



CARMEL HAS 4TH LOWEST DISTRICT TAX RATE IN INDIANA

Our long-range financial planning helps us adjust our projections and budgetary needs each year so that we can continue to enjoy some of the lowest tax rates in the state of Indiana. Carmel's overall district tax rate is currently the fourth lowest among 117 city tax districts in the state. *(See chart below.)*

Low taxes and our focus on walkable redevelopment areas continue help the city find success, particularly in **City Center**, the **Arts & Design District** and the growing **Midtown** area. In our **Meridian Corporate Corridor**, we will see at least four new or expanded corporate headquarters by the end of the year.

One of our newest projects, **The Olivia on Main**, recently opened at Old Meridian and Main Street. The main level will feature the popular **Bar Louie** and **Verde**, adding other excellent options for dining and places to gather with friends.

Carmel continues to be listed among the best places to live in a variety of categories and most recently was recognized as the **#1 Best Place to Raise a Family** in Indiana by Niche and **#4 Best City for Families** in the nation by Apartment List.

DID YOU KNOW?

Only 8% of Carmel's debt is paid from property taxes (this includes the proposed debt). The rest of the debt is paid from other revenues, including Utility, local income tax (LIT) and tax increment finance (TIF).



COMPARING ASSESSED VALUES & TAXES 1998-2017

The City of Carmel has been tracking three similar properties for nearly 20 years to assess the impact on their assessed values and property tax bills.

CARMEL HOME ON DUNES DRIVE

1998 Value: \$104,220	1998 Taxes Pd. \$2,813.84
2017 Value: \$187,100	2017 Taxes Pd. \$1,830.74

NOBLESVILLE HOME ON VILLAGE WAY

1998 Value: \$101,910	1998 Taxes Pd. \$3,218.93
2017 Value: \$180,200	2017 Taxes Pd. \$2,140.76

FISHERS HOME ON CREEKVIEW LANE

1998 Value: \$104,910	1998 Taxes Pd. \$3,213.11
2017 Value: \$190,700	2017 Taxes Pd. \$2,093.89*

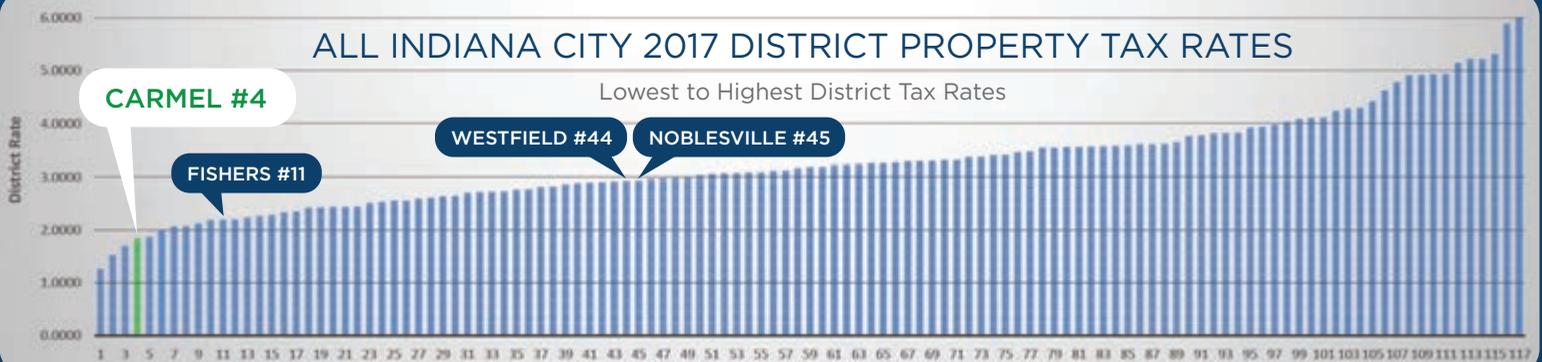
*This property in Fishers lost its homestead status in 2016 and is now subject to 2 percent cap. Actual taxes owed are \$4,358.64. Taxes shown above are if the property was still homestead eligible.



Carmel must add elements that will continue to attract residents and visitors to its central core if it is to remain on a successful path. This historically significant and artistically unique carousel will help in that effort.

Turn to pages 4-5 for more information on our budget and financial picture in Carmel.

ALL INDIANA CITY 2017 DISTRICT PROPERTY TAX RATES





MAYOR'S COLUMN

It has been a very busy summer in our beautiful city and I truly hope you have been able to take some time to enjoy all that we have to offer, particularly our festivals and events that we work hard to plan and promote.

