

COMMON COUNCIL MEETING AGENDA

MONDAY, MARCH 4, 2019 – 6:00 P.M.

COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

1. **CALL TO ORDER**
2. **AGENDA APPROVAL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**
6. **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
7. **COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
8. **CONSENT AGENDA**
 - a. **Approval of Minutes**
 1. February 18, 2019 Regular Meeting
 - b. **Claims**
 1. Payroll \$2,756,293.88
 2. General Claims \$2,683,783.40
 3. Retirement
 4. Wire Transfers
9. **ACTION ON MAYORAL VETOES**
10. **COMMITTEE REPORTS**
 - a. Finance, Utilities and Rules Committee
 - b. Land Use and Special Studies Committee
 - c. All reports designated by the Chair to qualify for placement under this category.
11. **OTHER REPORTS – (at the first meeting of the month specified below):**
 - a. **Carmel Redevelopment Commission (Monthly)**
 - b. **Carmel Historic Preservation Commission (Quarterly – January, April, July, October)**

- c. Audit Committee (Bi-annual – May, October)
- d. Redevelopment Authority (Bi-annual – April, October)
- e. Carmel Cable and Telecommunications Commission (Bi-annual – April, October)
- f. Economic Development Commission (Bi-annual – February, August)
- g. Library Board (Annual – February)
- h. Ethics Board (Annual – February)
- i. Public Art Committee (Annual – August)
- j. Parks Department (Quarterly – February, May, August, November)
- k. All reports designated by the Chair to qualify for placement under this category.

12. **OLD BUSINESS**

- a. **Sixth Reading of Ordinance D-2448-18**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 6, Article 5, Division VIII, Section 6-158 of the Carmel City Code; Sponsor: Councilor Carter. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

Ordinance clarifies the regulation of noise within the City of Carmel.

- b. **Resolution CC-01-07-19-01**: A Resolution of the Common Council of the City of Carmel, Indiana, Recognizing Additions to the Historic Contributing Buildings Survey as Recommended by the Carmel Historic Preservation Commission; Sponsor: Councilor Carter. **Tabled**

Synopsis:

Approves the addition of certain properties to the Carmel/Clay Township Historic Properties Survey as recommended by the Carmel Historic Preservation Commission.

- c. **Third Reading of Ordinance Z-639-18**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing the 2724 E 136th St. Planned Unit Development District; Sponsor: Councilor Campbell. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

Ordinance establishes the 2724 E 136th Street Planned Unit Development District Ordinance, Ordinance Number Z-639-18 which shall be referred to as the 2724 E 136th Street PUD Ordinance Number Z-639-18 (the “2724 E 136th Street PUD Ordinance”).

- d. **Third Reading of Ordinance Z-640-18**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending a Variety of Standards, Procedures, and Definitions in the Unified Development Ordinance; Sponsor: Councilor Campbell. **Sent to the Land Use and Special Studies Committee (2/28/19 Meeting Date).**

Synopsis:

This ordinance amends the standards for Fences, Bufferyards, Parking, Bicycle Parking, General Yard Standards and Waivers of Development Standards; amends Article 9: Processes and Article 11: Definitions; and corrects a variety of errors and omissions from the conversion to the UDO format.

13. **PUBLIC HEARINGS**

- a. **Resolution CC-03-04-19-01**: A Confirmatory Resolution Designating an Economic Revitalization Area for the Braun Corporation D/B/A Braunability, and Approving Deductions for Personal Property; Sponsor: Councilor Campbell.

Synopsis:

A resolution confirming the designation of the real property located at 645 West Carmel Drive, Carmel, Indiana as an economic revitalization area and granting a partial abatement of property taxes attributable to certain eligible equipment installed on the real property.

- b. **Resolution CC-03-04-19-02**: A Confirmatory Resolution Designating an Economic Revitalization Area for Atapco Carmel, Inc. and Approving Deductions for Real Property; Sponsor: Councilor Campbell.

Synopsis:

A resolution confirming the designation of the real property located at 645 West Carmel Drive, Carmel, Indiana as an economic revitalization area and grants a partial abatement of property taxes attributable to certain capital improvements made to the real property.

14. **NEW BUSINESS**

15. **AGENDA ADD-ON ITEMS**

16. **OTHER BUSINESS**

17. **ANNOUNCEMENTS**

18. **EXECUTION OF DOCUMENTS**

19. **ADJOURNMENT**

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COMMON COUNCIL MEETING MINUTES

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MONDAY, FEBRUARY 18, 2019 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

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MEETING CALLED TO ORDER

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Council President Jeff Worrell; Council Members: Laura Campbell, Ronald E. Carter, Anthony Green, Sue Finkam, H. Bruce Kimball, Kevin D. Rider and Deputy Clerk Jacob Quinn were present.

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Council President Worrell called the meeting to order at 6:00 p.m.

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27

AGENDA APPROVAL

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29

Two items added to the agenda under Agenda Add-On Items

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31

INVOCATION

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33

Pastor Andy Stephenson, Northview Church, delivered the Invocation.

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35

Councilor Carter led the Pledge of Allegiance.

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37

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

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39

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

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41

There were none.

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COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

44
45

There were none.

46
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CONSENT AGENDA

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Councilor Kimball moved to approve the consent agenda. Councilor Finkam seconded. There was no Council discussion. Council President Worrell called for the vote. The motion was approved 7-0.

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53

a. **Approval of Minutes**

- 54
55
1. February 4, 2019 Regular Meeting

56
57

b. **Claims**

- 45 1. Payroll \$2,908,272.77
46 2. General Claims \$2,095,901.07
47 3. Retirement \$101,138.56
48 4. Wire Transfers \$3,828,222.65
49

50 **ACTION ON MAYORAL VETOES**

51
52 There were none.

53
54 **COMMITTEE REPORTS**

55
56 Councilor Finkam reported that the Finance, Utilities and Rules Committee had met. Resolution CC-02-
57 04-19-02 passed with appositive 3-0 recommendation, Resolution CC-12-17-18-04 passed with a positive
58 3-0 recommendation, Ordinance D-2455-19 passed with a positive 3-0 recommendation, Ordinance D-
59 2450-18 is returning to Council on a 3-0 vote with no recommendation.

60
61 Councilor Green reported that the Land Use and Special Studies Committee had met. Ordinance D-2448-
62 18 remains in committee and Ordinance Z-638-18 is returning to Council on a 3-0 vote with no
63 recommendation.

64
65 **OTHER REPORTS – (at the first meeting of the month specified below):**

66
67 Anna Kaiser gave a report from the Trinity Free Clinic

68
69 Jeremy Kashman, City Engineer, gave a report on plans for 136th Street around the football stadium.

70
71 Doug Haney, Corporation Counsel, gave an annual report for the Ethics Board. Mr. Haney also gave a
72 report to Council regarding the efforts of his department to handle more collections in house.

73
74 **OLD BUSINESS**

75
76 Councilor President Worrell announced the **Fifth Reading of Ordinance D-2448-18**; An Ordinance of
77 the Common Council of the City of Carmel, Indiana, Amending Chapter 6, Article 5, Division VIII,
78 Section 6-158 of the Carmel City Code; Sponsor: Councilor Carter. Item remains in the Land Use and
79 Special Studies Committee.

80
81 Councilor President Worrell announced the **Fourth Reading of Ordinance Z-638-18**; An Ordinance of
82 the Common Council of the City of Carmel, Indiana, Rezoning 6.16 acres at SE Corner of North Illinois
83 Street and 111th Street From S2 (Residential) to the MC (Meridian Corridor) District. Councilor Green
84 report that the item is returning 3-0 from the Land Use and Special Studies Committee with no
85 recommendation. However, he stated a fair agreement had been reached by the petitioner and the
86 surrounding residents for the purchase of their homes as well as an agreement between the city and the
87 petitioner for the payment of taxes in perpetuity. Councilor Rider moved to add in the amended
88 commitments to Ordinance Z-638-18. Councilor Campbell seconded. There was no Council discussion.
89 Council President Worrell called for the vote. The motion was approved 7-0. Councilor Finkam moved to
90 approve Ordinance Z-638-18. Councilor Campbell seconded. There was no Council discussion. Council
91 President Worrell called for the vote. **Ordinance Z-638-18** was approved 7-0.
92

93 Councilor President Worrell announced the **Fourth Reading of Ordinance D-2450-18**; An Ordinance of
94 the Common Council of the City of Carmel, Indiana, Amending Sections 8-47 and 8-48 to Chapter 8,
95 Article 5 of the Carmel City Code. Councilor Worrell passed the gavel to Vice-President Campbell.
96 Council President Worrell moved to withdraw Ordinance D-2450-18. Councilor Finkam seconded. There
97 was no council discussion. Councilor Campbell called for the vote. The motion to withdraw Ordinance D-
98 2450-18 was approved 7-0.

99
100 Councilor President Worrell regained the gavel.

101
102 Councilor President Worrell announced **Resolution CC-12-17-18-04**: A Resolution of the Common
103 Council of the City of Carmel, Indiana, Amending the Contract With the Carmel Professional Firefighters
104 Association. Councilor Finkam announced that this item was returning from the Finance, Utilities and
105 Rules committee with a positive 3-0 recommendation. Councilor Rider moved to approve Resolution CC-
106 12-17-18-04. Councilor Carter seconded. There was no Council discussion. Council President Worrell
107 called for the vote. **Resolution CC-12-17-18-04** was approved 7-0.

108
109 Councilor President Worrell announced **Resolution CC-01-07-19-01**: A Resolution of the Common
110 Council of the City of Carmel, Indiana, Recognizing Additions to the Historic Contributing Buildings
111 Survey as Recommended by the Carmel Historic Preservation Commission/ Councilor Carter moved to
112 remove the item from the table. Councilor Rider seconded. There was no Council discussion. Council
113 President Worrell called for the vote. The motion was approved 7-0. Mark Dollase, Administrator for the
114 Carmel Historic Preservation Commission, presented on the resolution. Councilor Finkam moved to table
115 Resolution CC-01-07-19-01. Councilor Carter seconded. There was no Council discussion. Council
116 President Worrell called for the vote. The item was tabled.

117
118 Councilor President Worrell announced the **Second Reading of Ordinance Z-639-18**; An Ordinance of
119 the Common Council of the City of Carmel, Indiana, Establishing the 2724 E 136th St. Planned Unit
120 Development District. Item remains in the Land Use and Special Studies Committee.

121
122 Councilor President Worrell announced the **Second Reading of Ordinance Z-640-18**; An Ordinance of
123 the Common Council of the City of Carmel, Indiana, Amending a Variety of Standards, Procedures, and
124 Definitions in the Unified Development Ordinance. Item remains in the Land Use and Special Studies
125 Committee.

126
127 Councilor President Worrell announced **Resolution CC-02-04-19-02**: A Resolution of the Common
128 Council of the City of Carmel, Indiana. Amending the Contract with the Carmel Fraternal Order of Police
129 Lodge 185. Councilor Finkam announced that this item was returning from the Finance, Utilities and
130 Rules committee with a positive 3-0 recommendation. Councilor Finkam moved to approve Resolution
131 CC-02-04-19-02. Councilor Rider seconded. There was no Council discussion. Council President Worrell
132 called for the vote. **Resolution CC-02-04-19-02** was approved 7-0.

133
134 Councilor President Worrell announced the **Second Reading of Ordinance D-2455-19**; An Ordinance of
135 the Common Council of the City of Carmel, Indiana, Amending Ordinance D-2436-18. Councilor Finkam
136 announced that this item was returning from the Finance, Utilities and Rules committee with a positive 3-
137 0 recommendation. Councilor Finkam moved to approve Ordinance D-2455-19. Councilor Carter
138 seconded. There was no Council discussion. Council President Worrell called for the vote. **Ordinance D-
139 2455-19** was approved 7-0.

140
141 **PUBLIC HEARINGS**

142
143 Councilor President Worrell announced the **First Reading of Ordinance D-2453-19**; An Ordinance of
144 the Common Council of the City of Carmel, Indiana, Designating a Single Site Historic District Located
145 at 155 Audubon Drive. Councilor Rider moved to introduce the item into business. Councilor Carter
146 seconded. Mark Dollase presented the item to Council. Council President Worrell opened the public
147 hearing at 7:24 p.m.

148
149 Elisa Montoya, the property owner, spoke in support of the ordinance.

150
151 Seeing no one else who wished to address Council, Council President Worrell closed the public hearing at
152 7:28 p.m. Councilor Rider moved to suspend the rules and act on this tonight. Councilor Carter seconded.
153 There was no Council discussion. Council President Worrell called for the vote. The motion was
154 approved 7-0. Councilor Rider moved to approve Ordinance D-2453-19. Councilor Carter seconded.
155 There was no Council discussion. Council President Worrell called for the vote. **Ordinance D-2453-19**
156 was approved 7-0.

157
158 **NEW BUSINESS**

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160 **AGENDA ADD-ON ITEMS**

161
162 Councilor President Worrell announced **Resolution CC-02-18-19-01**: A Preliminary Resolution
163 Designating an Economic Revitalization Area for The Braun Corporation D/B/A Braunability, and
164 Establishing a Public Hearing. Councilor Rider moved to introduce the item into business. Councilor
165 Carter seconded. Councilor Finkam presented the item to Council. Mayor Brainard addressed Council.
166 Jon Oberlander, Assistant Corporation Counsel, addressed Council. Councilor Rider moved to approve
167 Resolution CC-02-18-19-01. Councilor Finkam seconded. There was no Council discussion. Council
168 President Worrell called for the vote. **Resolution CC-02-18-19-01** was approved 7-0.

169
170 Councilor President Worrell announced **Resolution CC-02-18-19-02**: A Preliminary Resolution
171 Designating an Economic Revitalization Area for ATAPCO Carmel, Inc, and Establishing a Public
172 Hearing. Councilor Finkam moved to introduce the item into business. Councilor Rider seconded.
173 Councilor Finkam presented the item to Council. Councilor Finkam moved to approve Resolution CC-02-
174 18-19-02. Councilor Rider seconded. There was no Council discussion. Council President Worrell called
175 for the vote. **Resolution CC-02-18-19-02** was approved 7-0.

176
177 **OTHER BUSINESS**

178
179 **Hamilton County Solid Waste Management District Board Appointment; 1 Appointment.** Councilor
180 Rider nominated Councilor Kimball to serve on the Board. Councilor Carter seconded. Council President
181 Worrell closed nominations and hearing no discussion, called for the vote. Councilor Kimball was
182 appointed 6-0 (Kimball abstain).

183
184 **ANNOUNCEMENTS**

185
186 There were none.

187
188 **EXECUTION OF DOCUMENT**

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190 **ADJOURNMENT**

191
192 Council President Worrell adjourned the meeting at 7:41 p.m.

193
194 Respectfully submitted,

195
196
197
198 _____
199 Clerk-Treasurer Christine S. Pauley

200 Approved,

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202
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204 _____
205 Jeff Worrell, Council President

206 **ATTEST:**

207
208 _____
209 Christine S. Pauley, Clerk-Treasurer
210

Total Gross Wages for REGULAR PAYROLL dated 02/15/2019

\$1,863,648.00

Total Payroll Liabilities for REGULAR PAYROLL dated 02/15/2019

\$892,645.88

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 \$2,756,293.88 is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____

2019

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

Presiding officer

Council President

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER

Name	Num	Date	Description	Account	Check Amount
Carmel Utilities	10146	1/23/2019	Mohawk Landings -fees	902-4341900	164.56
Lauth Property Group LLC	10147	02/20/2019	Mohawk Landings -fees	902-4341900	2,000.00
Nishida Services, Inc.	10148	02/20/2019	Mohawk Landings -fees	902-4341900	337.50
Vectren Energy Delivery	10149	02/20/2019	Mohawk Landings -fees	902-4341900	219.99
Duke Energy	10150	02/20/2019	Mohawk Landings -fees	902-4341900	988.99
Carmel Utilities	10151	02/20/2019	Mohawk Landings -fees	902-4341900	174.22
					\$ 3,720.70

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 1 PAGES, AND EXECPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF \$ 3,720.70 DATED THIS ____ DAY OF _____, ____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF ____ AYES AND ____ NAYS.

 PRESIDING OFFICER

 COUNCIL PRESIDENT

ATTEST:

 CLERK TREASURER

SUNGARD PENTAMATION, INC.
 DATE: 02/26/2019
 TIME: 13:31:46

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
CARMEL CLAY SCHOOLS-FUEL	335648	02/15/19	LP GAS-2017E	2201-R4231100	101086	130.74	
CARMEL CLAY SCHOOLS-FUEL	335648	02/15/19	DIESEL FUEL-2017E	2201-R4231300	101087	21,197.58	
CARMEL CLAY SCHOOLS-FUEL	335648	02/15/19	GASOLINE-2017E	2201-R4231400	101088	4,444.84	
CARMEL CLAY SCHOOLS-FUEL	335648	02/15/19	GASOLINE	2201-R4231400	102300	4,187.91	
CARMEL CLAY SCHOOLS-FUEL	335648	02/15/19	GASOLINE	2200-4231400		386.83	
							30,347.90
CARMEL UTILITIES	335649	02/15/19	WATER & SEWER	1115-4348500		48.98	
							48.98
DUKE ENERGY	335651	02/15/19	92903642019	1205-4348000		9.01	
DUKE ENERGY	335651	02/15/19	89003050018	1205-4348000		4,169.41	
DUKE ENERGY	335651	02/15/19	84303572014	1205-4348000		196.94	
DUKE ENERGY	335651	02/15/19	83003299018	1205-4348000		24.20	
DUKE ENERGY	335651	02/15/19	68803600019	1205-4348000		9.01	
DUKE ENERGY	335651	02/15/19	04003299010	1205-4348000		412.84	
DUKE ENERGY	335651	02/15/19	64303709019	1205-4348000		14.00	
DUKE ENERGY	335651	02/15/19	38703673020	1205-4348000		9.01	
DUKE ENERGY	335651	02/15/19	66703699015	1205-4348000		97.08	
DUKE ENERGY	335651	02/15/19	68203659028	1205-4348000		9.01	
DUKE ENERGY	335651	02/15/19	73903828010	1208-4348000		14.00	
DUKE ENERGY	335651	02/15/19	73903828010	1208-4348000		14.00	
DUKE ENERGY	335651	02/15/19	19003694030	1208-4348000		17,586.53	
DUKE ENERGY	335651	02/15/19	12703889016	1208-4348000		11,286.74	
DUKE ENERGY	335651	02/15/19	ELECTRICITY	1115-4348000		2,217.01	
DUKE ENERGY	335651	02/15/19	78803869013	2201-4348000		56.06	
DUKE ENERGY	335651	02/15/19	67403639025	2201-4348000		76.46	
DUKE ENERGY	335651	02/15/19	17603890019	2201-4348000		72.91	
DUKE ENERGY	335651	02/15/19	64303893014	2201-4348000		57.07	
DUKE ENERGY	335651	02/15/19	78103704013	2201-4348000		55.83	
DUKE ENERGY	335651	02/15/19	91303727014	2201-4348000		87.60	
DUKE ENERGY	335651	02/15/19	78203692012	2201-4348000		65.41	
DUKE ENERGY	335651	02/15/19	98203692013	2201-4348000		46.44	
DUKE ENERGY	335651	02/15/19	22103563023	2201-4348000		33.08	
DUKE ENERGY	335651	02/15/19	02003895010	2201-4348000		80.67	
DUKE ENERGY	335651	02/15/19	52903721014	2201-4348000		71.30	
DUKE ENERGY	335651	02/15/19	65703862017	2201-4348000		162.62	
DUKE ENERGY	335651	02/15/19	55503864010	2201-4348000		40.17	
DUKE ENERGY	335651	02/15/19	37003750010	2201-4348000		89.37	
DUKE ENERGY	335651	02/15/19	58003685010	2201-4348000		37.87	
DUKE ENERGY	335651	02/15/19	70903701011	2201-4348000		55.66	
DUKE ENERGY	335651	02/15/19	16403752014	2201-4348000		9.01	
DUKE ENERGY	335651	02/15/19	35803909014	2201-4348000		9.13	
DUKE ENERGY	335651	02/15/19	36603914010	2201-4348000		36.24	
DUKE ENERGY	335651	02/15/19	80103890016	2201-4348000		256.85	
DUKE ENERGY	335651	02/15/19	88203889016	2201-4348000		119.32	
DUKE ENERGY	335651	02/15/19	78903909012	2201-4348000		27.34	
DUKE ENERGY	335651	02/15/19	38903883011	2201-4348000		235.36	
DUKE ENERGY	335651	02/15/19	56403554028	2201-4348000		29.17	
DUKE ENERGY	335651	02/15/19	71803733010	1206-4348000		985.82	
DUKE ENERGY	335651	02/15/19	80903728020	1206-4348000		3,585.14	
							42,450.69
IPL	335652	02/15/19	6062	2201-4348000		8.27	
IPL	335652	02/15/19	1441913	2201-4348000		80.75	
IPL	335652	02/15/19	1726866	2201-4348000		111.58	
IPL	335652	02/15/19	751382	2201-4348000		1,674.74	
							1,875.34
VECTREN ENERGY	335653	02/15/19	0260025581657312134	2201-4349000		216.60	
VECTREN ENERGY	335653	02/15/19	0260025581657312205	2201-4349000		953.94	
VECTREN ENERGY	335653	02/15/19	0260025581657312152	2201-4349000		758.02	

SUNGARD PENTAMATION, INC.
 DATE: 02/26/2019
 TIME: 13:31:46

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 2
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
VECTREN ENERGY	335653	02/15/19	026201673955453543	1120-4349000	772.01	
VERIZON WIRELESS	335654	02/15/19	CELLULAR PHONE FEES	2201-4344100	3,144.39	2,700.57
CAROLYN ELIZABETH CASE	335655	02/15/19	MARKETING & PROMOTIONS	1082-4341991	262.50	
CAROLYN ELIZABETH CASE	335655	02/15/19	OTHER CONT SERVICES	1125-4350900	210.00	
WILLIAM HOHLT	335656	02/15/19	EXTERNAL TRAINING TRAVEL	1192-4343002	215.00	472.50
DARREN MAST	335657	02/15/19	UNIFORMS	1192-4356001	99.99	215.00
ADAM SCHRINER	335658	02/15/19	SAFETY ACCESSORIES	1192-4356003	112.46	
ADAM SCHRINER	335658	02/15/19	OFFICE SUPPLIES	1192-4230200	31.99	99.99
TRICO REGIONAL SEWER UTIL	335659	02/15/19	2000240134001	2201-4348500	402.47	144.45
VISION SERVICE PLAN	335660	02/15/19	OTHER EXPENSES	301-5023990	10,146.95	402.47
A T & T MOBILITY	335661	02/19/19	CELLULAR PHONE FEES	1160-4344100	205.71	10,146.95
CARMEL CLAY SCHOOLS-FUEL	335662	02/19/19	GASOLINE	1110-4231400	18,648.41	
CARMEL CLAY SCHOOLS-FUEL	335662	02/19/19	GASOLINE	1125-4231400	1,164.72	
CARMEL CLAY SCHOOLS-FUEL	335662	02/19/19	DIESEL FUEL	1125-4231300	224.79	
CARMEL UTILITIES	335663	02/19/19	WATER & SEWER	1125-4348500	165.24	20,037.92
CARMEL UTILITIES	335663	02/19/19	WATER & SEWER	110-4348500	13.45	
CARMEL UTILITIES	335663	02/19/19	WATER & SEWER	1125-4348500	169.99	
CARMEL UTILITIES	335663	02/19/19	WATER & SEWER	1091-4348500	3,493.72	
CARMEL UTILITIES	335663	02/19/19	WATER & SEWER	1110-4348500	504.28	
CARMEL UTILITIES	335663	02/19/19	WATER & SEWER	1110-4348500	28.63	
CARMEL UTILITIES	335663	02/19/19	WATER & SEWER	1205-4348500	935.69	
CARMEL UTILITIES	335663	02/19/19	WATER & SEWER	1801-4348500	337.44	
CARMEL UTILITIES	335663	02/19/19	WATER & SEWER	2201-4348500	127.80	
CARMEL UTILITIES	335663	02/19/19	WATER & SEWER	1206-4348500	1,971.14	
CBTS	335664	02/19/19	TELEPHONE LINE CHARGES	1125-4344000	146.55	7,747.38
CBTS	335664	02/19/19	TELEPHONE LINE CHARGES	1091-4344000	293.15	
CITIZENS WESTFIELD	335665	02/19/19	0314781136793	601-5023990	14,782.21	439.70
CONSTELLATION NEWENERGY G	335666	02/19/19	NATURAL GAS	1091-4349000	127.79	14,782.21
DIRECT TV	335667	02/19/19	CABLE SERVICE	1091-4349500	293.97	127.79
DUKE ENERGY	335668	02/19/19	ELECTRICITY	1125-4348000	956.46	293.97
DUKE ENERGY	335668	02/19/19	14903270021	1207-4348000	331.97	
DUKE ENERGY	335668	02/19/19	37703914013	1207-4348000	1,126.67	
DUKE ENERGY	335668	02/19/19	35703905011	1207-4348000	1,130.68	
DUKE ENERGY	335668	02/19/19	04903270026	1207-4348000	134.18	
DUKE ENERGY	335668	02/19/19	ELECTRICITY	1110-4348000	3,705.49	
DUKE ENERGY	335668	02/19/19	85903300014	651-5023990	176.90	
DUKE ENERGY	335668	02/19/19	04403685025	651-5023990	265.91	
DUKE ENERGY	335668	02/19/19	42303301016	651-5023990	284.01	
DUKE ENERGY	335668	02/19/19	28303303016	651-5023990	24.03	
DUKE ENERGY	335668	02/19/19	64503695012	2201-4348000	15.93	
DUKE ENERGY	335668	02/19/19	30103694023	2201-4348000	48.49	
DUKE ENERGY	335668	02/19/19	87703684015	2201-4348000	16.12	
DUKE ENERGY	335668	02/19/19	ELECTRICITY	1801-4348000	64.11	

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						8,280.95
DUKE ENERGY	335669	02/19/19	OTHER EXPENSES	601-5023990	17,338.34	
DUKE ENERGY	335669	02/19/19	OTHER EXPENSES	601-5023990	8,805.42	
DUKE ENERGY	335669	02/19/19	OTHER EXPENSES	601-5023990	23,094.17	
						49,237.93
IPL	335670	02/19/19	OTHER EXPENSES	651-5023990	21,657.95	
						21,657.95
SHELL CREDIT CARD CENTER	335671	02/19/19	GASOLINE	1110-4231400	601.40	
						601.40
SHELL CREDIT CARD CENTER	335672	02/19/19	GASOLINE	1110-4231400	898.69	
						898.69
VECTREN ENERGY	335673	02/19/19	0262017220052318900	1125-4349000	130.75	
VECTREN ENERGY	335673	02/19/19	0262017220050099721	1125-4349000	180.48	
VECTREN ENERGY	335673	02/19/19	0262017220057904133	1091-4349000	71.80	
VECTREN ENERGY	335673	02/19/19	0262059300050108832	1207-4349000	281.07	
VECTREN ENERGY	335673	02/19/19	0262059300055928376	1207-4349000	24.28	
VECTREN ENERGY	335673	02/19/19	0262017220057844902	1091-4349000	2,226.72	
VECTREN ENERGY	335673	02/19/19	0262017220057844902	1091-4349000	93.00	
VECTREN ENERGY	335673	02/19/19	0260025581658779726	1206-4349000	36.70	
VECTREN ENERGY	335673	02/19/19	0260025581683982962	1115-4349000	246.40	
VECTREN ENERGY	335673	02/19/19	0260038568352887814	651-5023990	4,450.58	
VECTREN ENERGY	335673	02/19/19	0260038568357317573	651-5023990	294.55	
VECTREN ENERGY	335673	02/19/19	0260038568351210057	651-5023990	152.23	
						8,188.56
VERIZON WIRELESS	335674	02/19/19	CELL PHONE CHARGES	1110-R4344100 102420	3,314.37	
VERIZON WIRELESS	335674	02/19/19	CELLULAR PHONE FEES	1207-4344100	121.86	
VERIZON WIRELESS	335674	02/19/19	CELLULAR PHONE FEES	1401-4344100	401.36	
						3,837.59
WEX BANK	335675	02/19/19	GASOLINE	1205-4231400	89.70	
						89.70
ACE-PAK PRODUCTS INC	335676	02/19/19	OTHER MAINT SUPPLIES	1125-4238900	161.88	
						161.88
ADP INC	335677	02/19/19	OTHER PROFESSIONAL FEES	1125-4341999	243.75	
ADP INC	335677	02/19/19	OTHER PROFESSIONAL FEES	1081-4341999	911.25	
ADP INC	335677	02/19/19	OTHER PROFESSIONAL FEES	1091-4341999	1,500.00	
						2,655.00
AMERICAN RED CROSS-HLTH &	335678	02/19/19	SAFETY SUPPLIES	1081-4239012	202.00	
AMERICAN RED CROSS-HLTH &	335678	02/19/19	OTHER FEES & LICENSES	1096-4358300	128.00	
						330.00
ARAB TERMITE & PEST CONTR	335679	02/19/19	BUILDING REPAIRS & MAINT	110-4350100	52.00	
						52.00
A T & T	335680	02/19/19	INTERNET LINE CHARGES	1207-4344200	82.09	
						82.09
BELFOR PROPERTY RESTORATI	335681	02/19/19	BUILDING REPAIRS & MAINT	2201-4350100	25,000.00	
						25,000.00
SUSAN BELL	335682	02/19/19	TRAINING SEMINARS	210-4357000	313.96	
						313.96
BRIGHT HOUSE NETWORKS	335683	02/19/19	WEB PAGE FEES	1110-4355400	68.95	
BRIGHT HOUSE NETWORKS	335683	02/19/19	OTHER CONT SERVICES	1115-4350900	144.98	
						213.93
SHANE BURNHAM	335684	02/19/19	OFFICE SUPPLIES	2200-4230200	32.99	
						32.99
JODI BUTCHER	335685	02/19/19	REFUNDS AWARDS & INDEMITY	1081-4358400	40.00	
						40.00
CARMEL DRIVE SELF-STORAGE	335686	02/19/19	OTHER CONT SERVICES	1081-4350900	117.50	
CARMEL DRIVE SELF-STORAGE	335686	02/19/19	OTHER CONT SERVICES	1091-4350900	117.50	
						235.00
CINTAS CORPORATION #18	335687	02/19/19	OTHER MAINT SUPPLIES	1125-4238900	404.46	

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						404.46
CORVUS JANITORIAL OF INDI	335688	02/19/19	CLEANING SERVICES	110-4350600	352.00	
CORVUS JANITORIAL OF INDI	335688	02/19/19	CLEANING SERVICES	1093-4350600	8,400.00	
CORVUS JANITORIAL OF INDI	335688	02/19/19	CLEANING SERVICES	1093-4350600	9,685.00	
CORVUS JANITORIAL OF INDI	335688	02/19/19	2019 WEEKLY AO CLEANING	1125-4350600 52290	340.00	
						18,777.00
VALERY DE LONG	335689	02/19/19	OFFICE SUPPLIES	1203-4230200	45.35	
VALERY DE LONG	335689	02/19/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	14.04	
						59.39
DIRECT FITNESS SOLUTIONS	335690	02/19/19	EQUIPMENT REPAIRS & MAINT	1096-4350000	1,267.00	
DIRECT FITNESS SOLUTIONS	335690	02/19/19	EQUIPMENT REPAIRS & MAINT	1096-4350000	696.66	
						1,963.66
DIVERSIFIED BUSINESS SYST	335691	02/19/19	PRINTING (NOT OFFICE SUP)	1092-4345000	257.38	
DIVERSIFIED BUSINESS SYST	335691	02/19/19	POSTAGE	1091-4342100	7,410.12	
						7,667.50
MARIE DOAN	335692	02/19/19	TRAINING SEMINARS	210-4357000	313.96	
						313.96
SHERATON DALLAS HOTEL	335693	02/19/19	TRAINING SEMINARS	210-4357000	686.95	
						686.95
ELLIS MECHANICAL & ELECTR	335694	02/19/19	OTHER CONT SERVICES	1093-4350900	3,154.00	
						3,154.00
ENVIRONMENTAL LABORATORIE	335695	02/19/19	OTHER CONT SERVICES	1094-4350900	50.00	
						50.00
FAIRCHILD COMMUNICATION S	335696	02/19/19	OTHER CONT SERVICES	1093-4350900	360.00	
FAIRCHILD COMMUNICATION S	335696	02/19/19	OTHER CONT SERVICES	110-4350900	360.00	
						720.00
DWIGHT D FROST	335697	02/19/19	TRAINING SEMINARS	210-4357000	333.96	
						333.96
FUN EXPRESS	335698	02/19/19	GENERAL PROGRAM SUPPLIES	1096-4239039	65.03	
FUN EXPRESS	335698	02/19/19	GENERAL PROGRAM SUPPLIES	1081-4239039	28.22	
						93.25
ANN GALLAGHER	335699	02/19/19	OTHER MISCELLANOUS	1110-4239099	136.73	
						136.73
GRAYBAR ELECTRIC CO, INC	335701	02/19/19	OTHER MAINT SUPPLIES	1093-4238900	210.00	
GRAYBAR ELECTRIC CO, INC	335701	02/19/19	OTHER MAINT SUPPLIES	110-4238900	22.30	
						232.30
GREEN TOUCH SERVICES, INC	335702	02/19/19	GROUNDS MAINTENANCE	1093-4350400	1,000.00	
GREEN TOUCH SERVICES, INC	335702	02/19/19	GROUNDS MAINTENANCE	1093-4350400	450.00	
GREEN TOUCH SERVICES, INC	335702	02/19/19	GROUNDS MAINTENANCE	1093-4350400	2,500.00	
GREEN TOUCH SERVICES, INC	335702	02/19/19	GROUNDS MAINTENANCE	1093-4350400	400.00	
GREEN TOUCH SERVICES, INC	335702	02/19/19	GROUNDS MAINTENANCE	1093-4350400	450.00	
GREEN TOUCH SERVICES, INC	335702	02/19/19	GROUNDS MAINTENANCE	1093-4350400	825.00	
GREEN TOUCH SERVICES, INC	335702	02/19/19	GROUNDS MAINTENANCE	110-4350400	300.00	
GREEN TOUCH SERVICES, INC	335702	02/19/19	WESTERMEIER PARK LOT	1125-4350400 52387	450.00	
GREEN TOUCH SERVICES, INC	335702	02/19/19	WESTERMEIER PARK LOT	1125-4350400 52387	200.00	
						6,575.00
HAMPTON INN LOUISVILLE N	335703	02/19/19	TRAINING SEMINARS	210-4357000	496.17	
						496.17
NANCY HECK	335704	02/19/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	79.98	
						79.98
MANAL HENIN	335705	02/19/19	REFUNDS AWARDS & INDEMITY	1081-4358400	8.00	
						8.00
BOB HIGGINS	335706	02/19/19	TRAVEL PER DIEMS	1207-4343004	27.04	
						27.04
HOBBY LOBBY STORES	335707	02/19/19	GENERAL PROGRAM SUPPLIES	1081-4239039	84.32	
HOBBY LOBBY STORES	335707	02/19/19	GENERAL PROGRAM SUPPLIES	1081-4239039	92.55	
HOBBY LOBBY STORES	335707	02/19/19	GENERAL PROGRAM SUPPLIES	1081-4239039	87.89	
HOBBY LOBBY STORES	335707	02/19/19	GENERAL PROGRAM SUPPLIES	1081-4239039	15.92	

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HOBBY LOBBY STORES	335707	02/19/19	GENERAL PROGRAM SUPPLIES	1081-4239039	174.53	
HOBBY LOBBY STORES	335707	02/19/19	GENERAL PROGRAM SUPPLIES	1096-4239039	64.90	
						520.11
MICHAEL HOLLIBAUGH	335708	02/19/19	TRAVEL FEES & EXPENSES	1192-4343001	10.00	
						10.00
INDIANA OXYGEN CO	335709	02/19/19	EQUIPMENT REPAIRS & MAINT	1094-4350000	17.33	
						17.33
INDY CHAMBER	335710	02/19/19	ORGANIZATION & MEMBER DUE	1091-4355300	1,420.00	
						1,420.00
INST OF POLICE TECHNOLOGY	335711	02/19/19	TRAINING CONT ED	210-4357000 102624	1,095.00	
						1,095.00
EUNHEE JOHNS	335712	02/19/19	REFUNDS AWARDS & INDEMITY	1081-4358400	11.00	
						11.00
LIFESAVERS CONFERENCE INC	335713	02/19/19	TRAINING CONT ED	210-4357000 102629	400.00	
						400.00
HYATT PLACE NASHVILLE OPR	335714	02/19/19	TRAINING SEMINARS	210-4357000	1,984.30	
						1,984.30
JUAN NAVARRETE	335715	02/19/19	TRAVEL PER DIEMS	1110-4343004	65.00	
						65.00
GEORGE NELSON	335716	02/19/19	REFUNDS AWARDS & INDEMITY	1081-4358400	1.00	
						1.00
ON RAMP INDIANA INC	335717	02/19/19	INFO SYS MAINT/CONTRACTS	1125-4341955	968.00	
ON RAMP INDIANA INC	335717	02/19/19	INFO SYS MAINT/CONTRACTS	1081-4341955	88.00	
ON RAMP INDIANA INC	335717	02/19/19	INFO SYS MAINT/CONTRACTS	1091-4341955	748.00	
ON RAMP INDIANA INC	335717	02/19/19	INFO SYS MAINT/CONTRACTS	1125-4341955	509.66	
ON RAMP INDIANA INC	335717	02/19/19	INFO SYS MAINT/CONTRACTS	1081-4341955	509.67	
ON RAMP INDIANA INC	335717	02/19/19	INFO SYS MAINT/CONTRACTS	1091-4341955	509.67	
ON RAMP INDIANA INC	335717	02/19/19	INFO SYS MAINT/CONTRACTS	1125-4341955	440.00	
ON RAMP INDIANA INC	335717	02/19/19	INFO SYS MAINT/CONTRACTS	1091-4341955	132.00	
ON RAMP INDIANA INC	335717	02/19/19	BUILDING REPAIRS & MAINT	110-4350100	195.00	
ON RAMP INDIANA INC	335717	02/19/19	2019 MONTHLY MAINTENANCE	1125-4341955 52265	544.95	
						4,644.95
ONEZONE	335718	02/19/19	ORGANIZATION & MEMBER DUE	1091-4355300	25.00	
						25.00
PEDCOR COMPANIES	335719	02/19/19	OTHER EXPENSES	855-5023990	30,000.00	
						30,000.00
PETTY CASH	335720	02/19/19	TRAVEL & LODGING	1110-4343003	40.47	
						40.47
PICKLEBALL CENTRAL	335721	02/19/19	GENERAL PROGRAM SUPPLIES	1092-4239039	479.97	
						479.97
PRESIDIO INFRASTRUCTURE S	335722	02/19/19	6013419003048	110-4350400	4,578.61	
						4,578.61
REPUBLIC WASTE SERVICES O	335723	02/19/19	2019 TRASH REMOVAL	1207-4350101 34593	225.00	
REPUBLIC WASTE SERVICES O	335723	02/19/19	0761004224471	651-5023990	1,650.00	
						1,875.00
JAMIE REYNOLDS	335724	02/19/19	TRAVEL PER DIEMS	1110-4343004	65.00	
						65.00
ERIC RUSSELL	335725	02/19/19	EXTERNAL TRAINING TRAVEL	2201-4343002	1,348.44	
						1,348.44
SHERWIN WILLIAMS INC	335726	02/19/19	BUILDING MATERIAL	1093-4235000	663.96	
						663.96
SHIPLEE SINHA	335727	02/19/19	REFUNDS AWARDS & INDEMITY	1081-4358400	500.00	
						500.00
SMITHGROUP JJR, LLC	335729	02/19/19	PROFESSIONAL SERV-2017E	106-R5023990 41101	5,701.04	
						5,701.04
SOUTHEASTERN SECURITY CON	335730	02/19/19	CRIMINAL BACKGROUND CHEC	1125-4341990	18.50	
SOUTHEASTERN SECURITY CON	335730	02/19/19	CRIMINAL BACKGROUND CHEC	1081-4341990	92.50	
SOUTHEASTERN SECURITY CON	335730	02/19/19	CRIMINAL BACKGROUND CHEC	1091-4341990	240.50	

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						351.50
SOUTHERN ROCK RESTAURANTS	335731	02/19/19	GENERAL PROGRAM SUPPLIES	1081-4239039	120.81	
SOUTHERN ROCK RESTAURANTS	335731	02/19/19	GENERAL PROGRAM SUPPLIES	1081-4239039	214.49	
						335.30
R. SPILLMAN	335732	02/19/19	TRAINING SEMINARS	210-4357000	518.00	
						518.00
STAPLES BUSINESS ADVANTAG	335733	02/19/19	OFFICE SUPPLIES	1081-4230200	209.81	
STAPLES BUSINESS ADVANTAG	335733	02/19/19	OFFICE SUPPLIES	1091-4230200	423.86	
STAPLES BUSINESS ADVANTAG	335733	02/19/19	OFFICE SUPPLIES	1125-4230200	230.30	
						863.97
VINE & BRANCH INC	335734	02/19/19	NAT CREATURES WOOD CARVIN	1125-4350400 52399	1,550.00	
						1,550.00
VINE & BRANCH LLC	335735	02/19/19	EQUIPMENT REPAIRS & MAINT	1093-4350000	5,920.00	
						5,920.00
VIRGIN PULSE, INC.	335736	02/19/19	OTHER EXPENSES	301-5023990	3,160.00	
VIRGIN PULSE, INC.	335736	02/19/19	OTHER EXPENSES	301-5023990	37,140.00	
						40,300.00
KEVIN WHITED	335737	02/19/19	EXTERNAL TRAINING TRAVEL	1203-4343002	4.25	
KEVIN WHITED	335737	02/19/19	EXTERNAL TRAINING TRAVEL	1203-4343002	525.00	
KEVIN WHITED	335737	02/19/19	EXTERNAL TRAINING TRAVEL	1203-4343002	11.25	
KEVIN WHITED	335737	02/19/19	TRAVEL PER DIEMS	1203-4343004	68.44	
KEVIN WHITED	335737	02/19/19	TRAVEL PER DIEMS	1203-4343004	138.99	
						747.93
WHITE'S ACE HARDWARE	335738	02/19/19	GARAGE & MOTOR SUPPLIES	1125-4232100	14.55	
WHITE'S ACE HARDWARE	335738	02/19/19	REPAIR PARTS	1125-4237000	38.74	
WHITE'S ACE HARDWARE	335738	02/19/19	SMALL TOOLS & MINOR EQUIP	1125-4238000	22.76	
WHITE'S ACE HARDWARE	335738	02/19/19	OTHER MAINT SUPPLIES	1125-4238900	570.64	
WHITE'S ACE HARDWARE	335738	02/19/19	OTHER MAINT SUPPLIES	1093-4238900	119.83	
						766.52
WILLOW MARKETING MGMT, IN	335739	02/19/19	MARKETING & PROMOTIONS	1091-4341991	3,250.00	
WILLOW MARKETING MGMT, IN	335739	02/19/19	MARKETING & PROMOTIONS	1091-4341991	3,250.00	
WILLOW MARKETING MGMT, IN	335739	02/19/19	MARKETING & PROMOTIONS	1091-4341991	2,500.00	
						9,000.00
WINDSTREAM	335740	02/19/19	TELEPHONE LINE CHARGES	1207-4344000	385.14	
						385.14
WRISTBAND RESOURCES	335741	02/19/19	GENERAL PROGRAM SUPPLIES	1096-4239039	152.26	
						152.26
RAY MARKETING BY PROFORMA	335742	02/19/19	STAFF CLOTHING	1125-4356004	107.95	
RAY MARKETING BY PROFORMA	335742	02/19/19	STAFF CLOTHING	1125-4356004	43.14	
RAY MARKETING BY PROFORMA	335742	02/19/19	STAFF CLOTHING	1081-4356004	191.07	
RAY MARKETING BY PROFORMA	335742	02/19/19	STAFF CLOTHING	1091-4356004	329.64	
RAY MARKETING BY PROFORMA	335742	02/19/19	GENERAL PROGRAM SUPPLIES	1092-4239039	499.82	
						1,171.62
ZAGSTER, INC	335743	02/19/19	OTHER CONT SERVICES	1091-4350900	1,980.00	
						1,980.00
982-PRAXAIR DISTRIBUTION	335744	02/21/19	BOTTLED GAS	1120-4231100	202.83	
						202.83
AAA EXTERMINATING INC	335745	02/21/19	BUILDING REPAIRS & MAINT	1110-4350100	70.00	
						70.00
AADCO ALARM AND COMMUNICA	335746	02/21/19	BUILDING REPAIRS & MAINT	1120-4350100	348.00	
						348.00
ACE VACUUMS	335747	02/21/19	REPAIR PARTS	2201-4237000	155.65	
						155.65
ACTION EQUIPMENT INC	335748	02/21/19	OTHER EXPENSES	651-5023990	77.29	
						77.29
ADP INC	335749	02/21/19	2019 PAYROLL PROCESSING	1701-R4340303 102451	4,973.64	
						4,973.64
ALRO STEEL CORPORATION	335750	02/21/19	OTHER CONT SERVICES	922-4350900	451.22	

