

COMMON COUNCIL MEETING AGENDA

MONDAY, SEPTEMBER 16, 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**
 - a. Recognition of the Carmel Fire Department Reaccreditation
6. **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
7. **COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
8. **CONSENT AGENDA**
 - a. **Approval of Minutes**
 1. August 19, 2019 Regular Meeting
 2. September 6, 2019 Special Meeting
 - b. **Claims**
 1. Payroll \$2,776,120.09
 2. General Claims \$1,898,917.47
 3. Wire Transfers \$5,444,413.93
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. **Second Reading of Ordinance D-2477-19**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adding Section 6-73 to Chapter 6, Article 4 of the Carmel City Code; Sponsor: Councilor Worrell. **Remains in the Land Use and Special Studies Committee.**

Synopsis:

Regulates placement of property within rights-of-way located along parade routes.

13. **PUBLIC HEARINGS**

- a. **Resolution CC 09-16-19-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Regarding Exchange of Real Property to Third Party; Sponsor: Councilor Green.

Synopsis:

Approves an exchange of real property that will enable the City to acquire a parcel that is necessary for the Illinois Street Extension.

- b. **First Reading of Ordinance Z-643-19**; An Ordinance of the Common Council of the City of Carmel, Indiana, Rezoning 0.66 Acres at the Southeast Corner of North Michigan Rd. and 98th Street from S1 (Residential to B3 (Commercial); Sponsor: Councilor Campbell.

Synopsis:

This ordinance rezones approximately 0.66 acres to B3 (Commercial). The site is currently zoned S2 (Residential). It is located on the Southeast corner of North Michigan Rd. and 98th St.

- c. **First Reading of Ordinance Z-645-19**; An Ordinance of the Common Council of the City of Carmel, Indiana, Rezoning Real Estate to the S2 Residential District; Sponsor: Councilor Campbell.

Synopsis:

This Ordinance rezones the real estate from the S1 (Residential) District to the S2 (Residential) District to allow the development of a neighborhood including detached single family homes meeting the S2 (residential) District standards of the Unified Development Ordinance.

- d. **First Reading of Ordinance Z-644-19**; An Ordinance of the Common Council of the City of Carmel, Indiana, Restating and Amending an Ordinance to Establish an Impact Fee for the Purpose of Planning and Financing Park and Recreational Infrastructure Needed to Serve New Residential Development ; Sponsor: Councilor Campbell.

Synopsis:

This ordinance renews and updates the Parks & Recreation Impact Fee Ordinance and associated definitions for an additional five years from 2020-2025.

14. **NEW BUSINESS**

- a. **Resolution CC 09-16-19-02**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving an Amendment to the Carmel Clay Comprehensive Plan Regarding the Zone Improvement Plan ; Sponsor: Councilor Campbell.

Synopsis:

This resolution updates the Zone Improvement Plan, upon which the Parks & Recreation Impact Fee is based, and incorporates it into the Carmel Clay Comprehensive Plan.

- b. **First Reading of Ordinance D-2478-19**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 3, Division II, Section 2-58 of the Carmel City Code; Sponsor(s): Councilor(s) Finkam and Carter.

Synopsis:

Updates the tuition reimbursement program for City of Carmel employees by establishing rules for competency-based education, updating charges eligible for reimbursement and making other miscellaneous changes.

- c. **Resolution CC 09-16-19-03**; A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection with the City Center Redevelopment Area; Sponsor: Councilor Rider.

Synopsis:

Resolution finds that a resolution adopted by the City of Carmel Redevelopment Commission making certain amendments to the Declaratory Resolution for the City Center Redevelopment Area conforms to the plan of development for the City of Carmel, approves such resolution and a resolution of the City of Carmel Plan Commission regarding the same.

- d. **Resolution CC 09-16-19-04**; A Resolution of the Common Council of the City of Carmel, Indiana, Regarding an Intergovernmental Transfer of Real Property Interest; Sponsor: Councilor Rider.

Synopsis:

Transfers a portion of the real property upon which the Carmel Fire Department Headquarters is located to the Carmel Redevelopment Commission.

- e. **First Reading of Ordinance D-2484-19**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 6, Article 4, Section 6-66 of the Carmel City Code; Sponsor: Councilor Worrell.

Synopsis:

Regulates the use of skateboards and similar wheeled toy vehicles within the City of Carmel.

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, AUGUST 19, 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, Kevin D. Rider, Sue Finkam, Anthony Green, H. Bruce Kimball, 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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AGENDA APPROVAL

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Agenda was approved unanimously.

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INVOCATION

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Pastor Steve Wallen, Genesis Church, delivered the Invocation.

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Councilor Campbell led the Pledge of Allegiance.

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RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

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There were none.

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RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

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There were none.

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COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

Councilor Kimball warned people to watch for kids walking and riding their bikes to school.

CONSENT AGENDA

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

a. **Approval of Minutes**

1. August 5, 2019 Regular Meeting

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b. **Claims**

- 1. Payroll \$2,827,394.55
- 2. General Claims \$2,937,791.58
- 3. Retirement \$5,835,799.04

ACTION ON MAYORAL VETOES

There were none.

COMMITTEE REPORTS

Councilor Finkam reported that the Finance, Utilities and Rules Committee did not meet.

Councilor Green reported that the Land Use and Special Studies Committee did not meet.

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

Brian Patterson, Public Art Committee, gave the annual report to Council.

OLD BUSINESS

There were none.

PUBLIC HEARINGS

Councilor President Worrell announced **Resolution CC 08-19-19-01**; A Resolution of the Common Council of the City of Carmel, Indiana, Regarding a Transfer of Real Property Interest. Councilor Rider moved to introduce the item into business. Councilor Campbell seconded. Jim Crider, Director of Administration, presented the item to Council. Council President Worrell opened the public hearing at 6:12 p.m.

Seeing no one who wished to address Council, Council President Worrell closed the public hearing at 6:13 p.m. Councilor Rider moved to approve Resolution CC 08-19-19-01. Councilor Campbell seconded. There was no Council discussion. Council President Worrell called for the vote. **Resolution CC 08-19-19-01** was approved 7-0.

NEW BUSINESS

Councilor President Worrell announced the **First Reading of Ordinance D-2477-19**; An Ordinance of the Common Council of the City of Carmel, Indiana, Adding Section 6-73 to Chapter 6, Article 4 of the Carmel City Code. Councilor Rider moved to introduce the item into business. Councilor Campbell seconded. Councilor Worrell presented the item to Council. Councilor Worrell referred the item to the Land Use and Special Studies Committee.

90 **ANNOUNCEMENTS**

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92 There were none.

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94 **EXECUTION OF DOCUMENT**

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96 **ADJOURNMENT**

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98 Council President Worrell adjourned the meeting at 6:18 p.m.

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Clerk-Treasurer Christine S. Pauley

Approved,

Jeff Worrell, Council President

ATTEST:

Christine S. Pauley, Clerk-Treasurer

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COMMON COUNCIL SPECIAL MEETING MINUTES

FRIDAY, SEPTEMBER 6, 2019 – 8:30 A.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

MEMBERS PRESENT

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

Councilors Ronald E. Carter, Sue Finkam and Laura Campbell were not in attendance.

Council President Worrell called the meeting to order at 8:30 a.m.

CLAIMS

Councilor Rider moved to approve General Claims in the amount of \$2,688,526.42. Councilor Kimball seconded. There was no Council discussion. Council President Worrell called for the vote. Claims were approved 4-0.

Councilor Rider moved to approve Payroll in the amount of \$2,760,929.48. Councilor Kimball seconded. There was no Council discussion. Council President Worrell called for the vote. Payroll was approved 4-0.

Councilor Rider moved to approve Retirement in the amount of \$97,319.55. Councilor Kimball seconded. There was no Council discussion. Council President Worrell called for the vote. Retirement was approved 4-0.

ADJOURNMENT

Council President Worrell adjourned the meeting at 8:32 a.m.

Respectfully submitted,

Clerk-Treasurer Christine S. Pauley

Approved,

Jeff Worrell, President

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Total Gross Wages for REGULAR PAYROLL dated 08/16/2019

\$1,883,492.48

Total Payroll Liabilities for REGULAR PAYROLL dated 08/16/2019

\$892,627.61

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 **\$2,776,120.09** 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
Lauth Property Group LLC	10217	09/05/2019	Mohawk Landings -fees	902-4341900	\$ 3.76
Quality Roofing Services Inc.	10218	09/05/2019	Mohawk Landings -fees	902-4341900	\$ 650.00
Ray's Trash Services	10219	09/05/2019	Mohawk Landings -fees	902-4341900	\$ 299.92
					\$ 953.68

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 \$ 953.68 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

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

VENDOR	PAYMENT			MERCHANT NAME	POSTING DATE	TRANSACTION	
	DATE	DEPT.	ACCOUNT			AMOUNT	
FIFTH THIRD BANK	9/6/2019	923	5023990	DONATELLOS	08/12/2019	\$	100.00
FIFTH THIRD BANK	9/6/2019	923	5023990	R4 GALLERIA	08/12/2019	\$	100.00
FIFTH THIRD BANK	9/6/2019	923	5023990	INT IN THE OLIVE MILL	08/12/2019	\$	100.00
FIFTH THIRD BANK	9/6/2019	210	4357000	FRENCH LICK FD	08/12/2019	\$	471.21
FIFTH THIRD BANK	9/6/2019	1203	4351501	READYREFRESH BY NESTLE	08/12/2019	\$	20.93
FIFTH THIRD BANK	9/6/2019	854	4359033	OFFICEMAX/DEPOT 6793	08/08/2019	\$	63.15
FIFTH THIRD BANK	9/6/2019	854	4359033	MCDONALD'S F3894	08/08/2019	\$	58.66
FIFTH THIRD BANK	9/6/2019	1203	4343002	SOUTHWEST AIRLINES	08/08/2019	\$	282.95
FIFTH THIRD BANK	9/6/2019	1203	4343002	SOUTHWEST AIRLINES	08/08/2019	\$	20.00
FIFTH THIRD BANK	9/6/2019	1401	4111000	BINGOBAKER.COM	08/08/2019	\$	14.95
FIFTH THIRD BANK	9/6/2019	1401	4355100	LOWES #01525	08/08/2019	\$	191.53
FIFTH THIRD BANK	9/6/2019	1401	4355100	LOWES #01525	08/08/2019	\$	(249.00)
FIFTH THIRD BANK	9/6/2019	1203	4343002	SOUTHWEST AIRLINES	08/08/2019	\$	20.00
FIFTH THIRD BANK	9/6/2019	1203	4359003	IN BMV VEHICLE SERVICE	08/07/2019	\$	45.00
FIFTH THIRD BANK	9/6/2019	1401	4355100	SAMSClub #8168	08/07/2019	\$	35.25
FIFTH THIRD BANK	9/6/2019	1203	4359003	KROGER #959	08/07/2019	\$	75.84
FIFTH THIRD BANK	9/6/2019	854	4359038	FACEBK K4D8JMS5F2	08/06/2019	\$	100.00
FIFTH THIRD BANK	9/6/2019	1401	4355100	OTC BRANDS, INC.	08/05/2019	\$	320.47
FIFTH THIRD BANK	9/6/2019	1203	4359003	CARMEL DRIVE SELF STOR	08/05/2019	\$	340.00
FIFTH THIRD BANK	9/6/2019	210	4357000	HOLIDAY INNS	08/05/2019	\$	41.45
FIFTH THIRD BANK	9/6/2019	1203	4359300	RBT TST PRIME 47 - CA	08/01/2019	\$	(10.00)
FIFTH THIRD BANK	9/6/2019	1401	4355100	TRADEMARK GLOBAL	08/01/2019	\$	144.97
FIFTH THIRD BANK	9/6/2019	1401	4355100	GRIZZLY COOLERS LLC	08/01/2019	\$	288.89
FIFTH THIRD BANK	9/6/2019	854	4359038	FACEBK HNE7GMS5F2	08/01/2019	\$	6.56
FIFTH THIRD BANK	9/6/2019	854	4359038	AMAZON.COM MA2685Z30	07/31/2019	\$	31.22
FIFTH THIRD BANK	9/6/2019	1205	4350100	STATE OF INDIANA-IN.GO	07/31/2019	\$	524.84
FIFTH THIRD BANK	9/6/2019	1203	4359300	TST PRIME 47 - CARMEL	07/30/2019	\$	250.00
FIFTH THIRD BANK	9/6/2019	1203	4359003	SHELL OIL 574421101QPS	07/29/2019	\$	10.00
FIFTH THIRD BANK	9/6/2019	1401	4355100	CHILDRENS MUSEUM STORE	07/29/2019	\$	50.00
FIFTH THIRD BANK	9/6/2019	1401	4355100	OTC BRANDS, INC.	07/29/2019	\$	89.77
FIFTH THIRD BANK	9/6/2019	1401	4355100	CHILDRENS MUSEUM OF IN	07/26/2019	\$	212.50
FIFTH THIRD BANK	9/6/2019	1203	4359003	AMZN MKTP US MA0H363J1	07/26/2019	\$	128.00
FIFTH THIRD BANK	9/6/2019	1203	4343002	SOUTHWEST AIRLINES	07/26/2019	\$	257.96
FIFTH THIRD BANK	9/6/2019	1160	4355100	EDIBLE ARRANGEMENTS	07/26/2019	\$	69.53
FIFTH THIRD BANK	9/6/2019	1160	4239002	AMAZON.COM MA3XQ8ZQ1	07/24/2019	\$	73.86
FIFTH THIRD BANK	9/6/2019	1201	4464000	OFFICEMAX/DEPOT 6545	07/24/2019	\$	789.17
FIFTH THIRD BANK	9/6/2019	1205	4230200	OFFICEMAX/DEPOT 6545	07/24/2019	\$	6.59
FIFTH THIRD BANK	9/6/2019	1203	4359300	DBC BLICK ART MATERIAL	07/22/2019	\$	748.80
FIFTH THIRD BANK	9/6/2019	1203	4359300	DBC BLICK ART MATERIAL	07/22/2019	\$	748.80
FIFTH THIRD BANK	9/6/2019	1401	4355100	VICTORY TAILGATE	07/22/2019	\$	34.00
FIFTH THIRD BANK	9/6/2019	1401	4355100	HAYNEEDLE	07/22/2019	\$	53.57
FIFTH THIRD BANK	9/6/2019	210	4357000	FRENCH LICK FD	07/22/2019	\$	(471.21)
FIFTH THIRD BANK	9/6/2019	210	4357000	HOLIDAY INNS	07/22/2019	\$	500.00
FIFTH THIRD BANK	9/6/2019	210	4357000	HOLIDAY INNS	07/22/2019	\$	541.45
FIFTH THIRD BANK	9/6/2019	1203	4359003	MENARDS CARMEL IN	07/22/2019	\$	89.85
FIFTH THIRD BANK	9/6/2019	1201	4355300	ATD	07/19/2019	\$	399.00
FIFTH THIRD BANK	9/6/2019	1201	4355300	ATD	07/19/2019	\$	945.00
FIFTH THIRD BANK	9/6/2019	1110	4467099	APL APPLE ONLINE STORE	07/19/2019	\$	(137.06)
FIFTH THIRD BANK	9/6/2019	1203	4359003	AMZN MKTP US MH93I6QB0	07/19/2019	\$	134.55
FIFTH THIRD BANK	9/6/2019	1203	4343002	SOUTHWEST AIRLINES	07/19/2019	\$	392.96
FIFTH THIRD BANK	9/6/2019	1401	4355100	AMAZON.COM MH3179HJ0	07/17/2019	\$	278.15
FIFTH THIRD BANK	9/6/2019	1401	4355100	TROPHIES BY EDCO INC	07/17/2019	\$	108.66
FIFTH THIRD BANK	9/6/2019	210	4357000	HOLIDAY INNS	07/17/2019	\$	433.16
FIFTH THIRD BANK	9/6/2019	854	4359033	EIG CMYCOUNCIL.COM	07/17/2019	\$	223.80
FIFTH THIRD BANK	9/6/2019	210	4357000	HOLIDAY INNS	07/17/2019	\$	433.16
FIFTH THIRD BANK	9/6/2019	1203	4359003	AMZN MKTP US MH24C5BC0	07/17/2019	\$	14.99
FIFTH THIRD BANK	9/6/2019	1203	4359003	AMZN MKTP US MH8AL37T2	07/17/2019	\$	16.99
FIFTH THIRD BANK	9/6/2019	1401	4355100	UNIVERSAL MERC EXCHNGE	07/16/2019	\$	121.00
FIFTH THIRD BANK	9/6/2019	1401	4355100	THE PAINT CELLAR(1 OF	07/16/2019	\$	800.00
FIFTH THIRD BANK	9/6/2019	1203	4359003	AMZN MKTP US MH0T397B1	07/16/2019	\$	61.22

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

FIFTH THIRD BANK	9/6/2019	1401	4355100	VICTORY TAILGATE	07/15/2019	\$	199.00
FIFTH THIRD BANK	9/6/2019	1203	4357004	IMLA	07/15/2019	\$	595.00
FIFTH THIRD BANK	9/6/2019	1203	4359003	AMAZON.COM MH8O876Y2	07/15/2019	\$	39.56
FIFTH THIRD BANK	9/6/2019	1110	4467099	APL APPLE ONLINE STORE	07/15/2019	\$	1,689.53
FIFTH THIRD BANK	9/6/2019	210	4357000	HOLIDAY INNS	07/15/2019	\$	433.16
FIFTH THIRD BANK	9/6/2019	210	4357000	HOLIDAY INNS	07/15/2019	\$	433.16
FIFTH THIRD BANK	9/6/2019	1203	4359003	PROMOTIONS PLUS	07/15/2019	\$	7.00
FIFTH THIRD BANK	9/6/2019	1110	4467099	APL APPLE ONLINE STORE	07/12/2019	\$	749.00
FIFTH THIRD BANK	9/6/2019	210	4357000	UNITED AIRLINES	07/11/2019	\$	12.00
FIFTH THIRD BANK	9/6/2019	210	4357000	UNITED AIRLINES	07/11/2019	\$	14.00
FIFTH THIRD BANK	9/6/2019	210	4357000	UNITED AIRLINES	07/11/2019	\$	297.00
FIFTH THIRD BANK	9/6/2019	1203	4351501	READYREFRESH BY NESTLE	07/11/2019	\$	59.16
FIFTH THIRD BANK	9/6/2019	1203	4359003	VISTAPR VISTAPRINT.COM	07/11/2019	\$	(6.40)
FIFTH THIRD BANK	9/6/2019	1201	4350900	LANDS END BUS OUTFITTE	07/11/2019	\$	101.63
FIFTH THIRD BANK	9/6/2019	1203	4230200	BATTERIES PLUS 007	07/11/2019	\$	3.25
FIFTH THIRD BANK	9/6/2019	210	4357000	AMERICAN AIRLINES	07/11/2019	\$	361.00
FIFTH THIRD BANK	9/6/2019	1110	4467099	SP AVETICS	07/11/2019	\$	1,767.70
							18,301.84

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 DATED THIS _____ DAY OF _____, _____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____ AYES AND _____ NAYS.

COUNCIL PRESIDENT

PRESIDING OFFICER

ATTEST:

CLERK TREASURER

SUNGARD PENTAMATION, INC.
 DATE: 09/10/2019
 TIME: 14:13:09

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
CARMEL CLAY SCHOOLS-FUEL	343476	09/05/19	LP GAS-2017E	2201-R4231100	101086	183.54	
CARMEL CLAY SCHOOLS-FUEL	343476	09/05/19	GASOLINE	2201-R4231400	102300	10,155.83	
CARMEL CLAY SCHOOLS-FUEL	343476	09/05/19	DIESEL FUEL-2017E	2201-R4231300	101087	5,666.62	
CARMEL CLAY SCHOOLS-FUEL	343476	09/05/19	OTHER EXPENSES	601-5023990		11,457.77	
CARMEL CLAY SCHOOLS-FUEL	343476	09/05/19	OTHER EXPENSES	651-5023990		2,958.64	
							30,422.40
CONSTELLATION NEWENERGY G	343477	09/05/19	OTHER EXPENSES	601-5023990		64.65	
CONSTELLATION NEWENERGY G	343477	09/05/19	OTHER EXPENSES	601-5023990		24.89	
CONSTELLATION NEWENERGY G	343477	09/05/19	NATURAL GAS	2201-4349000		14.89	
							104.43
DIRECT TV	343478	09/05/19	OTHER RENTAL & LEASES	1115-4353099		136.23	
							136.23
DUKE ENERGY	343479	09/05/19	49403863016	2201-4348000		146.67	
DUKE ENERGY	343479	09/05/19	70103890010	2201-4348000		221.54	
DUKE ENERGY	343479	09/05/19	36103734015	2201-4348000		14.60	
DUKE ENERGY	343479	09/05/19	71603731012	2201-4348000		13.10	
DUKE ENERGY	343479	09/05/19	41903744012	2201-4348000		21.26	
DUKE ENERGY	343479	09/05/19	11203687011	2201-4348000		14.42	
							431.59
DUKE ENERGY	343480	09/05/19	62903721010	2201-4348000		45.13	
DUKE ENERGY	343480	09/05/19	85503714014	2201-4348000		89.19	
DUKE ENERGY	343480	09/05/19	75803894019	2201-4348000		55.39	
DUKE ENERGY	343480	09/05/19	98203914016	2201-4348000		30.05	
DUKE ENERGY	343480	09/05/19	95503714010	2201-4348000		59.44	
							279.20
DUKE ENERGY	343481	09/05/19	OTHER EXPENSES	651-5023990		30.09	
							30.09
MID AMERICA BEVERAGE INC	343482	09/05/19	FOOD & BEVERAGES	1207-4239040		372.60	
							372.60
MONARCH BEVERAGE CO INC	343483	09/05/19	FOOD & BEVERAGES	1207-4239040		1,005.70	
							1,005.70
VERIZON WIRELESS	343484	09/05/19	CELLULAR PHONE FEES	2200-4344100		604.17	
							604.17
VERIZON WIRELESS	343485	09/05/19	CELLULAR PHONE FEES	1115-4344100		873.61	
							873.61
VERIZON WIRELESS	343486	09/05/19	CELLULAR PHONE FEES	1701-4344100		161.40	
							161.40
VERIZON WIRELESS	343487	09/05/19	OTHER CONT SERVICES	1801-4350900		60.02	
							60.02
WEX BANK	343488	09/05/19	GASOLINE	1120-4231400		202.52	
WEX BANK	343488	09/05/19	GASOLINE	1120-4231400		208.70	
							411.22
BRIGHT HOUSE NETWORKS	343489	09/05/19	0050000027-02	2201-4344100		74.98	
							74.98
BRIGHT HOUSE NETWORKS	343490	09/05/19	0050005134-01	1115-4350900		109.98	
							109.98
BRIGHT HOUSE NETWORKS	343491	09/05/19	0050008104-01	601-5023990		137.90	
							137.90
BRIGHT HOUSE NETWORKS	343492	09/05/19	0050827101-01	2201-4344100		74.98	
							74.98
CARMEL UTILITIES	343493	09/05/19	WATER & SEWER	1120-4348500		147.63	
							147.63
CARMEL UTILITIES	343494	09/05/19	WATER & SEWER	2201-4348500		241.99	
							241.99
CARMEL UTILITIES	343495	09/05/19	0792648000	2201-4348500		474.49	
CARMEL UTILITIES	343495	09/05/19	1332413300	2201-4348500		460.41	
							934.90
CRAIG CARTER	343496	09/05/19	OTHER EXPENSES	651-5023990		318.00	

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ERIC SHANAYDA	343497	09/05/19	EXTERNAL TRAINING TRAVEL	2201-4343002	501.60	318.00
JENELL FAIRMAN	343498	09/05/19	OTHER CONT SERVICES	1801-4350900	40.00	501.60
JENELL FAIRMAN	343498	09/05/19	OTHER CONT SERVICES	1801-4350900	48.00	
ANN GALLAGHER	343499	09/05/19	OTHER MISCELLANEOUS	1110-4239099	50.37	88.00
ANN GALLAGHER	343499	09/05/19	OTHER EXPENSES	851-5023990	14.99	
GENUINE PARTS COMPANY-IND	343500	09/05/19	EQUIPMENT REPAIRS & MAINT	1207-4350000	216.23	65.36
HAMILTON COUNTY TREASURER	343501	09/05/19	OTHER EXPENSES	101-5023990	9,862.56	216.23
HAMILTON COUNTY AUDITOR-D	343502	09/05/19	OTHER EXPENSES	210-5023990	6,350.00	9,862.56
HAMILTON COUNTY AUDITOR-D	343503	09/05/19	OTHER EXPENSES	210-5023990	1,060.00	6,350.00
WILLIAM E HAYMAKER	343504	09/05/19	TRAVEL & LODGING	1110-4343003	85.30	1,060.00
LIGHTBOUND LLC	343505	09/05/19	DEC 2019: BANDWIDTH/PORT	1115-4344200 102844	1,060.00	85.30
KEVIN KINGHORN	343506	09/05/19	TRAINING SEMINARS	210-4357000	595.49	1,060.00
MEGAN MCVICKER	343507	09/05/19	TRAVEL PER DIEMS	1203-4343004	55.33	595.49
BRAD PEASE	343508	09/05/19	TUITION REIMBURSEMENT	2200-4128000	1,434.12	55.33
JOHN PIRICS	343509	09/05/19	TRAINING SEMINARS	210-4357000	325.00	1,434.12
PITNEY BOWES	343510	09/05/19	POSTAGE METER	1110-4353003	208.71	325.00
KAYLEE PURCELL	343511	09/05/19	TRAVEL PER DIEMS	1203-4343004	43.96	208.71
REPUBLIC WASTE SERVICES O	343512	09/05/19	TRASH COLLECTION	1115-4350101	73.84	43.96
REPUBLIC WASTE SERVICES O	343512	09/05/19	TRASH COLLECTION	1120-4350101	738.00	
REPUBLIC WASTE SERVICES O	343512	09/05/19	TRASH COLLECTION	1120-4350101	91.00	
T-MOBILE USA INC	343513	09/05/19	SPECIAL INVESTIGATION FEE	1110-4358200	50.00	902.84
TARA WASHINGTON	343514	09/05/19	OTHER EXPENSES	651-5023990	337.94	50.00
KEVIN WHITED	343515	09/05/19	BIKE CARMEL	854-4359038	71.80	337.94
NANCY L ZELLERS	343516	09/05/19	TRAINING SEMINARS	210-4357000	277.91	71.80
DUKE ENERGY	343517	09/09/19	ELECTRICITY	1125-4348000	32.48	277.91
IPL	343518	09/09/19	ELECTRICITY	1125-4348000	161.82	32.48
IPL	343518	09/09/19	ELECTRICITY	1125-4348000	59.83	
IPL	343518	09/09/19	ELECTRICITY	1125-4348000	69.41	
VERIZON WIRELESS	343519	09/09/19	CELLULAR PHONE FEES	1081-4344100	524.55	291.06
VERIZON WIRELESS	343519	09/09/19	CELLULAR PHONE FEES	1091-4344100	120.04	
VERIZON WIRELESS	343519	09/09/19	CELLULAR PHONE FEES	1125-4344100	40.35	
VERIZON WIRELESS	343520	09/09/19	CELLULAR PHONE FEES	1125-4344100	577.81	684.94
VERIZON WIRELESS	343520	09/09/19	SMALL TOOLS & MINOR EQUIP	1125-4238000	33.74	

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ACE-PAK PRODUCTS INC	343521	09/09/19	OTHER MAINT SUPPLIES	1093-4238900	467.62	
ACE-PAK PRODUCTS INC	343521	09/09/19	OTHER MAINT SUPPLIES	1093-4238900	127.44	
						595.06
AMERICAN RED CROSS-HLTH &	343522	09/09/19	GENERAL PROGRAM SUPPLIES	1096-4239039	2,467.26	
ARAB TERMITE & PEST CONTR	343523	09/09/19	2019 PEST CONTROL SERVICE	1125-4350100 52300	56.00	2,467.26
KURTIS BAUMGARTNER	343524	09/09/19	CELLULAR PHONE FEES	1125-4344100	50.00	56.00
CARDNO INC	343525	09/09/19	MAINTENANCE SERVICE AGGRE	853-5023990 52728	550.00	50.00
CARMEL GLASS & MIRROR, IN	343526	09/09/19	OTHER MISCELLANEOUS	1096-4239099	1,241.70	550.00
CARMEL WELDING & SUPP INC	343527	09/09/19	SMALL TOOLS & MINOR EQUIP	1125-4238000	59.90	1,241.70
CENTRAL INDIANA ASSOC OF	343528	09/09/19	ORGANIZATION & MEMBER DUE	1125-4355300	175.00	59.90
CHILDREN'S MUSEUM OF INDI	343529	09/09/19	FIELD TRIPS	1082-4343007	510.00	175.00
CINTAS CORPORATION #18	343530	09/09/19	OTHER MAINT SUPPLIES	1093-4238900	757.99	510.00
CINTAS CORPORATION #18	343530	09/09/19	OTHER MAINT SUPPLIES	1093-4238900	760.90	
CINTAS CORPORATION #18	343530	09/09/19	OTHER MAINT SUPPLIES	1093-4238900	-221.64	
CINTAS	343531	09/09/19	OTHER MAINT SUPPLIES	1093-4238900	577.48	1,297.25
CULLIGAN WATER CONDITIONI	343532	09/09/19	OTHER MAINT SUPPLIES	1093-4238900	363.58	577.48
CULLIGAN WATER CONDITIONI	343532	09/09/19	OTHER MAINT SUPPLIES	1093-4238900	727.16	
MAX ELLIS	343533	09/09/19	TRAVEL FEES & EXPENSES	1081-4343000	64.50	1,090.74
MAX ELLIS	343533	09/09/19	TRAVEL FEES & EXPENSES	1082-4343000	21.74	
ENVIRONMENTAL LABORATORIE	343534	09/09/19	OTHER CONT SERVICES	1125-4350900	21.00	86.24
ENVIRONMENTAL LABORATORIE	343534	09/09/19	GROUNDS MAINTENANCE	1125-4350400	10.50	
ENVIRONMENTAL LABORATORIE	343534	09/09/19	OTHER CONT SERVICES	1125-4350900	21.00	
ENVIRONMENTAL LABORATORIE	343534	09/09/19	OTHER CONT SERVICES	1094-4350900	200.00	
ENVIRONMENTAL LABORATORIE	343534	09/09/19	7/17-9/25 WATER SAMPLING	1125-4350000 53287	25.00	277.50
EPPLEY INSTITUTE	343535	09/09/19	REGISTRATION PMT TRAINING	1125-4357004 53502	300.00	600.00
EPPLEY INSTITUTE	343535	09/09/19	REGISTRATION PMT TRAINING	1125-4357004 53502	300.00	
FACILITY SOLUTIONS GROUP	343536	09/09/19	OTHER MAINT SUPPLIES	1093-4238900	147.24	147.24
FRANCISCO JAVIER CONTRERA	343537	09/09/19	SECURITY SERVICES	1091-4341992	350.00	350.00
FUN EXPRESS	343538	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	29.84	
FUN EXPRESS	343538	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	30.39	
GRAINGER	343539	09/09/19	OTHER MAINT SUPPLIES	1093-4238900	44.80	60.23
GRAYBAR ELECTRIC CO, INC	343540	09/09/19	REPAIR PARTS	1093-4237000	513.92	44.80
DEBRA GRISHAM, ATTORNEY A	343541	09/09/19	LEGAL FEES	1125-4340000	8,213.40	513.92
DEBRA GRISHAM, ATTORNEY A	343541	09/09/19	OTHER EXPENSES	106-5023990	2,284.20	
DEBRA GRISHAM, ATTORNEY A	343541	09/09/19	LEGAL FEES	1081-4340000	32.40	
DEBRA GRISHAM, ATTORNEY A	343541	09/09/19	LEGAL FEES	1082-4340000	226.80	
DEBRA GRISHAM, ATTORNEY A	343541	09/09/19	LEGAL FEES	1091-4340000	615.60	
GRUNAU COMPANY INC OF IND	343542	09/09/19	BUILDING REPAIRS & MAINT	1093-4350100	378.00	11,372.40