I also hope that as you travel around the city, you notice the colorful flowers and well-maintained landscaping that enhances our streets, sidewalks and other public spaces.

Fun events and beautiful landscapes - these are details that help us greatly enhance our quality of life in Carmel. Not only for our residents, but also our visitors, some of whom have become residents themselves.

The events and festivals we hold throughout the year provide great opportunities for neighbors, families, friends and visitors to gather and build a greater sense of community.

Many of these events, such as the **Gazebo Summer Concerts** on the lawn of City Hall, **Artomobilia** or the **International Arts Festival** become traditional favorites. However, in order to continue attracting audiences, we often need to add new things. During the last few years, we have added **PorchFest**, **Carmel on Canvas**, **Bike Carmel** rides and **Late Night on Main** events. The parks department has also added new features at **The Waterpark** and a new playground at **Central Park**.

With that in mind, we are planning to bring a historic, antique carousel to Carmel as a feature that will attract more visitors to the central part of the city. When they come, they typically stay to shop, dine and maybe even enjoy a show at our **Center for the Performing Arts**.

I see this addition to our overall quality-of-life strategy as vital. Continued growth and innovative ideas give Carmel the advantage over other edge cities, creating more jobs and economic development.

I want to thank all of you who participate or volunteer at our many events. I hope you join us in continuing to build a city we can be proud to share with our family, friends and future corporate citizens.

Jim Brainard

Mayor Jim Brainard can be reached by calling 317-571-2401 or by e-mail at jbrainard@carmel.in.gov



TRAIL ETIQUETTE

Commuters. Long distance riders. Casual riders. Walkers. Joggers. Runners. Rollerbladers. Stroller pushers. Dog walkers. What do all of these have in common? They're all trail users. We all have the right to the trail. When we hop on the trail, what happens to our famous Hoosier Hospitality? Here are some great reminders when using any trail or multi-use path:

Use Safe Speeds - Those long straightaways are good for racing, right? Not really ... The Monon Greenway and Hagan Burke Trail have speed limits in place (**15 - 20 mph** depending on location); remember to be cognizant of those around you. What is safe on one trail might not be safe on another. If there's no speed limit in place, use your best judgment based on speed limits above.

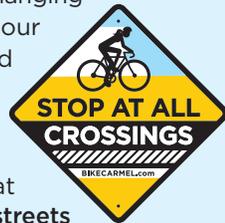
Pass Left, Keep Right - When you're approaching someone on the trail, be sure to make your presence known. A friendly "on your left" or quick ring of your bike bell is the best way to say "excuse me!"

Standing Still? Stand Aside - You're popular, we know! When you see your friends out on the trails and you're chatting it up, please step to the side of the trail for your safety and others.

Mind Your Pets - We love Fido too, but please clean up whatever their behinds leave behind! We also don't want Fido to get frightened, frighten others or get caught in a bicycle wheel, so consider using a shorter leash when on the trail. The trail rule is a **6-foot leash or shorter**.

Be Alert - None of us like unexpected surprises so stay alert when on the trails. Knowing when to yield is an important part of being alert. Generally speaking, wheels yield to heels. It's not advised to wear headphones while on the trail, but if you need your tunes, please keep the volume low or place in one ear only so you can hear other trail users.

Know and Follow the Rules - Watch for changing speed limits in differing areas. Let's keep our trails beautiful by respecting property and protecting wildlife.



INTERSECTION SAFETY

All greenway users yield to street traffic at intersections. **The vehicular traffic on the streets is not required to stop pursuant to state law.**

When crossing a street, pedestrians should come to a complete stop and yield to all vehicles on the cross streets. Look both ways, wait until there is a sufficient amount of time to cross the street safely and cross with caution. While drivers are not required to stop, we do suggest approaching with caution; once a pedestrian is in a crosswalk, the pedestrian has the right-of-way and vehicles must stop.





Carmel City Council meetings are held the first and third Mondays of each month at 6 p.m. at City Hall.

COUNCIL CORNER

CONNECTING WITH THE CARMEL CITY COUNCIL

Watch Live

Meetings are open to the public. Meetings can also be viewed live on Spectrum cable channel 16, AT&T Channel 99 or via the City of Carmel website.