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BEC ENTERPRISES LLC	335773	02/21/19	REPAIR PARTS	2201-4237000	402.68	
SUSAN BELL	335774	02/21/19	CLEANING SERVICES	911-4350600	100.00	402.68
BILL ESTES CHEVROLET	335775	02/21/19	REPAIR PARTS	1110-4237000	221.99	
BILL ESTES CHEVROLET	335775	02/21/19	REPAIR PARTS	1110-4237000	116.65	
BIRCH, INC	335776	02/21/19	STATIONARY & PRNTD MATERL	506-4230100	190.00	338.64
BMO HARRIS BANK NA	335777	02/21/19	SPECIAL INVESTIGATION FEE	1110-4358200	40.78	190.00
BOERGER LLC	335778	02/21/19	OTHER EXPENSES	651-5023990	732.80	40.78
BOLDEN'S CLEANERS, INC	335779	02/21/19	DRY CLEANING	1110-4356502	2,105.83	732.80
BOUND TREE MEDICAL LLC	335780	02/21/19	EMS SUPPLIES	102-4239011 102549	9,290.00	2,105.83
BRENNTAG MID SOUTH INC	335781	02/21/19	OTHER EXPENSES	601-5023990	1,043.00	9,290.00
BURGESS MECHANICAL	335782	02/21/19	OTHER EXPENSES	651-5023990	108.00	1,043.00
C T W ELECTRICAL CO, INC	335783	02/21/19	GARAGE & MOTOR SUPPIES	2201-4232100	1,221.13	108.00
C T W ELECTRICAL CO, INC	335783	02/21/19	GARAGE & MOTOR SUPPIES	2201-4232100	291.71	
C. L. COONROD & COMPANY	335784	02/21/19	PROFESSIONAL ACCOUNTING	1160-4340303 102500	28,506.00	1,512.84
C. L. COONROD & COMPANY	335784	02/21/19	CAFR ACCOUNTING FEES	1160-4341999 102501	9,156.00	
C. L. COONROD & COMPANY	335784	02/21/19	CAFR ACCOUNTING FEES	1160-4341999 102501	9,102.00	
C. L. COONROD & COMPANY	335784	02/21/19	PROFESSIONAL ACCOUNTING	1160-4340303 102500	8,749.00	
CARGILL INC SALT DIVISION	335785	02/21/19	SALT	2201-R4236500 102147	16,174.07	55,513.00
CARGILL INC SALT DIVISION	335785	02/21/19	SALT	2201-R4236500 102147	20,047.28	
CARGILL INC SALT DIVISION	335785	02/21/19	SALT	2201-R4236500 102147	4,222.89	
CARGILL INC SALT DIVISION	335785	02/21/19	SALT	2201-R4236500 102147	18,013.97	
CARGILL INC SALT DIVISION	335785	02/21/19	SALT	2201-R4236500 102147	18,760.82	
CARGILL INC SALT DIVISION	335785	02/21/19	SALT	2201-R4236500 102147	24,280.52	
CARGILL INC SALT DIVISION	335785	02/21/19	SALT	2201-R4236500 102147	10,606.00	
CARGILL INC SALT DIVISION	335785	02/21/19	SALT	2201-R4236500 102147	19,486.09	
CARGILL INC SALT DIVISION	335785	02/21/19	SALT	2201-R4236500 102147	16,208.60	147,800.24
CARGILL INC-SALT DIVISION	335786	02/21/19	OTHER EXPENSES	601-5023990	2,656.90	
CARGILL INC-SALT DIVISION	335786	02/21/19	OTHER EXPENSES	601-5023990	2,635.57	
CARGILL INC-SALT DIVISION	335786	02/21/19	OTHER EXPENSES	601-5023990	2,665.43	
CARGILL INC-SALT DIVISION	335786	02/21/19	OTHER EXPENSES	601-5023990	2,685.70	
CARMEL CITY CENTER LLC	335787	02/21/19	GARAGE MAINTENANCE	1206-4350900 102485	2,051.73	10,643.60
CARMEL TROPHIES PLUS LLC	335788	02/21/19	OTHER CONT SERVICES	1120-4350900	26.00	2,051.73
CERES SOLUTIONS	335789	02/21/19	DIESEL FUEL	2201-4231300	610.11	26.00
CHANCE FARMS	335790	02/21/19	OTHER EXPENSES	651-5023990	25,920.00	610.11
CHAPMAN ELEC SUPPLY INC	335791	02/21/19	STREET LIGHT REPAIRS	2201-4350080	21.09	25,920.00
CHAPMAN ELEC SUPPLY INC	335791	02/21/19	OTHER EXPENSES	601-5023990	42.58	
CCS PRESENTATION SYSTEMS	335792	02/21/19	TOGO MIC SYSTEM	1110-R4463000 102323	1,560.00	63.67
CINTAS CORPORATION #18	335793	02/21/19	LAUNDRY SERVICE	1110-4356501	553.05	1,560.00

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CINTAS CORPORATION #18	335793	02/21/19	UNIFORMS	1207-4356001	14.89	
CINTAS CORPORATION #18	335793	02/21/19	UNIFORMS	1207-4356001	14.89	
CINTAS CORPORATION #18	335793	02/21/19	UNIFORMS	1207-4356001	16.76	
CINTAS CORPORATION #18	335793	02/21/19	UNIFORMS	1207-4356001	16.76	
CINTAS CORPORATION #18	335793	02/21/19	UNIFORMS	1207-4356001	16.76	
CINTAS CORPORATION #18	335793	02/21/19	UNIFORMS	1207-4356001	16.76	
CINTAS CORPORATION #18	335793	02/21/19	UNIFORMS	1207-4356001	16.76	
CINTAS CORPORATION #18	335793	02/21/19	UNIFORMS	1207-4356001	16.76	
CINTAS CORPORATION #18	335793	02/21/19	UNIFORMS	1207-4356001	16.76	
CINTAS CORPORATION #18	335793	02/21/19	LAUNDRY SERVICE	2201-4356501	169.76	
CINTAS CORPORATION #18	335793	02/21/19	LAUNDRY SERVICE	2201-4356501	456.71	
CINTAS CORPORATION #18	335793	02/21/19	LAUNDRY SERVICE	2201-4356501	171.05	
						1,497.67
CINTAS FIRST AID & SAFETY	335794	02/21/19	OTHER CONT SERVICES	1701-4350900	69.42	
						69.42
CIRCLE BUSINESS EQUIPMENT	335795	02/21/19	EQUIPMENT REPAIRS & MAINT	1207-4350000	147.00	
						147.00
CLARK DIETZ, INC	335796	02/21/19	INDOT LPA CONSTRUC INSPEC	203-R4350900 101751	14,060.51	
						14,060.51
CLARK TIRE INC	335797	02/21/19	AUTO REPAIR & MAINTENANCE	1120-4351000	25.50	
						25.50
COLLECTIVE PUBLISHING, LL	335798	02/21/19	1YR ADVERTISING CARMEL MO	1203-R4346500 101484	990.00	
						990.00
CORE & MAIN	335799	02/21/19	OTHER EXPENSES	601-5023990	44.95	
CORE & MAIN	335799	02/21/19	OTHER EXPENSES	651-5023990	883.78	
						928.73
CROWN TROPHY	335800	02/21/19	OTHER EXPENSES	651-5023990	150.00	
CROWN TROPHY	335800	02/21/19	OTHER CONT SERVICES	1801-4350900	101.10	
						251.10
UNIVERSITY OF MISSOURI	335801	02/21/19	TRAINING: CONT ED	210-4357000 102615	650.00	
						650.00
OFFICE KEEPERS	335802	02/21/19	OTHER CONT SERVICES	1120-4350900	950.00	
						950.00
DALLAS CHILDREN'S ADVOCAC	335803	02/21/19	ANNUAL CONFERENCE	210-4357000 102636	530.00	
DALLAS CHILDREN'S ADVOCAC	335803	02/21/19	ANNUAL CONFERENCE	210-4357000 102636	530.00	
						1,060.00
DAN MCFEELY COMMUNICATION	335804	02/21/19	ECON CONCLUTING SERVICES	1203-4359300 102514	9,166.00	
DAN MCFEELY COMMUNICATION	335804	02/21/19	SUBSCRIPTIONS	1203-4355200	30.00	
						9,196.00
DELL MARKETING LP	335805	02/21/19	OTHER EXPENSES	601-5023990	1,438.16	
						1,438.16
ROB DEROCKER	335806	02/21/19	PUBLIC RELATION SERVICES	1203-4340401 102556	11,419.58	
						11,419.58
DON HINDS FORD	335807	02/21/19	AUTO REPAIR & MAINTENANCE	1120-4351000	1,212.63	
DON HINDS FORD	335807	02/21/19	AUTO REPAIR & MAINTENANCE	1120-4351000	389.10	
DON HINDS FORD	335807	02/21/19	AUTO REPAIR & MAINTENANCE	1120-4351000	276.22	
DON HINDS FORD	335807	02/21/19	REPAIR PARTS	1120-4237000	30.92	
DON HINDS FORD	335807	02/21/19	REPAIR PARTS	1110-4237000	30.48	
DON HINDS FORD	335807	02/21/19	REPAIR PARTS	1110-4237000	27.30	
DON HINDS FORD	335807	02/21/19	REPAIR PARTS	1110-4237000	324.86	
						2,291.51
DON'S AUTO TRIM	335808	02/21/19	AUTO REPAIR & MAINTENANCE	1120-4351000	225.00	
						225.00
DUNHAM RUBBER AND BELTING	335809	02/21/19	OTHER EXPENSES	651-5023990	80.67	
DUNHAM RUBBER AND BELTING	335809	02/21/19	OTHER EXPENSES	651-5023990	620.00	
						700.67
EAN SERVICES, LLC	335810	02/21/19	AUTOMOBILE LEASE	911-4352600	853.30	
EAN SERVICES, LLC	335810	02/21/19	AUTOMOBILE LEASE	911-4352600	853.30	

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EAN SERVICES, LLC	335810	02/21/19	AUTOMOBILE LEASE	1110-4352600	853.30	
EAN SERVICES, LLC	335810	02/21/19	AUTOMOBILE LEASE	1110-4352600	853.30	
EAN SERVICES, LLC	335810	02/21/19	AUTOMOBILE LEASE	1110-4352600	853.30	
EAN SERVICES, LLC	335810	02/21/19	AUTOMOBILE LEASE	1110-4352600	853.30	
ELECTRONIC STRATEGIES INC	335811	02/21/19	COMPUTER REPAIRS/MAINT	1120-4350070	275.00	5,119.80
EMBROIDERY PLUS	335812	02/21/19	UNIFORMS	1120-4356001	1,644.00	275.00
EMBROIDERY PLUS	335812	02/21/19	UNIFORMS	1120-4356001	707.75	
EMBROIDERY PLUS	335812	02/21/19	UNIFORMS	1120-4356001	96.00	
EMS EDUCATION.NET, LLC	335813	02/21/19	SUBSCRIPTIONS	1120-4355200	8,635.00	2,447.75
EVERETT J PRESCOTT INC	335814	02/21/19	OTHER EXPENSES	601-5023990	817.88	8,635.00
FASTENAL COMPANY	335815	02/21/19	OTHER EXPENSES	601-5023990	174.99	817.88
FASTENAL COMPANY	335815	02/21/19	OTHER MAINT SUPPLIES	2201-4238900	17.96	
FASTENAL COMPANY	335815	02/21/19	OTHER MAINT SUPPLIES	2201-4238900	110.30	
FBI NATIONAL ACADEMY	335816	02/21/19	ORGANIZATION & MEMBER DUE	1110-4355300	100.00	303.25
FEDEX KINKO'S-COPY CHARGE	335817	02/21/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	31.88	100.00
FILTER SERVICES OF INDIAN	335818	02/21/19	OTHER EXPENSES	651-5023990	257.60	
FILTER SERVICES OF INDIAN	335818	02/21/19	OTHER EXPENSES	651-5023990	577.28	
FIRESTONE TIRE & SERVICE	335819	02/21/19	AUTO REPAIRS	1192-R4232000	85.81	834.88
FIRESTONE TIRE & SERVICE	335819	02/21/19	28 TIRES	1110-4232000	3,612.00	
FISHER SCIENTIFIC	335820	02/21/19	OTHER EXPENSES	651-5023990	1,620.62	3,697.81
FISHER SCIENTIFIC	335820	02/21/19	OTHER EXPENSES	651-5023990	421.55	
FLEETPRIDE	335821	02/21/19	REPAIR PARTS	2201-4237000	34.08	2,042.17
FLEETPRIDE	335821	02/21/19	REPAIR PARTS	2201-4237000	31.56	
FLEETPRIDE	335821	02/21/19	REPAIR PARTS	2201-4237000	137.52	
FLEETPRIDE	335821	02/21/19	REPAIR PARTS	2201-4237000	192.97	
FLEETPRIDE	335821	02/21/19	REPAIR PARTS	2201-4237000	-258.61	
FLEETPRIDE	335821	02/21/19	REPAIR PARTS	2201-4237000	1,446.98	
FLEETPRIDE	335821	02/21/19	REPAIR PARTS	2201-4237000	1,649.99	
FLEETPRIDE	335821	02/21/19	REPAIR PARTS	2201-4237000	-729.00	
FORCE SCIENCE INSTITUTE	335822	02/21/19	TRAINING CONT ED	210-4357000	3,300.00	2,505.49
FREDERICKS, INC	335823	02/21/19	STA 43 DORM DOORS	1120-R4350100	5,605.00	3,300.00
GRM MGMT SERVICES OF IN	335824	02/21/19	OTHER PROFESSIONAL FEES	502-4341999	191.52	5,605.00
GATEKEEPER SERVICES, LLC	335825	02/21/19	OTHER EXPENSES	601-5023990	141.00	191.52
GENUINE PARTS COMPANY-IND	335826	02/21/19	OTHER EXPENSES	651-5023990	536.19	141.00
GLOBAL EMERGENCY PRODUCTS	335827	02/21/19	REPAIR PARTS	1120-4237000	128.69	536.19
GLOBAL EMERGENCY PRODUCTS	335827	02/21/19	REPAIR PARTS	1120-4237000	792.14	
GLOBAL EMERGENCY PRODUCTS	335827	02/21/19	REPAIR PARTS	1120-4237000	34.77	
GORDON FLESCH CO., INC.	335828	02/21/19	EQUIPMENT MAINT CONTRACTS	1120-4351501	39.49	955.60
GORDON PLUMBING SERVICE,	335829	02/21/19	STA 44 VALVE REPLACEMENT	1120-R4350100	2,245.27	39.49

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							2,245.27
GORDON PROPERTY SERVICES	335830	02/21/19	PROP MAINT-CODE ENFORCE	1192-R4350900	102347	175.00	175.00
KIM GRAHAM	335831	02/21/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003		150.00	150.00
GRAINGER INC	335832	02/21/19	OTHER MISCELLANOUS	1110-4239099		73.44	73.44
GRAINGER	335833	02/21/19	OTHER EXPENSES	651-5023990		144.24	
GRAINGER	335833	02/21/19	OTHER EXPENSES	651-5023990		102.24	
GRAINGER	335833	02/21/19	OTHER EXPENSES	651-5023990		11.66	
GRAINGER	335833	02/21/19	OTHER EXPENSES	651-5023990		158.00	
							416.14
GRAYBAR ELECTRIC CO, INC	335834	02/21/19	PATCH CABLES	1115-4237000	102607	114.10	
GRAYBAR ELECTRIC CO, INC	335834	02/21/19	REPAIR PARTS	1115-4237000		141.54	
GRAYBAR ELECTRIC CO, INC	335834	02/21/19	CAT6 STR VIP YL	1115-4237000	102604	236.00	
							491.64
H R SPECIALISTS:EMPLOYMEN	335835	02/21/19	SUBSCRIPTIONS	1201-4355200		211.00	211.00
H W C ENGINEERING	335836	02/21/19	HOME PLACE STRUCTURE/SEWE	250-R4350900	101740	1,040.00	1,040.00
H.O. BOSTROM CO, INC	335837	02/21/19	REPAIR PARTS	1120-4237000		421.16	421.16
HACH COMPANY	335838	02/21/19	OTHER EXPENSES	601-5023990		211.59	211.59
HAMILTON CO COMMUNTIY FOU	335839	02/21/19	OTHER EXPENSES	601-5023990		1,260.00	
HAMILTON CO COMMUNTIY FOU	335839	02/21/19	OTHER EXPENSES	651-5023990		1,260.00	
							2,520.00
HARE TRUCK CENTER	335840	02/21/19	AUTO REPAIR & MAINTENANCE	2201-4351000		105.86	
HARE TRUCK CENTER	335840	02/21/19	AUTO REPAIR & MAINTENANCE	2201-4351000		105.86	
							211.72
HARRINGTON INDUSTRIAL PLA	335841	02/21/19	LANDSCAPING SUPPLIES	2201-4239034		132.56	132.56
HOME DEPOT CREDIT SERVICE	335842	02/21/19	OTHER EXPENSES	601-5023990		31.20	31.20
HOOSIER EQUIPMENT LLC	335843	02/21/19	OTHER EXPENSES	651-5023990		184.60	
HOOSIER EQUIPMENT LLC	335843	02/21/19	OTHER EXPENSES	651-5023990		274.09	
HOOSIER EQUIPMENT LLC	335843	02/21/19	OTHER EXPENSES	651-5023990		1,360.22	
HOOSIER EQUIPMENT LLC	335843	02/21/19	OTHER EXPENSES	651-5023990		313.52	
							2,132.43
HOOSIER FIRE EQUIPMENT IN	335844	02/21/19	AMERX 2.5 GALLON WATER EX	1120-4239099	102550	654.00	654.00
HP INC.	335845	02/21/19	HP ELITEDESK 800	102-R4463201	102021	1,233.50	
HP INC.	335845	02/21/19	OTHER EXPENSES	601-5023990		852.00	
HP INC.	335845	02/21/19	OTHER EXPENSES	601-5023990		538.00	
							2,623.50
HTL IRRIGATOIN	335846	02/21/19	BUILDING REPAIRS & MAINT	1120-4350100		300.00	300.00
MARK HULETT	335847	02/21/19	INTERNAL INSTRUCT FEES	1120-4357003		625.00	625.00
HYLANT GROUP	335848	02/21/19	GENERAL INSURANCE	1205-4347500		650.00	650.00
I A A T I	335849	02/21/19	ANNUAL CONFERENCE	210-4357000	102617	495.00	495.00
I B S OF INDIANAPOLIS	335850	02/21/19	REPAIR PARTS	1120-4237000		475.98	
I B S OF INDIANAPOLIS	335850	02/21/19	REPAIR PARTS	1120-4237000		232.99	
							708.97
IGA/PGA, INC	335851	02/21/19	ORGANIZATION & MEMBER DUE	1207-4355300		250.00	250.00

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KIRBY RISK CORPORATION	335876	02/21/19	S110232230.001	651-5023990	284.00	
KIRBY RISK CORPORATION	335876	02/21/19	S110205096.001	651-5023990	1,368.00	
KIRBY RISK CORPORATION	335876	02/21/19	S110205096.002	651-5023990	311.37	
KIRBY RISK CORPORATION	335876	02/21/19	S110260115.001	2201-4350080	137.78	
KIRBY RISK CORPORATION	335876	02/21/19	S110241204.003	2201-4239034	1,560.00	
KIRBY RISK CORPORATION	335876	02/21/19	S110266965.001	2201-4350080	208.89	
						3,870.04
KONICA MINOLTA BUSINESS S	335877	02/21/19	OTHER EXPENSES	651-5023990	87.18	
						87.18
L E I U	335878	02/21/19	ORGANIZATION & MEMBER DUE	1110-4355300	595.00	
						595.00
LEACH & RUSSELL	335879	02/21/19	ANNUAL MAINTENANCE AGREEM	1110-R4351501 101901	950.00	
LEACH & RUSSELL	335879	02/21/19	BUILDING REPAIRS & MAINT	1205-4350100	980.00	
LEACH & RUSSELL	335879	02/21/19	OTHER CONT SERVICES	1208-4350900	4,150.00	
LEACH & RUSSELL	335879	02/21/19	OTHER CONT SERVICES	1208-4350900	679.20	
LEACH & RUSSELL	335879	02/21/19	OTHER CONT SERVICES	1208-4350900	6,355.85	
LEACH & RUSSELL	335879	02/21/19	OTHER CONT SERVICES	1208-4350900	9,852.81	
LEACH & RUSSELL	335879	02/21/19	OTHER CONT SERVICES	1208-4350900	2,004.79	
						24,972.65
LEHMAN'S INC. MECHANICAL	335880	02/21/19	BUILDING REPAIRS & MAINT	1120-4350100	1,939.40	
						1,939.40
LUNA LANGUAGE SERVICES	335881	02/21/19	INTERPRETER FEES	506-4341954	702.48	
						702.48
M E SIMPSON CO, INC	335882	02/21/19	OTHER EXPENSES	601-5023990	360.00	
						360.00
M2 PROMOTIONS, LLC	335883	02/21/19	BIKE CARMEL	854-4359038	1,162.00	
						1,162.00
MACALLISTER MACHINERY CO	335884	02/21/19	BUILDING REPAIRS & MAINT	1120-4350100	366.44	
						366.44
MACO PRESS INC	335885	02/21/19	STATIONARY & PRNTD MATERL	1120-4230100	141.70	
MACO PRESS INC	335885	02/21/19	STATIONARY & PRNTD MATERL	1120-4230100	55.50	
MACO PRESS INC	335885	02/21/19	STATIONARY & PRNTD MATERL	1120-4230100	130.79	
MACO PRESS INC	335885	02/21/19	STATIONARY & PRNTD MATERL	1120-4230100	206.66	
MACO PRESS INC	335885	02/21/19	STATIONARY & PRNTD MATERL	1120-4230100	21.92	
						556.57
MAINSCAPE LANDSCAPING	335886	02/21/19	MOWING/LANDSCAPING	1206-R4350400 101848	1,143.00	
MAINSCAPE LANDSCAPING	335886	02/21/19	MOWING/LANSAPING	2201-4350400 102582	110,339.50	
MAINSCAPE LANDSCAPING	335886	02/21/19	MOWING/LANSAPING	2201-4350400 102582	105,767.50	
MAINSCAPE LANDSCAPING	335886	02/21/19	MOWING/LANDSCAPING	1206-R4350400 101848	1,143.00	
MAINSCAPE LANDSCAPING	335886	02/21/19	MOWING/LANDSCAPING	2201-R4350400 102082	4,572.00	
						222,965.00
MAKING CITIES LIVABLE	335887	02/21/19	EXTERNAL TRAINING TRAVEL	1801-4343002	793.50	
						793.50
MARVEL LIGHTING LLC	335888	02/21/19	BUILDING REPAIRS & MAINT	1205-4350100	323.04	
						323.04
MEDIA FACTORY	335889	02/21/19	STATIONARY & PRNTD MATERL	1160-4230100	88.00	
MEDIA FACTORY	335889	02/21/19	STATIONARY & PRNTD MATERL	1160-4230100	59.00	
MEDIA FACTORY	335889	02/21/19	AUTO REPAIR & MAINTENANCE	1110-4351000	47.50	
MEDIA FACTORY	335889	02/21/19	PRINTING	1203-4359003 102543	460.00	
						654.50
MEG & ASSOCIATES LLC	335890	02/21/19	EVENT PLANNING	1203-4359003 102518	500.00	
MEG & ASSOCIATES LLC	335890	02/21/19	EVENT PLANNING	1203-4359003 102518	1,000.00	
MEG & ASSOCIATES LLC	335890	02/21/19	EVENT PLANNING	1203-4359300 102517	3,000.00	
MEG & ASSOCIATES LLC	335890	02/21/19	EVENT PLANNING	1203-4359300 102517	3,000.00	
						7,500.00
MENARDS, INC	335891	02/21/19	67336	601-5023990	17.85	
MENARDS, INC	335891	02/21/19	67345	601-5023990	56.17	
MENARDS, INC	335891	02/21/19	67483	601-5023990	41.95	

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						115.97
MENARDS, INC	335892	02/21/19	67029	2201-4238900	9.97	
MENARDS, INC	335892	02/21/19	67341	2201-4237000	69.31	
MENARDS, INC	335892	02/21/19	67409	2201-4238900	5.98	
MENARDS, INC	335892	02/21/19	67422	2201-4238900	32.96	
MENARDS, INC	335892	02/21/19	67504	2201-4238900	19.84	
						138.06
MENARDS, INC	335893	02/21/19	67468	1120-4238000	24.99	
MENARDS, INC	335893	02/21/19	67468	1120-4237000	22.88	
MENARDS, INC	335893	02/21/19	67581	1120-4237000	33.88	
MENARDS, INC	335893	02/21/19	67102	1120-4237000	104.96	
						186.71
MENARDS, INC	335894	02/21/19	67481	1207-4350100	657.21	
MENARDS, INC	335894	02/21/19	67548	1207-4350100	524.04	
						1,181.25
MID STATE TRUCK EQUIP COR	335895	02/21/19	OTHER EXPENSES	651-5023990	88.20	
						88.20
MID-AMERICA ELEVATOR INC	335896	02/21/19	EQUIP REPAIRS/MAINTENANCE	1205-R4350100 101349	374.99	
						374.99
MILESTONE CONTRACTORS, L	335897	02/21/19	BITUMINOUS MATERIALS	2201-4236300	184.68	
MILESTONE CONTRACTORS, L	335897	02/21/19	2018 PAVING PROGRAM	202-R4350200 101674	311,622.80	
MILESTONE CONTRACTORS, L	335897	02/21/19	2018 PAVING PROGRAM	202-R4350200 101674	855.80	
MILESTONE CONTRACTORS, L	335897	02/21/19	2018 PAVING PROGRAM	202-R4350200 101674	1,804.80	
MILESTONE CONTRACTORS, L	335897	02/21/19	2018 PAVING PROGRAM	202-R4350200 102441	128,593.95	
MILESTONE CONTRACTORS, L	335897	02/21/19	STREET REPAVING	202-4350200	39,332.20	
						482,394.23
MUNICIPAL EMERGENCY SERVI	335898	02/21/19	BOOTS	1120-4356003 102619	752.00	
MUNICIPAL EMERGENCY SERVI	335898	02/21/19	SAFETY ACCESSORIES	1120-4356003	568.00	
						1,320.00
NAPA AUTO PARTS NOBLES &	335899	02/21/19	REPAIR PARTS	2201-4237000	195.80	
						195.80
NAPA OF WESTFIELD	335900	02/21/19	REPAIR PARTS	1120-4237000	1,749.98	
						1,749.98
NELSON ALARM COMPANY	335901	02/21/19	ID BADGE SOFTWARE	1201-R4463202 102401	500.00	
						500.00
NEOGOV	335902	02/21/19	SOFTWARE MAINT CONTRACTS	1110-4351502	2,430.48	
						2,430.48
NETWORK SERVICES COMPANY	335903	02/21/19	MAINT SUPPLIES	1120-R4238900 102345	784.10	
						784.10
NOBLESVILLE LANDFILL	335904	02/21/19	OTHER EXPENSES	601-5023990	160.00	
						160.00
OBERER'S FLOWERS	335905	02/21/19	OTHER MISCELLANOUS	1701-4239099	38.96	
OBERER'S FLOWERS	335905	02/21/19	OTHER MISCELLANOUS	1401-4239099	33.33	
OBERER'S FLOWERS	335905	02/21/19	PROMOTIONAL FUNDS	1160-4355100	38.97	
OBERER'S FLOWERS	335905	02/21/19	OTHER MISCELLANOUS	1401-4239099	38.97	
						150.23
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	1110-4230200	66.99	
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	2200-4230200	54.59	
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	2200-4230200	106.88	
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	2200-4230200	4.89	
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	2200-4230200	44.86	
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	2200-4230200	37.99	
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	2200-4230200	9.36	
OFFICE DEPOT INC	335906	02/21/19	OTHER EXPENSES	651-5023990	506.10	
OFFICE DEPOT INC	335906	02/21/19	OTHER EXPENSES	651-5023990	7.02	
OFFICE DEPOT INC	335906	02/21/19	OTHER EXPENSES	651-5023990	102.72	
OFFICE DEPOT INC	335906	02/21/19	OTHER EXPENSES	651-5023990	104.79	
OFFICE DEPOT INC	335906	02/21/19	OTHER EXPENSES	651-5023990	93.23	

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OFFICE DEPOT INC	335906	02/21/19	OTHER EXPENSES	651-5023990	98.87	
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	1801-4230200	54.37	
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	1203-4230200	17.26	
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	1203-4230200	4.99	
OFFICE DEPOT INC	335906	02/21/19	OFFICE SUPPLIES	1203-4230200	16.78	
OFFICE DEPOT INC	335906	02/21/19	270033178001	1205-4230200	8.39	
OFFICE DEPOT INC	335906	02/21/19	270032602001	1205-4230200	44.36	
ONEZONE	335907	02/21/19	GARAGE RENTAL FOR SUPPLIE	1203-R4359300	50.00	1,384.44
ONEZONE	335907	02/21/19	GARAGE RENTAL FOR SUPPLIE	1203-R4359300	25.00	
ONEZONE	335907	02/21/19	CHAMBER LUNCHEON FEES	1401-4343005	240.00	
PAC VAN	335908	02/21/19	OTHER RENTAL & LEASES	1207-4353099	135.00	315.00
PALMER POWER & TRUCK EQUI	335909	02/21/19	OTHER EXPENSES	601-5023990	153.46	135.00
PAPER DIRECT	335910	02/21/19	CERTIFICATE PAPER & FRAME	1110-4342100	80.99	
PAPER DIRECT	335910	02/21/19	CERTIFICATE PAPER & FRAME	1110-4230200	427.77	153.46
PCMG, INC	335911	02/21/19	POLYCOM CONFERENCE PHONE	1801-4464000	225.00	
PCMG, INC	335911	02/21/19	FIBER MODULES	1115-4237000	228.00	508.76
PEARSON FORD, INC	335912	02/21/19	AUTO REPAIR & MAINTENANCE	2201-4351000	3,051.51	453.00
PEARSON WHOLESALE PARTS	335913	02/21/19	REPAIR PARTS	2201-4237000	270.32	3,051.51
PEARSON WHOLESALE PARTS	335913	02/21/19	REPAIR PARTS	2201-4237000	308.58	
PENN CARE INC.	335914	02/21/19	SPECIAL DEPT SUPPLIES	102-4239011	482.95	578.90
PENSKE CHEVROLET	335915	02/21/19	REPAIR PARTS	2201-4237000	61.07	482.95
PITNEY BOWES	335916	02/21/19	POSTAGE METER	1160-4353003	518.40	61.07
PLYMATE	335917	02/21/19	OTHER RENTAL & LEASES	1110-4353099	36.74	518.40
PLYMATE	335917	02/21/19	OTHER EXPENSES	601-5023990	320.92	
PLYMATE	335917	02/21/19	OTHER EXPENSES	651-5023990	116.74	
PLYMATE	335917	02/21/19	OTHER EXPENSES	651-5023990	87.53	
PLYMATE	335917	02/21/19	OTHER EXPENSES	651-5023990	53.35	
PLYMATE	335917	02/21/19	OTHER EXPENSES	651-5023990	136.88	752.16
POLICE TECHNICAL	335918	02/21/19	TRAINING CONT ED	210-4357000	420.00	420.00
POMP'S TIRE - LEBANON	335919	02/21/19	TIRES & TUBES	2201-4232000	373.72	
POMP'S TIRE - LEBANON	335919	02/21/19	REPAIR PARTS	1120-4237000	407.80	781.52
POMP'S TIRE	335920	02/21/19	AUTO REPAIR & MAINTENANCE	2201-4351000	235.50	235.50
PRESTIGE PERFORMANCE II I	335921	02/21/19	2019 PROMO ITEMS	1203-R4359300	835.00	835.00
PRO-KOTE INDY	335922	02/21/19	OTHER CONT SERVICES	2201-4350900	2,656.50	2,656.50
PURDUE UNIVERSITY	335923	02/21/19	SPRAY CLASSES	2201-4343002	515.00	515.00
R & T TIRE & AUTO - NOBLE	335924	02/21/19	AUTO REPAIR & MAINTENANCE	1120-4351000	755.88	755.88
R E I REAL ESTATE SERVICE	335925	02/21/19	OTHER CONT SERVICES	1208-4350900	3,162.85	3,162.85
R J E BUSINESS INTERIORS	335926	02/21/19	FABRIC AVANTI CHAIRS	102-4463000	2,031.19	

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						2,031.19
R.D. FILIP, INC	335927	02/21/19	OTHER MAINT SUPPLIES	1205-4238900	91.08	
R.D. FILIP, INC	335927	02/21/19	OTHER MAINT SUPPLIES	1205-4238900	625.40	
						716.48
RANGE SYSTEMS	335928	02/21/19	DURA-BLOC (30)	1110-4239010 102516	3,420.26	
						3,420.26
REAL MECHANICAL INC	335929	02/21/19	BUILDING REPAIRS & MAINT	1120-4350100	1,810.32	
REAL MECHANICAL INC	335929	02/21/19	BUILDING REPAIRS & MAINT	1120-4350100	548.88	
						2,359.20
REDLEE/SCS INC	335930	02/21/19	SOPHIA SQ RESTROOM MAINT	1206-4350900 102487	1,500.00	
						1,500.00
RICOH AMERICAS CORPORATIO	335931	02/21/19	COPIER	506-4353004	79.92	
RICOH AMERICAS CORPORATIO	335931	02/21/19	COPIER	506-4353004	17.21	
						97.13
RIETH-RILEY CONSTRUCTION	335932	02/21/19	BITUMINOUS MATERIALS	2201-4236300	3,672.18	
RIETH-RILEY CONSTRUCTION	335932	02/21/19	BITUMINOUS MATERIALS	2201-4236300	4,148.28	
						7,820.46
RITZ SAFETY	335933	02/21/19	UNIFORMS	2201-4356001	170.00	
RITZ SAFETY	335933	02/21/19	UNIFORMS	2201-4356001	424.70	
						594.70
RUNYON EQUIPMENT RENTAL	335934	02/21/19	BOTTLED GAS	2201-4231100	7.25	
RUNYON EQUIPMENT RENTAL	335934	02/21/19	BOTTLED GAS	2201-4231100	74.00	
RUNYON EQUIPMENT RENTAL	335934	02/21/19	UNIFORMS	2201-4356001	130.50	
RUNYON EQUIPMENT RENTAL	335934	02/21/19	BOTTLED GAS	2201-4231100	45.00	
RUNYON EQUIPMENT RENTAL	335934	02/21/19	BOTTLED GAS	2201-4231100	96.72	
RUNYON EQUIPMENT RENTAL	335934	02/21/19	BOTTLED GAS	2201-4231100	15.00	
RUNYON EQUIPMENT RENTAL	335934	02/21/19	BOTTLED GAS	2201-4231100	53.75	
RUNYON EQUIPMENT RENTAL	335934	02/21/19	OTHER EXPENSES	651-5023990	48.36	
RUNYON EQUIPMENT RENTAL	335934	02/21/19	OTHER EXPENSES	601-5023990	40.64	
						511.22
SERVICE PIPE & SUPPLY INC	335935	02/21/19	OTHER EXPENSES	651-5023990	303.81	
SERVICE PIPE & SUPPLY INC	335935	02/21/19	OTHER EXPENSES	651-5023990	38.00	
						341.81
SHAFTON INC	335936	02/21/19	FAN & SPARKY	1120-R4239020 102371	1,583.79	
						1,583.79
SHRED-IT USA LLC	335937	02/21/19	TRASH COLLECTION	1110-4350101	122.32	
						122.32
ST VINCENT HOSPITAL	335938	02/21/19	SPECIAL DEPT SUPPLIES	102-4239011	964.82	
						964.82
STAPLES BUSINESS ADVANTAG	335939	02/21/19	OFFICE SUPPLIES	911-4230200	47.84	
STAPLES BUSINESS ADVANTAG	335939	02/21/19	OFFICE SUPPLIES	1120-4230200	84.30	
						132.14
STOOPS FREIGHTLINER	335940	02/21/19	REPAIR PARTS	2201-4237000	33.25	
STOOPS FREIGHTLINER	335940	02/21/19	REPAIR PARTS	2201-4237000	46.32	
						79.57
SUNBELT RENTALS, INC.	335941	02/21/19	CHRISTKINDLMKT GENERATORS	1203-R4359003 102231	4,364.07	
SUNBELT RENTALS, INC.	335941	02/21/19	CHRISTKINDLMKT GENERATORS	1203-R4359003 102231	16,021.37	
						20,385.44
TSI INC	335942	02/21/19	CALIBRATE MACHINE	1120-4350900 102579	1,050.00	
						1,050.00
TERMINAL SUPPLY CO	335943	02/21/19	REPAIR PARTS	2201-4237000	1,261.37	
TERMINAL SUPPLY CO	335943	02/21/19	REPAIR PARTS	2201-4237000	83.64	
TERMINAL SUPPLY CO	335943	02/21/19	REPAIR PARTS	2201-4237000	141.13	
						1,486.14
THE OVERHEAD DOOR CO	335944	02/21/19	BUILDING REPAIRS & MAINT	2201-4350100	175.47	
						175.47
THOMSON REUTERS-WEST	335945	02/21/19	SPECIAL INVESTIGATION FEE	1110-4358200	260.00	
THOMSON REUTERS-WEST	335945	02/21/19	SPECIAL INVESTIGATION FEE	911-4358200	260.00	

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						520.00
TRAVELERS CL REMITTANCE C	335946	02/21/19	OTHER PROFESSIONAL FEES	1192-4341999	50.00	50.00
TREASURER OF STATE	335947	02/21/19	EQUIPMENT MAINT CONTRACTS	1110-4351501	650.00	650.00
U N COMMUNICATIONS, INC	335948	02/21/19	HOME PLACE NEWSLETTER PRI	1203-R4345003 102403	2,046.85	2,046.85
UPS	335949	02/21/19	POSTAGE	1110-4342100	6.09	
UPS	335949	02/21/19	POSTAGE	2201-4342100	10.76	
UNITED LABORATORIES INC	335950	02/21/19	OTHER MAINT SUPPLIES	1205-4238900	1,000.88	1,000.88
UNIVERSITY OF LOUISVILLE	335951	02/21/19	TRAINING CONT ED	210-4357000 102634	900.00	900.00
UPS FREIGHT	335952	02/21/19	OTHER EXPENSES	651-5023990	993.81	993.81
VAN'S ELECTRICAL SYSTEMS	335953	02/21/19	REPAIR PARTS	1120-4237000	82.50	82.50
VICTORY SUN INC	335954	02/21/19	EVENT PLANNING SERVICES	1203-4359003 102537	2,385.00	2,385.00
VINCENNES UNIVERSITY	335955	02/21/19	EXTERNAL INSTRUCT FEES	1120-4357004	50.00	50.00
VIVE EXTERIOR DESIGN	335956	02/21/19	GROUNDS MAINTENANCE	1205-4350400	1,148.00	
VIVE EXTERIOR DESIGN	335956	02/21/19	SNOW REMOVAL A&D DISTRICT	2201-R4350900 101329	581.00	
VIVE EXTERIOR DESIGN	335956	02/21/19	ARTS/DESIGN SNOW REMOVAL	1206-4350900 102509	555.75	
VIVE EXTERIOR DESIGN	335956	02/21/19	ARTS/DESIGN SNOW REMOVAL	1206-4350900 102509	3,610.75	
VIVE EXTERIOR DESIGN	335956	02/21/19	ARTS/DESIGN SNOW REMOVAL	2201-4350900 102510	3,149.25	
VIVE EXTERIOR DESIGN	335956	02/21/19	ARTS/DESIGN SNOW REMOVAL	2201-4350900 102510	2,373.25	
VIVE EXTERIOR DESIGN	335956	02/21/19	ARTS/DESIGN SNOW REMOVAL	1206-4350900 102509	2,760.50	
VIVE EXTERIOR DESIGN	335956	02/21/19	ARTS/DESIGN SNOW REMOVAL	1206-4350900 102509	532.00	
VIVE EXTERIOR DESIGN	335956	02/21/19	ARTS/DESIGN SNOW REMOVAL	2201-4350900 102510	2,259.00	
VIVE EXTERIOR DESIGN	335956	02/21/19	ARTS/DESIGN SNOW REMOVAL	2201-4350900 102510	2,788.00	19,757.50
W A JONES TRUCK BODIES &	335957	02/21/19	REPAIR PARTS	2201-4237000	2,386.99	
W A JONES TRUCK BODIES &	335957	02/21/19	REPAIR PARTS	2201-4237000	2,561.55	4,948.54
WATERCHEM INC	335958	02/21/19	OTHER EXPENSES	651-5023990	9,844.00	9,844.00
WHITE'S ACE HARDWARE	335959	02/21/19	MISC SUPPLIES	1192-R4237000 102412	9.18	9.18
WHITE'S ACE HARDWARE	335960	02/21/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	7.17	
WHITE'S ACE HARDWARE	335960	02/21/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	65.90	
WHITE'S ACE HARDWARE	335960	02/21/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	57.95	131.02
WHITE'S ACE HARDWARE	335961	02/21/19	REPAIR PARTS	1120-4237000	87.68	87.68
WHITE'S ACE HARDWARE	335962	02/21/19	OTHER MAINT SUPPLIES	1205-4238900	3.99	3.99
WHITE'S ACE HARDWARE	335963	02/21/19	OTHER MISCELLANOUS	1110-4239099	89.45	89.45
WHITE'S ACE HARDWARE	335964	02/21/19	21349771	651-5023990	3.17	
WHITE'S ACE HARDWARE	335964	02/21/19	21358244	651-5023990	1.50	
WHITE'S ACE HARDWARE	335964	02/21/19	21360665	651-5023990	6.45	
WHITE'S ACE HARDWARE	335964	02/21/19	21360665	651-5023990	3.59	14.71
WHITE'S ACE HARDWARE	335965	02/21/19	OTHER MISCELLANOUS	1115-4239099	18.17	18.17
WILKINSON BROTHERS	335966	02/21/19	DESIGN/PROMO SERVICES	1203-R4359003 101243	8,900.00	