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						378.00
GT SOFT, INC.	343543	09/09/19	INFO SYS MAINT/CONTRACTS	1081-4341955	24,600.00	24,600.00
HAMILTON COUNTY SPORTS CO	343544	09/09/19	FIELD TRIPS	1082-4343007	576.00	576.00
HAMILTON DISC GOLF	343545	09/09/19	2019 GOLF COURSE MAINTENA	1125-4350400 53085	867.00	867.00
VIRGINIA SUE HART	343546	09/09/19	ADULT CONTRACTORS	1096-4340800	935.00	935.00
INDIANA PARK & RECREATION	343547	09/09/19	STAFF CPSI TRAINING/EXAM	1125-4357004 53500	1,635.00	1,635.00
INDIANAPOLIS FENCING CLUB	343548	09/09/19	ADULT CONTRACTORS	1096-4340800	1,470.00	1,470.00
J & K COMMUNICATIONS, INC	343549	09/09/19	OFFICE SUPPLIES	1081-4230200	55.00	
J & K COMMUNICATIONS, INC	343549	09/09/19	OFFICE SUPPLIES	1081-4230200	97.68	
J & K COMMUNICATIONS, INC	343549	09/09/19	OFFICE SUPPLIES	1081-4230200	105.83	
J & K COMMUNICATIONS, INC	343549	09/09/19	GENERAL PROGRAM SUPPLIES	1092-4239039	669.00	927.51
JACK LAURIE GROUP	343550	09/09/19	SPECIAL PROJECTS	1091-4359000	15,300.00	
JACK LAURIE GROUP	343550	09/09/19	BUILDING REPAIRS & MAINT	1093-4350100	1,640.00	16,940.00
MICHAEL KLITZING	343551	09/09/19	CELLULAR PHONE FEES	1125-4344100	50.00	
MICHAEL KLITZING	343551	09/09/19	TRAVEL FEES & EXPENSES	1125-4343000	417.96	467.96
KIRK LUTTRELL	343552	09/09/19	GENERAL PROGRAM SUPPLIES	1096-4239039	825.00	825.00
TERESE MCANINCH	343553	09/09/19	CELLULAR PHONE FEES	1091-4344100	25.00	
TERESE MCANINCH	343553	09/09/19	TRAVEL FEES & EXPENSES	1091-4343000	14.90	39.90
ERIC MEHL	343554	09/09/19	TRAVEL FEES & EXPENSES	1091-4343000	77.53	
ERIC MEHL	343554	09/09/19	CELLULAR PHONE FEES	1091-4344100	50.00	127.53
MOBILE MINI INC	343555	09/09/19	OTHER RENTAL & LEASES	1094-4353099	551.17	551.17
MRP INDY, LLC	343556	09/09/19	FIELD TRIPS	1082-4343007	324.00	324.00
ON RAMP INDIANA INC	343557	09/09/19	INFO SYS MAINT/CONTRACTS	1125-4341955	396.00	
ON RAMP INDIANA INC	343557	09/09/19	INFO SYS MAINT/CONTRACTS	1081-4341955	88.00	
ON RAMP INDIANA INC	343557	09/09/19	INFO SYS MAINT/CONTRACTS	1091-4341955	528.00	1,012.00
JIMMY JOE PHARIS	343558	09/09/19	SECURITY SERVICES	1091-4341992	480.00	480.00
PING TREE SERVICE	343559	09/09/19	GROUNDS MAINTENANCE	1125-4350400	3,718.55	
PING TREE SERVICE	343559	09/09/19	STORM DMG CLEANUP MONON	1125-4350400 53150	22,132.30	25,850.85
POWER SYSTEMS INC	343560	09/09/19	GENERAL PROGRAM SUPPLIES	1096-4239039	80.61	80.61
REPUBLIC WASTE SERVICES O	343561	09/09/19	BUILDING REPAIRS & MAINT	110-4350100	75.00	
REPUBLIC WASTE SERVICES O	343561	09/09/19	TRASH COLLECTION	110-4350101	75.00	
REPUBLIC WASTE SERVICES O	343561	09/09/19	TRASH COLLECTION	1091-4350101	446.62	
REPUBLIC WASTE SERVICES O	343561	09/09/19	2018/19 CEN PARK TRASH SE	1125-R4350101 51999	143.00	
REPUBLIC WASTE SERVICES O	343561	09/09/19	JAN-DEC 2019 TRASH SERVIC	1125-4350101 52312	205.00	944.62
ROBERTS DISTRIBUTORS LP	343562	09/09/19	PHOTOGRAPHY EQUIP	1125-4359000 53459	1,738.00	1,738.00
S & S CRAFTS WORLDWIDE IN	343563	09/09/19	GENERAL PROGRAM SUPPLIES	1082-4239039	571.54	
S & S CRAFTS WORLDWIDE IN	343563	09/09/19	GENERAL PROGRAM SUPPLIES	1082-4239039	95.13	
S & S CRAFTS WORLDWIDE IN	343563	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	35.70	

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S & S CRAFTS WORLDWIDE IN	343563	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	75.16	
S & S CRAFTS WORLDWIDE IN	343563	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	392.43	
						1,169.96
PAULA SCHLEMMER	343564	09/09/19	TRAVEL FEES & EXPENSES	1125-4343000	32.31	
						32.31
SOUTHERN ROCK RESTAURANTS	343565	09/09/19	GENERAL PROGRAM SUPPLIES	1082-4239039	45.00	
						45.00
STAPLES BUSINESS ADVANTAG	343566	09/09/19	GENERAL PROGRAM SUPPLIES	1082-4239039	64.93	
STAPLES BUSINESS ADVANTAG	343566	09/09/19	GENERAL PROGRAM SUPPLIES	1082-4239039	7.29	
STAPLES BUSINESS ADVANTAG	343566	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	15.39	
STAPLES BUSINESS ADVANTAG	343566	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	35.96	
STAPLES BUSINESS ADVANTAG	343566	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	23.96	
STAPLES BUSINESS ADVANTAG	343566	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	29.94	
STAPLES BUSINESS ADVANTAG	343566	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	19.14	
STAPLES BUSINESS ADVANTAG	343566	09/09/19	GENERAL PROGRAM SUPPLIES	1081-4239039	29.94	
STAPLES BUSINESS ADVANTAG	343566	09/09/19	OFFICE SUPPLIES	1091-4230200	49.00	
STAPLES BUSINESS ADVANTAG	343566	09/09/19	OFFICE SUPPLIES	1091-4230200	255.44	
						530.99
STERICYCLE INC	343567	09/09/19	OTHER CONT SERVICES	1094-4350900	43.89	
						43.89
SUGAR VALLEY	343568	09/09/19	FIELD TRIPS	1082-4343007	384.00	
						384.00
RICHARD TAYLOR	343569	09/09/19	REFUNDS AWARDS & INDEMITY	1096-4358400	98.00	
						98.00
TOADVINE ENTERPRISES	343570	09/09/19	REPAIR PARTS	1093-4237000	625.00	
						625.00
TRICO REGIONAL SEWER UTIL	343571	09/09/19	WATER & SEWER	1125-4348500	78.55	
TRICO REGIONAL SEWER UTIL	343571	09/09/19	WATER & SEWER	1125-4348500	120.81	
TRICO REGIONAL SEWER UTIL	343571	09/09/19	WATER & SEWER	1125-4348500	13.45	
TRICO REGIONAL SEWER UTIL	343571	09/09/19	WATER & SEWER	1125-4348500	33.51	
TRICO REGIONAL SEWER UTIL	343571	09/09/19	WATER & SEWER	1091-4348500	35.13	
TRICO REGIONAL SEWER UTIL	343571	09/09/19	WATER & SEWER	1091-4348500	423.97	
TRICO REGIONAL SEWER UTIL	343571	09/09/19	WATER & SEWER	1091-4348500	5,726.31	
TRICO REGIONAL SEWER UTIL	343571	09/09/19	WATER & SEWER	110-4348500	149.41	
						6,581.14
TURKEY RUN/SHADES STATE P	343572	09/09/19	FIELD TRIPS	1082-4343007	68.00	
						68.00
LIFT UP TUMBLING & NUTRIT	343573	09/09/19	ADULT CONTRACTORS	1096-4340800	420.00	
						420.00
ERIN WOLPERT	343574	09/09/19	REFUNDS AWARDS & INDEMITY	1081-4358400	250.00	
						250.00
ROBERT E FIRENZE	343575	09/09/19	OVERPAYMENT	601-5023990	12,271.42	
						12,271.42
DUKE ENERGY	343576	09/10/19	ELECTRICITY	1205-4348000	97.53	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	24.55	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	109.14	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	6,108.10	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	17.85	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	46.72	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	47.27	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	59.47	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	601-5023990	59.47	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	20.19	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	601-5023990	20.19	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	163.71	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	601-5023990	163.72	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	42.59	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	601-5023990	42.58	

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DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	24.77	
DUKE ENERGY	343576	09/10/19	OTHER EXPENSES	651-5023990	74.12	
DUKE ENERGY	343576	09/10/19	ELECTRICITY	1205-4348000	85.87	
DUKE ENERGY	343576	09/10/19	ELECTRICITY	1205-4348000	46.70	
DUKE ENERGY	343576	09/10/19	ELECTRICITY	1205-4348000	19.64	
DUKE ENERGY	343576	09/10/19	ELECTRICITY	1205-4348000	9.01	
						7,283.19
GREATAMERICA FINANCIAL SE	343577	09/10/19	OTHER EXPENSES	601-5023990	1,108.32	
GREATAMERICA FINANCIAL SE	343577	09/10/19	OTHER EXPENSES	651-5023990	309.30	
						1,417.62
IPL	343578	09/10/19	OTHER EXPENSES	601-5023990	63,884.75	
						63,884.75
IPL	343579	09/10/19	ELECTRICITY	1110-4348000	126.97	
						126.97
VECTREN ENERGY	343580	09/10/19	OTHER EXPENSES	601-5023990	17.00	
						17.00
VECTREN ENERGY	343581	09/10/19	OTHER EXPENSES	601-5023990	76.99	
						76.99
VECTREN ENERGY	343582	09/10/19	OTHER EXPENSES	601-5023990	95.85	
						95.85
VECTREN ENERGY	343583	09/10/19	OTHER EXPENSES	601-5023990	64.72	
						64.72
VECTREN ENERGY	343584	09/10/19	OTHER EXPENSES	601-5023990	.20	
						.20
VERIZON WIRELESS	343585	09/10/19	CELLULAR PHONE FEES	1110-4344100	4,881.97	
VERIZON WIRELESS	343585	09/10/19	CELLULAR PHONE FEES	1110-4344100	3,707.86	
						8,589.83
VERIZON WIRELESS	343586	09/10/19	OTHER EXPENSES	651-5023990	141.10	
VERIZON WIRELESS	343586	09/10/19	OTHER EXPENSES	601-5023990	131.01	
						272.11
VERIZON WIRELESS	343587	09/10/19	CELLULAR PHONE FEES	1205-4344100	172.94	
VERIZON WIRELESS	343587	09/10/19	OTHER CONT SERVICES	922-4350900	40.35	
VERIZON WIRELESS	343587	09/10/19	CELLULAR PHONE FEES	1201-4344100	110.71	
						324.00
VERIZON WIRELESS	343588	09/10/19	OTHER EXPENSES	651-5023990	1,977.83	
						1,977.83
VERIZON WIRELESS	343589	09/10/19	OTHER EXPENSES	601-5023990	1,984.61	
						1,984.61
VERIZON WIRELESS	343590	09/10/19	TELEPHONE LINE CHARGES	911-4344000	379.96	
						379.96
WEX BANK	343591	09/10/19	GASOLINE	1110-4231400	116.48	
						116.48
WEX BANK	343592	09/10/19	GASOLINE	1110-4231400	316.35	
						316.35
KURT ANDERSON	343593	09/10/19	EXTERNAL TRAINING TRAVEL	2200-4343002	459.68	
						459.68
BODIES BY NANCY LLC	343594	09/10/19	OTHER EXPENSES	301-5023990	280.00	
						280.00
BRIGHT HOUSE NETWORKS	343595	09/10/19	ACCT 0050589319-01	1110-4355400	163.50	
						163.50
BRIGHT HOUSE NETWORKS	343596	09/10/19	OTHER CONT SERVICES	1115-4350900	161.93	
						161.93
SHANE BURNHAM	343597	09/10/19	CITYWORKS CONFERENCE EXP	2200-R4343002	305.77	
SHANE BURNHAM	343597	09/10/19	EXTERNAL TRAINING TRAVEL	2200-4343002	527.67	
						833.44
CARMEL UTILITIES	343598	09/10/19	WATER & SEWER	1207-4348500	736.40	
						736.40
RACHEL FINN	343599	09/10/19	OTHER CONT SERVICES	1801-4350900	12.35	

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RACHEL FINN	343599	09/10/19	OTHER CONT SERVICES	1801-4350900	35.00	
						47.35
IU HEALTH WORKPLACE SERVI	343600	09/10/19	OTHER EXPENSES	301-5023990	36,073.16	
IU HEALTH WORKPLACE SERVI	343600	09/10/19	OTHER EXPENSES	301-5023990	1,254.60	
IU HEALTH WORKPLACE SERVI	343600	09/10/19	OTHER EXPENSES	301-5023990	1,981.04	
IU HEALTH WORKPLACE SERVI	343600	09/10/19	OTHER EXPENSES	301-5023990	44,540.11	
						83,848.91
METRO FIBERNET LLC	343601	09/10/19	OTHER EXPENSES	601-5023990	1,350.00	
						1,350.00
MEG OSBORNE	343602	09/10/19	OTHER EXPENSES	101-5023990	100.00	
						100.00
PETTY CASH	343603	09/10/19	TRAVEL & LODGING	1110-4343003	114.25	
						114.25
JOHN PIRICS	343604	09/10/19	TRAINING SEMINARS	210-4357000	195.00	
						195.00
READY REFRESH BY NESTLE	343605	09/10/19	FOOD & BEVERAGES	1207-4239040	61.99	
						61.99
REPUBLIC WASTE SERVICES O	343606	09/10/19	OTHER EXPENSES	601-5023990	204.00	
REPUBLIC WASTE SERVICES O	343606	09/10/19	OTHER EXPENSES	601-5023990	158.72	
REPUBLIC WASTE SERVICES O	343606	09/10/19	OTHER EXPENSES	601-5023990	276.82	
REPUBLIC WASTE SERVICES O	343606	09/10/19	TRASH COLLECTION	1205-4350101	317.61	
						957.15
REPUBLIC WASTE SERVICES O	343607	09/10/19	OTHER EXPENSES	651-5023990	3,156.00	
REPUBLIC WASTE SERVICES O	343607	09/10/19	OTHER EXPENSES	651-5023990	369.50	
						3,525.50
REPUBLIC WASTE SERVICES O	343608	09/10/19	TRASH COLLECTION	1110-4350101	304.80	
						304.80
BRIGHT HOUSE NETWORKS	343609	09/10/19	ACCT 0050003119-03	1207-4349500	271.96	
						271.96
TRICO REGIONAL SEWER UTIL	343610	09/10/19	OTHER EXPENSES	601-5023990	106.51	
TRICO REGIONAL SEWER UTIL	343610	09/10/19	OTHER EXPENSES	601-5023990	92.21	
						198.72
NANCY L ZELLERS	343611	09/10/19	OTHER EXPENSES	852-5023990	13.77	
						13.77
360 PROPERTIES LLC	343612	09/10/19	CLEANING SERVICES	1115-4350600	350.00	
						350.00
A A F INTERNATIONAL	343613	09/10/19	OTHER EXPENSES	651-5023990	929.86	
						929.86
AAA EXTERMINATING INC	343614	09/10/19	BUILDING REPAIRS & MAINT	1110-4350100	85.00	
						85.00
ACTION EQUIPMENT INC	343615	09/10/19	REPAIR PARTS	2201-4237000	384.12	
						384.12
ADVANCED TURF SOLUTIONS I	343616	09/10/19	REPAIR PARTS	2201-4237000	1,392.01	
ADVANCED TURF SOLUTIONS I	343616	09/10/19	LANDSCAPING SUPPLIES	2201-4239034	640.00	
ADVANCED TURF SOLUTIONS I	343616	09/10/19	LANDSCAPING SUPPLIES	2201-4239034	59.60	
ADVANCED TURF SOLUTIONS I	343616	09/10/19	GROUNDS MAINTENANCE	1207-4350400	2,945.40	
						5,037.01
AGRO CHEM INC	343617	09/10/19	REPAIR PARTS	2201-4237000	58.40	
						58.40
BEDELL PLUMBING INC	343618	09/10/19	BUILDING REPAIRS & MAINT	1205-4350100	440.00	
BEDELL PLUMBING INC	343618	09/10/19	BUILDING REPAIRS & MAINT	1205-4350100	185.00	
						625.00
ALRO STEEL CORPORATION	343619	09/10/19	OTHER CONT SERVICES	922-4350900	1,073.15	
						1,073.15
AMAZON CAPITAL SERVICES	343620	09/10/19	1XJLRTX43J7	102-4467099	879.00	
AMAZON CAPITAL SERVICES	343620	09/10/19	IDTG4TPD4XW9	1120-4239099	13.49	
AMAZON CAPITAL SERVICES	343620	09/10/19	IDTG4TPD4XW9	1120-4239012	91.96	
						984.45

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AMAZON CAPITAL SERVICES	343621	09/10/19	1NNGDY9V3XTD	1205-4230200	41.95	
						41.95
AMAZON CAPITAL SERVICES	343622	09/10/19	1V6JC9HJ694V	1207-4239040	158.73	
AMAZON CAPITAL SERVICES	343622	09/10/19	1J191JC6NX13	1207-4350100	29.98	
AMAZON CAPITAL SERVICES	343622	09/10/19	1C4LK1FVQJP9	1207-4230200	28.48	
						217.19
AMAZON CAPITAL SERVICES	343623	09/10/19	1TNPHX3Q6J11	1801-4230200	223.96	
						223.96
AMAZON CAPITAL SERVICES	343624	09/10/19	1T3RKPV1XKGV	2201-4238900	869.35	
						869.35
AMAZON CAPITAL SERVICES	343625	09/10/19	1Q74H4DWYXPC	651-5023990	183.56	
						183.56
AMERICAN LEGAL PUBLISHING	343626	09/10/19	ORDINANCE CODIFICATION	1701-4341953	542.75	
AMERICAN LEGAL PUBLISHING	343626	09/10/19	ORDINANCE CODIFICATION	1701-R4341953	102453	846.25
						1,389.00
AMERICAN STRUCTURE POINT,	343627	09/10/19	BUILDING REPAIRS/MAINTENA	1205-4350100	102481	1,012.24
						1,012.24
ARMOUR FIRE PROTECTION	343628	09/10/19	OTHER CONT SERVICES	1208-4350900		10.00
						10.00
ASCENSION ST VINCENT PUBL	343629	09/10/19	MEDICAL EXAM FEES	1120-4340701	1,303.72	
						1,303.72
AUTOMATIC IRRIGATION SUPP	343630	09/10/19	LANDSCAPING SUPPLIES	2201-4239034	410.70	
AUTOMATIC IRRIGATION SUPP	343630	09/10/19	WATER MAINTENANCE SUPPL	1207-4238100	154.59	
						565.29
AUTOZONE INC	343631	09/10/19	OTHER EXPENSES	601-5023990	59.12	
						59.12
B H LANDSCAPING LLC	343632	09/10/19	GROUNDS MAINTENANCE	1120-4350400	136.00	
B H LANDSCAPING LLC	343632	09/10/19	GROUNDS MAINTENANCE	1120-4350400	144.00	
B H LANDSCAPING LLC	343632	09/10/19	GROUNDS MAINTENANCE	1120-4350400	42.00	
B H LANDSCAPING LLC	343632	09/10/19	GROUNDS MAINTENANCE	1120-4350400	84.00	
						406.00
BANKS & BROWER, LLC	343633	09/10/19	PAUPER ATTORNEY FEES	506-4341952	1,666.66	
						1,666.66
BEC ENTERPRISES LLC	343634	09/10/19	REPAIR PARTS	2201-4237000	295.48	
						295.48
SUSAN BELL	343635	09/10/19	CLEANING SERVICES	911-4350600	100.00	
						100.00
BLU MOON CAFE	343636	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	4,741.25	
						4,741.25
BOONE CO RESOURCE RECOVER	343637	09/10/19	BUILDING REPAIRS & MAINT	2201-4350100	1,462.00	
BOONE CO RESOURCE RECOVER	343637	09/10/19	OTHER EXPENSES	601-5023990	1,501.00	
						2,963.00
BRADEN BUSINESS SYS,INC	343638	09/10/19	OTHER CONT SERVICES	1207-4350900	98.96	
BRADEN BUSINESS SYS,INC	343638	09/10/19	COPIER	1110-4353004	676.00	
BRADEN BUSINESS SYS,INC	343638	09/10/19	COPIER	911-4353004	250.00	
						1,024.96
BRATEMAN'S INC.	343639	09/10/19	NEW OFFICER UNIFORM	1110-R4356002	102428	5,873.68
						5,873.68
BRUCE BREEDEN	343640	09/10/19	TRAVEL PER DIEMS	1203-4343004	75.00	
						75.00
BREHOB NURSERY, INC	343641	09/10/19	LANDSCAPING SUPPLIES	2201-4239034	380.00	
						380.00
BRENNTAG MID SOUTH INC	343642	09/10/19	OTHER EXPENSES	601-5023990	1,006.20	
BRENNTAG MID SOUTH INC	343642	09/10/19	OTHER EXPENSES	601-5023990	430.86	
BRENNTAG MID SOUTH INC	343642	09/10/19	OTHER EXPENSES	601-5023990	1,306.85	
						2,743.91
C T W ELECTRICAL CO, INC	343643	09/10/19	GARAGE & MOTOR SUPPIES	2201-4232100	116.23	
						116.23

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C. L. COONROD & COMPANY	343644	09/10/19	PROFESSIONAL ACCOUNTING	1160-4340303	102500	13,693.00	13,693.00
CARGILL INC-SALT DIVISION	343645	09/10/19	OTHER EXPENSES	601-5023990		2,669.70	
CARGILL INC-SALT DIVISION	343645	09/10/19	OTHER EXPENSES	601-5023990		2,647.30	
CARGILL INC-SALT DIVISION	343645	09/10/19	OTHER EXPENSES	601-5023990		2,664.37	
CARMEL CLAY PARKS & RECRE	343646	09/10/19	PROMOTIONAL FUNDS	1201-4350900		1,960.00	7,981.37
CERES SOLUTIONS	343647	09/10/19	DIESEL FUEL	2201-4231300		601.18	1,960.00
CHILD SOURCE	343648	09/10/19	CHILD CAR SEATS	852-5023990	103075	851.60	601.18
CHILD SOURCE	343648	09/10/19	CHILD CAR SEATS	900-4359005	103082	755.90	1,607.50
CHOICE SCREENING INC	343649	09/10/19	OTHER CONT SERVICES	1120-4350900		246.00	246.00
CINTAS CORPORATION #18	343650	09/10/19	LAUNDRY SERVICE	2201-4356501		200.22	
CINTAS CORPORATION #18	343650	09/10/19	LAUNDRY SERVICE	2201-4356501		580.01	
CINTAS CORPORATION #18	343650	09/10/19	UNIFORMS	1207-4356001		20.71	
CINTAS CORPORATION #18	343650	09/10/19	EQUIPMENT REPAIRS & MAINT	1207-4350000		421.81	1,222.75
CINTAS FIRST AID & SAFETY	343651	09/10/19	SAFETY SUPPLIES	1207-4239012		109.40	
CINTAS FIRST AID & SAFETY	343651	09/10/19	SAFETY SUPPLIES	1110-4239012		127.90	237.30
CANTEEN REFRESHMENT SERVI	343652	09/10/19	PROMOTIONAL FUNDS	1160-4355100		74.00	74.00
CORE & MAIN	343653	09/10/19	OTHER EXPENSES	601-5023990		211.90	
CORE & MAIN	343653	09/10/19	OTHER EXPENSES	601-5023990		1,264.70	1,476.60
CROSSROAD ENGINEERS, PC	343654	09/10/19	OTHER EXPENSES	601-5023990		750.00	
CROSSROAD ENGINEERS, PC	343654	09/10/19	INDOT LPA CONSTRUC INSPEC	203-R4350900	101752	7,404.46	
CROSSROAD ENGINEERS, PC	343654	09/10/19	INDOT LPA CONSTRUC INSPEC	900-R4359042	101752	29,617.82	
CROSSROAD ENGINEERS, PC	343654	09/10/19	ON-CALL PLAN REVIEW	2200-R4340100	102110	5,164.26	
CROSSROAD ENGINEERS, PC	343654	09/10/19	ON-CALL PLAN REVIEW	2200-R4350900	102110	933.24	
CROSSROAD ENGINEERS, PC	343654	09/10/19	2019 ON CALL ENG/INSPC FE	2200-4340100	102545	560.00	44,429.78
CURRENT PUBLISHING	343655	09/10/19	LEGAL NOTICES-2017E	1192-R4345500	101097	15.72	
CURRENT PUBLISHING	343655	09/10/19	PUBLICATION OF LEGAL ADS	1701-4345500		65.35	
CURRENT PUBLISHING	343655	09/10/19	PUBLICATION OF LEGAL ADS	1701-4345500		320.13	401.20
CUSTOM TRUCK & AUTO INC	343656	09/10/19	AUTO REPAIR & MAINTENANCE	1120-4351000		90.56	90.56
DEEM LLC	343657	09/10/19	OTHER EXPENSES	601-5023990		2,839.10	2,839.10
DELL MARKETING LP	343658	09/10/19	ESET RENEW OCT'19-OCT'20	1115-4351502	103078	6,202.50	6,202.50
PROFESSIONAL TOOL SOLUTIO	343659	09/10/19	SMALL TOOLS & MINOR EQUIP	2201-4238000		466.00	466.00
DLH COUNSELING & CONSULTI	343660	09/10/19	OTHER PROFESSIONAL FEES	1110-4341999		700.00	700.00
DO317 MEDIA LLC	343661	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003		750.00	750.00
DONLEY SAFETY	343662	09/10/19	REPAIR PARTS	2201-4237000		356.48	356.48
EAGLE POINT GUN	343663	09/10/19	AMMUNITION	1110-4239010	102957	18,290.00	18,290.00
EAN SERVICES, LLC	343664	09/10/19	AUTOMOBILE LEASE	911-4352600		853.30	853.30
ENVIRONMENTAL LABORATORIE	343665	09/10/19	OTHER EXPENSES	601-5023990		10.50	

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ENVIRONMENTAL LABORATORIE	343665	09/10/19	OTHER EXPENSES	601-5023990	10.50	
ENVIRONMENTAL LABORATORIE	343665	09/10/19	OTHER EXPENSES	601-5023990	10.50	
ENVIRONMENTAL LABORATORIE	343665	09/10/19	OTHER EXPENSES	601-5023990	10.50	
ENVIRONMENTAL LABORATORIE	343665	09/10/19	OTHER EXPENSES	601-5023990	10.50	
ENVIRONMENTAL LABORATORIE	343665	09/10/19	OTHER EXPENSES	601-5023990	157.50	
						210.00
F E HARDING ASPHALT CO, I	343666	09/10/19	2019 STREET PAVING	202-4350200 102827	1,147,493.88	1,147,493.88
FASTENAL COMPANY	343667	09/10/19	POSTS & HARDWARE	2201-4239032	22.89	22.89
FIRESTONE TIRE & SERVICE	343668	09/10/19	AUTO REPAIRS	1192-R4232000 102226	77.47	77.47
FIRST ARRIVING LLC	343669	09/10/19	SOFTWARE MAINT CONTRACTS	2201-4351502	3,590.00	3,590.00
FISHER SCIENTIFIC	343670	09/10/19	OTHER EXPENSES	651-5023990	105.90	105.90
FLEETPRIDE	343671	09/10/19	REPAIR PARTS	2201-4237000	375.98	375.98
FRAKES ENGINEERING, INC	343672	09/10/19	OTHER EXPENSES	651-5023990	505.20	505.20
GARAGE DOORS OF INDIANAPO	343673	09/10/19	OTHER EXPENSES	651-5023990	3,640.00	3,640.00
JAMES D GARRETSON	343674	09/10/19	TRAVEL PER DIEMS	1203-4343004	75.00	75.00
GLOBAL EMERGENCY PRODUCTS	343675	09/10/19	REPAIR PARTS	1120-4237000	31.87	31.87
GRAINGER	343676	09/10/19	OTHER EXPENSES	651-5023990	884.92	
GRAINGER	343676	09/10/19	OTHER EXPENSES	651-5023990	396.95	1,281.87
GRAINGER	343677	09/10/19	SAFETY SUPPLIES	1110-4239012	62.40	62.40
GRAYBAR ELECTRIC CO, INC	343678	09/10/19	PATCH PANEL	1115-4237000 103080	226.56	226.56
GREEK'S PIZZERIA	343679	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	500.00	500.00
GREENSTREET LTD	343680	09/10/19	UPDATING 31 CORRIDOR	1192-4340400 102934	18,072.09	18,072.09
HALL SIGNS, INC.	343681	09/10/19	TRAFFIC SIGNS	2201-4239030	131.05	
HALL SIGNS, INC.	343681	09/10/19	TRAFFIC SIGNS	2201-4239030	1,074.12	1,205.17
HARE AUTO GROUP	343682	09/10/19	OTHER EXPENSES	651-5023990	2,461.38	2,461.38
HEARTWOOD ENTERPRISES	343683	09/10/19	OTHER CONT SERVICES	2201-4350900	2,588.15	2,588.15
HELMETS R US	343684	09/10/19	POSTAGE	1192-4342100	887.00	887.00
HENRY SCHEIN INC	343685	09/10/19	SPECIAL DEPT SUPPLIES	102-4239011	266.91	266.91
HP INC.	343686	09/10/19	OTHER EXPENSES	651-5023990	20.00	20.00
HYLANT GROUP	343687	09/10/19	GENERAL INSURANCE	1205-4347500	1,400.00	1,400.00
I U P P S	343688	09/10/19	OTHER EXPENSES	601-5023990	3,893.10	3,893.10
IN VIRONMENTAL INC.	343689	09/10/19	OTHER EXPENSES	651-5023990	28,692.49	28,692.49
INDIANA OFFICE OF TECHNOL	343690	09/10/19	EQUIPMENT MAINT CONTRACTS	1110-4351501	133.75	133.75

