/Construction start	2016

- 5) Construction Milestones : n/a
- 6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
-------------	--------------	-----

Property Closing

- 7) CRC Commitments

No commitments by the CRC have been made.

The City will be relocating and burying Duke Energy's transmission line and completing road improvements adjacent to the development.

PROJECT UPDATES

MIDTOWN

- 1) Developer Partner(s): Old Town Development / Barrett & Stokely / Ambrose/ JC Hart
- 2) Economic Development Area: Old Town
- 3) Project Summary: Mixed-use development, multiple buildings.

Total project budget: unknown

Secured Tenants: Merchants Bank, Miller Auto Care, Allied Solutions



- 4) Anticipated Project Schedule

TIF Request	2016
Design/Construction Start	Late 2015/2016

- 5) Construction Milestones : n/a
- 6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
-------------	--------------	-----

None at this time

- 7) CRC Commitments

No commitments have been made at this point in the negotiations.

The City will be relocating and burying Duke Energy's transmission line and completing road and Monon improvements adjacent to the development.

PROJECT UPDATES

Respectfully submitted,

Corrie Meyer, AICP, RLA

Director

Carmel Redevelopment Commission/Department

January 22, 2016

Prepared for David Bowers and Bob Dalzell

-End Report-

Carmel Redevelopment Commission
30 West Main Street, Suite 220, Carmel, IN 46032
Tel 317-571-2492
www.carmel.in.gov
@CarmelCRC

ANNUAL REPORT



FY 2015

CRC Mission Statement: Assess, plan, replan, remediate, develop, and redevelop economic development areas to (a) benefit the public health, safety, morals, and welfare (b) increase the economic well-being of the City, and (c) serve to protect and increase property values in the City of Carmel.

CARMEL REDEVELOPMENT COMMISSION

2015 ANNUAL REPORT

Carmel Redevelopment Commission

ANNUAL REPORT INTRODUCTION

The Indiana State statute governing Redevelopment Commissions require annual reports to be produced within 30 days of the preceding calendar year. As stated in IC 36-7-14-13, the report shall provide Commissioner and employee information. The following report provides information above and beyond the state code requirements in order to communicate a comprehensive picture of 2015 Carmel Redevelopment Commission (CRC) activities.

STRATEGIC HIGHLIGHTS

- Completed Reflecting Pool reconstruction project at the Veterans Memorial.
- Established a Technical Review Committee and administrated a Design-Build RFQ/RFP process for the Park East Garage. The CRC opened bids and awarded the contract to Wilhelm Construction.
- Construction projects were completed at the Palladium dome, Nash, and Mezz.
- Engaged Context Design to create a design for the Sophia Square courtyard. A final design has yet to be approved.
- Initiated the final landscaping package for the Palladium. Construction was still underway at year-end.
- The former Party Time site was awarded to Anderson Birkla to develop the "Proscenium". This project incorporates Developer Bond/TIF.
- A 2016 Budget was approved that incorporates proper debt payments, capital improvement projects, and deposits into the savings/reserve account.
- \$5,416,552 of reserve funds were loaned to City on a short-term basis to cover the city debt service in December. As a result, the Special Reserve Account balance after this transfer and at year-end was \$766,665.

FINANCIAL HIGHLIGHTS

Beginning Balance w/o Restricted Funds	\$ 5,030,468
Beginning Balance w/ Restricted Funds	\$ 8,860,531
Year-end Balance w/o Restricted Funds	\$ 1,752,956
Year-end Balance w/ Restricted Funds	\$ 2,529,621*

**The Commission paid for \$5,416,552 worth of City debt service in December with the stipulation that the City would reimburse those funds within 60 days. Once this is reimbursed, the Commission's year-end balance with restricted funds will be \$7,946,173.*

CARMEL REDEVELOPMENT COMMISSION

COMMISSIONERS

- | | | |
|---------------------|------------------------|--------------------------------|
| • Bill Hammer | August 2004 – Present | President |
| • Dave Bowers | January 2011 – Present | Vice President |
| • Jeff Worrell | May 2006 – Present | Secretary |
| • Bill Brooks | April 2014 – Present | |
| • Robert Dalzell | January 2015- Present | |
| • Michael Kerschner | March 2015 – Present | Ex-officio School Board Member |

OPERATIONS TEAM

The following members represent the acting ‘staff’ for the CRC. Per the City Council Ordinance D-2108-12, the CRC is prohibited from hiring staff. Thus, these staff members are a part of the City Redevelopment Department and Department of Community Relations/ Economic Development.

- Corrie Meyer, Redevelopment Director/ CRC Executive Director
- Mike Lee, Office Manager
- Kelli Prader, Meeting Coordinator

2015 RESOLUTIONS AND ACTION ITEMS

2015 Resolutions and Action Items

RESOLUTIONS PASSED BY COMMISSION

<u>Bond/Project Approved</u>	<u>Summary</u>	<u>Resolution Numbers</u>
City Center Phase II	Declaratory resolutions for the Carmel Downtown EDA were amended to carve out new allocation areas. Increment from these new allocation areas were pledged towards the project's bonds for the purpose of constructing a parking garage and other infrastructure to benefit City Center.	2015-1
		2015-2
		2015-3
Transfer of motor court parcels from CRA to CRC	The CRC accepted a transfer of property from the Redevelopment Authority (CRA) for the motor court at City Center.	2015-4
130 1 st Ave SW property	The CRC accepted a transfer of property from the City for the Firefighter's Museum located at 130 1 st Ave SW. The resolution was later revised to include a provision for the Firefighter's Museum to stay intact and to revert back to City ownership upon sale of the land.	2015-5
		2015-8
Grand and Main Project	The CRC amended the TIF pledge for the Grand and Main project bonds to add a pedestrian parkway to the list of projects eligible to be funded with the bonds.	2015-6
Intent of TIF Increment	Every year the CRC has to determine whether it needs to capture all its TIF increment revenues in order to fulfill its obligations, or if some of the increment can be released back to the taxing units affected. The CRC determined that it needed to capture all of the TIF increment for budget year 2016.	2015-7
Proscenium Project	Declaratory resolutions to the Integrated 126 th Street Corridor EDA were amended to designate a portion of the EDA as the Proscenium Allocation Area. Increment was also pledged towards the project's economic development revenue bonds that will be used to finance the construction of public infrastructure that will support the mixed-use project.	2015-9
		2015-12
		2015-13
Gramercy Project	An amendment to the declaratory resolution for the Gramercy EDA was made in order to expand the current allocation area or create a new allocation area that will include land to the south of the original area. The purpose of this expansion/new area is to collect TIF in order to fund the construction of a road that will benefit the Gramercy project.	2015-10
Payment of City debt service with CRC reserve funds	The Commission and the City Council waived a provision of the Revenue Deposit Agreement in order to allow the use of the Commission's reserve funds to be used to make City debt service payments that were due in December 2015. This was approved with the stipulation that the Commission would be reimbursed these funds within 60 days.	2015-11

2015 RESOLUTIONS AND ACTION ITEMS

SIGNIFICANT ACTION ITEMS PASSED BY COMMISSION

<u>Project</u>	<u>Summary</u>	<u>Action Item Date/Number</u>
Reflecting Pool	Approved a construction contract to make repairs to the Reflecting Pool at the Veterans Memorial.	1/23/15 Action Item 2
Park East Garage	Approved a Technical Review Committee, required as per the design-build statute, to facilitate the RFQ and RFP process needed to select and award the contract for the Park East Garage project in City Center. Awarded contract to Wilhelm Construction.	2/18/15 Action Item 6 3/18/15 Action Item 4 12/16/15 Action Item 2
Palladium dome	Approved an engineering contract and a construction contract for remediation work on one of the trusses of the Palladium dome.	3/18/15 Action Item 6 7/15/15 Action Item 6
Midtown	Approved the sale of the 3 rd Avenue warehouse, which is to be developed as part of the Midtown project. Also approved a feasibility study for a district energy center for Midtown.	3/18/15 Action Item 3 8/19/15 Action Item 3
Proscenium	Approved the sale of the former Party Time Rental site to Anderson/Birkla to create a mixed-use project called the Proscenium. Also approved the project agreement.	5/21/15 Action Item 4 12/21/15 Action item 2
Palladium landscaping	Approved the contract for the Palladium landscaping project.	7/15/15 Action Item 5

FINANCIAL OVERVIEW

Financial Overview

TIF REVENUE AND DEBT

2015 net TIF Revenue was \$17,595,808. Debt obligations were covered with TIF revenue and CRC cash funds. The following payments were made.

MONTH	TOTAL
January 2015	\$ 61,337
June 2015	\$ 3,306,211
July 2015	\$ 6,267,923
December 2015	\$ 9,534,396

DECEMBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 1,752,956
Ending Balance with Restricted Funds	\$ 2,529,621

STATEMENT OF CHANGES IN EQUITY

YEAR END: 2015

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$17,605,157	
Total Receipts (Non-TIF):	\$1,324,848	
Expenditures (TIF)		\$17,644,323
Expenditures (Non-TIF)		\$4,563,194

FINANCIAL OVERVIEW

SUMMARY OF CASH

For the Year-end, 2015

DESCRIPTION	ACTUAL	MID-YEAR PROJECTION	VARIANCE
Cash Balance 12/1/15			
1101 Cash	\$4,991,301.63	\$4,991,301.63	\$ -
1110 TIF	39,166.61	39,166.61	-
Total Cash	\$5,030,468.24	\$5,030,468.24	\$ -
Receipts			
1101 Cash	\$1,324,847.70	\$1,692,208.27	(\$367,360.57)
1110 TIF	21,241,832.85	20,468,372.99	773,459.86
Developer Payments	(1,437,363.38)	(1,437,363.38)	-
Transfers to SRF	(2,199,312.68)	(1,954,580.00)	(244,732.68)
Total Receipts	\$18,930,004.49	\$18,768,637.88	\$161,366.61
Disbursements			
1101 Cash	\$4,563,193.71	\$6,174,519.04	\$2,311,325.33
1110 TIF	17,644,323.40	17,815,596.22	(\$528,727.18)
Total Disbursements	\$22,207,517.11	\$23,990,115.26	\$1,782,598.15
Transfers from Restricted Funds			
1126 Energy Reserve	\$0.00	\$500,000.00	(\$500,000.00)
1127 Civic Reserve	0.00	200,000.00	(200,000.00)
Total Transfers	\$0.00	\$700,000.00	(\$700,000.00)
1101 Cash	\$1,752,955.62	\$508,990.86	\$1,243,964.76
1110 TIF	0.00	0.00	0.00
Cash Balance 12/31/15	\$1,752,955.62	\$508,990.86	\$1,243,964.76
Total Usable Funds	\$1,752,955.62	\$508,990.86	\$1,243,964.76

FINANCIAL OVERVIEW

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of December 31, 2015

Restricted Funds

Energy Center Reserve	\$502,427
Civic Rent Reserve	274,238*
Supplemental Reserve Fund	0*
Sub-total:	<u>776,665</u>

Cash (as seen in Summary of Cash table)

TIF	0
Non-TIF	1,752,956
Sub-total:	<u>1,752,956</u>

Total Funds \$2,529,621

Outstanding Receivables

Reimbursement of Project Blue invoices**	13,955
Reimbursement of City loan*	5,416,552
Total Outstanding Receivables	<u>\$5,430,507</u>

*\$5,416,552 of reserve funds were used to pay for City debt service in December. These funds are to be reimbursed by mid-February.

**Amounts due are the professional service invoices paid to date by the CRC in regards to the potential Project Blue development as per the reimbursement agreement with 4148 96th Street LLC.

-End report-

Ordinance D-2245-15
(As Amended)

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA AMENDING CHAPTER 3, ARTICLE 1, DIVISION II,
SECTION 3-42(a)(3) and (a)(4) AND CHAPTER 2, ARTICLE 1, DIVISION II, SECTION
2-8(C) OF THE CARMEL CITY CODE

WHEREAS, pursuant to Indiana Code, the Common Council of the City of Carmel, Indiana ("Council"), has established a Carmel Plan Commission ("Commission") and a Carmel Redevelopment Commission and assigned them certain duties and responsibilities; and

WHEREAS, the Common Council now wishes to clarify and restate its authority and manor of appointment of members to the Carmel Redevelopment Commission and the Carmel Plan Commission, respectively.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, as follows:

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

Section 2. Chapter 3, Article 1, Division II, § 3-42(a)(3) and (a)(4) are amended to read as follows:

§ 3-42 Council Appointments and Removal.

(a)(3) One member of the Common Council shall be appointed to **serve on** the Plan Commission pursuant to I.C. 36-7-4-207(a)(1). **The term of such appointment shall be two (2) years, and no however, the appointee shall not immediately succeed himself or herself.**

(a)(4) Two persons shall be appointed to **serve on** the Carmel Redevelopment Commission pursuant to I.C. 36-7-14-6.1(a)(2). **The term of each such appointment shall be two (2) years one(1) year and until a successor is appointed. However, if the appointee is a member of the Carmel Common Council, the appointee shall serve no more than two (2) consecutive one-year terms. and no appointee shall immediately succeed himself or herself."**

40 Section 3. Chapter 2, Article 1, Division II Section 2-8(c) is amended to read as
41 follows:

42 **2-8 Redevelopment Commission**

43
44 (c) The Common Council shall appoint two members of the CRC. **A member of the**
45 **Common Council may serve as one (1) of the Common Council appointments to the CRC.**
46 The Mayor shall appoint three members of the CRC. Notwithstanding the above, no **member**
47 **of the Common Council,** other elected official, or employee of the City of Carmel shall serve as
48 a member of the CRC, or be appointed by the CRC to any other body.

49
50 Section 4. All prior City ordinances or parts thereof that are inconsistent with any
51 provision of this Ordinance are hereby repealed as of the effective date of this Ordinance.

52
53 Section 5. If any portion of this Ordinance is for any reason declared unconstitutional,
54 invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the
55 validity of the remaining portions of this Ordinance.

56
57 Section 6. This Ordinance shall be in full force and effect from and after the date of its
58 passage, execution by the Mayor and such publication as is required by law.

59 **PASSED** by the Common Council of the City of Carmel, Indiana, this ____ day of
60 _____ 2016, by a vote of _____ ayes and _____ nays.

61 **COMMON COUNCIL FOR THE CITY OF CARMEL**

62
63
64 _____
65 Presiding Officer

_____ H. Bruce Kimball

66
67
68 _____
69 Laura D. Campbell

_____ Kevin D. Rider

70
71
72 _____
73 Ronald E. Carter

_____ Carol Schleif

74
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76 _____
77 Sue Finkam

_____ Jeff Worrell

78 ATTEST:

79
80
81 _____
82 Christine S. Pauley, Clerk-Treasurer

83 **Ordinance D-2245-15-VERSION A**

Page Two of Three

84 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
85 _____ 2016, at _____ .M.

86
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Christine S. Pauley, Clerk-Treasurer

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93

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
94 _____ 2016, at _____ .M.

95
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James Brainard, Mayor

100
101

ATTEST:

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Christine S. Pauley, Clerk-Treasurer
Ordinance D-2245-15-VERSION A
Page Three of Three

ORDINANCE D-2279-16
AS AMENDED

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 3, ARTICLE 1, DIVISION 2, SECTIONS 3-29 AND 3-31 OF THE
CARMEL CITY CODE

Synopsis:

Ordinance extends rules regarding for meeting decorum to Council Committee meetings. It also requires speakers who request to address the Common Council to state their name and address from the podium prior to speaking. The ordinance also imposes a three minute time limit on speakers who request to address the Common Council.

WHEREAS, the business of the City of Carmel is conducted at the Carmel Common Council (“Council”) meeting and Council Committee meetings; and

WHEREAS, the Council values the opinions of its citizens and welcomes public comment on items of City interest when done so in a civil and respectful manner; and

WHEREAS, the City believes it is in the best interests of its citizens to efficiently conduct Council and Council Committee meetings while still allowing citizens to bring matters of concern before the Council.

NOW, THEREFORE, IT IS AGREED AND ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

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

Section 2. Section 3-29 of the City Code is hereby amended and shall read as follows:

(m) The rules for meeting decorum set forth in City Code Section 3-40 shall also apply to Council Committee meetings.

Section 3. Section 3-31 of the City Code is hereby amended and shall read as follows:

(d) Any citizen or other interested party who wishes to address the Common Council shall be given an opportunity to do so during any regularly scheduled meeting of the Common Council. In order to be recognized by the presiding officer, any person wishing to make an address must complete a Request to Address Council Card (“Request”) and submit same to the Clerk-Treasurer, or his deputy, prior to the beginning of the meeting at which the citizen wishes to speak. The Request shall include the person's name, address, city, state, zip code, telephone

Version A
Ordinance No. D-2279-16
Page One of Four Pages

48 number and the name of the organization, if any, that the person is representing. The Request shall
49 also include the topic about which the person wishes to speak. At the beginning of the meeting, the
50 Clerk-Treasurer, or his deputy, shall present all Requests to the presiding officer. At the
51 appropriate time in the Common Council's Order of Business, each such person may address the
52 Common Council on the topic designated in his Request, except that persons may not so address
53 agenda item at that meeting of the Common Council. **Prior to presenting their remarks, the person**
54 **shall state for the record their name and address.** Each speaker shall be limited to three (3)
55 minutes. No speaker shall be permitted to cede his three (3) minute allotment to another speaker.
56 Each speaker shall speak from the podium and shall state his or her name for the record. At the
57 request of a Council Member or the Mayor, the Council may suspend the three minute time limit
58 for an entire meeting, or, in the alternative, grant an individual speaker an additional three (3)
59 minutes of speaking time by a simple majority vote. If more than one Request is made, the
60 presiding officer may call the Requests in any order, but should give preference to Requests in the
61 following order:

- 62 (1) A resident of the City.
- 63 (2) **A resident of Clay Township, Indiana who resides outside the corporate limits of the City.**
- 64 (3) A representative of any organization or business entity located in Clay Township, Indiana.
- 65 (4) Any other person.