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						8,900.00
WILLIAMS SCOTSMAN, INC	335967	02/21/19	OTHER RENTAL & LEASES	1207-4353099	2,051.52	2,051.52
XEROX CORP	335968	02/21/19	OTHER EXPENSES	651-5023990	265.11	265.11
TENZINGA	335969	02/21/19	SOFTWARE MAINT CONTRACTS	1120-4351502	11,160.00	11,160.00
THE ART LAB	335970	02/21/19	MEET ME ON MAIN ART COORD	923-4359003 102601	275.00	275.00
OFFICE360	335971	02/21/19	OTHER EXPENSES	651-5023990	286.50	286.50
TIFFANY PHOTOGRAPHY STUDI	335972	02/21/19	UPDATE PHOTOS	1120-R4350900 102346	1,068.00	1,068.00
INDIANA ICE STUDIO, INC	335973	02/21/19	FESTIVAL/COMMUNITY EVENTS	923-4359003	225.00	225.00
ZIRMED	335974	02/21/19	SUBSCRIPTIONS	1120-4355200	360.00	360.00
CARMEL CLAY SCHOOLS-FUEL	335975	02/21/19	DIESEL FUEL	1120-4231300	5,049.36	
CARMEL CLAY SCHOOLS-FUEL	335975	02/21/19	GASOLINE	1120-4231400	3,319.13	8,368.49
CARMEL UTILITIES	335976	02/21/19	WATER & SEWER	1120-4348500	99.29	
CARMEL UTILITIES	335976	02/21/19	WATER & SEWER	1120-4348500	113.33	
CARMEL UTILITIES	335976	02/21/19	WATER & SEWER	1120-4348500	614.63	
CARMEL UTILITIES	335976	02/21/19	WATER & SEWER	1120-4348500	170.88	
CARMEL UTILITIES	335976	02/21/19	WATER & SEWER	1205-4348500	22.42	1,020.55
DUKE ENERGY	335977	02/21/19	ELECTRICITY	1120-4348000	2,490.40	
DUKE ENERGY	335977	02/21/19	ELECTRICITY	1120-4348000	2,144.12	4,634.52
BENEFIT PLANNING CONSULTA	335978	02/21/19	OTHER EXPENSES	301-5023990	532.20	532.20
GARY CARTER	335979	02/21/19	OTHER FEES & LICENSES	1120-4358300	15.00	15.00
MARK CROMLICH	335980	02/21/19	EXTERNAL TRAINING TRAVEL	1120-4343002	575.51	575.51
BRUCE FROST	335981	02/21/19	EXTERNAL TRAINING TRAVEL	1120-4343002	232.35	232.35
DAVID HABOUSH	335982	02/21/19	EXTERNAL TRAINING TRAVEL	1120-4343002	1,960.48	
DAVID HABOUSH	335982	02/21/19	GASOLINE	1120-4231400	27.71	
DAVID HABOUSH	335982	02/21/19	PROMOTIONAL FUNDS	1120-4355100	93.48	
DAVID HABOUSH	335982	02/21/19	OTHER EXPENSES	851-5023990	226.00	2,307.67
JEAN JUNKER	335983	02/21/19	OTHER EXPENSES	851-5023990	39.95	
JEAN JUNKER	335983	02/21/19	OTHER EXPENSES	851-5023990	9.76	
JEAN JUNKER	335983	02/21/19	OTHER EXPENSES	851-5023990	18.86	68.57
DAVID LITTLEJOHN	335984	02/21/19	EXTERNAL INSTRUCT FEES	1192-4357004	599.00	
DAVID LITTLEJOHN	335984	02/21/19	EXTERNAL TRAINING TRAVEL	1192-4343002	1,438.50	2,037.50
MICHAEL MCNEELY	335985	02/21/19	SOFTWARE	102-4463202	96.29	96.29
POMP'S TIRE - LEBANON	335986	02/21/19	TIRES & TUBES	2201-4232000	23.75	23.75
DAVID RUTTI	335987	02/21/19	EXTERNAL TRAINING TRAVEL	1192-4343002	517.98	517.98
SEAN SUTTON	335988	02/21/19	EXTERNAL TRAINING TRAVEL	1120-4343002	372.60	
SEAN SUTTON	335988	02/21/19	EXTERNAL TRAINING TRAVEL	1120-4343002	503.60	876.20

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TRICO REGIONAL SEWER UTIL	335989	02/21/19	2000130154000	1120-4348500	101.72	
TRICO REGIONAL SEWER UTIL	335989	02/21/19	0376122604988	1120-4348500	87.42	
						189.14
SARA VANDYKE	335990	02/21/19	OTHER EXPENSES	851-5023990	50.00	
						50.00
A T & T MOBILITY	335991	02/26/19	CELLULAR PHONE FEES	1401-4344100	120.69	
						120.69
CARMEL UTILITIES	335992	02/26/19	OTHER PROFESSIONAL FEES	902-4341900	938.30	
CARMEL UTILITIES	335992	02/26/19	WATER & SEWER	2201-4348500	691.05	
CARMEL UTILITIES	335992	02/26/19	WATER & SEWER	2201-4348500	11.14	
CARMEL UTILITIES	335992	02/26/19	WATER & SEWER	1125-4348500	104.89	
CARMEL UTILITIES	335992	02/26/19	WATER & SEWER	1125-4348500	84.00	
CARMEL UTILITIES	335992	02/26/19	WATER & SEWER	1125-4348500	28.41	
						1,857.79
CITIZENS WESTFIELD	335993	02/26/19	272557716069	601-5023990	14.06	
CITIZENS WESTFIELD	335993	02/26/19	272557716067	601-5023990	29.54	
CITIZENS WESTFIELD	335993	02/26/19	272557716066	601-5023990	25.67	
CITIZENS WESTFIELD	335993	02/26/19	272557716068	601-5023990	14.06	
						83.33
DUKE ENERGY	335995	02/26/19	21103050020	651-5023990	423.96	
DUKE ENERGY	335995	02/26/19	61703271013	651-5023990	60.18	
DUKE ENERGY	335995	02/26/19	22103050026	651-5023990	113.07	
DUKE ENERGY	335995	02/26/19	29503275013	651-5023990	90.43	
DUKE ENERGY	335995	02/26/19	24403307013	651-5023990	243.82	
DUKE ENERGY	335995	02/26/19	39303276010	651-5023990	167.98	
DUKE ENERGY	335995	02/26/19	89303276018	651-5023990	139.37	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	1205-4348000	156.42	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	1205-4348000	118.44	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	1125-4348000	342.87	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	1125-4348000	10.17	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	1125-4348000	14.00	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	17.54	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	19.37	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	276.47	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	28.72	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	17.61	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	14.23	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	152.45	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	343.35	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	15.57	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	26.67	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	37.73	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	78.94	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	14.65	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	17.18	
DUKE ENERGY	335995	02/26/19	ELECTRICITY	2201-4348000	17.24	
						2,958.43
DUKE ENERGY	335996	02/26/19	ELECTRICITY	2201-4348000	16,431.42	
DUKE ENERGY	335996	02/26/19	ELECTRICITY	1206-4348000	819.43	
						17,250.85
COURY HOSPITALITY, INC	335997	02/26/19	HOTEL DEV CONSULT-2017E	902-R4341999	100600	29.95
COURY HOSPITALITY, INC	335997	02/26/19	HOTEL DEV CONSULT-2017E	902-R4341999	100600	29.95
COURY HOSPITALITY, INC	335997	02/26/19	HOTEL DEV CONSULT-2017E	902-R4341999	100600	10,000.00
COURY HOSPITALITY, INC	335997	02/26/19	HOTEL DEV CONSULT-2017E	902-R4341999	100600	10,000.00
COURY HOSPITALITY, INC	335997	02/26/19	HOTEL DEV CONSULT-2017E	902-R4341999	100600	10,000.00
						30,059.90
ACE-PAK PRODUCTS INC	335998	02/26/19	OTHER MAINT SUPPLIES	1093-4238900	89.79	
ACE-PAK PRODUCTS INC	335998	02/26/19	OTHER MAINT SUPPLIES	1093-4238900	429.28	

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						519.07
ANNE ESSEX	335999	02/26/19	TUITION REIMBURSEMENT	1701-4128000	1,524.48	1,524.48
BARNES & THORNBURG	336000	02/26/19	LEGAL FEES	902-4340000	1,635.00	
BARNES & THORNBURG	336000	02/26/19	LEGAL FEES	902-4340000	4,333.00	
BOQ AQUATIC FITNESS EQUIP	336001	02/26/19	GENERAL PROGRAM SUPPLIES	1096-4239039	975.00	5,968.00
BRIGHT HOUSE NETWORKS	336003	02/26/19	OTHER CONT SERVICES	1115-4350900	109.98	975.00
BRIGHT HOUSE NETWORKS	336003	02/26/19	CABLE SERVICE	1125-4349500	99.98	
STEVEN CALLAHAN	336004	02/26/19	OTHER EXPENSES	601-5023990	28.00	209.96
CAPITAL ONE COMMERCIAL	336005	02/26/19	6004300400131923	1125-4232100	20.70	28.00
CAPITAL ONE COMMERCIAL	336005	02/26/19	SMALL TOOLS & MINOR EQUIP	1125-4238000	46.81	
CAPITAL ONE COMMERCIAL	336005	02/26/19	OTHER MAINT SUPPLIES	1125-4238900	303.86	
CINTAS CORPORATION #18	336006	02/26/19	OTHER MAINT SUPPLIES	1093-4238900	586.13	371.37
CITY OF LAWRENCE	336007	02/26/19	MEDICAL EXAM FEES	1110-4340701	1,190.07	586.13
CRISIS PREVENTION INSTITU	336010	02/26/19	GENERAL PROGRAM SUPPLIES	1081-4239039	2,842.50	1,190.07
DOODLE BUGZ KIDZ IN ACTIO	336011	02/26/19	EXTERNAL INSTRUCT FEES	1081-4357004	60.00	2,842.50
FIRST CONSTRUCTION CONSUL	336012	02/26/19	OTHER PROFESSIONAL FEES	902-4341900	995.00	60.00
MARY FRAZIER	336013	02/26/19	OTHER EXPENSES	601-5023990	718.82	995.00
GRAINGER	336014	02/26/19	SMALL TOOLS & MINOR EQUIP	1096-4238000	201.45	718.82
GRAINGER	336014	02/26/19	OTHER MAINT SUPPLIES	1125-4238900	115.66	
GREEN TOUCH SERVICES, INC	336015	02/26/19	GROUNDS MAINTENANCE	1093-4350400	900.00	317.11
GREEN TOUCH SERVICES, INC	336015	02/26/19	GROUNDS MAINTENANCE	1093-4350400	1,650.00	
GREEN TOUCH SERVICES, INC	336015	02/26/19	GROUNDS MAINTENANCE	110-4350400	600.00	
GREEN TOUCH SERVICES, INC	336015	02/26/19	WESTERMEIER PARK LOT	1125-4350400	400.00	
H W C ENGINEERING	336017	02/26/19	ARCHITECTURAL FEES	902-4340200	2,250.00	3,550.00
HPG INTERNATIONAL LLC	336019	02/26/19	OTHER PROFESSIONAL FEES	902-4341900	138.26	2,250.00
INDIANA DEPT OF REVENUE-S	336020	02/26/19	OTHER FEES & LICENSES	2201-4358300	262.50	138.26
INDIANA PARK & RECREATION	336021	02/26/19	2019 IPRA CONFERENCE REG	1125-4357004	420.00	262.50
JACK DOHENY COMPANIES	336022	02/26/19	OTHER EXPENSES	651-5023990	25.48	420.00
JACK DOHENY COMPANIES	336022	02/26/19	OTHER EXPENSES	651-5023990	70.00	
KELLER MACALUSO LLC	336023	02/26/19	LEGAL FEES	902-4340000	602.96	95.48
KELLER MACALUSO LLC	336023	02/26/19	LEGAL FEES	902-4340000	109.50	
LOWE'S COMPANIES INC	336024	02/26/19	GENERAL PROGRAM SUPPLIES	1081-4239039	6.08	712.46
LS/OLDS CONSULTING LLC	336025	02/26/19	OTHER PROFESSIONAL FEES	902-4341900	5,750.00	6.08
SUZANNE MAKI	336026	02/26/19	OTHER EXPENSES	601-5023990	217.75	5,750.00
TERESE MCANINCH	336027	02/26/19	CELLULAR PHONE FEES	1091-4344100	25.00	217.75

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						25.00
CODY MCCOLLUM	336028	02/26/19	TRAVEL FEES & EXPENSES	1125-4343000	22.44	22.44
ERIC MEHL	336029	02/26/19	CELLULAR PHONE FEES	1091-4344100	50.00	50.00
MOBILE MINI INC	336030	02/26/19	OTHER RENTAL & LEASES	1094-4353099	117.52	
MOBILE MINI INC	336030	02/26/19	OTHER RENTAL & LEASES	1094-4353099	148.38	
MOBILE MINI INC	336030	02/26/19	OTHER RENTAL & LEASES	1094-4353099	148.38	
ON RAMP INDIANA INC	336031	02/26/19	BUILDING REPAIRS & MAINT	1125-4350100	129.00	414.28
POWER SYSTEMS INC	336032	02/26/19	GENERAL PROGRAM SUPPLIES	1096-4239039	3,050.51	129.00
R E I REAL ESTATE SERVICE	336033	02/26/19	CIVIC THR MAINTENANCE/MGR	902-R4341900 101419	3,476.81	3,050.51
JAMES RANSFORD	336034	02/26/19	CELLULAR PHONE FEES	1091-4344100	25.00	3,476.81
SESCO GROUP	336036	02/26/19	OTHER PROFESSIONAL FEES	902-4341900	10,274.05	25.00
STERICYCLE INC	336037	02/26/19	OTHER CONT SERVICES	1094-4350900	43.89	10,274.05
TEXON II TOWEL AND SUPPLY	336038	02/26/19	LINENS & BLANKETS	1096-4239001	1,229.00	43.89
TOSHIBA FINANCIAL SERVICE	336039	02/26/19	OTHER RENTAL & LEASES	2201-4353099	106.12	1,229.00
VIRGIN PULSE, INC.	336040	02/26/19	OTHER EXPENSES	301-5023990	3,880.00	106.12
WALLACK SOMERS & HAAS PC	336041	02/26/19	27274	902-4340000	1,146.75	3,880.00
WALLACK SOMERS & HAAS PC	336041	02/26/19	27271	902-4340000	382.25	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27272	902-4340000	173.75	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27279	902-4340000	104.25	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27273	902-4340000	382.25	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27269	902-4340000	4,482.75	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27268	902-4340000	34.75	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27267	902-4340000	625.50	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27277	902-4340000	189.50	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27275	902-4340000	729.75	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27278	902-4340000	1,216.25	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27276	902-4340000	486.50	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27266	902-4340000	3,266.50	
WALLACK SOMERS & HAAS PC	336041	02/26/19	27265	902-4340000	2,710.50	
NEIL WHITEHEAD	336042	02/26/19	TRAVEL FEES & EXPENSES	1125-4343000	31.66	15,931.25
WILKINSON BROTHERS	336043	02/26/19	WALLGRAPHIC DESIGN PRODUC	902-4341900 102568	4,500.00	31.66
ZOGICS LLC	336045	02/26/19	OTHER MAINT SUPPLIES	1096-4238900	1,481.35	4,500.00
KIMBERLY BABB	336046	02/26/19	OTHER EXPENSES	301-5023990	300.00	1,481.35
BRAD BARTROM	336047	02/26/19	OTHER EXPENSES	301-5023990	400.00	300.00
MARK CALLAHAN	336048	02/26/19	OTHER EXPENSES	301-5023990	300.00	400.00
CARMEL OTS LLC	336049	02/26/19	OTHER CONT SERVICES	1208-4350900	2,769.17	300.00
BARRY CRANE	336050	02/26/19	OTHER EXPENSES	301-5023990	400.00	2,769.17
						400.00

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DENISE CAREY	336051	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
GARY DUFEK	336052	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
RICHARD DUFEK	336053	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
JAMES FOSTER	336054	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
LELAND C GOODMAN	336055	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
BRUCE GRAHAM	336056	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
TIMOTHY J. GREEN	336057	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
MATTHEW HOFFMAN	336058	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
LUANN CALLAHAN	336059	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
ERNIE MAROON	336060	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
DAVID MEAD	336061	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
DON R. MEAD JR.	336062	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
MARLENE MILLER	336063	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
BOB PELZER	336064	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
JACE PLATT	336065	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
KIMBERLY K. PRATT	336066	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
STEPHEN REEVES	336067	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
TERESA RICKARD	336068	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
KIM ROTT	336069	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
DONALD SNOW	336070	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
JAMES TONEY	336071	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
FRANK VALLONE	336072	02/26/19	OTHER EXPENSES	301-5023990	400.00	400.00
BOB VANVOORST	336073	02/26/19	OTHER EXPENSES	301-5023990	300.00	300.00
AMAZON CAPITAL SERVICES	336074	02/26/19	1L49-RPTT-19QT	1115-4230200	28.99	28.99
AMAZON CAPITAL SERVICES	336075	02/26/19	OFFICE SUPPLIES	1801-4230200	32.43	32.43
AMERICAN PUBLIC WORKS ASS	336076	02/26/19	ORGANIZATION & MEMBER DUE	2201-4355300	202.00	202.00
ARC ACQUISITION US INC	336077	02/26/19	NETWORK CAMERA	1115-4463100 102590	16,339.23	16,339.23
C T W ELECTRICAL CO, INC	336078	02/26/19	REPAIR PARTS	2201-4237000	45.71	
C T W ELECTRICAL CO, INC	336078	02/26/19	REPAIR PARTS	2201-4237000	112.04	
CARGILL INC SALT DIVISION	336079	02/26/19	SALT	2201-R4236500 102147	7,050.88	157.75

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CARGILL INC SALT DIVISION	336079	02/26/19	SALT	2201-R4236500	102302	5,000.00	
CARGILL INC SALT DIVISION	336079	02/26/19	SALT	2201-4236500	102495	16,557.89	
CARGILL INC SALT DIVISION	336079	02/26/19	SALT	2201-4236500	102495	2,155.91	
CARGILL INC SALT DIVISION	336079	02/26/19	SALT	2201-4236500	102495	22,234.27	
CARGILL INC SALT DIVISION	336079	02/26/19	SALT	2201-4236500	102495	2,202.53	
CARGILL INC SALT DIVISION	336079	02/26/19	SALT	2201-4236500	102495	18,173.70	
CARGILL INC SALT DIVISION	336079	02/26/19	SALT	2201-4236500	102495	20,219.97	
CARGILL INC SALT DIVISION	336079	02/26/19	SALT	2201-4236500	102495	2,108.42	
CARMEL LOFTS LLC	336080	02/26/19	GARAGE MAINTENANCE	1206-4350900	102483	18,667.98	95,703.57
CARMEL YOUTH ASSISTANCE,	336081	02/26/19	SPECIAL PROJECTS	1401-4359000		3,000.00	18,667.98
CENTER FOR THE PERFORMING	336082	02/26/19	OTHER CONT SERVICES	1208-4350900		85,495.06	3,000.00
CERES SOLUTIONS	336083	02/26/19	GARAGE & MOTOR SUPPLIES	2201-4232100		591.75	85,495.06
CHAPMAN ELEC SUPPLY INC	336084	02/26/19	STREET LIGHT REPAIRS	2201-4350080		316.58	591.75
CINTAS CORPORATION #18	336085	02/26/19	LAUNDRY SERVICE	2201-4356501		456.11	316.58
CINTAS	336086	02/26/19	SAFETY SUPPLIES	2201-4239012		214.88	456.11
OFFICE KEEPERS	336087	02/26/19	CLEANING SERVICES	1115-4350600		300.00	214.88
DAVID DWAYNE ARCHER	336088	02/26/19	STREET LIGHT REPAIRS	2201-4350080		626.40	300.00
GENUINE PARTS COMPANY-IND	336089	02/26/19	161758	601-5023990		13.40	626.40
GENUINE PARTS COMPANY-IND	336089	02/26/19	163879	601-5023990		99.90	
GENUINE PARTS COMPANY-IND	336089	02/26/19	182122	601-5023990		100.00	
GENUINE PARTS COMPANY-IND	336089	02/26/19	183354	601-5023990		18.00	
GENUINE PARTS COMPANY-IND	336089	02/26/19	185062	601-5023990		21.69	
GRAYBAR ELECTRIC CO, INC	336090	02/26/19	WIRE HANGER CABLE MGT	1115-4237000	102673	59.10	252.99
GRAYBAR ELECTRIC CO, INC	336090	02/26/19	UPS	1115-4467099	102649	1,071.45	
GRAYBAR ELECTRIC CO, INC	336090	02/26/19	PATCH CABLES	1115-4237000	102607	524.75	
GRAYBAR ELECTRIC CO, INC	336090	02/26/19	LABEL TAPE	1115-4230200	102638	380.40	
HALL SIGNS, INC.	336091	02/26/19	TRAFFIC SIGNS	2201-4239030		6,353.03	2,035.70
HARE TRUCK CENTER	336092	02/26/19	AUTO REPAIR & MAINTENANCE	2201-4351000		1,222.75	6,353.03
HARE TRUCK CENTER	336092	02/26/19	AUTO REPAIR & MAINTENANCE	2201-4351000		683.13	
KONICA MINOLTA BUSINESS S	336093	02/26/19	EQUIPMENT MAINT CONTRACTS	1201-4351501		43.37	1,905.88
KONICA MINOLTA PREMIER FI	336094	02/26/19	OTHER RENTAL & LEASES	1801-4353099		554.85	43.37
LEACH & RUSSELL	336095	02/26/19	BUILDING REPAIRS & MAINT	1115-4350100		235.00	554.85
LEACH & RUSSELL	336095	02/26/19	BUILDING REPAIRS & MAINT	1115-4350100		415.00	
LEACH & RUSSELL	336095	02/26/19	BUILDING REPAIRS & MAINT	1115-4350100		920.56	
LEE SUPPLY CORP - CARMEL	336096	02/26/19	S100003575.001	2201-4350100		6,271.78	1,570.56
M C C I	336097	02/26/19	SOFTWARE MAINT CONTRACTS	1115-4351502		35,042.60	6,271.78
MENARDS, INC	336098	02/26/19	67919	2201-4238900		24.26	35,042.60
MILESTONE CONTRACTORS, L	336099	02/26/19	BITUMINOUS MATERIALS	2201-4236300		1,634.77	24.26

SUNGARD PENTAMATION, INC.
 DATE: 02/26/2019
 TIME: 13:31:46

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 24
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
MIRAZON GROUP	336100	02/26/19	HEALTH CHECK ACTIVE DIREC	1115-R4350900 101993	170.00	1,634.77
MRO SUPPLY LLC	336101	02/26/19	OTHER EXPENSES	601-5023990	223.19	170.00
NATL ASSOC OF SAFETY PROF	336102	02/26/19	EXTERNAL INSTRUCT FEES	2201-4357004	2,940.00	223.19
NELSON ALARM COMPANY	336103	02/26/19	BUILDING REPAIRS & MAINT	1115-4350100	70.00	2,940.00
NEW DEAL DEICING	336104	02/26/19	SALT & CALCIUM	1206-4236500	19,635.00	70.00
OFFICE DEPOT INC	336105	02/26/19	OFFICE SUPPLIES	1115-4230200	12.80	19,635.00
OFFICE DEPOT INC	336105	02/26/19	OFFICE SUPPLIES	1115-4230200	28.99	
OFFICE DEPOT INC	336105	02/26/19	OFFICE SUPPLIES	1115-4230200	19.98	
OFFICE DEPOT INC	336105	02/26/19	OFFICE SUPPLIES	1115-4230200	41.96	
OFFICE DEPOT INC	336105	02/26/19	OFFICE SUPPLIES	1115-4230200	12.79	
OFFICE DEPOT INC	336105	02/26/19	OFFICE SUPPLIES	1401-4230200	47.94	
OLD TOWN ON THE MONON	336106	02/26/19	RENT PAYMENTS	1801-4352500	250.00	164.46
OLYMPIC PRODUCTS CO INC	336107	02/26/19	OTHER MISCELLANOUS	1115-4239099	102.70	250.00
PEARSON WHOLESALE PARTS	336108	02/26/19	REPAIR PARTS	2201-4237000	8.42	102.70
PEARSON WHOLESALE PARTS	336108	02/26/19	REPAIR PARTS	2201-4237000	539.62	
PLYMATE	336109	02/26/19	OTHER EXPENSES	601-5023990	215.67	548.04
PLYMATE	336109	02/26/19	OTHER EXPENSES	651-5023990	87.53	
PLYMATE	336109	02/26/19	OTHER EXPENSES	651-5023990	53.35	
PLYMATE	336109	02/26/19	OTHER EXPENSES	651-5023990	136.88	
POMP'S TIRE - LEBANON	336110	02/26/19	OTHER EXPENSES	601-5023990	107.21	493.43
R E I REAL ESTATE SERVICE	336111	02/26/19	OTHER CONT SERVICES	1208-4350900	58,926.06	107.21
R E I REAL ESTATE SERVICE	336111	02/26/19	MONTHLY OPERATING EXPENSE	1206-4350900 102482	450.86	
RED WING BUSINESS ADVANTA	336112	02/26/19	OTHER EXPENSES	601-5023990	179.99	59,376.92
RED WING BUSINESS ADVANTA	336113	02/26/19	SAFETY ACCESSORIES	2201-4356003	5,412.81	179.99
REYNOLDS FARM EQUIPMENT	336114	02/26/19	REPAIR PARTS	2201-4237000	438.84	5,412.81
REYNOLDS FARM EQUIPMENT	336114	02/26/19	REPAIR PARTS	2201-4237000	27.69	
RITZ SAFETY	336115	02/26/19	UNIFORMS	2201-4356001	85.00	466.53
RUNYON EQUIPMENT RENTAL	336116	02/26/19	BOTTLED GAS	2201-4231100	37.50	85.00
RUNYON EQUIPMENT RENTAL	336116	02/26/19	BOTTLED GAS	2201-4231100	48.36	
RUNYON EQUIPMENT RENTAL	336116	02/26/19	BOTTLED GAS	2201-4231100	36.50	
RUNYON EQUIPMENT RENTAL	336116	02/26/19	OTHER RENTAL & LEASES	2201-4353099	165.00	
RUNYON EQUIPMENT RENTAL	336116	02/26/19	OTHER EXPENSES	601-5023990	13.89	
RUNYON EQUIPMENT RENTAL	336116	02/26/19	OTHER EXPENSES	601-5023990	1.62	
SERVICE PIPE & SUPPLY INC	336117	02/26/19	OTHER EXPENSES	601-5023990	28.74	302.87
SERVICE PIPE & SUPPLY INC	336117	02/26/19	OTHER EXPENSES	651-5023990	273.50	
SERVICE PIPE & SUPPLY INC	336117	02/26/19	OTHER EXPENSES	651-5023990	451.36	
SERVICE PIPE & SUPPLY INC	336117	02/26/19	OTHER EXPENSES	651-5023990	630.19	
SHRED-IT USA LLC	336118	02/26/19	OTHER CONT SERVICES	1201-4350900	52.60	1,383.79
						52.60

SUNGARD PENTAMATION, INC.
DATE: 02/26/2019
TIME: 13:31:46

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 26
acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
				TOTAL HAND WRITTEN CHECKS		-120.96
				TOTAL COMPUTER-WRITTEN CHECKS	2,680,183.66	
			TOTAL WRITTEN CHECKS	2,680,062.70		

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 26 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 2,680,062.70 DATED THIS _____ DAY OF _____, _____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF ____ AYES AND ____ NAYS.

PRESIDING OFFICER

COUNCIL PRESIDENT

ATTEST:

CLERK-TREASURER

Carmel Redevelopment Commission

STRATEGIC HIGHLIGHTS

- Construction progressing for City Center, Proscenium, Midtown West, and Midtown South
- Approved CMc contract for south façade of Monon and Main garage work

The following highlights represent unrestricted funds available to the CRC to work its mission. Total savings at month-end were \$5,797,494. Savings are considered restricted and are in addition to the ending balance noted below.

January Beginning Balance	\$	1,537,701
January Revenues	\$	266,207
January Expenditures	\$	588,677
January Ending Balance	\$	1,215,231

LOOKING AHEAD

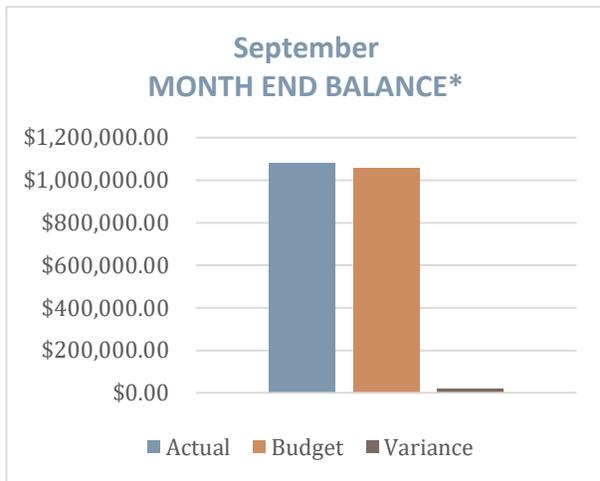
- Completion of Midtown West garage
- Completion of new CRC office
- Finalize GMP for south façade of Monon and Main garage work
- Issue RFP of PNC Bank and adjacent property

FINANCIAL STATEMENT

Financial Statement

DECEMBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds *	\$ 1,215,230.77
Ending Balance with Restricted Funds	\$ 7,890,523.38



SUMMARY OF CASH

For the Month Ending January, 2019

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 1/1/19			
1101 Cash	\$ 886,311.82	\$ 886,311.82	\$ -
1110 TIF	\$ 651,389.07	\$ 651,389.07	\$ -
Total Cash	\$ 1,537,700.89	\$ 1,537,700.89	\$ -
Receipts			
1101 Cash	\$ 298,186.06	\$ 211,009.17	\$ 87,176.89
1110 TIF	\$ -	\$ -	\$ -
Developer Payments	\$ -	\$ -	\$ -
Transfer to SRF	\$ (31,978.96)	\$ -	\$ (31,978.96)
Total Receipts	\$ 266,207.10	\$ 211,009.17	\$ 55,197.93
Disbursements			
1101 Cash	\$ 588,677.22	\$ 588,146.34	\$ (530.88)
1110 TIF	\$ -	\$ -	\$ -
Total Disbursements	\$ 588,677.22	\$ 588,146.34	\$ (530.88)
1101 Cash	\$ 563,841.70	\$ 509,174.65	\$ 54,667.05
1110 TIF	\$ 651,389.07	\$ 651,389.07	\$ -
Cash Balance 1/31/19	\$ 1,215,230.77	\$ 1,160,563.72	\$ 54,667.05
Total Usable Funds	\$ 1,215,230.77	\$ 1,160,563.72	\$ 54,667.05

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end January, 2019

<u>RESTRICTED FUNDS</u>	
Reserve Fund	\$502,834
Civic Rent Reserve	\$803,454
Supplemental Reserve Fund	\$4,491,206
Sub-total:	<u>\$5,797,494</u>
<u>RESTRICTED FUNDS HELD BY BOND TRUSTEES</u>	
Liquidity Reserve for Midtown West Bond (1)	\$877,798
Sub-total:	<u>\$877,798</u>
<u>UNRESTRICTED FUNDS</u>	
TIF	\$651,389
Non TIF	\$563,842
Sub-total:	<u>\$1,215,231</u>
Total Funds	<u>\$7,890,523</u>
<u>OUTSTANDING RECEIVABLES</u>	
Reimbursement of Project Blue invoices (2)	\$15,643
Initial Energy Consumption Fee for The Mezz	<u>\$519,616</u>
TOTAL OUTSTANDING RECEIVABLES	<u>\$535,260</u>

(1) \$877,798.30 is being held by the trustee of the Midtown West Bonds to temporarily fund the debt service reserve. Once the Midtown West garage is complete and the lease commences, a Build America Mutual surety will kick-in and the \$877,798.30 will be reverted back to the CRC Supplemental Reserve Fund.

(2) 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: JANUARY 2019

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$0	
Total Receipts (Non-TIF)	\$266,207	
Expenditures (TIF)		\$0
Expenditures (Non-TIF)		\$588,677

FINANCIAL UPDATE

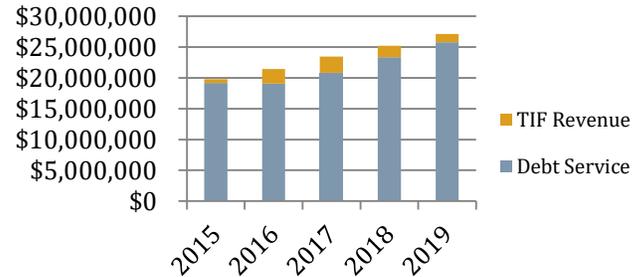
Financial Update

TIF REVENUE AND DEBT

Projected 2019 TIF revenue available for CRC use is \$ 27,118,689.

DEBT PAYMENTS

Month	Payment
June 2019 (est.)	\$12,893,576
December 2019 (est.)	\$12,893,478



CRC CONSTRUCTION IN PROGRESS – 2016 CITY BONDS

2016 COIT Bond

Vendor	Project/Services	Contract Amount	Paid to Date	Amount Remaining	% Complete
Gehl Studio	Conceptual Design for Monon and Rangeline	\$170,200.00	\$170,174.38	\$25.62	100%
CAA Properties, LLC	30 E Main Street - property acquisition	747,066.49	747,066.49	0.00	100%
Meyer & Harbison LLC	582 S Rangeline Rd. - property acquisition	609,692.11	609,692.11	0.00	100%
Rundell Ernstberger Assoc.	Prelim design for Monon Trail urban section	1,857,800.00	1,808,554.91	49,245.09	97%
C.H. Garmong Construction	Midtown South Garage Detention	1,637,892.00	1,637,892.00	0.00	100%
PNC Bank	21 N Rangeline Rd - property acquisition	2,520,711.60	2,520,711.60	0.00	100%
969 N Rangeline LLC	969 N Rangeline Rd	<u>3,000,000.00</u>	<u>1,282,666.00</u>	0.00	<u>43%</u>
2016 COIT Bond Total		<u>\$10,543,362.20</u>	<u>\$8,776,757.49</u>	<u>\$1,766,604.71</u>	<u>83%</u>
		Bond Proceeds assigned to CRC	Paid to Date	Proceeds Balance	Balance including Obligations
		<u>\$10,665,892.00</u>	<u>\$8,776,757.49</u>	<u>\$1,889,134.51</u>	<u>\$122,529.80</u>

FINANCIAL UPDATE

2016 TIF Bond

<u>Vendor</u>	<u>Project/Services</u>	<u>Contract Amount</u>	<u>Paid to Date</u>	<u>Amount Remaining</u>	<u>% Complete</u>
F.A. Wilhelm Construction	Park East Garage - 5th deck	\$2,598,314.00	\$2,598,314.00	\$0.00	100%
12156 Meridian Associates LLC	Monon and Main Property Acquisition	1,615,330.00	1,615,330.00	0.00	100%
First Avenue Property LLC	20 1 st Ave. NE – Property Acquisition	800,365.00	800,365.00	0.00	100%
Karen Jacobs	40 1 st Ave. NE – Property Acquisition	451,727.50	451,727.50	0.00	100%
Rundell Ernstberger Assoc.	Monon Plaza design and construction administration	280,750.00	257,610.58	23,139.42	92%
Indianapolis Signworks	Tarkington garage signage	169,868.23	169,868.23	0.00	100%
Otto's Parking	Restriping of Tarkington Garage	10,957.00	10,957.00	0.00	100%
Hagerman Construction	Tarkington garage trash room modification	22,400.00	22,400.00	0.00	100%
C.H Garmong Construction	Monon and Main garage (Balance of Contract)	715,068.99	715,068.99	0.00	100%
SCS Construction	Construction of Christkindlmarkt Cottages	500,000.00	500,000.00	0.00	100%
Brandt Construction	Center Green Improvements	<u>2,990,000.00</u>	<u>2,990,000.00</u>	<u>0.00</u>	<u>100%</u>
2016 CRC Bond Total		<u>\$10,154,780.72</u>	<u>\$10,131,641.30</u>	<u>\$23,139.42</u>	<u>99%</u>
		<u>Bond Proceeds</u>	<u>Paid to Date</u>	<u>Proceeds Balance</u>	<u>Balance including Obligations</u>
		<u>\$12,103,000.00</u>	<u>\$10,131,641.30</u>	<u>\$1,971,358.70</u>	<u>\$1,948,219.28</u>

FINANCIAL UPDATE

Midtown West Bond

<u>Vendor</u>	<u>Project/Services</u>	<u>Contract Amount</u>	<u>Paid to Date</u>	<u>Amount Remaining</u>	<u>% Complete</u>
Midtown Capital Partners, LLC	Midtown West Parking Garage Costs	\$11,350,696.44	\$9,990,574.36	\$1,359,942.08	88%
	Midtown West Bond Total	<u>\$11,350,696.44</u>	<u>\$9,990,574.36</u>	<u>\$1,359,942.08</u>	<u>88%</u>
	Bond Proceeds	Paid to Date	Proceeds Balance	Balance including Obligations	
	<u>\$11,350,696.44</u>	<u>\$9,990,574.36</u>	<u>\$1,359,942.08</u>	<u>\$0.00</u>	

PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

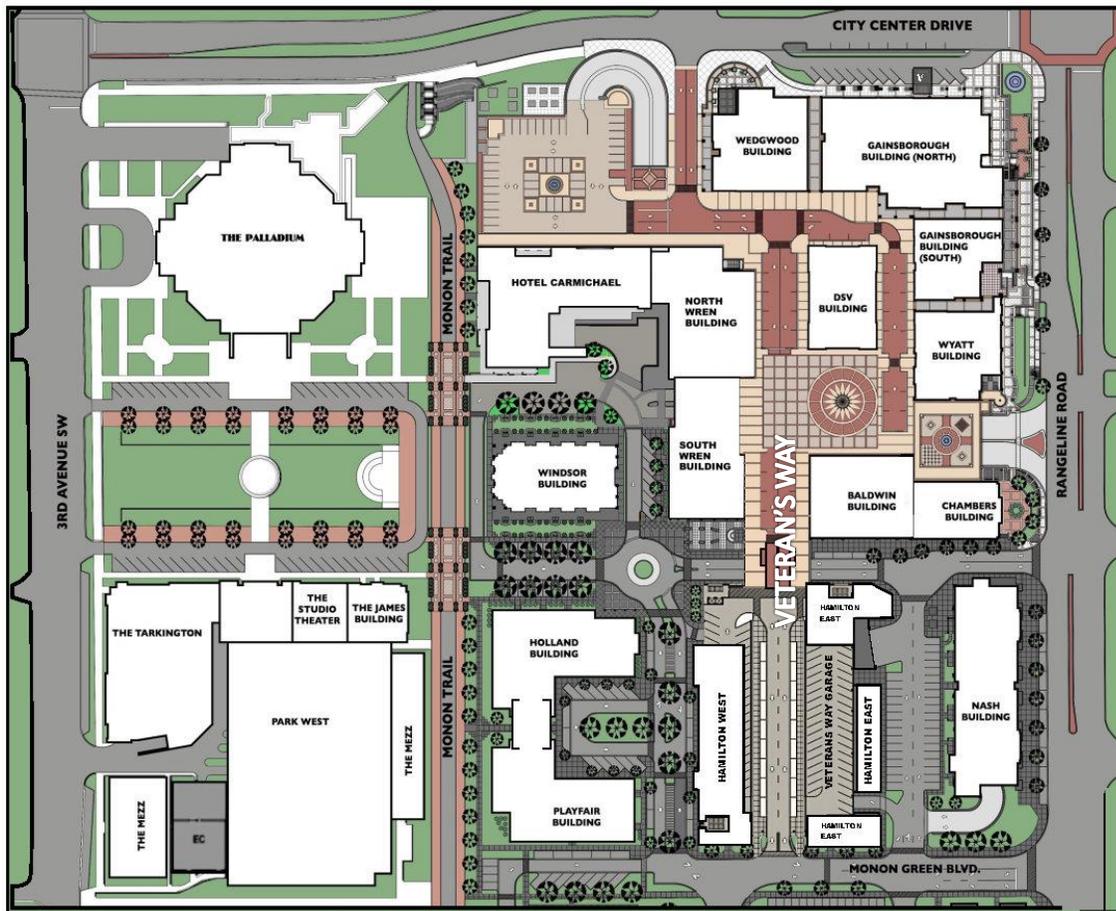


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

PROJECT UPDATES

1) Project Status – *(changes noted below.)*

CRC Contract Amounts:

City Center Bond: \$ 16,214,875.00

2016 TIF Bond: \$ 2,598,314.00 (5th Floor of Park East garage)

Site Construction Contract Amounts: \$1,442,962 – Smock Fansler, contractor - Complete

Veterans Way Extension Project Amounts: \$3,403,000 – Hagerman, contractor – Complete

Parcel 73 Site work: \$149,600 – Smock Fansler, contractor

PROJECT	USE	PROJECT DATES	DESIGN RENDERINGS PROVIDED BY PEDCOR
Veterans Way Garage	<p>A five-story parking structure with 735 parking spaces</p> <p>Open to the public on 9/22/17</p>	<p>Completed in May 2017</p> <p>Contract Amt. \$13,954,683</p>	
Baldwin/Chambers	<p>A four story building, of approximately 64,000 square feet, which will include luxury apartments and commercial retail/office space.</p> <p>Approx. 26 Apartments</p> <p>Hagerman is the contractor.</p>	<p>Completed in June 2018</p>	
Pedcor Office 5	<p>A two story building, of approximately 20,000 square feet, which will include office space.</p>	<p>Start: Fall 2015</p> <p>Completed Q4 2017</p>	<p>Tenants have moved into the new building</p>

PROJECT UPDATES

<p>Kent</p>	<p>A three story building, of approximately 111,000 square feet of luxury apartments.</p> <p>Site drawings were approved by the CRC Architectural Committee.</p>	<p>Start: Summer 2018</p>	<p>Site Construction – Start: Spring 2018 Site Work Awarded – Spring 2018 Building Construction – Start: Summer 2018 Site Work has commenced</p>	 <p><small>The Kent - NORTHEAST PERSPECTIVE</small></p>
<p>Hamilton (Park East commercial/residential buildings)</p>	<p>Drawings for Hamilton East have been approved by the CRC Architectural Committee.</p>	<p>Start: Summer 2018</p>	<p>Hamilton East - Construction commenced: Summer 2018 Hamilton West – Under Design</p>	
<p>Holland</p>	<p>A five story building, of approximately 63,000 square feet, which will include luxury apartments and commercial retail/office space.</p>	<p>Est. Start: 2018</p> <p>Approx. 51 Apartments</p>	<p>Under Design</p>	
<p>Playfair</p>	<p>A five story building, of approximately 63,000 square feet, which will include luxury apartments and commercial retail/office space.</p>	<p>Est. Start: 2018</p> <p>Approx. 48 Apartments</p>	<p>Under Design</p>	
<p>Windsor</p>	<p>A four story building, of approximately 64,000 square feet.</p>	<p>Est. Start: 2018</p>	<p>Design has not started.</p>	
<p>Wren</p>	<p>A seven story building of approximately 88,000 square feet, which will include luxury apartments and commercial office/retail space.</p> <p>Design has not started.</p>	<p>Est. Start: 2019</p>		

PROJECT UPDATES

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.	Design has not started but will likely change due to the hotel project.	
Hotel (see section below)	A boutique hotel with 122 rooms	Start: 2018 Completion: Q2 2020	CRC has hired a project manager, branding consultant, and architect to begin design and planning of the hotel. Financing is proceeding.