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INDIANA OXYGEN CO	343691	09/10/19	BOTTLED GAS	2201-4231100	310.24	
						310.24
INDIANA STATE UNIVERSITY	343692	09/10/19	CLASSIFIED ADVERTISING	1110-4346000	150.00	
						150.00
INDIANAPOLIS CONCRETE	343693	09/10/19	OTHER EXPENSES	601-5023990	5,703.00	
						5,703.00
INFINITI WIRELESS SOLUTIO	343694	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	140.00	
						140.00
INTELLICORP	343695	09/10/19	OTHER PROFESSIONAL FEES	1110-4341999	47.60	
						47.60
INVOICE CLOUD INC	343696	09/10/19	OTHER EXPENSES	651-5023990	724.17	
INVOICE CLOUD INC	343696	09/10/19	OTHER EXPENSES	601-5023990	724.18	
						1,448.35
IU HEALTH WORKPLACE SERVI	343697	09/10/19	TESTING FEES	1201-4358800	844.00	
IU HEALTH WORKPLACE SERVI	343697	09/10/19	TESTING FEES	1201-4358800	35.00	
IU HEALTH WORKPLACE SERVI	343697	09/10/19	GENERAL INSURANCE	1205-4347500	957.00	
						1,836.00
JACK DOHENY COMPANIES	343698	09/10/19	OTHER EXPENSES	601-5023990	1,018.79	
						1,018.79
KATALYST CORPORATION	343699	09/10/19	BUILDING REPAIRS & MAINT	1206-4350100	342.60	
KATALYST CORPORATION	343699	09/10/19	PAINT	2201-4236400	253.51	
						596.11
KENNEY OUTDOOR SOLUTIONS	343700	09/10/19	EQUIPMENT REPAIRS & MAINT	1207-4350000	134.41	
						134.41
KIESLER POLICE SUPPLY INC	343701	09/10/19	FIREARMS	1110-4467003	233.97	
KIESLER POLICE SUPPLY INC	343701	09/10/19	GUNS & MAGAZINES-2017E	1110-R4467003 100898	888.03	
						1,122.00
KIRBY RISK CORPORATION	343702	09/10/19	OTHER EXPENSES	651-5023990	3,046.90	
KIRBY RISK CORPORATION	343702	09/10/19	OTHER EXPENSES	651-5023990	6,526.00	
						9,572.90
LAW ENF TRAINING BOARD	343703	09/10/19	TRAINING SEMINARS	210-4357000	100.00	
						100.00
LEACH & RUSSELL	343704	09/10/19	BUILDING REPAIRS & MAINT	1110-4350100	1,710.31	
LEACH & RUSSELL	343704	09/10/19	BUILDING REPAIRS & MAINT	1110-4350100	348.28	
						2,058.59
LEE SUPPLY CORP - CARMEL	343705	09/10/19	BUILDING REPAIRS & MAINT	1206-4350100	584.44	
						584.44
LEXISNEXIS	343706	09/10/19	LIBRARY REF MATERIALS	506-4469000	75.00	
						75.00
LOGO USA CORPORATION	343707	09/10/19	ECONOMIC DEVELOPMENT	1203-4359300	852.00	
						852.00
WINSTON LONG	343708	09/10/19	TRAVEL PER DIEMS	1203-4343004	75.00	
						75.00
LOU'S GLOVES INC	343709	09/10/19	SAFETY SUPPLIES	1110-4239012	152.00	
						152.00
LOWE'S COMPANIES INC	343710	09/10/19	REPAIR PARTS	1120-4237000	49.74	
						49.74
MACALLISTER MACHINERY CO	343711	09/10/19	OTHER CONT SERVICES	1208-4350900	715.00	
						715.00
MAIN EVENT SOUND AND LIGH	343712	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	2,654.00	
						2,654.00
MEDIA FACTORY	343713	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	37.50	
MEDIA FACTORY	343713	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	64.00	
MEDIA FACTORY	343713	09/10/19	STREET SIGNS	2201-4239031	218.00	
						319.50
MEG & ASSOCIATES LLC	343714	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	17.98	
						17.98
MENARDS - FISHERS	343715	09/10/19	85770	1120-4237000	25.94	

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
MENARDS, INC	343716	09/10/19	79724	601-5023990	67.84	25.94
MENARDS, INC	343717	09/10/19	79551	1203-4359300	1,374.38	67.84
MENARDS, INC	343717	09/10/19	79657	1206-4350100	33.55	
MENARDS, INC	343717	09/10/19	79276	1206-4350100	145.67	
MENARDS, INC	343717	09/10/19	79496	1206-4350100	101.47	
MENARDS, INC	343717	09/10/19	79189	2201-4238900	20.68	
MENARDS, INC	343717	09/10/19	79324	2201-4238900	1.58	
MENARDS, INC	343717	09/10/19	79489	2201-4238900	7.68	
MENARDS, INC	343717	09/10/19	79501	2201-4238900	24.99	
MENARDS, INC	343717	09/10/19	79560	2201-4238900	35.98	
MENARDS, INC	343717	09/10/19	79550	2201-4238900	20.95	
MENARDS, INC	343718	09/10/19	79672	1120-4239099	23.76	1,766.93
MENARDS, INC	343719	09/10/19	79590	1207-4350100	67.24	23.76
MENARDS, INC	343719	09/10/19	79972	1207-4350100	107.66	
MIDWEST LANDSCAPE INDUSTR	343720	09/10/19	OTHER CONT SERVICES	2201-4350900	285.00	174.90
MIDWEST LANDSCAPE INDUSTR	343720	09/10/19	OTHER CONT SERVICES	2201-4350900	.53	
MIDWEST LANDSCAPE INDUSTR	343720	09/10/19	OTHER CONT SERVICES	2201-4350900	25.00	
MIDWEST LANDSCAPE INDUSTR	343720	09/10/19	OTHER CONT SERVICES	2201-4350900	100.00	
MIDWEST LANDSCAPE INDUSTR	343720	09/10/19	OTHER CONT SERVICES	2201-4350900	130.00	
MIDWEST LANDSCAPE INDUSTR	343720	09/10/19	OTHER CONT SERVICES	2201-4350900	1,636.50	
MIDWEST LANDSCAPE INDUSTR	343720	09/10/19	UNAPPLIED PAYMENT	2201-4350900	-2,046.00	
MIDWEST LANDSCAPE INDUSTR	343720	09/10/19	IRRIGATION	2201-4350400 102769	7,162.00	7,293.03
MILESTONE CONTRACTORS, L	343721	09/10/19	BITUMINOUS MATERIALS	2201-4236300	193.88	
MILESTONE CONTRACTORS, L	343721	09/10/19	BITUMINOUS MATERIALS	2201-4236300	186.03	379.91
SHANNON MARIE MINNAAR	343722	09/10/19	TRAVEL PER DIEMS	1203-4343004	75.00	75.00
MIRAZON GROUP	343723	09/10/19	CONSULTING FEES	1115-4340400	1,105.00	1,105.00
MUNICIPAL EMERGENCY SERVI	343724	09/10/19	SAFETY ACCESSORIES	1120-4356003	362.00	362.00
NAPA AUTO PARTS INC	343725	09/10/19	REPAIR PARTS	1110-4237000	1,021.30	1,021.30
NAPA AUTO PARTS INC	343726	09/10/19	4329-214574	601-5023990	4.90	4.90
NELSON ALARM COMPANY	343727	09/10/19	OTHER CONT SERVICES	1207-4350900	85.00	170.00
NELSON ALARM COMPANY	343727	09/10/19	OTHER CONT SERVICES	1801-4350900	85.00	
OFFICE DEPOT	343728	09/10/19	OFFICE SUPPLIES	1160-4230200	112.01	112.01
OFFICE DEPOT INC	343729	09/10/19	OFFICE SUPPLIES	1801-4230200	53.02	
OFFICE DEPOT INC	343729	09/10/19	OFFICE SUPPLIES	2201-4230200	145.29	
OFFICE DEPOT INC	343729	09/10/19	OFFICE SUPPLIES	1205-4230200	17.01	
OFFICE DEPOT INC	343729	09/10/19	OTHER EXPENSES	651-5023990	69.39	
OFFICE DEPOT INC	343729	09/10/19	OTHER EXPENSES	651-5023990	66.19	
OFFICE DEPOT INC	343729	09/10/19	OTHER EXPENSES	651-5023990	416.13	
OFFICE DEPOT INC	343729	09/10/19	OTHER EXPENSES	651-5023990	32.36	
OLD TOWN SHOPS PROP. ASSO	343730	09/10/19	OTHER CONT SERVICES	1208-4350900	688.57	799.39
OLD TOWN SHOPS PROP. ASSO	343731	09/10/19	OTHER CONT SERVICES	1208-4350900	424.13	688.57
						424.13

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
OLD TOWN SHOPS PROP. ASSO	343732	09/10/19	OTHER CONT SERVICES	1208-4350900	403.07	
ONEZONE	343733	09/10/19	CHAMBER LUNCHEON FEES	1401-4343005	240.00	403.07
OFFICE PRIDE	343734	09/10/19	OFFICE CLEANING	1801-4350900 102762	325.00	240.00
OTTO'S PARKING MARKING	343735	09/10/19	REPAIR PARTS	2201-4237000	76.50	325.00
PADDACK WRECKER SERVICE,	343736	09/10/19	AUTO REPAIR & MAINTENANCE	1120-4351000	153.00	76.50
PARTY TIME RENTAL INC	343737	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	323.50	153.00
PEARSON WHOLESALE PARTS	343738	09/10/19	REPAIR PARTS	2201-4237000	302.10	323.50
PENSKE CHEVROLET	343739	09/10/19	REPAIR PARTS	2201-4237000	146.62	302.10
PENSKE CHEVROLET	343739	09/10/19	OTHER EXPENSES	601-5023990	82.05	
PITNEY BOWES	343740	09/10/19	POSTAGE METER	506-4353003	182.04	228.67
PITNEY BOWES INC.	343741	09/10/19	POSTAGE METER LEASE	1160-4353003 102647	41.80	
PITNEY BOWES INC.	343741	09/10/19	OTHER EXPENSES	651-5023990	557.23	
PITNEY BOWES INC.	343741	09/10/19	OTHER EXPENSES	601-5023990	557.24	1,156.27
PLYMATE	343742	09/10/19	OTHER RENTAL & LEASES	1110-4353099	38.92	
PLYMATE	343742	09/10/19	OTHER EXPENSES	601-5023990	215.05	253.97
POMP'S TIRE - LEBANON	343743	09/10/19	TIRES & TUBES	2201-4232000	33.00	33.00
POSTMASTER	343744	09/10/19	POSTAGE	1203-4342100	235.00	235.00
PROMOTIONS PLUS INC	343745	09/10/19	OTHER CONT SERVICES	1801-4350900	93.96	93.96
QUENCH	343746	09/10/19	OTHER MAINT SUPPLIES	2201-4238900	45.32	45.32
R & T TIRE & AUTO - NOBLE	343747	09/10/19	TIRES & TUBES	2201-4232000	45.50	45.50
READY REFRESH BY NESTLE	343748	09/10/19	OTHER MISCELLANEOUS	1205-4239099	5.72	
READY REFRESH BY NESTLE	343748	09/10/19	OTHER EXPENSES	651-5023990	9.11	
READY REFRESH BY NESTLE	343748	09/10/19	OTHER EXPENSES	601-5023990	9.11	23.94
READY REFRESH BY NESTLE	343749	09/10/19	OTHER CONT SERVICES	1701-4350900	28.91	28.91
REYNOLDS FARM EQUIPMENT	343750	09/10/19	EQUIPMENT REPAIRS & MAINT	1207-4350000	131.45	131.45
ROTARY SYSTEMS INC	343751	09/10/19	OTHER EXPENSES	651-5023990	688.86	688.86
RUNYON EQUIPMENT RENTAL	343752	09/10/19	OTHER RENTAL & LEASES	2201-4353099	33.00	
RUNYON EQUIPMENT RENTAL	343752	09/10/19	OTHER MAINT SUPPLIES	2201-4238900	35.69	
RUNYON EQUIPMENT RENTAL	343752	09/10/19	REPAIR PARTS	2201-4237000	99.47	
RUNYON EQUIPMENT RENTAL	343752	09/10/19	REPAIR PARTS	2201-4237000	131.40	
RUNYON EQUIPMENT RENTAL	343752	09/10/19	REPAIR PARTS	2201-4237000	85.14	
RUNYON EQUIPMENT RENTAL	343752	09/10/19	OTHER RENTAL & LEASES	2201-4353099	642.36	
RUNYON EQUIPMENT RENTAL	343752	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	150.00	
RUNYON EQUIPMENT RENTAL	343752	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	500.00	1,677.06
SAFELITE FULFILLMENT INC	343753	09/10/19	AUTO REPAIR & MAINTENANCE	1120-4351000	387.97	387.97
SAGAMORE READY MIX LLC	343754	09/10/19	CEMENT	2201-4236200	572.50	

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
SAHM'S CATERING AT THE TO	343755	09/10/19	PROMOTIONAL FUNDS	1401-4355100	665.00	572.50
SEWER EQUIP CO OF AMERICA	343756	09/10/19	OTHER EXPENSES	651-5023990	311.47	665.00
SHERWIN WILLIAMS INC	343757	09/10/19	OTHER MAINT SUPPLIES	2201-4238900	18.42	311.47
SIMON AND COMPANY INC	343758	09/10/19	PROFESSIONAL SERVICES	1160-4340400 102472	842.15	18.42
SIMPLIFILE	343759	09/10/19	OTHER CONT SERVICES	1192-4350900	364.00	842.15
SOLLENBERGER RENTAL MANAG	343760	09/10/19	RENT PAYMENTS	1110-4352500	3,000.00	364.00
STOOPS FREIGHTLINER	343761	09/10/19	AUTO REPAIR & MAINTENANCE	2201-4351000	2,560.18	3,000.00
STOOPS FREIGHTLINER	343761	09/10/19	AUTO REPAIR & MAINTENANCE	2201-4351000	2,721.06	5,281.24
SUNBELT RENTALS, INC.	343762	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	459.34	459.34
SWANK MOTION PICTURES INC	343763	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	1,358.00	
SWANK MOTION PICTURES INC	343763	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	650.00	
SWANK MOTION PICTURES INC	343763	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	353.00	
SWANK MOTION PICTURES INC	343763	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	1,043.00	3,404.00
SWEETWATER MUSIC TECHNOLO	343764	09/10/19	PA SYSTEM & ACCESSORIES	1205-4238000 103077	507.00	507.00
SYSCO FOOD SERVICES	343765	09/10/19	FOOD & BEVERAGES	1207-4239040	477.59	
SYSCO FOOD SERVICES	343765	09/10/19	FOOD & BEVERAGES	1207-4239040	529.47	1,007.06
TOSHIBA BUSINESS SOLUTION	343766	09/10/19	EQUIPMENT MAINT CONTRACTS	2201-4351501	64.71	64.71
TRACTOR SUPPLY CO	343767	09/10/19	OTHER MAINT SUPPLIES	2201-4238900	275.98	275.98
JOHNSON CONTROLS FIRE PRO	343768	09/10/19	BUILDING REPAIRS & MAINT	2201-4350100	985.00	985.00
UPS	343769	09/10/19	POSTAGE	1115-4342100	16.44	16.44
THE UNIFORM HOUSE, INC.	343770	09/10/19	UNIFORMS	1120-4356001	2,475.26	2,475.26
UNITED STATES GEOLOGICAL	343771	09/10/19	OTHER EXPENSES	601-5023990	8,200.00	8,200.00
UTILITY SUPPLY CO INC.	343772	09/10/19	OTHER EXPENSES	604-5023990	31,381.60	
UTILITY SUPPLY CO INC.	343772	09/10/19	OTHER EXPENSES	604-5023990	-9,279.96	
UTILITY SUPPLY CO INC.	343772	09/10/19	OTHER EXPENSES	604-5023990	699.80	
UTILITY SUPPLY CO INC.	343772	09/10/19	OTHER EXPENSES	604-5023990	2,146.72	
UTILITY SUPPLY CO INC.	343772	09/10/19	OTHER EXPENSES	604-5023990	446.24	25,394.40
VAN AUSDALL & FARRAR	343773	09/10/19	EQUIPMENT MAINT CONTRACTS	1115-4351501	56.85	56.85
VEHICLE TRACKING SOLUTION	343774	09/10/19	OTHER CONT SERVICES	2201-4350900	1,749.30	1,749.30
WESSLER ENGINEERING, INC	343775	09/10/19	OTHER EXPENSES	601-5023990	23,000.00	
WESSLER ENGINEERING, INC	343775	09/10/19	OTHER EXPENSES	601-5023990	1,000.00	
WESSLER ENGINEERING, INC	343775	09/10/19	OTHER EXPENSES	601-5023990	14,248.28	38,248.28
WHITE'S ACE HARDWARE	343776	09/10/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	54.25	54.25
WHITE'S ACE HARDWARE	343777	09/10/19	OTHER MISCELLANEOUS	1110-4239099	18.84	18.84

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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
WHITE'S ACE HARDWARE	343778	09/10/19	OTHER EXPENSES	601-5023990	194.92	
WHITE'S ACE HARDWARE	343779	09/10/19	OTHER EXPENSES	601-5023990	57.99	194.92
WILDMAN BUSINESS GROUP	343780	09/10/19	OTHER EXPENSES	601-5023990	113.12	57.99
WILDMAN BUSINESS GROUP	343780	09/10/19	SAFETY SUPPLIES	2201-4239012	77.53	
WILDMAN BUSINESS GROUP	343780	09/10/19	SAFETY SUPPLIES	2201-4239012	103.29	
WILDMAN BUSINESS GROUP	343780	09/10/19	SAFETY SUPPLIES	2201-4239012	138.34	
WILLIAMS CREEK MGMT CORP	343781	09/10/19	MONON TRAIL STREAM CLEAN	250-R4350900 101588	1,080.00	432.28
XEROX CORP	343782	09/10/19	OTHER EXPENSES	651-5023990	246.15	1,080.00
XEROX CORP	343782	09/10/19	OTHER EXPENSES	601-5023990	246.14	
XEROX CORP	343782	09/10/19	OTHER EXPENSES	651-5023990	110.58	
XEROX CORP	343782	09/10/19	OTHER EXPENSES	601-5023990	110.58	
JANI-KING OF INDIANAPOLIS	343783	09/10/19	OTHER EXPENSES	601-5023990	836.00	713.45
SOLLENBERGER RENTAL MANAG	343760	09/10/19	RENT PAYMENTS	911-4352500	4,916.66	836.00
						4,916.66
				TOTAL HAND WRITTEN CHECKS		.00
				TOTAL COMPUTER-WRITTEN CHECKS	1,879,661.95	
			TOTAL WRITTEN CHECKS			1,879,661.95

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 15 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 1,879,661.95 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

SUNGARD PENTAMATION, INC.
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
_____				_____		
_____				_____		
_____				_____		

ATTEST:

CLERK-TREASURER

Monthly Report of Wire Transfers

For the Month/Year of:

August 31, 2019

<u>Date</u>	<u>Recipient</u>		<u>Amount</u>	<u>Fund</u>	<u>Account</u>	<u>Description</u>
08/01/19	Anthem	\$	197,677.95	301	5023990	Medical Payment
08/02/19	Enterprise	\$	59,372.88	601 / 651	5023990	Utilities Auto Lease
08/05/19	Bank of New York Mellon	\$	149,000.00	651	5023990	Bond Payment
08/06/19	Quality Leasing	\$	599.42	101/1160	4352600	Mayor's Auto Lease
08/08/19	Anthem	\$	456,922.83	301	5023990	Medical Payment
08/08/19	York Risk Services Group	\$	23,192.97	302	5023990	Workers Comp
08/16/19	Anthem	\$	154,754.95	301	5023990	Medical Payment
08/16/19	York Risk Services Group	\$	6,475.00	302	5023990	Workers Comp
08/19/19	Karmel Property LLC	\$	750,000.00	902	5023990	KAR CRC Pass through payment
08/23/19	Anthem	\$	260,837.54	301	5023990	Medical Payment
08/23/19	Huntington Bank	\$	2,850,000.00	406	4354018	Bond Payment
08/27/19	Allied Receivables Funding Inc	\$	347,148.03	601	5023990	Utility Payment
08/29/19	Anthem	\$	188,432.36	301	5023990	Medical Payment
			\$ 5,444,413.93			

I hereby certify that each of the above listed wire transfers are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Clerk-Treasurer

We have examined the wires listed above on the foregoing accounts payable register, consisting of one page(s), and except for wires not allowed as shown in this register, such wires in the total amount of \$ 5,444,413.93 are in compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, _____

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

Presiding officer

Council President

Carmel Redevelopment Commission

STRATEGIC HIGHLIGHTS

- Steel has been erected for the Agora at the Proscenium project
- Construction progressing for Hotel Carmichael
- Midtown Flats, Merchants Bank building, and The Railyard are nearing completion
- New acoustic panels installed in Studio Theater for sound attenuation
- Passed Declaratory Resolutions to begin the process of creating allocation areas for several future projects

The following highlights represent unrestricted funds available to the CRC to work its mission. Total savings at month-end were \$5,191,206. Savings are considered restricted and are in addition to the ending balance noted below.

July Beginning Balance	\$	4,090,635
July Revenues	\$	240,785
July Transfers	\$	(52,925)
July Expenditures	\$	161,365
July Ending Balance	\$	4,117,130

LOOKING AHEAD

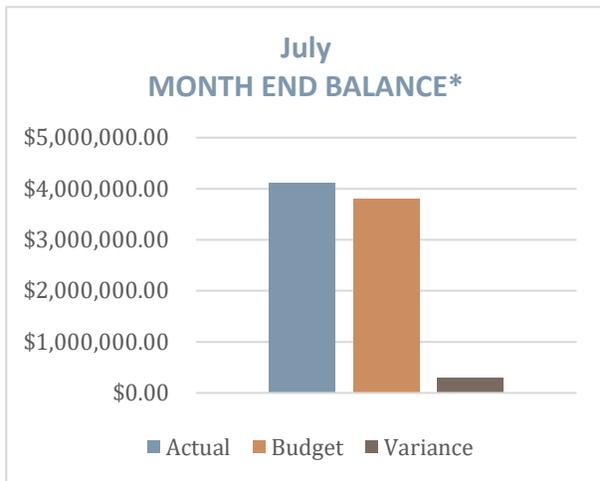
- Beginning work on Monon and Main garage south façade
- Selection of developer for Lot One

FINANCIAL STATEMENT

Financial Statement

JULY MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 4,117,130
Ending Balance with Restricted Funds	\$ 9,308,336



SUMMARY OF CASH

For the Month Ending July, 2019

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 7/1/19			
1101 Cash	\$ 1,526,281.09	\$ 1,526,281.09	\$ -
1110 TIF	\$ 2,564,353.60	\$ 2,564,353.60	\$ -
Total Cash	\$ 4,090,634.69	\$ 4,090,634.69	\$ -
Receipts			
1101 Cash	\$ 240,784.70	\$ 188,934.17	\$ 51,850.53
1110 TIF	\$ -	\$ -	\$ -
Developer Payments	\$ -	\$ -	\$ -
Transfers to Reserves	\$ (52,925.00)	\$ (52,925.00)	\$ -
Transfer to SRF	\$ -	\$ -	\$ -
Total Receipts	\$ 187,859.70	\$ 136,009.17	\$ 51,850.53
Disbursements			
1101 Cash	\$ 60,168.70	\$ 53,568.90	\$ (6,599.80)
1110 TIF	\$ 101,196.00	\$ 362,415.44	\$ 261,219.44
Total Disbursements	\$ 161,364.70	\$ 415,984.34	\$ 254,619.64
1101 Cash	\$ 1,653,972.09	\$ 1,661,646.36	\$ (7,674.27)
1110 TIF	\$ 2,463,157.60	\$ 2,149,013.16	\$ 314,144.44
Cash Balance 7/31/19	\$ 4,117,129.69	\$ 3,810,659.52	\$ 306,470.17
Total Usable Funds	\$ 4,117,129.69	\$ 3,810,659.52	\$ 306,470.17

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end July, 2019

<u>RESTRICTED FUNDS</u>	
Supplemental Reserve Fund	\$5,191,206
Sub-total:	<u>\$5,191,206</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	\$2,463,158
Non TIF	\$1,653,972
Sub-total:	<u>\$4,117,130</u>
Total Funds	<u>\$10,186,134</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: JULY 2019

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$0	
Total Receipts (Non-TIF)	\$187,860	
Expenditures (TIF)		\$101,196
Expenditures (Non-TIF)		\$60,169

FINANCIAL UPDATE

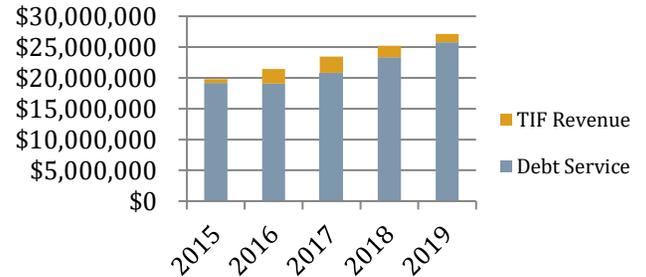
Financial Update

TIF REVENUE AND DEBT

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

DEBT PAYMENTS

Month	Payment
June 2019	\$12,630,082
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	1,973,300.00	1,908,392.04	64,907.96	97%
C.H. Garmon 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>	<u>1,717,334.00</u>	<u>43%</u>
2016 COIT Bond Total		<u>\$10,658,862.20</u>	<u>\$8,876,594.62</u>	<u>\$1,782,267.58</u>	<u>83%</u>
		Bond Proceeds assigned to CRC	Paid to Date	Proceeds Balance	Balance including Obligations
		<u>\$10,781,392.00</u>	<u>\$8,876,594.62</u>	<u>\$1,904,797.38</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	280,530.33	219.67	99%
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>\$10,154,561.05</u>	<u>\$219.67</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>\$10,154,561.05</u>	<u>\$1,948,438.95</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	\$10,829,864.94	\$520,831.50	95%
	Midtown West Bond Total	<u>\$11,350,696.44</u>	<u>\$10,829,864.94</u>	<u>\$520,831.50</u>	<u>95%</u>
	Bond Proceeds	Paid to Date	Proceeds Balance	Balance including Obligations	
	<u>\$11,350,696.44</u>	<u>\$10,829,864.94</u>	<u>\$520,831.50</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

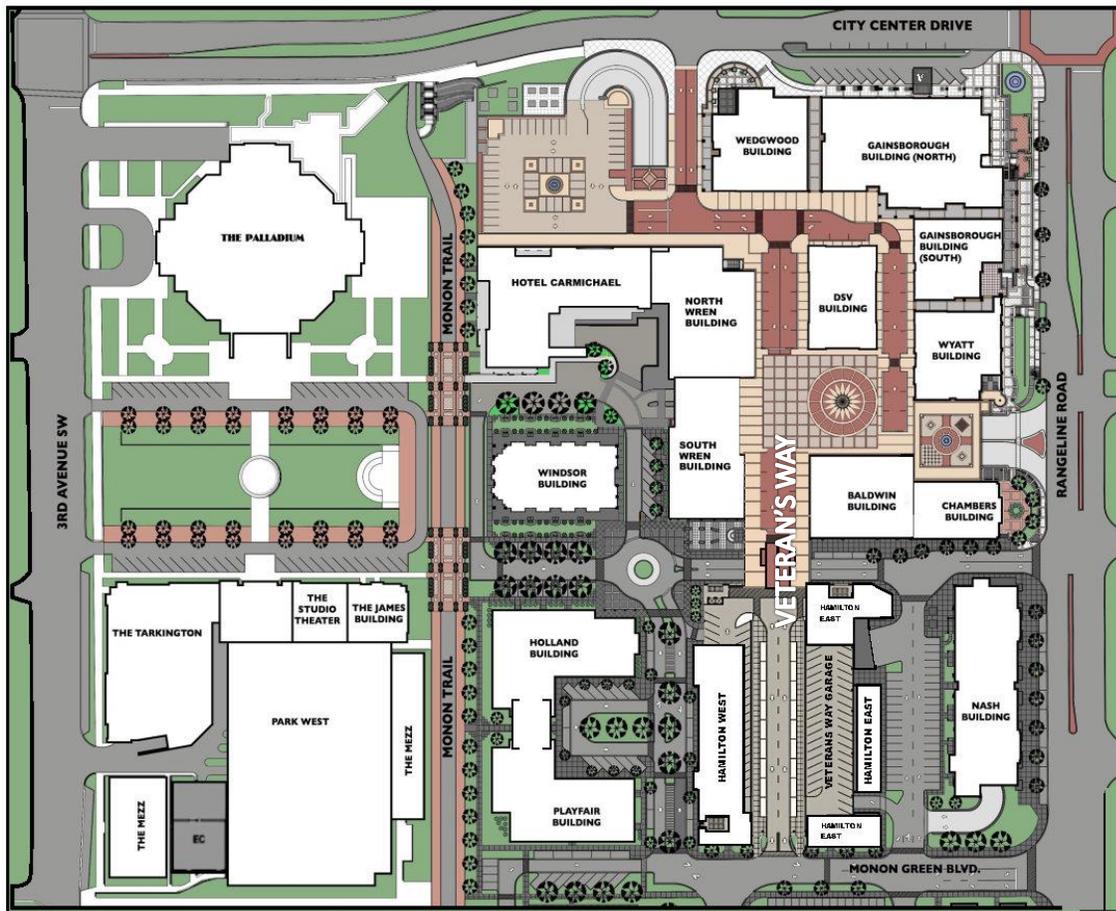


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

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>Playfair and Holland</p>	<p>A five story building, of approximately 126,000 square feet, which will include luxury apartments and commercial retail/office space.</p>	<p>Est. Start: 2018</p> <p>Approx. 99 Apartments</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>	
<p>Eastern Motor Court Site</p>	<p>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</p>		<p>Design has not started but will likely change due to the hotel project.</p>

PROJECT UPDATES

	rooms and/or hotel amenities.		
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.