Address the Council

You can speak to the Council at the meetings regarding an agenda item or general concern by getting on the agenda ... all you need to do is fill out a "Blue Card" prior to the start of the meeting and bring it to the Council. Speakers are limited to 3 minutes. You may also speak during Public Hearings, specifically to items that appear under this section on the agenda. You do not have to complete a Blue Card to speak during a Public Hearing. Speakers are asked to keep their remarks to the point and as brief as possible. Please remember to state your name for the record in either instance.

Read the Minutes

To access Council minutes and agendas, simply go to the City of Carmel website, *Carmel.IN.gov*, click *Government* and then click *City Council* to find the meeting year.

Watch the Previous Meetings

Missed a meeting? You can find all archived meetings on the City of Carmel website. Click *Meeting Video Archives* under the *City Council* sub-heading on the *Government* tab, found on the homepage.



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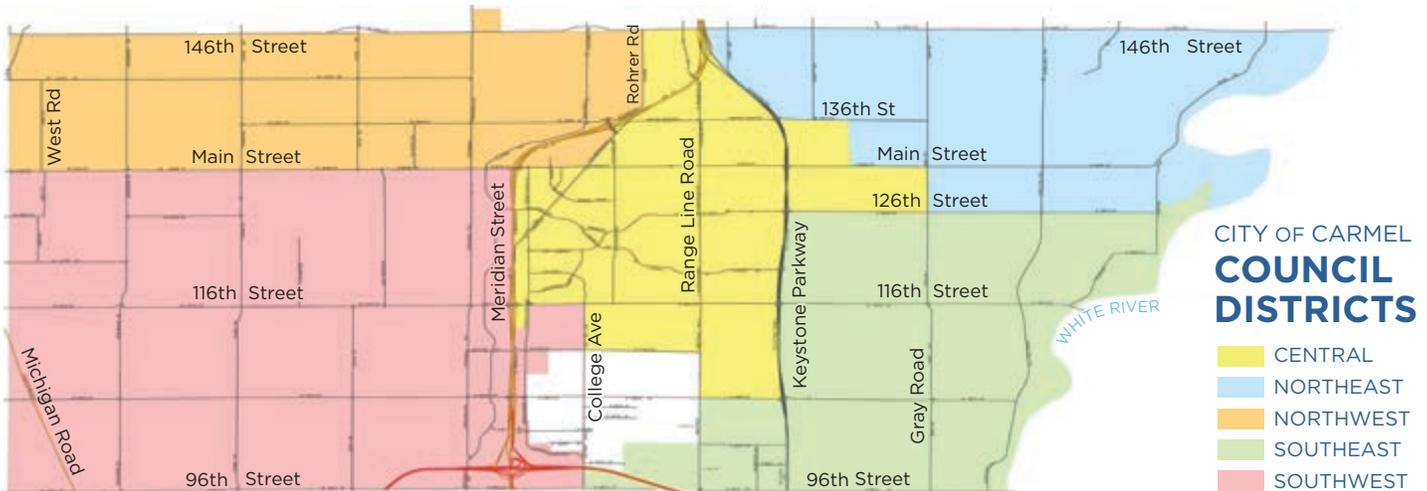
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BUDGET 101

What is Carmel's budget process? The budget process and financial forecasting are some of the most important management tools for Carmel. Here is a very brief look at the major steps.



1. Each city department must develop a proposed budget for the upcoming year. This includes ongoing expenses along with proposals for new recommendations to better serve the public. The Mayor provides a cap to each department director that should not be exceeded based on the City's long term fiscal plan.
2. Those proposals are collected by the City's Director of Administration and reviewed by the Mayor.
3. The proposed budget is then submitted to the Clerk-Treasurer's office, where it is compiled into binders for Carmel City Council members to review. The Council is the fiscal branch of city government and is responsible for final approval of the budget. Also, the City Council can lower the Mayor's proposed budget, but not raise it without his consent.
4. Council members then sit down with each department director individually to go over the budget in more detail.
5. The final proposed budget is then discussed during budget workshops that are open to the public.
6. After all deliberation is done, the City Council must hold public hearings, vote and adopt a new budget ordinance by November 1st.

PROPOSED BUDGET HIGHLIGHTS



3 new police officers for the Carmel Police Department



600 new trees



More way-finding signs to help visitors and tourists



More investment in community festivals and events that bring us together to celebrate the arts



More investment in the Carmel Access Bikeway to include signs along the new multi-use paths and to replace signs that have been damaged

BONDS PROVIDE ADDITIONAL RESOURCES

The City's budget, funded by taxpayers, pays for the City of Carmel's operating expenses. Bonding provides a way for Carmel to expand its resources to finance building projects, such as streets, sewers and parks.