Note: All completion dates indicated above are per the Completion Guaranties executed between the CRC and Pedcor. Should Pedcor miss these dates they are obligated to cover the debt obligations.

2) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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3) CRC Commitments

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

Most significantly, the CRC committed to publicly bid a four-story parking garage with not less than 620 parking spaces which has been completed and is available for public use. The CRC also commits to coordinate any significant site plan changes requested by Pedcor with City Council.

PROJECT UPDATES

HOTEL CARMICHAEL – CITY CENTER

- 1) Developer Partner(s): Pedcor
- 2) Economic Development Area: City Center
- 3) Project Summary: 4-4.5 Star Boutique Hotel
 - 1) 122 Room/Key count
 - 2) Approximately 100,000 in gross square feet of hotel space
 - 3) Approximately 5,500 gross square feet of meeting area available
 - 4) Restaurant, Club, Bar, and Lounge facilities available with views of the Palladium and the Monon Trail

Total project budget: \$41,000,000

4) Anticipated Project Schedule

Design Start	2017
Construction Start	2018
Construction Complete (tentative)	2020

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

ACTION ITEM	CITY COUNCIL	CRC
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7) CRC Commitments

The CRC will be involved with development and construction of the hotel building.



PROJECT UPDATES



PROSCENIUM

- 1) Developer Partner(s): Anderson Birkla
- 2) Economic Development Area: 126th Street
- 3) Project Summary: Mixed-use development, multiple buildings.
 - 1) 224 Apartments
 - 2) Approx. 140,000 SF of office and retail space
 - 3) Approx. 654 parking spaces (public and private)

Total project budget: \$60,000,000

4) Anticipated Project Schedule

Design Start	2016
Construction Start	2018
Construction Complete (tentative)	2020

5) Construction Milestones: Demolition is complete.

6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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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 EAST

- 1) Developer Partner(s): Old Town Development / Ambrose/ JC Hart
- 2) Economic Development Area: Old Town
- 3) Project Summary: Mixed-use development, multiple buildings.
Secured Tenants: Allied Solutions and FC Tucker

- 4) Total project budget: \$70,000,000
Bond Proceeds:

Phase 1 - \$9,371,465.73

Phase 2 - \$6,250,000.00

CRC Contracts Amount:

North Garage - \$9,137,000.00

South Garage - \$5,200,000.00

- 5) Anticipated Project Schedule

Allied Building	Complete Oct. 2017
Midtown North Garage	Complete Oct. 2017
Sun King Building	Complete Summer 2018
Midtown South Garage	Complete Summer 2018
Midtown South Office	Complete Summer 2018
Midtown Flats Apartments	Est. Completion 2019

- 6) Construction Milestones: North Garage Complete; South Garage Complete; South Office Complete; South Apartments - foundations and podium complete, erecting wood structure

- 7) CRC Commitments

- Build public plaza.
- Build two public parking garages with TIF proceeds.
- The City will be relocating and burying Duke Energy's transmission line, completing road and Monon improvements.

- 8) Council and/or CRC Action Items



ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES

MIDTOWN WEST

- 1) Developer Partner(s): Barrett & Stokely, Merchants Bank of Indiana
- 2) Economic Development Area: Old Town
- 3) Project Summary: Mixed-use development, multiple buildings.
- 4) Total project budget: \$54,000,000 - 60,000,000
 Bond Proceeds: \$11,100,000 approx.
 Secured Tenants: Merchants Bank



5) Anticipated Project Schedule

TIF Request	2017
Design Start	2016
Construction Start	2018

- 6) Construction Milestones: Closed on land sale on September 26, 2016, Elm (4th) Street construction complete from 3rd Ave. to Range Line Road, Developer installing foundations, utility relocation.
- 7) CRC Commitments
 Construct Elm (4th) Street SW right-of-way
 Construct Monon right-of-way improvements, including Monon Blvd. South. Developer will reimburse part of the cost of construction for Monon Blvd. South roadway and sidewalk.
- 8) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC

PROJECT UPDATES

MONON & MAIN

- 1) Developer Partner(s): Monon and Main, LLC
- 2) Economic Development Area: Old Town
- 3) Project Summary: Restaurant (12,000 sq. ft.), Seven townhomes (3,000 sq. ft.), office (40,000 sq. ft.), parking garage (200 parking spaces).
- 4) Total project budget: \$20,000,000
- 5) Anticipated Project Schedule

TIF Request	2016
Design Start	2016
Construction Start	Spring 2017
Construction Complete	Summer 2018



- 6) Construction Milestones: Steel structure erected, Garage precast erected, buildings closed in, masonry starting on exterior, beginning work on interior, restaurant construction complete
- 7) CRC Commitments
Fund parking garage with TIF installment contract, Construct Monon Boulevard, Purchase ROW and garage parcel, design and build upgraded south façade of garage
- 8) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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PROJECT UPDATES

MONON - URBAN SECTION

- 1) Project Summary: Project Summary: Monon enhancements in the urban section, between 1st Street NW and City Center Drive – including Arts & Design District and Midtown.
- 2) Total project budget: \$20-23 million

- 3) Anticipated Project Schedule

Design Start	2016
Construction Start	September 2017

- 4) The design team, Rundell Ernstberger, along with Crossroads Engineering, is currently working on construction documents for the Monon Plaza and Phase 2. Bids were opened and the project awarded to White Construction. Phase 1 will include the north and southbound boulevard and the sidewalks on either side from Main Street to the new 4th Street. Midtown Plaza awarded in May 2018 and Phase 2 bid out in May 2018.



Respectfully submitted,

CRC Staff
Carmel Redevelopment Commission/Department
February 25, 2019
Prepared for David Bowers and Kevin Rider
-End Report-

ORDINANCE NO. D-2448-18

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 6, ARTICLE 5, DIVISION VIII, SECTION 6-158 OF THE CARMEL CITY
CODE.**

Synopsis: Ordinance clarifies the regulation of noise within the City of Carmel.

WHEREAS, the City of Carmel (the “City”) has the power and authority, pursuant to Indiana Code 36-8-2-8 and its general police powers, to regulate the generation of sound within its corporate boundaries;

WHEREAS, the Common Council of the City of Carmel, Indiana, now finds that it is in the public interest to now amend the City’s current noise regulations so as to better protect the health, safety and welfare of the City’s residents and guests; and

WHEREAS, the Common Council of the City of Carmel, Indiana, now finds that it is in the public interest to now amend the City’s current noise regulations so as to provide greater clarity concerning the applicability of the City’s restrictions concerning noise and supervised public displays of fireworks.

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

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

Section 2. The following subsections of Carmel City Code Section 6-158 are hereby amended and shall read as follows:

(a) **General Requirements.** Except as provided by subsections (b) and (c), ~~N~~no person shall play, within the City's corporate limits, use or operate any machine, motor vehicle, device, or thing that produces or reproduces sound, **or keep any animal** if the sound therefrom generated, made, caused, or otherwise emitted is:

~~(1) Audible 50 feet or more from its Stationary Noise Source; or~~

~~(12)~~ At a level that exceeds that permitted on the chart below for **more than a period of five three** minutes, **on aggregate, or more** within any ~~15~~ **ten** minute period of time, when measured on a dB(A) scale from a distance of not less than 50 feet from its Stationary Noise Source—the sound need not be continuous; or

~~(23)~~ At a level of more than 70 decibels for any period of time, when measured on a dB(A) scale from a distance of not less than 50 feet from its Stationary Noise Source; and

47 (34) If any of the aforementioned violations occur upon private property, the Stationary Noise Source
 48 must be audible from, or measured at, the property line of said private property, or if the Stationary
 49 Noise Source is located within an apartment complex or other shared-wall condominium/townhouse
 50 styled private residential structure, the Stationary Noise Source must be heard from, or measured at,
 51 the shared boundary between the private residential structure. ~~units.~~
 52

<i>Zoning District</i>	<i>Time Period</i>	<i>Noise Level (dBA)</i>
S-1, S-2, R-1, R-2, R-3, R-4, R-5	8:00 a.m. - 10:00 p.m. 10:00 p.m. - 8:00 a.m.	55 50
UR, B-1, B-2, B-3, B-5, B-6, B-7, B-8, C-1, C-2, OMUC, PMMC, PUD, P-1	7:00 a.m. - 11:00 p.m. 11:00 p.m. - 7:00 a.m.	60 50
I-1, M-1, M-3, AG-1	Anytime	70 65

53
 54 (b) *Business sounds within 50 feet of a Residential Unit.* When sounds are associated with the normal
 55 conduct of legally established non-transient businesses, organizations, and governmental entities,
 56 and the sounds emanate from a property with a border that is located within 50 feet of a Residential
 57 Unit and the sounds are not related to a property maintenance activity, such sounds:
 58

59 (1) Shall not exceed 60dB(A), as measured from the property line of any Residential Unit, for more
 60 than three minutes, on aggregate, within a ten-minute period of time between the hours of 7:00
 61 a.m. and 11:00 p.m. However, at no time shall sounds exceed 70dB(A) during these hours;
 62

63 (2) Shall not exceed 55dB(A), as measured from the property line of any Residential Unit, for more
 64 than three minutes, on aggregate, within a ten-minute period of time between the hours of 11:00
 65 p.m. and 7:00 a.m. However, at no time shall sounds exceed 65dB(A) during these hours.
 66

67 (bc) *Exemptions.* The following are exempted from the provisions of this section, unless otherwise
 68 provided:
 69

- 70 (1) Sounds emitted from authorized emergency vehicles.
- 71
- 72 (2) Lawn mowers, leaf blowers, weed trimmers, garden tractors, and power tools, when properly
 73 muffled, between the hours of 7:00 a.m. and 10:00 p.m. only.
- 74
- 75 (3) Burglar alarms and other warning devices when properly installed, providing the cause for such
 76 alarm or warning device sound is investigated and turned off within a reasonable period of time.
 77
- 78 (4) Events authorized by the Board of Public Works in writing, including but not limited to, parades,
 79 festivals, carnivals, fairs, concert performances, band and drum corps performances, artistic
 80 performances, as well as any rehearsals for the same. .
 81
- 82 (5) Attendant noise connected with the actual performance of athletic or sporting events and practices
 83 related thereto.
 84

This Ordinance was prepared by Benjamin J. Legge, Assistant City Attorney, on 11/20/18 at 2:48 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

- 87 (6) The emission of sound for the purposes of alerting persons to the existence of an emergency, or for
88 the performance of emergency construction, repair or other work.
89
- 90 (7) Sounds associated with the use of legal consumer fireworks during the following days and times:
91
92 a. Between the hours of 5:00 p.m. and two hours after sunset on June 29, June 30, July 1, July 2,
93 July 3, July 5, July 6, July 7, July 8 and July 9;
94
95 b. Between the hours of 10:00 a.m. and 12:00 midnight on July 4;
96
97 c. Between the hours of 10:00 a.m. on December 31 and 1:00 a.m. on January 1.
98
- 99 (8) Sounds associated with the use of the Carmel Police Department Firing Range.
100
- 101 (9) **Except as provided by subsection (b),** Ssounds associated with the normal conduct of legally
102 established non-transient businesses, organizations and governmental entities, when such sounds
103 are customary, incidental and within the normal range appropriate for such use.
104
- 105 (10) Rubbish collection utilizing any mechanical equipment between the hours of 6:00 a.m. and 9:00
106 p.m. only.
107
- 108 (11) Subject to the other provisions of this section, and any other applicable law, rule or regulation,
109 those sounds associated with motor vehicles lawfully operating on City streets. This does not
110 include music or other sounds associated with a vehicle's sound system, including portable devices
111 capable of emanating sounds that may be located within the vehicle. **Nothing is this section shall**
112 **interfere with the restrictions on the use of compression release engine brakes and similar devices,**
113 **as set forth under Carmel City Code Section 8-71.**
114
- 115 (12) Sounds associated with equipment or animals lawfully utilized by handicapped persons to
116 accommodate their handicap.
117
- 118 (13) Sounds associated with the operation of aircraft or snow removal equipment.
119
- 120 (14) Sounds associated with church and temple bells and chimes, and with mosque minarets.
121
- 122 (15) Sounds associated with building construction between the hours of 7:00 a.m. and 9:00 p.m. only,
123 as well as, and to the extent that, such construction is necessitated at other times due to a bona fide
124 "emergency", as that term is defined in *I. C., 36-1-2-4.5*, as the same may be amended from time to
125 time. Music is not considered a valid construction noise.
126
- 127 (16) Sounds associated with public speaking, public assembly, or other activities conducted on any
128 public space or public right-of-way pursuant to constitutional or other lawful authority and
129 assembly between the hours of 9:00 a.m. and 5:00 p.m.
130
131

132 Ordinance D-2448-18

133 Page Three of Six Pages

This Ordinance was prepared by Benjamin J. Legge, Assistant City Attorney, on 11/20/18 at 2:48 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

134 (17) Reserved.
135

136 ~~(e) No person shall keep any animal which, by causing frequent or long continuing noise that is audible~~
137 ~~50 feet or more from its source when the animal is on public property or 50 feet or more outside of a~~
138 ~~private property line when the animal is on private property, does disturb the comfort or repose of~~
139 ~~any other person.~~
140

141 (d) **Fines.** Any person who violates the provisions of this section shall be guilty of an ordinance
142 violation, punishable by a fine of not more than:
143

- 144 (1) First offense: Up to \$250;
- 145
- 146 (2) Second offense: Up to \$1,000;
- 147
- 148 (3) Third and subsequent offenses: Up to \$2,500.
- 149

150 (e) **Enforcement.** Citations for violation of this section may be issued by **any City Code Enforcement**
151 **Officer or** any sworn member of the Carmel Metropolitan Police Department and, additionally, in or
152 on Carmel Clay Schools property only, by any sworn special police officer appointed under *I.C.*, 36-
153 8-3-7 to serve the Carmel Clay Schools.
154

155 (f) **Firework Displays.** The provisions of this section shall not apply to supervised public displays of
156 fireworks by municipalities, fair associations, amusement parks, and other organizations or groups
157 of individuals, under Indiana Code Section 22-11-14-2, all of which are and shall continue to be
158 subject to applicable state permitting requirements and state statutes. The Carmel Fire Department
159 shall make any application for a permit for a supervised public display of fireworks in the City's
160 corporate limits available for public inspection within seven (7) days of approval.
161

162 (f) **Definitions.** For purposes of this section, the following definitions shall apply:
163

164 **Ambient noise level.** The A-weighted sound pressure level of all the encompassing noise associated with
165 a given environment, being usually a composite of sounds from many sources. If possible, ambient noise
166 level shall be measured at the same location as the measurement taken of the alleged offending noise source.
167 If the alleged offending noise source is continuous and cannot reasonably be discontinued or stopped for the
168 time necessary to measure the ambient noise level, the ambient noise level shall be determined by traveling
169 away from the noise source to a point where at a steady decibel reading can be achieved and that is at least
170 four feet from any wall or similar reflecting surface. If this is not reasonably possible, the noise level
171 measured while the alleged offending noise source is in operation shall be compared directly to the noise
172 level standards set forth in this section.
173

174 **Residential Unit.** A single family or multifamily dwelling located within the City's corporate limits.
175

176 **Stationary Noise Source.** Any sound amplifying equipment and any other object, motor vehicle, facility,
177 and/or source, whether fixed or movable, that is capable of emitting audible sound.
178

179 Ordinance D-2448-18

180 Page Four of Six Pages

This Ordinance was prepared by Benjamin J. Legge, Assistant City Attorney, on 11/20/18 at 2:48 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

181 Section 3. The remaining provisions of Carmel City Code Sections 6-158 are not affected by this
182 Ordinance and shall remain in full force and effect.
183

184 Section 4. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance
185 are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such
186 repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other
187 ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to
188 the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties
189 shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been
190 adopted.
191

192 Section 5. If any portion of this Ordinance is for any reason declared to be invalid by a court of
193 competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance
194 so long as enforcement of same can be given the same effect.
195

196 Section 6. This Ordinance shall be in full force and effect from and after the date of its passage
197 and signing by the Mayor and such publication as required by law.
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226 Ordinance D-2448-18
227 Page Five of Six Pages

This Ordinance was prepared by Benjamin J. Legge, Assistant City Attorney, on 11/20/18 at 2:48 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

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PASSED by the Common Council of the City of Carmel, Indiana, this _____ day of _____, 2018, by a vote of _____ ayes and _____ nays. SPONSOR(S): Councilor Carter

COMMON COUNCIL FOR THE CITY OF CARMEL

Kevin D. Rider, President

Sue Finkam

Jeff Worrell, Vice-President

Anthony Green

Laura D. Campbell

H. Bruce Kimball

Ronald E. Carter

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ 2018, at _____ .M.

Christine S. Pauley, Clerk-Treasurer

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ 2018, at _____ .M.

James Brainard, Mayor

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Ordinance D-2448-18
Page Six of Six Pages

This Ordinance was prepared by Benjamin J. Legge, Assistant City Attorney, on 11/20/18 at 2:48 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

RESOLUTION CC 01-07-19-01

**A RESOLUTION OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA, RECOGNIZING ADDITIONS TO THE HISTORIC
CONTRIBUTING BUILDINGS SURVEY AS RECOMMENDED BY THE CARMEL
HISTORIC PRESERVATION COMMISSION**

Synopsis: Approves the addition of certain properties to the Carmel/Clay Township Historic Properties Survey as recommended by the Carmel Historic Preservation Commission.

WHEREAS, the mission of the Carmel Historic Preservation Commission (the “Commission”) is to provide a means to promote the cultural, economic, and general welfare of the public through the preservation and protection of structures and areas of historic and cultural interest within the City of Carmel; and

WHEREAS, proposed historic district maps recommended by the Commission must be based upon the Carmel/Clay Township Historic Properties Survey (the “Survey”); and

WHEREAS, identification of worthy historic resources is highly detailed, and covers a broad range of historical significances, architectural styles, materials, historical persons and themes that reflect important aspects of the growth and development of Carmel, resources that the Survey has classified; and

WHEREAS, the Commission has recommended that the three properties depicted in Exhibit A, which is attached hereto and incorporated herein by this reference, be added to the Carmel/Clay Township Historic Properties Survey.

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

Section 1. The forgoing Recitals are incorporated herein by reference.

Section 2. The Common Council of the City of Carmel, Indiana approves the addition of the properties listed in Exhibit A to the Carmel/Clay Township Historic Properties Survey.

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SO RESOLVED by the Common Council of the City of Carmel, Indiana this ____ day of _____, 2019, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Jeff Worrell, President

Anthony Green

Laura D. Campbell, Vice President

H. Bruce Kimball

Ronald E. Carter

Kevin D. Rider

Sue Finkam

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____ 2019, at _____ .M.

Christine S. Pauley, Clerk-Treasurer

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____ 2019, at _____ .M.

James Brainard, Mayor

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Resolution CC 01-07-19-01

Page Two of Two

**PROPOSED ADDITIONS TO THE CARMEL/CLAY TOWNSHIP HISTORIC
PROPERTIES SURVEY, AS RECOMMENDED BY THE CARMEL HISTORIC
PRESERVATION COMMISSION**

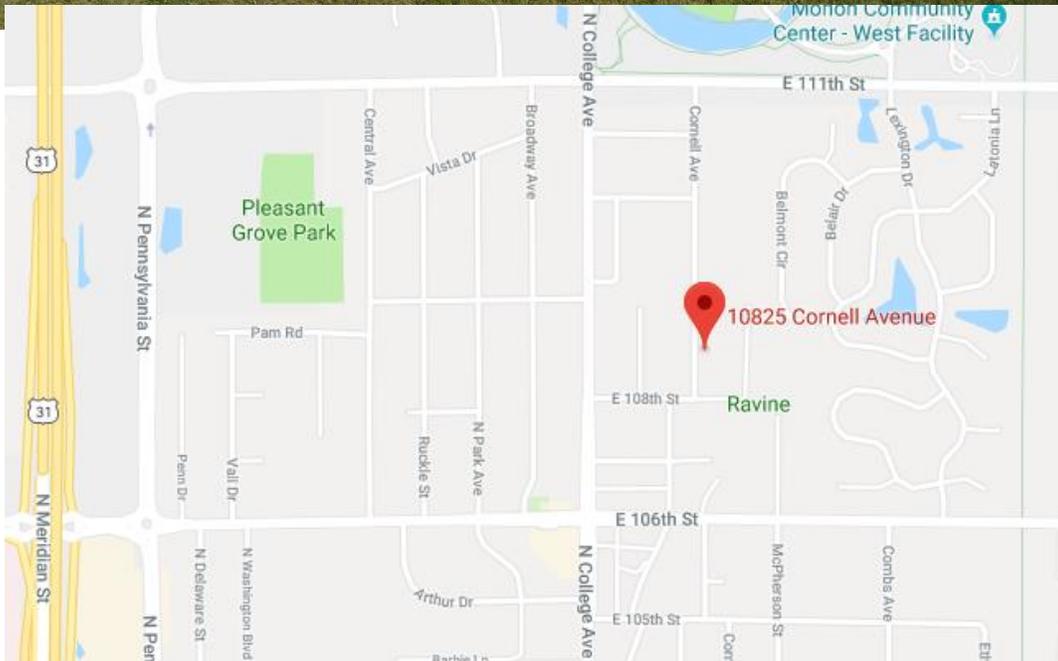
Woodland Springs Clubhouse, 3535 E. 116th St.

Owner: Woodland Springs, Inc.
Designed by Avriel Shull
Constructed in 1969
Proposed Rating: Notable



10825 Cornell Ave.

Owners: Lester and Gwendolyn Fleener
“24-Hour” Home
Constructed in 1915
Proposed Rating: Contributing

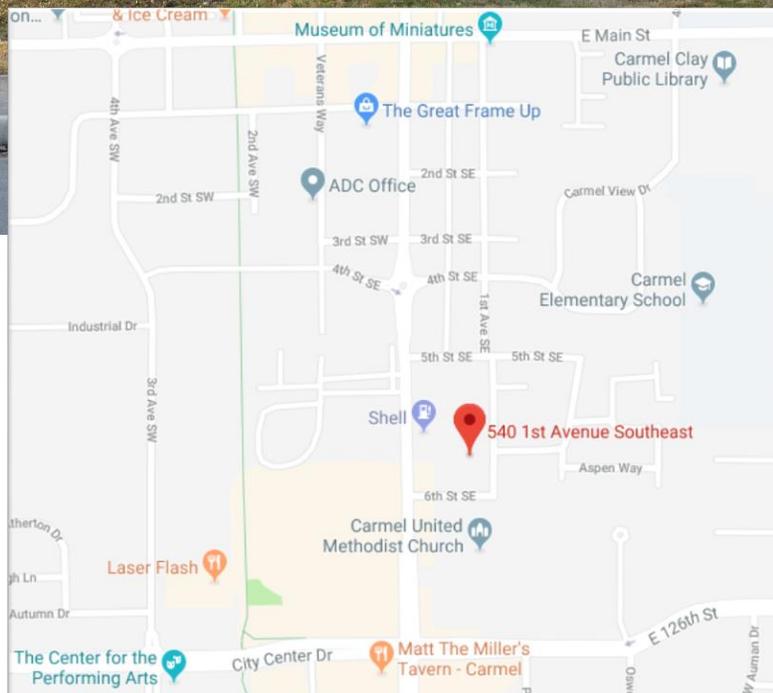
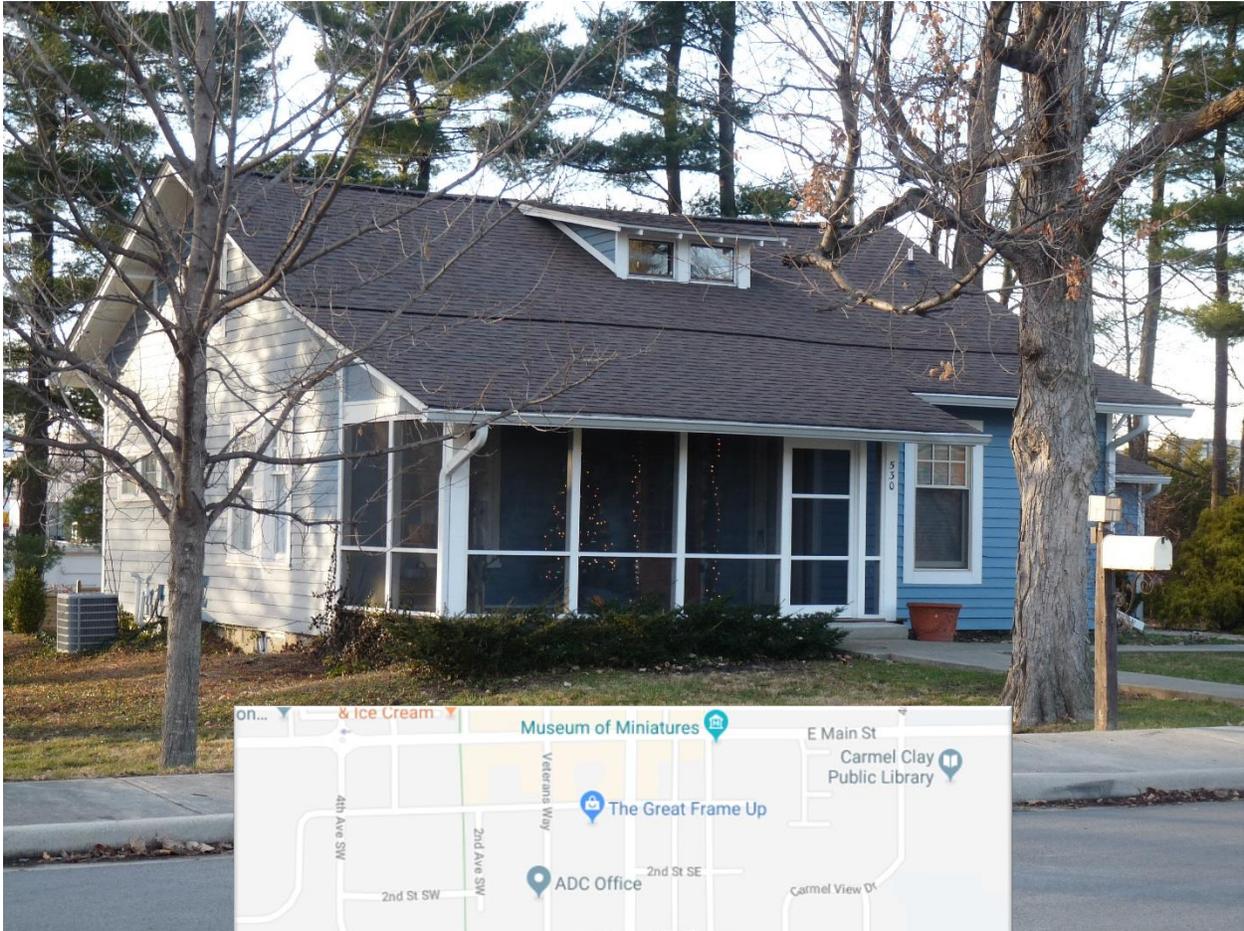


540 1st Ave. SE

Owners: Ronald and Joyce Smith

Constructed in 1925

Proposed Rating: Contributing



Council Brochures

2724 E 136th St., Carmel, IN

Planned Unit Development

DOCKET NUMBER 18070015 Z

Ordinance Z-639-18

City of Carmel Council Meeting

January 23, 2019



Applicant:

Old Town Companies L.L.C.

Designers and Developers

Justin Moffett

1132 S Rangeline Rd, Ste 200

Carmel, IN 46032

317.966.2023

Table of Contents:

1. Explanation of Request
2. Plan Commission Certification
3. Site Map
4. Concept Plans and Massing Models
5. PUD Ordinance
6. Commitments
7. Traffic Report

EXPLANATION OF REQUEST TO REZONE

Old Town Companies L.L.C. ("Old Town") is proposing the development of a mixed residential neighborhood on approximately 59.44 acres of real estate (the "Property") located at 2724 E 136th Street, in the City of Carmel, Indiana ("City"). The Property is identified on the aerial photographs that are included in this application packet under Exhibits 1a-1d. The Property is currently zoned R-1/Residential and is surrounded by R-1/Residential to the East (Smokey Hollow and Smokey Ridge subdivisions), to the North (Foster Estates) and to the West (Yorktown Woods), and by the Keystone Overlay over Keystone Parkway to the South.

Old Town is a sister company of the building group The Old Town Design Group, LLC ("OTDG"). OTDG has been designing and building custom homes and subdivisions in Carmel since 2008. Due to the demand for OTDG's specialized homes and small neighborhoods, the company has grown and is now excited to be able to bring this unique, livable, mixed residential neighborhood to Carmel. Using OTDG's quality and detailed design aesthetic on a large neighborhood scale has created something truly special for the City and for this natural, and history rich piece of property. The Old Town team has spent time with multiple City residents learning the site's history, and how it was connected to Carmel's early culture. After researching, we collaborated with experts from an array of disciplines including land planning, architecture, environmental design, landscape, and multi-mode transportation design, and is now pleased to share our vision for this Property.

The real estate is a unique piece of property and the time we've invested understanding how to appropriately develop this infill opportunity has yielded a plan that takes into consideration the adjoining uses and the site's natural attributes. This new neighborhood offers a range of living options, as well as preserves and enhances the natural features and history of the area. We feel we have created a timelessly designed community that will benefit its residents, as well as a site plan that integrates seamlessly into its surroundings in terms of use and nature.

Per the Carmel Clay Comprehensive Plan (the "C3 Plan") this site is bordered by Suburban Residential. The majority of the proposed uses within the 2724 E 136th St. PUD Ordinance are Suburban Residential with the property along the southern border being Attached Residential. The entire Eastern border of the site will be preserved trees.

We have filed this request to rezone the Property to a PUD/Planned Unit Development District because of the unique setting and the opportunity to develop the property with a contextually appropriate mix of residences, natural preservation, and active greenspaces. This PUD shall be known as the 2724 E 136th St. PUD and will consist of a mix of single family detached and condominium/attached residential as detailed within this application.

Included in this request for approval of a PUD Ordinance are the (i) proposed site plan and all associated landscape, street, and path networks, (ii) architectural and development standards, as well as conceptual elevations, and (iii) The 2724 E 136th St. PUD Ordinance and associated exhibits.

Old Town looks forward to presenting and discussing this request as well as the development and construction of this neighborhood.

Respectfully submitted,

Justin W. Moffett

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

**ORDINANCE
Z-639-18**

2724 E 136th St. PUD Rezone

**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. 18070015 Z** - petitioning to rezone 59 acres to PUD/Planned Unit Development in order to develop approximately 100 single-family dwellings and 100 condominiums/townhomes.

The Carmel Plan Commission's recommendation on the petition of the applicant is **'No Recommendation.'**

At its regularly scheduled meeting of December 18, 2018, the Carmel Plan Commission voted Five (5) in Favor, Two (2) Opposed, Two (2) Absent, to forward to the Common Council the proposed **Ordinance No. Z-639-18** with a **"No Recommendation"**.

Please be advised that by virtue of the Plan Commission's **No Recommendation**, pursuant to IC 36-7-4-608(g), the Council has ninety (90) days to act on this petition before it becomes defeated as Certified by the Commission. Ninety days from the date of the Certification is Wednesday March 20, 2019.

CARMEL PLAN COMMISSION

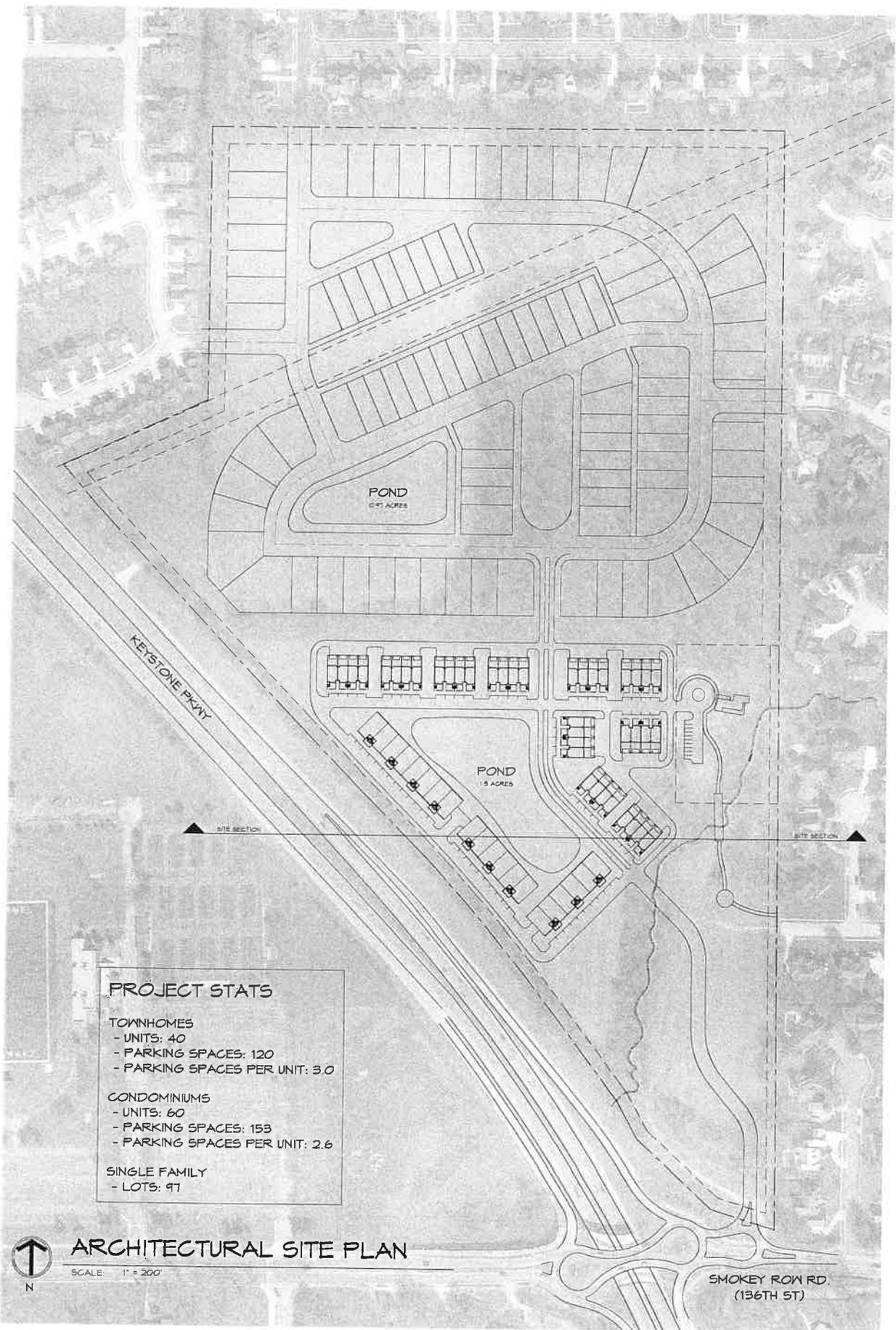
BY: Brad Grabow / J.S.
Brad Grabow, President

ATTEST:



Joe Shestak, Secretary
Carmel Plan Commission
Dated: December 20, 2018

2018 DEC 20 P 2:45



PROJECT STATS

TOWNHOMES

- UNITS: 40
- PARKING SPACES: 120
- PARKING SPACES PER UNIT: 3.0

CONDOMINIUMS

- UNITS: 60
- PARKING SPACES: 153
- PARKING SPACES PER UNIT: 2.6

SINGLE FAMILY

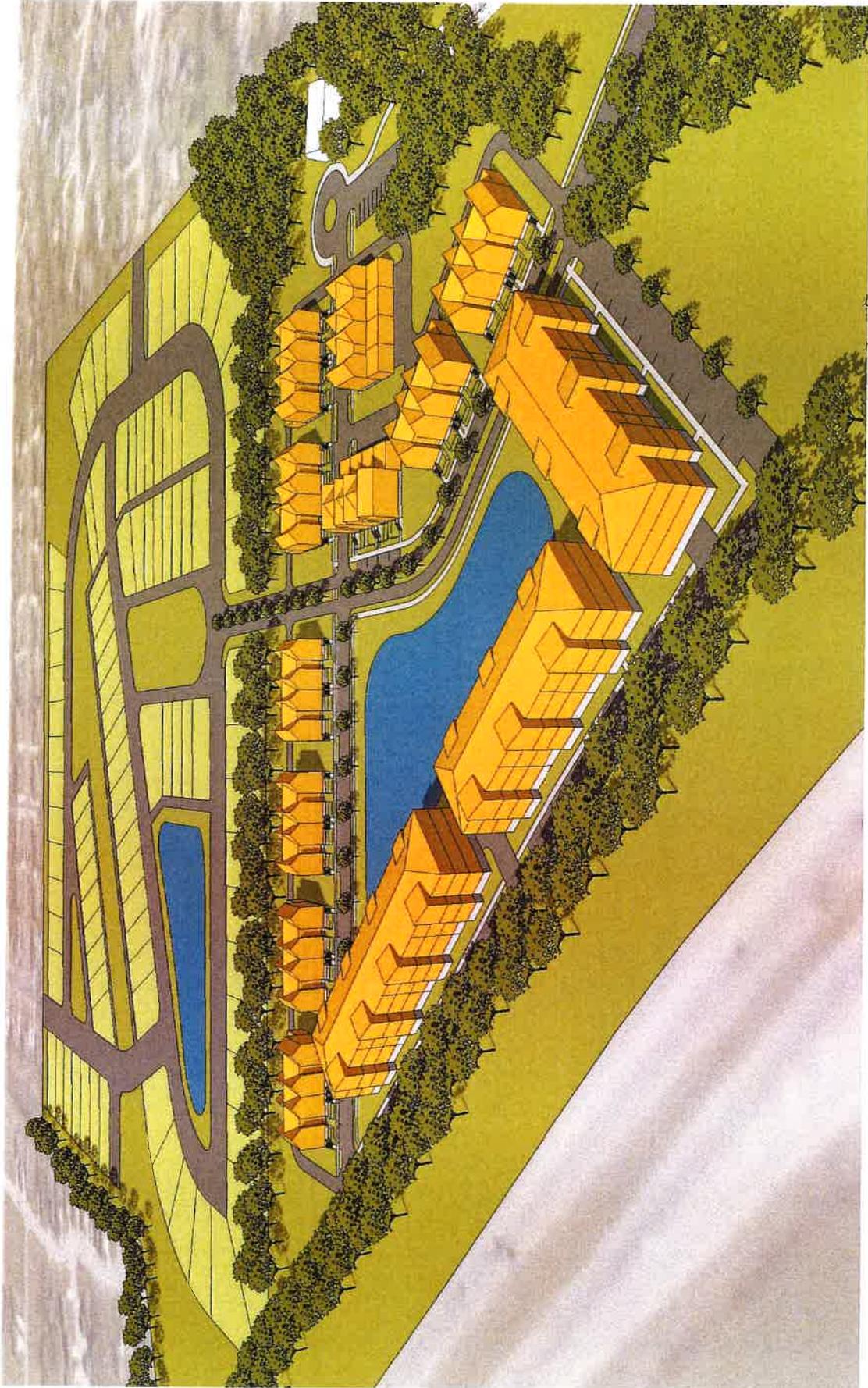
- LOTS: 97



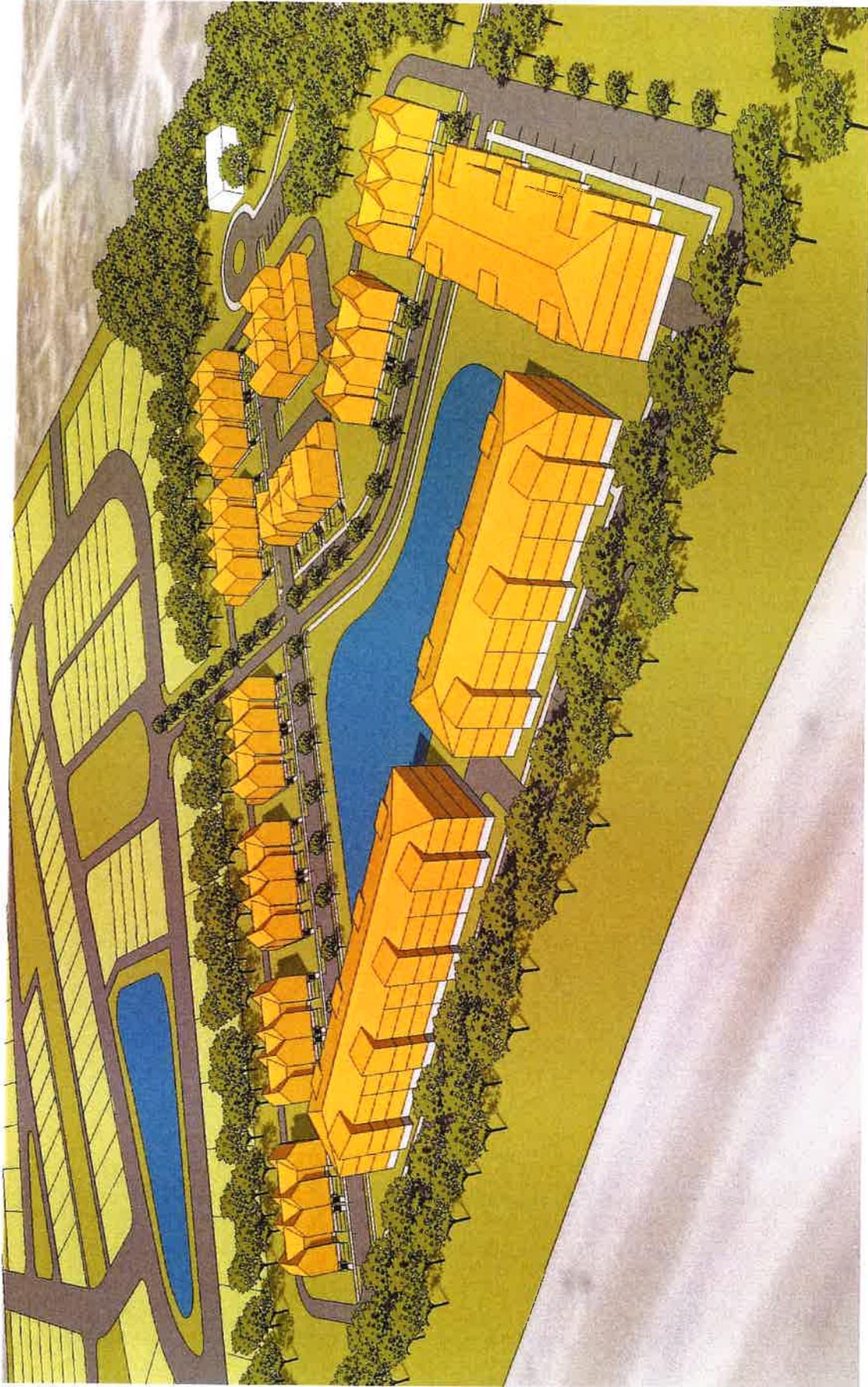
ARCHITECTURAL SITE PLAN

SCALE: 1" = 200'