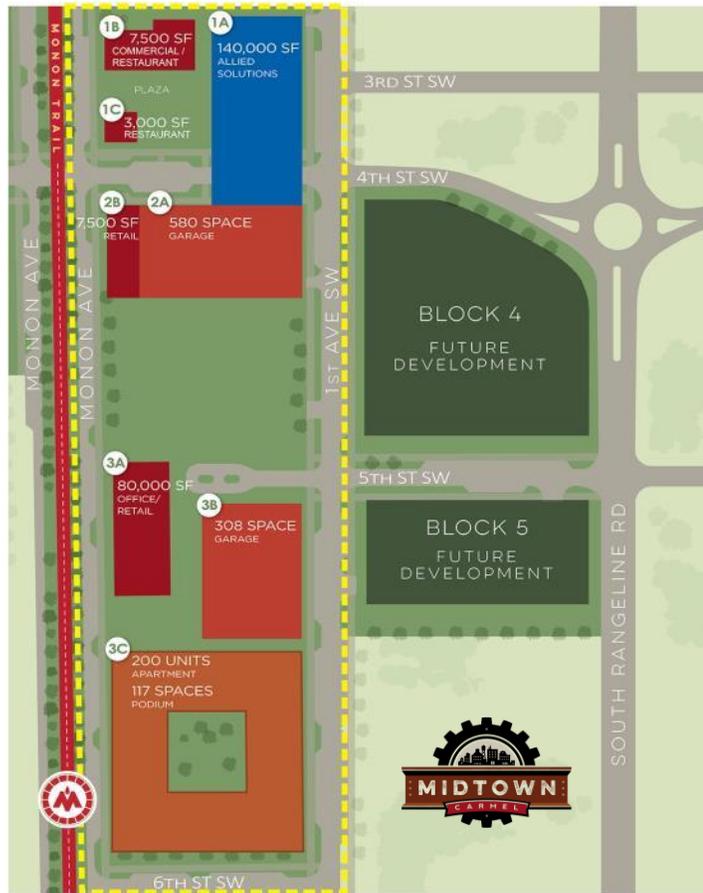
PROJECT UPDATES

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
September 6, 2019
Prepared for David Bowers and Kevin Rider
-End Report-

ORDINANCE D-2477-19

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
ADDING SECTION 6-73 TO CHAPTER 6, ARTICLE 4 OF THE CARMEL CITY CODE

Synopsis: Regulates placement of property within rights-of-way located along parade routes.

WHEREAS, holding seating spots for parades by placing lawn chairs, tents, tarps, stakes, tape, blankets, and other personal property in the rights-of-way along City-approved parade routes is a long-standing tradition in Carmel; and

WHEREAS, the last few years have seen a marked increase in the number of lawn chairs, tents, tarps, stakes, tape, blankets and other personal property placed within the rights-of-way along City-approved parade routes, some so placed more than a week before the date of the parade; and

WHEREAS, personal property placed within the rights-of-way along a City-approved parade route makes it difficult to mow the grass, damages property, and creates visual blight; and

WHEREAS, in the interest of preserving a long-standing tradition, while at the same time allowing landowners to mow their grass, and reducing property damage and visual blight, it is now necessary to regulate the placement of personal property within the rights-of-way along City-approved parade routes.

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 should be and the same is hereby adopted and shall be codified as Chapter 6, Article 4, Section 6-73 of the Carmel City Code:

“§ 6 – 73 Personal Property Placed Within Rights-of-Way Along City-Approved Parade Routes

- (a) No tents, tarps, stakes, tape, blankets, and other personal property shall be placed within the rights-of-way along a City-approved parade route, except that lawn chairs only may be placed within the right-of-way along such a parade route no earlier than 6 a.m. EST the day before the scheduled start of the parade.
- (b) **Impounding of Property.** The City may impound any personal property that is placed within the rights-of-way in violation of sub-section (a) above. Impounded property shall be stored at the Carmel Street Department and may be picked up there by its owner. Any impounded property that is unclaimed within one (1) year from the date of its impoundment shall be deemed abandoned and shall be discarded in accordance with applicable law.

(c) The regulations set forth in this ordinance do not apply to the CarmelFest Committee."

Section 3. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

Section 4. This Ordinance shall be in full force and effect from and after its passage and signing by the Mayor and such publication as required by law.

PASSED 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

Ordinance D-2477-19

Page Two of Two

RESOLUTION CC-09-16-19-01

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
CARMEL, INDIANA, REGARDING EXCHANGE OF REAL
PROPERTY TO THIRD PARTY**

**Synopsis: Approves an exchange of real property that will enable the City
to acquire a parcel that is necessary for the Illinois Street Extension.**

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

WHEREAS, the Council has previously determined that a need exists for the City's acquisition of that certain specific property consisting of approximately 0.257 acres near the former intersection of Illinois Street and W. 103rd Street, located in the City of Carmel, County of Hamilton, State of Indiana, which property is more fully described in Exhibit A, attached hereto and made a part hereof by this reference (the "Illinois Street Property");

WHEREAS, the Council previously approved the purchase of the Illinois Street Property as part of a public improvement project known as the Illinois Street Extension (the "Project"), and for all other lawful purposes;

WHEREAS, the City owns certain property being right-of-way generally located on the south side of the former intersection of Illinois Street and W. 103rd Street consisting of approximately one and one hundred twenty-seven thousandths (1.127) acres in Carmel, Indiana (the "Property");

WHEREAS, the City has now determined the Property is not needed for any other public purpose;

WHEREAS, the legal description of the Property is set forth on Exhibit B attached hereto:

WHEREAS, the sale of the Property was approved by the City's Board of Public Works & Safety (the "BPW") on September 4, 2019, as Resolution No. BPW 09-04-19-03, a copy of which is attached hereto as Exhibit C; and

WHEREAS, it is in the City's best interest to enter into an exchange pursuant to which the City will exchange the Property for the Illinois Street Property plus closing and related costs for the Property, the Illinois Street Property and the Project.

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

1. The foregoing Recitals are incorporated herein as though fully set forth herein below.
2. That, pursuant to Indiana Code 36-1-10.5-5, the Council hereby states that it is interested in purchasing the Illinois Street Property described on attached Exhibit A, such Illinois Street Property to be used as a part of the Project, and for all other lawful purposes.
3. The Council hereby approves the exchange of the Property and the Illinois Street Property (the "Exchange") pursuant to I.C. 36-1-11-9.
4. The value of the Property shall not be less than \$94,400.00 adjusted by reasonable and customary closing costs, and other expenses incurred by the City as a result of the Exchange.
5. The value of the Illinois Street Property shall not be more than \$128,758 adjusted by reasonable and customary closing costs and other expenses incurred by the City as result of the Exchange.
6. The Common Council hereby directs the BPW to proceed with the Exchange pursuant to the requirements of I.C. 36-1-10.5-5 and 36-1-11-9 and designates James Crider, Director of the Department of Administration for the City of Carmel, Indiana, as its agent for purposes of completing the Exchange. James Crider is hereby authorized to execute all documents required in connection with the Exchange pursuant to this Resolution and to take all other lawful actions necessary to complete the Exchange as contemplated herein.
7. That this Resolution shall take effect upon its passage by Council and such execution by the Mayor as is required by law.

Resolution CC-09-16-19-01
Page Two of Three Pages

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

EXHIBIT A

Illinois Street Property

A part of the Northwest Quarter of Section 11, Township 17 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way, described as follows: Commencing at the Northwest corner of said quarter section, designated as point "3" on said parcel plat; thence along the north line of said section North 89 degrees 09 minutes 45 seconds East 1,320.00 feet; thence South 00 degrees 02 minutes 50 seconds East 65.00 feet to the south boundary of 106th Street; thence along said south boundary North 89 degrees 02 minutes 48 seconds East 597.86 feet to the western boundary of U.S. 31; thence along said western boundary the following three courses, (1) thence Southerly 770.76 feet along an arc to the right and having a radius of 22,773.31 feet and subtended by a long chord having a bearing of South 01 degrees 07 minutes 09 seconds West and a length of 770.72 feet; (2) thence South 02 degrees 05 minutes 26 seconds West 656.24 feet; (3) thence Southerly 462.01 feet along an arc to the left and having a radius of 23,063.31 feet and subtended by a long chord having a bearing of South 01 degrees 30 minutes 54 seconds West and a length of 462.00 feet to the north boundary of 103rd Street; thence along said north boundary the following six courses, (1) thence South 89 degrees 03 minutes 10 seconds West 145.66 feet; (2) thence westerly 28.78 feet along an arc to the right and having a radius of 1,974.00 feet and subtended by a long chord having a bearing of North 86 degrees 28 minutes 41 seconds West and a length of 28.78 feet; (3) thence westerly 180.32 feet along an arc to the left and having a radius of 2,026.00 feet and subtended by a long chord having a bearing of North 88 degrees 36 minutes 36 seconds West and a length of 180.26 feet; (4) thence South 88 degrees 50 minutes 25 seconds West 144.79 feet to the point of beginning of this description, designated as point "318" on said plat; (5) thence continuing South 88 degrees 50 minutes 25 seconds West 144.65 feet; (6) thence Northwesterly 48.06 feet along an arc to the right and having a radius of 40.00 feet and subtended by a long chord having a bearing of North 56 degrees 44 minutes 23 seconds West and a length of 45.22 feet to the northeast boundary of the intersection of Illinois Street and 103rd Street; thence along said northeast boundary Northwesterly 130.56 feet along an arc to the left and having a radius of 165.00 feet and subtended by a long chord having a bearing of North 44 degrees 59 minutes 18 seconds West and a length of 127.18 feet to the eastern boundary of Illinois Street; thence along said eastern boundary the following three courses, (1) thence Northwesterly 45.74 feet along an arc to the right and having a radius of 40.00 feet and subtended by a long chord having a bearing of North 34 degrees 54 minutes 04 seconds West and a length of 43.28 feet; (2) thence Northeasterly 110.90 feet along an arc to the right and having a radius of 185.00 feet and subtended by a long chord having a bearing of North 15 degrees 01 minutes 39 seconds East and a length of 109.24 feet; (3) thence North 32 degrees 12 minutes 00 seconds East 22.07 feet to point "326" designated on said plat; thence South 57 degrees 48 minutes 02 seconds East 0.93 feet to point "325" designated on said plat; thence South 19 degrees 21 minutes 28 seconds West 22.50 feet to point "324" designated on said plat; thence Southwesterly 100.75 feet along an arc to the left and having a radius of 179.00 feet and subtended by a long chord having a bearing of South 16 degrees 04 minutes 27 seconds West and a length of 99.43 feet to point "323" designated on said plat; thence South 00 degrees 31 minutes 31 seconds West 17.86 feet to point "322" designated on said plat; thence South 55 degrees 07 minutes 52 seconds East 145.00 feet to point "321" designated on said plat; thence South 61 degrees 39 minutes 39 seconds East 48.19 feet to point "320" designated on said plat; thence South 69 degrees 51 minutes 43 seconds East 43.98 feet to point "319" designated on said plat; thence South 80 degrees 06 minutes 31 seconds East 90.05 feet to the point of beginning and containing 0.143 acres, more or less.

ALSO:

A part of the Northwest Quarter of Section 11, Township 17 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines, described as follows: Commencing at the Northwest corner of said quarter section, designated as point "3" on said parcel plat; thence along the north line of said section North 89 degrees 09 minutes 45 seconds East 1,320.00 feet; thence South 00 degrees 02 minutes 50 seconds East 65.00 feet to the south boundary of 106th Street; thence along said south boundary North 89 degrees 02 minutes 48 seconds East 597.86 feet to the western boundary of U.S. 31; thence

Prepared by Douglas C. Haney, Corporation Counsel, City of Carmel, One Civic Square, Carmel, Indiana 46032

along said western boundary the following three courses, (1) thence Southerly 770.76 feet along an arc to the right and having a radius of 22,773.31 feet and subtended by a long chord having a bearing of South 01 degrees 07 minutes 09 seconds West and a length of 770.72 feet; (2) thence South 02 degrees 05 minutes 26 seconds West 656.24 feet; (3) thence Southerly 491.51 feet along an arc to the left and having a radius of 23,063.31 feet and subtended by a long chord having a bearing of South 01 degrees 28 minutes 42 seconds West and a length of 491.50 feet; thence South 89 degrees 03 minutes 10 seconds West 613.01 feet to a prolonged east line of the grantor's land; thence along said east line South 00 degrees 05 minutes 07 seconds West 29.86 feet to the south boundary of 103rd Street; thence along said south boundary South 88 degrees 50 minutes 25 seconds West 14.80 feet to the point of beginning of this description, designated as point "365" on said plat; thence South 15 degrees 34 minutes 54 seconds West 121.36 feet to point "366" designated on said plat; thence Southeasterly 53.20 feet along an arc to the right and having a radius of 380.65 feet and subtended by a long chord having a bearing of South 22 degrees 45 minutes 22 seconds East and a length of 53.16 feet to point "367" designated on said plat; thence South 71 degrees 19 minutes 40 seconds West 10.03 feet to the eastern boundary of Superior Street, designated as point "368" on said plat; thence along said eastern boundary northwesterly 88.53 feet along an arc to the left and having a radius of 365.00 feet and subtended by a long chord having a bearing of North 25 degrees 37 minutes 13 seconds West and a length of 88.31 feet; thence continuing along said eastern boundary northeasterly 42.63 feet along an arc to the right and having a radius of 40.00 feet and subtended by a long chord having a bearing of North 02 degrees 02 minutes 13 seconds West and a length of 40.64 feet to the southeast boundary of the intersection of Superior Street and 103rd Street; thence along said southeast boundary northeasterly 24.46 feet along an arc to the left and having a radius of 165.00 feet and subtended by a long chord having a bearing of North 24 degrees 14 minutes 51 seconds East and a length of 24.44 feet to the southern boundary of 103rd Street; thence along said southern boundary northeasterly 48.21 feet along an arc to the right and having a radius of 40.00 feet and subtended by a long chord having a bearing of North 54 degrees 31 minutes 35 seconds East and a length of 45.34 feet; thence continuing along said southern boundary North 88 degrees 50 minutes 25 seconds East 14.21 feet to the point of beginning and containing 0.114 acres, more or less.

EXHIBIT B

The Property

A part of the Northwest Quarter of Section 11, Township 17 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines and described as follows: Commencing at the southwest corner of said quarter section, designated as point "4" on said plat; thence North 89 degrees 03 minutes 13 seconds East 608.11 feet along the south line of said quarter section to the east boundary of Illinois Street; thence North 0 degrees 02 minutes 50 seconds West 105.10 feet along the boundary of said Illinois Street; thence along said boundary Northeasterly 422.66 feet along an arc to the right and having a radius of 485.00 feet and subtended by a long chord having a bearing of North 24 degrees 55 minutes 06 seconds East and a length of 409.41 feet; thence continuing along said boundary North 49 degrees 53 minutes 02 seconds East 40.98 feet to the point of beginning of this description, designated as point "716" on said plat; thence North 39 degrees 57 minutes 17 seconds East 88.48 feet to point "717" designated on said plat; thence Northeasterly 234.66 feet along an arc to the left and having a radius of 1,515.75 feet and subtended by a long chord having a bearing of North 35 degrees 31 minutes 11 seconds East and a length of 234.43 feet to point "718" designated on said plat; thence Northeasterly and Southeasterly 89.73 feet along an arc to the right and having a radius of 54.50 feet and subtended by a long chord having a bearing of North 78 degrees 14 minutes 59 seconds East and a length of 79.93 feet to point "719" designated on said plat; thence South 54 degrees 35 minutes 06 seconds East 59.09 feet to point "720" designated on said plat; thence Southeasterly 74.08 feet along an arc to the right and having a radius of 55.00 feet and subtended by a long chord having a bearing of South 16 degrees 00 minutes 02 seconds East and a length of 68.60 feet to point "721" designated on said plat; thence Southwesterly 107.27 feet along an arc to the left and having a radius of 195.00 feet and subtended by a long chord having a bearing of South 6 degrees 49 minutes 26 seconds West and a length of 105.93 feet to point "722" designated on said plat; thence Southerly 25.87 feet along an arc to the right and having a radius of 73.00 feet and subtended by a long chord having a bearing of South 1 degree 12 minutes 57 seconds West and a length of 25.73 feet to the northern line of the tract of land identified as "Parcel I" in Instrument Number 200500062433 in the Office of the Recorder of Hamilton County, Indiana, designated as point "723" on said plat; thence along said northern line Southwesterly 27.40 feet along an arc to the left and having a radius of 40.00 feet and subtended by a long chord having a bearing of South 80 degrees 23 minutes 07 seconds West and a length of 26.87 feet; thence along said northern line Northwesterly 195.76 feet along an arc to the right and having a radius of 165.00 feet and subtended by a long chord having a bearing of North 85 degrees 15 minutes 10 seconds West and a length of 184.48 feet; thence along said northern line Southwesterly 55.05 feet along an arc to the left and having a radius of 40.00 feet and subtended by a long chord having a bearing of South 89 degrees 18 minutes 36 seconds West and a length of 50.81 feet; thence South 49 degrees 53 minutes 02 seconds West 83.77 feet along said northern line to the point of beginning and containing 1.127 acres, more or less.

RESOLUTION NO. BPW 09-04-19-03

**A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY
OF THE CITY OF CARMEL, INDIANA, REGARDING THE
THIRD PARTY TRANSFER OF REAL PROPERTY**

WHEREAS, the City of Carmel, Indiana (hereinafter, the "City") owns certain property being right-of-way located on the south side of the former intersection of Illinois Street and W. 103rd Street consisting of approximately one and one hundred twenty-seven thousandths (1.127) acres in Carmel, Indiana (the "Property"); and

WHEREAS, the City has now determined that the Property is not needed for any public purpose; and

WHEREAS, the legal description of the Property is set forth on Exhibit A attached hereto; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Carmel, Board of Public Works and Safety ("BPW") hereby makes the following findings:

The foregoing Recitals are incorporated herein by this reference.

1. Upon approval of the sale of the Property by the Common Council of the City of Carmel, Indiana, the Property shall be sold or exchanged pursuant to I.C. 36-1-11-9.
2. The purchase price for the Property shall not be less than \$94,400.00 adjusted by reasonable and customary closing costs and other expenses incurred by the City as result of such sale.
3. The BPW hereby designates James Crider, Director of the Department of Administration for the City of Carmel, Indiana, as its agent for purposes of completing the disposition of the Property. Mr. Crider is hereby authorized to execute all documents required in connection with the disposition of the Property pursuant to this Resolution and to take all other lawful actions as are necessary or appropriate to complete the acquisition, offering and disposition of the Property as contemplated herein.

Exhibit C

47 PASSED by the Board of Public Works and Safety of the City of Carmel, Indiana, this day of September, 2019, by a vote of 2 ayes and 0 nays.

CITY OF CARMEL, INDIANA

By and through its Board of Public Works and Safety

By: Not Present
James Brainard, Presiding Officer

Date: _____

Mary Ann Burke
Mary Ann Burke, Member

Date: 9/4/19

Lori Watson
Lori Watson, Member

Date: 9/4/19

ATTEST:

Christine S. Pauley
Christine S. Pauley, Clerk-Treasurer

Date: 9/9/19

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Mayor James Brainard, Mary Ann Burke, Lori Watson, by me known to be the Members of the City of Carmel Board of Public Works and Safety, and Christine S. Pauley, Clerk-Treasurer of the City of Carmel, who acknowledged the execution of the foregoing "Resolution" on behalf of the City of Carmel, Indiana.

Witness my hand and Notarial Seal this _____ day of _____, 2019.

Notary Public Signature

Commission Expires: _____

Notary Public - Printed

County of Residence: _____

EXHIBIT A

A part of the Northwest Quarter of Section 11, Township 17 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines and described as follows: Commencing at the southwest corner of said quarter section, designated as point "4" on said plat; thence North 89 degrees 03 minutes 13 seconds East 608.11 feet along the south line of said quarter section to the east boundary of Illinois Street; thence North 0 degrees 02 minutes 50 seconds West 105.10 feet along the boundary of said Illinois Street; thence along said boundary Northeasterly 422.66 feet along an arc to the right and having a radius of 485.00 feet and subtended by a long chord having a bearing of North 24 degrees 55 minutes 06 seconds East and a length of 409.41 feet; thence continuing along said boundary North 49 degrees 53 minutes 02 seconds East 40.98 feet to the point of beginning of this description, designated as point "716" on said plat; thence North 39 degrees 57 minutes 17 seconds East 88.48 feet to point "717" designated on said plat; thence Northeasterly 234.66 feet along an arc to the left and having a radius of 1,515.75 feet and subtended by a long chord having a bearing of North 35 degrees 31 minutes 11 seconds East and a length of 234.43 feet to point "718" designated on said plat; thence Northeasterly and Southeasterly 89.73 feet along an arc to the right and having a radius of 54.50 feet and subtended by a long chord having a bearing of North 78 degrees 14 minutes 59 seconds East and a length of 79.93 feet to point "719" designated on said plat; thence South 54 degrees 35 minutes 06 seconds East 59.09 feet to point "720" designated on said plat; thence Southeasterly 74.08 feet along an arc to the right and having a radius of 55.00 feet and subtended by a long chord having a bearing of South 16 degrees 00 minutes 02 seconds East and a length of 68.60 feet to point "721" designated on said plat; thence Southwesterly 107.27 feet along an arc to the left and having a radius of 195.00 feet and subtended by a long chord having a bearing of South 6 degrees 49 minutes 26 seconds West and a length of 105.93 feet to point "722" designated on said plat; thence Southerly 25.87 feet along an arc to the right and having a radius of 73.00 feet and subtended by a long chord having a bearing of South 1 degree 12 minutes 57 seconds West and a length of 25.73 feet to the northern line of the tract of land identified as "Parcel I" in Instrument Number 200500062433 in the Office of the Recorder of Hamilton County, Indiana, designated as point "723" on said plat; thence along said northern line Southwesterly 27.40 feet along an arc to the left and having a radius of 40.00 feet and subtended by a long chord having a bearing of South 80 degrees 23 minutes 07 seconds West and a length of 26.87 feet; thence along said northern line Northwesterly 195.76 feet along an arc to the right and having a radius of 165.00 feet and subtended by a long chord having a bearing of North 85 degrees 15 minutes 10 seconds West and a length of 184.48 feet; thence along said northern line Southwesterly 55.05 feet along an arc to the left and having a radius of 40.00 feet and subtended by a long chord having a bearing of South 89 degrees 18 minutes 36 seconds West and a length of 50.81 feet; thence South 49 degrees 53 minutes 02 seconds West 83.77 feet along said northern line to the point of beginning and containing 1.127 acres, more or less.

CITY OF CARMEL
DOCS DEPARTMENT REPORT TO THE COUNCIL

September 16, 2019

Take 5 Oil Change Rezone (Z-643-19)

- Plan Commission Docket No. 19050026 Z
- Rezone one parcel (0.66 acres) from S-1/Single Family Residential to B-3/Business
- Site is located at 9799 N. Michigan Road
- East of this site are residential properties zoned S-1, north and northeast are commercial properties zoned B-3
- To the south and west are all commercially zoned properties (I-1, B-6, and B-2)

Planning and Zoning Analysis

- Comprehensive Plan (Comp Plan):
 - This area is classified as a Community Vitality Node (CVN) to establish areas for community-serving and neighborhood-serving commercial development with an opportunity to integrate mixed uses.
 - All parcels surrounding this site are in the same classification (CVN).
 - The CVN classification is comprised of retail and service uses, near arterial streets.
 - Development features should include bicycle and pedestrian connectivity, small setbacks, screened landscaping areas and protection of pre-development environmental features.
- Additional analysis:
 - This site is the last remaining residentially zoned property directly fronting onto US 421.
 - DOCS Staff encouraged the Petitioner to seek rezone approval (rather than Use Variance) because a commercial zoning classification will allow for the highest and best use of this property.
 - All uses allowed in the B-3 & US 421 Overlay categories would be allowed if the rezone is approved.
 - The proposed user for this site is Take 5 Oil Change. It is a facility where you wait in your car while the oil is changed. The average oil change time is 9 minutes.
 - The Petitioner worked with staff to meet all requirements of the B-3 zone and the US 421 Overlay zone prior to going to their public hearing before the Plan Commission.
 - The building is designed to meet the Federal Architectural style, it is 20' tall on the east (next to residential zoned property), and the west façade has a tower feature that reaches 26.6'
- Variances required:
 - The following two items were heard and approved at the July 22 Board of Zoning Appeals meeting:
 - Drive-thru vehicle stacking/outlet at rear of site required, Stacking/outlet in front yard requested
 - Minimum 2,500 sq. ft. gross floor area for principal building required; 1,500 sq. ft. proposed
- Replat required:
 - Lot 4 of the North Augusta subdivision platted in 1949
 - Exempt from lot size requirements (minimum 3 acres for a Development Plan)
 - Needed to remove the platted front yard setback line of 40', request for 60' – DOCS in support.

Negotiations with Petitioner during Plan Commission process

- The Petitioner was very receptive to building and site design suggestions to meet code requirements
- They will be dedicating 3' in order to be compliant with the Thoroughfare Plan (56' total ROW)

Concerns discussed at the Plan Commission meetings

- Neighbors' concerns were the size of the lot, traffic flow, protecting well water quality, and property values
- Plan Commission (PC) members concerns were in regard to the oil change project, not the rezone request.
- Drainage in relation to the high water table and state requirements for the oil containment process were voiced.

DOCS Staff found that the proposed rezone meets the goals and intentions of the Comprehensive Plan for West Carmel. This is the last residential parcel along US 421 and is in the existing commercial area. The proposed project follows the strict architectural requirements of the US 421 Overlay Zone and preserves multiple mature trees on the site. DOCS Staff recommended the PC give final voting authority to the Commercial Committee. The Commercial Committee voted unanimously 4-0 to send the rezone to City Council with a Favorable Recommendation and also approved the DP/ADLS request pending rezone approval.

Take 5 Oil Change

Ordinance Z-643-19: Rezone S-1 to B-3

9799 N Michigan Rd.
Carmel, Indiana 46032

September 16, 2019
Common Council of the City of Carmel

Applicant: Baldwin Capital Partners
574-612-9998



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1. Ordinance
2. EXHIBIT A: Project Description / Rezone Request
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5. EXHIBIT D: Letters of Grant

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ORDINANCE Z-643-19
AN ORDINANCE OF THE COMMON COUNCIL
OF THE CITY OF CARMEL, INDIANA

*Rezoning 0.66 acres at the Southeast corner of North Michigan Rd.
and 98th St. from S1 (Residential) to B3 (Commercial).*

Synopsis:

This ordinance rezones approximately 0.66 acres to B3 (Commercial). The site is currently zoned S2 (Residential). It is located on the Southeast corner of North Michigan Rd. and 98th St.

WHEREAS, pursuant to Indiana Code 36-7-4, the Common Council has lawfully adopted a Unified Development Ordinance, the terms of which are applicable to the geographic area consisting of the incorporated area of the City of Carmel, Indiana, which Unified Development Ordinance has been codified in Chapter 10 of the Carmel City Code; and

WHEREAS, pursuant to Indiana Code 36-7-4-602 the Common Council is authorized to amend the map that is part of the Unified Development Ordinance; and

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

Section I: The Official Zoning Map accompanying and made part of the Unified Development Ordinance is hereby changed to designate the Subject Property from the S1/Residential District to the B3/ Commercial District.

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

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

34 **ADOPTED** by the Common Council of the City of Carmel, Indiana, this _____ day of _____,
35 20____, by a vote of _____ ayes and _____ nays.

36
37 **COMMON COUNCIL FOR THE CITY OF CARMEL**

38
39
40
41 _____
42 Jeff Worrell, President Sue Finkam

43
44
45
46 _____
47 Laura D. Campbell, Vice-President Anthony Green

48
49
50
51 _____
52 Kevin D. Rider H. Bruce Kimball

53
54
55
56 _____
57 Ronald E. Carter

58
59 **ATTEST:**
60 Christine S. Pauley, Clerk-Treasurer

61 Presented by me to the Mayor of the City of Carmel, Indiana this _____ day of _____, 20____, at
62 _____ (a.m./p.m.)

63
64
65
66 _____
67 Christine S. Pauley, Clerk-Treasurer

68
69 Approved by me the Mayor of the City of Carmel, Indiana, this _____ day of _____, 20____, at
70 _____ (a.m./p.m.)

71
72
73
74 _____
75 James Brainard, Mayor

76
77 **ATTEST:**
78
79
80 _____
81 Christine S. Pauley, Clerk-Treasurer

EXHIBIT A

Project Description / Rezone Request

The applicant is seeking approval for a new 1,500 sq. ft. Take 5 Oil Change (Take 5) center at 9799 N Michigan Rd. The Take 5 is a drive-thru oil change and will be located on the Southeast corner of N Michigan Rd. and 98th St. The tax parcel ID # is 17-13-07-04-02-001.000.

The property in question is currently a 1,000 sq. ft. office building and is the last residentially zoned parcel along US 421. All other properties along US 421 are zoned commercial. Due to these factors, it is in the City's best interest for the parcel to be rezoned for commercial use.

The request for a rezone to B-3 commercial is supported by DOCS staff and the Plan Commission.