BOND HIGHLIGHTS

The following projects will be paid for from existing local income tax (LIT) revenues without any tax increases.



6 Roundabouts



3 Path projects



Carousel, building and land



Build a hotel at City Center in partnership with a developer



Build maintenance buildings at Civic Square



Burying of Duke Energy major transmission line through the center of the City



Brookshire Golf Course improvements and new clubhouse



River Road reconstruction from Community Drive to 146th Street



Completion of Cherry Creek Boulevard from Mississinewa to James Dean; Legacy public site work (bike promenade, storm water park, intersection at Community Drive.)



Build a new street: 2nd Avenue NE from Main Street to 1st Street NE



3rd Avenue reconstruction from Carmel Drive to City Center Drive



Build office suites on 1st Avenue SW, now Veterans Way, near Monon Greenway to soften the exterior of the new City parking garage



Contingency and fees

FINANCIAL FAQs

The level of investment Carmel is undertaking has been a topic of conversation recently. Here are answers to some frequently asked questions:

Q: What happens when the tax increment financing (TIF) areas in Carmel start to expire?

A: When the TIF areas begin to expire in 12 years, more than \$1 billion of assessed value will be added to the tax base for Carmel, which may cause a significant drop in the Carmel property tax rate. TIF is the increase in commercial tax for an area from the base tax amount established the day it becomes an economic development area.

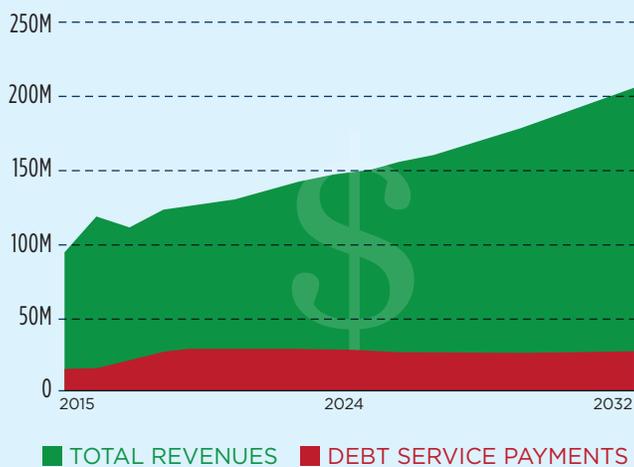
Q: Is Carmel's debt too high?

A: Debt is usually evaluated as a percentage of revenue. This is the same analysis banks and mortgage lenders go through to determine an individual's borrowing ability.

Based on 2017-2018 income levels, the annual local income tax (LIT) revenues provide 159 percent coverage of the annual LIT bond payments, with the assumption of no growth in income after 2018. The no-growth assumption is prudent fiscal management, especially given that over the last five years it has grown at 11 percent annually.

2015-2032 TOTAL REVENUE VS. DEBT SERVICE PAYMENT COMPARISON

Excluding Redevelopment District

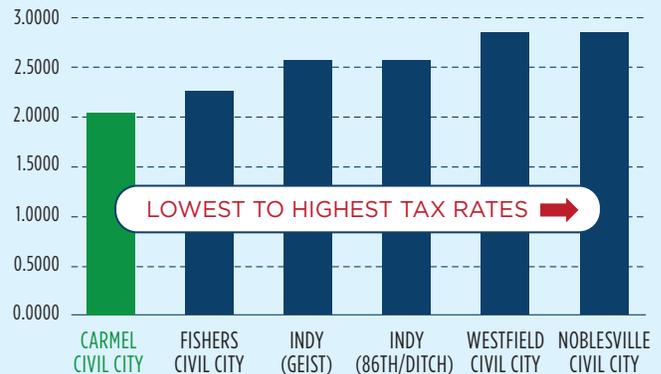


Carmel retains an AA+ credit rating because of its strong fiscal management. Carmel's revenues provide abundant coverage for operations as well as debt payment.

Q: How does the debt level affect Carmel's tax rate?

A: You can tell that Carmel's debt level is appropriate because Carmel's property tax rate is among the lowest in the State. If the debt were too high, the City would have to increase its rate to cover the payments, but that is not the case. Carmel residents are paying, in inflation-adjusted dollars, about half of what they paid in 1996.