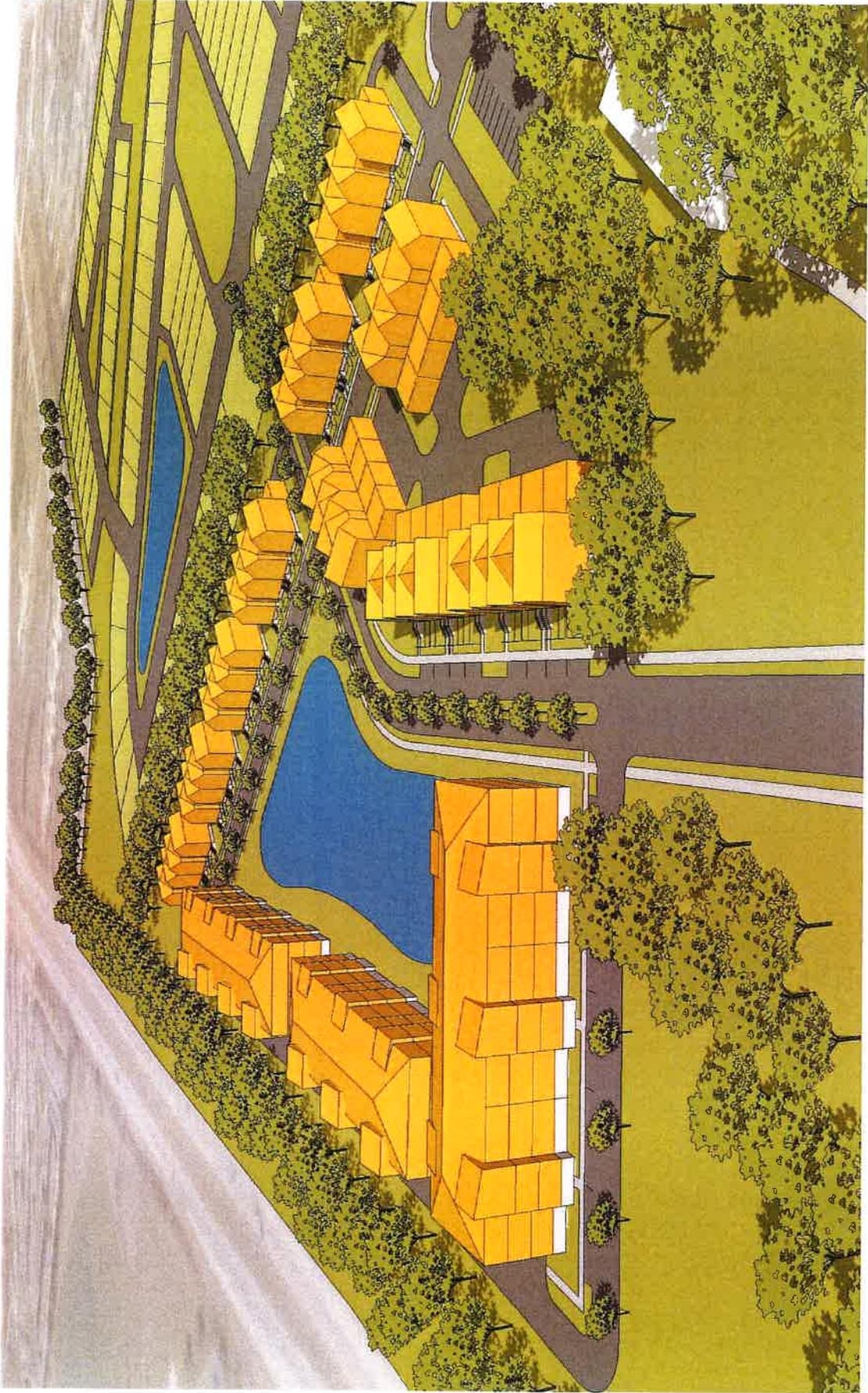
SMOKEY ROW RD.
(136TH ST)



BIRD'S EYE VIEW LOOKING NORTH

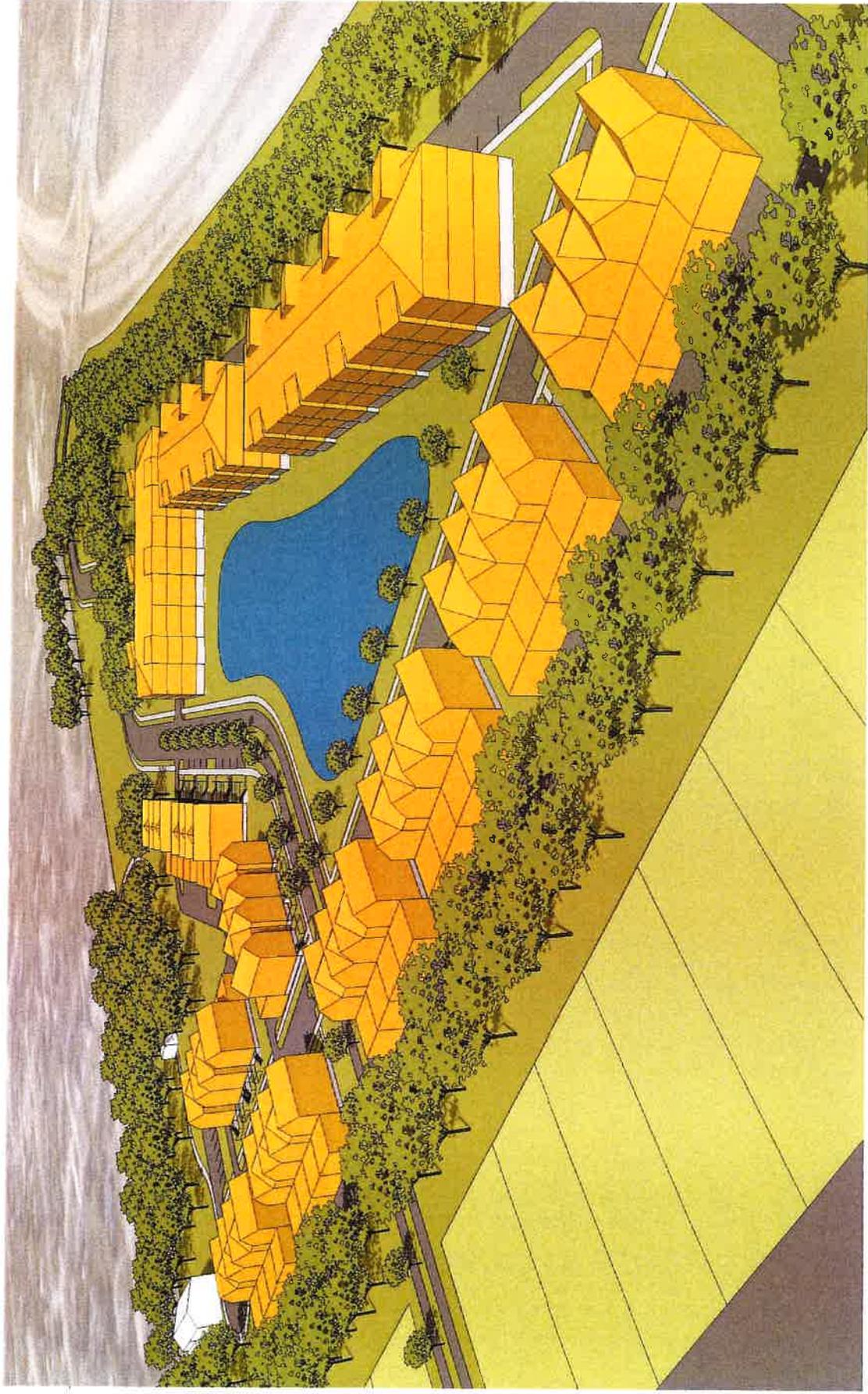


BIRD'S EYE VIEW LOOKING NORTHEAST



BIRD'S EYE VIEW LOOKING NORTHWEST

BIRD'S EYE VIEW LOOKING SOUTHEAST



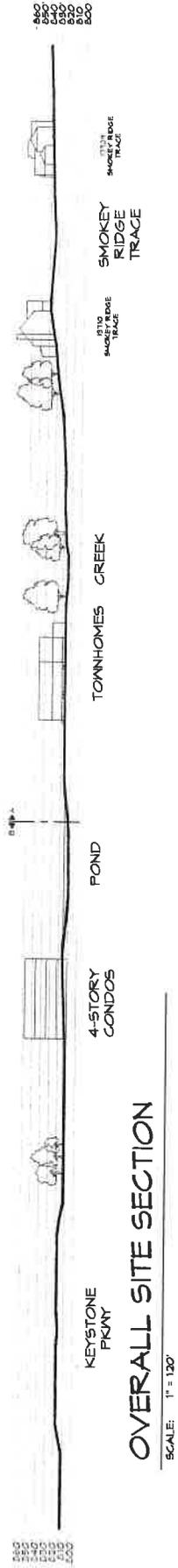
A5

BRENNAN PROPERTY
136TH AND KEYSTONE PARKWAY

11.14.2011

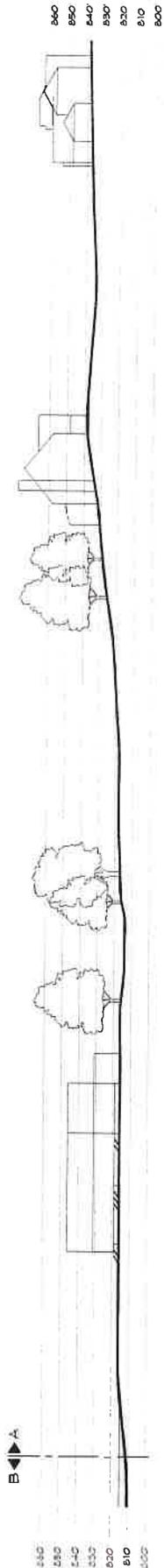
STUDIO M
ARCHITECTURE & PLANNING





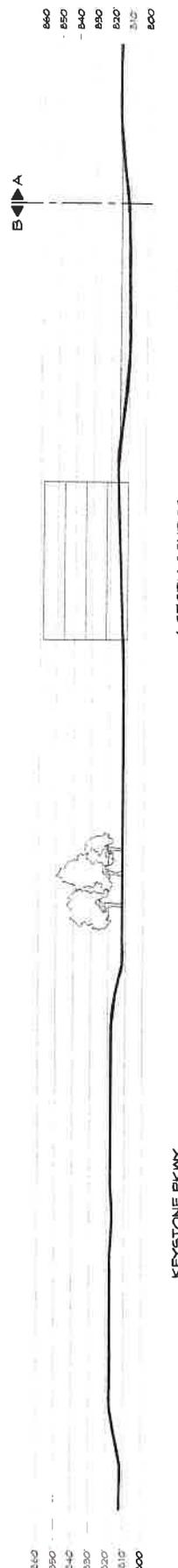
OVERALL SITE SECTION

SCALE: 1" = 120'



ENLARGED SITE SECTION A

SCALE: 1" = 60'



ENLARGED SITE SECTION B

SCALE: 1" = 60'

Sponsor: Councilor Laura Campbell

2724 E 136th St. PUD

ORDINANCE NUMBER Z-639-18

**REZONE APPLICATION
CITY OF CARMEL, INDIANA**

February 4, 2019

Applicant: Old Town Companies L.L.C.

**Contact: Justin W. Moffett
Old Town Companies L.L.C.
1132 S. Rangeline Road, Ste 200
Carmel, IN 46032
p. 317.816-3151
e. justin@oldtowndesigngroup.com**

The 2724 E 136th St. PUD Text - TABLE OF CONTENTS

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Section 21: Exhibits	24
<i>Legal Description</i>	"A"
<i>Concept and Aerial Layout Plans</i>	"B"
<i>Rendering Exhibits</i>	"C"

Sponsor: Councilor Laura Campbell

ORDINANCE NO. Z-639-18

AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA,
ESTABLISHING THE 2724 E 136th St.
PLANNED UNIT DEVELOPMENT DISTRICT

Synopsis:

Ordinance establishes the 2724 E 136th Street Planned Unit Development District Ordinance, Ordinance Number Z-639-18 which shall be referred to as the 2724 E 136th Street PUD Ordinance Number Z-639-18 (the "2724 E 136th Street PUD Ordinance").

WHEREAS, the Carmel Unified Development Ordinance, Ordinance Z-625-17, as amended (the "Unified Development Ordinance"), provides for the establishment of a Planned Unit Development District in accordance with the requirements of IC § 36-7-4-1500 et. seq.;

WHEREAS, Old Town Companies L.L.C., an Indiana limited liability company ("Old Town"), submitted an application to the Carmel/Clay Plan Commission (the "Plan Commission") to adopt a PUD District Ordinance for certain real estate located in the City of Carmel, Hamilton County, Indiana, as legally described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, Old Town's application is consistent with the provisions of the Unified Development Ordinance and the PUD Statute;

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and the Unified Development Ordinance, the Plan Commission conducted a public hearing concerning Old Town's application for a PUD District Ordinance on September 18, 2018 at 6:00 p.m.;

WHEREAS, the Plan Commission's recommendation on the petition to the ordinance under docket number 18070015 Z (the "2724 E 136th St. PUD Ordinance") set forth herein which establishes the 2724 E 136th St. Planned Unit Development District (the "2724 E 136th St. PUD District") is no recommendation.

NOW, THEREFORE, BE IT ORDAINED by the common council of the City of Carmel, Indiana (the "Council"), that pursuant to IC 36-7-4-1500 et. seq., (i) it adopts this 2724 E 136th St. PUD District as an amendment to the Zone Map, (ii) all prior ordinances or parts thereof inconsistent with any provision of this 2724 E 136th St. PUD Ordinance and its exhibits are hereby inapplicable to the use and development of the Real Estate, (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by this 2724 E 136th St. PUD Ordinance, and (iv) this 2724 E 136th St. PUD Ordinance shall be in full force and effect from and after its passage and signing.

Section 1. Applicability of Ordinance.

Section 1.1 The Official Zoning Map of the City of Carmel, Indiana, a part of the Unified Development Ordinance, is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the 2724 E 136th St. PUD District.

Section 1.2 Development in the 2724 E 136th St. PUD District shall be governed entirely by (i) the provisions of this 2724 E 136th St. PUD Ordinance and its exhibits, (ii) those provisions of the Unified Development Ordinance specifically referenced in this 2724 E 136th St. PUD Ordinance, and (iii) any standards not mentioned in this 2724 E 136th St. PUD Ordinance shall be governed by the Unified Development Ordinance. In the event of a conflict between the 2724 E 136th St. PUD Ordinance and the Unified Development Ordinance, the provisions of this 2724 E 136th St. PUD Ordinance shall apply.

Section 2. Definitions and Rules of Construction.

Section 2.1 General Rules of Construction. The following general rules of construction and definitions shall apply to 2724 E 136th St. PUD Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
- B. Any capitalized term not defined herein shall have the meaning as set forth in the Unified Development Ordinance in effect on the date of the enactment of this 2724 E 136th St. PUD Ordinance.
- C. Words used in the present tense include the past and future tenses, and the future the present.
- D. The word "shall" indicates a mandatory requirement, while the word "may" indicates a permissive requirement.

Section 2.2 Definitions. Capitalized terms used in this 2724 E 136th St. PUD Ordinance shall have the following definitions:

ADLS: The architecture, design, exterior lighting, landscaping and signage associated with a Building.

ADLS Approval: Approval by the Plan Commission of architecture, design, exterior lighting, landscaping and signage pursuant to Article 9 of the Unified Development Ordinance and the Development Requirements.

Accessory Structure: A structure which is subordinate to a Building located on the Real Estate.

Accessory Use: A use subordinate to the main use, located on the Real Estate or in the same Dwelling as the main use, and incidental to the main use.

Alley. A public way or easement located within the interior of blocks and providing vehicular and service access to the side or rear of properties.

Architectural Form: The Architectural Form is comprised of the elevations and renderings attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the Development Requirements. Architectural Form is general and not intended to delineate the only final Dwelling designs that may be built. Dwellings shall comply with the Architectural Standards.

Architectural Standards: The Architectural Standards incorporated in Section 11 of this 2724 E 136th St. PUD Ordinance.

Attached Dwelling. Row house, townhouse, flats, duplex, triplex or quadruplex dwellings, developed side by side for sale as condominiums, or as fee simple dwellings where land is sold with the dwelling. Attached Dwellings may be sold as condominiums or as individually deeded lots. Apartments shall not be within the definition of Attached Dwellings and, as such, all references in the 2724 E 136th St. PUD Ordinance, to Attached Dwellings shall exclude Apartments.

Block: Blocks are areas of land containing one or more lots or parcels of land. Blocks are intended to illustrate larger areas of land that could have uniqueness of use, design, proximity or other characteristics. The Blocks of the 2724 E 136th St. PUD District are as delineated in the Concept Plan attached herein as Exhibit B.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Envelope. The buildable area of a lot of record that is free and clear of setback and easement encumbrances. A Building Envelope is the area where primary and accessory structures can be built. A Building Envelope is not the actual footprint of proposed structures, but rather the area in which they can be located upon the lot.

Building Height. The vertical distance from the lot ground level to the highest point of the roof for a flat roof, to the deck line of a mansard roof, and to the mean height between the eaves and ridges for gable, hip, and gambrel roofs.

BZA: The Carmel Board of Zoning Appeals.

City: The City of Carmel, Indiana.

Commission: The Carmel Plan Commission.

Concept Plan: The Concept Plan attached hereto and incorporated herein by reference as Exhibit B ("Concept Plan") is the plan under which the Real Estate may be developed.

Condominiums: A residential living unit or units as defined in and governed by the Indiana Code, Sections 32-25-1 to 32-25-9-2, inclusive.

Controlling Developer: Shall mean Old Town Companies L.L.C. Such rights as designated herein may be transferred by the Controlling Developer, in its sole discretion, in whole or in part. To transfer all or any portion of its rights as Controlling Developer, Old Town Companies L.L.C. may (i) name each individual owner of parcels within the Real Estate as Controlling Developer solely with respect to such parcels owned by each such individual owner, (ii) establish a committee of individual owners of the Real Estate within the Real Estate to act as Controlling Developer with respect to such parcels owned by all such owners, or (iii) use either method described in (i) and (ii) above with respect to different portions of the Real Estate.

Council: The City Council of the City of Carmel, Indiana.

County: Hamilton County, Indiana.

Declaration of Covenants: A Declaration of Covenants, Conditions and Restrictions for the Real Estate, or any portion thereof, which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may, from time to time, be amended.

Department: The Department of Community Services of the City of Carmel, Indiana.

Detached Dwelling: A dwelling that is developed with no party-walls and with open yards on all sides, but not including manufactured homes, mobile homes, modular homes, or recreational/motor vehicles.

Developer: A person engaged in development of one or more phases of the Development.

Development: The Real Estate developed in accordance with the Development Requirements.

Development Plan Approval or DP Approval: A specific plan for the development of the Real Estate, or any portion thereof, which is submitted for approval, showing proposed locations of Buildings and Structures.

Development Requirements: Written development standards and any requirements specified in this 2724 E 136th St. PUD Ordinance, which must be satisfied in connection with the approval of a Primary Plat, Development Plan, ADLS, and Building Permits.

Director: The Director, or Administrator, of the Department of Community Services for the City of Carmel, Indiana. "Director" and "Administrator" shall include his/her authorized representatives.

Dwelling: A structure intended for occupancy by a single family. A Dwelling includes an Attached Dwelling, a Detached Dwelling, or a Condominium.

Gross Residential Density: The number of Dwellings divided by and in relation to the total, gross number of acres within the Real Estate or designated Block boundary.

Historic Home: The existing single-family structure on the Property that shall be incorporated into and preserved as part of the Development Plan.

Landscape Plan: The general design for landscaping in the 2724 E 136th St. PUD District shall be included as part of the final engineered Landscape Plan that will be submitted with the Primary Plat.

Landscaping: Trees, shrubs, hedges, flowers, ground cover, grasses, other plant materials, and associated structures, hardscapes, and improvements.

Masonry: Brick, stone, manufactured or synthetic stone or brick, limestone, natural stone, and cultured stone.

Material Alteration: Any change to an approved plan of any type that involves the substitution of one material, species, element, etc. for another.

Minor Alteration: Any change to an approved plan of any type that involves the revision of less than ten percent (10%) of the plan's total area or approved materials and cannot include a decrease in the minimum open space or amenities, or the elimination of required plantings.

Open Space: Open space shall comprise of a parcel or parcels of land, an area of water, or a combination of land and water, including streams, wetlands, and associated natural features located within the Real Estate and designated by the Controlling Developer for the use and enjoyment of some or all of the residents of the Development and, where designated by the Controlling Developer, for the use and enjoyment of the community at large. Except as otherwise provided herein, common open space does not include any area which is divided into building lots, streets or rights of way

Parking Space: An area unenclosed or enclosed in a Building or in Accessory Building, utilized for the temporary storage of one automobile and connected with a street.

Path: A paved or otherwise cleared way intended as a walking, jogging, or a bikeway and located in Open Space, an easement, or a right-of-way. Path locations shall be as depicted in Exhibit B.

Real Estate: That certain real estate located in the City, Hamilton County, Indiana as legally described on Exhibit A attached hereto.

Right-of-Way: An area of land permanently dedicated to provide access.

Siding: Exterior material for use in cladding buildings, structures, and accessories of such. Siding can be shake, fiber cement, horizontal “lap”, or board and batton in design/installation.

Sign: Any type of sign as further defined and regulated by this 2724 E 136th St. PUD Ordinance and the Unified Development Ordinance. Any structure, fixture, placard, announcement, declaration, devise demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or any interests.

Substantial Alteration: Any change to an approved plan of any type that involves the revision of ten percent (10%) or more of the plan's total area or approved materials.

Townhomes: An attached single-family Dwelling.

Unified Development Ordinance: The Unified Development Ordinance, Ordinance Z-625-17, of the City of Carmel, Hamilton County, Indiana, as amended.

Yard, Front: The yard generally abutting the street right of way or a common area (when the lot does not abut a street), and along the front façade of a Dwelling including the front door of the Dwelling.

Zone Map: The City's official Zone Map corresponding the Unified Development Ordinance.

Section 3. Permitted Primary Uses.

Section 3.1 Single Family Detached Residential Area. The following uses are permitted in the Single Family Detached Residential Area, or parts thereof as depicted on the Concept Plan (Exhibit B), subject to the applicable Development Requirements

- A. The following residential uses:
 - i) Detached Dwellings
- B. Recreational developments or facilities owned and operated by the Controlling Developer, including clubhouses, parks, pools, ball courts, and other recreational spaces and recreational buildings.

Section 3.2 Condominium / Townhomes / Attached Residential Area. The following uses are permitted in the Condominium / Townhome / Attached Residential Area, or parts thereof as depicted on the Concept Plan (Exhibit B), subject to the applicable Development Requirements

- A. The following residential uses:
 - i) Detached Dwellings

- ii) Attached Dwellings
 - iii) Condominiums
 - iv) Townhomes.
- B. Recreational developments or facilities owned and operated by the Controlling Developer, including clubhouses, leasing office, parks, pools, ball courts, and other recreational spaces and recreational buildings.

Section 3.3 Open Space and Park Areas. The following uses are permitted in the Open Space and Park Areas, or parts thereof as depicted on the Concept Plan (Exhibit B), subject to the applicable Development Requirements:

- A. Preserved and enhanced natural features including without limitation ponds, streams, wetlands, forests, vegetation, passive open space, and limited active open space including trails and paths (both paved and unpaved). The Developer may engage in the removal of dead or diseased trees, thinning of trees or other vegetation to encourage more desirable growth, and grading and seeding.
- B. Not less than twenty (20) percent of the Real Estate shall be allocated to and shall remain in open space in perpetuity (11.88 acres). See also the proposed Open Space Calculation on Exhibit B.
- C. Recreational developments or facilities owned and operated by the Controlling Developer, including clubhouses, parks, pools, ball courts, and other recreational spaces and recreational buildings.
- D. Field including open active lawn, gathering structure, formal and naturalized gardens, historic information / cultural monumentation.
- E. Historic Home may be used as a neighborhood gathering space, clubhouse, maker's space, and/or office and surrounding property as open space.

Section 4. Permitted Accessory Structures and Uses.

Section 4.1 Accessory Structures and Uses. All Accessory Structures and Accessory Uses Allowed under the Unified Development Ordinance shall be permitted except that any detached Accessory Structure shall have on all sides the same architectural features or shall be architecturally compatible in terms of design, materials, and color with the principal building(s) with which it is associated.

Section 5. Communication Equipment.

Section 5.1 Cell towers shall not be permitted. Home satellite dishes shall be permitted.

Section 6. Platting.

Section 6.1 The platting of the Real Estate into smaller tracts shall be permitted, so long as the proposed plat complies with the area requirements set forth below in Section 7 or Section 8, and the creation of a new property line within the Real Estate, shall not impose or establish new development standards beyond those specified below in Section 7 of Section 8 for the entirety of the Real Estate. However, the development of any parcel shall conform to all applicable Primary Plats, Development Plans, and ADLS reviews which are approved or amended per the terms and all other applicable requirements contained in this 2724 E 136th St. PUD Ordinance.

Section 7. Single Family Detached Residential Area Development.

Section 7.1 General Standards.

- A. The Gross Residential Density for the entirety of the Single Family Detached Residential Area shall not exceed one hundred (100) units.
- B. A Dwelling may be utilized as a staffed model home, including temporary sales office, or a temporary construction facility, during the course of build-out of the Development, subject to the parking and signage requirements of the Unified Development Ordinance. A Certificate of Occupancy shall be required before the model is placed in service as a dwelling.
- C. Fences or walls (i) in the front yard shall not be more than thirty-six (36) inches in height, (ii) may not exceed six feet in fence panel height within rear and side yards. Fence panel height shall be inclusive of all decorative items or features of fence (including lattice).

Section 7.2 Height, Area and Square Footage Requirements.

- A. Minimum lot/parcel area:
 - i) Front and Side Loading Lots: Six thousand (6,000) square feet
 - ii) Rear Loading Lots: Four thousand (4,000) square feet
- B. Minimum lot/parcel frontage on street (public or private) or common area:
 - i) All Lot types: Thirty-five (35) feet
- C. Minimum front yard setback lines (corner lots shall have two front yards and one side yard):
 - i) Front and Side Loading Garage: Fifteen (15) feet
 - ii) Rear Loading Garage: Ten (10) feet

- D. Minimum side yard setback lines:
 - i) All Lot types: Three (3) feet
 - ii) A minimum distance of eight (8) feet between Detached Dwellings is required
 - iii) A minimum distance of eight (8) feet between Accessory Structures is required.
- E. Minimum rear yard setback lines:
 - i) All Front and Side Loading Lots: Twenty (20) feet
 - ii) Rear Load lots shall be at least ten (10) feet from Right of Way or private alley.
- F. Minimum lot width at building line:
 - i) Front and Side Loading Lots: Sixty (60) feet
 - ii) Rear Loading Lots: Forty (40) feet
- G. Maximum building height:
 - i) All Lot types: Thirty-five (35) feet.
- H. Maximum lot coverage:
 - i) All Lot types: 55 (fifty-five) percent.
- I. Building Envelope.
 - i) Lot Building Envelopes shall be defined by the setbacks listed herein.
- J. Easements and Setbacks.
 - i) Buildings shall not be permitted to encroach into easements and/or setbacks. Any such encroachment would require a variance from this standard granted by the Carmel Board of Zoning Appeals.

Section 8. Condominium / Townhome / Attached Residential Area Development.

Section 8.1 General Standards.

- A. The Gross Residential Density for the entirety of the Condominium / Townhome / Attached Residential Area shall not exceed one hundred (100) units.

- B. All buildings and associated parking, landscaping, lighting, and signage in the Condominium / Townhome / Attached Residential Area that is not single family detached shall require Development Plan and ADLS approval by the Plan Commission pursuant to this 2724 E 136th St. PUD Ordinance. The front yard (adjacent to public right of way) shall include landscaping and minimal parking in order to limit the amount of parking visible from the Boulevard.
- C. Minimum lot frontage on public road: Twenty-five (25) feet.
- D. Minimum building setback lines:
 - i.) Front yard (adjacent to public right of way): Ten (10) feet.
 - ii.) Rear yard (adjacent to south property line of Keystone Parkway): Thirty (30) feet.
 - iii.) Side yard: Five (5) feet. Minimum of ten (10) feet between structures.
 - iv.) Rear yard: Five (5) feet. Minimum of ten (10) feet between structures.
- E. Maximum building height:
 - i.) Forty-five (45) feet for Condominium buildings
 - ii.) Thirty-five (35) feet for Townhome buildings.
- F. Maximum above grade stories:
 - i.) Three and one-half (3½) for Condominium buildings
 - ii.) Two (2) for Townhome buildings.
- G. Minimum living area (exclusive of porches, terraces and garages):
 - i.) Nine Hundred (900) square feet for Condominium buildings
 - ii.) One Thousand Four Hundred (1,400) square feet for Townhome buildings.
- H. Parking: Parking shall be incorporated into the buildings and no exposed parking shall be seen from the street, except for dedicated parking lots and driveways.
- I. No Condominium buildings in the Condominium / Townhome / Attached Residential Area shall be constructed east of the main boulevard running north/south through the Development. No occupied structures shall be constructed east of the creek/drainage shed entering the property east of the Historic Home and traveling southwest towards 136th Street.

Section 9. **Concept Plan.**

Section 9.1 Exhibit B depicts the Conceptual Development Plan. The Real Estate shall be developed in accordance with the Conceptual Development Plan. The Concept Plan reflects the commitment of the maximum density and not the specific building types or number of buildings.

Section 10. **Streets.**

Section 10.1 All streets (including Alleys) within the 2724 E 136th St. PUD District are to be dedicated for public use and accepted for maintenance by the City of Carmel and shall be constructed to the standards of the Unified Development Ordinance for Street and Alley design as applicable at the time of the ordinance for depth and materials. Widths and improvements within the rights of way for public streets within the 2724 E 136th St. PUD District shall be as depicted and described by this ordinance and there shall be a minimum of a five (5) foot sidewalk installed on both sides of a street. Utilities may be located within Alleys. All streets and right of ways shall be dedicated in accordance to those widths prescribed in Transportation Plan of the Carmel Comprehensive Plan in effect at the date of the approval of this ordinance.

Section 10.2 Private Lanes. Any Private Lanes necessary to serve as access to structures and parking areas for the Condominium / Townhome / Attached Residential Development Areas shall remain private and will not be maintained by the City.

Section 10.3 Connection. The following connections will be built by the Controlling Developer: a) One (1) right of way width of forty (40) feet shall be dedicated to Carmel by the Developer for use as a connection from the 2724 E 136th St. PUD District to the subdivision to the East, Smokey Ridge via Smokey Ridge Lane; b) Developer shall also be required within said right of way to install a pedestrian pathway/connection of ten (10) feet in width from the 2724 E 136th St. PUD District to the subdivision to the East, Smokey Ridge via Smokey Ridge Trail; c) One (1) right of way width of fifty-six (56) feet shall be dedicated by the Developer for use as a connection from the 2724 E 136th St. PUD District to the subdivision to the north, Foster Estates, via Matt Street; and d) One (1) right of way width of forty (40) feet shall be dedicated to Carmel by the Developer for use as a connection from the 2724 E 136th St. PUD District to the subdivision to the West, Yorktown Woods via Millgate Drive.

Section 10.4 Multi-use Path: A ten (10) foot multi-use path running parallel to Keystone Parkway shall be depicted and described by this ordinance. Developer shall construct the ten (10) foot path from 136th Street to the northwest corner of the property. The Developer shall work in good faith with the City to acquire an easement for the construction of the path through privately owned property enabling the connection to the Hagan-Burke Trail. The portion of the path outside the limits of the Development shall only be constructed if an easement is obtained

from the property owners and a waiver of park impact fees is approved by the appropriate governing bodies.

Section 10.5 Entrance of 136th St.: A roundabout shall be installed at the entrance of the 2724 E 136th St. PUD District. Developer shall work with the City to construct the roundabout prior to thirty percent (30%) buildout of the neighborhood, which shall be sixty (60) total Certificates of Occupancy.

Section 11. Architectural Standards.

Section 11.1 Building materials:

- A. Single Family Detached residential primary and accessory structures shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cement fiberboard, Siding, stucco, glass, wood soffits, and vinyl windows and/or equivalent or superior quality thereof for all of the foregoing, except that vinyl siding shall not be permitted. Notwithstanding anything contained herein to the contrary stucco shall be limited to architectural accoutrements and enhancements.
- B. Condominium and Attached Residential primary and accessory structures shall be comprised of a minimum of two (2) materials and a maximum of four (4) from the following list: brick, cast stone, stone, cement fiberboard, stucco, glass, wood, and vinyl windows and/or equivalent or superior quality thereof for all of the foregoing, except that vinyl siding shall not be permitted. Stucco shall not be permitted as an exterior finishing material within 3 feet of the base elevation. Notwithstanding anything contained herein to the contrary stucco shall be limited to architectural accoutrements and enhancements. The building elevations that shall face the public right of way shall match the character of a typical front elevation.

Section 11.2 Typical Building images, rendering and elevations:

- A. Attached hereto and incorporated herein by reference as Exhibit C are typical images, renderings and elevations, depicting the character of Single Family Detached Dwellings, to be constructed upon the Real Estate.
- B. Attached hereto and incorporated herein by reference as Exhibit C are typical images, renderings and elevations, depicting the character of Condominium / Townhome / Attached Dwellings to be constructed upon the Real Estate.

Section 11.3 Mechanical Equipment and Dumpster Enclosures: For Condominium, Townhome, and Attached Residential uses, any mechanical equipment visible from an adjoining street shall be screened with suitable fencing or landscaping that in general shall be architecturally compatible with the building(s) with which it is associated. Screening and buffering of the mechanical equipment, which may include HVAC units, gas, electric and water meters, may be

achieved with the use of walls, structures, fences, painting of the equipment and/or landscaping. Dumpsters/Compactors shall be screened with a wall and gate of a material compatible at least one (1) foot above the dumpster/compactor height with the associated architectural design of the buildings that it serves.

Section 11.4 Single Family Detached – Front Load Garages: All front load garages on Single Family Detached homes shall be set back from the primary front home elevation by a minimum of 10 feet.

Section 11.5 Masonry Water Table: All primary structures shall have masonry bases on all elevations (excluding doors and openings) to the water table line, at a minimum. A masonry wainscot shall be required at a minimum to cover the building foundation.

Section 12. Landscaping and Open Space Requirements.

Section 12.1 Landscape Plans. The Landscape Plan shall be included with the Primary Plat. A full landscape plan shall be submitted with a Primary Plat, Secondary Plat, Development Plan, and ADLS application (whichever is applicable per Ordinance). The landscape plan shall include, at a minimum, the following:

- A. Location and spacing of existing and proposed plant material.
- B. Types of plant material identified by botanical and common names.
- C. Size of material, in diameter and height, at installation and maturity.
- D. Quantity of each of the planting materials to be installed.
- E. Methods of protecting landscaped areas.

Section 12.2 Landscaping Standards. Landscaping installed pursuant to this 2724 E 136th St. PUD Ordinance and the City's planting standards and best management practices shall be integrated with other functional and ornamental site design elements, where appropriate, such as landscape materials, paths, sidewalks, or any water features. Adequate soil volumes for mature growth shall be considered and supplied for each plant material that is installed.

- A. Plant Materials. Landscaping materials shall be appropriate to local growing and climate conditions and shall meet the requirements of the ANSI Z60.1 Standards. Plant health and suitability, maintenance, and compatibility with site construction features are critical factors that shall be considered. Plantings should be designed with diversity, structured patterns, and complementary textures and colors, and should reinforce the overall character of the area.
 - i) Shade trees shall be at least two and a half inches (2.5") in caliper diameter when planted.

- ii) Ornamental trees shall be at least one and a half inch (1.5") in caliper diameter when planted.
 - iii) Evergreen trees shall be at least six feet (6') in height when planted.
 - iv) Shrubs shall be at least eighteen inches (18") in height when planted.
 - v) Ornamental grasses must obtain a mature height of at least 3 feet.
- B. Subject to the approval of the Urban Forester, existing vegetation may be used to achieve required landscaping if (i) it is of suitable quality, size and state of health to achieve required landscaping, and (ii) the method of preservation utilizes best management practices for tree protection during construction. Any preservation of existing vegetation shall constitute an in-kind credit against the landscaping requirements of this PUD Ordinance.
- C. All landscaping approved as part of a Secondary Plat, Development Plan, or ADLS shall not be substantially altered, eliminated or sacrificed without first obtaining further Plan Commission approval. However, minor material alterations in landscaping may be approved by the Urban Forester or his or her designee in order to conform to specific site conditions.
- D. It shall be the responsibility of the owners and their agents to ensure proper maintenance of project landscaping and pond areas approved in accordance with this 2724 E 136th St. PUD Ordinance. This may include, but is not limited to, irrigation and mulching of planting areas, replacing dead, diseased, or overgrown plantings with identical varieties or a suitable substitute, and keeping the area free of refuse, debris, rank vegetation and weeds.
- E. Street Trees. Shade trees shall be planted along all streets within the right-of-way, parallel to the street and installed per City standards. This standard includes, but may not be limited to, streets and medians to be built. One shade tree shall be installed for every thirty to fifty feet (30'-50') of ROW length. Street trees are not required to be uniformly spaced. As per City standards, no street trees shall be planted in conflict with drainage or utility easements or structures, underground detention (unless so designed for that purpose), or within traffic vision safety clearances. Species shall be chosen from the City's published list of recommended street trees. Tree lawns shall be a minimum of six (6) feet in width.

Section 12.3 Best efforts shall be made to incorporate natural vegetation into the storm water management plans.

Section 12.4 Conflict with Utilities. Notwithstanding anything herein to the contrary, no tree shall be planted in conflict with drainage or utility easements or structures, underground detention (unless so designed for that purpose), or other rules, regulations or ordinances of the City. However, where the logical location

of proposed utilities would compromise the desired effect, the Controlling Developer may solicit the aid of the City's Urban Forester in mediating an alternative.

Section 12.5 Bufferyards.

- A. Perimeter: A perimeter bufferyard shall be installed along the boundaries of the 2724 E 136th St. PUD District. The bufferyard will be of type, size, and content based upon the below requirements. Existing vegetation may be applied towards perimeter bufferyards with approval of Urban Forester. Drainage improvements shall be permitted within the perimeter bufferyards.
- i) East Perimeter:

Width: Forty (40) feet along Single Family Detached Residential Area; Twenty (20) feet along Condominium / Townhome / Attached Residential Area.

Contents: 5 shade Trees, 1 ornamental tree, 20 shrubs per 100 linear feet.
 - ii) North Perimeter:

Width: Forty (40) feet.

Contents: 5 shade trees, 1 ornamental tree, 20 shrubs per 100 linear feet.
 - iii) West Perimeter Adjacent to Existing Single Family:

Width: Forty (40) feet.

Contents: 5 shade trees, 1 ornamental tree, 20 shrubs per 100 linear feet.
 - iv) Southwestern Perimeter along Keystone Parkway:

Width: Thirty (30) foot Greenbelt bufferyard

Contents: 6 shade trees, 2 ornamental trees, 15 shrubs per 100 linear feet; existing trees may count toward the total requirement.
- B. Internal Bufferyards: There shall be no internal Real Estate bufferyard requirements. Uses will be master planned to be complimentary in style and orientation, as such bufferyards between different residential uses and intensities shall not be required.

Section 12.6 Foundation Plantings.

- A. Landscaping shall be installed along all sides of primary buildings.
 - i) The primary landscape materials used shall be ornamental trees, shrubs, perennial flowers, and ornamental grasses.
 - ii) Sidewalks, patios and/or terraces are permitted in foundation planting areas, but shall not occupy the entire planting area on any side of the structure.

Section 12.7 Parking Lot Plantings.

- A. Parking lot perimeters shall be landscaped to be screened from view from all adjacent public rights of way. A minimum width for the planting area for the parking lot perimeter plantings shall be six (6) feet.
- B. Parking Lots containing more than 10 adjacent spaces shall require a minimum of one (1) shade tree and twenty (20) shrubs shall be planted for every ten (10) parking spaces provided. Plantings shall be located in proximity of these parking spaces to provide screening and shade.