66
67 Section 4. All other current provisions of City Code Sections 3-29 and 3-31 shall remain in full
68 force and effect and are not affected by this Ordinance.

69
70 Section 5. If any portion of this Ordinance is for any reason declared to be unconstitutional or
71 invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as
72 enforcement of same can be given the same effect.

73
74 Section 6. This Ordinance shall be in full force and effect from and after its passage and signing
75 by the Mayor and such publication as is required by law.

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77
78 **Version A**
79 Ordinance No. D-2279-16
80 Page Two of Four Pages

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PASSED by the Common Council of the City of Carmel, Indiana, this ____ day of _____,
2016, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

_____	_____
Presiding Officer	H. Bruce Kimball
_____	_____
Laura D. Campbell	Kevin D. Rider
_____	_____
Ronald E. Carter	Carol Schleif
_____	_____
Sue Finkam	Jeff Worrell

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Version A
Ordinance D-2279-16
Page Three of Four Pages

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Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
_____ 2016, at _____ .M.

Christine S. Pauley, Clerk-Treasurer

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
_____ 2016, at _____ .M.

James Brainard, Mayor

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Version A
Ordinance D-2279-16
Page Four of Four Pages

ORDINANCE Z-607-15

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA**

An Ordinance amending the development standards, updating the Contributing Buildings Map and deleting the sunset provision on the demolition requirements in the Old Town District Overlay Zone

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 Clay Comprehensive Plan “C3 Plan 2009” Docket No. 08070020 CP was given a favorable recommendation by the Carmel Advisory Plan Commission on November 18, 2008, and duly approved by Resolution No. CC-05-04-09-02 of the Common Council on May 4, 2009, and is therefore the official Comprehensive Plan of the City of Carmel and Clay Township; and

WHEREAS, the Old Town District Overlay Zone was originally adopted in 2002, and the area has since experienced tremendous growth which has necessitated a detailed review and update of the development standards and Contributing Buildings Map; and

WHEREAS, pursuant to Indiana Code 36-7-4-602 the Common Council is authorized to amend the text of the zoning ordinance; and

WHEREAS, pursuant to Indiana Code 36-7-4-610 and City of Carmel Ordinance No. D-1600-02, the Carmel Zoning and Subdivision Control Ordinances are incorporated by reference into the Carmel City Code;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that, pursuant to IC 36-7-4-600 et seq. and after Docket No. 15060019 OA having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, November 17, 2015, it hereby adopts this Ordinance to amend the Carmel Zoning Ordinance (Ordinance No. Z-289, as amended), to read as follows:

Section I:

a. Amend Chapter 23D: Old Town District Overlay Zone as follows:

23D.00 Old Town District Overlay Zone.

23D.00.01 Purpose and Intent.

It is the purpose of the Old Town District (referred to in this Chapter 23D as the “District”) to promote and protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties in the designated Old Town District in Clay Township, Hamilton County, Indiana. The Commission and Council, in establishing this overlay zone, are relying on IC 36-7-4-600 et seq. and IC 36-7-4-1400 et seq. The Overlay Zone establishes regulations in addition to the zoning. In the case of conflicts between this Overlay Zone District Ordinance and the Zoning Code, the provisions of this Ordinance will prevail.

Old Town is an important historical commercial and residential area to the City of Carmel and Clay Township. In order to protect this important area, this Overlay Zone has been developed to provide for consistent and coordinated treatment of the properties in Old Town by establishing basic standards for structures, landscaping and other improvements.

Further, this Overlay Zone seeks to:

- * Foster rehabilitation and development in Old Town

- 48 * Increase property values in Old Town
- 49 * Protect real estate investment in Old Town
- 50 * Retain Old Town neighborhood vitality
- 51 * Spur commercial activity in Old Town
- 52 * Attract new businesses to Old Town.

53 Within the Old Town District there are different parts and characteristics, therefore, the district is divided into
 54 three Sub-Areas: a Character Sub-Area, a Historic Range Line Road Sub-Area, and Main Street Sub-Area.
 55 Each Sub-Area will have separate guidelines that apply to it.
 56

57 **23D.01 Old Town District Boundaries.**

58 Beginning at the intersection of the centerline of West Smokey Row Road (East 136th Street) and the Monon Greenway;
 59 thence east to the alley between 1st Avenue Northwest and North Range Line Road;
 60 thence south to the south property line of the property located at the southwest corner of West Smokey Row Road and
 61 North Range Line Road;
 62 thence east across North Range Line Road to the east property line of the property located at the southeast corner of East
 63 Smokey Row Road and North Range Line Road;
 64 thence north to East Smokey Row Road;
 65 thence east to the rear lot line of properties on the east side of 1st Avenue Northeast;
 66 thence south to 7th Street Northeast;
 67 thence east to the rear property line of properties on the east side of 2nd Avenue Northeast;
 68 thence south to 3rd Street Northeast;
 69 thence east to 3rd Avenue Northeast;
 70 thence south to 1st Street Northeast;
 71 thence south across the west property line of the property located at the northwest corner of East Main Street and 4th
 72 Avenue Northeast;
 73 thence south crossing over Main Street to the rear lot line of properties on the north side of Carmel View Drive;
 74 thence west to the rear lot line of properties on 1st Avenue Southeast;
 75 thence south to the south property line of the property located at the southeast corner of 4th Street Southeast and 1st
 76 Avenue Southeast;
 77 thence west to the alley between 1st Avenue Southeast and South Range Line Road;
 78 thence north to 1st Street Southeast;
 79 thence west to 2nd Avenue Southwest;
 80 thence south to 2nd Street Southwest;
 81 thence west to 4th Avenue Southwest;
 82 thence north to the northwest corner of the property located on the northwest corner of West Main Street and 1st Street
 83 Northwest;
 84 thence east to the Monon Greenway;
 85 thence north on and along the Monon Greenway to the southern boundary of Bethenridge Subdivision;
 86 thence east to 1st Avenue Northeast;
 87 thence north to the northern boundary of Bethenridge Subdivision;
 88 thence west to the Monon Greenway;
 89 thence north on and along the Monon Greenway to the beginning.

90 Boundaries are further described by the map in *Figure 1*. Within the District, land is further subdivided into
 91 Sub-Areas, which describe different land use and design guidelines. The boundaries of the Sub-Areas are hereby
 92 established as shown on *Figure 1*.
 93

94 **23D.02 Application of Guidelines of the Overlay District.**

95 A. Buildings covered by the Guidelines.

96 Any alteration, addition or new construction within the Old Town District that requires a building permit must
 97 be reviewed for conformance with these guidelines. Wherever there exists a C-2/Old Town District within the
 98 Old Town Overlay District, the development standards and procedures of the C-2/Old Town District shall
 99 govern.

100 B. Contributing Buildings and Non-contributing Buildings.

101 1. Definition.

- 102 a. Contributing Buildings are those that have certain characteristics that are in keeping with
 103 historical construction in the Old Town District.

- 104 b. Non-contributing Buildings, usually built later, do not have many of these characteristics.
 105 The aim of the guidelines is to preserve or create contributing characteristics where it is
 106 possible to do so.
- 107 2. Application of guidelines. Some of the guidelines are directed only at Contributing Buildings and are
 108 not applicable to Non-contributing Buildings. *Figure 3* designates the Contributing and Non-
 109 contributing Buildings. Such designation may be reviewed and revised at any time by the Director,
 110 using the criteria established in *23D.03(C)*.
- 111 3. New construction. New buildings must be built with the characteristics of Contributing Buildings,
 112 except for Accessory Buildings added to a property where the Principal Building is Non-contributing.
- 113 4. Reconstruction. Redevelopment or reconstruction of a property where the existing building has been
 114 demolished will be considered new construction, regardless of the classification of buildings
 115 previously existing on that site, except as provided in *Section 23D.02(B)(5)*.
- 116 5. Demolition. No Contributing Building, or any part of it, may be demolished in this overlay without the
 117 consent of the Director. Before receiving any permits or undertaking any work that constitutes
 118 demolition, the applicant must comply with *Section 23D.04: Submittal Process/Application Procedure*
 119 of this Ordinance.
- 120 a. The Director shall only consider the following when determining whether a building or any
 121 part of it may be demolished:
- 122 i. Structural conditions pose an imminent safety hazard.
- 123 ii. An advanced state of dilapidation or fire damage would make it unfeasible to repair
 124 the building for any reasonable economic use.
- 125 iii. Significance. The Director shall consider the architectural and historical
 126 significance of the structure individually, in relation to the street, and as a part of
 127 the district as a whole. These same considerations will be given to parts of the
 128 building. The Director will also consider how the loss of a building, or a portion
 129 thereof, will affect the character of the overlay district, the neighboring buildings,
 130 and, in the case of partial demolition, the building itself. Buildings that are noted as
 131 non-contributing shall be researched to confirm that there is no obscured
 132 architectural or historical significance.
- 133 In making its determination of significance, the Director shall consider the following:
- 134 1. Architectural and historic information and significance.
- 135 2. Information contained in the district's National Register nomination (if one
 136 exists).
- 137 3. The Hamilton County Interim Report, as amended, published March 1992 by the
 138 Historic Landmarks Foundation of Indiana.
- 139 4. Information contained in any other professionally conducted historic surveys
 140 pertaining to this district.
- 141 5. The opinion of Staff.
- 142 6. Evidence presented by the applicant.
- 143 7. Evidence presented by recognized experts in architectural history.
- 144 iv. Replacement: Demolition of a structure may be justified when, in the opinion
 145 of the Director, the proposed new development with which it will be replaced is of
 146 greater significance to the enhancement of the overlay district than retention of the
 147 existing structure. This will only be the case when the structure to be demolished is
 148 not of material significance, the loss of the structure will have minimal effect on the
 149 historic character of the district, and the new development will be compatible,
 150 appropriate and beneficial to the district.
- 151 To afford the Director the ability to consider demolition on the basis of replacement
 152 development, the applicant shall submit the following:
- 153 1. information required by *Section 23D.04: Submittal Process/Application*
 154 *Procedure* of this Ordinance;

- 155 2. a scaled streetscape drawing showing the new development in its context,
 156 including at least two buildings on either side; and
- 157 3. other pertinent documents deemed relevant by the Director.
- 158 b. For the purpose of this Overlay ordinance, demolition shall be defined as the razing,
 159 wrecking, or removal by any means of the entire or partial exterior of a structure. The
 160 following examples are meant to help define demolition and are not all-inclusive:
- 161 i. The razing, wrecking, or removal of a total structure.
- 162 ii. The razing, wrecking, or removal of a part a structure, resulting in a reduction in its
 163 mass, height or volume.
- 164 iii. The razing, wrecking, or removal of an enclosed or open addition.
- 165 c. Some work that may otherwise be considered demolition may be considered rehabilitation, if
 166 done in conjunction with Site Plan and Design Review, per *Chapter 23D.04*. Examples of
 167 rehabilitation include:
- 168 i. The removal or destruction of exterior siding and face material, exterior surface
 169 trim and portions or exterior walls.
- 170 ii. The removal or destruction of those elements which provide enclosure at openings in
 171 any exterior wall (e.g., window units, doors, panels.)
- 172 iii. The removal or destruction of architectural, decorative or structural features
 173 and elements which are attached to the exterior of a structure (e.g., parapets,
 174 cornices, brackets, chimneys.)
- 175 d. Examples of work not included in demolition:
- 176 i. Any work on the interior of a structure.
- 177 ii. The removal of exterior utility and mechanical equipment.
- 178 iii. The removal, when not structurally integrated with the main structure, of awnings,
 179 gutters, downspouts, light fixtures, open fire escapes, and other attachments.
- 180 iv. The removal of signs.
- 181 v. The removal of paint.
- 182 vi. The removal of site improvement features such as fencing, sidewalks, streets,
 183 driveways, curbs, alleys, landscaping and asphalt.
- 184 vii. The replacement of clear glass with no historic markings.
- 185 NOTE: Items ii-vi may be considered rehabilitation and require a Site Plan and
 186 Design Review, per *Chapter 23D.04* and a Letter of Grant.
- 187 e. However, where a building has been demolished due to fire or other accident or disaster that
 188 is customarily covered by insurance, the owner may reconstruct the property in accordance
 189 with the applicable guidelines in *Section 23D.03*, or in substantially the same design as
 190 existed prior to the accident, after he/she receives Site Plan and Design Review, per Section
 191 *23D.04* and a Letter of Grant.
- 192 ~~f. Sunset Provision. The provision of this subsection, 23D.02.B.5, as amended per ordinance Z-~~
 193 ~~523-08, shall expire on December 31, 2015.~~

195 C. Characteristics of Contributing Buildings.

196 Buildings shall be considered Contributing, regardless of age, if they were originally built with all of the
 197 following characteristics, or if they have been altered to conform with these characteristics:

- 198 1. The following are characteristic of Contributing Buildings in the Character Sub-Area and the Historic
 199 Range Line Road Sub-Area:
- 200 a. Small lots and small size houses, compared to Carmel's later subdivisions.
- 201 b. Narrow house fronts compared to length.

- 202 c. Hip or gabled roofs.
- 203 d. Wood clapboard materials and wood or brick details.
- 204 e. Narrow, rectangular wood windows.
- 205 f. Detached garages in the rear of the property.
- 206 g. Consistent Setbacks from the street and narrow Side Yards.
- 207 h. Front porches (optional).
- 208 2. The following are characteristic elements of buildings in the Main Street Sub-Area:
- 209 a. Retail uses on the ground floor.
- 210 b. Transparent storefront glass for most of the length of the frontage.
- 211 c. Little or no Setback from the sidewalk or right-of-way line.
- 212 d. Orientation and front door opens toward Main Street.
- 213 e. Parking in the rear or sides of building, not in the front.
- 214 f. Pedestrian scale details and variety in the signs, awnings, and storefronts.
- 215 g. Buildings at least two (2) stories tall.
- 216 h. Walls faced in brick or wood, not concrete block or metal.
- 217

218 **23D.03 Guidelines.**

219 **A. Historic Range Line Road Sub-Area.**

220 The Historic Range Line Road Sub-Area encompasses the houses and businesses north of Main Street along
 221 Range Line Road. These buildings are generally larger than the others in the Old Town area and are more
 222 architecturally distinctive. In addition, their high visibility contributes greatly to the sense of Old Town as an
 223 historic area.

224 **1. Renovations and Additions to All Existing Buildings.**

225 The following guidelines shall be applicable to all exterior renovations and additions to existing
 226 buildings in the Historic Range Line Road Sub-Area, regardless of whether the building is
 227 Contributing or Non-contributing.

- 228 a. Lot Dimensions and Coverage.
- 229 i. Existing lot dimensions as originally platted shall be acceptable.
- 230 ii. Minimum Lot Width.
- 231 (a) Single-family residence: Fifty (50) feet.
- 232 (b) All other Uses: Sixty (60) feet.
- 233 iii. Maximum Lot Coverage.
- 234 (a) Single-family Uses: Forty-five percent (45%) of the area of the lot
- 235 (b) All other Uses: Seventy percent (70%) of the area of the lot.
- 236 iv. No lot may be created by Subdivision or by joining which results in a width of
- 237 greater than ninety (90) feet.
- 238 b. Setbacks.
- 239 i. Additions, except for open-air porches, may not be added to the front of the building
- 240 except where the building is set back more than twenty (20) feet from the setback
- 241 line of its nearest two neighbors (See *Figure 2b*).
- 242 ii. A Corner Lot for a residential use is presumed to have a front yard setback on both
- 243 streets that it faces. For a non-residential use, the front yard shall be Range Line
- 244 Road (if the property is located on Range Line Road) or the street with the greatest
- 245 traffic.

- 246 iii. Side and Rear Yard Setbacks shall be a minimum of five (5) feet from the property
247 line.
- 248 c. Materials. Additions and alterations to the exterior will use materials consistent with those
249 found on the building when it was originally built.
- 250 d. Roof. Alterations that reduce the roof pitch of an existing building more than five degrees (5°)
251 are not allowed. Additions may have a shed, gable, or hip roof. Porch additions may have a
252 flat roof.
- 253 e. Garages.
- 254 i. All new garages must be either:
- 255 (a) Detached buildings that are sited at least five (5) feet behind the Front Line
256 of the Principal Building, or
- 257 (b) Attached to the Principal Building so that the front face of the garage is at
258 least fifteen (15) feet further from the Front Lot Line than the Front Line of
259 the Principal Building. New attached garages on Corner Lots should be
260 oriented to the side street, rather than to Range Line Road.
- 261 ii. ~~Detached or attached three-car garages shall only be permitted where the overhead~~
262 ~~doors are oriented away from a Front Yard or facing an alley. They may also be~~
263 ~~located behind the Principal Building on non-Corner Lots.~~
- 264 iii. New detached or attached garages and other Accessory Buildings should use exterior
265 materials similar to the Principal Building.
- 266 iv~~iii~~. Covered walkways attaching the garage to the Principal Building are allowed.
- 267 f. Lighting and Fencing. See also *Chapter 33: Commercial Development Landscape*
268 *Ordinance, Old Town Section.*
- 269 i. A paved walkway from the porch or front door to the front sidewalk is required.
- 270 ii. Exterior lighting is restricted to lamps mounted on the building, seven-foot (7')
271 maximum-height pole-mounted decorative lights, and low-wattage landscape
272 lighting.
- 273 iii. Fences greater than thirty-six inches (36") tall are not allowed in the Front Yard of
274 the property.
- 275 iv. Chain link material is prohibited forward of the Front Line of the Principal Building.
- 276 v. Dumpsters and trash receptacles must be screened from view.
- 277 g. Signs. Signage, where allowed, shall abide by *Chapter 25.07: Sign Ordinance.*
- 278 h. Parking and Driveways.
- 279 i. Parking is not allowed in the Front Yard of any property, except on a driveway
280 leading to the garage.
- 281 ii. Driveways leading to the garage may not be wider than twelve (12) feet, except
282 within thirty (30) feet of the front of the garage, where the driveway may be:
- 283 (a) up to ~~eighteen (18) twenty-four (24)~~ feet wide if oriented toward a Front Yard,
284 or
- 285 (b) the width of the garage if located behind the Principal Building (non-Corner
286 Lots) or accessed by an alley.
- 287 iii. Parking spaces required to be provided under the Zoning Ordinance may be reduced
288 by up to fifty percent (50%) in order to accommodate difficult site conditions such as
289 limited access, small lots, and/or existing mature trees.
- 290 iv. New curb cuts on Range Line Road will not be permitted unless there is no
291 alternative access from a side street.
- 292 i. Permitted Uses. In addition to those uses allowed in the underlying zoning district, retail
293 uses shall be allowed in the Historic Range Line Road Sub-Area.