Respectfully,

J Elliot Smith, CPA



0 20' 40'
SCALE: 1" = 20'

Fritz Engineering Services, LLC
 14020 Mississinewa Drive
 Carmel, Indiana 46033
 P: 317.324.8695 F: 317.324.8717
 www.Fritz-Eng.com



1. REV.	PER TAC CMNTS	7/17/2019	AF

GENERAL NOTES / LEGEND:

PROJECT: **TAKE 5 QUICK LUBE**
 PROJECT LOCATION:
 9799 MICHIGAN RD.
 CARMEL, INDIANA 46032
 HAMILTON COUNTY
 SECTION, TOWNSHIP, RANGE:
 S7, T17N, R3E

CLIENT:
JRF CONSTRUCTION
 233 E. 175TH ST.
 WESTFIELD, INDIANA 46074

PLAN DATE:
5/16/2019
 DESIGN: AF CHECK: AF DRAWN: KG
 PROJECT NO.: **1904001**
 SHEET NAME: **SITE PLAN**
 SHEET NO.: **C201**



KEY NOTES: (XX)

- A1 RIGHT OF WAY PAVEMENT (PER CARMEL STANDARDS DRAWING 10-22)
- A2 HEAVY DUTY ASPHALT
- A3 RIGHT OF WAY PAVEMENT PATCH
- B LIGHT DUTY ASPHALT
- C CONCRETE PAVEMENT
- D CONCRETE WALK
- E 6" CONCRETE CURB
- E2 COMBINED CURB & GUTTER, TYPE II
- F COMBINED CONCRETE CURB & WALK
- G VALLEY CURB & GUTTER
- H ADA RAMP
- I 4" WHITE PAVEMENT STRIPING, TYP.
- J ADA BLUE PAVEMENT STRIPING, TYP.
- K PAVEMENT MARKING (AS SHOWN)
- L LANDSCAPE AREA (REF. LANDSCAPE PLAN)
- M DUMPSTER ENCLOSURE (REF. ARCH. PLANS)
- N MATCH EXISTING PAVEMENT, CURB OR WALK
- O EXISTING SIDEWALK/PAVEMENT TO REMAIN
- P SIDEWALK TRANSITION (PER INDOT DETAIL)
- Q BICYCLE PARKING (U-SHAPED, BLACK THERMOPLASTIC POWDER COATED)
- S CURB TURNOUT
- T FLUSH CURB / CURB TAPER
- V MONUMENT SIGN (REF. SIGNAGE PLANS)
- W FLAG POLE (CONCORD AMERICAN MODEL ISC25051 WITH #6CA2508 GROUND TUBE AND 10" SQUARE BASEPLATE (OR APPROVED EQUAL), INSTALL PER MANUFACTURERS RECOMMENDATIONS, REF. DETAILS C801)

NOTES:

CARMEL ENGINEERING DEPT. NOTE

ALL PAVING WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING. THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING TO SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW THE DEPARTMENT'S CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS, REQUIRED INSPECTIONS FOR CERTAIN STAGES OF THE WORK AND TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY.

DRIVEWAY ENTRANCE SAW CUT NOTE

BOTH DRIVEWAY ENTRANCE OFF OF 98TH ST. WILL REQUIRE SAW CUTS PER CITY OF CARMEL STANDARDS. ALL CURB CUTS MUST BE SAW CUT TO THE NEAREST JOINT PAST THE REQUIRED LIMITS OF THE CURB REMOVAL.

NOTE

ALL CONCRETE PIPE JOINTS SHALL BE CONTINUOUS O-RING RUBBER GASKET CONFORMING TO ASTM C 443 18" OF VERTICAL SEPARATION MUST BE MAINTAINED FOR ALL UTILITY CROSSINGS.

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

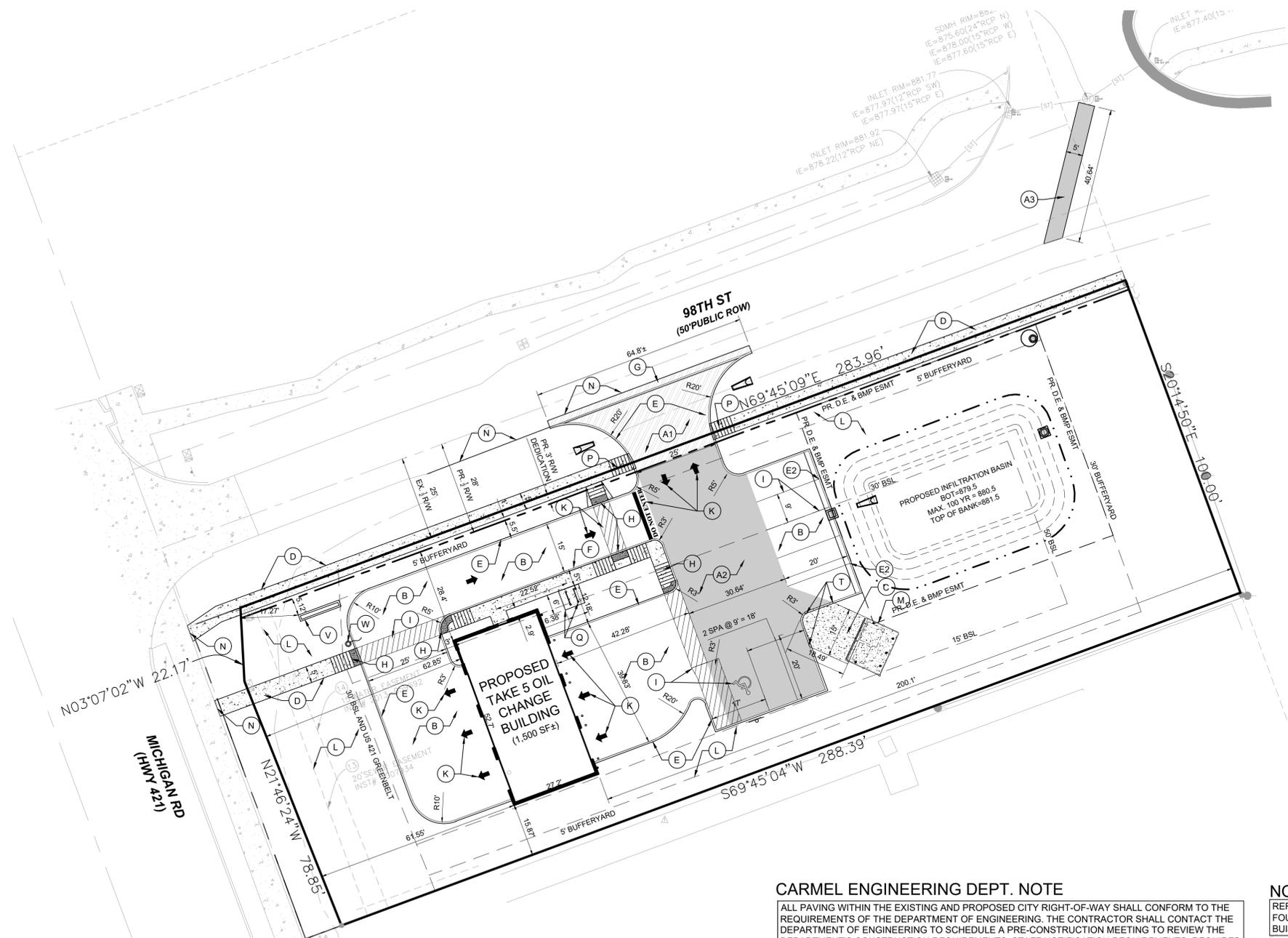
NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

SIDEWALK

ALL SIDEWALKS CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH STANDARD CITY OF CARMEL AND/OR INDOT DETAILS.



CARMEL ENGINEERING DEPT. NOTE

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EAST ELEVATION

EAST ELEVATION	1034 SF
WINDOWS AND DOORS	348 SF
TOTAL	686 SF
EIFS	51 SF (@ TOWER BEYOND)
EIFS PERCENTAGE	7.4%



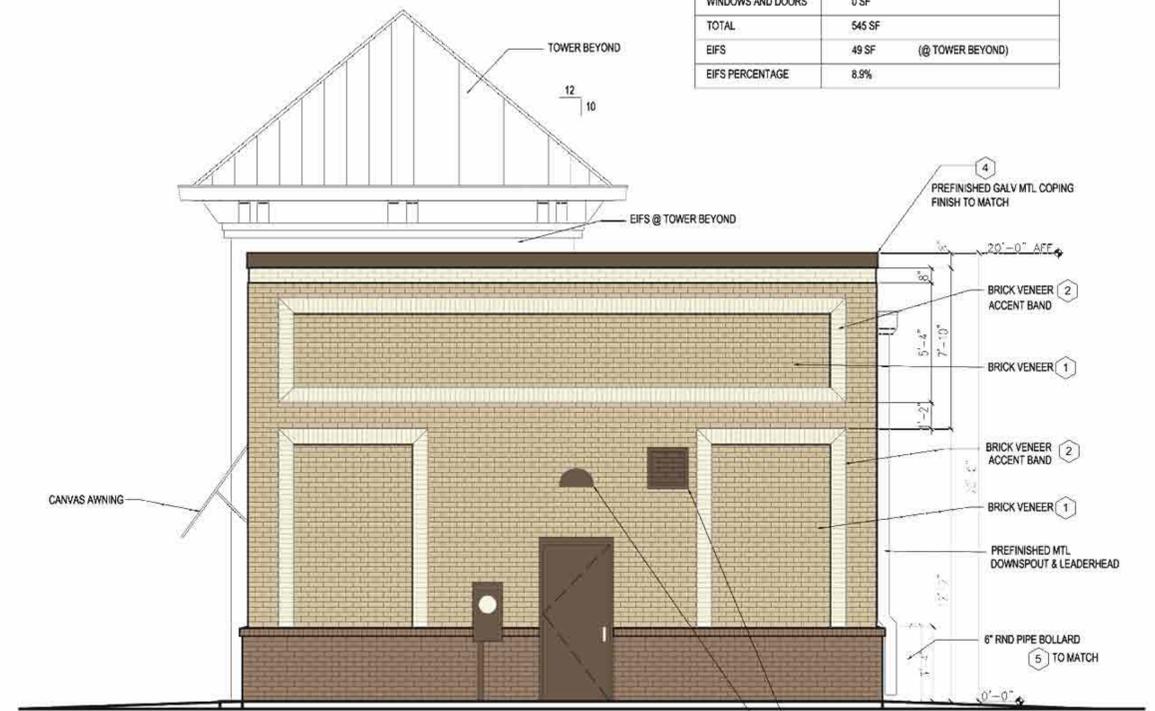
NORTH ELEVATION

NORTH ELEVATION	545 SF
WINDOWS AND DOORS	0 SF
TOTAL	545 SF
EIFS	49 SF (@ TOWER BEYOND)
EIFS PERCENTAGE	8.9%



WEST ELEVATION

WEST ELEVATION	1095 SF
WINDOWS AND DOORS	367 SF
TOTAL	728 SF
EIFS	40 SF
EIFS PERCENTAGE	5.4%



SOUTH ELEVATION

SOUTH ELEVATION	545 SF
WINDOWS AND DOORS	24 SF
TOTAL	521 SF
EIFS	49 SF (@ TOWER BEYOND)
EIFS PERCENTAGE	9.4%

EXTERIOR FINISH SCHEDULE			
NO.	AREA	COATS	COLOR
1	BRICK FIELD COLOR	-	SELECTED BY ARCHITECT
2	EIFS ACCENT BAND AND CORNICE	-	MATCH SW COLOR #7678, COTTAGE CREAM
3	BRICK BASE COLOR	-	SELECTED BY ARCHITECT
4	COPING COLOR	-	DARK BRONZE
5	BOLLARD COLOR	-	MATCH SW COLOR #6871, POSITIVE RED
6	TOWER PREFINISHED STANDING SEAM ROOF	-	DARK BRONZE

TAKE 5 OIL CHANGE
 9799 MICHIGAN RD.
 CARMEL, INDIANA
 FOR: BALDWIN CAPITAL PARTNERS
 ZIONSVILLE, INDIANA

1213 & ENL WORTH AVENUE
 CHARLOTTE NORTH CAROLINA 28204
 PHONE: 704.370.6000 FAX: 704.370.6006
 www.childreyrobinson.com



REVISIONS

REV.	DESCRIPTION
07-29-19	CITY COMMENTS

07-26-2019

DESIGN ELEVATIONS
ELEVATIONS

SHEET NUMBER



CITY OF CARMEL

JAMES BRAINARD, MAYOR

LETTER of GRANT

July 23, 2019

Elliot Smith
Baldwin Capital Partners, LLC
1555 W Oak St., Suite 100-3
Zionsville, IN 46077

Re: BZA Docket Nos. 19060009-10 V: Take V Quick Lube

Dear Mr. Smith:

At the meeting held on Monday, July 22, 2019 the Carmel Board of Zoning Appeals took the following action regarding the Development Standards Variance (V) requests filed by you for the property located at 9799 N. Michigan Road:

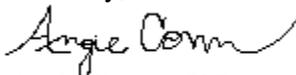
APPROVED: Docket Nos. 19060009 V & 19060010 Development Standards Variance approvals for:

- 1. Drive-thru vehicle stacking/outlet at rear of site required, Stacking/outlet in front yard granted.**
- 2. Min. 2,500 sq. ft. gross floor area for principal building required; 1,500 sq. ft. granted.**

Please be advised that per Article 9.15 of the Unified Development Ordinance, the aforementioned Development Standards Variance approvals are valid for three (3) years. By that time, either continuous construction of the improvements must be underway, or a written request for a one-time, six-month extension of the approval must have been received and approval granted by this Department. The expiration date of the approval is July 22, 2022.

If I can be of any further assistance, please do not hesitate to contact me at 317-571-2417 or aconn@carmel.in.gov.

Sincerely,



Angie Conn, AICP
Planning & Zoning Administrator
Division of Planning & Zoning

cc: Ashton Fritz
Andy Morrison
Building & Code Services Dept.
File



City of Carmel

Department of Community Services
Division of Planning & Zoning

LETTER of GRANT

August 7, 2019

Mr. Elliot Smith
Baldwin Capital Partners
10884 Gresham Place
Noblesville, IN 46060

RE: Docket No. 19050027 DP/ADLS: Take 5 Quick Lube.

Dear Mr. Smith,

The Carmel Plan Commission Commercial Committee took the following action at its meeting on August 6, 2019 regarding site plan and design approval for a new auto service/oil change facility on 0.66 acres. The building will be approximately 1,500 sq. ft., about 30' tall, and will have 8 parking spaces provided. The site is located at 9799 N. Michigan Road. The site is currently zoned S-1/Residential with a proposed change to the B-3 zone, and is within the US 421 Overlay.

APPROVED with CONDITION: Docket No. 19050027 DP/ADLS: Take 5 Quick Lube.

- **Final approval needed from Carmel Engineering Department**

In order to assist the Department's review, please attach a copy of this letter when submitting application for any permits regarding the improvements contained within this approval.

Do not hesitate to contact me if I can be of further assistance.

Sincerely,

Rachel Keesling
Planning Administrator
Department of Community Services
317.571.2417
rkeesling@carmel.in.gov

cc: Ashton Fritz, Fritz Engineering
Alex Jordan, Engineering Department
Jim Blanchard, Building Commissioner
File

CITY OF CARMEL
DOCS DEPARTMENT REPORT TO THE COUNCIL

September 16, 2019

Troy Estates Rezone (Z-645-19)

- Plan Commission Docket No. 19050020 Z
- Rezone 23.3 acres from S-1/Single-family to S-2/Single-family with 3 variances
- The site is located at 4100 141st St.
- 39 dwellings proposed with 25% open space

Planning and Zoning Analysis

- Comprehensive Plan (Comp Plan):
 - Classifies this area as Vision 2020 Plan Very Low Intensity
 - Proposed development would be classified as Suburban Residential
 - Suburban Residential is considered a Best Fit next to Very Low Intensity.
- Primary Plat:
 - 39 lots with a minimum lot area of 12,000 sq. ft.
 - 3 variances were approved to allow:
 - Minimum front setback of 25 ft. instead of 35 ft.
 - Minimum side setback of 5 ft. instead of 10 ft., but maintaining the side aggregate of 25 ft.
 - Minimum lot width of 90 ft. instead of 100 ft.
 - Detention will be provided in a pond located along the western border near the entrance.
 - A minimum of 25% open space is provided through the retention pond, perimeter common area, and pocket parks.
 - 5 ft. sidewalks are proposed on both sides of all streets and a 10 ft. wide asphalt path will be installed along 141st St.
- Architectural Design:
 - Architectural Commitments have been included with this rezone
 - The homes will vary in overall design as there is an anti-monotony commitment as well as a UDO requirement.
 - A minimum of 50% of the homes will have masonry on the first floor and a masonry wainscot will be provided on all sides.
 - The majority of the homes will have a side load garage.
 - The maximum building height will be 35 ft.
 - Covered front porches/entryways are required and shall be at least 30 sq. ft.

Negotiations with Petitioner during Plan Commission process

- The street layout was altered to allow better connectivity and traffic circulation.
- A playground was added in one of the pocket park areas.
- A path adjacent to the pond was added.
- Additional masonry on the fronts of homes and a brick wainscot was added to the commitments.
- 3 windows per façade (instead of just 2) and trim required around windows were added to the commitments.
- Lot landscaping requirements were added to the commitments.
- Additional landscaping for side facades when facing a street or common area was agreed to.
- A sidewalk from the front door to the sidewalk at the street was requested by staff, but not required by the Plan Commission.

Concerns discussed by the Plan Commission

- The density, lot size, and open space as compared to the surrounding subdivisions.
- The proposed architecture and ensuring a quality design with a high aesthetic appearance and anti-monotony.
- Corner lot architecture and landscaping for the side of the home.
- Street lighting to make sure the streets will be adequately lit.

DOCS Staff found that the proposed rezone meets the Comprehensive Plan and is a best fit next to the surrounding platted subdivisions. A large common area is located along 141st St. to provide a buffer from the road and the pond will be landscaped with native plantings and have a path around it. A street will stub to the west boundary to provide future connectivity and appropriate vehicular and pedestrian circulation is provided. The architectural requirements were improved to add more windows and masonry and more details to the sides of the homes. We recommended that the Plan Commission forward this item to City Council with a Favorable Recommendation. They voted, 6-1 to send it with a Favorable recommendation to City Council.

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9 **Sponsor: Councilor Campbell**

10
11 **ORDINANCE Z-645-19**

12
13 **AN ORDINANCE OF THE COMMON COUNCIL OF THE**
14 **CITY OF CARMEL, INDIANA**
15 **REZONING REAL ESTATE TO THE S2 RESIDENTIAL DISTRICT**
16

17 ***Synopsis:***

18 *This Ordinance rezones the real estate from the S1 (Residential) District to the S2 (Residential)*
19 *District to allow the development of a neighborhood including detached single family homes*
20 *meeting the S2 (residential) District standards of the Unified Development Ordinance.*
21

22 WHEREAS, pursuant to Indiana Code 36-7-4, the Common Council has lawfully
23 adopted the Carmel Unified Development Ordinance, Ordinance Z-625-17, as amended (the
24 “Unified Development Ordinance”), the terms of which are applicable to the geographic area
25 consisting of the incorporated area of the City of Carmel, Indiana, which Unified Development
26 Ordinance has been codified in Chapter 10 of the Carmel City Code; and
27

28 WHEREAS, pursuant to Indiana Code 36-7-4-602 the Common Council is authorized to
29 amend the map that is part of the Unified Development Ordinance; and
30

31 WHEREAS, the Carmel Advisory Plan Commission has given a **Favorable**
32 recommendation to this Ordinance under docket number 19050020 Z, regarding the rezoning of
33 real estate legally described in Exhibit A and illustrated on Exhibit B, which is incorporated
34 herein by this reference collectively, (the “Real Estate”).
35

36 NOW, THEREFORE, BE IT ORDAINED by the Common Council, that:
37

38 **Section I:** The Official Zoning Map accompanying and made part of the Unified
39 Development Ordinance is hereby changed to designate the Real Estate from the S1
40 (Residential) District to the S2 (Residential) District.
41

42 **Section II:** All prior ordinances or parts thereof inconsistent with any provision of this
43 Ordinance are hereby repealed.
44

45 **Section III:** This Ordinance shall be in full force and effect from and after its passage
46 and signing.
47

48 Exhibit "A"

49
50 (Legal Description)

51
52
53 A part of the North Half of Section 19, Township 18 North, Range 3 East, Clay Township,
54 Hamilton County, Indiana, being more particularly described as follows:

55
56 Beginning at the Southwest corner of the Northeast Quarter; thence North 89 degrees 45 minutes
57 39 seconds East along the south line thereof 236.04 feet; thence North 00 degrees 02 minutes 44
58 seconds West 653.58 feet; thence South 89 degrees 45 minutes 56 seconds West 234.65 feet;
59 thence North 00 degrees 14 minutes 32 seconds East 653.67 feet; thence South 89 degrees 49
60 minutes 57 seconds West 656.39 feet; thence South 00 degrees 06 minutes 11 seconds West
61 1308.08 feet to a point on said South line of the North Half; thence North 89 degrees 45 minutes
62 39 seconds East along said South line 655.11 feet to the place of beginning, containing 23.0
63 acres, more or less.
64
65

66
67
68
69
70

Exhibit "A"
(Legal Description)



71
72

73 **ADOPTED** by the Common Council of the City of Carmel, Indiana this ____ day of
74 _____, 2019, by a vote of _____ ayes and _____ nays.
75

76 **COMMON COUNCIL FOR THE CITY OF CARMEL**
77

78
79 _____
80 Presiding Officer H. Bruce Kimball
81

82
83 _____
84 Laura D. Campbell Kevin D. Rider
85

86
87 _____
88 Ronald E. Carter Tony Green
89

90
91 _____
92 Sue Finkam Jeff Worrell
93

94 ATTEST:
95
96 _____
97 Christine S. Pauley, Clerk-Treasurer
98

99 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
100 _____ 2019, at _____ .M.
101
102 _____
103 Christine S. Pauley, Clerk-Treasurer
104

105 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
106 _____ 2019, at _____ .M.
107
108 _____
109 James Brainard, Mayor
110

111 ATTEST:
112 _____
113 Christine S. Pauley, Clerk-Treasurer
114

115 This Instrument prepared by: James E. Shinaver, attorney at law, NELSON &
116 FRANKENBERGER, LLC and Jon C. Dobosiewicz, land use professional, NELSON &
117 FRANKENBERGER, LLC. 550 Congressional Blvd, Carmel, IN 46032.
118

MEMORANDUM

TO: Carmel City Council
FROM: Adrienne Keeling
Department of Community Services
SUBJECT: Z-644-19
DATE: September 6, 2019

Please find information on the following item forwarded by the Plan Commission. This item will appear on your September 16th agenda.

Forwarded with a favorable recommendation:

Ordinance Z-644-19 (Docket No. 19040008 OA): Parks and Recreation Impact Fee Amendment

The applicant seeks to Amend the Unified Development Ordinance in order to update existing impact fee provisions, as well as their definitions. The proposal would renew the impact fee that is currently imposed on new residential development to defray the cost of new parks and recreation infrastructure, for an additional five years (from 2020 to 2025). Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.

Project Overview:

Attached is the proposed UDO Amendment to correspond with the findings of the 2025 Zone Improvement Plan (ZIP) outlined in Council Resolution CC-09-16-19-02. This proposal updates the Parks & Recreation Impact Fee and Definitions in the Unified Development Ordinance. The Impact Fee Advisory Committee met in May to discuss schedules and statistical information relating to the analysis of the community's parks and recreation impact fee, which is proposed to increase to \$4,882, for new dwelling units permitted in years 2020-2025.

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

1. Plan Commission Certification (expires November 24, 2019).
2. Proposed Ordinance Z-644-19

**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-644-19**

UDO Patch Amendment

**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

2019 AUG 26 P 3:24

Dear Members:

The Carmel Plan Commission offers you the following report on the application **Docket No. 19040008 OA** - petitioning to amend the Unified Development Ordinance in order to update existing impact fee provisions, as well as their definitions. The proposal would renew the impact fee that is currently imposed on new residential development to defray the cost of new parks and recreation infrastructure, for an additional five years (from 2020 to 2025).

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

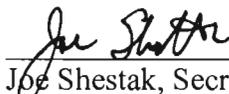
At its regularly scheduled meeting on August 20, 2019, the Carmel Plan Commission voted eight (8) in Favor, zero (0) Opposed, one (1) Absent, to forward to the Common Council the proposed **Ordinance No. Z-644-19** with a **"Favorable Recommendation"**.

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 Sunday, November 24, 2019.

CARMEL PLAN COMMISSION

BY: Brad Grabow JS
Brad Grabow, President

ATTEST:



Joe Shestak, Secretary
Carmel Plan Commission
Dated: August 26, 2019

ORDINANCE Z-644-19

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
RESTATING AND AMENDING AN ORDINANCE TO ESTABLISH AN IMPACT FEE FOR THE
PURPOSE OF PLANNING AND FINANCING PARK AND RECREATIONAL INFRASTRUCTURE
NEEDED TO SERVE NEW RESIDENTIAL DEVELOPMENT**

Synopsis:

This ordinance renews and updates the Parks & Recreation Impact Fee Ordinance and associated definitions for an additional five years from 2020-2025.

WHEREAS, the Common Council of the City of Carmel finds that it is reasonable and necessary to protect the public health, safety, comfort, morals, convenience and general welfare of the citizens of the City of Carmel and Clay Township by providing for an equitable program to finance the planning, acquisition and construction of park and recreational infrastructure necessary to serve newly developing areas of the City and Township;

WHEREAS, the Common Council further finds that it is reasonable and necessary to promote and accommodate the orderly growth and development of the City and Township by establishing standards by which the City may require that new development shall pay an impact fee representing such development’s proportionate share of the cost of planning and financing the park and recreational infrastructure necessary to serve the new development; and

WHEREAS, the Common Council finds that new development should not be required to pay a fee for the planning and financing of such park and recreational infrastructure which is greater than the amount that existing development will pay to provide the infrastructure that is needed to serve the existing development; and

WHEREAS, in cooperation with the Carmel/Clay Board of Parks and Recreation Board this Council requested that the Director of the Department of Community Services review the appropriateness of the Impact Fee, the Impact Fee Zone and the Zone Improvement Plan and if deemed necessary, prepare a proposed replacement impact fee ordinance; and

WHEREAS, the Director of the Department of Community Services has caused such a review; and

WHEREAS, in consultation with a qualified engineer, the Plan Commission has prepared an amended Zone Improvement Plan for the City and Township which provides for the planning and financing of the additional park and recreational infrastructure necessary to serve new development in the City and Township; and

WHEREAS, such Zone Improvement Plan was duly approved by the Plan Commission on August 20, 2019, and recommended to the Common Council along with this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that, pursuant to IC 36-7-4-1311 and after Docket No. 19040008 OA having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, August 20, 2019, it hereby adopts this Ordinance to amend the Carmel Unified Development Ordinance (Ordinance Z-625-17, as amended), to read as follows:

I. Amend Section 1.30 of the Unified Development Ordinance to read:

A. Title: *Section 1.30: Parks and Recreation Impact Fees* shall be referred to and known as the *Parks and Recreation Impact Fee Ordinance (the “PRIF Ordinance”)* for the City of Carmel, Hamilton County, Indiana.

B. Definitions: Terms used in the Unified Development Ordinance are defined in *Article 11: Definitions*.

C. Establishment of Impact Zone: There is hereby established one Parks and Recreation Infrastructure Impact

45 | Zone, the borders of which are coterminous with the ~~boundaries of Clay Township, Hamilton County, Indiana,~~
46 | ~~and, over which the City of Carmel exercises Planning Jurisdiction pursuant to IC 36-7-4-205.~~ In this regard, the
47 | ~~Common~~ Council specifically finds that there is a functional relationship between the components of the *Park*
48 | *and Recreation Master Plan* and the *Zone Improvement Plan*, as each is amended from time to time, and that
49 | such plans will provide a reasonably uniform benefit to all of the citizens throughout the Impact Zone. The
50 | ~~Common~~ Council further finds that all areas within the Impact Zone are contiguous as required in *IC*
51 | *36-7-4-1316*. Except as provided below, this *PRIF Ordinance* shall apply uniformly to all developments within
52 | the Impact Zone hereby established for which the City ~~of Carmel and Clay Township~~ may require an
53 | improvement location permit and which create a need for new and additional Parks and Recreation
54 | Infrastructure. This *PRIF Ordinance* shall not apply to:

- 55 | 1. Improvements which do not require an improvement location permit;
- 56 | 2. Improvements which do not create a need for new and additional Parks and Recreation Infrastructure,
57 | including the erection of a sign, construction of accessory buildings, structures or fences or the
58 | alteration, renovation or expansion of an improvement where the use, or intensity thereof, has not
59 | changed; or
- 60 | 3. The replacement of a destroyed or partially destroyed improvement, provided that the replacement
61 | improvement does not create a need for new and additional Parks and Recreation Infrastructure over and
62 | above the infrastructure needed by the original improvement prior to the destruction or partial
63 | destruction thereof.

64 |
65 | D. ~~2015-2020- Zone Improvement Plan~~: The ~~Common~~ Council hereby finds that, prior to the adoption of this
66 | *PRIF Ordinance*, the Plan Commission undertook a comprehensive and detailed park and recreational impact
67 | analysis and consulted with ~~the City Civil Engineer (appointed under IC 36-4-9-8)~~ a qualified engineer, and the
68 | resulting study and data base were used in the preparation of the ~~2015-2020- Zone Improvement Plan~~ as required
69 | by *IC 36-7-4-1318(d)*. The ~~Common~~ Council has heretofore adopted the ~~2015-2020- Zone Improvement Plan~~ and
70 | finds in this regard that the ~~2015-2020- Zone Improvement Plan~~ does contain the following elements:

- 71 | 1. Reasonable estimates relating to the nature and location of development that is expected within the
72 | Impact Zone during the planning period, which, for the purposes of this *PRIF Ordinance* is defined to be
73 | a period of ten (10) years commencing with the date of adoption hereof.
- 74 | 2. A reasonable determination of the community level of service for the Impact Zone.
- 75 | 3. A reasonable determination of the current level of service provided within the Impact Zone.
- 76 | 4. A reasonable estimate of the nature, location, sequencing, and timing of the park and recreational
77 | improvements and costs necessary to provide the community level of service for the developments
78 | contemplated in *Section 1.30(D)(1)* hereof.
- 79 | 5. A reasonable estimate of the share of the park and recreational costs identified in *Section 1.30(D)(4)*
80 | *hereof* that will be used to:
 - 81 | a. Raise the current level of service for existing development or provide service to existing development;
 - 82 | or
 - 83 | b. Provide service to new development.
- 84 | 6. A reasonable estimate of revenues that:
 - 85 | a. Are from sources other than impact fees; and
 - 86 | b. Will be used to finance the costs identified in *Section 1.30(D)(5)(a)* above.
- 87 | 7. A description of the nature and location of existing infrastructure in the Impact Zone.
- 88 | 8. A general description of the sources and amounts of money used to pay for infrastructure during the

89 previous five years.