Section 12.8 In all non-single family detached development, screening and/or landscaping shall limit direct views of ground mounted mechanical/telecommunication equipment from the street or public rights of way. Screening and buffering may be achieved with the use of walls, structures, fences, and/or landscaping.

Section 12.9 Tree Preservation. Tree Preservation Areas shall be regulated and well maintained in accordance with the following; however, the Tree Preservations Areas shall be subject to the rights of all utility and drainage easements therein. Plans shall be provided with the Primary Plat. Minimum widths for the tree preservation areas along the perimeter of the site shall be Twenty (20) feet. Tree Preservation areas shall be provided in the areas identified on the Concept Plan within Exhibit B which denote the Dedicated Tree Protection Areas and the Areas for Best Efforts to Preserve Trees.

- A. The following best management practices may be implemented with respect to Tree Preservation Areas:
 - i) Removal of exotic and invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
 - ii) Removal of dead, hazardous and at-risk trees.
 - iii) Removal of vines growing on and up a tree.

- iv) Removal of an overabundance of fallen and cut trees.
 - v) Planting of native trees.
 - vi) Establishment of access easements, unpaved trails, utility and drainage improvements.
 - vii) Complete maintenance activities by following industry standard using the current American Safety Institute (ANSI) Z-133 and A-300 approved practices and methods.
- B. The following activities shall be permitted within Tree Preservation Areas:
- i) Planting of native trees, pursuant to the Indiana Native Tree List provided by the City's Urban Forester.
 - ii) Removal of hazardous, exotic and invasive vegetation pursuant to the Indiana Exotic and Invasive Plant List provided by the City's Urban Forester.
 - iii) Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
 - iv) Installation of access easements, rights-of-way, streets, paths, trails, sidewalks, utilities and drainage improvements and minor pedestrian area improvements (e.g. benches, trash receptacles, creek overlook areas).
 - v) Community or common areas; provided any such use shall be designed to avoid unnecessary impact or damage to Tree Preservation Areas.
- C. The following activities shall be prohibited within Tree Preservation Areas.
- i) Removal of native vegetation.
 - ii) Mowing and clearing any portion of a tree preservation area.
 - iii) Dumping of leaves and debris from outside locations into the tree preservation area.
 - iv) Seeding; including grass seed, prairie mix seed, sod and the planting of any type of garden unless approved by the City's Urban Forester.
 - v) The construction of pools, sheds, garages, decks, fences, playground equipment, tree houses, fire pits and other permanent or semi-permanent structures unless approved by the Carmel BZA.

- vi) Recreational activities that adversely impact the health, structure and integrity of a tree preservation area, including, playground equipment, basketball or tennis courts and pools.
- D) The following shall be required for all Tree Preservation Areas:
- i) Signs identifying the Tree Preservation Area shall be posted every five hundred (500) feet around the perimeter of all Tree Preservation Areas.
 - ii) Barriers shall be utilized during site development and earth moving activities, which shall be specified on landscape plans. Such barriers shall remain in place during the site's construction activity. The City of Carmel tree preservation detail shall be used, and fence locations shall be shown on the landscape plan.

Section 12.10 Open Space.

- A. An Open Space Plan shall be submitted noting the location and percentage of the site with distinctions of designed and natural areas including tree preservation areas. Open Space shall be depicted on the plans submitted with the Primary Plat, and also as detailed in Section 3 of this Ordinance. A minimum of Twenty Percent (20%) of Open Space shall be preserved, which may include the land contributed for the Historic Home
- B. The Developer may make common sense improvements such as the cutting of trails as depicted on the Concept Plan/Primary Plat, the provision of picnic areas, removal of dead or diseased trees, thinning of trees or other vegetation to encourage more desirable growth, and grading and seeding.
- C. Recreational buildings, structures, and improvements (for example, pools, clubhouses, picnic structures, ball fields, tennis courts, and playground equipment) may be constructed in conjunction with all use areas excluding the Park/Open Space Areas.
- D. Storm water quality/quantity treatment may be constructed in the open space.
- E. Trails shall be provided, to link open space areas. Hard surface trails shall be a minimum of six (6) feet wide. Aggregate and non-permanent trails can be of varying widths and shall be a minimum of four (4) feet wide. Trails, their locations, design, and material shall be as outlined in Exhibit B.
- F. Open Space shall be landscaped as in a park setting and shall require a minimum of eight (8) shade trees shall be planted for every acre of open space.

Section 12.11 Pedestrian Corridors. Pedestrian corridors as identified on Exhibit B and further detailed on plans submitted with the Primary Plat, shall be planted with

shade trees for cover, and shrubs and ground cover or ornamental grasses for interest and beautification.

Section 13. Lighting.

Section 13.1 Single Family Detached Residential Lighting. Front porch, stoop, and or attached entry lights shall be provided on all Detached Dwellings.

Section 13.2 Condominium and Attached Residential Lighting. All site lighting within the areas that require Development Plan and or ADLS approval shall comply with the lighting standards of the Unified Development Ordinance in effect at the time of Development Plan and or ADLS filing.

Section 13.3 Street lighting (lighting in the street right-of-way) shall be illustrated on the Development Plan / Primary Plat, shall be provided by Controlling Developer and shall (i) be confined to the street intersections and (ii) meet all applicable City standards and (iii) be reviewed by the City.

Section 13.4 Only security lighting as deemed necessary by the Developer or City shall be permitted within the Park/Open Space Areas.

Section 13.5 Lighting in and around active open space and parking lots shall be designed and maintained so that it is reduced to the minimum amount reasonably required for security purposes.

Section 13.6 No lighting that has been approved by the Plan Commission may later be substantially altered or eliminated without first obtaining further approval from the Plan Commission or a committee thereof. However, Minor Material Alterations of lighting may be approved by the Director or the Director's designee.

Section 13.7 Exterior lighting of the Buildings shall be located so that (i) there is zero (0) light directed off the site and (ii) the light source is shielded from direct offsite viewing.

Section 13.8 All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.

Section 13.9 Light fixtures in parking areas shall not be mounted so that the light source exceeds twenty feet (20) feet in height.

Section 13.10 All pole-mounted and wall mounted fixtures shall have 90-degree cut off and/or flat lenses. Building accent lighting shall be exempt from this provision but shall be designed so that light is fully directed at the building façade.

Section 13.11 Ground mounted lighting fixtures are permitted within areas designated for perimeter buffering.

Section 14. Signs

Section 14.1 Single Family Detached Residential Area Signs.

- A. All signs shall meet the requirements of the Unified Development Ordinance, unless described herein.
- B. Typical signs shall be as depicted on plans submitted with the Primary Plat in terms of location, character, and construction. A conceptual sign plan showing proposed locations in attached hereto as Exhibit B.
- C. Development Entry Signs. There shall be one Development Entry Sign permitted for the entry into the Real Estate on 136th Street. Development Entry Signs shall be ground mounted, with copy area (including logos) no greater than six (6) feet from grade, and no more than fifty (50) square feet. Architectural and structural elements shall be exempt from height and square footage requirements. Overall sign structure shall not be greater than 10 feet in height from grade.
- D. Neighborhood/Block Signage. Neighborhood/Block Signage shall be permitted to designate internal neighborhoods, blocks, or residential clusters. These signs shall be ground mounted, with a maximum height of six (6) feet from grade, and no more than three (3) square feet. These signs shall be placed on one or two sides of street intersections. Plans submitted with the Primary Plat will depict character and detail of these types of signs.

Section 14.2 Condominium, Townhome and Attached Residential Signs.

- A. All signs shall meet the requirements of the Unified Development Ordinance, unless described herein.
- B. Typical signs shall be as depicted on plans submitted with the Primary Plat in terms of location, character, and construction. A conceptual sign plan showing proposed locations in attached hereto as Exhibit B.
- C. Condominium / Townhome / Attached Residential Development Entry Signs. There shall be one Condominium / Townhome / Attached Residential Development Entry Sign permitted for the entry into the Condominium / Townhome / Attached Residential development from the interior public street. Condominium / Townhome / Attached Residential Development Entry Signs shall be ground mounted, with copy area (including logos) no greater than six (6) feet from grade, and no more than twenty (20) square feet. Overall sign structure shall not be greater than 10 feet in height from grade.

Section 14.3 Open Space and Park Area Signs.

- A. Pedestrian and bicycle wayfinding signage, as well as historical story boards and plaques may be incorporated throughout the Real Estate. This signage shall be of a permanent type construction and design and may include development logos and insignias. This signage shall not be regulated for content – but will be designed for slow moving readability, and pedestrian oriented scale. These signs shall be ground mounted, with a maximum height of six (6) feet from grade, and no more than twelve (12) square feet.
- B. Typical wayfinding signs could be as depicted on plans that shall be submitted with the Primary Plat in terms of location, character, and construction.
- C. Typical historic signs could be as depicted on plans that shall be submitted with the Primary Plat in terms of location, character, and construction.

Section 15. Parking.

Section 15.1 Automobile Parking. Except as provided herein this Section the requirements set forth in the Unified Development Ordinance shall apply in determining the standards applicable to parking spaces. Parking spaces shall be provided in the following manner:

- A. Condominium and Attached Residential uses shall have a minimum of 1.5 parking spaces per dwelling, plus 1 space per 7 dwelling units. Tandem, driveway, and street parking can be used to meet this requirement. Space sizes shall be as per current City of Carmel parking standards.
- B. Single Family uses shall have a minimum of 2 garage parking spaces per dwelling. Space sizes shall be as per current City of Carmel parking standards.
- C. Parking areas shall be interconnected by internal driveway and coordinated to accommodate pedestrian access.
- D. Alley Parking Prohibited. All parking within alley right of way shall be prohibited.

Section 15.2 Bicycle Parking. Bicycle parking spaces shall be provided in compliance with the Unified Development Ordinance.

Section 16. Historic Home. The existing single-family structure on the Property shall be incorporated into and preserved as part of the Development Plan.

- A. The Historic Home shall be preserved within a community park space and shall to platted into a minimum three (3) acre parcel with deed restrictions.

- B. The Developer commits to working with the Carmel Historic Preservation Commission and the Indiana Landmarks Foundation on a plan to preserve and rehabilitate the Historic Home. The Historic Home shall be designated as at least a local historic landmark.
- C. The Historic Home may be used as a neighborhood gathering space, clubhouse, maker's space, and/or office.
- D. The Developer may donate the Historic Home to the Carmel Historic Preservation Commission or the Indiana Landmarks Foundation.

Section 17. Homeowners Association and Declaration of Covenants.

Section 17.1 Declaration of Covenants and Homeowners Association. A Declaration of Covenants ("CCR's") shall be prepared by the Controlling Developer in its discretion which shall also contain various provisions regarding the Real Estate, including provisions for an initiation fee, a budget requirement to fund general reserves, the use of the Real Estate, and improvement approval requirements after initial construction, and shall meet the requirements of the UDO. The CCR's will also provide for the establishment of a Homeowners Association in which membership shall be mandatory. The Controlling Developer shall record the CCR's with the Recorder of Hamilton County, Indiana. At the discretion of the Developer, individual Associations may be established within each district, each required to be a member of the overall Master Association. There may be multiple Declarations of Covenants and Associations. A Declaration of Covenants and Homeowners Association shall be submitted with each applicable Primary Plat for this development.

Section 18. Development Procedure.

Section 18.1 Approval of the Primary Plat, Secondary Plat, Development Plan and ADLS. The required Primary Plat, Secondary Plat, Development Plan and ADLS shall follow the adopted process by the Commission as prescribed in the City of Carmel Unified Development Ordinance. Therefore, a Primary Plat, Secondary Plat, Development Plan and or ADLS (whichever is applicable and governing per City of Carmel Unified Development Ordinance) approval shall be required prior to issuance of an Improvement Location Permits for this 2724 E 136th St. PUD Ordinance.

Section 18.2 Modification of Development Requirements (Zoning Waiver). The Plan Commission may, after a public hearing, grant a Zoning Waiver of any of the dimensional standards by less than ten (10) percent of the specified standard. Modification of the Development Requirements requested by the Developer may be approved by a hearing examiner or committee designated by the Commission, after a public hearing held in accordance with the Commission's Rules of Procedure. However, any decision of a hearing examiner or committee which approves or denies any requested modification may be appealed by the Director or any interested party (including the Developer) to the Commission, also in

accordance with the Commission's Rules of Procedure. Any approval of such waiver is subject to the following criteria:

- A. The proposal shall be in harmony with the purposes and land use requirements contained in 2724 E 136th St. PUD Ordinance.
- B. The proposal shall complement the overall Primary Plat, Development Plan, Secondary Plat and/or ADLS and the adjoining streetscapes and neighborhoods.
- C. The proposal shall not produce a site plan or street/circulation system that would be impractical or detract from the appearance of 2724 E 136th St. PUD District, and must not adversely affect emergency access in the area.
- D. If the Commission (acting through its hearing examiner or committee) determines that the proposed modification will not have an adverse impact on development in 2724 E 136th St. PUD District, it shall grant a modification of the Development Requirements. In granting modifications, the Commission may impose such conditions as will, in its reasonable judgment, secure the objectives and purposes of this 2724 E 136th St. PUD Ordinance

Section 18.3 Variances of Development Requirements. The BZA may authorize Variances from the terms of 2724 E 136th St. PUD Ordinance, subject to the procedure prescribed in the Unified Development Ordinance.

Section 19. Controlling Developer's Consent. Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

- A. Improvement location permits for any improvements within the Real Estate;
- B. Sign permits for any Signs within the Real Estate;
- C. Building permits for any Buildings within the Real Estate;
- D. DP, ALDS, Primary Plat or Secondary Plat approval for any part of the Real Estate; and
- E. Any text amendments, variances, modifications of development requirements or other variations to the terms and conditions of this 2724 E 136th St. PUD Ordinance.

Section 20. Violations and Enforcement. All violations and enforcement of this 2724 E 136th St. PUD Ordinance shall be subject to the Unified Development Ordinance.

Section 21. **Exhibits.** All of the Exhibits on the following pages are attached to this 2724 E 136th St. PUD Ordinance, are incorporated by reference into this 2724 E 136th St. PUD Ordinance and are part of this 2724 E 136th St. PUD Ordinance.

[The remainder of this page has been intentionally left blank.]

EXHIBIT "A"

Legal Description

The land referred to in this Commitment, situated in the County of Hamilton, State of Indiana, is described as follows:

PARCEL 1: (House 3 acres)

Part of the Southeast Quarter of Section 19, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 57 minutes 17 seconds West (assumed basis of bearings) along the South line of said quarter section 1670.01 feet; thence North 0 degree 02 minutes 43 seconds West 328.28 feet to the point of beginning of this description being on the Northeasterly right of way line for State Road 431, also being on a curve to the left having a radius of 3955.00 feet, the radius point of which bears South 58 degrees 27 minutes 50 seconds West; thence Northwesterly along said right of way line and curve 34.32 feet to a point which bears North 57 degrees 58 minutes 00 second East from said radius point; thence leaving said right of way line, North 14 degrees 58 minutes 39 seconds East 476.00 feet; thence North 23 degrees 15 minutes 00 second East 129.68 feet; thence North 6 degrees 10 minutes 00 second East 161.40 feet; thence South 72 degrees 32 minutes 33 seconds West 200.90 feet; thence North 0 degree 53 minutes 28 seconds East 408.14 feet; thence North 84 degrees 20 minutes 22 seconds East 297.11 feet; thence South 0 degree 53 minutes 28 seconds West 344.14; thence South 72 degrees 32 minutes 33 seconds West 82.79 feet; thence South 6 degrees 10 minutes 00 second West 176.09 feet; thence South 23 degrees 15 minutes 00 second West 131.63 feet; thence South 14 degrees 58 minutes 39 seconds West 497.70 feet to the point of beginning and containing 3.000 acres, more or less.

Property Address: 2724 East 136th Street, Carmel, Indiana

Tax Id. No.: 17-10-19-00-00-004.002 / 2910-19-000-004.002-018

PARCEL 2:

Part of the Southeast Quarter and Southwest Quarter of Section 19, Township 18 North, Range 4 East located in Clay Township, Hamilton County, Indiana being described as follows:

Beginning at a stone found at the Northwest corner of the Southeast Quarter of Section 19, Township 18 North, Range 4 East; thence on the North line of said Southeast Quarter North 89 degrees 45 minutes 35 seconds East (Assumed Bearing) 1310.32 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of Smokey Ridge Subdivision, Section 4; thence on said west line and on the West lines of Smokey Ridge Subdivision, Section 3 and 2 South 00 degrees 05 minutes 42 seconds East 2002.43 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the North line of Smokey Hollow; thence on said North line South 89 degrees 50 minutes 17 seconds West 2.95 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of Said Smokey Hollow Subdivision; thence on said West line South 00 degrees 06 minutes 06 seconds East 518.22 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the North right of way line of Smokey Row Road; thence on said North right of way line North 72 degrees 38 minutes 57 seconds West 155.63 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying"; thence continuing on said North right of way

line North 48 degrees 49 minutes 30 seconds West 234.36 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the East right of way line of Keystone Parkway being a curve with a radius of 3974.73 feet with a central angle of 11 degrees 59 minutes 00 seconds; thence on the arc of said curve 831.30 feet with a chord bearing North 37 degrees 40 minutes 30 seconds West 829.79 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying"; thence continuing on said right of way line the following three courses:

- 1) North 45 degrees 09 minutes 33 seconds West 191.97 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying";
- 2) Thence north 43 degrees 40 minutes 00 seconds West 900.00 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying";
- 3) Thence North 41 degrees 25 minutes 54 seconds West 130.79 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the South line of Yorktown Woods Subdivision; thence on said South line North 65 degrees 52 minutes 20 seconds East 366.88 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of said subdivision; thence on said west line North 00 degrees 01 minutes 35 seconds West 623.00 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the north line of the Southwest Quarter of said Section 19; thence on said North line North 89 degrees 30 minutes 00 seconds East 30.05 feet to the point of beginning, containing 59.44 acres, more or less.

EXCEPTING THEREFROM: (Parcel 1)

Part of the Southeast Quarter of Section 19, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 57 minutes 17 seconds West (assumed basis of bearings) along the South line of said quarter section 1670.01 feet; thence North 0 degree 02 minutes 43 seconds West 328.28 feet to the point of beginning of this description being on the Northeasterly right of way line for State Road 431, also being on a curve to the left having a radius of 3955.00 feet, the radius point of which bears South 58 degrees 27 minutes 50 seconds West; thence Northwesterly along said right of way line and curve 34.32 feet to a point which bears North 57 degrees 58 minutes 00 second East from said radius point; thence leaving said right of way line, North 14 degrees 58 minutes 39 seconds East 476.00 feet; thence North 23 degrees 15 minutes 00 second East 129.68 feet; thence North 6 degrees 10 minutes 00 second East 161.40 feet; thence South 72 degrees 32 minutes 33 seconds West 200.90 feet; thence North 0 degree 53 minutes 28 seconds East 408.14 feet; thence North 84 degrees 20 minutes 22 seconds East 297.11 feet; thence South 0 degree 53 minutes 28 seconds West 344.14; thence South 72 degrees 32 minutes 33 seconds West 82.79 feet; thence South 6 degrees 10 minutes 00 second West 176.09 feet; thence South 23 degrees 15 minutes 00 second West 131.63 feet; thence South 14 degrees 58 minutes 39 seconds West 497.70 feet to the point of beginning and containing 3.000 acres, more or less.

Property Address:

0 East 136th Street, Carmel, Indiana

0 US 431, Carmel, Indiana

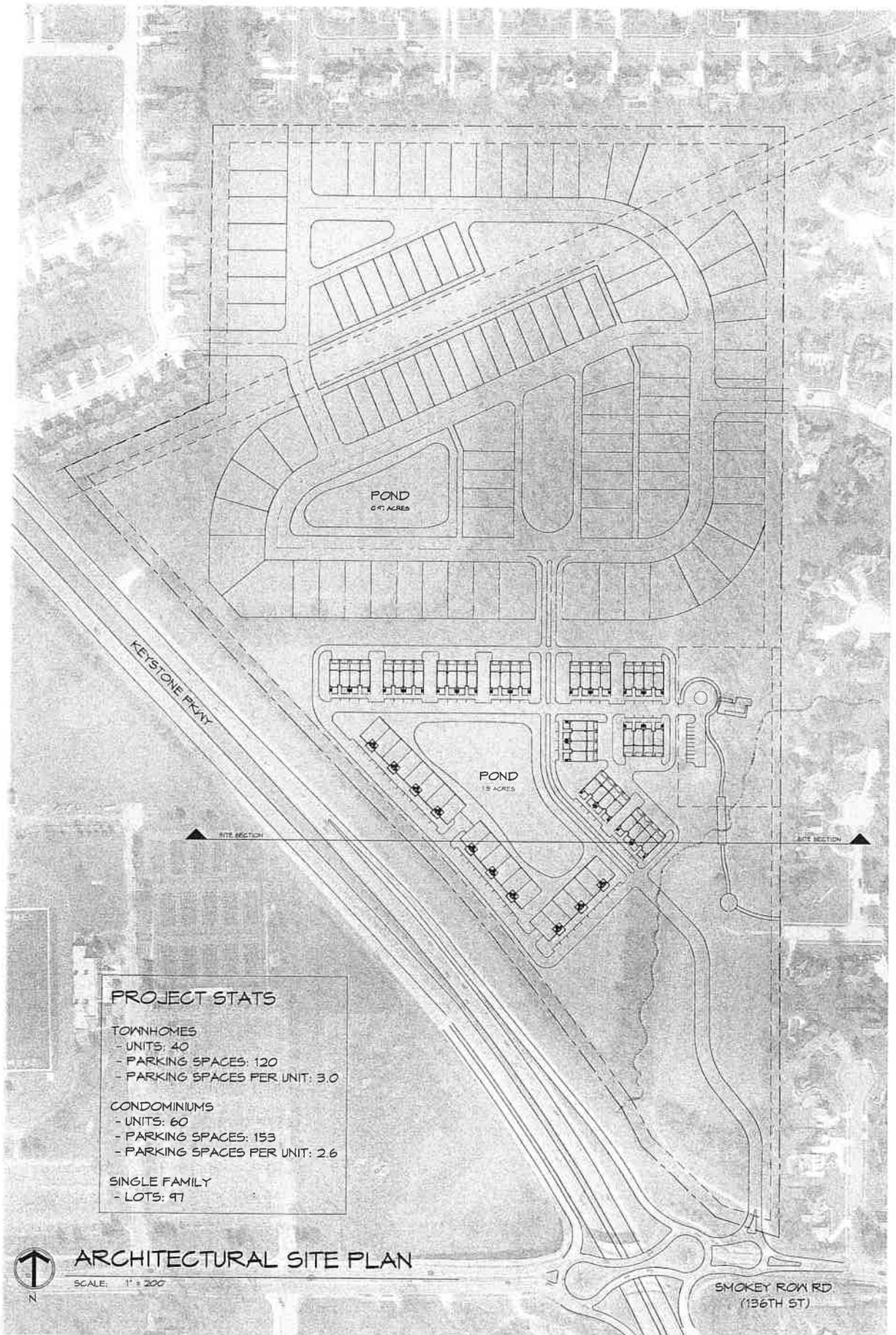
Tax Id. No.:

17-10-19-00-00-004.000 / 2910-19-000-004.000-018

17-10-19-00-00-025.000 / 2910-19-000-025.000-018

EXHIBIT "B"

Concept and Aerial Layout Plans



PROJECT STATS

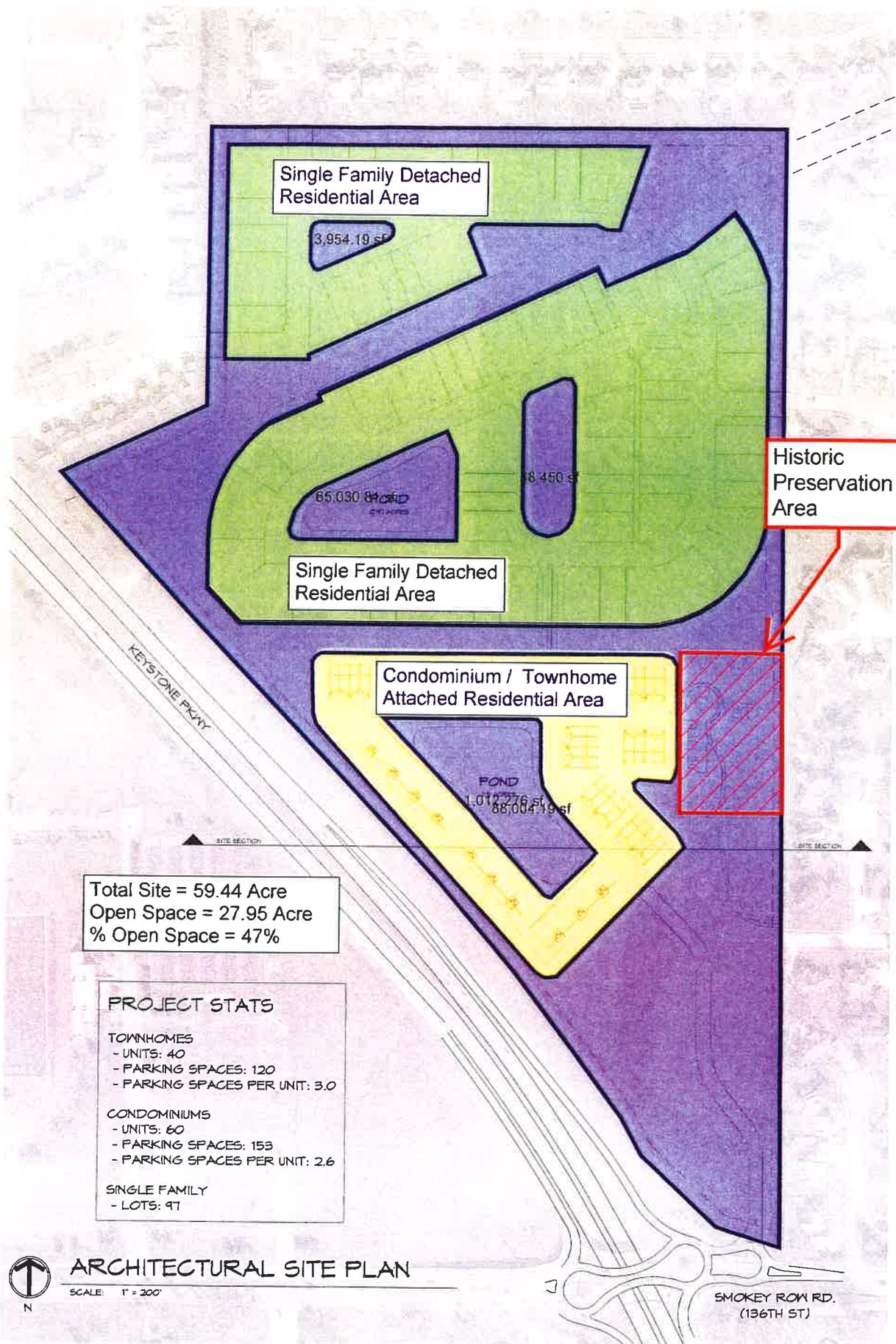
TOWNHOMES	
- UNITS:	40
- PARKING SPACES:	120
- PARKING SPACES PER UNIT:	3.0
CONDOMINIUMS	
- UNITS:	60
- PARKING SPACES:	153
- PARKING SPACES PER UNIT:	2.6
SINGLE FAMILY	
- LOTS:	97



ARCHITECTURAL SITE PLAN

SCALE: 1" = 200'

SMOKEY ROW RD.
(136TH ST)



Total Site = 59.44 Acre
 Open Space = 27.95 Acre
 % Open Space = 47%

PROJECT STATS

TOWNHOMES
 - UNITS: 40
 - PARKING SPACES: 120
 - PARKING SPACES PER UNIT: 3.0

CONDOMINIUMS
 - UNITS: 60
 - PARKING SPACES: 153
 - PARKING SPACES PER UNIT: 2.6

SINGLE FAMILY
 - LOTS: 97



ARCHITECTURAL SITE PLAN

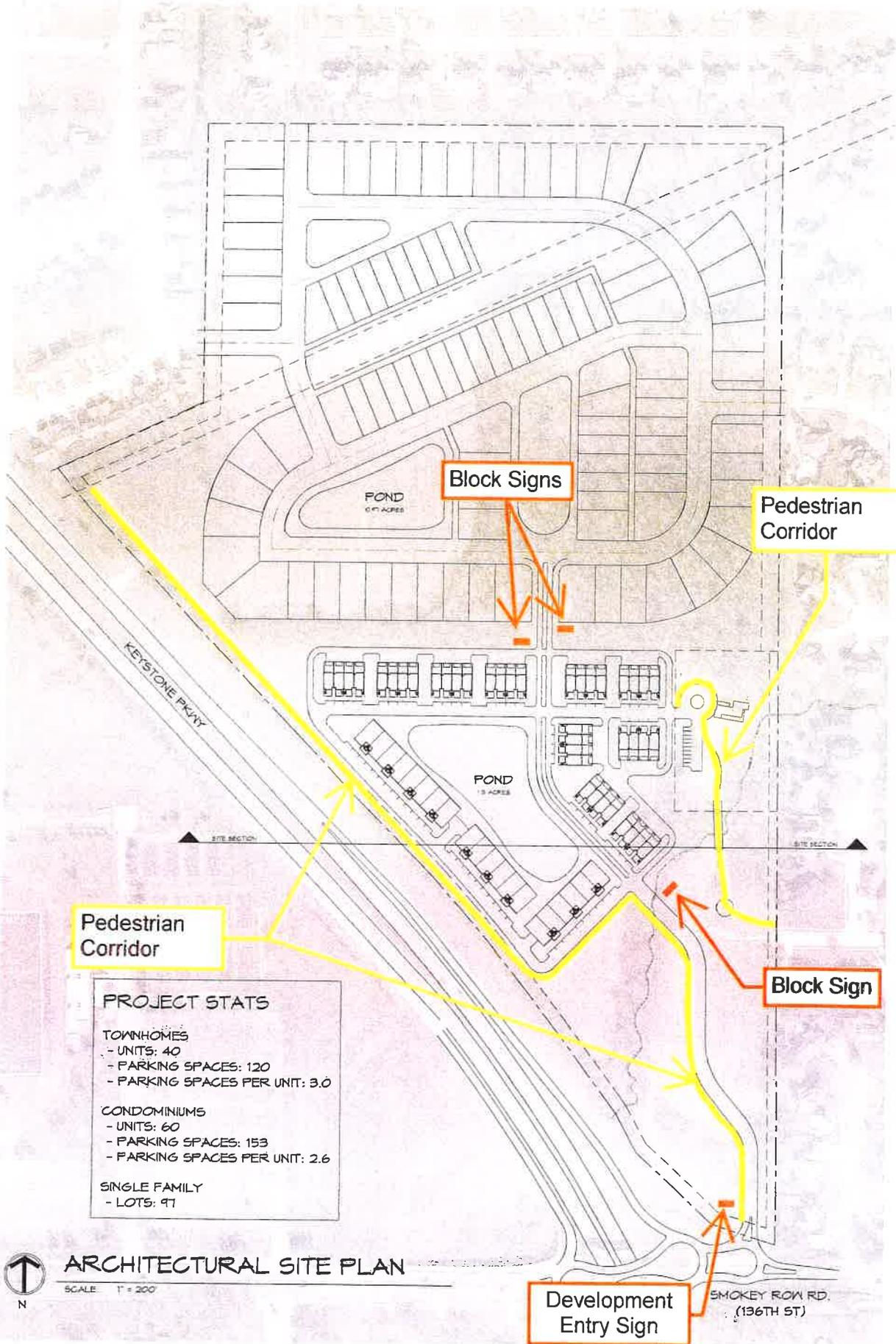
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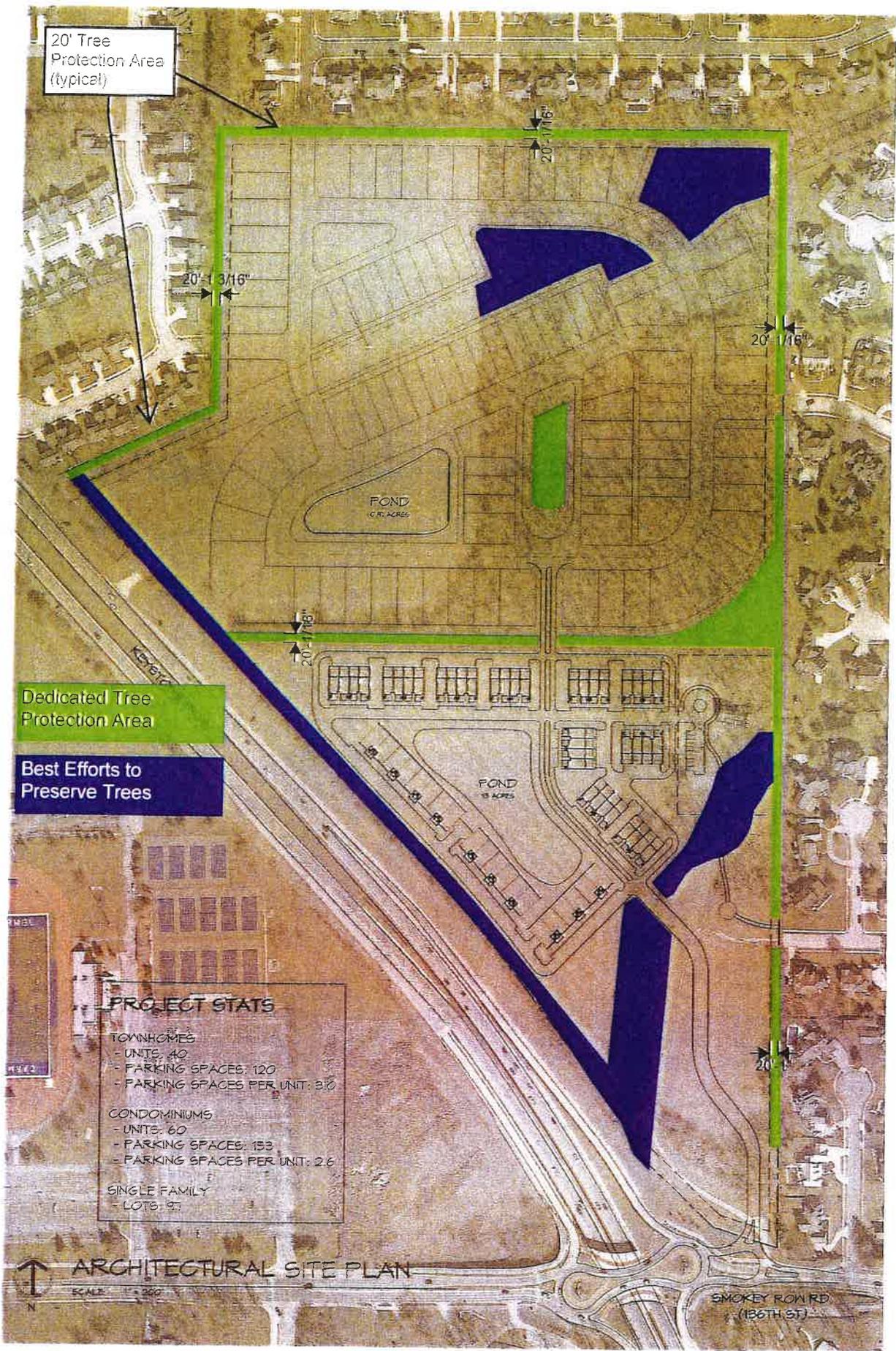
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BRENNAN PROPERTY
 136TH AND KEYSTONE PARKWAY

11.14.2016

STUDIO M
 ARCHITECTURE & PLANNING





20' Tree Protection Area (typical)

Dedicated Tree Protection Area

Best Efforts to Preserve Trees

PROJECT STATS

TOWNHOMES
 - UNITS: 40
 - PARKING SPACES: 120
 - PARKING SPACES PER UNIT: 3.0

CONDOMINIUMS
 - UNITS: 60
 - PARKING SPACES: 153
 - PARKING SPACES PER UNIT: 2.6

SINGLE FAMILY
 - LOTS: 97

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 200'

SMOKEY ROW RD (136TH ST)

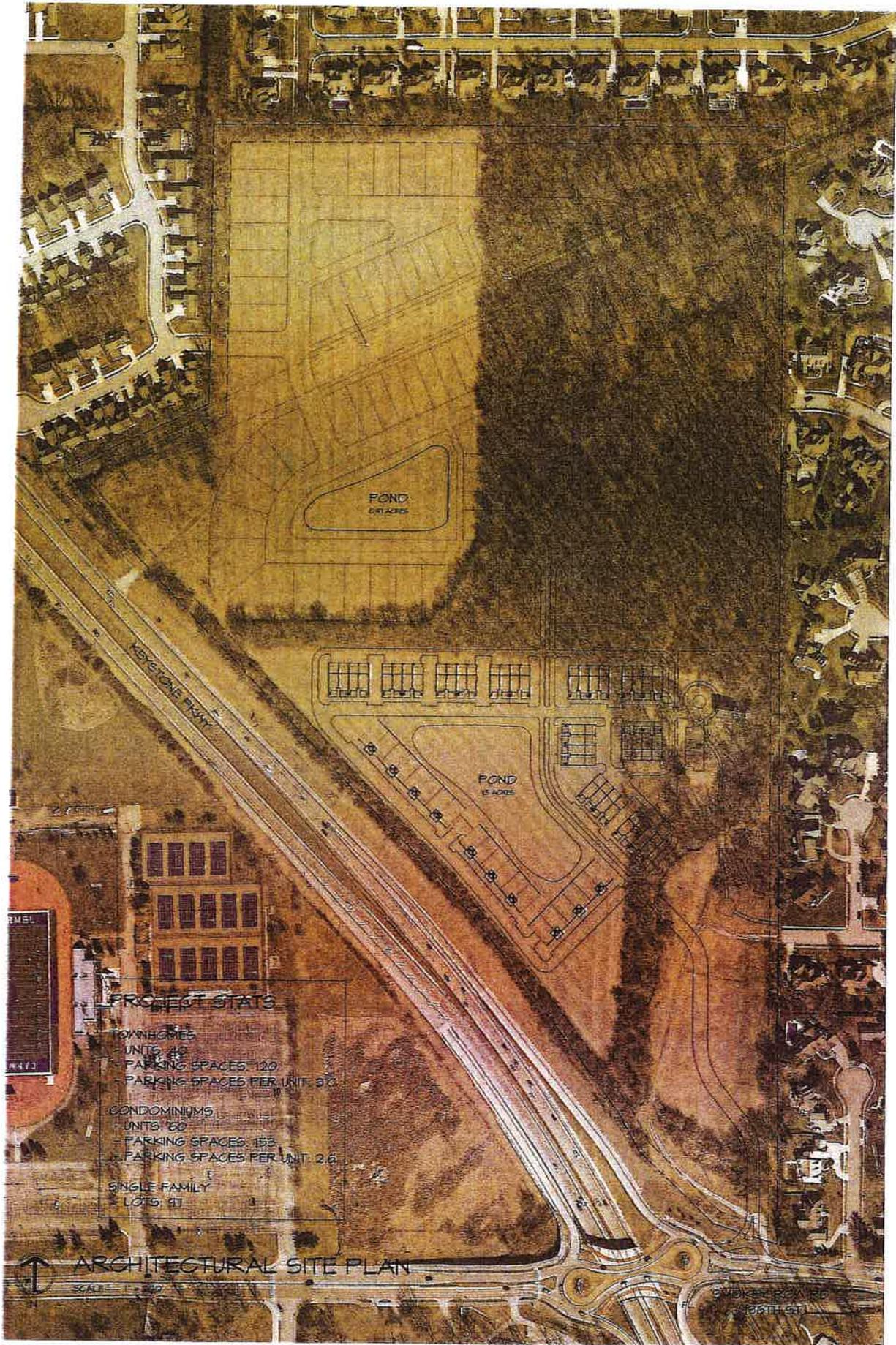
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BRENNAN PROPERTY
 136TH AND KEYSTONE PARKWAY

11/14/2018

STUDIO M
 ARCHITECTURE & PLANNING





PROJECT STATS

- TOWNHOMES**

 - UNITS: 40
 - PARKING SPACES: 120
 - PARKING SPACES PER UNIT: 3.0
- CONDOMINIUMS**

 - UNITS: 60
 - PARKING SPACES: 155
 - PARKING SPACES PER UNIT: 2.6
- SINGLE FAMILY**

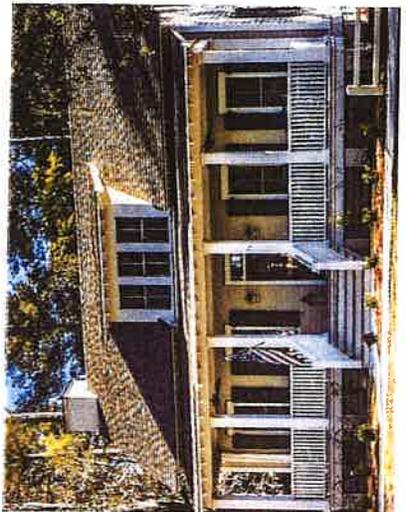
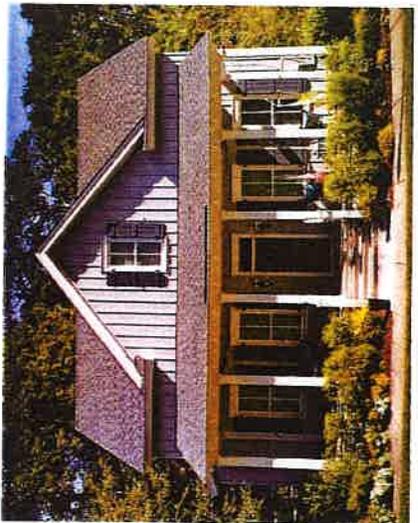
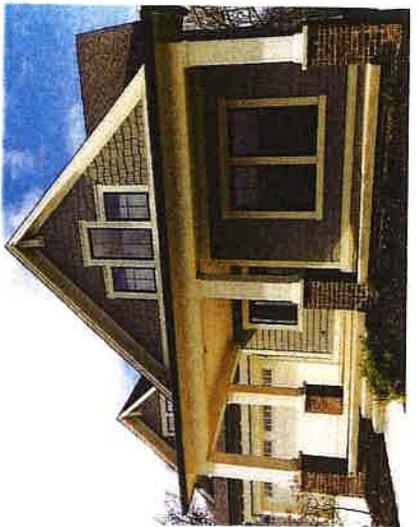
 - LOTS: 91

ARCHITECTURAL SITE PLAN

SCALE: 1/8"

EXHIBIT "C"

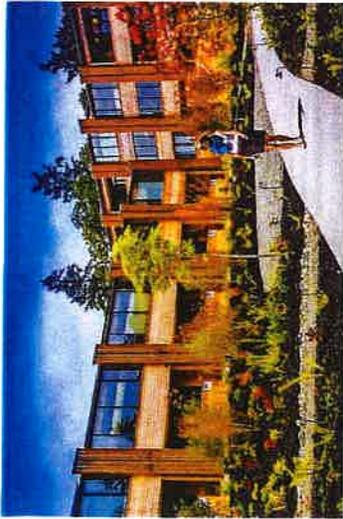
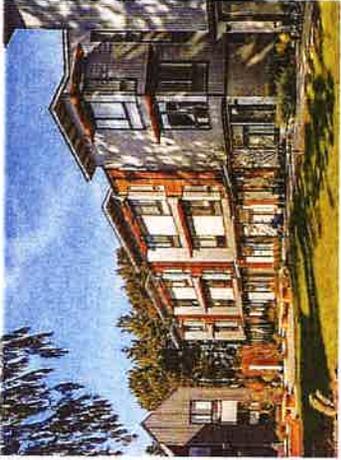
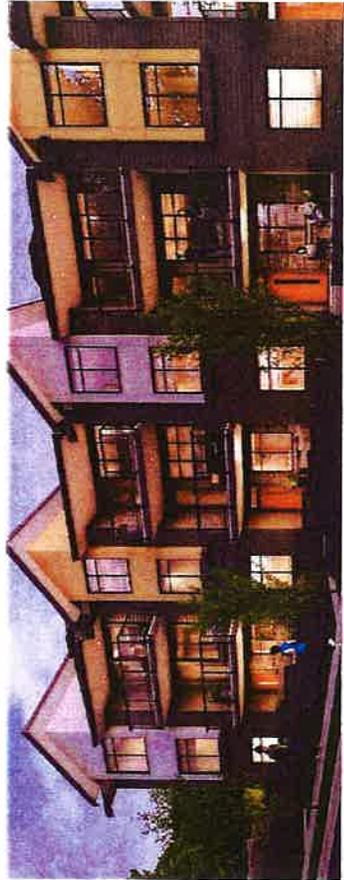
Rendering Exhibits



136TH AND KEYSTONE AVENUE
DEVELOPMENT

07.23.2018

STUDIO M
ARCHITECTURE & PLANNING



LOOK & FEEL IMAGERY

This Ordinance shall be effective upon its passage by the Council and approval by the Mayor of the City, in accordance with Indiana Code 36-4-6 et seq.