294 **2. Additional Guidelines for Alterations & Additions to Contributing Buildings in the Historic**
295 **Range Line Road Sub-Area.**

296 Alterations and additions to existing, Contributing Buildings in the Historic Range Line Road Sub-
297 Area shall be guided by the following:

298 ~~a. Demolition. No Contributing Building, or any part of it, may be demolished in this district~~
299 ~~without the consent of the Director. The Director shall only consider the following when~~
300 ~~determining whether a building or any part of it may be demolished:~~

301 ~~i. Structural conditions pose an imminent safety hazard.~~

302 ~~ii. An advanced state of dilapidation or fire damage would make it unfeasible to repair~~
303 ~~the building for any reasonable economic use.~~

304 ~~iii. The particular financial situation of the current owner or the current owner's desired~~
305 ~~use for the property shall not be considered as factors in determining consent for~~
306 ~~demolition.~~

307 **ba. Building Use.** Notwithstanding uses otherwise allowed by zoning, uses that require
308 Substantial Alteration or additions to the exterior of a Contributing Building in order to
309 accommodate the functional requirements will not be allowed.

310 **eb. Materials.**

311 i. Details such as porch railings, trim boards, fascia boards, and cornices may not be
312 removed from the building.

313 ii. Original materials of the building will be repaired rather than replaced, when
314 possible.

315 iii. When original materials, windows, doors, siding, railings, and other details cannot be
316 repaired, they may only be replaced with architecturally correct materials that
317 simulate the look, details and dimensions of the original. Substitute materials (vinyl,
318 aluminum, concrete plank, *e.g.*) must meet these standards in order to be acceptable.

319 **dc. Alterations.**

320 i. Alterations to the interior of the historic building are allowed if the exterior of the
321 building is not changed.

322 ii. No alterations are allowed that permanently change the massing, character, window
323 placement or details of the exterior of the original building.

324 iii. Previous additions or alterations to the building that detract from or conceal the
325 character of the building may be removed and the building restored to a previous
326 condition. In this process, no attempt should be made to add "historic" features (*e.g.*,
327 bay windows or gingerbread trim) not actually a part of the original building.

328 **ed. Additions.**

329 i. Additions are allowed only in the rear of the building.

330 ii. Additions may not be taller or wider than the existing building.

331 iii. Additions must be designed to complement, but not mimic, the historic architecture.

332 iv. Additions must be built in such a way that they can be removed in the future without
333 damage to the original building.

334 **3. New Construction.**

335 The following guidelines apply to all new buildings built within the boundaries of the Historic Range
336 Line Road Sub-Area.

337 **a. Building Mass.**

338 i. Buildings are to be oriented parallel and perpendicular to the street.

339 ii. Buildings will generally be longer than they are wide, with the narrow dimension
340 facing the street. Building widths may not exceed forty-five (45) feet, except where

- 341 the lot is greater than eighty (80) feet in width, in which case the building may be up
342 to fifty-five (55) feet wide.
- 343 b. Setbacks.
- 344 i. New buildings must follow the dominant or average Front Yard Setback dimension
345 of existing buildings on the same block and on the same side of the street, with a
346 variation of up to three (3) feet allowed (See *Figure 2a*).
- 347 ii. Side and Rear Yard Setbacks shall be a minimum of five (5) feet from the property
348 line.
- 349 c. Lot Dimensions and Coverage.
- 350 i. Minimum Lot Width.
- 351 (a) Single-family Dwelling: Fifty (50) feet.
- 352 (b) All other Uses: Sixty (60) feet.
- 353 ii. Maximum Lot Coverage.
- 354 (a) Single-family Uses: Forty-five percent (45%) of the area of the lot
- 355 (b) All other Uses: Seventy percent (70%) of the area of the lot.
- 356 iii. No lot may be created by Subdivision or by joining which results in a width of
357 greater than ninety (90) feet.
- 358 d. Materials.
- 359 i. All sides of the Principal and Accessory Buildings must be clad in wood, brick,
360 stone, or high-quality vinyl siding. The same material must be used on all sides of
361 the building.
- 362 ii. New detached garages and other Accessory Buildings should use exterior materials
363 similar to the Principal Building.
- 364 iii. Windows and trim must be framed in wood or vinyl-clad wood.
- 365 iv. Visible aluminum storm windows or doors are not allowed.
- 366 v. Chimneys are to be brick.
- 367 vi. Exterior guardrails, handrails and other stair details may be wood or wrought iron.
- 368 vii. Roofs are to be asphalt, wood or slate shingles.
- 369 viii. Foundations must be split-face block, stone veneer or poured-in-place concrete.
- 370 e. Windows, Doors.
- 371 i. Vertical, rectangular double-hung or casement windows are required. These may be
372 used in multiple sets to create larger expanses of window area.
- 373 ii. Plate-glass picture windows, strip windows and arched windows are not allowed on
374 the front facade.
- 375 iii. Special windows are allowed (ovals, hexagon, *etc.*) as accents.
- 376 f. Roof.
- 377 i. The roof of the Principal Building and Accessory Buildings shall be gabled, multi-
378 gabled, or hipped, with a minimum pitch of eight to twelve (8:12).
- 379 ii. A roof over a porch or bay window may be flat or pitched.
- 380 g. Porches.
- 381 i. Covered porches facing the street on the first or upper floor of the structure are
382 strongly encouraged but not required.
- 383 ii. Uncovered decks are not allowed in the front yard.

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- h. Building Height.
 - i. Minimum: Thirteen (13) feet to the midpoint of the cornice and the ridgeline.
 - ii. Maximum: Thirty (30) feet to the midpoint of the cornice and the ridgeline, except as provided in *h(iii)7(e)*.
 - iii. Buildings may not exceed the height of the tallest dimension of the nearest two contributing buildings by more than seven (7) feet. **If there are no contributing buildings in the same block, or across the street, then *Subsection h(ii)* shall apply.**
- i. Garages.
 - i. All new garages must be either:
 - (a) Detached buildings that are sited at least five (5) feet behind the Front Line of the Principal Building, or
 - (b) Attached to the Principal Building so that the front face of the garage is at least fifteen (15) feet further from the Front Lot Line than the Front Line of the Principal Building. New attached garages on Corner Lots should be oriented to the side street, rather than to Range Line Road.
 - ii. **Detached or attached three-car garages shall only be permitted where the overhead doors are oriented away from a Front Yard or facing an alley. They may also be located behind the Principal Building on non-Corner Lots.**
 - iii. New detached or attached garages and other Accessory Buildings should use exterior materials similar to the Principal Building.
 - iv. ~~iii.~~ Covered walkways attaching the garage to the Principal Building are allowed.
- j. Lighting and Fencing. See also *Chapter 33: Commercial Development Landscape Ordinance, Old Town Section.*
 - i. A paved walkway from the porch or front door to the front sidewalk is required.
 - ii. Exterior lighting is restricted to lamps mounted on the building, seven-foot (7') maximum-height pole-mounted decorative lights, and low-wattage landscape lighting.
 - iii. Fences greater than thirty-six (36) inches tall are not allowed in the Front Yard of the property.
 - iv. Chain link material is prohibited forward of the Front Line of the Principal Building.
 - v. Dumpsters and trash receptacles must be screened from view.
- k. Signs. Signage, where allowed, shall abide by *Chapter 25.07: Sign Ordinance.*
- l. Parking and Driveways.
 - i. Parking is not allowed in the Front Yard of any property, except on a driveway leading to the garage.
 - ii. Driveways leading to the garage may not be wider than twelve (12) feet, except within thirty (30) feet of the front of the garage, where the driveway may be:
 - (a) up to **eighteen (18)** ~~twenty-four (24)~~ feet wide **if oriented toward a Front Yard, or**
 - (b) **the width of the garage if located behind the Principal Building (non-Corner Lots) or accessed by an alley.**
 - iii. Parking spaces required to be provided under the Zoning Ordinance may be reduced by up to fifty percent (50%) in order to accommodate difficult site conditions such as limited access, small lots, and/or existing mature trees.
 - iv. New curb cuts on Range Line Road will not be permitted unless there is no alternative access from a side street.
- m. Permitted Uses. In addition to those uses allowed in the underlying zoning district, retail uses will be allowed in the Historic Range Line Road Sub-Area.

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B. Main Street District Sub-Area.

Main Street west of Range Line Road is a relatively intact example of street front retail. The emphasis is on encouraging new construction and renovations that conform to the desired character and prohibiting changes that do not conform to the existing character.

This Sub-Area will be focal point of pedestrian commercial activity in the Old Town District. All new construction, and alterations and additions to new buildings, will follow these guidelines:

1. Use. The underlying zoning in this district will prevail regarding permitted land uses, with the following exceptions:
 - a. Only those uses allowed in B-1/Business districts will be allowed on the ground floor in areas that are designated as I-1/Industrial districts;
 - b. No drive-through or drive-up facilities are allowed for any use, including automotive, banking, or food sales.
 - c. Multi-family residential uses will be specifically allowed and encouraged on the upper floors of all buildings.
2. Building mass.
 - a. New buildings and renovations shall follow the general massing of a “Main Street” commercial block, *i.e.*, a rectangular building with a flat or slightly sloped roof, oriented perpendicular to the street.
 - b. Building height is limited to three (3) floors.
 - c. The first floor and all other floors will have a coordinated composition, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.
3. Materials.
 - a. The first floor and upper floors may be composed of different materials. The façade of the upper floors on any building that faces a public street may be constructed of wood siding, brick, stucco, or other masonry units, and trimmed in stone, contrasting brick, wood, or pre-cast concrete.
 - b. The first floor of a new or renovated building must be composed of storefronts, which may be inserted into a masonry, wood, stone or concrete panel frame which is coordinated with the upper floor. Storefronts will be a lightweight material such as aluminum, glass, wood, tile, and panelized composites.
 - c. The materials in the rear of the building must be coordinated with the front façade, although they may be different.
 - d. On the front façade, at least sixty percent (60%) of the total area of the first floor (up to the line of the second floor) must be transparent vision glass.
 - e. Front and side façades of buildings located on corner lots shall be of the same materials and similarly detailed.
 - f. Exterior walks, steps, ramps and paving must be masonry or stone pavers, or poured or pre-cast concrete.
4. Windows, Doors.
 - a. A separate entrance facing a public street shall be provided to the upper floors of a building if the use differs from the one on the ground floor.
 - b. Each floor shall have windows.
5. Roof. Roofs must have a pitch of less than three to twelve (3:12) and will not be a substantially visible part of the building.
6. Alterations and Additions. Existing buildings may be substantially modified to conform to these guidelines, except for designated historic structures.

- 480 7. Details.
- 481 a. Cornices and other details of existing buildings may not be removed.
- 482 b. The façade should have a flat front, with relief provided by minor bays, windows and window
- 483 trim, storefronts, recessed doors, and features such as special brick coursing, pilasters and
- 484 lintels.
- 485 c. All new buildings will have an articulated cornice at the top of the façade wall.
- 486 8. Setbacks.
- 487 a. Front Setback. The buildings must sit on the front property line except for minor recesses for
- 488 entrances and outdoor seating/dining.
- 489 b. Side setback. There are no minimum side setbacks; however, mid-block pedestrian access to
- 490 rear parking must be a minimum of six (6) feet wide.
- 491 9. Entrances.
- 492 a. The principal entrance to all retail areas must face the public street.
- 493 b. Additional entrances may face the side of the building.
- 494 c. No rear entrances are allowed except for residential or office uses, emergency exits,
- 495 employees, loading and trash removal.
- 496 10. Storefronts. Storefronts shall be internally illuminated with spots or other incandescent lighting, so as
- 497 to display prominently and attractively the business or its products. Exterior lighting may be affixed to
- 498 the building.
- 499 11. Permanent Signs, Awnings and Murals.
- 500 a. Signs may be painted on the sides of buildings (see *Subsection 11(d)* below). All such signs
- 501 will be included in the calculations for maximum sign area.
- 502 b. Retractable or fixed fabric awnings are allowed, but these must fit within the storefront glass
- 503 area and may not obscure details of the building. Awnings may only be supported with
- 504 building-mounted hardware.
- 505 c. Individual tenants should strive for a unique graphic image, rather than be required to
- 506 conform to a single graphic style for the whole building.
- 507 d. Graphics painted on the sides of buildings that are essentially commercial in character or
- 508 describe activities in the adjacent building will be considered “signs”. Graphics painted on the
- 509 sides of buildings are otherwise allowed but must be reviewed for conformance with this
- 510 regulation.
- 511 12. Parking and Loading Requirements.
- 512 a. Parking lots shall be located in the rear of the building only.
- 513 b. Parking shall be provided at the ratio of one space for every one thousand two hundred (1200)
- 514 square feet of gross area in the building. Where the total lot area is less than three thousand
- 515 (3000) square feet, the owner shall be exempt from parking requirements.
- 516 c. On-street parking may not be used to fulfill parking requirements; however, a reasonable
- 517 share of a public lot may be assumed to fulfill these requirements.
- 518 d. Parking may be provided on-site or in a convenient remote lot not more than four hundred
- 519 (400) feet from the property.
- 520 e. Parking requirements may be reduced if businesses with substantially different peak hour
- 521 requirements agree to share parking. A petition must be filed with the application indicating
- 522 the terms of agreement of parties to a shared parking arrangement.
- 523 f. No new curb cuts are allowed on Main Street, and no parking lots or loading areas may front
- 524 on Main Street.
- 525 g. Screened loading and trash areas shall be provided for all businesses at the rear of the
- 526 building.
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C. Character Sub-Area.

Character Sub-Areas consist of the bulk of the residential areas in the Old Town district both east and west of Range Line Road, and both residential and commercial properties facing Range Line Road in the north end of the District. There are many different styles of architecture in this area; however, the consistency and character of the neighborhood is worth protecting. The intent of these guidelines is to preserve the character of the neighborhood by preserving certain building and siting characteristics, without requiring that specific buildings or building elements be preserved.

1. Renovations and Additions to Existing Buildings.

The following guidelines shall be applicable to all exterior renovations and additions to existing buildings in the Character Sub-Area, regardless of whether the building is Contributing or Non-contributing.

a. Lot Dimensions and Coverages.

i. Existing lot dimensions as originally platted shall be acceptable.

ii. Minimum lot width.

(a) Single-family Residential: Fifty (50) feet.

(b) All Other Uses: Sixty (60) feet.

iii. Maximum Lot Coverage.

(a) Single-family Residential: Forty-five (45%) of the area of the Lot.

(b) All Other Uses: Seventy percent (70%) of the area of the Lot.

iv. No lot may be created by Subdivision or by joining which results in a width of greater than ninety (90) feet.

b. Setbacks.

i. Additions, except for open-air porches, may not be added to the front of the building except where the building is set back more than twenty (20) feet from the Setback line of its nearest two neighbors (See *Figure 2b*).

ii. A Corner Lot for a residential use is presumed to have a Front Yard Setback on both streets that it faces. For a non-residential use, the Front Yard shall be Range Line Road (if the property is located on Range Line Road) or the street with the greatest traffic.

iii. Side and Rear Yard Setbacks shall be a minimum of five (5) feet from the property line.

c. Materials.

i. Additions and alterations to the exterior must be clad in wood, brick, concrete plank or high quality vinyl siding.

ii. Materials of additions and alterations should be consistent with the materials in the Principal Building.

d. Roof. Alterations that reduce the roof pitch of an existing building more than five degrees (5°) are not allowed. Additions may have a shed, gable, or hip roof. Porch additions may have a flat roof.

e. Garages.

i. All new garages must be either:

(a) Detached buildings that are sited at least five (5) feet behind the Principal Building, or

(b) Attached to the Principal Building so that the front face of the garage is at least fifteen (15) feet further from the Front Lot Line than the primary front line of the Principal Building. New attached garages on Corner Lots should be oriented to the side street, rather than to Range Line Road.