- 90 9. A reasonable estimate of the share of the park and recreational costs identified in *Section 1.30(D)(4)*
91 hereof that will be used to pay the directly related expenses incurred in preparing or updating the *Zone*
92 *Improvement Plan*, as limited by *IC 36-7-4-1330*.

93 In addition, the ~~Common~~Council has specifically adopted the ~~2015-2020~~*Zone Improvement Plan* as an official
94 part of the ~~Carmel~~*Comprehensive Plan* pursuant to *IC 36-7-4-500 et seq.*

95
96 E. Establishment of Impact Fee: Based upon the *Park and Recreation Master Plan* and ~~2015-2020~~*the Zone*
97 *Improvement Plan* previously referred to and which ~~is made a part of~~ **are hereby incorporated by reference into**
98 this *PRIF Ordinance*, the ~~Common~~Council determines that the impact costs, minus the sum of nonlocal
99 revenues and impact deductions (as defined in *IC 36-7-4-1321*), do not exceed the amount of ~~\$2,972~~**\$4,882** per
100 equivalent dwelling unit, and that, therefore, the impact fee to be imposed on every development subject to this
101 *PRIF Ordinance* shall equal the product of: ~~\$4,882~~ **\$2,031**, during months 1-12 of the effectiveness of this *PRIF*
102 *Ordinance*; ~~\$2,234~~, during months 13-24 of the effectiveness of this *PRIF Ordinance*; ~~\$2,457~~, during months 25-
103 ~~36~~ of the effectiveness of this *PRIF Ordinance*; ~~\$2,702~~, during months 37-48 of the effectiveness of this *PRIF*
104 *Ordinance*; or ~~\$2,972~~, after month 48; times ~~The~~**the** number of equivalent dwelling units to be constructed
105 pursuant to the improvement location permit obtained by the developer (or individual). The ~~Common~~Council
106 does hereby make as a part of the record of these proceedings, all of the data collected, the calculations made,
107 and the conclusions reached by the Plan Commission in the process of developing the ~~2015-2020~~*Zone*
108 *Improvement Plan*, and specifically instructs the Director of Community Services to make such data and other
109 information inclusively available to anyone for review during regular business hours. In the event that any parcel
110 of real estate considered in the creation of the ~~2015-2020~~*Zone Improvement Plan* undergoes a change in use,
111 redevelopment, or a modification which requires an improvement location permit, and creates a need for new
112 infrastructure, an impact fee will be assessed only for the increase in the burden on infrastructure.

113
114 F. Credit in Lieu of Payment; Exemptions:

- 115 1. Pursuant to *IC 36-7-4-1335*, any developer (or individual) obligated to pay a fee pursuant to the terms of
116 this *PRIF Ordinance* may be granted the option of financing, constructing and dedicating Parks and
117 Recreation Infrastructure instead of making all or part of any impact fee payment which may be due, so
118 long as such financing, construction and dedication are accomplished either:
- 119 a. Pursuant to the ~~2015-2020~~*Zone Improvement Plan* and with the consent and acceptance of the
120 Carmel/Clay Board of Parks and Recreation, or
121 b. With respect to components of infrastructure or other improvements that are not included in the
122 ~~2015-2020~~*Zone Improvement Plan*, under a request by the Carmel Board of Public Works and Safety
123 and with the consent and acceptance of the Board of Public Works and Safety.
- 124 2. The developer (or individual) providing the infrastructure or improvement, shall be allowed a credit in
125 an amount equal to the sum of:
- 126 a. The actual cost of constructing or providing the infrastructure or improvements, plus
127 b. The fair market value of the land, real property interests, and site improvements provided.
- 128 3. The amount of the credit shall be determined by agreement (the "Credit Agreement") between the person
129 constructing or providing the infrastructure or improvement and either:
- 130 a. The Carmel/Clay Board of Parks and Recreation; or
131 b. The Board of Public Works and Safety, depending upon which entity is best suited to accept the

132 dedication of the infrastructure or improvement. The developer (or individual) shall make a request
133 for credit prior to the issuance of the improvement location permit. In the event the credit is less than
134 the amount of the impact fee due pursuant to *Section 1.30(E): Establishment of Impact Fee* above, the
135 remaining balance shall be due in accordance with the provisions stated hereafter.

- 136 4. Credits against impact fees otherwise due shall be allowed pursuant to this section for all infrastructure
137 and improvements constructed or furnished in accordance with *IC 36-7-4-1313* and *IC 36-7-4-1335*
138 since January 1, 1989. In addition, a developer (or individual) responsible for installing infrastructure or
139 improvements may designate in writing a method of allocating its credits to future owners who may be
140 successors in interest to the credits earned by the developer (or individual) as part of the Credit
141 Agreement provided for above.
- 142 5. Any developer (or individual) obligated to pay the fee established by this *PRIF Ordinance* whose
143 property was totally or partially destroyed by fire, storm or other casualty beyond his or her control,
144 shall be exempt from said fee if such developer (or individual) repairs or replaces the destroyed structure
145 without creating a burden on Parks and Recreation Infrastructure greater than the burden imposed by the
146 destroyed structure. In the event of such additional burden, the fee shall be calculated based only on the
147 increased burden created by the structure.

148
149 G. Impact Fee Due Upon Issuance of Improvement Location Permit: The impact fee imposed pursuant to the
150 terms of this *PRIF Ordinance* shall be due and payable upon the issuance of an improvement location permit.
151 The entire fee which is calculated pursuant to the terms of this *PRIF Ordinance* shall be due at said time, ~~unless~~
152 ~~the amount of the fee upon calculation is greater than \$5,000, in which case except that~~ an installment plan may
153 be requested by the applicant in accordance with the terms set forth in *IC 36-7-4-1324 (a), (b), (c), and (d)*. The
154 Impact Fee Review Board shall establish specific rules consistent with said code provisions for installment
155 payments. The interest rate on any installment plan or deferred payment shall be the pre-judgment rate of interest
156 set forth in the Indiana Code as from time to time amended. If a developer (or individual) requests, the amount of
157 the impact fee shall be assessed upon the voluntary submission of a development plan or upon the issuance of
158 the improvement location permit, which-ever is earlier. For purposes of this section, “assessment” means the act
159 of calculating the amount of the impact fee which shall be due. The Director of Community Services shall make
160 such assessment within thirty (30) days of the date of such voluntary request or at the issuance of the
161 improvement location permit with or without a request.

162
163 H. Lien Rights Established: Pursuant to *IC 36-7-4-1325*, the City of Carmel acquires a lien against the real estate
164 which is the subject of the impact fee. Upon adoption, this *PRIF Ordinance* shall be recorded, and, thereafter, it
165 shall constitute constructive notice of the lien rights of the City. The City may, in its discretion, file a specific
166 instrument setting forth its lien rights with respect to a parcel of real estate which is the subject of an installment
167 payment plan for an impact fee, and such instrument shall constitute actual notice in addition to the constructive
168 actual notice in addition to the constructive notice provided for by the recording of this *PRIF Ordinance*.

170 I. Form of Receipt: The Director of Community Services shall issue a receipt for any and all impact fees
171 collected, and the form of such receipt shall be as follows:
172

173 *Received of [fee payer], this [date] day of [month, year], the sum of \$ [amount] in [full/partial] satisfaction of*
174 *impact fees due pursuant to **the City of Carmel Unified Development Ordinance, Section No. 1.30,***
175 *relating to improvements to be constructed on the real estate described on Exhibit A, attached hereto, made part*
176 *hereof, and subject to lien rights in favor of the City of Carmel in the event of partial payment with payments*
177 *remaining due. The remaining balance due (if any) is in the following amount: \$_____.* *This impact fee is*
178 *dedicated to the creation of the following infrastructure elements in accordance with the **2015-2020-Zone***
179 *Improvement Plan:*

180 _____

181 _____
182 *DEPARTMENT OF COMMUNITY SERVICES*
183 *City of Carmel*
184

185 J. Establishment of Impact Fee Review Board; Hearing of Appeals: There is hereby established the Carmel **Clay**
186 Impact Fee Review Board. The Impact Fee Review Board shall consist of three (3) citizen members ~~(who may~~
187 ~~be residents of the City of Carmel and/or Clay Township)~~, appointed by the Mayor of the City of Carmel to serve
188 for terms of four (4) years; however, for the purpose of providing for staggered terms of office, the initial
189 members of the Impact Fee Review Board shall be appointed for respective terms of two (2) years, three (3)
190 years, and four (4) years. The members of the Impact Fee Review Board shall not be members of the Plan
191 Commission and shall meet the qualifications prescribed by *IC 36-7-4-1338(b)*, that is, one (1) licensed real
192 estate broker, one licensed (1) engineer, and one (1) certified public accountant. Whenever a member of the
193 Impact Fee Review Board is unable to participate in any matter before the board because of a conflict of interest,
194 the Mayor shall appoint a temporary replacement member, meeting the qualifications of the member being
195 replaced, to serve on the board for the purpose of hearing that matter only. The Impact Fee Review Board shall
196 be governed by *IC 36-7-4-1338(c)* and all other applicable provisions of the *Impact Fee Statute*. Any developer
197 (or individual) who believes itself to be aggrieved by the calculation of an impact fee may appeal from such
198 calculation to the Impact Fee Review Board and the Impact Fee Review Board shall conduct a hearing with
199 regard thereto. At such hearing, the developer (or individual) shall bear the burden of going forward with the
200 evidence and shall present evidence addressing either of the following propositions:

- 201 1. A fact assumption used in determining the amount of the impact fee is incorrect; or
202 2. The amount of the impact fee is greater than the amount allowed under *IC 36-7-4-1320, IC 36-7-4-1321,*
203 *and IC 36-7-4-1322.*

204 Upon conclusion of the presentation of evidence, the Impact Fee Review Board shall make a determination
205 within thirty (30) days, upon the facts presented and may make such adjustments in the impact fee as it deems
206 are appropriate under the circumstances, if any. An appeal under *Section 1.30(J): Establishment of Review*
207 *Board; Hearing of Appeals* shall be filed not later than thirty (30) days after the issuance of the improvement
208 location permit. The appeal shall be initiated with the filing of a Petition for Review with the Director of
209 Community Services, together with a filing fee in the amount of \$100. The filing fee shall be refunded in full:

- 210 1. If the Petition of Review is granted and the impact fee is eliminated, reduced or adjusted by the Review
211 Board, by independent action of the Director of Community Services, or by a court having jurisdiction,
212 and

- 213 2. If the reviewing body determines that the amount of the fee, reductions, or credits were arbitrary or
214 capricious.

215 The Petition for Review shall be in a form calculated to inform the Impact Fee Review Board of the nature of the
216 complaint, the parties to the action, and the relief requested. In addition, the petition shall describe the new
217 development on which the impact fee has been assessed, all facts related to the assessment of the impact fee, and
218 the reasons the petitioner believes that the amount of the impact fee assessed is erroneous or is greater than the
219 amount allowed by the fee limitations set forth in the *Impact Fee Statute*. The Director of Community Services
220 shall not deny the issuance of improvement location permit on the basis that the impact fee has not been paid, or
221 condition issuance of the permit on the payment of the impact fee. ~~However, unless the impact fee exceeds~~
222 ~~\$1,000, the developer (or individual) shall pay the impact fee or initiate an appeal under this section before being~~
223 ~~issued the permit.~~
224

225 K. Establishment of Impact Fee Fund: There is hereby established an Impact Fee Fund within the City ~~of Carmel~~
226 to receive any and all sums collected pursuant to this *PRIF Ordinance* and any other Impact Fee Ordinance that
227 may hereafter be adopted, to be utilized in connection with the purposes set forth in *Section 1.30(L): Use of*
228 *Impact Fees Collected* below. A special account shall be established in the fund for Parks and Recreation
229 Infrastructure which shall be kept separate from any other account that may hereafter be established in the fund
230 for other infrastructure types. In the event, and only in the event, that an additional Impact Zone for Parks and
231 Recreation Infrastructure is created hereafter, a separate account shall be maintained for each separate Impact
232 Zone established within the City ~~of Carmel and Clay Township~~. Interest earned on any such account shall be
233 deposited and maintained within the separate account. The Fiscal Officer shall manage the Impact Fee Fund
234 according to the provisions of the *Impact Fee Statute* and maintain records of the status of any such account.
235 Pursuant to *IC 36-7-4-1329*, the Fiscal Officer shall make an annual report to the Plan Commission and the
236 Carmel/Clay Board of Parks and Recreation of said accounts which shall be available to the public in general
237 and developer (or individual), upon request, in particular. The right to any refund of an impact fee shall be
238 determined strictly in accordance with *IC 36-7-4-1332*, and the Fiscal Officer is designated, pursuant to *IC*
239 *36-7-4-1332(e)*, as the official responsible for acting upon any refund applications that may be filed by the
240 developer (or individual). In order to facilitate the payment of any refunds when they may be due, the Fiscal
241 Officer is directed to identify the purpose of any impact fee paid in order that a refund, if any, may be paid from
242 the account into which the fee was originally deposited.
243

244 L. Use of Impact Fees Collected: Any and all fees collected pursuant to the provisions of this *PRIF Ordinance*
245 may be utilized only for the following purposes:

- 246 1. Providing funds to be utilized by the Carmel/Clay Board of Parks and Recreation for the purpose of
247 paying the capital costs of Parks and Recreation Infrastructure that is necessary to serve the new
248 development within the City ~~of Carmel and Clay Township and~~ that is identified in the ~~2015-2020 Zone~~
249 ~~Improvement Plan~~;
- 250 2. An amount not to exceed five percent (5%) of the annual collections of the fees, to be utilized by the
251 Carmel/Clay Board of Parks and Recreation for expenses incurred by the Carmel/Clay Board of Parks
252 and Recreation and/or the City for the consulting services that are used with regard to the establishment
253 and maintenance of this impact fee program;
- 254 3. To pay any refund that may be due under *IC 36-7-4-1332*;
- 255 4. To pay the debt service cost on an obligation issued to provide Parks and Recreation Infrastructure

256 described in *Section 1.30(L)(1)* in accordance with *IC 36-10-3-27* or other applicable law.

257
258 | M. Conflicts with *Impact Fee Statute*: The ~~Common~~-Council specifically acknowledges the existence of the
259 | *Impact Fee Statute*, which regulates the adoption of impact fee ordinances by municipal corporations within the
260 | State of Indiana. It is the intent of the ~~Common~~-Council to comply with such legislation, and this *PRIF*
261 | *Ordinance* shall be construed in all respects to be consistent with the *Impact Fee Statute*. The substantive and
262 | procedural requirements of the *Impact Fee Statute* shall control in the event of conflicts, which are unintended
263 | by the ~~Common~~-Council.
264

265 | N. Amendments and Review: The impact fee provided for herein is based upon information that, in large part, is
266 | subject to inflation and other economic and market forces over which the ~~Common~~-Council has no control. The
267 | ~~Common~~-Council may, therefore, from time to time, cause a review to be made by the Director of Community
268 | Services, or such consultants as may be required, to determine the continuing validity of the Impact Fee, the
269 | Impact Zone, and the ~~2015-2020~~-*Zone Improvement Plan*. The ~~Common~~-Council may consider and adopt such
270 | amendments as are necessary to cause a substantive compliance with all constitutional and statutory
271 | requirements. To the extent required by the facts and circumstances, this process shall include the steps
272 | necessary to update the ~~2015-2020~~-*Zone Improvement Plan* and the *Comprehensive Plan*.
273

274 | O. Effective Date and Expiration Date: Pursuant to IC 36-7-4-1340, this *PRIF Ordinance* shall be effective ~~June~~
275 | ~~15, 2015,~~ **June 1, 2020**, which is not earlier than six (6) months following its adoption in accordance with the
276 | *Impact Fee Statute*, replacing the *PRIF Ordinance* adopted on ~~December 7, 2009,~~ **November 3, 2014**, and
277 | wholly contained in *Section 1.30: Parks and Recreation Impact Fees*. This *PRIF Ordinance* shall expire five (5)
278 | years following such effective date, and no impact fee may be collected under this *PRIF Ordinance* after such
279 | expiration date. However, the ~~Common~~-Council may adopt a replacement impact fee ordinance to take effect
280 | before, on or after such expiration date if the replacement ordinance complies with the provisions of the *Impact*
281 | *Fee Statute*.
282

283 | II. Amend the definition of “Infrastructure, Parks and Recreation” in Section 11.02 of the
284 | Unified Development Ordinance to read:

285 | Infrastructure, Parks and Recreation: The capital improvements that comprise the parks and other recreational
286 | facilities that:

- 288 | 1. Are owned or leased by the Carmel/Clay Board of Parks and Recreation and/or the City ~~of Carmel~~ solely
289 | for a public purpose; and
290 | 2. Are included in the ~~2015-2020~~-*Zone Improvement Plan*.

291 | Parks and Recreation Infrastructure includes the site improvements and interests in real property needed for such
292 | parks and other recreational facilities.
293

294 | III. Amend the definition of “Plan, Zone Improvement” in Section 11.02 of the Unified
295 | Development Ordinance to read:

296 | Plan, Zone Improvement: The ~~2015-2020~~-**2020-2025** *Zone Improvement Plan* for Parks and Recreation
297 | Infrastructure which was prepared by the Plan Commission in conjunction with the *Comprehensive Plan* ~~of the~~
298

299 | ~~City of Carmel and Clay Township~~ and approved by the ~~Plan Commission~~ Council on ~~October 21, 2015 (the~~
300 | ~~“2015-2020 Zone Improvement Plan”)~~ or before December 1, 2019.
301

302 | IV. Amend the definition of “Planning Jurisdiction” in Section 11.02 of the Unified
303 | Development Ordinance to read:

304 | Planning Jurisdiction: The City of Carmel, Indiana ~~and the unincorporated territory of Clay Township, Hamilton~~
305 | ~~County, Indiana~~. The jurisdiction of the Unified Development Ordinance, Carmel Board of Zoning Appeals and
306 | Carmel Advisory Plan Commission are identical.
307

308

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

311
312
313 **COMMON COUNCIL FOR THE CITY OF CARMEL**

314
315
316 _____
317 Jeff Worrell, President

_____ Anthony Green

318
319 _____
320 Laura D. Campbell, Vice-President

_____ H. Bruce Kimball

321
322 _____
323 Ronald E. Carter

_____ Kevin D. Rider

324
325 _____
326 Sue Finkam

327
328
329 ATTEST:

330
331 _____
332
333 Christine S. Pauley, Clerk-Treasurer

334
335
336 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
337 _____ 2019, at _____ .M.

338
339
340 _____
341 Christine S. Pauley, Clerk-Treasurer

342
343
344 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
345 _____ 2019, at _____ .M.

346
347
348 _____
349 James Brainard, Mayor

350 ATTEST:

351
352 _____
353
354 Christine S. Pauley, Clerk-Treasurer

355 Prepared by:
356 John R. Molitor, Attorney at Law
357 Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032
358

RESOLUTION CC-09-16-19-02

**A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF CARMEL, INDIANA,
APPROVING AN AMENDMENT TO THE CARMEL CLAY COMPREHENSIVE PLAN
REGARDING THE ZONE IMPROVEMENT PLAN**

Synopsis:

This resolution updates the Zone Improvement Plan, upon which the Parks & Recreation Impact Fee is based, and incorporates it into the Carmel Clay Comprehensive Plan.

WHEREAS, pursuant to the Advisory Planning Law of the State of Indiana (contained in IC 36-7-4), each unit of local government that wishes to adopt land use and zoning ordinances must first approve by resolution a comprehensive plan for the geographic area over which it has jurisdiction; and

WHEREAS, the Carmel Clay Comprehensive Plan (the “C3 Plan”) was approved and recommended by the Carmel Clay Plan Commission on November 18, 2008, duly approved by resolution (as amended) of the Common Council of the City of Carmel on May 4, 2009, with those C3 Plan amendments approved by the Carmel Clay Plan Commission on May 19, 2009, with May 20, 2009 becoming the effective date of the C3 Plan, and therefore it is the official Comprehensive Plan of the City of Carmel, Indiana and Clay Township, Indiana; and

WHEREAS, the Mayor of the City of Carmel appointed the Impact Fee Advisory Committee to serve in an advisory capacity to assist and advise the City with regard to the adoption of an impact fee ordinance under Indiana Code Section 36-7-4-1311; and

WHEREAS, the Impact Fee Advisory Committee met and the Carmel Plan Commission to recommend to the Common Council a revised and updated Zone Improvement Plan and Park Impact Fee Ordinance resulting in an amendment to the Comprehensive Plan; and

WHEREAS, the Carmel Plan Commission has duly approved, and recommended to the Common Council, an amendment to the community’s Comprehensive Plan regarding a revised and updated Zone Improvement Plan;

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

Section I: Pursuant to IC 36-7-4-509, the Common Council hereby adopts this Resolution to approve the following amendment to the comprehensive plan as well as the Zone Improvement Plan, as attached hereto, on which the Park Impact Fee is based.

City Wide Policies and Objectives

Objective 1.7: Continue to build the city park and trail system through targeted acquisition of remaining undeveloped parcels, particularly in areas identified by the ~~2015—2020~~2020-2025 Zone Improvement Plan.

[See attached Exhibit A]

48 Section II: After its adoption, this Resolution shall be filed in the office of the Clerk-Treasurer of
49 the City of Carmel, who shall also forward one (1) copy of this Resolution to the
50 secretary of the Carmel Plan Commission and one (1) copy to the office of the Hamilton
51 County Recorder, all in accordance with IC 36-7-4-509 and other applicable laws.

52

53 Section III: This Resolution shall be in full force and effect from the date of passage, and its
54 publication as provided by law.

55

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

58
59
60 **COMMON COUNCIL FOR THE CITY OF CARMEL**

61
62
63
64 _____
Jeff Worrell, President

_____ Anthony Green

65
66
67 _____
Laura D. Campbell, Vice-President

_____ H. Bruce Kimball

68
69
70 _____
Ronald E. Carter

_____ Kevin D. Rider

71
72
73 _____
Sue Finkam

74
75
76 ATTEST:

77
78
79 _____
80 Christine S. Pauley, Clerk-Treasurer

81
82
83 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
84 _____ 2019, at _____ .M.

85
86
87 _____
88 Christine S. Pauley, Clerk-Treasurer

89
90
91 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
92 _____ 2019, at _____ .M.

93
94
95 _____
96 James Brainard, Mayor

97 ATTEST:

98
99
100 _____
101 Christine S. Pauley, Clerk-Treasurer

102
103
104 Prepared by:
105 Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032

Exhibit A:

2020-2025 ZONE IMPROVEMENT PLAN

**CITY OF CARMEL, INDIANA
FOR
THE CARMEL CLAY PARK AND RECREATION SYSTEM**

JULY 29, 2019



MUNICIPAL ADVISORS

now joined with
Springsted and Umbaugh

July 29, 2019

Members of the Carmel Plan Commission
One Civic Square
Carmel, IN 46032

Re: Carmel Clay Parks and Recreation 2020-2025 Zone Improvement Plan

T: +1 (317) 465 1500
F: +1 (317) 465 1550
bakertilly.com

In connection with the calculation of the recreation impact fee for the purpose of financing capital improvements to the recreation infrastructure of the City of Carmel (the “City”) and the Carmel Clay Park & Recreation System, we have, at the request of the Carmel/Clay Board of Parks and Recreation (the “Park Board”), compiled this special purpose report (the “Report”) including the following schedules and appendices:

<u>Page(s)</u>	
1-6	Introduction and General Comments;
7	Summary of 2020 Impact Fee Calculation and Community Level of Service;
8	Historical Population and Housing Unit Growth 2010-2019 and Estimated Population and Housing Unit Growth 2020-2029;
9	Current Level of Service Calculation;
10	Estimated 2020-2029 Infrastructure Costs;
11	Estimated 2020-2029 Infrastructure Development and Cost – West Park;
12	Estimated 2020-2029 Infrastructure Development and Cost – Northwest Park;
13	Estimated 2020-2029 Infrastructure Development and Cost – White River Corridor;
14	Estimated Annual 2020-2029 Impact Fee Revenues;
15	Estimated New Population Share of Principal Payments on Outstanding and Proposed Bonds;
16	Estimated New Population Share of Capital Budget;
17	Estimated Annual 2020-2029 Impact Fee Revenues and Expenditures;
18	Historical Recreation Capital Improvements Expenditures Not Funded Through Recreation Impact Fees, Donations or Debt;
19	Historical Impact Fee Receipts and Expenditures.

Appendix A Maps of Impact Zone

Appendix B Indianapolis Metro Area 2019 Impact Fee Amounts

Members of the
Re: Park and Recreation Impact Fee
July 29, 2019
Page Two

These schedules are intended for use by City officials, the City of Carmel Department of Community Services (“DOCS”), the Park Board, its Department (“CCPR”) and their respective advisors, for use in connection with an update of the recreation impact fee for the Carmel Clay Park and Recreation System within the City of Carmel, Indiana. The use of these schedules should be restricted to this purpose.

The schedules and underlying assumptions are based upon information provided to us by the City DOCS, CCPR, and by their respective advisors. In the preparation of the schedules contained in this Report, assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions nor have we audited or reviewed the historical data. Consequently, we express no opinion nor provide any other form of assurance thereon nor do we have a responsibility to prepare subsequent reports.

BakerTilly Municipal Advisors

2020-2025 ZONE IMPROVEMENT PLAN
CITY OF CARMEL, INDIANA
FOR
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS

The City of Carmel, Indiana (the “City”) adopted a recreation impact fee (the “2015 Impact Fee”) with Ordinance PRIF Z-596-14 (the “2014 PRIF Ordinance”), based on the 2015-2020 Zone Improvement Plan (the “2015-2020 ZIP”) and pursuant to IC 36-7-4-1300 through IC 36-7-4-1342 (the “Enabling Legislation”). The 2014 PRIF Ordinance established the 2015 Impact Fee at an amount of \$2,031 per housing unit, effective June 15, 2015. The 2014 PRIF Ordinance provides for a 10% increase in the 2015 Impact Fee per housing unit effective June 15 of each calendar year, with the amount reaching \$2,972 per housing unit effective June 15, 2019. The 2015 Impact Fee is collected at the time of the City’s issuance of a building permit.

The 2014 PRIF Ordinance, per the Enabling Legislation, expires five years after its effective date and gives to the Common Council of the City (the “Council”) the power to consider economic and market forces over which it has no control, to cause a review of the validity of the impact fee, the impact zone and the zone improvement plan. Based on such a review, the Council has the power to adopt such amendments as are necessary to cause a substantive compliance with all constitutional and statutory requirements. Accordingly, the City is interested in updating the 2015 PRIF Ordinance as allowed by the Enabling Legislation.

This report serves as a Zone Improvement Plan (herein referred to as the “ZIP” and in the adopting Ordinance as the “2020-2025 Zone Improvement Plan”), in compliance with the Enabling Legislation. As such, it provides a foundation for imposing impact fees on future development to offset additional costs for park system expansion and improvements.

Impact Fees

Impact fees, as described by this ZIP, will shift the cost of new and expanded park facilities from the community at large to the new development that is generating the need for those new and expanded facilities. Impact fees, however, cannot be used to finance improvements to overcome existing deficiencies in park facilities, nor can they be used to fund maintenance or operations.

Impact Zone

For the purposes of this ZIP, the Impact Zone is defined as the corporate limits of the City of Carmel. Maps of the Impact Zone are attached as **Appendix A**.

ZIP Approval Process

The following is the approval process through which the prior zone improvement plans and through which this ZIP proceeded to become official documents of the Carmel Community (the “Community”):

2020-2025 ZONE IMPROVEMENT PLAN
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS (cont'd)

- *Review by the City's Impact Fee Advisory Committee, which is composed of 10 appointments, 9 of whom are members of the Carmel Plan Commission (see IC 36-7-4-1312, "the IFAC");*
- *Public hearing and recommendation by the Carmel Plan Commission, the "CPC"; and*
- *Approval by the Common Council of the City of Carmel, the "Council" (see IC 36-7-4-1311).*

Approval by the Council is the final step by which to establish this ZIP as a part of the City's Comprehensive Plan and provides the basis for increasing the impact fee. Once approved by the Council and once the time frame has run for the 2019 ordinance by which the impact fee is increased and the ordinance is in effect, this ZIP will be considered to have replaced the 2015-2020 ZIP adopted in 2014.

Carmel/Clay Board of Parks and Recreation and its Department ("CCPR")

In 1991, the City and Clay Township (the "Township") created the Carmel/Clay Board of Parks and Recreation (the "Park Board") by virtue of an agreement entitled "Park Joinder Under Interlocal Cooperation Act" and in 2002, continued and reformed the Park Board through an agreement entitled "Interlocal Cooperation Agreement between the City of Camel, Indiana and Clay Township of Hamilton County, Indiana (the "2002 Interlocal Agreement"), as has been and will continue to be, amended from time to time.

The Park Board is comprised of 9 appointed members based on their interest in and knowledge of parks and recreation. The City's Mayor and the Township's Trustee each appoint four members to staggered, four-year terms. The Carmel Clay School Board self-appoints one of its members to a one-year term. Current Park Board members and their appointing authority are listed below:

- Richard F. Taylor III, President (Trustee)
- James L. Engledow, Vice President (Trustee)
- Jenn Kristunas, Treasurer (Trustee)
- Nicholas Plopper, Secretary (Mayor)
- Dr. Jessica Beer, (Mayor)
- James D. Garretson, (Trustee)
- Joshua A. Kirsh, (Mayor)
- Linus Rude, (Mayor)
- Lin Zheng (School Board)

The Park Board is empowered to grow, administer and manage the Carmel Clay Park and Recreation System through the Carmel/Clay Park and Recreation Department ("CCPR"), all as set forth in the 2002 Interlocal Agreement.

2020-2025 ZONE IMPROVEMENT PLAN
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS (cont'd)

CCPR has a legacy of providing high-quality parks and services to the Community. It manages and maintains more than 534 park acres and numerous recreation facilities, including the Monon Community Center and The Waterpark. In addition, CCPR partners with Carmel Clay Schools to manage Extended School Enrichment (ESE), a before and after-school care program for K-6 students located at all 11 Carmel elementary schools. The Summer Camp Series is a component of ESE that offers 12 different summer camps accommodating children ages 5-15.