ADOPTED by the Common Council of the City of Carmel, Indiana this _____ day of _____ 20____, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Presiding Officer

Kevin D. Rider

Sue Finkam

Anthony Green

Bruce Kimball

Jeff Worrell

Laura Campbell

Ronald E. Carter

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____ 20____, at _____ .M.

Christine S. Pauley, Clerk-Treasurer

Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____ 2018, at _____ .M.

James Brainard, Mayor

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Prepared by: Justin W. Moffett
1132 South Rangeline Road, Suite 200
Carmel, IN 46032
317-966-2023

**COMMITMENTS CONCERNING THE USE
AND DEVELOPMENT OF REAL ESTATE**

Old Town Companies L.L.C., an Indiana limited liability company (“Old Town”), is under contract to purchase parcels of real estate identified by Hamilton County, Indiana Auditor’s Office as Tax Parcel Identification Numbers 17-10-19-00-00-004.002, 17-10-19-00-00-004.000, and 17-10-19-00-00-025.000, which parcels of real estate are legally described in what is attached hereto and incorporated herein by reference as Exhibit “A” (the “Real Estate”). The Real Estate is the subject of a zoning application before the City of Carmel’s Plan Commission seeking replat approval pertaining to the development of a residential community, which zoning applications are identified as Docket No. 18070015 Z (“Zoning Application”).

Old Town, and its successors, assigns, grantees and successors in title to the Real Estate, hereby make the following commitments (“Commitments”) related to the development of the Real Estate to the City of Carmel’s Plan Commission (“Plan Commission”).

Section 1. Cross Reference. These Commitments pertain to the Real Estate and are made in connection with the Zoning Application for the development of a new residential community.

Section 2. Commitments. Old Town, and its successors, assigns, grantees and successors in title to the Real Estate, makes the following commitments concerning the Real Estate:

- A. Old Town shall work with the City of Carmel to construct the roundabout at the main entrance to the development along 136th Street prior to thirty percent (30%) buildout of the neighborhood, which shall be sixty (60) total Certificates of Occupancy.
- B. The Developer shall work in good faith with the City to acquire an easement for the construction of the path through privately owned property enabling the connection to the Hagan-Burke Trail. The portion of the path outside the limits of the Development shall only be constructed if an easement is obtained from the property owners and a waiver of park impact fees is approved by the appropriate governing bodies. Developer shall seek to be reimbursed through the waiver of park impact fees for the costs of the portion of the alternative transportation path constructed outside the limits of the Development and the costs of the restoration and preservation of the Historic Home.
- C. The site development construction traffic shall access the site (i) at the existing gravel access of Keystone Avenue rather than through adjacent subdivisions, or (ii) as required by the department of engineering.
- D. The Design Guidelines that apply to all housing types within the development is attached hereto and incorporated herein as Exhibit “B”.

Section 3. Effective Date. The Commitments contains herein shall be effective upon the occurrence of the following events:

- A. Approval by the Plan Commission of the Zoning Application; and

B. Commencement of the development of development of single-family detached residential homes on the Real Estate pursuant to the Zoning Application, as evidenced by the issuance of an Improvement Location Permit.

Section 4. Binding Successors and Modifications. These Commitments may be assigned by Old Town and these Commitments shall be binding upon each successor, assignee and grantee acquiring an interest in the Real Estate during such successor's, assign's and grantee's ownership. These Commitments shall remain binding unless hereafter modified or terminated by the Plan Commission after a public hearing wherein notice is provided by the Plan Commission's Rules of Procedure. The provisions of this Section 4 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter rezoned on the City's Official Zone Map via rezone approval.

Section 5. Enforcement. These Commitments may be enforced by the Plan Commission.

IN WITNESS WHEREOF, Old Town Companies L.L.C., an Indiana limited liability company has caused these Commitments to be executed as of the date written below.

OLD TOWN COMPANIES L.L.C.

By: _____

Printed Name: Justin W. Moffett, Member

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF HAMILTON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Justin W. Moffett as Member of Old Town Companies L.L.C., an Indiana limited liability company and acknowledged the execution of the foregoing Commitments this _____ day of _____, 20__.

Witness my hand and Notarial Seal this _____ day of _____, 20__.

My Commission expires:

Residing in _____ County

Notary Public

Printed Name

EXHIBIT "A"

Legal Description

The land referred to in this Commitment, situated in the County of Hamilton, State of Indiana, is described as follows:

PARCEL 1: (House 3 acres)

Part of the Southeast Quarter of Section 19, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 57 minutes 17 seconds West (assumed basis of bearings) along the South line of said quarter section 1670.01 feet; thence North 0 degree 02 minutes 43 seconds West 328.28 feet to the point of beginning of this description being on the Northeasterly right of way line for State Road 431, also being on a curve to the left having a radius of 3955.00 feet, the radius point of which bears South 58 degrees 27 minutes 50 seconds West; thence Northwesterly along said right of way line and curve 34.32 feet to a point which bears North 57 degrees 58 minutes 00 second East from said radius point; thence leaving said right of way line, North 14 degrees 58 minutes 39 seconds East 476.00 feet; thence North 23 degrees 15 minutes 00 second East 129.68 feet; thence North 6 degrees 10 minutes 00 second East 161.40 feet; thence South 72 degrees 32 minutes 33 seconds West 200.90 feet; thence North 0 degree 53 minutes 28 seconds East 408.14 feet; thence North 84 degrees 20 minutes 22 seconds East 297.11 feet; thence South 0 degree 53 minutes 28 seconds West 344.14; thence South 72 degrees 32 minutes 33 seconds West 82.79 feet; thence South 6 degrees 10 minutes 00 second West 176.09 feet; thence South 23 degrees 15 minutes 00 second West 131.63 feet; thence South 14 degrees 58 minutes 39 seconds West 497.70 feet to the point of beginning and containing 3.000 acres, more or less.

Property Address: 2724 East 136th Street, Carmel, Indiana

Tax Id. No.: 17-10-19-00-00-004.002 / 29-10-19-000-004.002-018

PARCEL 2:

Part of the Southeast Quarter and Southwest Quarter of Section 19, Township 18 North, Range 4 East located in Clay Township, Hamilton County, Indiana being described as follows:

Beginning at a stone found at the Northwest corner of the Southeast Quarter of Section 19, Township 18 North, Range 4 East; thence on the North line of said Southeast Quarter North 89 degrees 45 minutes 35 seconds East (Assumed Bearing) 1310.32 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of Smokey Ridge Subdivision, Section 4; thence on said west line and on the West lines of Smokey Ridge Subdivision, Section 3 and 2 South 00 degrees 05 minutes 42 seconds East 2002.43 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the North line of Smokey Hollow; thence on said North line South 89 degrees 50 minutes 17 seconds West 2.95 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of Said Smokey Hollow Subdivision; thence on said West line South 00 degrees 06 minutes 06 seconds East 518.22 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the North right of way line of Smokey Row Road; thence on said North right of way line North 72 degrees 38 minutes 57 seconds West 155.63 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying"; thence continuing on said North right of way line North 48 degrees 49 minutes 30 seconds West 234.36 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped

"Miller Surveying" on the East right of way line of Keystone Parkway being a curve with a radius of 3974.73 feet with a central angle of 11 degrees 59 minutes 00 seconds; thence on the arc of said curve 831.30 feet with a chord bearing North 37 degrees 40 minutes 30 seconds West 829.79 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying"; thence continuing on said right of way line the following three courses:

- 1) North 45 degrees 09 minutes 33 seconds West 191.97 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying";
- 2) Thence north 43 degrees 40 minutes 00 seconds West 900.00 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying";
- 3) Thence North 41 degrees 25 minutes 54 seconds West 130.79 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the South line of Yorktown Woods Subdivision; thence on said South line North 65 degrees 52 minutes 20 seconds East 366.88 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of said subdivision; thence on said west line North 00 degrees 01 minutes 35 seconds West 623.00 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the north line of the Southwest Quarter of said Section 19; thence on said North line North 89 degrees 30 minutes 00 seconds East 30.05 feet to the point of beginning, containing 59.44 acres, more or less.

EXCEPTING THEREFROM: (Parcel 1)

Part of the Southeast Quarter of Section 19, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 57 minutes 17 seconds West (assumed basis of bearings) along the South line of said quarter section 1670.01 feet; thence North 0 degree 02 minutes 43 seconds West 328.28 feet to the point of beginning of this description being on the Northeasterly right of way line for State Road 431, also being on a curve to the left having a radius of 3955.00 feet, the radius point of which bears South 58 degrees 27 minutes 50 seconds West; thence Northwesterly along said right of way line and curve 34.32 feet to a point which bears North 57 degrees 58 minutes 00 second East from said radius point; thence leaving said right of way line, North 14 degrees 58 minutes 39 seconds East 476.00 feet; thence North 23 degrees 15 minutes 00 second East 129.68 feet; thence North 6 degrees 10 minutes 00 second East 161.40 feet; thence South 72 degrees 32 minutes 33 seconds West 200.90 feet; thence North 0 degree 53 minutes 28 seconds East 408.14 feet; thence North 84 degrees 20 minutes 22 seconds East 297.11 feet; thence South 0 degree 53 minutes 28 seconds West 344.14; thence South 72 degrees 32 minutes 33 seconds West 82.79 feet; thence South 6 degrees 10 minutes 00 second West 176.09 feet; thence South 23 degrees 15 minutes 00 second West 131.63 feet; thence South 14 degrees 58 minutes 39 seconds West 497.70 feet to the point of beginning and containing 3.000 acres, more or less.

Property Address:

0 East 136th Street, Carmel, Indiana
0 US 431, Carmel, Indiana

Tax Id. No.:

17-10-19-00-00-004.000 / 29-10-19-000-004.000-018
17-10-19-00-00-025.000 / 29-10-19-000-025.000-018

EXHIBIT "B"

2724 E. 136th Street PUD ARCHITECTURAL DESIGN GUIDELINES

Single family homes, Condos and Townhomes in the 136th Street PUD shall maintain consistent architectural styles, in both form and trim, throughout. The trim shall be present on all sides of the building, as appropriate. Appropriateness shall be defined as utilizing features and forms that are considered typical to the chosen architectural styles. *All building elements are subject to the most current edition of the Indiana Building Code.*

A. SITE DESIGN

1. Buildings shall be designed and sited in such a way as to maximize privacy where possible.
2. Site design shall be context-sensitive with regards to existing natural features.

B. BUILDING SCALE/MASSING

1. Dwellings shall not feature long, unbroken expanses of wall. This may be accomplished by including the following features:
 - a. Variations in height and depth
 - b. Windows and door openings
 - c. Changes in roof line or height
 - d. Details and trim appropriate to the style and mass of the building
 - e. Use of different materials, textures, and material placement
 - f. Placement of landscaping materials and street furniture
 - g. Balconies, recessed entries, and covered porches
 - h. Bays and towers
2. All sides of the building shall have similar level of detail and material use.

C. WINDOWS

1. At least two windows shall be present on each façade *per unit*, and each occupied level, as architecturally appropriate. One window shall be permitted on half stories.
2. All windows, on all sides of the building, shall have trim as architecturally appropriate.
3. Most Windows shall be operable, to provide for cross-ventilation.
4. Vertical, rectangular double-hung or casement windows are required to be the dominant window type. These may be used in multiple sets to create larger expanses of window area.

D. ENTRYWAYS

1. Entryways shall be clearly visible and shall be the dominant feature of the front façade, or the side facade.
2. Covered porches facing the street on the first floor of the structure are required and must be a minimum of six feet deep except directly in front of the door where they may be a minimum of four feet deep.
3. Uncovered decks are not allowed in the front yard.
4. Front doors materials include fiberglass, painted steel, and wood.
5. All condo buildings shall have a balcony as referenced in the character images of the PUD.

E. CHIMNEYS

1. Chimneys shall extend fully to the ground, and above the eaves if a bump out chimney only, if external. Direct vent fireplaces are not required to have a chimney.
2. Chimneys shall be made of masonry or stucco material or panels, or material with a similar, durable appearance. Horizontal Siding is not a permissible material.
3. Chimneys must be capped.

F. GARAGES

1. Garages shall not be the dominant feature of the front façade.
2. If side-loading, the façade facing the street shall have at least one window.
3. If front-loading, the garage must be 10' back from the front of the house or porch for single-family structures.
4. Condo buildings shall have parking screened from view with architecturally appropriate materials that match the rest of the building.

G. FOUNDATIONS

1. If building foundations are to be exposed, they shall be finished with stone, brick, brick-form poured concrete, fieldstone, or split-face block, and shall remain unpainted.
2. Surface-applied waterproofing shall not be exposed unless it matches the concrete.

H. ROOFLINES

1. Primary Roofs shall have minimum 12" overhangs, except where there are bracketed gables, on all sides of the structure, if architecturally appropriate.
2. Dormers and gables should be used to help break long roof lines. If used, they shall have attic bands, windows, and/or decorative attic vents where appropriate.
3. Gabled roofs shall be the primary roof type.
4. Vents and stacks shall be located to limit visibility.
5. Roofs may be made of dimensional shingles, standing-seam metal, slate/faux slate.
6. Gutters and downspouts or rain chains shall be required.
7. The primary roof slope shall not be less than 6/12 unless required architecturally.
8. Maximum Building Height: **Condos:** Forty-five (45) feet to the midpoint of the cornice and the ridgeline. **Townhomes:** Thirty-five (35) feet to the midpoint of the cornice and the ridgeline. **Single-family Detached Homes:** Thirty-five (35) feet.

I. MATERIALS

1. If more than one material or color is used, the transition between materials and/or colors shall be logical, i.e. to highlight an architectural feature. If a material such as masonry is used on the front façade but not the side facades, a logical transition with trim, such as quoins, shall be provided. Vinyl siding shall be prohibited.

2. All sides of the Principal and Accessory Buildings must be clad in wood, masonry, stucco, or fiber cement siding. Similar materials must be used on all sides of the building if architecturally appropriate.
3. Garages and other Accessory Buildings shall use exterior materials similar to the Principal Building.

J. DETAILS & TRIM

1. Architectural trim and details are encouraged on all dwellings. If such details are used, they shall be used as architecturally appropriate and shall be balanced with regards to placement and scale. Suitable elements include, but are not limited to:

- Quoins
- Pilasters
- Eaves of at least 12" in depth
- Corner boards and gable boards
- Pediments
- Lintels and sills
- Soldier coursing
- Balustrades
- Friezes, cornices, dentils, modillions, etc
- Brackets
- Buildings with clapboard or similar facades shall have all openings trimmed with wood trim at least 4" nominal width, and corners trimmed with wood at least 6" nominal width unless approved by the Architectural Review Board.

K. LANDSCAPE & LIGHTING

1. A paved walkway from the porch or front door to the driveway or front sidewalk is required.
2. The remaining Front Yard of all buildings will be maintained with a groomed landscape of low shrubs, ground cover, trees, flowers and/or grass.
3. Exterior lighting is restricted to lamps mounted on the building, and low-wattage landscape lighting.
4. Fences are not allowed forward of the Front Line of the Principal Building unless decorative in nature and approved by the Developer.
5. Dumpsters and trash receptacle must be screened from view.

STEVEN J. FEHRIBACH, P.E.
 PRESIDENT

JOSEPH T. RENGEL, P.E.
 VICE PRESIDENT

R. MATTHEW BROWN, P.E.
 VICE PRESIDENT

REGISTRATION
 INDIANA
 ILLINOIS
 KENTUCKY
 MICHIGAN
 OHIO
 MISSOURI
 TEXAS

September 28, 2018

Mr. Erik Dirks
 Old Town Companies
 1132 South Rangeline Road, Suite 200
 Carmel, Indiana 46032

Re: Reserve at Cool Creek
 136th Street & Keystone Parkway

Dear Mr. Dirks,

At the request of the City of Carmel, I have reviewed the proposed residential project with respect to the number of trips that will be generated and the location of the access points with respect to the traffic that will move from the proposed development through the surrounding existing neighborhoods. The proposed development is anticipated to have 134 townhomes and 103 single family residences.

As presently planned the proposed development will have access to 136th Street east of the existing interchange at Keystone Avenue. This access will be by way of an additional roundabout located at the proposed access point. Also, internal access will be provided Smokey Ridge Lane to the east, Matt Street to the north, and Millgate Drive to the west.

The following table summarizes the number of trips that can be anticipated during the AM peak hour and the PM peak hour.

Trip Generation Summary				
Land Use	AM Peak Hour		PM Peak Hour	
	Entering	Exiting	Entering	Exiting
Single Family Homes (103 units)	20	60	65	39
Town Homes (134 units)	14	49	48	29
Total	34	109	113	68

An overall view of the area shows that the neighborhood to the east (Smokey Ridge) has access to Carey Road and the neighborhood to the north (Foster Estates) has access to 146th Street. In review of the amount of traffic from the proposed development that may make use of Smokey Ridge Lane to access Carey Road or Matt Street to access 146th Street, one must consider the amount of traffic from the development that

wants to go eastbound on 146th Street or northbound on Carey Road. Due to the fact that Smoke Ridge Lane, Matt Street, and Millgate Drive do not make direct connections to Carey Road or 146th Street it is unlikely that many vehicles from the proposed development will use this route.

Currently, the Hamilton County Highway is adding an additional ramp to US 31 and 146th Street through Lowes Way and will provide access to Keystone Parkway for southbound vehicles and to Rangeline Road. This additional access is anticipated to reduce the number of vehicles on Carey Road and at the 136th Street and Keystone Avenue interchange.

As part of this development, the interchange at 136th Street and Keystone Parkway will be modified to add an additional roundabout at the proposed access point. With the addition of this access point, it will provide an efficient way for the Smokey Ridge neighborhood and the Foster Estates neighborhood to access to Keystone Parkway. Along with a more efficient route, it will also reduce the number of vehicles on Carey Road and 136th Street. While this will be a minimal number, it will provide additional access to their neighborhoods.

Based on our review and trip generation calculations, the following conclusions can be made:

- Based on the number of trips that have been calculated for the proposed site, this development will not have a negative effect on the surrounding street system, including the interchange at 136th Street and Keystone Parkway. With the modified roundabout design and the County's additional ramp, the number of trips may be reduced and the interchange may become more efficient.
- The proposed access as presently planned will operate at acceptable levels due to the fact it will be designed as a modified roundabout.
- The fact that the internal street system ties to the Smokey Ridge and Foster Estates neighborhoods may improve traffic flow on Carey Road and 146th Street.

If you have any questions, please contact me.

Sincerely,
A&F Engineering Co., LLC



Steven J. Fehribach, P.E.
President

MEMORANDUM

TO: Carmel City Council
FROM: Adrienne Keeling
Department of Community Services
SUBJECT: Z-640-18
DATE: January 25, 2019

Please find information on the following item forwarded by the Plan Commission. This item will appear on your August 20th agenda.

Forwarded with a favorable recommendation:

Ordinance Z-640-18 (Docket No. 18100007 OA): UDO Patch Amendment

The applicant seeks to amend the Unified Development Ordinance in order to (A) amend the standards for Fences, Bufferyards, Parking, Bicycle Parking, General Yard Standards and Waivers of Development Standards; (B) amend Article 9: Processes and Article 11: Definitions; and (C) correct a variety of errors and omissions from the conversion to the Unified Development Ordinance format. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

Proposed Amendments Summary:

Throughout the UDO review and adoption process we discussed on several occasions our intent to keep most of the zoning district standards in line with the previous ordinance. For this amendment, that intent remains the same. Most of the proposed revisions are not substantive; rather they are clarifications or corrections to errors in translating the old zoning ordinance into the UDO format. **However, we are proposing a handful of amendments that would alter the current standards. These amendments are highlighted in gray in the attached ordinance and summarized below.**

Substantive Amendment Summary:

Although the proposed amendments cover a wide range of topics, we expect most of the discussion will occur surrounding the substantive amendments. The details are highlighted in gray in both the ordinance draft as well as the November 9 Memo. Below is further explanation:

- 1. Fence Standards:** While the most of the existing fence standards have been in place for decades, fence permitting has only been in place since January of 2017. Over the course of reviewing applications, discussing with homeowners and the issuance of over 500 fence permits, we believe a few adjustments would help with some common citizen requests while also maintaining the intended aesthetic standards.
 - **Corner lots interior to subdivisions:** Allow existing 6' fences to be replaced along one of the local streets at the side/rear of a home. Current height standard is 42".
 - **Collector/Arterial/Parkways:** Exempt fences from the 25% open visibility requirement if they do the 6' setback and landscaping option that would allow for a 6' fence rather than 42".
 - **Keystone Parkway:** Allow fences up to 8' without the 25% open visibility. Allow director approval of additional 24" in cases where the topography is low. Current height standard is 42".
- 2. Commercial Bufferyards:** A reduction in planting requirements has been requested by the Urban Forester, particularly in Ornamental Trees and Shrubs. With limited space, competing with utilities and drainage, it is difficult to accommodate the amount of plantings prescribed. The Department believes it is most important to emphasize the shade & evergreen plantings.

3. **Residential Bufferyards:** Adjustments were made to shade/evergreen plantings, and reduction of ornamental tree and shrub plantings to closer match the table in Section 5.19). These generally apply to R4 and R5 districts, which are most likely to be multi-family.
4. **C1 & C2 District Parking Requirements:** A majority of the parking in C1 & C2 Districts is provided by the Redevelopment Commission as part of project agreements, so it makes sense to allow the CRC to have full discretion over the parking requirements as the primary approval body. The previous zoning ordinance provided for reduced parking in the C2 District; however those reductions were inadvertently omitted from the UDO.
5. **Parking for Mixed Uses:** The ordinance currently states that parking spaces shall equal the sum of the various uses computed separately. However, this does not take into account for uses on the same site with different peak hours (e.g. office and residential). The proposal allows for a 25% reduction in vertical mixed use projects with different peak use times. Waivers of up to 35% would remain an option, and of course, development standards variances could provide further relief.
6. **Bicycle Parking:**
 - **Office Uses:** We propose to increase the Short-term bicycle parking requirement for Offices to 1 space per 10,000 square feet (rather than 20,000 square feet). The current requirement would have been adequate assuming the long-term bicycle parking was also a requirement. However, we failed to adjust the requirement after the long-term parking was “encouraged” rather than required.
 - **Hotel Uses:** We propose to add a separate standard for Hotels, which have previously been negotiated on a case by case basis. The short-term standard would be 1 space per 30 guest rooms, minimum of 4 spaces. In this case we are proposing a long-term requirement of 1 space per 15 guest rooms, minimum of 4 spaces. This would be the only use that would require long-term bicycle parking. These standards are in line with other cities we researched and we believe are appropriate with the increasing Bicycle Tourism in Hamilton County.

Detailed Summary of Amendments:

See below for details of each of the proposed amendments, line by line. Lines comprising the substantive amendments are highlighted in gray.

Article 2: Zoning Districts:

- **S2 through R4 Districts**, Lines 36-84: Updated the District Intent language to correspond with C3 Plan Land Classifications.
 - S2, R1 & R2 Districts correspond with Suburban Residential classification.
 - R3 & R4 Districts correspond with Urban Residential classification.
- **UR District**, Line 91: Added a rear yard setback for an instance where a lot is NOT adjacent to an alley.

Article 3: Overlay Districts:

- **Old Town Overlay**, Lines 97-110: Simplified the landscaping language for the Historic Range Line and Character Sub-Areas.
- **Range Line Overlay:**
 - District Intent, Lines 130-133: Removed the paragraph in District Intent which refers to the Range Line Overlay as a temporary regulation.
 - Section 3.69, Lines 144-148: Restored the exemption for additions less than 50% from Development Plan requirements.
- **116th Street Overlay**, Lines 154-155: Removed a conflicting paragraph which explains the boundary.

Article 5: Development Standards:

- **Section 5.03: Non-Residential Accessory Buildings & Use Standards**
 - Line 164: Clarified that the standards do not apply to C1 & C2
 - Lines 167-168: Added a line to indicate that Improvement Location Permits are required, mirroring the Residential Accessory Building section.
- **Section 5.09: Fence and Wall Standards**
 - Lines 189-190: Added a phrase and cross-references to reference the exceptions to the Maximum Height.
 - Lines 197-201: Added an exception to allow existing privacy fences over 42” to be replaced if they are on a corner lot which is interior to a subdivision, along two local streets.
 - Lines 202-203: Added an exception to allow fences along Collector, Arterial and Parkways that are set back at least 6’ with landscaping to also be exempt from the 25% visibility requirement.
 - Lines 208-212: Added a section to allow 8’ privacy fences (no 25% open visibility requirement) along Keystone Parkway. Also allows the Director to approve an additional 24” in height were the topography is low.
 - Lines 219-220: Removed a duplication of the description of fence height measurement (line 226).
- **Section 5.16: Urban Core Height Standards, Lines 235-236:** Remove a duplication of the definition of major intersection in parentheses.
- **Section 5.19: Commercial Landscaping Standards**
 - Lines 251-252: Added a phrase to indicate that there may be commercial uses in residential districts (e.g. Use Variances, Special Uses).
 - Lines 264-265: Clarified that the BZA may apply the standards to Use Variance or Special Use requests.
 - Lines 268: Amend the planting table to reduce ornamental and shrub plantings, and shade/evergreen plantings in Bufferyards C & D. Per the Urban Forester, this is part of an effort to closer match this table with the table in Section 5.20.
 - Lines 282-315: Amend the Parking Lot Planting section to read more clearly.
 - Lines 338-341: Strengthened the section regarding the Topping of Trees to reflect current practice.
- **Section 5.20: Bufferyard Standards, Line 375:** Amend the planting table to adjust shade/evergreen plantings, and decrease ornamental tree and shrub plantings to closer match the table in Section 5.19). These generally apply to R4 and R5 districts, which are most likely to be multi-family.
- **Section 5.28: General Parking Standards**
 - Line 380: Clarified that the standards do not apply to C1 & C2
 - Line 385-386: Removed a sentence referencing loading spaces, which no longer exist.
 - Line 389-392: Added a reference to parking standards specific to the UR, UC and MC Districts.
 - Line 398-400: Added a way for the director to reduce parking spaces by up to 25% for vertical mixed uses which have different peak hours.
 - Line 405: Corrected the title of the far right column in the Parking Dimensions Table and the illustration to read “Minimum Depth from Aisle.” They are currently mis-matched.
- **Section 5.29: Bicycle Parking Standards, Line 414**
 - Office: Increase the short-term bicycle parking to 1 space per 10,000 sq.ft.
 - Hotel: Establish new standards, including required long-term spaces, previously enforced as a minimum of 4 spaces
- **Section 5.30: Amount of Parking Spaces Standards**
 - Line 421: Clarified that the standards do not apply to C1 & C2
 - Line 423: Correcting the table heading from Maximum to Minimum.
- **Section 5.78: General Yard Standards, Line 426:** Adding window wells to the list of typical items that may extend into required setbacks; they have previously been interpreted as such.

Article 7: Design Standards:

- **Section 7.17: Lot Establishment Standards**, Lines 432-434: Added a prerequisite standard that all lots have direct access to a street.

Article 9: Processes:

- **Section 9.03: Development Plan and ADLS:**
 - Line 471-474: Added a sentence to indicate that these Submission and Review Procedures apply to all Districts except C1 & C2.
 - Line 475-553: Added a section regarding the Submission and Review Procedures for C1 & C2, which was inadvertently not translated into the UDO.
- **Section 9.05: Planned Unit Development**, Line 563: Corrected a reference to the old zoning and subdivision control ordinances.
- **Section 9.17: Waiver of Development Standards**, Lines 569-570: Clarified that waivers are available in both zoning districts AND overlay districts. They have been confused as only applicable in overlay districts.

Article 11: Definitions:

- **Vision Clearance on Corner Lots**, Line 580: Amended to reflect that “residential” streets are now called “local” streets in the C3 Plan. Also recognizing that vision clearance can be an issue with alley intersections, as well.

To aide in review, UDO page numbers are referenced in the ordinance document.

The UDO may be accessed on the city’s website at www.carmel.in.gov > Government > Departments & Services > Community Services > Codes & Ordinances.

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

1. Plan Commission Certification (expires March 27, 2019).
2. Proposed Ordinance Z-640-18

**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-640-18**

UDO Patch 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. 18100007 OA** - petitioning to amend the Unified Development Ordinance in order to (A) amend the standards for Fences, Bufferyards, Parking, Bicycle Parking, General Yard Standards and Waivers of Development Standards; (B) amend Article 9: Processes and Article 11: Definitions; and (C) correct a variety of errors and omissions from the conversion to the Unified Development Ordinance format.

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

At its regularly scheduled meeting on December 18, 2018, the Carmel Plan Commission voted seven (7) in Favor, zero (0) Opposed, two (2) Absent, to forward to the Common Council the proposed **Ordinance No. Z-640-18** 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, March 27, 2019.

CARMEL PLAN COMMISSION

BY: Brad Grabow / J.S.
Brad Grabow, President

ATTEST:

Joe Shestak
Joe Shestak, Secretary
Carmel Plan Commission
Dated: December 27, 2018

2018 DEC 27 A 10:17



ORDINANCE Z-640-18

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

*An Ordinance amending a variety of standards, procedures and definitions
in the Unified Development Ordinance.*

Synopsis:

This ordinance amends the standards for Fences, Bufferyards, Parking, Bicycle Parking, General Yard Standards and Waivers of Development Standards; amends Article 9: Processes and Article 11: Definitions; and corrects a variety of errors and omissions from the conversion to the UDO format.

WHEREAS, it is in the public interest that subdivision common area improvements are inspected prior to the transition of the board of directors of the owners’ association from the developer to the property owners.

WHEREAS, the City wishes to maintain an orderly, consistent and streamlined unified development ordinance by revising similar or deleting unnecessary definitions; and

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

WHEREAS, pursuant to Indiana Code 36-7-4-610 and City of Carmel Ordinance D-2391-17, the Carmel Unified Development Ordinance is 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. 18100007 OA having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, December 18, 2018, it hereby adopts this Ordinance to amend the Carmel Unified Development Ordinance (Ordinance Z-625-17, as amended), to read as follows:

Section I: *Amend Article 2: Zoning Districts as follows:*

S2 DISTRICT

UDO Page 2-6

2.05 S2 District Intent, Permitted Uses and Special Uses

District Intent

The purpose of this district is to provide for low-density single-family residential development in areas facing conversion from a rural-agricultural nature to a residential nature. The preservation of natural features and encouragement of open space residential land-use patterns in this district is intended to ~~implement the Comprehensive Plan’s Residential Community Objective. The S2 District~~ corresponds to ~~the Low-Intensity Suburban Residential Community on in~~ the Comprehensive Plan’s Land Use ~~Map~~ Classification Plan.

R1 DISTRICT**2.07 R1 District Intent, Permitted Uses and Special Uses****District Intent**

The purpose of this district is to provide for low-density single-family residential development where adequate public facilities are available. The preservation of natural features and encouragement of open space residential land-use patterns in this district is intended to ~~implement the Comprehensive Plan's Residential Community Objectives. The R1 District~~ corresponds to ~~the Low Intensity~~ Suburban Residential ~~Community on-in~~ the Comprehensive Plan's Land ~~Use Map~~ Classification Plan.

R2 DISTRICT**2.09 R2 District Intent, Permitted Uses and Special Uses****District Intent**

The purpose of this district is to provide for medium density single-family residential development where adequate public facilities are available. The preservation of natural features, and encouragement of open space residential land-use patterns in this district is intended to implement the Comprehensive Plan's Residential Community Objective. The R2 District corresponds to ~~the Medium Intensity~~ Suburban Residential ~~Community on-in~~ the Comprehensive Plan's Land ~~Use Map~~ Classification Plan.

R3 DISTRICT**2.11 R3 District Intent, Permitted Uses and Special Uses****District Intent**

The purpose of this district is to provide for medium density single- and two-family development on smaller lots in urbanized areas. The preservation of natural features, and encouragement of open space residential land-use patterns in this district is intended to implement the Comprehensive Plan's Residential Community Objectives. The R3 District corresponds to ~~the Medium Intensity~~ Urban Residential ~~Community on-in~~ the Comprehensive Plan's Land ~~Use Map~~ Classification Plan.

R4 DISTRICT**2.13 R4 District Intent, Permitted Uses and Special Uses****District Intent**

The purpose of this district is to provide for high-density single-, two- and multiple-family development on small lots in distinctly urbanized areas. The intent of this district is to protect and conserve existing residential development, particularly in locations featuring marginally standard housing and facing potential change from original uses, and to preserve natural features, and encourage open space residential land-use patterns in this district is intended to ~~implement the Comprehensive Plan's Residential Community Objectives. The R4 District~~ corresponds to ~~the High Intensity~~ Urban Residential ~~Community on-in~~ the Comprehensive Plan's Land ~~Use Map~~ Classification Plan.

UR DISTRICT**2.18 UR District Development Standards****Maximum Rear Yard Setback**

- 6 feet for surface parking
- 10 feet when adjacent to an alley
- 20 feet when not adjacent to an alley

94 **Section II: Amend Article 3: Overlay Districts as follows:**

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96 **OLD TOWN OVERLAY (OT-OL) DISTRICT**

UDO Page 3-34

97 **3.65 OT-OL Landscaping Standards**

98 A. This Overlay District is exempt from any landscaping requirements within *Article 5, Section 5.18:*
99 *Commercial Landscaping Standards*, and requires only landscaping which is stated herein.

100 1. *Historic Range Line Road Sub-Area:*

101 a. ~~The Front Yard~~Lots shall be landscaped and maintained with ~~a groomed landscape of~~ trees,
102 shrubs, ground cover, flowers and grass for the following headings:

- 103 i. Renovations and Additions to All Existing Buildings.
- 104 ii. New Construction.

105 2. *Main Street Sub-Area:* No requirements.

106 3. *Character Sub-Area:*

107 a. ~~The Front Yard~~Lots shall be landscaped and maintained with ~~a groomed landscape of~~ trees,
108 shrubs, ground cover, flowers and grass for the following headings:

- 109 i. Renovations and Additions to All Existing Buildings.
- 110 ii. New Construction.

111
112 **RANGE LINE ROAD OVERLAY (RL-OL) DISTRICT**

UDO Page 3-38

113 **3.66 RL-OL District Intent, Effect on Uses, Process and Applicability**

114 **District Intent**

115 The purpose of the Range Line Road Overlay District is to protect and enhance the health, safety and
116 welfare of the citizens and property owners of Carmel by allowing for the establishment of an uptown
117 business district that will support a range of activities and opportunities to all segments of the
118 community; with mixed uses in multi-story buildings; is pedestrian oriented and supportive of multiple
119 modes of transportation; with buildings and a streetscape which are attractive and safely designed in
120 order to enhance the livability of the City.

121
122 It is the City’s intent to achieve the purpose of the Range Line Road Overlay District by:

- 123 • Providing a consistent urban design treatment for private and public properties in central Carmel;
- 124 • Providing additional opportunities for investment and reinvestment in real estate by encouraging
125 higher intensity of development;
- 126 • Minimize community infrastructure costs through the more efficient use of land;
- 127 • Providing controls for architecture and landscape design to establish continuity of design between
128 projects and to improve the physical relationship between new buildings and overall community.

129
130 ~~Further, it is the intent of the Range Line Road Overlay District to provide a temporary regulation, that~~
131 ~~will support the ongoing redevelopment of Carmel City Center, and Old Town, and the Arts and~~
132 ~~Design District, acting as a transition regulation until a specific plan for Carmel’s central business~~
133 ~~district (CBD) is adopted, and which plan will serve as the basis for CBD regulations.~~

134
135 The Range Line Road Overlay District is superimposed over base zoning districts and its regulations
136 shall supersede those of the base zoning districts over which it is superimposed. In establishing the
137 Range Line Road Overlay District, the Plan Commission and Common Council relies on *IC 36-7-4-*
138 *1400 et seq.*

141 **3.69 RL-OL Exemptions**

UDO Page 3-39

- 142 A. C1 District and C2 District Exemption: Parcels in the C1 District and C2 District shall be exempt
- 143 from the requirements of the Range Line Road Overlay District.
- 144 B. Applicable Procedure: Additions to a principal building that result in fifty percent (50%) or less
- 145 floor area shall be exempt from Development Plan approval. However, multiple additions to a
- 146 principal building shall be considered cumulative from January 19, 2005. Upon exceeding fifty
- 147 percent (50%) additional floor area from multiple additions to a principal building, all additions to
- 148 a principal building shall require a Development Plan approval.

150 **WEST 116th STREET OVERLAY (116-OL) DISTRICT**

UDO Page 3-52

151 **3.101 116-OL District Intent, Effect on Uses, Process and Applicability**

152 **Process and Applicability**

153 **Property Applicability – these paragraphs conflict**

154 ~~If the subject property is located partially inside and outside of the overlay district, then the entire~~

155 ~~property shall be subject to the overlay district regulations and its applicable processes.~~

156
157 Portions of parcels extending beyond a depth of greater than or equal to 990 feet from the center line

158 of 116th Street are exempt from the requirements of the West 116th Street Overlay District.

159
160 **Section III: Amend Article 5: Development Standards as follows:**

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162 **5.03 AB-02: Non-Residential Accessory Building and Use Standards**

UDO Page 5-5

163 This Accessory Building and Use Standards (AB) section applies to the following zoning districts:

164 **ICONS: P1, B1, B2, B3, B5, B6, B7, B8, ~~C1, C2~~, I1, M3**

165 A. Accessory Buildings and Uses Generally: Accessory Buildings and Uses customarily and purely

166 incidental to the uses allowed in a given district are permitted provided that:

- 167 1. **An Improvement Location permit shall be required per the standards found in Carmel City**
- 168 **Code; Chapter 7: Building Code; Article 3: Specific Regulations.**
- 169 2. Accessory Buildings and Uses do not alter or change the character of the premises;
- 170 ~~23.~~ Accessory Buildings and Uses are on the same lot as the Principal Building to which they are
- 171 accessory;
- 172 ~~34.~~ Accessory Buildings and Uses shall not constitute more than one-third (1/3) of the Gross Floor
- 173 Area (GFA) of all buildings combined.
- 174 ~~45.~~ *Timing:*
- 175 a. No Accessory Building shall be constructed upon a lot until the construction of the
- 176 Principal Building has actually commenced; and,
- 177 b. No Accessory Building shall be used unless the Principal Building on the Lot is also being
- 178 occupied for the intended purposes.
- 179 c. However, nothing shall prevent the use of a Temporary Construction Facility for the
- 180 storage of tools, material and equipment by a contractor during building construction;

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182 **5.09 FW-01: Fence and Wall Standards**

UDO Page 5-13

183 A. Permit Required: An Improvement Location Permit shall be obtained prior to installation of any

184 new fence, except when the fence or wall will be used for exempted uses on lots or tracts larger

185 than three (3) acres.

186 B. Fences in Front Yards. The following shall apply to all residentially zoned lots or tracts, except

187 those larger than three (3) acres:

- 188 1. *Maximum Height*: Fences located within any required Front Yard shall not exceed forty-two
- 189 (42) inches in height, **except as otherwise noted in Sections 5.09(B)(4-6) for fences on corner**
- 190 **lots or along certain street classifications.**
- 191 2. *Fence Type*: Fences located in Front Yards are not intended for privacy. At least twenty five

percent (25%) of its area shall be open to allow visibility through the fence. Such open spaces shall be reasonably dispersed throughout the entire area of the fence, except where solid stone or brick walls are permitted. Examples include wrought iron or picket fences.

3. *Front Setback*: Fences and walls may be constructed on the Front Lot Line but shall be set back at least one foot from any sidewalk or multi-use path.
 4. *Corner Lots*: The requirements of this section shall apply to yards along both streets, ~~except for replacement fences along local streets. An existing privacy fence which exceeds forty-two (42) inches in height may be replaced as follows:~~
 - a. ~~at its existing height, up to six (6) feet, whichever is less; and~~
 - b. ~~is located along only one of the local streets at the side or rear of the principal building.~~
 5. *Collector, Arterial, Primary Arterial, or Primary Parkway Streets*: In the case of ~~double frontage~~ through lots, where the property line behind a residence abuts a Collector, Arterial, Primary Arterial, or Primary Parkway street, a fence ~~or wall~~ may exceed forty-two (42) inches in height, up to six (6) feet in height, ~~and shall be exempt from the twenty-five percent (25%) visibility requirement in Section 5.09(B)(2): Fence Type~~ if set back at least six (6) feet from the property line, and is accompanied by plantings equivalent to a Bufferyard A.
 6. *Parkway Arterial Streets (Keystone Parkway)*: ~~Fences along a Parkway Arterial Street may be up to eight (8) feet in height and shall be exempt from the twenty-five percent (25%) visibility requirement in Section 5.09(B)(2): Fence Type. The Director may approve up to an additional twenty-four (24) inches in height in cases where the ground adjacent to the fence is lower than the street.~~
 - 6.7. *Subdivision Fences and Walls*: No primarily wooden fences, or walls, shall be constructed within any required front yard adjacent to any Collector, Arterial, Primary Arterial, or Primary Parkway street (see also *Article 7, Section 7.11: Residential Entryway Feature, Article 7, Section 7.12: Non-Residential Entryway Feature Standards, and Article 7, Section 7.23: Perimeter Landscaping Standards*).
- C. *Fences in Side and/or Rear Yards*: Residential fences located within any required side or rear yard shall not exceed six (6) feet in height, ~~as measured from the topmost point thereof to the ground adjacent to the fence.~~
- D. *Fences in other locations*:
1. Residential fences not located within any required yard but within the buildable area shall not exceed nine (9) feet in height.
 2. No fence shall be constructed within the twenty-foot (20') mandatory planting strip associated with frontage places and hammerheads.
- E. *Height Measurement*: Fences shall be measured from its topmost point to the ground adjacent to the fence. The height of any fence placed upon an erected earth berm or masonry wall shall be measured from the ground adjacent to said earth berm or wall.