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- ii. Detached or attached three-car garages shall only be permitted where the overhead doors are oriented away from a Front Yard or facing an alley. They may also be located behind the Principal Building on non-Corner Lots.
- iii. New detached or attached garages and other Accessory Buildings should use exterior materials similar to the Principal Building.
- iv. Covered walkways attaching the garage to the Principal Building are allowed.
- f. Lighting and Fencing. See also *Chapter 33: Commercial Development Landscape Ordinance, Old Town Section.*
 - i. A paved walkway from the porch or front door to the front sidewalk is required.
 - ii. Exterior lighting is restricted to lamps mounted on the building, seven-foot (7') maximum-height pole-mounted decorative lights, and low-wattage landscape lighting.
 - iii. Fences greater than thirty-six (36) inches tall are not allowed forward of the Front Line of the Principal Building.
 - iv. Vinyl covered chain-link material is allowed in the Front Yard except on those properties which front on Range Line Road. For properties fronting on Range Line Road, chain-link material is prohibited forward of the Front Line of the Principal Building.
 - v. Dumpsters and trash receptacle must be screened from view.
- g. Signs. Signage, where allowed, shall abide by *Chapter 25.07: Sign Ordinance.*
- h. Parking and Driveways.
 - i. Parking is not allowed in the Front Yard of any property, except on a driveway leading to the garage.
 - ii. Driveways leading to the garage may not be wider than twelve (12) feet, except within thirty (30) feet of the front of the garage, where the driveway may be:
 - (a) up to eighteen (18) ~~twenty-four (24)~~ feet wide if oriented toward a Front Yard, or
 - (b) the width of the garage if located behind the Principal Building (non-Corner Lots) or accessed by an alley.
 - iii. Parking spaces required to be provided under the Zoning Ordinance may be reduced by up to fifty percent (50%) in order to accommodate difficult site conditions such as limited access, small lots and/or existing mature trees.
 - iv. New curb cuts on Range Line Road will not be permitted unless there is no alternative access from a side street.

2. **Additional Guidelines for Alterations & Additions to Contributing Buildings in Character Sub-Area.**

Alterations or additions to existing, Contributing buildings in the Character Sub-Area shall be guided by the following guidelines. Nothing in these guidelines shall require a change to a part of the building that is not otherwise affected by the proposed alteration or addition.

- a. Materials.
 - i. All sides of the Principal and Accessory Buildings must be clad in wood, brick, concrete plank or high-quality vinyl siding.
 - ii. Windows and trim must be framed in wood or vinyl-clad wood.
 - iii. Clear finish or brush finish aluminum storm windows or doors are not allowed.
 - iv. Chimneys are to be brick.
 - v. Exterior guardrails, handrails and other stair details may be wood or wrought iron.
 - vi. Roofs are to be asphalt, wood or slate shingles.

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- c. Lot Dimensions and Coverage.
 - i. Existing lot dimensions as originally platted shall be acceptable.
 - ii. Minimum lot width.
 - (a) Single-family Residential: Fifty (50) feet.
 - (b) All Other Uses: Sixty (60) feet.
 - iii. Maximum Lot Coverage.
 - (a) Single-family Residential: Forty-five (45%) of the area of the Lot.
 - (b) All Other Uses: Seventy percent (70%) of the area of the Lot.
 - iv. No lot may be created by Subdivision or by joining which results in a width of greater than ninety (90) feet.
- d. Garages.
 - i. All new garages must be either:
 - (a) Detached buildings that are sited at least five (5) feet behind the Principal Building, or
 - (b) Attached to the Principal Building so that the front face of the garage is at least fifteen (15) feet further from the Front Lot Line than the primary front line of the Principal Building. New attached garages on Corner Lots should be oriented to the side street, rather than to Range Line Road.
 - ii. **Detached or attached three-car garages shall only be permitted where the overhead doors are oriented away from a Front Yard or facing an alley. They may also be located behind the Principal Building on non-Corner Lots.**
 - iii. New detached or attached garages and other Accessory Buildings should use exterior materials similar to the Principal Building.
 - iv. Covered walkways attaching the garage to the Principal Building are allowed.
- e. Lighting and Fencing. See also *Chapter 33: Commercial Development Landscape Ordinance, Old Town Section.*
 - i. A paved walkway from the porch or front door to the front sidewalk is required.
 - ii. Exterior lighting is restricted to lamps mounted on the building, seven-foot (7') maximum-height pole-mounted decorative lights, and low-wattage landscape lighting.
 - iii. Fences greater than thirty-six (36) inches tall are not allowed forward of the Front Line of the Principal Building.
 - iv. Vinyl covered chain-link material is allowed in the Front Yard except on those properties which front on Range Line Road. For properties fronting on Range Line Road, chain-link material is prohibited forward of the Front Line of the Principal Building.
 - v. Dumpsters and trash receptacle must be screened from view.
- f. Parking and Driveways.
 - i. Parking is not allowed in the Front Yard of any property, except on a driveway leading to the garage.
 - ii. Driveways leading to the garage may not be wider than twelve (12) feet, except within thirty (30) feet of the front of the garage, where the driveway may be:
 - (a) up to **eighteen (18)** ~~twenty-four (24)~~ feet wide **if oriented toward a Front Yard,** or
 - (b) **the width of the garage if located behind the Principal Building (non-Corner Lots) or accessed by an alley.**

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- iii. Parking spaces required to be provided under the Zoning Ordinance may be reduced by up to fifty percent (50%) in order to accommodate difficult site conditions such as limited access, small lots and/or existing mature trees.
 - iv. New curb cuts on Range Line Road will not be permitted unless there is no alternative access from a side street.
- g. Materials.
- i. All sides of the Principal and Accessory Buildings must be clad in wood, brick, stone, concrete plank or high-quality vinyl siding. The same material must be used on all sides of the building.
 - ii. New garages and other Accessory Buildings shall use exterior materials similar to the Principal Building.
 - iii. Windows and trim must be framed in wood or vinyl-clad wood.
 - iv. Visible aluminum storm windows or doors are not allowed.
 - v. Chimneys are to be brick.
 - vi. Exterior guardrails, handrails and other stair details may be wood or wrought iron.
 - vii. Roofs are to be asphalt, wood or slate shingles.
 - viii. Foundations must be split-face block, stone veneer or poured-in-place concrete.
- h. Windows, Doors.
- i. Vertical, rectangular double-hung or casement windows are required. These may be used in multiple sets to create larger expanses of window area.
 - ii. Plate-glass picture windows, strip windows and arched windows are not allowed on the front façade.
 - iii. Special windows are allowed (ovals, hexagon, *etc.*) as accents.
- i. Roof.
- i. The roof of the Principal Building and Accessory Buildings shall be gabled, multi-gabled, or hipped, with a minimum pitch of eight to twelve (8:12).
 - ii. A roof over a porch or bay window may be flat or pitched.
- j. Porches.
- i. Covered porches facing the street on the first or upper floor of the structure are strongly encouraged but not required.
 - ii. Uncovered decks are not allowed in the front yard.
- k. Building Height.
- i. Minimum: Thirteen (13) feet to the midpoint of the cornice and the ridgeline.
 - ii. Maximum: Thirty (30) feet to the midpoint of the cornice and the ridgeline, except as provided in *k(iii)7(e)*.
 - iii. Buildings may not exceed the height of the tallest dimension of the nearest two Contributing Buildings by more than seven (7) feet. **If there are no contributing buildings in the same block, or across the street, then *Subsection k(ii)* shall apply.**

756 **23D.04** **Submittal Process/Application Procedure.**

757 A. Consultation with Director and Application.

758 Applicants shall meet with the Director to review the zoning classification of their site, review the regulatory
759 ordinances and materials, review the procedures and examine the proposed use and development of the
760 property. The Director shall aid and advise the applicant in preparing his application and supporting documents
761 as necessary.

762 1. The applicant shall submit:

- 763 a. two (2) copies of the written Site Plan and Design Review application form,
- 764 b. two (2) copies of the Existing Features & Site Analysis Plan including adjacent zoning and
765 land use,
- 766 c. two (2) copies of the proposed Site Plan and Drainage Plan, and/or
- 767 d. two (2) copies of the required information on architectural design, landscaping, parking,
768 signage, lighting and access, as well as
- 769 e. all necessary supporting documents and materials.

770 2. Site Plan & Design Review (SDR) approval is not required where Architectural Design, Exterior
771 Lighting, Landscaping and Signage (ADLS) approval is required.

772 B. Review.

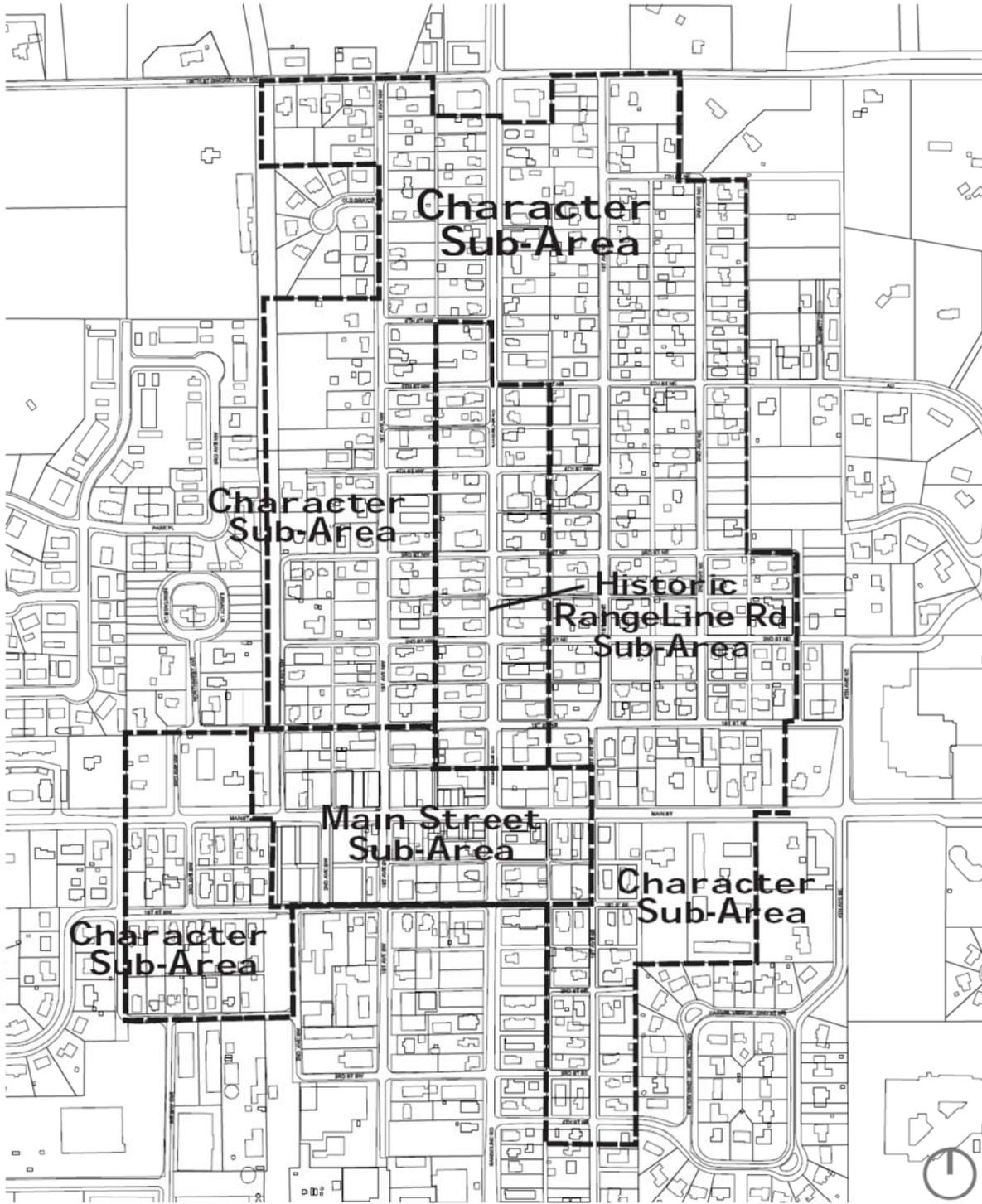
773 Review of the Application and Supporting Documents and Materials by the Director; following the receipt of
774 the written application and required supporting information by the Director, the Director shall review the
775 materials for the sole purpose of determining whether the application is complete and in technical compliance
776 with all applicable ordinances, laws and regulations.

777 If the materials submitted by the applicant are not complete or do not comply with the necessary legal
778 requirements, the Director shall inform the applicant of the deficiencies in said materials.

- 779 1. Unless and until the Director formally accepts the application as complete and in legal compliance, it
780 shall not be considered as formally filed for the purpose of proceeding to succeeding steps toward
781 approval as hereinafter set forth.
- 782 2. Within ten (10) days of the formal acceptance of the application by the Director, he shall formally
783 approve, deny, or request additional information about the petition.

784 C. Approval or Denial of the Application by the Commission.

- 785 1. An approved Site Plan and Design Review petition shall be valid for two (2) years from the date of
786 approval. If construction of the building(s) has (have) not started at the end of the two-year period, the
787 Site Plan and Design Review request must be re-submitted to the Director.
- 788 2. If an approved Site Plan and Design Review petition is (are) substantially altered, re-submittal to the
789 Director for approval is required.
- 790 3. If the petition is denied by the Director, the Director shall provide the applicant with a copy of said
791 reasons, if requested.
- 792 4. The applicant may appeal the decision of the Director, as specified in *Chapter 30*.



Carmel Old Town
 Sub-area Boundaries (Figure 1)

Carmel, Indiana

Scheer & Scheer, Inc.

Revised FEB 2002
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Figure 2a

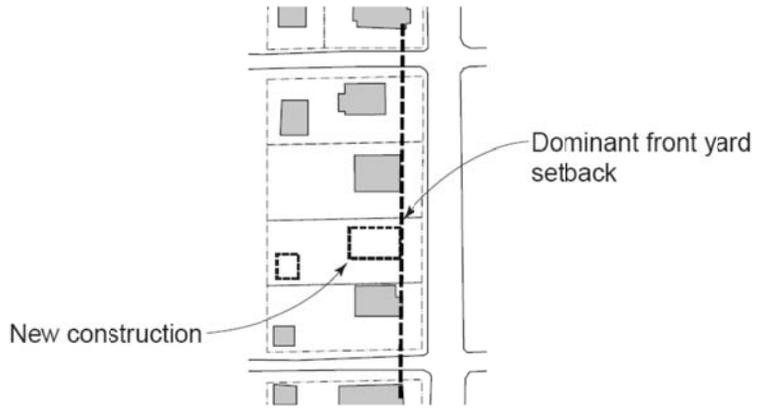
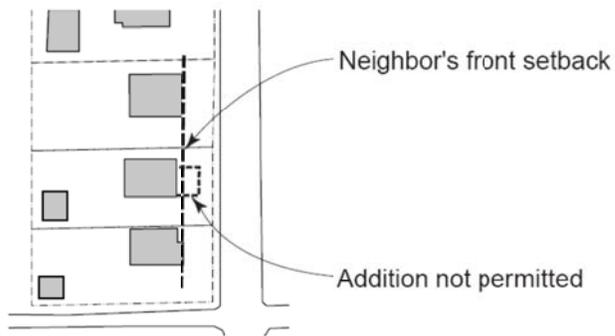
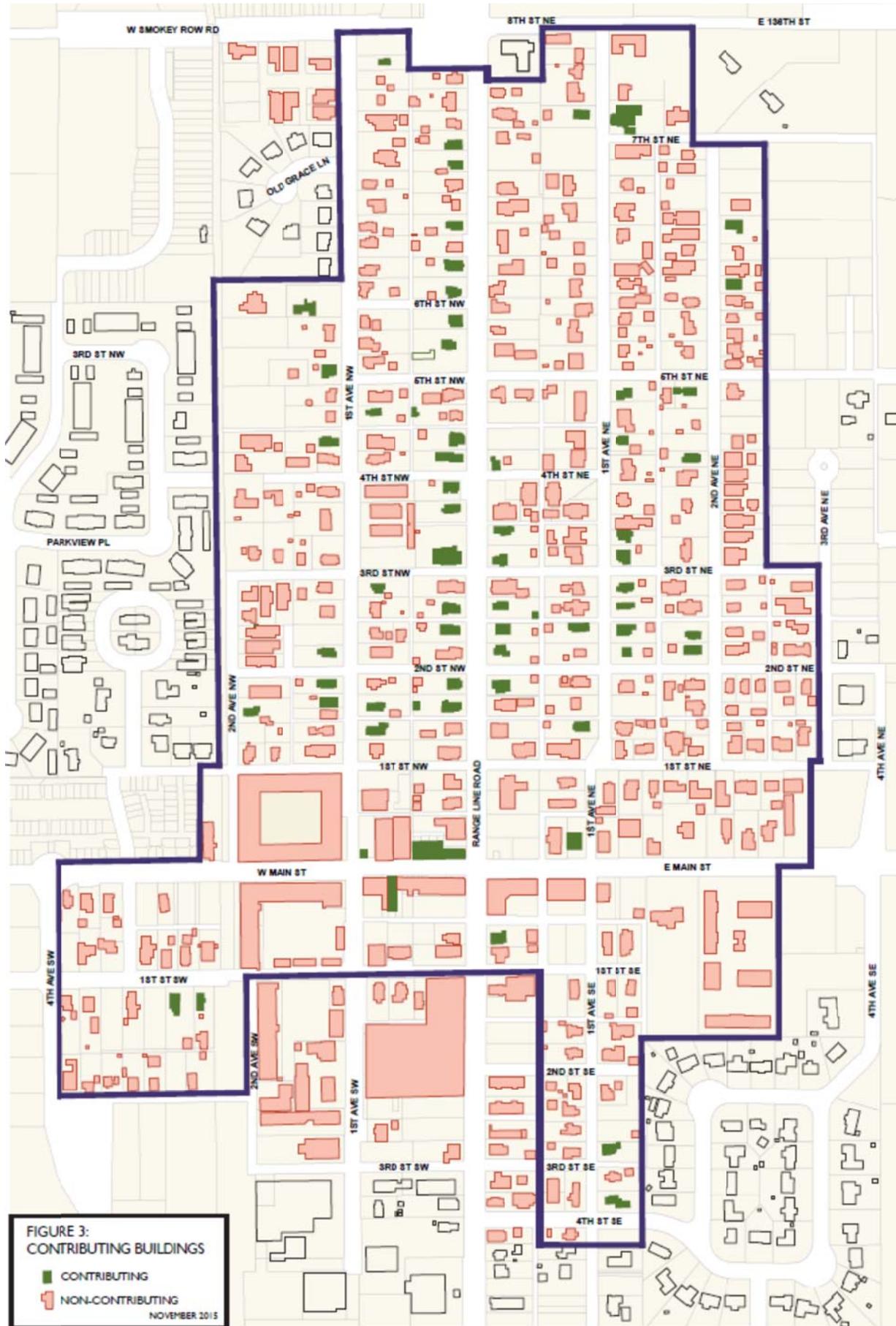


Figure 2b



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DELETE EXISTING MAP



Carmel Old Town
Contributing Buildings (Figure 3)

Carmel, Indiana

- Contributing
- Non-Contributing

January 2002
 200 0 200

801 **Section II:** All prior Ordinances or parts thereof inconsistent with any provision of this Ordinance are
802 hereby repealed.