CCPR has consistently been recognized as one of the best parks and recreation agencies in the United States winning the 2014 National Gold Medal Award for Excellence in Park and Recreation Management. It is one of only 169 park and recreation systems in the United States accredited through the Commission for Accreditation of Park and Recreation Agencies, demonstrating compliance with national best practices. Other recent National Recreation and Park Association national awards include: 2018 National Distinguished Professional Award, 2016 Excellence in Inclusion Award and the 2015 Barb King National Environmental Stewardship Award. Also, in 2018, CCPR took the lead in Indiana with the number of certified recreation professionals: 2 Certified Park & Recreation Executives and 16 Certified Park and Recreation Professionals.

As an accredited agency, CCPR serves the recreation, fitness, and nature needs of the Community, manages and develops existing spaces and resources, and creates a sustainable future for parks and recreation programs through a financially viable and environmentally conscious parks system. It has caused the preparation of an updated 2020-2024 Parks and Recreation Master Plan (the "PRMP") and its components which includes this ZIP and a Life-Cycle Asset Management Plan (the "LCAMP") that evaluates the condition of existing park infrastructure and forecasts the capital budget necessary to replace facilities. While this ZIP is intended to be a standalone plan, it is supported by the information contained in both the PRMP and the LCAMP, both of which are incorporated herein by this reference.

The Council and the Township Board determine and provide revenue for the general fund operation of CCPR. Except as specifically provided herein, the Funding of CCPR and the description of the Carmel Clay Park and Recreation system is substantially similar to those descriptions provided in the 2015-2020 ZIP which is incorporated herein by this reference.

Summary of Impact Fee Calculation and Community Level of Service – Page 7

The 2020 Impact Fee calculation is based on the infrastructure information and infrastructure level of service standards compiled by the City, CCPR and their advisors, and was calculated based on an analysis of estimated recreation infrastructure needs over a 10-year planning horizon (2020-2029).

The schedule on page 7 illustrates the calculation of the proposed maximum 2020 Impact Fee at \$4,882 per housing unit. The costs to be funded through the 2020 Impact Fee are based on the estimated 2019 cost of infrastructure improvements to meet the calculated Community Level of Service, the quantitative measure of the service provided by the infrastructure determined to be appropriate.

2020-2025 ZONE IMPROVEMENT PLAN
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS (cont'd)

Summary of Impact Fee Calculation and Community Level of Service – Page 7 (cont'd)

The Impact Fee is not expected to be the sole source of revenue for parks and recreation improvements for the next 10 years. Credits and deductions reflect the estimated non-local revenue contribution to recreation capital projects, the contribution of new residents to principal payments on outstanding and proposed bonds and the contribution of new residents to CCPR's annual capital projects budget through traditional means.

Estimated Population and Housing Unit Growth 2019-2028 – Page 8

The schedule on page 8 illustrates the City's historical population and housing units for the time period of 2010-2019, and the estimated population and housing units for 2020-2029. The population and housing unit information and estimates are per DOCS.

Current Level of Service “Current LOS” Calculation– Page 9

The Current Level of Service (“Current LOS”) is the quantitative measure of service provided by existing infrastructure to support existing development. The City, the Township, the Park Board and CCPR continue to responsibly and appropriately invest in the Carmel Park and Recreation System, conservatively valued today at \$264,691,160. The 2004 \$55 Million Lease-Rental Bond (the “Central Park Bond”) developed a large section of the 161 acre Central Park and its signature facility, the Monon Community Center. The Central Park Bond was refinanced in 2015 as the Carmel Clay Parks Building Corporation Lease Rental Refunding Bonds, Series 2015 A and Series 2015 B (collectively, the “2015 Bonds”) to save taxpayer dollars. The Township's receipt of the Local Income Tax attributable to the 2015 Bonds returns more than \$2,000,000 per year and is required to be used on Park Capital Projects. This commitment to identify, acquire and develop available parkland, maintain park infrastructure, seek input from current residents and strive to address in part with regularly updated impact fees, the park and recreational demands that new residents place on the Carmel Clay Park and Recreation System, is unwavering.

The schedule on page 9 illustrates the Current LOS calculation of \$6,861 per existing housing unit based on the sum of the estimated Land Value and estimated Improvement Value divided by the number of current housing units. The quality and condition of the Carmel Clay Park and Recreation System reflects the significant investment and high level of importance that the City, the Township, the Park Board and CCPR place on the quality of life.

Estimated Infrastructure Costs to be Funded by Impact Fees – Page 10

This schedule on page 10 summarizes the estimated current infrastructure costs for the West Park, Northwest Park, and White River Corridor development areas by calculating the estimated cost of each amenity. The calculation considers infrastructure needs and demands from the estimated housing development and population growth, as illustrated in the PRMP. The estimated current costs are per the LCAMP.

2020-2025 ZONE IMPROVEMENT PLAN
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS (cont'd)

Estimated Infrastructure Costs to be Funded by Impact Fees – Page 10 (cont'd)

Future estimated infrastructure costs are calculated by assuming the estimated cost per unit increases by an annual inflation factor of 3.00%, as utilized in the LCAMP. The future estimated infrastructure costs provide a 5-year and 10-year outlook, for costs reflecting 2024 estimated costs of \$45,237,800 and 2029 estimated costs of \$52,443,010.

**Estimated 2020-2029 Infrastructure Development and Costs –
West Park; Northwest Park and the White River Corridor – Pages 11 - 13**

These schedules on pages 11, 12 and 13 illustrate the estimated costs for the development of infrastructure in the each of the West Park, Northwest Park and White River Corridor development areas. Cost estimates are per the PRMP and LCAMP.

Estimated Annual 2020 Impact Fee Revenues – Page 14

The schedule on page 14 shows the estimated annual revenues for the 2020 Impact Fee. The estimated revenues are calculated by multiplying the estimated housing units for each year by the 2020 Impact Fee per housing unit.

Estimated New Population Share of Principal Payments on Outstanding and Proposed Bonds – Page 15

The schedule on page 15 shows the calculation of the estimated share of the principal payments on the outstanding 2015 Bonds, the outstanding Carmel Redevelopment Authority Lease Rental Bonds, Series 2017B-1 (Qualified Obligation 1) and Series 2017 B-2 (Qualified Obligation 2) (collectively, the “2017 Bonds”), and the proposed Clay Township General Obligation Bonds, Series 2019A through 2019L (the “Proposed 2019 Bonds”) that will be funded by new residents.

The 2015 Bonds are payable from ad valorem property taxes levied on all property located within Clay Township. The 2015 Bonds currently have \$19,175,000 in principal maturing during the 10-year planning horizon and mature January 15, 2025. The 2017 Bonds used a portion of bond proceeds to fund Park Projects. The 2017 Bonds are payable from Local Income Tax Certified Shares and mature on July 15, 2037. During the 10-year planning horizon, the 2017 Bonds have \$3,122,400 of principal maturing during the planning horizon. The Proposed 2019 Bonds are payable from ad valorem property taxes levied on all property located within Clay Township. During the 10-year planning horizon, the Proposed 2019 Bonds have \$10,955,000 of principal outstanding.

It is assumed that new residents will pay a share proportional to their makeup of the total population of the City. Based on these assumptions, it is assumed that new residents will contribute \$2,166,460 to the principal payments on the 2015 Bonds, the 2017 Bonds and the Proposed 2019 Bonds made during the planning horizon of the ZIP.

2020-2025 ZONE IMPROVEMENT PLAN
THE CARMEL CLAY PARK AND RECREATION SYSTEM

INTRODUCTION AND GENERAL COMMENTS (cont'd)

Estimated New Population Share of Capital Budget – Page 16

The schedule on page 16 shows the calculation of the estimated share of the Park Board's annual capital budget that will be funded by new residents. The annual Park Board capital budget is funded from sources including (but not limited to) Local Income Tax Certified Shares.

It is assumed that the historical average capital budget amount of \$3,498,000 will be held constant into the future, and new residents will pay a share proportional to their makeup of the total population of the City. Based on these assumptions, it is assumed that new residents will contribute 16.56% of the total capital projects budget in 2029, or \$2,553,190 over the entire 10-year planning horizon.

Estimated Annual 2020 Impact Fee Revenues and Expenditures – Page 17

The estimated annual revenues from the 2020 Impact Fee, the estimated new population's contribution to bond principal and the estimated new population's contribution to the capital budget are compared to the estimated expenditures of these revenues over the 10-year planning horizon in this schedule. The estimates are based on the accumulation of revenues and the estimated need for new infrastructure as dictated by population growth and the Community Level of Service standards.

Historical Recreation Infrastructure Improvements Expenditures Not Funded Through Recreation Impact Fees, Donations or Debt – Page 18

The schedule on page 18 shows the historical capital expenditures for recreation from 2014 through 2018.

Historical Impact Fee Receipts and Expenditures – Page 19

The schedule on page 19 shows the receipts and expenditures for the recreation impact fees from calendar year 2011 through 2018. The Impact Fee revenues may be spent only on items identified in the capital improvements plan provided in the ZIP. Specific projects and infrastructure that Impact Fee revenues may be spent on are illustrated on pages 11-13. The Impact Fee fund balance as of June 30, 2019 is \$2,321,035.09 per CCPR.

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

**SUMMARY OF 2020 IMPACT FEE CALCULATION AND
COMMUNITY LEVEL OF SERVICE**

Cost of meeting 2019 Park Infrastructure needs	\$39,022,525 (a)
Less: Estimated non-local revenues	(2,460,000) (b)
Less: New resident contribution to bond principal payments	(2,166,460) (c)
Less: New resident capital budget contribution	<u>(2,553,190) (d)</u>
Capital costs to be funded by 2020 Impact Fees	31,842,875
Plus: Estimated expenses incurred for consulting services	<u>38,000 (e)</u>
Sum of Capital Costs and Consulting Expenses	31,880,875
Divided by estimated new housing units	<u>6,530 (f)</u>
Maximum 2020 Impact Fee per housing unit	<u><u>\$4,882</u></u>

(a) See page 10.

(b) On April 24, 2015 the Park Board was granted 9.75 acres of land for Sunrise on Monon Park which was valued at approximately \$126,150 per acre or \$1,230,000 per an appraisal dated February 26, 2015. Assumes a similar value will be received by the Park Board over the planning horizon.

(c) See page 15.

(d) See page 16.

(e) See IC 36-7-4-1330 (2).

(f) See page 8.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

HISTORICAL POPULATION AND HOUSING UNIT GROWTH 2010-2019 (a)

<u>Year</u>	<u>Population</u>	<u>Population Change</u>	<u>Total Housing Units</u>	<u>New Housing Units</u>
2010	84,523		30,949	539
2011	85,949	1,426	31,821	619
2012	87,514	1,565	32,693	678
2013	89,212	1,698	33,565	735
2014	91,766	2,554	34,437	1,110
2015	95,592	3,826	35,308	1,663
2016	96,581	989	36,180	432
2017	98,318	1,737	37,157	759
2018	98,332	14	37,924	767
2019	101,546	3,214	38,577	653 (b)

ESTIMATED POPULATION AND HOUSING UNIT GROWTH 2020-2029 (b)

2020	103,030	1,484	39,230	653 (c)
2021	104,514	1,484	39,883	653 (c)
2022	105,998	1,484	40,536	653 (c)
2023	107,482	1,484	41,189	653 (c)
2024	108,966	1,484	41,842	653 (c)
2025	110,450	1,484	42,495	653 (c)
2026	111,934	1,484	43,148	653 (c)
2027	113,418	1,484	43,801	653 (c)
2028	114,902	1,484	44,454	653 (c)
2029	116,386	1,484	45,107	653 (c)

(a) Per DOCS.

(b) Per DOCS 306 new housing units permits have been issued as of June 30, 2019.

(c) Based on population estimates provided by DOCS. Assumes a population per household of 2.42 per the 2016 Special Census and a vacancy rate of 93.9% per the U.S. Census Bureau's 2017 ACS 5-Year Estimates.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

CURRENT LEVEL OF SERVICE CALCULATION ("Current LOS")

Value of Existing Infrastructure:	
Land (a)	\$49,068,760
Improvements (b)	<u>215,622,400</u>
Total	264,691,160
Divided by number of 2019 housing units (c)	<u>38,577</u>
Estimated Current LOS (d)	<u><u>\$6,861</u></u>

(a) The current land inventory is 512.2 acres, per CCPR. Assumes the land valued at \$95,800 per acre, based on the average price per acre of vacant land sold since January 2017, per the DOCS.

(b) Per the LCAMP.

(c) See page 8.

(d) Represents the Current LOS per unit of existing development.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

ESTIMATED 2020-2029 INFRASTRUCTURE COSTS

	<u>Estimated 2019 Costs</u>
West Park (a)	\$17,713,725
Northwest Park (b)	8,904,900
White River Corridor (c)	<u>12,403,900</u>
Total	<u><u>\$39,022,525</u></u>

(a) See page 11.

(b) See page 12.

(c) See page 13.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

ESTIMATED 2020-2029 INFRASTRUCTURE DEVELOPMENT AND COST - WEST PARK (a)

Infrastructure	Estimated Development Amount	Unit	Estimated Current Unit Cost (b)	Estimated Total Cost (c)
Multi-use Pavilion	33,000	S.F.	\$400.00	\$13,200,000
Community Shelter with Restrooms	2,000	S.F.	400.00	800,000
Shelters	2,625	S.F.	325.00	853,125
Picnic Tables	15	Ea.	2,800.00	42,000
Grills	3	Ea.	1,600.00	4,800
Neighborhood Park Standard Playground	1	Ea.	750,000.00	750,000
Drinking Fountain	1	Ea.	4,500.00	4,500
Benches	6	Ea.	2,150.00	12,900
Waste Receptacle	14	Ea.	2,000.00	28,000
Dog Waste Station	2	Ea.	1,000.00	2,000
Interior Park Road	25,000	S.F.	12.50	312,500
Parking Lot	56,000	S.F.	12.50	700,000
Signage	16	Ea.	3,300.00	52,800
Walk/Trail - Asphalt	35,000	S.F.	9.50	332,500
Walk/Trail - Crushed Stone	17,500	S.F.	6.00	105,000
Walk/Trail - Boardwalk	1,750	S.F.	100.00	175,000
Trail Signage	8	Ea.	3,000.00	24,000
Bicycle Racks	12	Ea.	800.00	9,600
Landscape - Prairie/Wetland	15	Acre	10,000.00	150,000
Landscape - Planting Bed	10,000	S.F.	12.50	125,000
Landscape - Trees	50	Ea.	600.00	30,000
Totals				<u>\$17,713,725</u>

(a) Per the PRMP. Represents infrastructure identified to serve new development through 2029.

(b) Estimated in 2019 dollars.

(c) Per the LCAMP.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

ESTIMATED 2020-2029 INFRASTRUCTURE DEVELOPMENT AND COST - NORTHWEST PARK (a)

Infrastructure	Estimated Development Amount	Unit	Estimated Current Unit Cost (b)	Estimated Total Cost (c)
Land	25	Acre	\$95,800.00	(d) \$2,395,000
Master Plan	1	Acre	125,000.00	125,000
Utility & Site Work	1	Ea.	250,000.00	250,000
Community Shelter/Restrooms/Storage Shelters	5,500	Ea.	400.00	2,200,000
Picnic Tables	1,750	S.F.	325.00	568,750
Grills	12	S.F.	2,800.00	33,600
Community Park Standard Playground	2	Ea.	1,600.00	3,200
Drinking Fountain	1	Ea.	1,500,000.00	1,500,000
Benches	2	Ea.	4,500.00	9,000
Waste Receptacle	5	Ea.	2,150.00	10,750
Dog Waste Station	10	Ea.	2,000.00	20,000
Parking Lot - Asphalt	4	Ea.	1,000.00	4,000
Entrance Sign	52,000	S.F.	12.50	650,000
Signage	1	Ea.	15,000.00	15,000
Walk/Trail -Asphalt	6	Ea.	3,300.00	19,800
Walk/Trail - Boardwalk	50,000	S.F.	9.50	475,000
Bicycle Racks	1,500	S.F.	100.00	150,000
Landscape - Lawn	2	Ea.	3,000.00	6,000
Landscape - Prairie/Wetland	6	Ea.	800.00	4,800
Landscape - Planting Bed	50,000	S.Y.	3.50	175,000
Landscape - Trees	15	Acre	10,000.00	150,000
Totals	4,000	S.F.	12.50	50,000
	150	Ea.	600.00	90,000
				<u>\$8,904,900</u>

(a) Per the PRMP. Represents infrastructure identified to serve new development through 2029.

(b) Estimated in 2019 dollars.

(c) Per the LCAMP.

(d) The assumed land value per acre is based on the average price per acre of vacant land sold since January 2017, per the DOCS.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

ESTIMATED 2020-2029 INFRASTRUCTURE DEVELOPMENT AND COST - WHITE RIVER CORRIDOR

Infrastructure	Estimated Development Amount	Unit	Estimated Current Unit Cost (b)	Estimated Total Cost (c)
Land	15	Acre	\$95,800.00 (d)	\$1,437,000
Master Plan	1	Acre	225,000.00	225,000
Utility & Site Work	1	Ea.	100,000.00	100,000
Nature/River Ecology Center	17,500	Ea.	400.00	7,000,000
Trailhead Restrooms	1	S.F.	175,000.00	175,000
Utility Service	1	S.F.	37,500.00	37,500
Parking Lot - Asphalt	70,000	Ea.	12.50	875,000
Entrance Road - Asphalt	25,000	Ea.	12.50	312,500
Entrance Sign	2	Ea.	15,000.00	30,000
Walk/Trail -Asphalt	8,000	Ea.	185.00	1,480,000
Walk/Trail - Concrete	5,000	Ea.	12.00	60,000
Bridge	1	Ea.	500,000.00	500,000
Other Signage	3	S.F.	3,300.00	9,900
Metal Bollard	6	Ea.	1,600.00	9,600
Bench	10	Ea.	2,150.00	21,500
Bicycle Rack	8	S.F.	800.00	6,400
Bike Repair Station	1	S.F.	2,500.00	2,500
Waste Receptacle/ Recycle Bin	10	Ea.	2,000.00	20,000
Dog Waste Station	1	Ea.	1,000.00	1,000
Drinking Fountain	2	S.Y.	4,500.00	9,000
Canoe Launch	1	Acre	50,000.00	50,000
Landscape - Prairie/Wetland	3	S.F.	10,000.00	30,000
Landscape - Trees	20	Ea.	600.00	12,000
Totals				<u><u>\$12,403,900</u></u>

(a) Per the PRMP. Represents infrastructure identified to serve new development through 2029.

(b) Estimated in 2019 dollars.

(c) Per the LCAMP.

(d) The assumed land value per acre is based on the average price per acre of vacant land sold since January 2017, per the DOCS.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

ESTIMATED ANNUAL 2020-2029 IMPACT FEE REVENUES

<u>Year</u>	<u>Estimated Housing Unit Growth</u>	<u>2020 Impact Fee Per Housing Unit</u>	<u>Estimated 2020 Impact Fee Revenues</u>	<u>Cumulative Revenues</u>
	(a)	(b)		
2020	653	\$4,882	\$3,187,946	\$3,187,946
2021	653	4,882	3,187,946	6,375,892
2022	653	4,882	3,187,946	9,563,838
2023	653	4,882	3,187,946	12,751,784
2024	653	4,882	3,187,946	15,939,730
2025	653	4,882	3,187,946	19,127,676
2026	653	4,882	3,187,946	22,315,622
2027	653	4,882	3,187,946	25,503,568
2028	653	4,882	3,187,946	28,691,514
2029	653	4,882	3,187,946	31,879,460
Totals	<u>6,530</u>		<u>\$31,879,460</u>	

(a) See page 8.

(b) See page 7.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

**ESTIMATED NEW POPULATION SHARE OF PRINCIPAL PAYMENTS
ON OUTSTANDING AND PROPOSED BONDS**

<u>Budget Year</u>	<u>Principal Due</u>	<u>New Population Percentage of Total Population</u>	<u>New Population Contribution to Principal Due</u>
	(a)	(b)	(c)
2020	\$4,268,400	1.44%	\$61,460
2021	4,355,600	2.84%	123,700
2022	4,444,000	4.20%	186,650
2023	4,542,400	5.52%	250,740
2024	2,910,600	6.81%	198,210
2025	2,317,800	8.06%	186,810
2026	2,294,800	9.28%	212,960
2027	2,531,800	10.47%	265,080
2028	2,786,600	11.62%	323,800
2029	2,800,400	12.75%	357,050
Total			<u><u>\$2,166,460</u></u>

- (a) Represents annual principal payments due on the outstanding 2015 Bonds, 2017 Bonds and Proposed 2019 Bonds during the planning horizon.
- (b) Based on the current and estimated population of the City as shown on page 8.
- (c) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the City.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

ESTIMATED NEW POPULATION SHARE OF CAPITAL BUDGET

Budget Year	Estimated Capital Budget	New Population Percentage of Total Population	New Population Contribution to Capital Budget
	(a)	(b)	(c)
2020	\$3,498,000	1.44%	\$50,370
2021	3,498,000	2.84%	99,340
2022	3,498,000	4.20%	146,920
2023	3,498,000	5.52%	193,090
2024	3,498,000	6.81%	238,210
2025	3,498,000	8.06%	281,940
2026	3,498,000	9.28%	324,610
2027	3,498,000	10.47%	366,240
2028	3,498,000	11.62%	406,470
2029	3,498,000	12.75%	446,000
			446,000
Total			\$2,553,190

- (a) Represents the average total Capital Outlays from the Clay Township Park Capital Fund, per the Township Annual Report for the respective year, as shown on page 18.
- (b) Based on the current and estimated population of the City, as shown on page 8.
- (c) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the City.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

ESTIMATED ANNUAL 2020-2029 IMPACT FEE REVENUES AND EXPENDITURES

	Total Estimated Cost (b)	Estimated Cost (a)										Total
		Year										
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
West Park	\$17,713,725	(\$1,771,370)	(\$1,771,370)	(\$1,771,370)	(\$1,771,370)	(\$1,771,370)	(\$1,771,370)	(\$1,771,370)	(\$1,771,370)	(\$1,771,370)	(\$1,771,370)	(\$17,713,700)
Northwest Park	8,904,900	(890,490)	(890,490)	(890,490)	(890,490)	(890,490)	(890,490)	(890,490)	(890,490)	(890,490)	(890,490)	(8,904,900)
White River Corridor	12,403,900	<u>(1,240,390)</u>	<u>(1,240,390)</u>	<u>(1,240,390)</u>	<u>(1,240,390)</u>	<u>(1,240,390)</u>	<u>(1,240,390)</u>	<u>(1,240,390)</u>	<u>(1,240,390)</u>	<u>(1,240,390)</u>	<u>(1,240,390)</u>	<u>(12,403,900)</u>
Total Cost		<u>(3,902,250)</u>	<u>(3,902,250)</u>	<u>(3,902,250)</u>	<u>(3,902,250)</u>	<u>(3,902,250)</u>	<u>(3,902,250)</u>	<u>(3,902,250)</u>	<u>(3,902,250)</u>	<u>(3,902,250)</u>	<u>(3,902,250)</u>	<u>(\$39,022,500)</u>
Estimated 2020 Impact Fee Revenues (c)		3,187,946	3,187,946	3,187,946	3,187,946	3,187,946	3,187,946	3,187,946	3,187,946	3,187,946	3,187,946	
Estimated Non-Local Revenue Credit (d)		246,000	246,000	246,000	246,000	246,000	246,000	246,000	246,000	246,000	246,000	
Estimated New Resident Bond Credit (e)		61,460	123,700	186,650	250,740	198,210	186,810	212,960	265,080	323,800	357,050	
Estimated Capital Budget Contribution (f)		<u>50,370</u>	<u>99,340</u>	<u>146,920</u>	<u>193,090</u>	<u>238,210</u>	<u>281,940</u>	<u>324,610</u>	<u>366,240</u>	<u>406,470</u>	<u>446,000</u>	
Estimated Net Revenues/(Loss)		<u>(356,474)</u>	<u>(245,264)</u>	<u>(134,734)</u>	<u>(24,474)</u>	<u>(31,884)</u>	<u>446</u>	<u>69,266</u>	<u>163,016</u>	<u>261,966</u>	<u>334,746</u>	
Beginning Balance		<u>2,321,035</u> (g)	<u>1,964,561</u>	<u>1,719,297</u>	<u>1,584,563</u>	<u>1,560,089</u>	<u>1,528,205</u>	<u>1,528,651</u>	<u>1,597,917</u>	<u>1,760,933</u>	<u>2,022,899</u>	
Ending Balance		<u>\$1,964,561</u>	<u>\$1,719,297</u>	<u>\$1,584,563</u>	<u>\$1,560,089</u>	<u>\$1,528,205</u>	<u>\$1,528,651</u>	<u>\$1,597,917</u>	<u>\$1,760,933</u>	<u>\$2,022,899</u>	<u>\$2,357,645</u>	

(a) See page 10. Assumes expenditures necessary to meet the Level of Service requirements of new development.

(b) See page 10. Represents 2019 cost estimates.

(c) See page 14.

(d) See page 7. Assumes the credit is applied equally over the 10-year plan horizon.

(e) See page 15.

(f) See page 16.

(g) See page 19. As of June 30, 2019 per the City.

Note: The effective date of the 2020 Impact Fee will be six months following the adoption of the 2019 Amendments to the Parks and Recreation Impact Fee Ordinance in Section 1.30 of the Unified Development Ordinance. The calculation was completed assuming a base effective year of 2020.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

HISTORICAL RECREATION CAPITAL IMPROVEMENTS EXPENDITURES NOT FUNDED THROUGH RECREATION IMPACT FEES, DONATIONS OR DEBT

Budget Year	Capital Expenditures (a)
2014	\$1,908,208.81
2015	2,600,259.95
2016	5,043,394.14
2017	3,424,420.70
2018	4,515,733.88
Average	\$3,498,000.00

(a) Represents total Capital Outlays from the Clay Township Park Capital Fund, per the Township Annual Report for the respective year.

(Subject to the comments in the attached Report dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

**THE CARMEL CLAY PARK AND RECREATION SYSTEM
2020-2025 ZONE IMPROVEMENT PLAN**

HISTORICAL IMPACT FEE RECEIPTS AND EXPENDITURES (a)

Park Impact Fee Fund - 106
(Unaudited)

Year	Beginning Balance	Receipts	Expenditures	Ending Balance
2011	\$1,171,624.70	\$947,136.19	\$1,023,986.08	\$1,094,774.81
2012	1,094,774.81	964,481.32	154,049.68	1,905,206.45
2013	1,905,206.45	816,715.64	843,897.32	1,878,024.77
2014	1,878,024.77	1,146,089.32	1,283,676.08	1,740,438.01
2015	1,740,438.01	2,295,427.96	207,980.96	3,827,885.01
2016	3,827,885.01	910,690.07	512,081.18	4,226,493.90
2017	4,226,493.90	1,779,151.77	411,516.83	5,594,128.84
2018	5,594,128.84	1,195,063.27	4,344,892.26	2,444,299.85

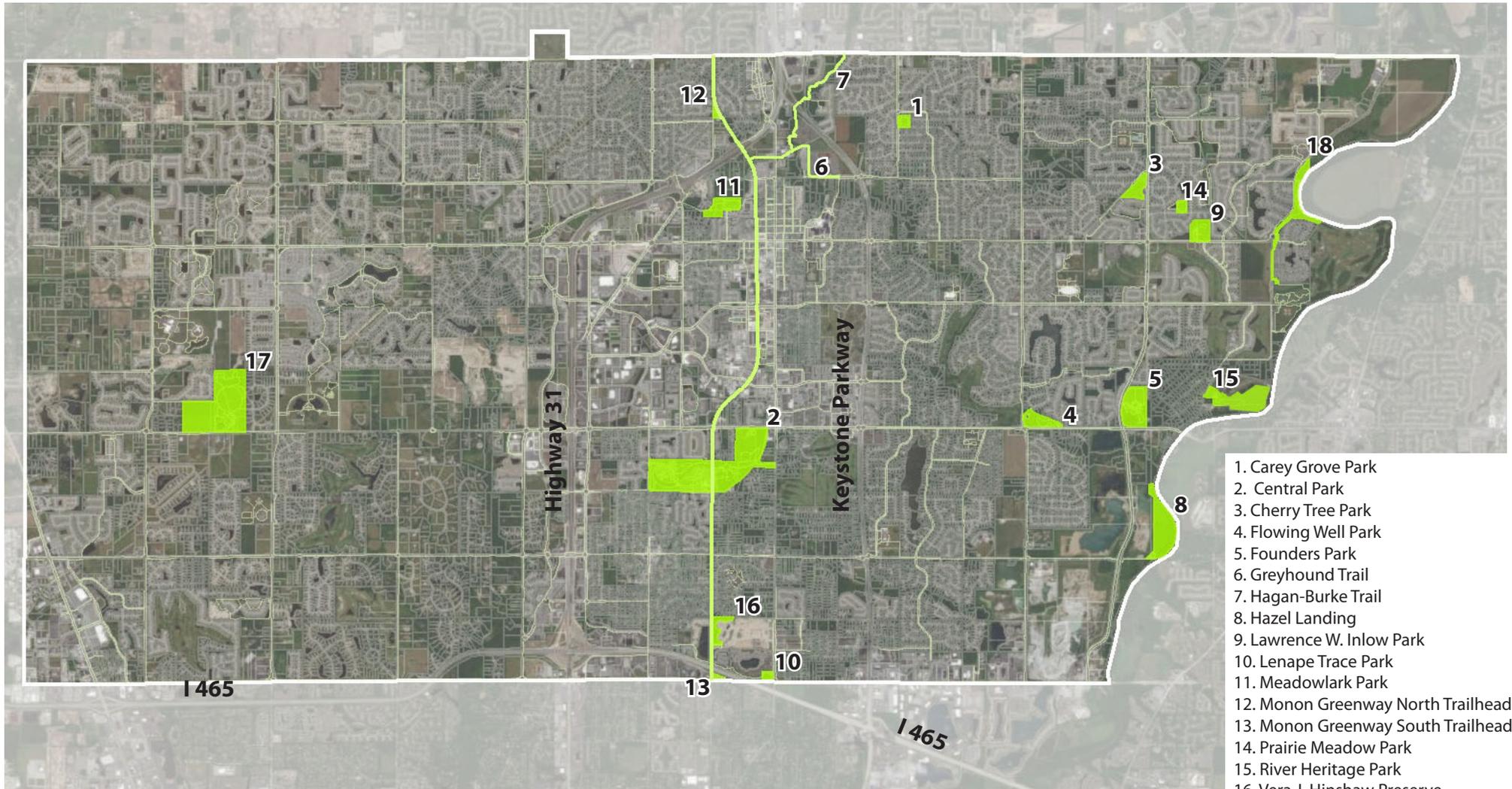
(a) Per the City.