5.16 HT-03: Urban Core Height Standards

UDO Page 5-18

- B. *Additional Stories*: Additional stories shall be permitted if any of the below criteria exists or is committed to by the developer. However, the absolute maximum number of stories shall be eight (8).
1. *Major Intersection*: Two (2) extra stories shall be permitted if the subject building is partially or fully within 800 feet of a major intersection ~~(i.e. intersection of 2 arterial streets, or 1 arterial and 1 collector street)~~, measured from the closest point of the subject building and the center point of the intersection.

240 **5.19 LS-01: Commercial Landscaping Standards**

- 241 A. Purpose and Intent: The purpose of *Section 5.18: Commercial Landscaping Standards* is to protect
 242 and enhance the community’s environmental, economic and aesthetic quality, thereby contributing
 243 to the overall objective of promoting the public’s health, safety and general welfare. This section is
 244 intended to enhance, preserve and develop Carmel’s environment by:
- 245 1. Promoting compatibility between land uses through reducing the visual, sound and lighting
 246 impacts of commercial and residential developments;
 - 247 2. Managing development impacts by planting trees and landscaping in order to increase the real
 248 estate values of properties; and
 - 249 3. Creating innovative and environmentally-friendly landscape designs that enhance and define
 250 the public and private spaces.
 - 251 4. Provide landscape standards for any development, regardless of district, deemed by the Board
 252 of Zoning Appeals to be appropriate.
- 253 B. Cross Reference:
- 254 1. *Subdivision’s Perimeter Landscaping*: Perimeter landscaping required per the subdivision
 255 control regulations in *Article 7, Section 7.23: Perimeter Landscaping Standards* shall not be
 256 regulated by *Section 5.19: Commercial Landscape Standards*. However, perimeter landscaping
 257 is subject to Plan Commission review and approval as part of a plat as indicated in *Article 7,*
 258 *Section 7.23: Perimeter Landscaping Standards*.
 - 259 2. *Manufactured Home Development*: See *Section 5.24: Manufactured Home Standards*.
 - 260 3. *Satellite Receiving Antennas*: See *Section 5.41: Satellite Receiving Antennas Standards*.
 - 261 4. *Overlay Districts*: Wherever conflict exists between the landscaping required by *Section 5.18:*
 262 *Commercial Landscaping Standards* and an overlay district’s regulations in *Article 3: Overlay*
 263 *Districts*, the overlay district’s regulations shall govern.
 - 264 5. *Board of Zoning Appeals*: The Board of Zoning Appeals may apply these standards to Special
 265 Use or Use Variance requests. See *Section 9.09: Special Use* or *Section 9.15: Variance*.

266 **5.19 LS-01: Commercial Landscaping Standards**

267 Amend planting table as follows:

Bufferyard	Minimum Yard Width		Shade or Evergreen Trees	Ornamental Trees	Shrubs*
	Front and Side	Rear			
A	5 feet	10 feet	4	1 0	10
B	10 feet	20 feet	5	2 1	15 10
C	15 feet	25 feet	7 6	2 1	20 15
D	30 feet	30 feet	10** 8**	3 2	25 20

* Evergreen trees may substitute in lieu of shrubbery on a 1:3 basis (one evergreen equals three shrubs).
 ** At least 3 of the required trees shall be evergreen trees.
 Bufferyard Design Standards in the table above are stated in terms of minimum width and number of plants required per 100 linear foot increment.

- 269 F. Landscape Requirements:
- 270
- 271 3. Foundation Planting:
- 272 a. Foundation plantings shall be provided for all new commercial buildings but not except new
 273 industrial buildings.
 - 274 b. Foundation plantings shall occur within planting beds at least five (5) feet in width, with
 275 exceptions for appropriate approach driveways, courtyards, plazas, and pedestrian access to
 276 building entrances.
 - 277 c. The primary landscaping materials used shall be shrubs, ornamental grasses and ground
 278 cover. Plantings shall cover seventy-five percent (75%) of the planting area.
 279

- d. Spacing ~~for foundation~~~~between~~ shrubbery shall not exceed five (5) foot intervals; except where occupied by an impervious surface.
4. Parking Lot Planting: ~~Parking lot perimeter plantings and parking lot interior plantings shall be landscaped on all sides.~~
- a. ~~Parking Lot Perimeter Planting:iii.——When an existing parking lot is expanded or improved which increases either the total area of impervious surface or the number of parking spaces by thirty-five percent (35%) or more, the expansion shall be required to comply with this Section 5.19(F)(4): Parking Lot Planting.~~
- ~~i.—The Parking Lot Perimeter Planting unit will only take affect when there is a Bufferyard Type ‘A’ planting requirement for front, side and rear minimum yard widths.~~
- ~~ii.—The minimum planting unit for this area shall include: four (4) shade trees and twenty (20) shrubs per 100 linear feet.~~
- b. ~~Parking Lot Interior Planting:ii.—A minimum of one (1) shade tree and five (5) shrubs shall be planted for every ten (10) parking spaces provided. (See also Section 5.19(D): General Provisions, for minimum planting area dimension requirements.)~~
- ~~i.—Parking Lot Interior Plantings shall be located within parking lots as landscaped islands, medians, traffic delineators, at the end of parking bays, and between rows or parking spaces in a manner such that no parking space is located more than sixty-six (66) feet from a shade tree.~~
- ~~ii.—A minimum of one (1) shade tree and five (5) shrubs shall be planted for every ten (10) parking spaces provided. (See also Section 5.19(D): General Provisions, for minimum planting area dimension requirements.)~~
- ~~iii.—When an existing parking lot is expanded or improved which increases either the total area of impervious surface or the number of parking spaces by thirty-five percent (35%) or more, the expansion shall be required to comply with this Section 5.19(F)(4): Parking Lot Planting.~~
- c. Parking lot plantings shall be located within parking lots and contained by landscaped islands, medians, traffic delineators, at the end of parking bays, and located within five (5) feet of the perimeter of the parking lot in a manner such that no parking space is located more than sixty-six (66) feet from a shade tree.
- d. Fifty percent (50%) of the required parking lot plantings shall be located within five (5) feet of the perimeter of the parking lot, except when this area is landscaped by perimeter bufferyard requirements per *Section 5.19(F): Landscape Requirements*.

H. Landscape Installation and Maintenance:

1. Installation: All required landscaping approved as part of a Development Plan/ADLS plan shall be installed prior to the issuance of a full Certificate of Occupancy. When it is not possible to install the required landscaping because of weather conditions, the property owner may be issued a temporary Certificate of Occupancy for a period up to six (6) months or until the installation can be completed and the final landscape inspection passed, whichever is less.
2. Maintenance: It shall be the responsibility of the owners and their agents to insure proper maintenance of all trees, shrubbery and other landscaping approved as part of the Development Plan/ADLS Plans in accordance with the standards set by this sub-section. This should consist of watering, fertilizing, proper mulching, clearing of debris and weeds, monitoring for pests and disease, mowing, pruning, the removal and timely replacement of dead, hazardous or dying plants, treating for disease or injury, or any other similar act(s) which promotes growth, health, beauty and the life of trees, shrubs, turf and other plants.
- a. Maintenance practices ~~should~~~~shall~~ follow the guidelines set by the *American National*

331 *Standard for Tree Care Operations, ANSI A300 (current edition). American National*
332 *Standards Institute, Inc.*

- 333 b. Injury of Trees: Unless specifically authorized in writing by the Director of Community
334 Services, no Person shall intentionally damage, cut, carve, transplant, remove, or attach
335 any rope, wire, nails, staples, advertising posters, or other contrivance; allow any
336 substance which is harmful to such trees to come in contact with them; or set fire or
337 permit any heat to burn and injure any portion of any such tree.
- 338 c. Topping of Trees: Topping [as defined herein] shall not be considered a **reasonable**
339 maintenance practice **and is subject to tree removal and replacement, as determined by**
340 **the Urban Forester**. Topping is defined as the severe cutting back of limbs internodally
341 to stubs ~~larger than two inches in diameter~~ within the tree's crown to such a degree as
342 to remove the natural canopy and disfigure the tree. Trees damaged by storms or other
343 natural events, or trees under utility wires or other obstructions where proper pruning
344 practices are impractical, may be exempted from the Unified Development Ordinance
345 at the determination of the Director of Community Services.
- 346 d. Shrubbery will be allowed to grow to a natural height of at least three (3) feet without
347 hedging or significant pruning. Minor pruning of dead, dying, crossing or individual
348 elongated limbs for shaping will be allowed.
- 349 e. Irrigation systems shall not be installed in the city owned Right-of-Way without
350 approval by the Board of Public Works. The City does not assume responsibility for
351 any damage incurred to an unpermitted irrigation system that is caused by work being
352 performed in these areas.
- 353 3. Changes After Approval: No landscaping which has been approved by the Plan Commission
354 may later be substantially altered, eliminated or sacrificed without first obtaining further Plan
355 Commission approval pursuant to ADLS review in *Article 9: Processes* and in accordance with
356 the Plan Commission's Rules of Procedure. However, Minor and Material Alterations in
357 landscaping may be approved by the Director of Community Services in order to conform to
358 specific site conditions, only when the alteration results in an improvement to the previously
359 approved plan. A letter requesting approval of changes shall state the following:
- 360 a. Letter shall be on company letterhead – preferably owner's
361 b. Name of the project, Plan Commission or Board of Zoning Appeals docket number and
362 building permit number
363 c. Count of plant material that will be substituted and the count of plant material that will
364 be installed
365 d. Species of plant material that will be substituted and the species of plant material that
366 will be installed
367 e. Location of substitutions or an attached revised Landscape Plan
368 f. Quantity of plant material shall be equal or greater
369 g. Quality of plant material shall be equal or better
- 370 4. Inspection: The Director of Community Services shall have the authority to visit any
371 development to inspect the landscaping and check it against the approved plan on file.
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5.20 LS-02: Bufferyard Standards
Amend planting table as follows:

Number of Plants Per 100 Feet

Bufferyard	Minimum Yard Width		Shade or Evergreen Trees	Ornamental Trees	Shrubs*
	Front and Side	Rear			
A	5'	10'	3 4	2 0	15 0
B	10'	20'	5	2 1	20 10
C	15'	25'	7 6	3 1	25 15

* Evergreen trees may substitute in lieu of shrubbery on a 1:3 basis (one evergreen equals three shrubs)
 ** Stated in terms of minimum width
 *** Stated in terms of number of plants required per 100 linear foot increment

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5.28 PK-01: General Parking Standards

These Parking Standards (PK) apply to the following districts:

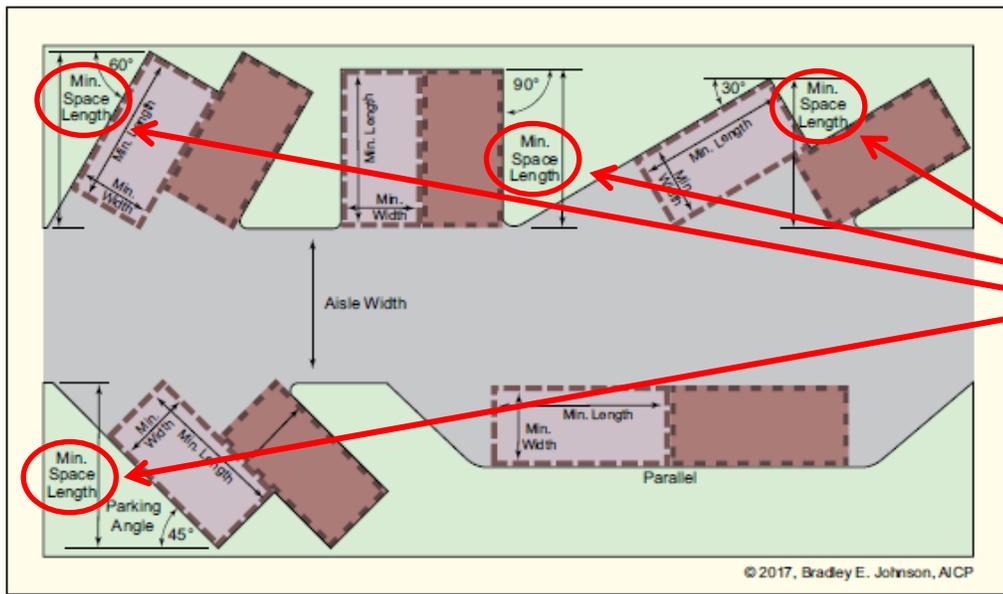
ICONS: P1, S1, S2, R1, R2, R3, R4, R5, UR, B1, B2, B3, B5, B6, B7, B8, C1, C2, UC, MC, I1, M3

- A. Every **Principal** Building hereafter erected shall provide Parking Space for Motor Vehicles as specified hereinafter for the Use to which such **Principal** Building is to be devoted.
- B. Additional Parking and Loading Regulations:
 - 1. The required number of parking spaces for any use permitted in a district is set forth in *Section 5.30: Amount of Parking Spaces Standards*. ~~The required number of loading spaces for any use permitted in a district is set forth in the regulations for that district.~~ The following regulations establish requirements for computing spaces, the location of spaces and minimum improvements.
 - 2. *Exemption: Section 5.30: Amount of Parking Spaces Standards does not apply to UR, UC and MC Districts except as described in Section 5.31: Urban Residential Parking Standards, Section 5.32: Urban Core Parking Standards and Section 5.33: Meridian Corridor Parking Standards.*
- C. Computation of Number of Required Spaces: In computing the number of required off-street and/or on-street parking spaces, the following rules shall apply:
 - 1. Floor area shall mean the gross floor area of the specific use, excluding any floor or portion thereof used for parking, as herein defined.
 - 2. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately. **However, the Director of Community Services may reduce the minimum required parking spaces for vertical mixed use developments by up to twenty-five percent (25%) when the peak for one (1) or more uses is different than the peak for another use.**

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Required Parking Dimensions Table

Angle	Minimum Space Width	Minimum Space Length	Minimum One Way Aisle Width	Minimum Two Way Aisle Width	Minimum Space Depth
Parallel	9'	23'	12'	20'	Not Applicable
30°	9'	18'	12'	20'	15'
45°	9'	18'	15'	22'	16'
60°	9'	18'	18'	24'	17'
90°	9'	18'	20'	25'	18'



Correction:
Minimum Depth from Aisle

5.29 PK-02: Bicycle Parking Standards

A. Bicycle Parking: It is the purpose of *Section 5.29: Bicycle Parking Standards* to ensure adequate and safe facilities for the storage of bicycles for all projects.

- The bicycle parking requirements and recommendations in this Section shall apply to new Development or Improvement requiring Plan Commission or Board of Zoning Appeals approval.
- The number of bicycle parking spaces shall be required and encouraged as follows:

Use Category	Long-term (Encouraged unless otherwise noted: See also <i>Section 5.29(C): Long-term Bicycle Parking</i>)	Short-term (Required)
Office	2 spaces for each 10,000 sq. ft, minimum of 2 spaces.	1 space for each 20,000 10,000 sq. ft, minimum of 4 spaces.
<u>Hotel</u>	Required: 1 space per 15 guest rooms, minimum of 4 spaces	1 space per 30 guest rooms, minimum of 4 spaces

420 These Parking Standards (PK) apply to the following districts:

421 **ICONS: P1, S1, S2, R1, R2, R3, R4, R5, B1, B2, B3, B5, B6, B7, B8, ~~C1, C2~~, I1, M3**

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423 **Maximum-Minimum Parking Spaces Required (Table Heading)**

426 J. Sills, belt courses, window air-conditioning units, **window wells**, cornices, and ornamental features
427 may project into a required yard a distance not to exceed twenty-four (24) inches.

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429 **Section IV: Amend Article 7: Design Standards as follows:**

432 **A. Prerequisite:** All lots shall have direct access to a public street or a private street established per
433 **Section 7.26: Private Street Standards. Access via an access easement through another property**
434 **shall not be permitted.**

435 **AB. General:** The shape, location, and orientation of lots within a development shall be appropriate
436 for the proposed uses and be consistent with the intent of the subdivision as indicated in *Article 6:*
437 *Subdivision Types.*

438 **BC. Disturbances:** A subdivision shall be designed to cause the least practicable disturbance to
439 natural infiltration and percolation of precipitation to the groundwater table, through careful
440 planning of vegetation and land disturbance activities, and the placement of streets, buildings and
441 impervious surfaces.

442 **CD. Lot Sizes:** Lot sizes shall be consistent with the minimum lot area, minimum lot width, and
443 minimum lot frontage standards indicated on the two-page layout for the applicable zoning district
444 in *Article 2: Zoning Districts*; or as adjusted in *Section 7.17(DE): Lot Design, Section 7.15:*
445 *Townhouse Subdivision Incentive Standards, or Section 7.19(F): Intensity Bonus for Woodland*
446 *Preservation.*

- 447 **DE. Lot Design:** Lots shall meet the following conditions.
- 448 1. *Street Frontage:* Lots shall be laid out to front onto interior streets. Perimeter lots are required
449 to front onto a frontage street.
 - 450 2. *Side Lot Lines:* Lots shall have side lot lines that are within twenty degrees (20°) of
451 perpendicular to the street right-of-way. Said side lot lines shall extend in a straight line from
452 the right-of-way for at least twenty percent (20%) of the property's depth.
 - 453 3. *Corner Lots:* Corner lots shall be twenty-five percent (25%) larger than the applicable
454 minimum lot area. This shall also include lots at the corner of a development entrance and a
455 perimeter street. This special minimum lot area increase does not apply to lots required to be,
456 or elected to be one (1) acre or larger in lot area. Corner lots shall have two (2) front yards, one
457 (1) side yard, and one (1) rear yard.
 - 458 4. *Through Lots:* Through lots are discouraged, and shall only be permitted if the lot has a legal
459 instrument that restricts, in perpetuity, establishing vehicular access to more than one (1) street
460 or alley. Through lots shall gain access from internal streets or frontage street.
 - 461 5. *Sensitivity and Connection to Context:* Residential developments shall be laid out to be
462 sensitive to neighboring residential developments if built-out, or neighboring residential zoning
463 districts if undeveloped. Specifically, lots need to be laid out to address potential privacy
464 issues, and especially to allow for street and sidewalk connection between development,
465 including to adjacent commercial developments.

470 **9.03 Development Plan and ADLS**

- 471 D. Procedures for Submission and Review: The procedures described in this section shall apply to all
472 Primary Zoning Districts and Overlay Districts which require Development Plan or ADLS
473 approvals except for the C1 and C2 Districts. See Section 9.03(E): Procedures for Submission and
474 Review for C1 and C2 Districts for the applicable procedures.
- 475 E. Procedures for Submission and Review for C1 and C2 Districts:
- 476 1. Development Plan and Architectural Design, Exterior Lighting, Landscaping and Signage (i.e.
477 ADLS)
- 478 a. Pre-Application Consultation with the Director of Community Services: Not applicable.
- 479 b. Application:
- 480 i. Following approval by the Carmel Redevelopment Commission, the applicant shall
481 submit for approval to the Director of Community Services:
- 482 [1] Two (2) copies of the written application form;
- 483 [2] Two (2) copies of the Existing Features and Site Analysis Plan;
- 484 [3] Two (2) copies of the Development Plan;
- 485 [4] Two (2) copies of the Exterior Elevations and/or Renderings;
- 486 [5] Two (2) copies of the Lighting Plan;
- 487 [6] Two (2) copies of the Landscape Plan;
- 488 [7] Two (2) copies of the Signage Plan;
- 489 [8] As well as two (2) copies of all necessary supporting documents and materials.
- 490 ii. Technical Advisory Committee: Not applicable.
- 491 iii. Initial Review of the Application and Supporting Documents and Materials: Following
492 the receipt of the written application, Development Plan, ADLS, and necessary
493 supporting documents and/or materials, the Director of Community Services shall
494 review the materials for the sole purpose of determining whether the application is
495 complete and in technical compliance with all applicable ordinances, laws and
496 regulations.
- 497 iv. Submittal to the Plan Commission
- 498 [1] If the materials submitted by the applicant are not complete or do not comply with
499 the necessary legal requirements, the Director of Community Services shall inform
500 the applicant of the deficiencies in said materials. Unless and until the Director of
501 Community Services formally accepts the application as complete and in legal
502 compliance, it shall not be considered as formally filed for the purpose of
503 proceeding to succeeding steps toward approval as hereinafter set forth.
- 504 [2] If the materials submitted by the applicant are determined to be complete and in
505 compliance, the Director of Community Services shall formally file the application
506 by:
- 507 [a] Assigning a docket number; and
- 508 [b] Setting a date and time for a public hearing.
- 509 c. Fees: See Article 1, Section 1.29: Filing Fees.
- 510 d. Public Notice: The applicant shall be responsible for the cost and publication of the
511 required published legal notification of the public hearing. The applicant shall also notify
512 all interested parties and property owners as required by the Plan Commission's Rules of
513 Procedure.
- 514 e. Review: The Director, as staff of the Plan Commission, shall review a Development Plan to
515 determine if the Development Plan satisfies the development requirements specified in the
516 C1 or C2 District.
- 517 f. Public Hearing by the Director: The Director shall hold a public hearing before deciding
518 whether to approve or disapprove a Development Plan. However, no Development Plan is

- 519 required for additions to existing structures which:
- 520 i. Are attached to the existing structure;
- 521 ii. Continue the architectural design of the existing structure, including exterior color and
- 522 materials; doors and windows; other detailing;
- 523 iii. Meet with requirements of the C1 or C2 District;
- 524 iv. Do not exceed twenty percent (20%) of the original Gross Floor Area of the existing
- 525 structure, applicable from the date of this section; and
- 526 v. Have received prior ADLS approval from the Plan Commission.
- 527 g. Approval.
- 528 i. Pursuant to IC 36-7-4-1400 *et seq.*, the Director (as the staff of the Plan Commission) is
- 529 hereby authorized to conduct a public hearing to determine whether the Development
- 530 Plan complies in all respects with the Zoning Ordinance and any commitments made by
- 531 the owner of the real property. The Director shall then make written findings
- 532 concerning his or her decision to approve or disapprove the Development Plan, and the
- 533 Director is hereby designated as the official who is responsible for signing the written
- 534 findings.
- 535 ii. The approval or disapproval of a Development Plan by the Director is a final decision
- 536 of the Commission that may be reviewed only as provided in IC 36-7-4-1016.
- 537 iii. Time Limit: An approved Development Plan shall be valid for three (3) years from the
- 538 date of approval. Upon written application to the Director of Community Services
- 539 before the expiration of said approval, and upon good cause shown, the Director of
- 540 Community Services may issue a single extension of the approval for a period not to
- 541 exceed six (6) months.
- 542 iv. If the Development Plan or ADLS is substantially or materially altered in any way,
- 543 resubmission to the Director is required.
- 544 v. If a Development Plan petition is denied, the Director shall provide the applicant with a
- 545 written copy of the findings-of-fact, if requested.
- 546 h. Amendment:
- 547 i. Requirements: See *Section 9.03(B): Development Plan.*
- 548 ii. Fees: See *Section 1.29: Filing Fees.*
- 549 iii. Public Notice: See *Section 9.03(E)(1)(d): Public Notice.*
- 550 iv. Public Hearing: See *Section 9.03(E)(1)(f): Public Hearing by the Plan*
- 551 *Commission.*
- 552 v. Review: See *Section 9.03(E)(1)(e): Review.*
- 553 vi. Approval: See *Section 9.03(E)(1)(g): Approval.*

554

555 **9.05 Planned Unit Development**

UDO Page 9-14

556 A. Proposals to Adopt or Amend Planned Unit Development District Ordinances: The following

557 procedure applies to a proposal to adopt or amend a PUD District Ordinance:

- 558 4. *District Ordinance*: The District Ordinance shall be the governing document for the
- 559 development of the Planned Unit Development. The District Ordinance and corresponding
- 560 exhibits may be formatted to no larger than ledger or tabloid sized (11”x 17”) pages and shall
- 561 conform to the following:
- 562 c. Any portion of the Carmel Unified Development Ordinance may be referenced in the
- 563 District Ordinance. However, the ~~Subdivision Control and/or Zoning~~ Unified Development
- 564 Ordinance shall govern in instances where the PUD District Ordinance is silent.
- 565
- 566

568 A. Applicability: The waivers described in Section 9.17: Waiver of Development Standards shall only
569 apply to the following Primary Zoning Districts (see icons below) and ~~Base Zoning Districts if the~~
570 ~~subject lot is~~ in an Overlay District:

571 **ICONS: P1, R4, R5, UR, B1, B2, B3, B5, B6, B7, B8, C1, C2, UC, MC, I1, M3**

572
573 **Section VI:** *Amend Article 11: Definitions as follows:*

574
575 **Vision Clearance On Corner Lots:** A triangular space at the street corner of a Corner Lot, free from
576 any kind of obstruction to vision between the heights of three (3) and eight (8) feet above the
577 established street grade. The street grade is measured at the intersection of the centerlines of the
578 intersecting street pavement, and the triangular space is determined by a diagonal line connecting two
579 (2) points measured fifteen (15) feet equidistant from the Lot corner along each property line at
580 intersections of two (2) ~~residential~~ local streets or alleys, or twenty-five (25) feet at the intersection of
581 any other types of Streets.

582
583 **Section VII:** All prior Ordinances or parts thereof inconsistent with any provision of this Ordinance are
584 hereby repealed.

585
586 **Section VIII:** This Ordinance shall be in full force and effect from and after its passage and signing by the
587 Mayor.
588
589

590 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
591 _____ 2019, by a vote of _____ ayes and _____ nays.

592
593
594 **COMMON COUNCIL FOR THE CITY OF CARMEL**

597 _____
598 Jeff Worrell, President

_____ Anthony Green

600 _____
601 Laura D. Campbell, Vice-President

_____ H. Bruce Kimball

603 _____
604 Ronald E. Carter

_____ Kevin D. Rider

606 _____
607 Sue Finkam

609 ATTEST:

611 _____
612
613
614 Christine S. Pauley, Clerk-Treasurer

617 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
618 _____ 2019, at _____ .M.

622 _____
623 Christine S. Pauley, Clerk-Treasurer

625 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
626 _____ 2019, at _____ .M.

629 _____
630 James Brainard, Mayor

632 ATTEST:

634 _____
635
636
637 Christine S. Pauley, Clerk-Treasurer

638
639 Prepared by:
640 Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032

641 02/04/2018

RESOLUTION NO. CC 03-04-19-01

A CONFIRMATORY RESOLUTION DESIGNATING
AN ECONOMIC REVITALIZATION AREA FOR
THE BRAUN CORPORATION D/B/A BRAUNABILITY,
AND APPROVING DEDUCTIONS FOR PERSONAL PROPERTY

Synopsis: A resolution confirming the designation of the real property located at 645 West Carmel Drive, Carmel, Indiana as an economic revitalization area and granting a partial abatement of property taxes attributable to certain eligible equipment installed on the real property.

WHEREAS, Indiana Code 6-1.1-12.1 (the “Act”) allows a partial abatement of property taxes attributable to the installation of certain equipment in “economic revitalization areas”; and,

WHEREAS, the Act provides that an economic revitalization area must be a geographic area which is within the corporate limits of a city and which has become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard building or other factors which have impaired values or prevent a normal development of property or use of property; and,

WHEREAS, the Act authorizes the Common Council of the City of Carmel, Indiana (“the Council”) to designate economic revitalization areas by following a procedure involving adoption of a preliminary resolution, publication of a notice of a public hearing, conducting a public hearing and adoption of a final resolution confirming the preliminary resolution; and,

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Carmel (the “City”) to create an economic revitalization area designation in a manner whereby citizens of the City of Carmel will benefit from the creation of permanent jobs, expansion of the property tax base, and protection of private investment; and,

WHEREAS, the Braun Corporation, d/b/a BraunAbility, (the “Company”), has filed a Statement of Benefits Form (SB-1) with the City of Carmel, a copy of which is attached hereto;

This Resolution was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on February 21, 2019 at 11:22 a.m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

31 and,

32 WHEREAS, the Company is requesting that the real estate located at 645 West Carmel
33 Drive, Carmel, Indiana (the "Project Site") be designated as an Economic Revitalization Area for
34 the purpose of achieving property tax savings in connection with the acquisition and installation
35 of certain depreciable personal property ("the Project") at the Project Site; and,

36 WHEREAS, the Project Site is shown on Exhibit A, which is attached hereto and
37 incorporated herein by this reference, and is presently part of Hamilton County Tax Parcel 16-
38 09-36-00-02-005.000; and,

39 WHEREAS, the Company anticipates installing approximately One Million Nine
40 Hundred Thousand Dollars (\$1,900,000) of new Research and Development equipment, (all of
41 which is hereinafter referred to as "Eligible Personal Property"); and,

42 WHEREAS, the Company anticipates the relocation of one hundred ten (110) existing
43 employees compensated at an average annual wage of Ninety Thousand (\$90,000) per year
44 (excluding benefits) to Carmel as a result of the Project. The Company also anticipates adding
45 approximately sixty eight (68) new employees compensated at an average annual wage of Ninety
46 Two Thousand Dollars (\$92,000) per year (excluding benefits) as a result of the Project; and,

47 WHEREAS, the Council, on February 18, 2019, passed Preliminary Resolution CC 02-
48 18-19-01 which preliminarily designated the Project Site as an Economic Revitalization Area
49 and establish schedules for deductions to the assessed value of Eligible Personal Property located
50 at the Project Site; and,

51 WHEREAS, a Notice of Adoption of the Preliminary Resolution and Notice of Public
52 Hearing to be held on March 4, 2019, was duly published in the Noblesville Times newspaper on
53 the 22nd day of February, 2019; and,

54 WHEREAS, the public hearing advertised in the above notice has been held.

55 BASED UPON THE ABOVE, IT IS THEREFORE RESOLVED, by the Common
56 Council of the City of Carmel as follows:

57 1. The application for an economic revitalization area designation relative to the
58 Project was filed in proper form and the Statement of Benefits Form (SB-1), which was filed as
59 of January 29, 2019, is hereby approved by the Council.

60 2. The Project Site is located in an area of the City where municipal services are
61 provided and no additional infrastructure will be necessitated by the Project.

62 3. There is evidence provided which establishes that the subject real estate meets
63 with “undesirable for normal development” criterion of Indiana Code 6-1.1-12.1-1 due to the
64 following conditions:

65 a. The Project Site is zoned for and is generally suitable for the proposed use
66 of commercial office; however, given the age of the facility at the Project
67 Site and the complexity of the technology systems being installed at the
68 site, and security systems and structures required, investment in the
69 Eligible Personal Property will require significant additional investment in
70 real property improvements to accommodate the Project.

71 b. The proposed use of the Project Site as a corporate headquarters for the
72 Company is consistent with the site’s existing development pattern and
73 represents a superior use for the Project Site.

74 4. Evidence has been submitted and considered which tends to establish that the
75 Project will further and promote municipal development objectives by expansion of the property
76 tax base through the purchase and installation of the Eligible Personal Property.
77

78 5. The Council hereby designates the Project Site as an Economic Revitalization

79 Area for purposes of establishing a deduction to the assessed value of Eligible Personal Property
80 acquired and installed within the building located upon the Project Site.

81 6. The deduction provided by this Resolution shall be for the assessed value of all
82 Eligible Personal Property installed at the Project Site on or prior to March 31, 2021, and for a
83 period of ten (10) years from the date of the first full assessment of the Eligible Personal
84 Property located at the Project Site. The Company agrees to not file any appeal of annual tax
85 assessments over the course of the ten (10) year period. The Council hereby finds, declares and
86 determines that deductions from the assessed value of the Eligible Personal Property approved by
87 this Resolution shall be allowed pursuant to the following ten (10) year deduction schedule, which
88 the Common Council hereby establishes, prescribes and adopts:

89	YEAR OF DEDUCTION	PERCENTAGE OF DEDUCTION
90	1 st	75%
91	2 nd	75%
92	3 rd	75%
93	4 th	75%
94	5 th	75%
95	6 th	75%
96	7 th	75%
97	8 th	75%
98	9 th	75%
99	10 th	75%
100	11 th	0%

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103 7. In support of the deductions contained in this Resolution, the Council makes the
104 following FINDINGS:

- 105 a. The estimated cost of the Eligible Personal Property investment presented by
106 the Company is reasonable for equipment of that type.
- 107 b. The estimate of the number of individuals who will be employed or whose
108 employment will be relocated by the Company can be reasonably expected to

109 result from the installation of the Eligible Personal Property.

110 c. The annual salaries for the individuals who will be employed or whose
111 employment will be relocated by the Company can reasonably be expected to
112 result from the installation of the Eligible Personal.

113 d. Based on the increased assessed valuation and the expansion of the
114 employment base within the City of Carmel, the benefits to the City are
115 sufficient to justify the granting of the deduction described in Section 6 above.

116 8. The deductions provided by this Resolution are subject to the Company’s
117 compliance with the terms of Indiana Code 6-1.1-12.1 and may only be modified or terminated
118 by the City by following the procedures contained in Indiana Code 6-1.1-12.1-5.9.

119 9. A copy of this Resolution shall be filed with the Hamilton County Assessor as
120 required by I.C. 6-1.1-12.1-2.5.

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[signature page follows]

144 **SO RESOLVED**, by the Common Council of the City of Carmel, Indiana, this ____ day
145 of _____, 2019, by a vote of ____ ayes and ____ nays.

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

150 _____
151 Jeff Worrell, President

Anthony Green

154 _____
155 Laura D. Campbell, Vice-President

H. Bruce Kimball

158 _____
159 Ronald E. Carter

Kevin D. Rider

162 _____
163 Sue Finkam

164 ATTEST:

167 _____
168 Christine S. Pauley, Clerk-Treasurer

170 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
171 _____ 2019, at _____ .M.

Christine S. Pauley, Clerk-Treasurer

176 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
177 _____ 2019, at _____ .M.

James Brainard, Mayor

181 ATTEST:

183 _____
184 Christine S. Pauley, Clerk-Treasurer

187 Resolution CC 03-04-19-01

This Resolution was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on February 21, 2019 at 11:22 a..m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

RESOLUTION NO. CC 03-04-19-02

A CONFIRMATORY RESOLUTION DESIGNATING
AN ECONOMIC REVITALIZATION AREA FOR
ATAPCO CARMEL, INC.
AND APPROVING DEDUCTIONS FOR REAL PROPERTY

Synopsis: A resolution confirming the designation of the real property located at 645 West Carmel Drive, Carmel, Indiana as an economic revitalization area and grants a partial abatement of property taxes attributable to certain capital improvements made to the real property.

WHEREAS, Indiana Code 6-1.1-12.1 (the “Act”) allows a partial abatement of property taxes attributable to real property in “economic revitalization areas”; and,

WHEREAS, the Act provides that an economic revitalization area must be a geographic area which is within the corporate limits of a city and which has become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard building or other factors which have impaired values or prevent a normal development of property or use of property; and,

WHEREAS, the Act authorizes the Common Council of the City of Carmel, Indiana (“the Council”) to designate economic revitalization areas by following a procedure involving adoption of a preliminary resolution, publication of a notice of a public hearing, conducting a public hearing and adoption of a final resolution confirming the preliminary resolution; and,

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Carmel (the “City”) to create an economic revitalization area designation in a manner whereby citizens of the City of Carmel will benefit from the creation of permanent jobs, expansion of the property tax base, and protection of private investment; and,

WHEREAS, Atapco Carmel, Inc. (the “Company”), has filed Statement of Benefits Form (SB-1) with the City of Carmel, a copy of which is attached hereto; and,

This Resolution was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on February 21, 2019 at 11:58 a.m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

31 WHEREAS, the Company is requesting that the real estate located at 645 West Carmel
32 Drive, Carmel, Indiana (the "Project Site") be designated as an Economic Revitalization Area for
33 the purpose of achieving property tax savings in connection with the improvement of the real
34 property ("the Project") at the Project Site; and,

35 WHEREAS, the Project Site is shown on Exhibit A, which is attached hereto and
36 incorporated herein by this reference, and is presently part of Hamilton County Tax Parcel 16-
37 09-36-00-02-005.000; and,

38 WHEREAS, the Company anticipates constructing approximately Four Million Six
39 Hundred Thousand Dollars (\$4,600,000) of capital building improvements at the Project Site,
40 (hereinafter referred to as "Eligible Real Property"); and,

41 WHEREAS, the Company anticipates the relocation of one hundred ten (110) existing
42 employees compensated at an average annual wage of Ninety Thousand (\$90,000) per year
43 (excluding benefits) to Carmel as a result of the Project. The Company also anticipates adding
44 approximately sixty eight (68) new employees compensated at an average annual wage of Ninety
45 Two Thousand Dollars (\$92,000) per year (excluding benefits) as a result of the Project; and,

46 WHEREAS, the Council, on February 18, 2019, passed Preliminary Resolution CC 02-
47 18-19-02 which preliminarily designated the Project Site as an Economic Revitalization Area
48 and established schedules of deduction to the assessed value of Eligible Real Property located at
49 the Project Site; and,

50 WHEREAS, a Notice of Adoption of the Preliminary Resolution and Notice of Public
51 Hearing to be held on March 4, 2019 was duly published in the Noblesville Times newspaper on
52 the 22nd day of February, 2019; and,

53 WHEREAS, the public hearing advertised in the above notice has been held.

54

55 BASED UPON THE ABOVE, IT IS THEREFORE RESOLVED, by the Common
56 Council of the City of Carmel as follows:

57 1. The application for an economic revitalization area designation relative to the
58 Project was filed in proper form and the Statement of Benefits Form (SB-1), which was filed as
59 of January 29, 2019, is hereby approved by the Council.

60 2. The Project Site is located in an area of the City where municipal services are
61 provided and no additional infrastructure will be necessitated by the Project.

62 3. There is evidence provided which establishes that the subject real estate meets
63 with “undesirable for normal development” criterion of Indiana Code 6-1.1-12.1-1 due to the
64 following conditions:

65 a. The Project Site is zoned for and is generally suitable for the proposed use of
66 commercial office; however, given the age of the facility at the Project Site
67 and the complexity of the technology systems being installed at the site, and
68 security systems and structures required, it will require significant additional
69 investment in Eligible Real Property improvements to accommodate the
70 Project.

71 b. The proposed use of the Project Site as a corporate headquarters is consistent
72 with the site’s existing development pattern and represents a superior use for
73 the Project Site.

74 4. Evidence has been submitted and considered which tends to establish that the
75 Project will further and promote municipal development objectives by expansion of the property
76 tax base through the Eligible Real Property improvements constructed as part of the Project.
77

78 5. The Council hereby designates the Project Site as an Economic Revitalization

79 Area for purposes of establishing a deduction to the assessed value of the Eligible Real Property
80 capital improvements constructed upon the Project Site.

81 6. The deduction provided by this Resolution shall be for the assessed value of all
82 Eligible Real Property improvements constructed at the Project Site on or prior to March 31,
83 2021, and for a period of ten (10) years from the date of the first full assessment of the Eligible
84 Real Property located at the Project Site. The Company agrees to not file any appeal of annual
85 tax assessments over the course of the ten (10) year period. The Council hereby finds, declares
86 and determines that deductions from the assessed value of the Eligible Real Property approved by
87 this Resolution shall be allowed pursuant to the following ten (10) year deduction schedule, which
88 the Common Council hereby establishes, prescribes and adopts:

89	YEAR OF DEDUCTION	PERCENTAGE OF DEDUCTION
90	1 st	75%
91	2 nd	75%
92	3 rd	75%
93	4 th	75%
94	5 th	75%
95	6 th	75%
96	7 th	75%
97	8 th	75%
98	9 th	75%
99	10 th	75%
100	11 th	0%

101
102
103 7. In support of the deductions contained in this Resolution, the Council makes the
104 following FINDINGS:

- 105 a. The Company’s estimated cost of the improvements that are to be made to the
106 Eligible Real Property is reasonable for a capital improvement project of that
107 nature.
- 108 b. The estimate of the number of individuals who will be employed or whose

This Resolution was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on February 21, 2019 at 11:58 a.m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

109 employment will be relocated by the Company can be reasonably expected to
110 result from the construction of Eligible Real Property improvements on the
111 Project Site.

112 c. The annual salaries for the individuals who will be employed or whose
113 employment will be relocated by the Company can reasonably be expected to
114 result from the construction of Eligible Real Property improvements on the
115 Project Site.

116 d. Based on the increased assessed valuation and the expansion of the
117 employment base within the City of Carmel, the benefits to the City are
118 sufficient to justify the granting of the deduction described in Section 6 above.

119 8. The deductions provided by this Resolution are subject to the Company’s
120 compliance with the terms of Indiana Code 6-1.1-12.1 and may only be modified or terminated
121 by the City by following the procedures contained in Indiana Code 6-1.1-12.1-5.9.

122 9. A copy of this Resolution shall be filed with the Hamilton County Auditor as
123 required by I.C. 6-1.1-12.1-3.

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[signature page follows]

141 **SO RESOLVED**, by the Common Council of the City of Carmel, Indiana, this ____ day
142 of _____, 2019, by a vote of ____ ayes and ____ nays.

143
144 **COMMON COUNCIL FOR THE CITY OF CARMEL**

145
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148 Jeff Worrell, President Anthony Green

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152 Laura D. Campbell, Vice-President H. Bruce Kimball

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156 Ronald E. Carter Kevin D. Rider

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160 Sue Finkam

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162 ATTEST:
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164 _____
165 Christine S. Pauley, Clerk-Treasurer

166
167 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
168 _____ 2019, at _____ .M.
169
170 _____
171 Christine S. Pauley, Clerk-Treasurer

172
173 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
174 _____ 2019, at _____ .M.
175
176 _____
177 James Brainard, Mayor

178 ATTEST:
179
180 _____
181 Christine S. Pauley, Clerk-Treasurer

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183
184 Resolution CC 03-04-19-02

This Resolution was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on February 21, 2019 at 11:58 a.m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