803

804 **Section III:** This Ordinance shall be in full force and effect from and after its passage and signing by the
805 Mayor.

806

807

808 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
809 _____ 2016, by a vote of _____ ayes and _____ nays.

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812 **COMMON COUNCIL FOR THE CITY OF CARMEL**
813

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815 _____
816 Presiding Officer

815 _____
816 H. Bruce Kimball

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820 Laura D. Campbell

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820 Kevin D. Rider

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823 Carol Schleif

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826 Sue Finkam

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826 Jeff Worrell

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831 **ATTEST:**

832
833 _____
834
835 Christine S. Pauley, Clerk-Treasurer

836
837
838 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
839 _____ 2016, at _____ .M.

840
841 _____
842 Christine S. Pauley, Clerk-Treasurer

843
844
845 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
846 _____ 2016, at _____ .M.

847
848 _____
849 James Brainard, Mayor

850 **ATTEST:**

851
852 _____
853 Christine S. Pauley, Clerk-Treasurer

854
855 Prepared by:
856 Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032
857

SPONSORS: Councilor Campbell
Councilor Carter
Councilor Finkam
Councilor Kimball
Councilor Rider
Councilor Worrell

RESOLUTION CC-01-04-16-06

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
REGARDING AN INTERGOVERNMENTAL TRANSFER OF REAL PROPERTY INTEREST**

WHEREAS, the Common Council of the City of Carmel, Indiana (the “Council”) is the fiscal body for the City of Carmel, Indiana (the “City”); and

WHEREAS, the City of Carmel Redevelopment Commission (the “CRC”) is a governmental entity created and authorized to administer certain redevelopment activities within the City; and

WHEREAS, the City owns certain property known as Tax Parcel Number: 16-09-36-00-00-008.000, located at 0 3rd Avenue SW, and further depicted on Exhibit A attached hereto (the “Property”); and

WHEREAS, the City has determined that it is now in the best interests of the CRC and the City to transfer the portion of the Property depicted on Exhibit A to the CRC under the terms and conditions set forth herein, as authorized by Indiana Code 36-7-14-12.2 and other applicable law; and

WHEREAS, the CRC has determined that it is now in the best interests of the CRC to acquire the Property under the terms and conditions set forth herein, as authorized by Indiana Code 36-7-14-12.2 and other applicable law; and

WHEREAS, Indiana Code Section 36-1-11-8 authorizes the transfer of property between governmental entities upon terms and conditions agreed upon by the entities, as evidenced by the adoption of a substantially identical resolution by each entity.

NOW, THEREFORE, BE IT HEREBY RESOLVED AND AGREED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA, AS FOLLOWS:

1. The foregoing Recitals are fully incorporated herein by this reference.
2. The City will transfer the Property to the CRC subject to the following provision:
 - a. The transfer of the Property shall be by warranty deed and the City shall execute all other usual and customary conveyance documents.
3. The parties shall take all steps necessary to effect the transfer of the Property from the City to the CRC as provided herein. Such transfer shall take place at a time and date mutually agreed upon by the City and the CRC.

SPONSORS: Councilor Campbell
Councilor Carter
Councilor Finkam
Councilor Kimball
Councilor Rider
Councilor Worrell

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4. The Common Council hereby designates Steve Engelking, Director of the Department of Administration for the City of Carmel, Indiana, as its agent for purposes of completing the transfer of the Property. Steve Engelking is hereby authorized to execute all documents required in connection with the transfer of the Property pursuant to this Resolution and to take all other lawful actions necessary to complete the transfer of the Property as contemplated herein.

[Signature page follows]

This Resolution was prepared by Ashley M. Ulbricht, Carmel Assistant City Attorney, on December 21, 2015 at 1:17 p.m. No subsequent revision to this Resolution has been reviewed by Ms. Ulbricht for legal sufficiency or otherwise.
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SPONSORS: Councilor Campbell
Councilor Carter
Councilor Finkam
Councilor Kimball
Councilor Rider
Councilor Worrell

83 **PASSED** by the Common Council of the City of Carmel, Indiana, this ____ day of _____,
84 2016, by a vote of _____ ayes and _____ nays.

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86 COMMON COUNCIL FOR THE CITY OF CARMEL

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Presiding Officer H. Bruce Kimball
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92 Laura D. Campbell Kevin D. Rider
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95 Ronald E. Carter Carol Schleif
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98 Sue Finkam Jeff Worrell
99

100 ATTEST:

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103 Christine S. Pauley, Clerk-Treasurer

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105 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
106 _____ 2016, at _____ .M.

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108 _____
109 Christine S. Pauley, Clerk-Treasurer

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112 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
113 _____ 2016, at _____ .M.

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116 _____
117 James Brainard, Mayor

118 ATTEST:

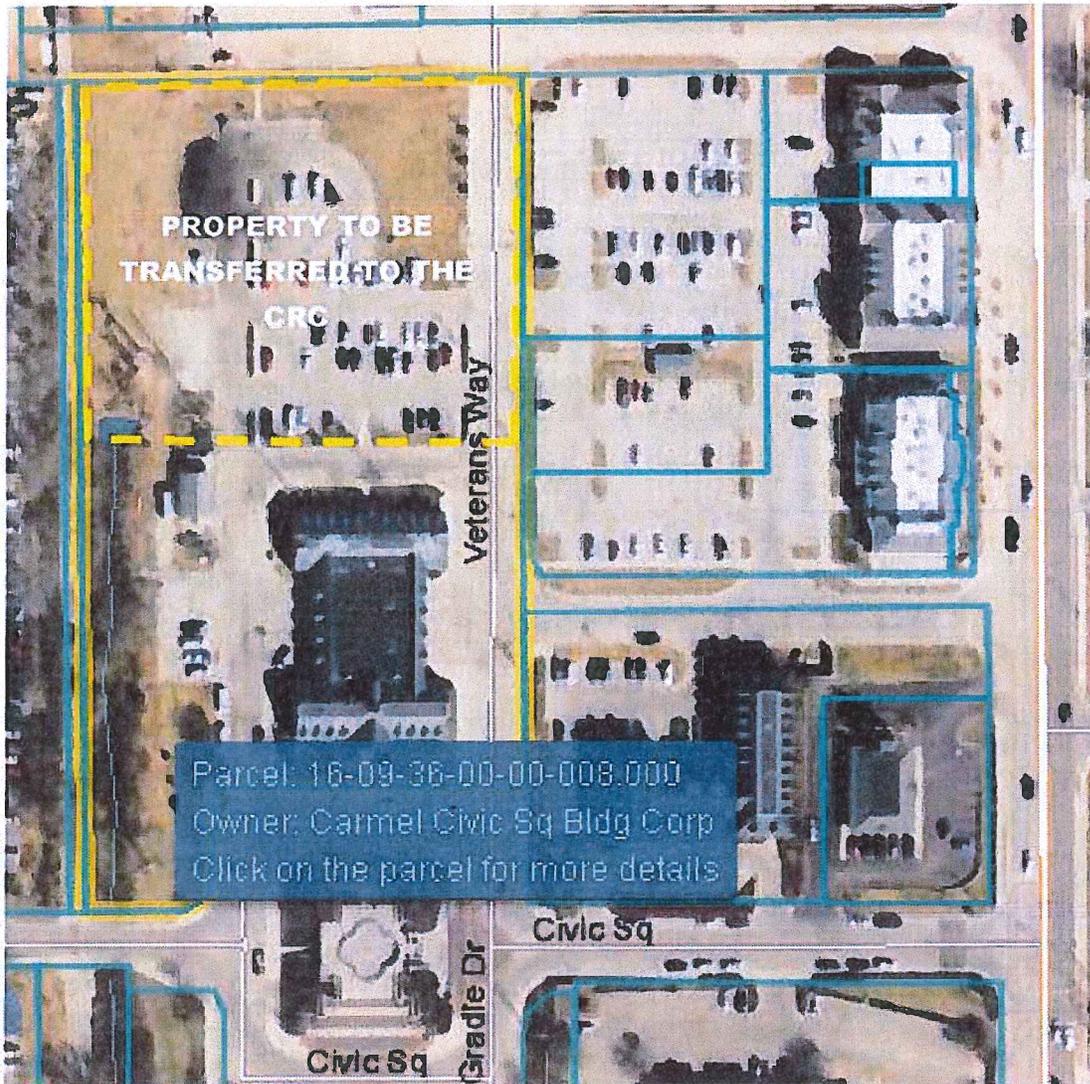
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121 _____
122 Christine S. Pauley, Clerk-Treasurer

123 Resolution CC-01-04-16-06

124 Page Three of Four

SPONSORS: Councilor Campbell
Councilor Carter
Councilor Finkam
Councilor Kimball
Councilor Worrell

EXHIBIT A



Resolution CC – 01-04-16-06

Page Four of Four

This Resolution was prepared by Ashley M. Ulbricht, Carmel Assistant City Attorney, on December 21, 2015 at 1:17 p.m. No subsequent revision to this Resolution has been reviewed by Ms. Ulbricht for legal sufficiency or otherwise.

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CARMEL, INDIANA

WestClay Village
PLANNED UNIT DEVELOPMENT DISTRICT
(Text Amendment)

ORDINANCE Z-608-16

January 23, 2016

TABLE OF CONTENTS

34					
35					<u>Page</u>
36					
37	<u>Section 1.</u>	<u>Applicability of Ordinance</u>		3
38					
39	<u>Section 2.</u>	<u>Exhibits</u>		3
40					
41		<u>Exhibit A.</u>	<u>Amendments</u>		
42					
43		<u>Exhibit B.</u>	<u>Amendment Locations</u>		
44					
45		<u>Exhibit C.</u>	<u>District Development Plan</u>		
46					

47 Note: All of the above Exhibits (A-C) are attached to this 2015 WestClay Amendment
48 Ordinance, are incorporated by reference into this 2015 WestClay Amendment Ordinance and
49 are part of this 2015 WestClay Amendment Ordinance.
50

ORDINANCE Z-608-16

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA AMENDMENG THE WESTCLAY VILLAGE PLANNED UNIT
DEVELOPMENT DISTRICT ORDINANCE**

Synopsis:

Ordinance amends certain provisions of the West Clay Planned Unit Development District Ordinance (the “West Clay PUD”). These amendments relate solely to two (2) mixed use (commercial/residential) areas: the Village Center and WestClay Uptown. The changes are necessitated by the current limit on residential density within the West Clay PUD, and are in response to changes in economic conditions over the course of a decade that render it unfeasible to build out the Village Center and WestClay Uptown exclusively for office and retail uses. The amendment for (i) Area 1, as identified in the ordinance, will permit a maximum of 52 additional dwellings, (ii) Area 2 would allow an addition of approximately thirty (30) loft units and an additional nine (9) Townhomes, and (iii) Area 3 would subject Area s to the same standards as other businesses within WestClay Uptown (the Peripheral Retail Area of the West Clay PUD).

WHEREAS, a petition has been filed, as Docket No. 15090010 OA (the “2015 WestClay Amendment”), to amend the development requirements of the Z-330, The WestClay Village Planned Unit Development District as amended (the “District”); and

WHEREAS, the Plan Commission of the City of Carmel (the “Plan Commission”) has given a Favorable recommendation to this 2015 WestClay Amendment to the Common Council of the City of Carmel, Indian (the “Council”).

NOW, THEREFORE, BE IT ORDAINED by the Council, that (i) pursuant to IC §36-7-4-1500 *et seq.*, the Council adopts this 2015 Westclay Amendment Ordinance, as an amendment to the District, (ii) all prior ordinances or parts thereof inconsistent with any provision of this 2015WestClay Amendment and its exhibits are hereby made inapplicable to the use and development of the real estate subject to the District, (iii) this 2015 Westclay Amendment Ordinance shall be in full force and effect from and after its passage and signing.

Section 1. Applicability of Ordinance. The provisions the District shall be amended by the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” which are applicable to the areas within the District as identified in Exhibit “B”. In all other respects, the District Ordinance shall remain in effect and unchanged.

Section 2. Exhibits. All of the Exhibits (A-C) on the following pages are attached to this 2015 WestClay Amendment Ordinance, are incorporated by reference into this 2015 WestClay Amendment Ordinance and are part of this 2015 WestClay Amendment Ordinance.

The remainder of this page is left blank intentionally.

Exhibit "A"

(Amendments)

Section 1. The District shall be amended to include the following standards on the real estate identified as Area 1 on Exhibit "B" Page 1 of 3.

A. Section 7.1 of the District Ordinance shall be amended to permit a maximum of fifty-two (52) dwellings in addition to the number of dwellings allowed under the permitted residential density in the District.

B. The development of all dwellings shall not be subject to the Peripheral Retail Area Design Guidelines and shall be subject to the Village of WestClay Building Guidelines and Requirements for Residential Construction.

C. A Secondary Plat shall be required for development of dwellings.

Section 2. The District shall be amended to permit the following standards on the real estate identified as Area 2 on Exhibit "B" Page 2 of 3.

A. Section 7.1 shall be amended to calculate the residential density in the District exclusive of all Village Center Lofts and Townhomes located in Area 2.

B. The Amended Section 7.1 shall be as follows: "The gross residential density in the District exclusive of (i) 216 units of Senior Housing, (ii) all Village Center lofts, (iii) eighteen (18) Townhomes in Block F, (iv) and fifty-two (52) dwellings in the Peripheral Retail Area shall not exceed 2.1 dwellings per acre and the gross residential density in the Secondary Area shall not exceed 1.3 dwellings per acre."

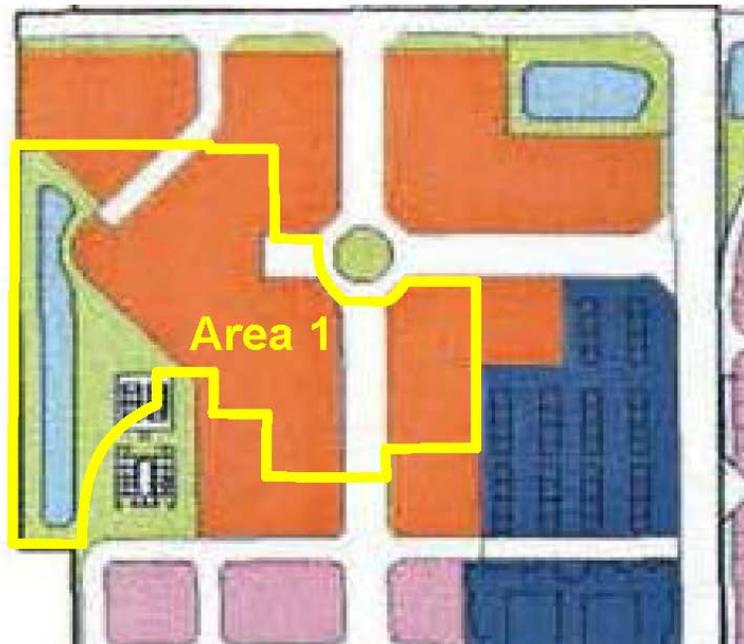
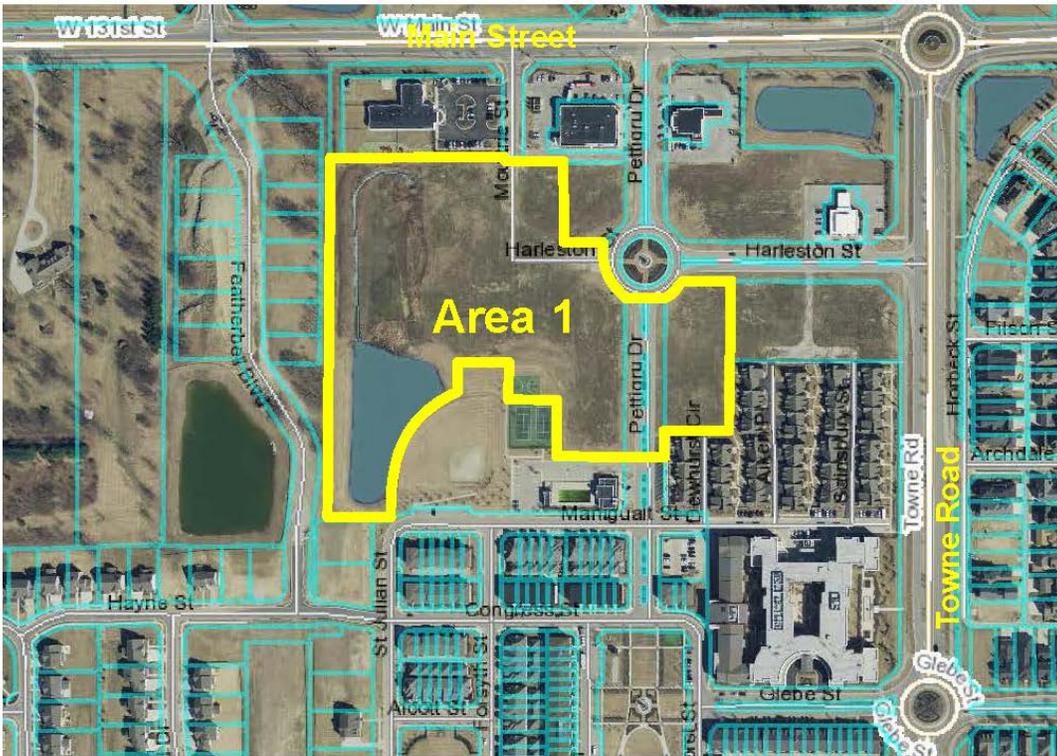
Section 3. The District shall be amended to remove the real estate identified as Area 3 on Exhibit "B" Page 3 of 3 from Primary Area (SH) and designate the real estate identified as Area 3 on Exhibit "B" Page 3 of 3 Peripheral Retail Area on the District Development Plan (see Exhibit "C" for reference).