(Subject to the comments in the attached Report
dated July 29 2019 of Baker Tilly Municipal Advisors, LLC)

APPENDIX A
MAPS OF IMPACT ZONE

CARMEL CLAY PARKS

PARK LOCATION MAP



CARMEL CLAY PARKS

PARK CLASSIFICATIONS

REGIONAL (≥100 acres)

- Central Park
- West Park

COMMUNITY (10-100 acres)

- Founders Park
- Lawrence W. Inlow Park
- Meadowlark Park
- River Heritage Park

NEIGHBORHOOD (5-10 ACRES)

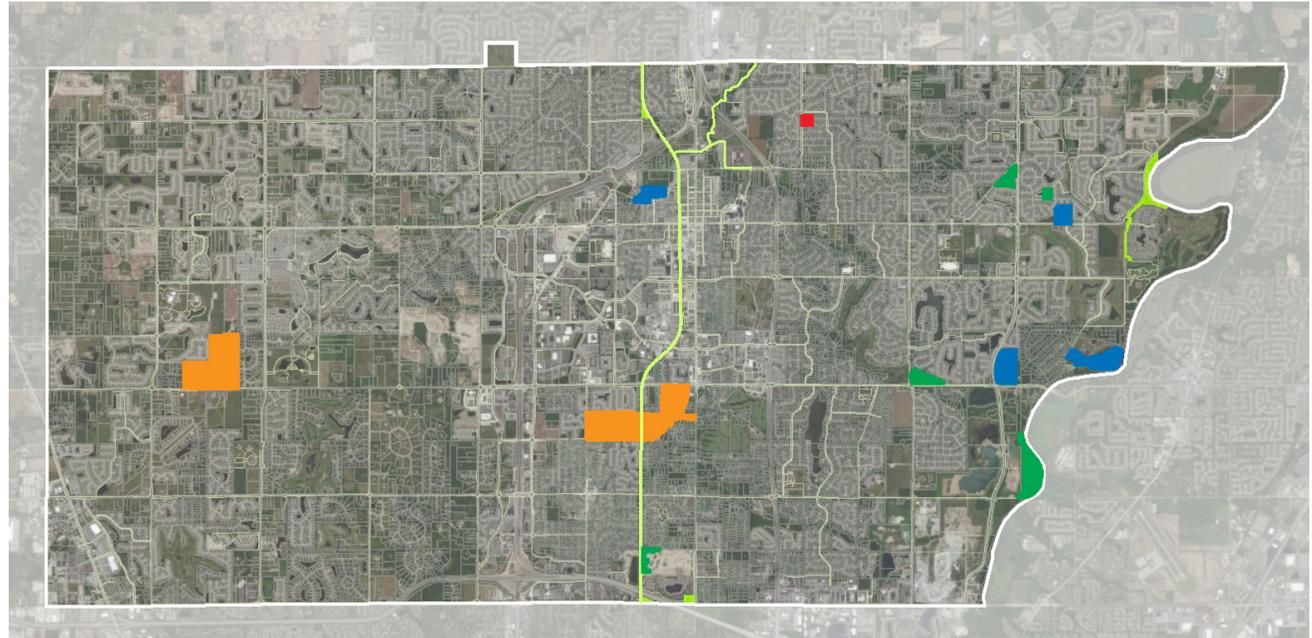
- Carey Grove Park

NATURE PRESERVES / OPEN SPACE

- Cherry Tree Park
- Flowing Well Park
- Hazel Landing Park
- Prairie Meadow Park
- Vera J. Hinshaw Preserve

GREENWAYS / TRAILS

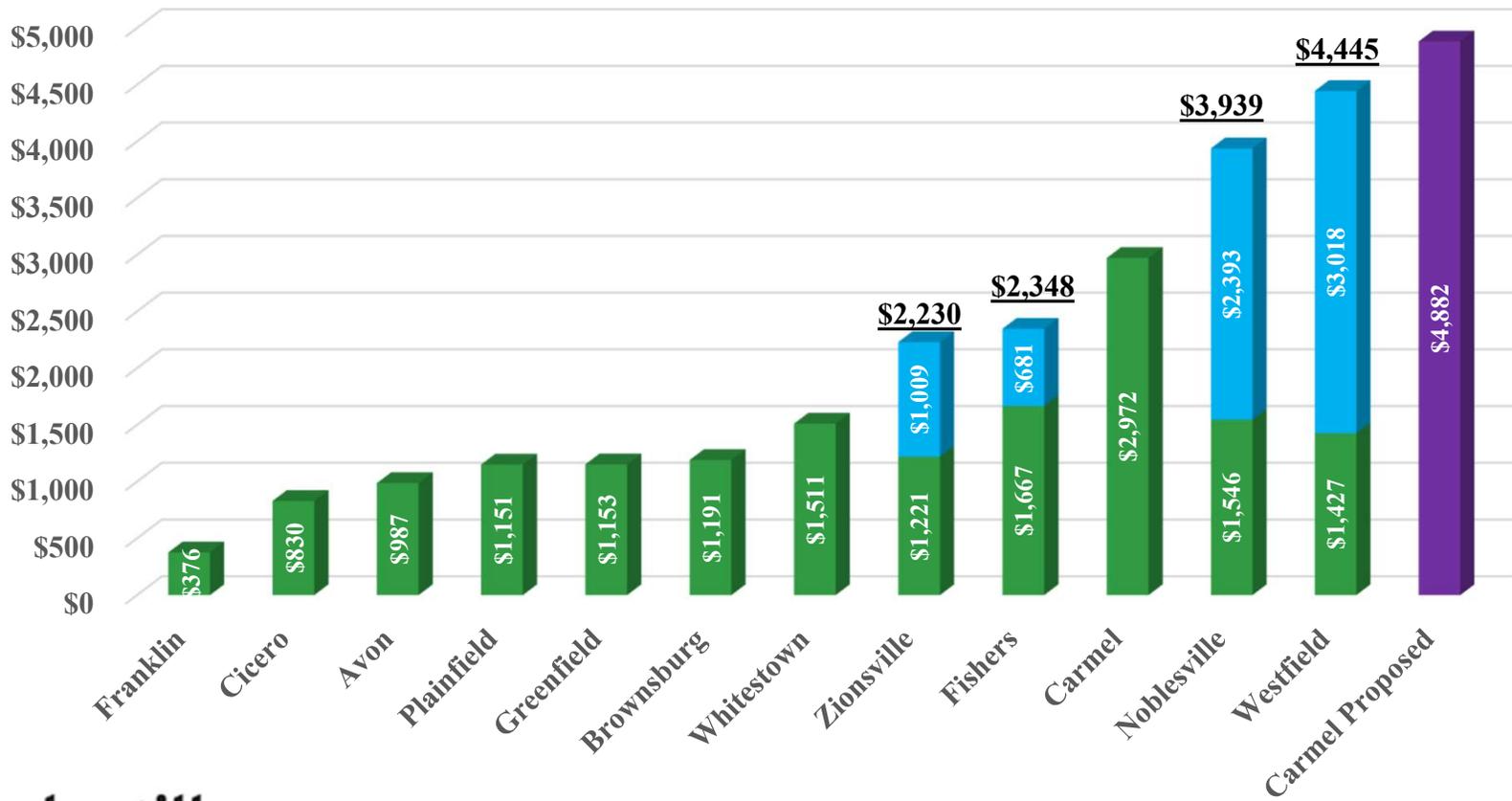
- Greyhound Trail
- Hagan-Burke Trail
- Lenape Trace
- Monon Greenway and Trailheads
- White River Greenway



APPENDIX B

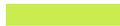
INDIANAPOLIS METRO AREA 2019 IMPACT FEE AMOUNTS

Indianapolis Metro Area 2019 Impact Fee Amounts



■ Recreation ■ Road

Note: represents the 2019 fee amounts for a single-family home. The Whitestown Impact Fee amount is effective August 13 and the Carmel Impact Fee amount is effective June 15. Fishers Road Impact Fee represents average impact fee per housing unit.



ORDINANCE D-2478-19

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL,
INDIANA, AMENDING CHAPTER 2, ARTICLE 3, DIVISION II,
SECTION 2-58 OF THE CARMEL CITY CODE**

Synopsis: Updates the tuition reimbursement program for City of Carmel employees by establishing rules for competency-based education, updating charges eligible for reimbursement and making other miscellaneous changes.

WHEREAS, tuition reimbursement is a means for employees to provide more value to the City and enhance their career prospects; and

WHEREAS, the Carmel Common Council passed Ordinance D-2204-15 on March 16, 2015, re-establishing a tuition reimbursement program for Carmel City employees; and

WHEREAS, the delivery of educational services continues to evolve, and new practices require new guidelines.

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

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

Section 2. Chapter 2, Article 3, Division II §2-58 of Carmel City Code is amended to read as follows:

(a) A tuition reimbursement program is established for full-time City employees who:

(1) Are employed by the City both one year prior to the beginning of the course for which tuition reimbursement is requested and at the time the final request for reimbursement is made.

(2) Have been subject to no disciplinary probation, demotion or suspension within the 90 days prior to the beginning date of the course for which tuition reimbursement is requested.

(b) The City offers tuition reimbursement for:

(1) Courses offered through a degree-granting institution that is accredited by the Higher Learning Commission of the North Central Association of Colleges and Schools or an equivalent regional accreditor, as recognized by the United States Department of Education and the Council on Higher Education Accreditation.

(2) No more than two courses in progress at any given time.

46 (3) Courses that will maintain or improve job related skills, and are related to an employee's
47 current position or potential career path within the City of Carmel. The employee's director shall
48 initially determine whether an employee is eligible for tuition reimbursement and whether a
49 particular course is job-related, subject to final approval by the Director of Human Resources.
50 ~~Even if a particular course is required for a job-related major, the course itself may not be job-~~
51 ~~related (i.e., may not eligible for reimbursement).~~

52
53 (c) The City will not provide reimbursement for courses that:

54
55 ~~(1) Are intended primarily to help participants study for an exam or "test out" of an~~
56 ~~educational requirement, or to enable students to receive credit for life experience or previous~~
57 ~~educational activities; or~~

58
59 (1) Offer no academic subject matter (e.g., courses whose purpose is to help students
60 prepare for an exam); or

61
62 (2) Are provided by an intermediary institution that does not grant degrees; or

63
64 (3) Enable students to receive credit for life experience without providing subject matter
65 content or requiring a competency-based assessment; or

66
67 (4) Are audited; or

68
69 (35) Will be paid or reimbursed by any other source, including, but not limited to,
70 scholarships, grants or tuition assistance programs offered by other civilian or military
71 employers.

72
73 (d) Terms of tuition reimbursement are as follows:

74
75 (1) The employee must submit a separate application form for each course for which
76 reimbursement is requested, which application must be approved by the City before the course
77 commences.

78
79 (2) Tuition reimbursement will be made after the course is completed and a grade received.

80
81 (3) Reimbursement amounts shall be:

82
83 a) Eighty percent of the ~~full~~ eligible cost of the course for a final grade no lower than
84 "B-";

85
86 b) Fifty percent of the ~~full~~ eligible cost of the course for a final grade of no higher than
87 a "C+" and no lower than "C-" or "Pass" in a Pass/Fail course;

88
89 c) No reimbursement for a final grade lower than "C-" or a "Fail", regardless of
90 circumstances;

91

92 d) No reimbursement for an “Incomplete” (until the coursework is complete) or for a
93 Withdrawal, regardless of circumstances.; and

94
95 ~~e) No reimbursement for audited courses.~~

96
97 ~~(4) Tuition reimbursement applies to the course tuition and book fees only. Supplies, lab~~
98 ~~fees, student activity charges, parking fees and all other fees and costs do not qualify for~~
99 ~~reimbursement.~~

100
101 (4) Tuition reimbursement applies only to course tuition, books, distance education fees
102 and content-specific fees (e.g., lab fees, program fees, technology fees for access to course
103 content, fees for required supplies and materials, etc.).

104
105 (5) Enrollment and admission fees, technology fees, orientation fees, campus fees, student
106 activity fees, library fees, parking fees, student health fees, student union fees, athletic fees,
107 graduation fees and other fees not directly related to a particular course do not qualify for
108 reimbursement.

109
110 (56) Combined tuition reimbursement payments for courses ending in any given year shall
111 not exceed \$6,500 per employee.

112
113 (e) The following additional guidelines will apply to eligible schools that charge a flat rate for
114 all courses taken during a specified term.

115
116 (1) The City will not make reimbursement until the end of the term, regardless of when a
117 specific course is completed.

118
119 (2) An employee is expected to take the minimum number of hours specified by the school
120 for the term, including both reimbursable courses and non-job-related courses that are not
121 eligible for reimbursement. If the employee takes fewer than the minimum number of hours,
122 reimbursement calculations will nonetheless be based on the minimum. If the employee takes the
123 minimum number of hours or more, reimbursement calculations will be based on actual hours.

124
125 (3) The employee must submit documentation of enrollment and completion for all courses
126 taken during the term, regardless of whether they are reimbursable.

127
128 (ef) Other program requirements include:

129
130 (1) No provision of the program authorizes an employee to enroll in a course that meets or
131 that will require travel time during the employee's regular scheduled work hours. Employees are
132 expected to schedule courses that meet outside of work hours.

133
134 (2) Any employee who is reimbursed for tuition under this policy is expected to remain
135 with the City as a full-time employee for a minimum of one year after final reimbursement is
136 made. To the extent permitted by law, an employee who fails to do so shall be required to refund
137 the money paid by the City for each course completed less than a year before full-time

138 employment terminates. The repayment requirement will be waived if the employee is unable to
139 work for health reasons or if the City terminates employment for reasons unrelated to
140 performance.

141
142 (3) The employee is responsible for paying all taxes due on tuition reimbursement benefits.
143 Any reimbursement in excess of the maximum amount established by federal law (\$5,250 as of
144 2019) shall be reported on the employee's W-2 form as taxable income.
145

146 Section 3. All prior City ordinances or parts thereof that are inconsistent with any
147 provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of
148 the effective date of this Ordinance, such repeal to have prospective effect only.
149

150 Section 4. If any portion of this Ordinance is for any reason declared to be invalid by a
151 court of competent jurisdiction, such decision shall not affect the validity of the remaining
152 portions of this Ordinance.
153

154 Section 5. This Ordinance shall be in full force and effect from and after the date of its
155 passage and signing by the Mayor.
156
157

158 **PASSED** by the Common Council of the City of Carmel, Indiana this ____ day of
159 _____ 2019, by a vote of _____ ayes and _____ nays.
160

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167 [remainder of page left intentionally blank]
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COMMON COUNCIL FOR THE CITY OF CARMEL

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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

Prepared by Barbara Lamb, Director of Human Resources

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RESOLUTION CC-09-16-19-03

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
APPROVING CERTAIN MATTERS IN CONNECTION WITH THE CITY CENTER
REDEVELOPMENT AREA

Synopsis:

Resolution finds that a resolution adopted by the City of Carmel Redevelopment Commission making certain amendments to the Declaratory Resolution for the City Center Redevelopment Area conforms to the plan of development for the City of Carmel, approves such resolution and a resolution of the City of Carmel Plan Commission regarding the same.

WHEREAS, the City of Carmel Redevelopment Commission (the “Redevelopment Commission”), as the governing body for the City of Carmel Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted Resolution No. 2019-01 on January 16, 2019 (the “CRC Resolution”), which made certain amendments to the previously declared City Center Redevelopment Area (the “Redevelopment Area”); and

WHEREAS, the City of Carmel Plan Commission, on August 20, 2019, approved and adopted a resolution (the “Plan Commission Order”) determining that the CRC Resolution conforms to the plan of development for the City of Carmel, Indiana (the “City”) and approving the CRC Resolution; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution and the Plan Commission Order to the Common Council of the City.

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

1. Pursuant to Section 16(b) of the Act, the Common Council of the City determines that the CRC Resolution, in all respects, conforms to the plan of development for the City, and approves in all respects, the CRC Resolution and the Plan Commission Order.
2. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

40 **PASSED** by the Common Council of the City of Carmel, this ____ day of _____,
41 2019, by a vote of _____ ayes and _____ nays.

42
43

COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA

Jeff Worrell, President

Anthony Green

Laura Campbell, Vice President

Bruce Kimball

Ronald E. Carter

Kevin D. Rider

Sue Finkam

ATTEST:

Christine Pauley, Clerk-Treasurer of the City
of Carmel, Indiana

44 Presented by me to the Mayor of the City of Carmel, Indiana, this ____ day of _____,
45 2019, at _____ .M.

Christine Pauley, Clerk-Treasurer

46 Approved by me, Mayor of the City of Carmel, Indiana, this _____ day of _____,
47 2019, at _____ .M.

James Brainard, Mayor

ATTEST:

Christine Pauley, Clerk-Treasurer

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Prepared by: Bruce D. Donaldson
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

54

55
56

RESOLUTION NO. PC-8-20-2019-a

**RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION
APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION
FOR THE CITY CENTER REDEVELOPMENT AREA**

WHEREAS, the City of Carmel Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the "City"); and

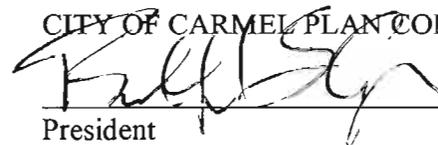
WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission") on January 16, 2019, approved and adopted Resolution No. 2019-01 (the "Resolution") approving certain amendments to the declaratory resolution for the City Center Redevelopment Area; and

WHEREAS, the Redevelopment Commission has submitted the Resolution to this Plan Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, as follows:

1. The Resolution conforms to the plan of development for the City.
2. This Plan Commission hereby approves the Resolution. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution pursuant to I.C. § 36-7-14-16.
3. The Secretary of this Plan Commission is hereby directed to file a copy of the Resolution with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 20th day of August, 2019.

CITY OF CARMEL PLAN COMMISSION


President

ATTEST:



Secretary

RESOLUTION NO. PC-8-20-2019-b

**RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION
APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION
AND DEVELOPMENT PLAN FOR THE CITY CENTER REDEVELOPMENT AREA**

WHEREAS, the City of Carmel Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the "City"); and

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission") on June 25, 2019, approved and adopted Resolution No. 2019-08 (the "Resolution") approving certain amendments to the declaratory resolution and development plan for the City Center Redevelopment Area (the "Plan Supplement"); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Plan Supplement to this Plan Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, as follows:

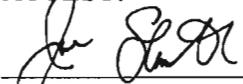
1. The Resolution and the Plan Supplement conform to the plan of development for the City.
2. This Plan Commission hereby approves the Resolution and the Plan Supplement. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution and the Plan Supplement pursuant to I.C. § 36-7-14-16.
3. The Secretary of this Plan Commission is hereby directed to file a copy of the Resolution and the Plan Supplement with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 20th day of August, 2019.

CITY OF CARMEL PLAN COMMISSION


President

ATTEST:



Secretary

RESOLUTION NO. PC-8-20-2019-d

**RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION
APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION
AND DEVELOPMENT PLAN FOR THE NORTH ILLINOIS STREET
ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Carmel Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Carmel, Indiana (the "City"); and

WHEREAS, the City of Carmel Redevelopment Commission (the "Redevelopment Commission") on June 25, 2019, approved and adopted Resolution No. 2019-10 (the "Resolution") approving certain amendments to the declaratory resolution and development plan for the North Illinois Street Economic Development Area (the "Plan Supplement"); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Plan Supplement to this Plan Commission.

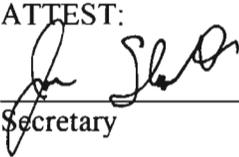
NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION, as follows:

1. The Resolution and the Plan Supplement conform to the plan of development for the City.
2. This Plan Commission hereby approves the Resolution and the Plan Supplement. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution and the Plan Supplement pursuant to I.C. § 36-7-14-16.
3. The Secretary of this Plan Commission is hereby directed to file a copy of the Resolution and the Plan Supplement with the minutes of this meeting.

SO RESOLVED BY THE CITY OF CARMEL PLAN COMMISSION this 20th day of August, 2019.

CITY OF CARMEL PLAN COMMISSION


President

ATTEST:


Secretary

RESOLUTION CC 09-16-19-04

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

Synopsis: Transfers a portion of the real property upon which the Carmel Fire Department Headquarters is located to the Carmel Redevelopment Commission.

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

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

WHEREAS, the City owns certain property known as Tax Parcel Number: 16-09-36-00-00-070.001, located at 2 Civic Square, Carmel, Indiana 46032, and further described on Exhibit A attached hereto and incorporated herein (the “Property”); and

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

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

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

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

The foregoing Recitals are fully incorporated herein by this reference.

1. The City will transfer the Property to the CRC by warranty deed and the City shall execute all other usual and customary conveyance documents.
2. The parties shall take all steps necessary to effect the transfer of the Property from the City to the CRC as provided herein. Such transfer shall take place at a time and date mutually agreed upon by the City and the CRC.

This Resolution was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, September 4, 2019 at 3:09 p.m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

45 3. The Common Council hereby designates James Crider, Director of the Department of
46 Administration for the City of Carmel, Indiana, as its agent for purposes of completing the
47 transfer of the Property. Mr. Crider is hereby authorized to execute all documents required in
48 connection with the transfer of the Property pursuant to this Resolution and to take all other
49 lawful actions necessary to complete the transfer of the Property.
50

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

53
54 **COMMON COUNCIL FOR THE CITY OF CARMEL**

55
56
57
58 _____
59 Jeff Worrell, President

_____ Anthony Green

60
61 _____
62 Laura D. Campbell, Vice-President

_____ H. Bruce Kimball

63
64 _____
65 Ronald E. Carter

_____ Kevin D. Rider

66
67 _____
68 Sue Finkam

69 ATTEST:
70 _____
71 Christine S. Pauley, Clerk-Treasurer

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

74
75 _____
76 Christine S. Pauley, Clerk-Treasurer

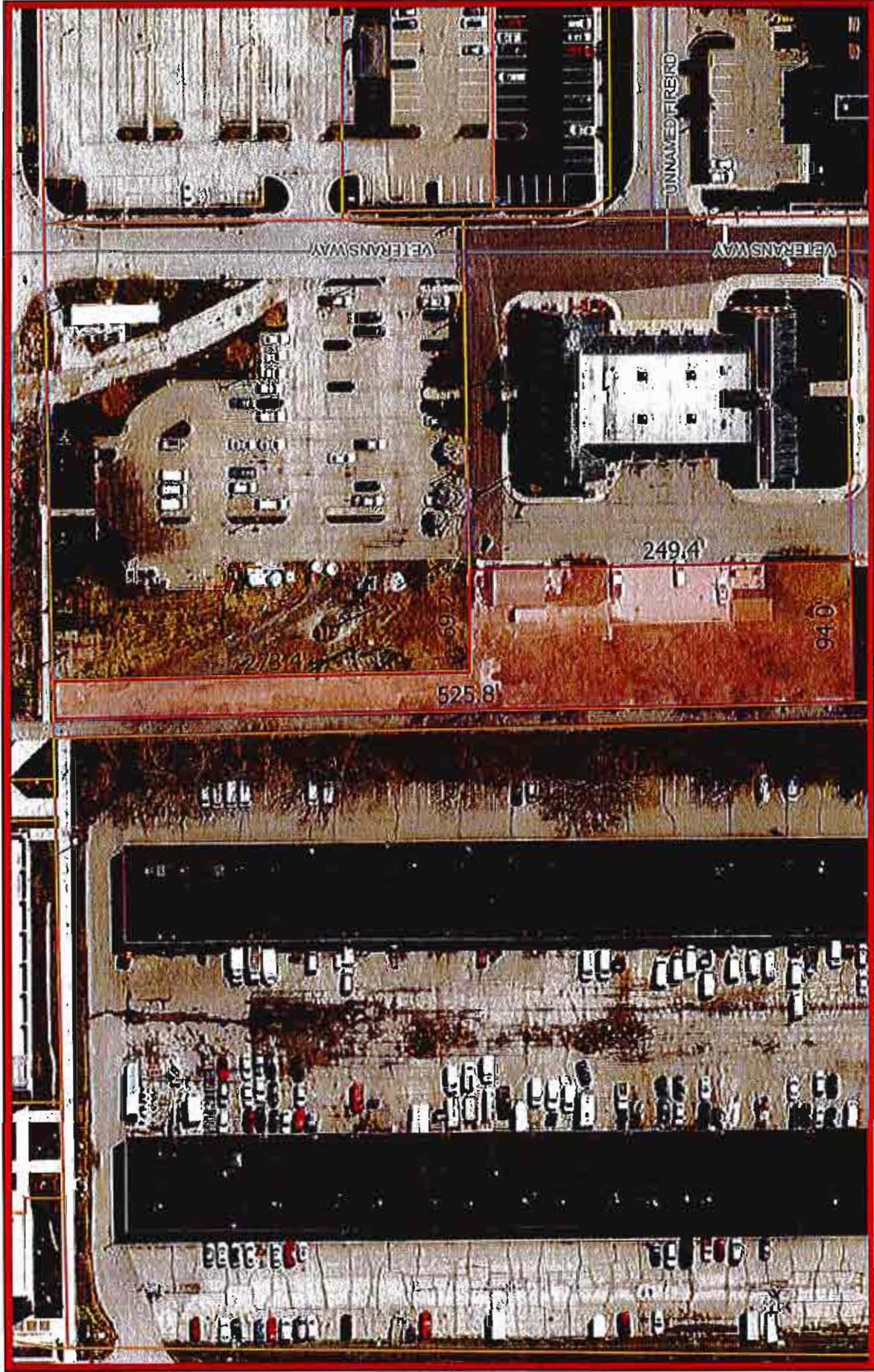
77 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
78 _____ 2019, at _____ .M.

79
80 _____
81 James Brainard, Mayor

82 ATTEST:
83 _____
Christine S. Pauley, Clerk-Treasurer

This Resolution was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, September 4, 2019 at 3:09 p.m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

16-09-36-00-00-070.001 Exhibit A



September 4, 2019

1:1,105

 Parcels	 Carmel	 Other Municipality	 Duke	 Other
 Streets	 Private	 County	 Federal	 City Boundary
 Other	 INDOT	 Clay Terrace	 IPL	

 2019 Photography	 Red: Red
	 Green: Green
	 Blue: Blue

0 0.01 0.01 0.03 0.03 mi
 0 0.01 0.01 0.03 0.05 km

Sources: Esri, HERE, Garmin, Intermap, Incentiv P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kabstar NL, Ordnance Survey, Esri
 ArcGIS WebApp Builder

ORDINANCE NO. D-2484-19

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 6, ARTICLE 4, SECTION 6-66 OF THE CARMEL CITY CODE**

Synopsis: Regulates the use of skateboards and similar wheeled toy vehicles within the City of Carmel.

WHEREAS, the City of Carmel (the "City") regulates the use of skateboards and similar wheeled toy vehicles within the City; and

WHEREAS, the Common Council of the City of Carmel, Indiana, now finds that it is in the interests of the public safety and welfare to amend the regulations related to the use of skateboards within the City.

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. Carmel City Code Section 6-66 should be and hereby is amended to read as follows:

"§ 6-66 Use of Skateboards and Similar Wheeled Toy Vehicles.

(a) No person riding on or by means of a skateboard, coaster, scooter or similar wheeled toy vehicle or device shall do so on or upon either:

(1) any City-owned portion of the following property located within the City's corporate boundaries:

(A) Carmel Civic Square (including, but not limited to, the fountain and gazebo);

(B) Carmel City Center;

(C) Rotary Plaza;

(D) Carmel Veteran's Memorial;

(E) ~~Reflecting pool at AMLI~~Carmel-Clay Veterans Memorial and adjacent reflecting pool area;

(F) Carmel Midtown; or

(G) Carmel Arts and Design District.

(2) any Carmel Clay Schools property located within the City's corporate boundaries.

(3) any property owned by the Carmel Redevelopment Commission ~~or Carmel Redevelopment Authority~~ and located within the City's corporate boundaries.

(4) any parking structure located within the City's corporate boundaries.

(5) any property owned, managed or maintained by the Carmel Clay Parks and Recreation Department, except for greenways, trails, multiuse paths and designated skate parks.

47 (b) It is hereby declared a public nuisance to ride on or by means of a skateboard,
48 coaster, scooter or similar wheeled toy vehicle or device in violation of this section.
49

50 (c) Any person, upon conviction for a first or second violation of this section, shall be
51 liable for a fine of up to \$100 for each such violation.
52

53 (d) Any person, upon conviction for a third or subsequent violation of this section,
54 may be liable for a fine of up to \$500.”
55

56 Section 3. The remaining provisions of Carmel City Code Sections 6-66 are not affected by this
57 Ordinance and shall remain in full force and effect.
58

59 Section 4. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance
60 are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such
61 repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other
62 ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to
63 the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties
64 shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been
65 adopted.
66

67 Section 5. If any portion of this Ordinance is for any reason declared to be invalid by a court of
68 competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance
69 so long as enforcement of same can be given the same effect.
70

71 Section 6. This Ordinance shall be in full force and effect from and after the date of its passage
72 and signing by the Mayor and such publication as required by law.
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This Ordinance was prepared by Jon Oberlander, Carmel Assistant Corporation Counsel, on 9/6/19 at 9:56 AM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.
S:\ORDINANCES\2019\D-2484-19 Skateboard ordinance Amendment 2019 Redline.docx

93 **PASSED** by the Common Council of the City of Carmel, Indiana this ____ day of
94 _____ 2019, by a vote of _____ ayes and _____ nays.

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

96
97 _____
98 Jeff Worrell, President

_____ Anthony Green

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101 _____
102 Laura D. Campbell, Vice-President

_____ H. Bruce Kimball

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104 _____
105 Ronald E. Carter

_____ Kevin D. Rider

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107 _____
108 Sue Finkam

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111 ATTEST:

112 _____
113 Christine S. Pauley, Clerk-Treasurer

114
115
116 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
117 _____ 2019, at _____ .M.

118
119
120 _____
121 Christine S. Pauley, Clerk-Treasurer

122
123 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
124 _____ 2019, at _____ .M.

125
126
127 _____
128 James Brainard, Mayor

129 ATTEST:

130 _____
131 Christine S. Pauley, Clerk-Treasurer

132
133 Ordinance D-2484-19
134 Page Three of Three Pages
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