The remainder of this page is left blank intentionally.

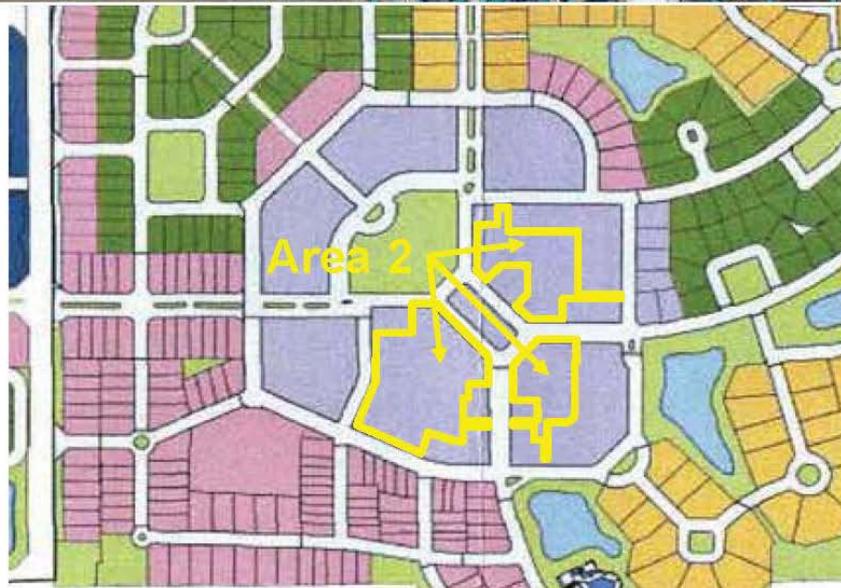
Exhibit "B"

(Amendment Locations)

Tax Parcel Numbers: Part of 17-09-29-00-20-002.000
Part of 17-09-29-00-20-003.000
(Total of 12.4+/- Acres)



Tax Parcel Numbers: All of 17-09-28-00-06-004.000
All of 17-09-28-00-07-001.000
All of 17-09-28-00-07-002.000
All of 17-09-28-00-07-002.008
(Total of 7.94+/- Acres)



Tax Parcel Number: Part of 17-09-29-00-20-002.000
(Total of 1.3+/- Acres)

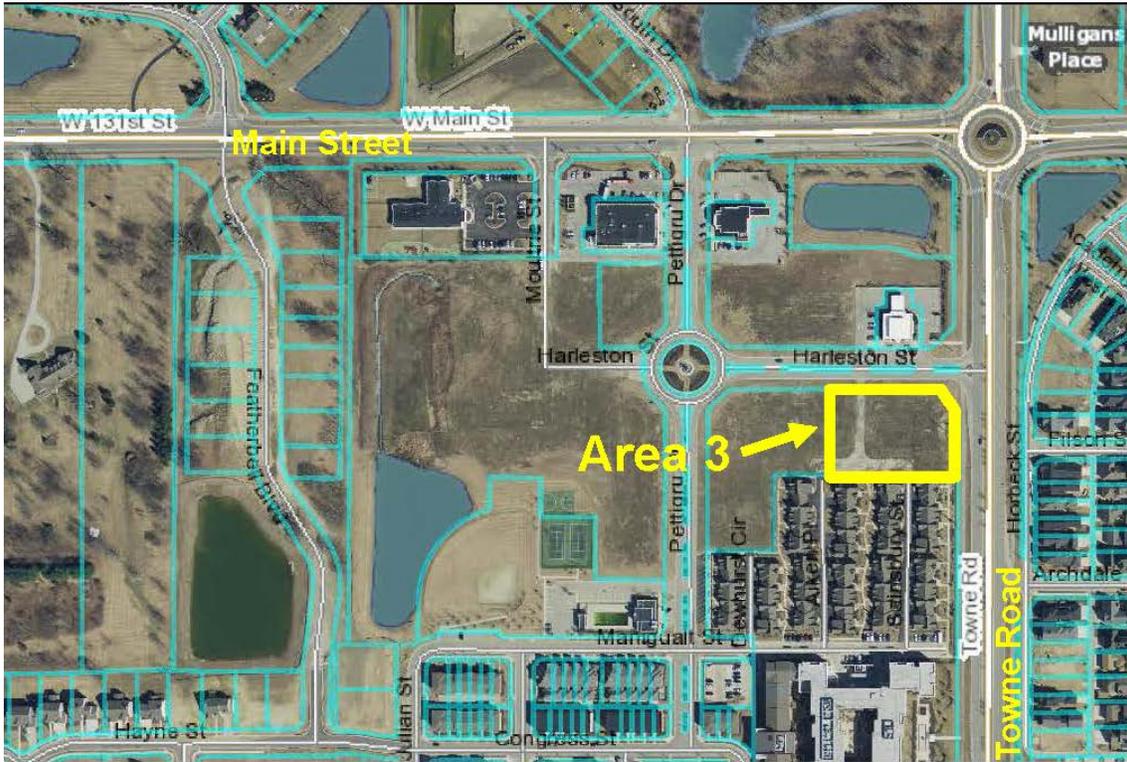


Exhibit "C"

(Amended District Development Plan)



ADOPTED by the Common Council of the City of Carmel, Indiana this ____ day of _____, 2016, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Presiding Officer

H. Bruce Kimball

Laura D. Campbell

Kevin D. Rider

Ronald E. Carter

Carol Schleif

Sue Finkam

Jeff Worrell

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____ 2016, at _____ .M.

Christine S. Pauley, Clerk-Treasurer

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____ 2016, at _____ .M.

James Brainard, Mayor

ATTEST:

Christine S. Pauley, Clerk-Treasurer

This Instrument prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Carmel, IN 46032.

Westclay Village PUD Amendment with synopsis- 012316 CC line numbered

MEMORANDUM

TO: Carmel City Council
FROM: Adrienne Keeling
Department of Community Services
SUBJECT: Z-609-16
DATE: January 22, 2016

Please find information on the following item forwarded by the Plan Commission attached. This item will appear on your February 1st agenda.

Forwarded with a favorable recommendation:

Docket No. 15110016 OA: Carmel Drive – Range Line Road Overlay Zone Amendment

The applicant seeks to amend Chapter 23F: Carmel Drive – Range Line Road Overlay Zone of the Zoning Ordinance in order to amend building height and other development standards. Filed by the Department of Community Services.

Please see the attached amendments to the Carmel Drive – Range Line Road Overlay Zone, which propose to restore the 2nd story building height requirement and minimum Floor Area Ratio, and make adjustments to other development standards in an effort to improve building access and design.

Background:

The Overlay Zone was first adopted in 2005 with the purpose of encouraging a range of activities and uses in an attractive and safely designed pedestrian-oriented environment. Among other things, new buildings would be built to the street with at least a partial 2nd story, and parking areas located behind the buildings. However, since many of the concepts and requirements were new to Carmel (and a departure from traditional zoning), a Sunset Provision/Expiration date was established as a trial period to ensure that the regulations could be allowed to expire if major problems arose.

In the course of going back and forth for several years, primarily about building heights, the Sunset Provision was extended annually. In 2015, the Sunset Provision was removed from the Overlay Zone. However, with development interest in the Range Line Road Corridor, the City believes the time has come to restore the 2nd story building height requirement.

The information in this packet is arranged in the following order:

1. Copy of the Plan Commission Certification (*expires April 20, 2016*).
2. Proposed Ordinance Z-609-16.

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

**ORDINANCE
Z-609-16**

**Carmel Drive/Range Line Road
Overlay Zone 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. 15110016 OA**), to amend building height and other development standards.

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

At its regularly scheduled meeting of January 19, 2016, the Carmel Plan Commission voted Ten (10) in Favor, Zero (0) Opposed, One (1) Absent, to forward to the Common Council the proposed **Ordinance No. Z-609-16** with a **"Favorable Recommendation"**.

Please be advised that by virtue of the Plan Commission's **Favorable** Recommendation, pursuant to IC 36-7-4-607(e), 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 Wednesday April 20, 2016.

CARMEL PLAN COMMISSION

BY: Brad Grabow / elm
Brad Grabow, President

ATTEST:

Lisa Motz
Lisa Motz, Secretary
Carmel Plan Commission
Dated: January 21, 2016

2016 JAN 21 A 9:30

ORDINANCE Z-609-16

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA**

*An Ordinance amending the development standards in the Carmel Drive – Range Line Road
Overlay Zone in the Carmel Zoning Ordinance*

Synopsis:

Ordinance restores a minimum two-story building height and minimum floor area ratio for new developments in the Carmel Drive – Range Line Road Overlay Zone. It also adjusts other standards in an effort to improve building materials, design and access.

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 Clay Comprehensive Plan “C3 Plan 2009” Docket No. 08070020 CP was given a favorable recommendation by the Carmel Advisory Plan Commission on November 18, 2008, and duly approved by Resolution No. CC-05-04-09-02 of the Common Council on May 4, 2009, and is therefore the official Comprehensive Plan of the City of Carmel and Clay Township; and

WHEREAS, the City wishes to maintain an orderly, consistent and streamlined Zoning Ordinance; and

WHEREAS, pursuant to Indiana Code 36-7-4-602 the Common Council is authorized to amend the text of the zoning ordinance; and

WHEREAS, pursuant to Indiana Code 36-7-4-610 and City of Carmel Ordinance No. D-1600-02, the Carmel Zoning and Subdivision Control Ordinances are incorporated by reference into the Carmel City Code;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that, pursuant to IC 36-7-4-600 et seq. and after Docket No. 15110016 OA having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, January 19, 2016, it hereby adopts this Ordinance to amend the Carmel Zoning Ordinance (Ordinance No. Z-289, as amended), to read as follows:

Section I:

ZO CHAPTER 23F: CARMEL DRIVE – RANGE LINE ROAD OVERLAY ZONE

a. Amend Chapter 23F: Carmel Drive – Range Line Road Overlay Zone as follows:

23F.00 Carmel Drive – Range Line Road Overlay Zone.

23F.00.01 Purpose, Intent and Authority. The purpose of this overlay zone is to protect and enhance the health, safety and welfare of the citizens and property owners of Carmel by allowing for the establishment of an uptown business district that will support a range of activities and opportunities to all segments of the community; with mixed-uses in multi-story buildings; is pedestrian oriented and supportive of multiple modes of transportation; with buildings and a streetscape which are attractive and safely designed in order to enhance the livability of the city.

It is the City’s intent to achieve the purpose of this zone by:

- Providing a consistent urban design treatment for private and public properties in central Carmel;

- Providing additional opportunities for investment and reinvestment in real estate by encouraging higher intensity of development;
- Minimize community infrastructure costs thru the more efficient use of land;
- Providing controls for architecture and landscape design to establish continuity of design between projects and to improve the physical relationship between new buildings and overall community.

Further, it is the intent of this overlay zone to provide a temporary regulation, that will support the ongoing redevelopment of Carmel City Center, and Old Town, and the Arts & Design District, acting as a transition regulation until a specific plan for Carmel’s central business district (CBD) is adopted, and which plan will serve as the basis for CBD Zone regulations.

This district is superimposed over the other primary zoning districts and its regulations shall supersede those of the primary zoning districts over which it is superimposed. In establishing this zone, the Plan Commission and Council relies on I.C. 36-7-4-1400 *et seq.*

23F.00.99 Application Procedure.

- A. Development Plan. See Section 24.99(A): *Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See Section 24.99(B): *Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

23F.01 District Boundaries. The boundaries of the Carmel Drive - Range Line Road Corridor Overlay Zone (the Zone) are hereby established as approved on the Zoning Map.

23F.01.01 Parcels in the C-1/City Center and C-2/Old Town Districts shall be exempt from the requirements of the Zone.

23F.02 Plan Commission Approval.

23F.02.01 The Plan Commission must approve, approve with conditions, or disapprove the Development Plan (DP) and Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) for any tract of land in the Carmel Drive – Range Line Road Corridor Overlay Zone as required in Sections 23F.02.02 and 23F.02.03.

23F.02.02 Development Plan. A public hearing shall be held by the Commission before it decides whether to approve or disapprove a DP. A DP shall be required for additions to existing structures which exceed the following:

- A. Fifty percent (50%) of the original gross floor area of the existing structure, applicable from the date of this ordinance.

23F.02.03 Architectural Design, Exterior Lighting, Landscaping and Signage. The Commission shall review and approve or approve with conditions the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS), access to property, site layout, parking and site circulation, consistent with the provisions set forth in Section 23F.08 through Section 23F.16, Section 24.03 and such approvals shall be necessary prior to:

- A. The establishment of any use of land;
- B. The issuance of any Improvement Location Permit, except maintenance and/or repairs consistent with previously approved ADLS. In cases where properties were developed prior to ADLS requirement, maintenance and/or repairs shall be consistent with the previously approved Improvement Location Permit;
- C. Any change in site improvements which are not consistent with previously approved ADLS. In cases where properties were developed prior to ADLS requirement, changes in site improvements shall be consistent with the previously approved Improvement Location Permit.
- D. Any changes in signage only please refer to *Chapter 24 DP/ADLS: 24.99. B.6.*

23F.02.04 Zoning Waiver. The Commission may, after a public hearing, grant a Zoning Waiver of the dimensional and quantitative standards of this Chapter, by not greater than thirty-five percent (35%). Any approval to permit such a waiver shall be subject to the following criteria:

- 101 A. The proposal shall enhance the overall Development Plan and the adjoining streetscapes and
102 neighborhoods.
- 103 B. The proposal shall not produce a Site Plan or street/circulation system that would be impractical or
104 detract from the appearance of the Development Plan or the District, and shall not adversely affect
105 emergency vehicle access.
- 106 C. The proposal shall exhibit extraordinary site design characteristics, including, but not limited to:
107 Increased landscape treatment, tree preservation, provisions for bicycle and pedestrian traffic.
- 108 In granting a waiver, the Commission may impose such conditions that will, in its judgment, secure the
109 purposes of this Chapter. This Section does not affect the right of the applicant under Indiana law to
110 petition the Board for a variance from development standards provided under IC 36-7-4-918.5 and this
111 Zoning Ordinance.
112
- 113 23F.03 Permitted Uses. See Appendix A – Schedule of Uses.
- 114 23F.03.01 All Uses which are permitted in the underlying primary zoning district(s), except those uses expressly
115 prohibited by *Section 23F.04*, are permitted in the Zone.
- 116 23F.03.02 In addition to those uses which are permitted in the underlying primary zoning district(s), residential
117 uses are permitted in the Zone.
118
- 119 23F.04 Special Uses; Prohibited Uses. See Appendix A – Schedule of Uses.
- 120 23F.04.01 Special Uses.
- 121 All Special Uses which are permitted (upon obtaining a Special Use approval from the Board) in the
122 underlying zoning district(s), except those uses expressly excluded in this Section or in Appendix A:
123 Schedule of Uses, are permitted in the Overlay Zone upon the approval of the Board. In addition, any
124 Use existing at the time of the passage of this Chapter which does not conform to *Section 23F.03:*
125 *Permitted Uses* but which otherwise does conform to the applicable Use provisions of the underlying
126 zoning district(s), shall be deemed to be and shall be a Special Use under this Chapter. Such Uses
127 shall not be considered legal nonconforming uses nor require Special Use approval for continuance but
128 shall require Special Use approval for any alteration, enlargement or extension.
- 129 23F.04.02 Prohibited Uses.
- 130 A. Automobile, Truck, Boat, Mobile Home, Manufactured Housing or RV Sales.
- 131 B. Sexually Oriented Businesses
- 132 C. All Industrial Uses in Appendix A
- 133 D. Drive-through facilities on parcels located adjacent to and abutting R-1, R-2 or R-3/Residence
134 Districts, or a single- or two-family residence.
- 135 23F.04.03 Restoration after Destruction of Building.
- 136 Nothing in this Chapter shall prevent the restoration of a building or structure destroyed one hundred
137 percent (100%) or less of its square footage at the time of such destruction by explosion, fire, flood,
138 earthquake, windstorm, act of God, riot or act of a public enemy, subsequent to the passage of this Chapter;
139 or shall prevent the continuance of the use, except an illegal nonconforming use, of such building, structure
140 or part thereof, as such use existed at the time of such impairment of such building, structure or part
141 thereof. All such restoration and construction shall be subject to the obtaining of an Improvement Location
142 Permit, with the fees waived for the restoration of a building or structure destroyed one hundred percent
143 (100%) or less and restored according to its state of existence prior to destruction. All restorations resulting
144 in a divergence from original plans shall be subject to obtaining an Improvement Location Permit and
145 payment of fees and comply with Sections 23F.09 and 23F.10.
146
- 147 23F.05 Building Setbacks.
- 148 23F.05.01 Build-to Line.
- 149 A. Minimum: Zero (0) feet, subject to recorded utility easement(s).
- 150 B. Maximum: Ten (10) feet, subject to recorded utility easement(s) and to subparagraph C
151 below.

- 152 C. Up to seventy-percent (70%) of the front façade may be recessed for entrances and outdoor
 153 seating; however, no entrance shall be recessed more than ten (10) feet, and no outdoor
 154 seating area shall be recessed more than twenty (20) feet, subject to Commission approval.
- 155 | 23F.05.02 Side and Rear Setbacks. There are no minimum side or rear setbacks; however, no **accessory** buildings
 156 or other permanent improvement shall encroach into required landscape planting or Perimeter
 157 Bufferyard areas.
- 158 | 23F.05.03 Conflicting Requirements. Wherever there exists a conflict between the ~~building setback~~ requirements
 159 ~~of the State Highway 431/Keystone Avenue Corridor Overlay Zone and~~ the Carmel Drive – Range
 160 Line Road Overlay Zone, **and either the US 31 Highway Corridor Overlay Zone or State Highway**
 161 **431/Keystone Avenue Corridor Overlay Zone, the Carmel Drive-Range Line Road Overlay Zone** shall
 162 govern.
- 163
- 164 | 23F.06 Building Orientation and Access.
- 165 | 23F.06.01 Every parcel with frontage on Carmel Drive and/or Range Line Road must have a building that fronts on
 166 those streets.
- 167 | 23F.06.02 Except for those lots with 120 feet or less of frontage on a public street, every parcel with frontage on
 168 Carmel Drive and/or Range Line Road must have a building that occupies a minimum of 70% of that
 169 frontage. Exceptions include:
- 170 | A. Buildings on lots with 120 feet or less of frontage provided they occupy the maximum amount of
 171 frontage, except for driveways, sidewalks and landscape areas, as required by the Ordinance.
- 172 | B. Frontages along public streets other than Carmel Drive or Range Line Road have no minimum
 173 frontage requirement.
- 174 | 23F.06.03 Additional buildings may be built in the rear of the property.
- 175 | 23F.06.04 All Principal Buildings shall face a public street, with a primary entrance from a public street.
- 176 | 23F.06.05 The primary entrance must be readily apparent as a prominent architectural feature and visible from the
 177 street.
- 178 | **23F.06.06 Principal Buildings must provide a separate, architecturally significant entrance to upper floor uses, when**
 179 **those uses are separate and distinct from that of first floor.**
- 180
- 181 | 23F.07 Building Height. See also *Figure 1*.
- 182 | 23F.07.01 **Principal Buildings must have at least two floors of leasable, occupiable space.**
- 183 | A. **The second and higher floors must be at least fifty percent (50%) the size of the building footprint and**
 184 **must be oriented to the front of the building such that the second floor façade aligns with the first floor.**
- 185 | B. **Exceptions to first floor/upper façade alignment are allowed for upper floor patio spaces requiring**
 186 **offset from the first floor façade.**
- 187 | ~~If located on Carmel Drive or on Range Line Road south of Executive Drive:~~
- 188 | ~~A. Minimum Height: Seventeen (17) feet.~~
- 189 | ~~B. Maximum Height: Fifty five (55) feet, or five (5) stories, whichever is greater.~~
- 190 | 23F.07.02 ~~If located on the east side of Range Line Road between Executive Drive and 8th Street NE, excluding~~
 191 ~~properties within the Old Town District Overlay Zone:~~
- 192 | ~~A. Minimum Height: **Twenty-six (26)** ~~Seventeen (17)~~ feet.~~
- 193 | ~~B. Maximum Height: Two (2) stories, or twenty six (26) feet to the top of the highest Story.~~
- 194 | 23F.07.03 ~~If located on the west side of Range Line Road between Executive Drive and 8th Street NW, excluding~~
 195 ~~properties within the Old Town District Overlay Zone:~~
- 196 | ~~A. Minimum Height: **Twenty six (26)** feet and two (2) occupiable floors.~~
- 197 | ~~B. Maximum Height: Fifty-five (55) feet, or five (5) stories, whichever is greater.~~
- 198 | ~~23F.07.04 If located north of 8th Street:~~
- 199 | ~~A. Minimum Height: **Twenty six (26)** feet and two (2) occupiable floors.~~

200 | ~~B. Maximum Height: Fifty five (55) feet, or five (5) stories, whichever is greater.~~

201 | ~~23F.07.05 If the Principal Building has at least two floors of occupiable space, the second and higher floor(s)~~
202 | ~~must be at least fifty percent (50%) the size of the building footprint and must be oriented to the front~~
203 | ~~of the building such that its front line is equal to that of the first floor.~~

204 | 23F.07.046 Maximum Height shall be reduced to ~~three~~ **two (32)** stories, or ~~thirty-eighty-six (3826)~~ **thirty-two (32)** feet ~~to the~~
205 | ~~top of the highest Story,~~ for Principal Buildings located adjacent to and abutting R-1, R-2 or R-
206 | 3/Residence Districts, or a single- or two-family residence.

207 |
208 | 23F.08 Building Footprint.

209 | 23F.08.01 **Minimum: 0.5 Floor Area Ratio (FAR)**

210 | **23F.08.02** Maximum: 40,000 square feet **footprint.**

211 |
212 | 23F.09 Construction Materials.

213 | 23F.09.01 Principal Buildings must be faced on front and sides with brick, stone, ~~stucco~~ or similarly detailed
214 | precast concrete and trimmed in metal, stone, precast concrete, wood, **fiber cement, or EIFS** ~~stucco, or~~
215 | **brick.**

216 | 23F.09.02 Rear building façade materials may vary, however, its material colors and composition must be
217 | coordinated with the front and side façades.

218 | **23F.09.03 Use of EIFS and fiber cement products shall be limited to upper floor trim or accent material only.**

219 |
220 | 23F.10 Architectural Design. To provide articulated detail and ornament that is scaled to the pedestrian, buildings in the Zone
221 | must include the following characteristics:

222 | 23F.10.01 Ground and upper floors with transparent glass; ground floor elevations must incorporate the
223 | transparent glass as a significant component.

224 | 23F.10.02 A distinct cornice line at the top of flat roofed buildings and intermediate horizontal elements, such as
225 | a trim at the top of the ground floor are optional.

226 | 23F.10.03 The façade shall be provided relief by windows and surrounds, storefronts, doors, and features such as
227 | special brick coursing, pilasters and lintels.

228 | 23F.10.04 The first floor and all other floors will have a coordinated composition, which will usually be indicated
229 | by the alignment of upper floor windows and other features with openings and features of the first
230 | floor.

231 | 23F.10.05 When applicable, retail storefronts shall be oriented along the public street front of the first floor of the
232 | building, except for pedestrian entrances to parking areas or ~~small~~ entrance lobbies for upper floors.

233 | 23F.10.06 Every face of the building with frontage on a public street must have openings for windows **which are**
234 | **clear glass that allow the interior space to be seen from the street.**

235 | 23F.10.07 Large expanses of glass are allowed, but the building may not be constructed entirely of a metal and
236 | glass curtain wall.

237 | 23F.10.08 Fixed or retractable awnings are permitted if they complement a building's architectural style, material,
238 | colors, and details; do not conceal architectural features (such as cornices, columns, pilasters, or
239 | decorative details); do not impair façade composition; and are designed as an integral part of the
240 | façade.

241 | 23F.10.09 Rooftop mechanical and telecommunication equipment shall be fully screened on all sides using
242 | parapets, penthouse screens or other similar method and which are integrated into the overall building
243 | design and approved by the Commission.

244 |
245 | 23F.11 Landscaping Requirements. *See Chapter 33: Commercial Development Landscape Ordinance.*

246 |
247 | 23F.12 Lighting.

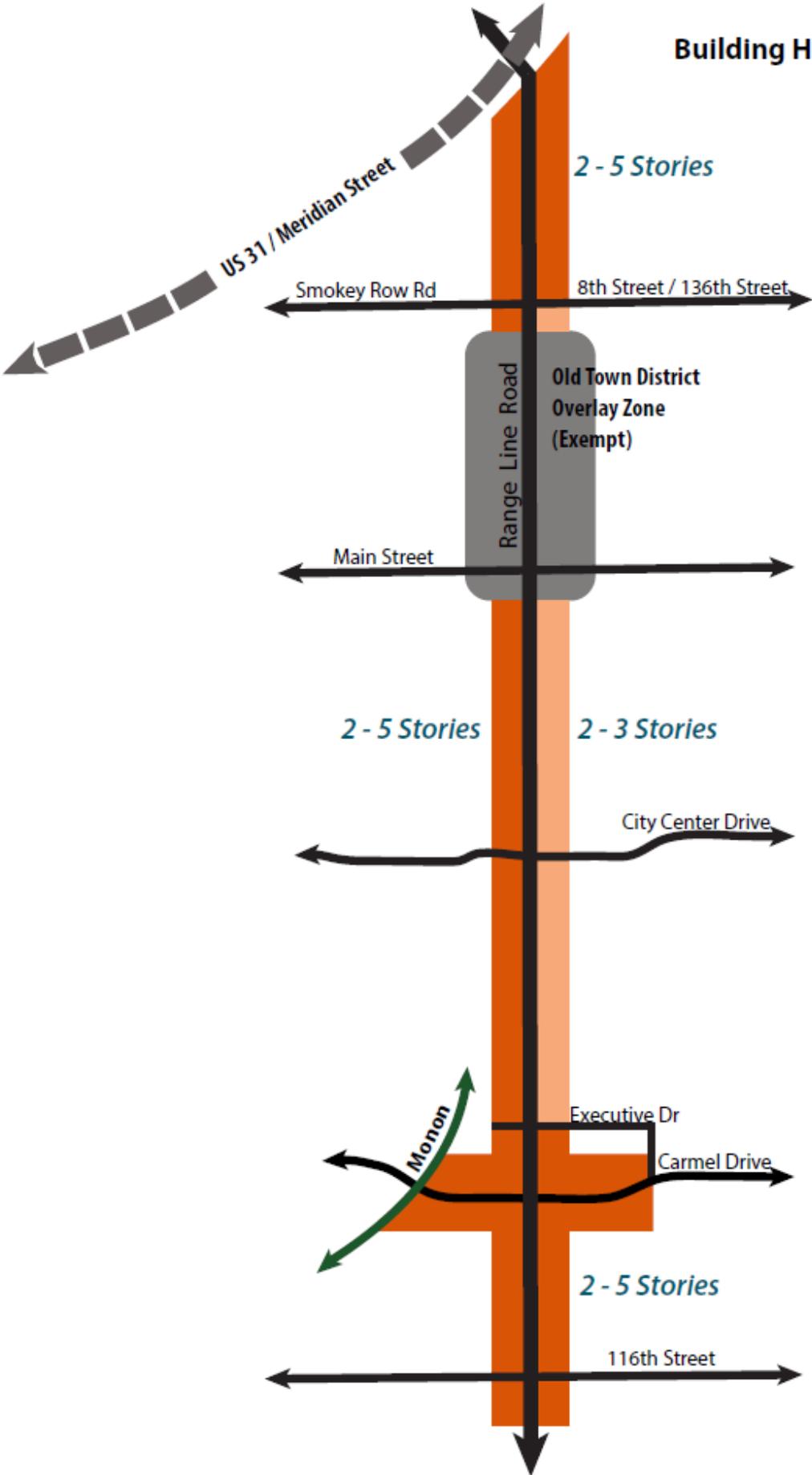
248 | 23F.12.01 Street lighting shall be provided as part of all projects, ~~on both sides of the street when possible, and to~~
249 | ~~be placed~~ **spaced no less than approximately** one hundred (100) feet apart. ~~The , and of a~~ **design shall**
250 | **be per the adopted City style.**

- 251 23F.12.02 Exterior lighting of the building or site shall be designed so that light is not directed off the site and the
 252 light source is shielded from direct offsite viewing. For any use abutting single-family residential uses,
 253 illumination levels shall not exceed 0.5 foot candles at the property line.
- 254 23F.12.03 Exterior lighting shall be architecturally integrated with the building style, material and color. Rooftop
 255 lighting shall be prohibited.
- 256 23F.12.04 All exterior architectural, display, decorative and sign lighting shall be generated from concealed, low
 257 level fixtures.
- 258 23F.12.05 The maximum height of light standards in parking areas shall not exceed twenty-five (25) feet. When
 259 light standards abut or fall within ninety (90) feet of single family residential, their height shall not
 260 exceed fifteen (15) feet.
- 261
- 262 23F.13 Signage. Signage, where allowed, shall abide by Zoning Ordinance *Chapter 25.07: Sign Ordinance*.
- 263
- 264 23F.14 Pedestrian Circulation.
- 265 23F.14.01 Sidewalks along Carmel Drive and Range Line Road ~~public streets~~ shall be a minimum of twelve (12)
 266 feet in width. Sidewalks along all other public streets shall be a minimum of eight (8) feet in width.
- 267 23F.14.02 When parking is located behind the Principal Building, walkways shall be provided to allow safe ~~on at~~
 268 ~~least one side of the building and shall provide~~ access between rear parking areas and Principal
 269 building entrances ~~or the street~~. Unless otherwise noted in this ordinance, the minimum width for
 270 walkways shall be six (6) feet.
- 271 23F.14.03 Neither sidewalks nor walkways shall be used by automotive traffic.
- 272 23F.14.04 Pedestrian access shall be coordinated with and provided to adjoining properties.
- 273
- 274 23F.15 Parking. See also *Chapter 27: Additional Parking and Loading Regulations*.
- 275 23F.15.01 The amount of parking spaces required shall be determined by *Sections 27.01, 27.06 and 27.08*;
 276 however, square footage on the second and higher floors will not be included in the automobile
 277 parking calculation.
- 278 23F.15.02 Parking areas shall be setback not less than six (6) feet behind the Front Line of Building.
- 279 23F.15.03 Parking areas shall be located at the rear or side of buildings, and screened consistent with the
 280 standards of Bufferyard Type 'A', as described in *Section 33.05*.
- 281 23F.15.04 Adjacent/adjoining parking lots shall be interconnected either by alley or internal driveway, and
 282 coordinated to accommodate pedestrian access.
- 283 23F.15.05 Paths within parking lots of more than three rows shall be designated to accommodate pedestrians
 284 safely from parking areas to sidewalks, walkways and/or building(s). Such paths may consist of
 285 striping.
- 286
- 287 23F.16 Product, Material & Refuse Storage.
- 288 23F.16.01 Material or product storage shall occur within the Principal building or an Accessory building.
- 289 23F.16.02 Any Accessory Building for storage shall:
- 290 A. Be architecturally compatible with the Principal building and integrated into the overall site
 291 layout.
- 292 B. Be approved by the Commission.
- 293 23F.16.03 Any Accessory Building for storage or disposal of refuse shall:
- 294 A. Accommodate waste and recyclable materials, and, if applicable, grease or other cooking
 295 refuse.
- 296 B. Be fully enclosed except for doors or gates which are kept closed unless loading or unloading.
- 297 C. Be architecturally compatible with the Principal building and integrated into the overall site
 298 layout.
- 299 D. Be approved by the Commission.
- 300

301 23F.17 Other Requirements.
302 All other requirements not mentioned in this Section shall remain as stated for that primary zoning classification district
303 mapped.
304

**Figure 1:
Building Height Diagram**

Revised: November 2015



306 **Section II:** All prior Ordinances or parts thereof inconsistent with any provision of this Ordinance are
307 hereby repealed.

308

309 **Section III:** This Ordinance shall be in full force and effect from and after its passage and signing by the
310 Mayor.

311

312

313 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
314 _____ 2016, by a vote of _____ ayes and _____ nays.

316 **COMMON COUNCIL FOR THE CITY OF CARMEL**

320 _____
321 Presiding Officer

H. Bruce Kimball

324 _____
325 Laura D. Campbell

Kevin D. Rider

328 _____
329 Ronald E. Carter

Carol Schleif

332 _____
333 Sue Finkam

Jeff Worrell

335
336 ATTEST:

339 _____
340 Christine S. Pauley, Clerk-Treasurer

342
343 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
344 _____ 2016, at _____ .M.

346 _____
347 Christine S. Pauley, Clerk-Treasurer

348
349
350 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
351 _____ 2016, at _____ .M.

353 _____
354 James Brainard, Mayor

355 ATTEST:

357 _____
358 Christine S. Pauley, Clerk-Treasurer

359 Prepared by:
360 Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032
361

MEMORANDUM

TO: Carmel City Council
FROM: Adrienne Keeling
Department of Community Services
SUBJECT: Z-610-16
DATE: January 22, 2016

Please find information on the following item forwarded by the Plan Commission attached. This item will appear on your February 1st agenda.

Forwarded with a favorable recommendation:

Docket No. 15110017 OA: C-2/Old Town District Amendment

The applicant seeks to retitle and amend *Chapter 20F: C-2/Old Town District* of the Zoning Ordinance in order to change its title from Old Town District to Central Business District and amend its development standards. Filed by the Department of Community Services.

Please see the enclosed amendments to change the title and revise the development standards of the C-2/Old Town District.

Summary:

As infill and mixed use redevelopment continue in Carmel's central core, the need is increasing for an option to allow Redevelopment Commission involvement with public infrastructure and structured parking to assist with building walkable and vibrant developments. To date, the C-1 and C-2 Districts have only been applied in City Center and Old Town, where the Redevelopment Commission has been the most active. This proposal would re-badge the C-2 District as a broader Mixed Use District that could be applied outside of City Center and Old Town. In addition, development standards are proposed which are intended to provide a better transition to single family residences.

Proposed Amendments:

1. **Chapter Title:** Re-title from C-2/Old Town District to C-2/Mixed Use District and remove language in the Purpose and Intent which is specific to Old Town.
2. **Location:** Clarifies within the Purpose and Intent section that this district is intended for North Central and South Central Carmel. The boundaries are identified by the C3 Plan.
3. **Maximum Height:** Increase from 60' / 4 stories to 75' / 6 stories.
4. Added **Maximum Height adjacent to Residential:**
 - a. Simplified by limiting to 35' (removed the 3 story).
 - b. Specifies in instances of multiple buildings, only buildings adjacent to single family have reduced building height.
5. **Street Lighting:** Clarify that street lighting shall be provided per the standards of the City of Carmel.
6. **Dumpsters and Refuse:** Clarify that recycling dumpsters also need to be enclosed.
7. **Bicycle Parking:** Clarify that bicycle parking standards apply.
8. **Architectural Design:** Add language regarding building materials and rooftop equipment screening.

The information in this packet is arranged in the following order:

1. Copy of the Plan Commission Certification (*expires April 20, 2016*).
2. Proposed Ordinance Z-610-16.

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

**ORDINANCE
Z-610-16**

C-2/Old Town District Text 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. 15110017 OA**), to change its title from Old Town District to Central Business District and amend its development standards.

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

At its regularly scheduled meeting of January 19, 2016, the Carmel Plan Commission voted Ten (10) in Favor, Zero (0) Opposed, One (1) Absent, to forward to the Common Council the proposed **Ordinance No. Z-610-16** with a **"Favorable Recommendation"**.

Please be advised that by virtue of the Plan Commission's **Favorable** Recommendation, pursuant to IC 36-7-4-607(e), 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 Wednesday April 20, 2016.

CARMEL PLAN COMMISSION

BY: Brad Grabow/lem
Brad Grabow, President

ATTEST:

Lisa Motz
Lisa Motz, Secretary
Carmel Plan Commission
Dated: January 21, 2016

2016 JAN 21 A 9:30

ORDINANCE Z-610-16

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA**

*An Ordinance amending the title and development standards of the C-2/Old Town District
in the Carmel Zoning Ordinance*

Synopsis:

Ordinance amends the title of the C-2 District from Old Town to Mixed Use so that it may be used more broadly. It also increases the maximum building height, but limits height to 35’ when new development is adjacent to single-family residential. Architectural design standards are added for building materials and rooftop equipment screening. The ordinance also clarifies standards relating to street lighting, dumpsters and bicycle parking.

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 Clay Comprehensive Plan “C3 Plan 2009” Docket No. 08070020 CP was given a favorable recommendation by the Carmel Advisory Plan Commission on November 18, 2008, and duly approved by Resolution No. CC-05-04-09-02 of the Common Council on May 4, 2009, and is therefore the official Comprehensive Plan of the City of Carmel and Clay Township; and

WHEREAS, the City wishes to maintain an orderly, consistent and streamlined Zoning Ordinance; and

WHEREAS, pursuant to Indiana Code 36-7-4-602 the Common Council is authorized to amend the text of the zoning ordinance; and

WHEREAS, pursuant to Indiana Code 36-7-4-610 and City of Carmel Ordinance No. D-1600-02, the Carmel Zoning and Subdivision Control Ordinances are incorporated by reference into the Carmel City Code;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that, pursuant to IC 36-7-4-600 et seq. and after Docket No. 15110017 OA having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, January 19, 2016, it hereby adopts this Ordinance to amend the Carmel Zoning Ordinance (Ordinance No. Z-289, as amended), to read as follows:

Section I:

ZO CHAPTER 20F: C-2/Old Town District

a. Amend Chapter 20F: C-2/Old Town District as follows:

20F.00 C-2 Mixed Use Old Town District.

20F.00.01 Purpose and Intent.

The purpose of the C-2 ~~Mixed Use Old Town~~ District is to ~~define create~~ and ~~support protect~~ land areas for the redevelopment of parcels in the ~~Downtown-North Central and South Central~~ areas of the City ~~popularly known as Old Town~~. The intent of the City of Carmel is that all redevelopment proposals for this area should incorporate significant civic value and mercantile activity and provide opportunities to improve the fabric of the urban setting. It is further intended that the availability of C-2 zoning in this area should foster a successful public/private relationship between the City of Carmel and prospective developers, while ensuring the

48 compatibility of any redevelopment proposals with existing building codes and zoning regulations. ~~As part of its~~
49 ~~efforts to redevelop the Old Town area, the City of Carmel has undertaken a significant streetscape~~
50 ~~improvement project, and determined several desirable “footprint” locations, along with public street access~~
51 ~~points and public space set a sides. The City further intends to facilitate the conversion of all utility and private~~
52 ~~communications lines and equipment to underground service in the C-2 zoning district.~~

53 20F.00.02 Tract Requirements.

54 Land areas shall be rezoned C-2 only upon application by the City of Carmel itself. All activities associated
55 with commercial, transportation, service, office and residential activities shall be conducted within completely
56 enclosed buildings in such a manner that any nuisance factors are not emitted outside of the building.

57 20F.00.03 Approval of Development Plan.

- 58 1. Following approval by the Carmel Redevelopment Commission, the City of Carmel shall submit for
59 approval a Development Plan (DP) that includes the following development requirements for that
60 property: architectural design, exterior lighting, landscaping and signage (ADLS).
- 61 2. The Director, as the staff of the Carmel/~~Clay~~ Plan Commission, shall review a DP application to
62 determine if the DP satisfies the development requirements of the C-2 District.
- 63 3. The Director must approve, approve with conditions, or disapprove the Development Plan (DP) for any
64 tract of land in the C-2 District.
- 65 4. The Director shall hold a public hearing before deciding whether to approve or disapprove a DP.
66 However, no DP is required for additions to existing structures which:
 - 67 a. Are attached to the existing structure;
 - 68 b. Continue the architectural design of the existing structure, including exterior color and
69 materials; doors and windows, other detailing;
 - 70 c. Meet with requirements of the C-2 District;
 - 71 d. Do not exceed twenty percent (20%) of the original Gross Floor Area of the existing structure,
72 applicable from the date of this Section; and
 - 73 e. Have received a prior ADLS approval from the Commission.
- 74 5. Pursuant to IC 36-7-4-1400 *et seq.*, the Director (as the staff of the Plan Commission) is hereby
75 authorized to conduct a public hearing to determine whether the Development Plan complies in all
76 respects with the Zoning Ordinance and any commitments made by the owner of the real property
77 under IC 36-7-4-613. The Director shall then make written findings concerning his or her decision to
78 approve or disapprove the Development Plan, and the Director is hereby designated as the official who
79 is responsible for signing the written findings.
- 80 6. The approval or disapproval of a Development Plan by the Director under this *Section 20F.0.3* is a
81 final decision of the Commission that may be reviewed only as provided in IC 36-7-4-1016. After
82 initial approval of the architectural design, exterior lighting, landscaping and signage (ADLS) under
83 this *Section 20F.0.3*, the ADLS shall not be materially or substantially changed or altered without the
84 prior approval of the Commission under its rules of procedure.
- 85 7. **Zoning Waiver.** The applicant may apply for a Zoning Waiver of the dimensional and quantitative
86 standards of the C-2 District by not greater than thirty-five percent (35%), consistent with requirements
87 set forth below:
 - 88 a. The proposal shall be in harmony with the purposes and the land use standards contained in
89 this chapter;
 - 90 b. The proposal shall enhance the overall Development Plan, the adjoining streetscapes and
91 neighborhoods, and the overall City's ~~Central~~ **Business** District.
 - 92 c. The proposal shall not produce a site plan or street/circulation system that would be
93 impractical or detract from the appearance of the Development Plan and the City's ~~Central~~ **Business**
94 **Business** District, and shall not adversely affect emergency vehicle access or deprive
95 adjoining properties of adequate light and air.
 - 96 d. The proposal exhibits extraordinary site design characteristics, including, but not limited to:
97 Increased landscape treatment, tree preservation, public art, provisions for bicycles and/or
98 mass transit, reduced surface parking coupled with provisions for above or below ground

99 parking facilities.

- e. In granting a waiver, the Commission may impose such conditions that will, in its judgment, secure the purposes of this chapter. This subsection does not affect the right of an applicant under Indiana law to petition the Board for a variance from development standards, as provided in IC 36-7-4-918.5 and this Zoning Code.

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105 **20F.01 Permitted Uses:**

106 See *Appendix A: Schedule of Uses*.

107 20F.01.01 Minimum Area Requirements: None.

108 20F.01.02 Other Requirements: None.

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110 **20F.02 Special Uses & Special Exceptions:**

111 A. Other uses similar and comparable to the C-2 permitted uses specified in *Appendix A: Schedule of Uses*.

112 B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

113 20F.02.01 Minimum Area Requirements: None.

114 20F.02.02 Other Requirements: None.

115
116 **20F.03 Accessory Buildings.** (See *Chapter 25: Additional Use Regulations* for additional requirements.)

117 Accessory buildings shall not be allowed except:

118 A. Pursuant to a developmental standards variance; or

119 B. As stated in *Section 20F.06.02*; or

120 C. Detached garage units approved as part of the ADLS.

121
122 **20F.04 Height and Area Requirements.** (See *Chapter 26: Additional Height, Yard, & Lot Area Regulations*
123 for additional requirements.)

124 20F.04.01 Maximum Height: ~~Seventy-five (75) feet~~ (75.60) feet, comprising no more than ~~six (6) stories~~ (64) stories. Floor-
125 to-ceiling height shall be a minimum of ten (10) feet at the first story and eight (8) feet at the second and third
126 stories.

127 20F.04.02 Maximum Height shall be reduced to thirty-five (35) feet when adjacent to or across a public right-of-
128 way from single family residences. If a Development Plan includes multiple buildings, the reduced building
129 height shall only apply to the building(s) adjacent to or across a public right-of-way from single family
130 residences.

131
132 **20F.05 Streetscape and Landscaping Requirements.**

133 20F.05.01 Street Lighting. Street Lighting shall be provided along all public streets within the right-of-way, per
134 the standards of the City of Carmel.

135 20F.05.02 Landscaping shall be designed in accordance with the adopted landscaping style and species palette
136 established for the City Center by the City of Carmel Redevelopment Commission.

137 20F.05.03 Street Trees. Shade trees shall be planted along all streets within the rights-of-ways, parallel to the
138 street. Species, size, and installation shall be per the standards of the City of Carmel.

139 20F.05.04 Landscaping Installation and Maintenance.

140 1. Installation. All required landscaping pursuant to the ADLS approval shall be installed prior to the
141 issuance of a Certificate of Occupancy by the Department Administrator. If it is not possible to install
142 the required landscaping because of weather conditions, the property owner shall post a bond for an
143 amount equal to the total cost of the required landscaping prior to the issuance of the Final Certificate
144 of Occupancy.

145 2. Maintenance. It shall be the responsibility of the owners and their agents to insure proper maintenance
146 of the landscaping, in accordance with the standards set forth in the Development Plan. This is to

147 include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute,
148 and keeping the area free of refuse and debris.

149 **20F.06 Fencing; Dumpsters and Refuse Areas.**

151 20F.06.01 Fencing shall not be allowed except pursuant to a developmental standards variance.

152 20F.06.02 Each building shall provided a fully screened and gated dumpster enclosure ~~or a refuse area~~ of
153 sufficient size to fully ~~enclose and~~ contain all trash and recycling dumpsters and/or compaction units. The
154 screened enclosure area shall be connected to the main structure in such a way that no refuse is moved across
155 the site before it is removed by a refuse service. However, if it is not feasible for the required dumpster or
156 compaction unit to be connected to the main structure, then it shall be enclosed and screened with a
157 combination of brick masonry walls and landscaping.
158

159 **20F.07 Parking.**

160 20F.07.01 Notwithstanding *Section 27.05* of the Zoning Ordinance, the minimum number of parking spaces to be
161 provided in the C-2 District shall be computed as follows:

162 (a) one and one-half (1.5) spaces per dwelling unit; and

163 (b) four (4) spaces per 1,000 square feet of retail floor space.

164 Except as provided in *Section 20F.07.02* below, the rules set forth in *Section 27.01* through *27.04* of the Zoning
165 Ordinance shall apply in computing the number of required parking spaces, and in determining the location and
166 construction thereof.

167 20F.07.02 Off-street parking areas for two (2) or more different uses may be provided collectively, if the total
168 number of spaces provided is not less than the total of the minimum required spaces for each individual use.
169 Combined parking shall be designed and constructed so as to create a desirable, efficient and well planned off-
170 street parking area with functional and aesthetic value, attractiveness and compatibility with adjacent land uses.
171 Sharing of off-street parking areas is permitted where it is proved that two (2) adjacent buildings have uses that
172 require parking at complementary times of the day or days of the week. In addition, on-street parking spaces
173 may, if available and adjacent to the lot of the use, be counted as part of the total parking spaces required by this
174 *Section 20F.07.*

175 20F.07.03 Bicycle parking shall be per *Section 27.06* of the zoning ordinance.

176
177 **20F.08 Architectural Design Requirements.**

178 20F.08.01 Buildings shall be designed and constructed in accordance with the adopted architectural style and
179 materials palette established for the City Center by the City of Carmel Redevelopment Commission.

180 20F.08.02 Principal Buildings must be faced on front and sides with brick, stone, or similarly detailed precast
181 concrete and trimmed in metal, stone, precast concrete, wood, EIFS, or fiber cement.

182 23F.08.03 Rear building façade materials may vary, however, its material colors and composition must be
183 coordinated with the front and side façades.

184 23F.08.04 Use of EIFS and fiber cement products shall be limited to upper floor trim or accent material only.

185 23F.08.05 Rooftop mechanical and telecommunication equipment shall be fully screened on all sides using
186 parapets, penthouse screens or other similar method and which are integrated into the overall building design
187 and approved by the Commission.
188

189 **20F.09 Permanent Signs.**

190 20E.09.01 All permanent signs in the C-2 District shall be designed and constructed in accordance with the
191 adopted architectural style and materials palette established for the City Center by the City of Carmel.

192 20E.09.02 Except as noted below, the placement and number of permanent signs shall be in accordance with the
193 project standards established by the City of Carmel Redevelopment Commission.

194 20E.09.03 Sign size and design shall be per *Chapter 25.07: Sign Ordinance.*

195 20E.09.04 All Signs must fit within the horizontal and vertical elements of the building and may not obscure
196 details of the building.

197 20E.09.05 No sign shall extend above the cornice line of the building.

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Section II: All prior Ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed.

Section III: This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

204 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
205 _____ 2016, by a vote of _____ ayes and _____ nays.

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208 **COMMON COUNCIL FOR THE CITY OF CARMEL**
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210
211 _____
212 Presiding Officer

H. Bruce Kimball

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215 _____
216 Laura D. Campbell

Kevin D. Rider

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219 _____
220 Ronald E. Carter

Carol Schleif

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223 _____
224 Sue Finkam

Jeff Worrell

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226
227 **ATTEST:**
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229
230 _____
231 Christine S. Pauley, Clerk-Treasurer

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233
234 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
235 _____ 2016, at _____ .M.

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237 _____
238 Christine S. Pauley, Clerk-Treasurer

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241 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
242 _____ 2016, at _____ .M.

243
244 _____
245 James Brainard, Mayor

246 **ATTEST:**
247

248 _____
249 Christine S. Pauley, Clerk-Treasurer

250
251 Prepared by:
252 Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032

RESOLUTION-CC-02-01-16-01

RESOLUTION REGARDING RELEASE OF SBOA FINAL EXAMINATION REPORT

Synopsis: This resolution authorizes the Council President to sign a waiver, allowing for an early release of the City's 2014 audit report.

WHEREAS, the City has been advised and is aware that Ind. Code 5-11-5-1(b)(6) states that a final examination report performed by the State Board of Accounts ("SBOA") cannot be issued earlier than forty-five (45) days after the date of the initial exit conference;

WHEREAS, Indiana Code 5-11-5-1(b)(6) was enacted to allow the legislative body of a municipality or entity examined sufficient time to request an additional exit conference;

WHEREAS, the City has an urgent need to receive its 2014 audit report in order to satisfy bond rating agencies;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Carmel, Indiana:

Section 1: The City hereby waives the provisions of Ind. Code 5-11-5-1(b)(6) and asks the SBOA to issue, at the earliest possible time hereafter, its final examination report.

Section 2: The City releases the SBOA from any claim or cause of action, whether known or unknown, based upon or relating to this waiver and/or the public release of the final examination report earlier than forty-five (45) days after the date of the initial exit conference.

Section 3: The Council authorizes its President to execute such waiver on a form prescribed by the SBOA.

SO RESOLVED by the Common Council of the City of Carmel, Indiana this ____ day of _____, 2016.

COMMON COUNCIL FOR THE CITY OF CARMEL

Presiding Officer

Sue Finkam

Ronald Carter, President

Kevin Rider

Carol Schleif

Laura Campbell

Jeff Worrell

Bruce Kimball

ATTEST:

Christine S. Pauley, Clerk-Treasurer

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Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____ 2016, at _____ .M.

Christine S. Pauley, Clerk-Treasurer

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____ 2016, at _____ .M.

James Brainard, Mayor

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Prepared by Christine S. Pauley on January 22, 2016, as suggested language only and not as legal advice. No subsequent revision has been reviewed by Ms. Pauley.