INDIANA 2017 TOTAL TAXING DISTRICT RATES



Carmel's investment in the community attracts businesses and our large corporate tax base keeps our overall district tax rate the lowest in Hamilton County and the 4th lowest of 117 cities in the state.

Q: Why not give money to schools?

A: Cities are separate entities and are not allowed to fund schools.

Q: Are we just paying the interest on our debt?

A: Carmel has always paid interest and principal when due on its debt.

Q: How do we know we won't have to raise taxes in the future to pay off our debt?

A: Carmel has carefully projected its revenue sources into the future and expects to have more than enough revenue to cover debt payments and also fund services for a growing city. Carmel's major revenue sources are increasing due to economic growth.

Q: How does the City of Carmel use its portion of my residential property taxes?

A: When Carmel receives its apportionment of your residential property taxes, it is deposited in the General Fund, 50 percent of which pay for the Police and Fire Departments to provide exceptional public safety services for our community. The remainder is split among various City departments. Additional county and state tax sources and user fees pay for other operational expenses.

CARMEL PUBLIC SAFETY DAY - SEPTEMBER 16TH

The **Carmel Fire and Police Departments**, along with **St. Vincent Carmel Hospital**, invite you and your family to Carmel Public Safety Day! This year's event takes place on **SATURDAY, SEPTEMBER 16TH FROM 10 A.M. - 3 P.M.** in the hospital's back parking lot at 13500 N. Meridian St., Carmel. Learn important health, wellness and personal safety information while enjoying fun activities. Various displays and presentations will be provided by several Carmel city departments and private organizations throughout the community as well as lunch provided to the public at no charge.

This is the 11th year the event has been hosted at St. Vincent Carmel Hospital but it is believed that Safety Day started as far back as 1973. In the early days, the program took place in a fast food parking lot and then moved to the fountain area of the CFD headquarters. Through its popularity and the city's growth, Safety Day now has more than 50 vendors providing special demonstrations and booths, including helicopters,

a child's big wheel race and a family water balloon toss. There will also be fire trucks, police cars, dump trucks, military trucks, search & fire dogs, police mounted horse patrol and much more.

Children also have the opportunity to visit each informational booth, answer a safety question and get a stamp on their event brochure. After receiving 15 stamps, they'll be entered into a drawing for a chance to win a bicycle. Please see below for a schedule of events and visit the Carmel Fire Department website at WWW.CARMELFD.COM for more information.

- 10:00 a.m. - Event Begins
- 11:00 a.m. - Big Wheel Race
- 11:30 a.m. - Vehicle Extrication Demo: CFD
- 12:30 p.m. - K-9 Demo: CPD
- 1:00 p.m. - Family Water Balloon Toss
- 1:30 p.m. - CPR Demo: St. Vincent Carmel Hospital
- 2:30 p.m. - Rappelling Demo: CPD



CARMEL'S UTILITY RATES LOWEST

Carmel Utilities' residential customers pay less than our neighbors for utilities due to careful management and long term strategic planning. The investment in a world-class utility system will continue to have long-term benefits for Carmel.

MONTHLY BILL COMPARISON

CITY	WATER	SANITARY SEWER	STORM WATER	TRASH	CURRENT TOTAL	ANNUAL DIFFERENCE
Carmel	\$28.67	\$33.38	\$5.25	\$11.18	\$78.88	
Noblesville	\$45.82	\$38.90	N/A	\$10.69	\$95.41	\$198.36
Zionsville	\$38.02	\$44.50	\$3.28	\$9.90	\$95.70	\$201.84
Fishers	\$38.02	\$39.79	\$4.95	\$15*	\$97.76	\$227
Westfield	\$37.28	\$63.44	\$4.13	\$12.55	\$117.40	\$462.24
Indianapolis	\$38.02	\$56.57	\$3.30	\$23.17**	\$121.06	\$506.16

Water and sanitary sewer rates are based on consumption of 6,000 gallons per month for residential customers with a 3/4" x 5/8" meter. Storm water fee is for 1 single-family house. Carmel trash rate includes weekly recycling. Noblesville and Zionsville trash rates include bi-weekly recycling. Zionsville allows individual bag pick up; if a customer wants a cart, it is an additional \$4 per month per cart. *Fishers does not have a city-wide trash program - residents contract on their own and may pay \$15 or more per month. Indianapolis trash fee is included in property tax. **Based on Waste Management of Indianapolis website

TWO OF OUR NEWEST ROUNDABOUTS



CONSTRUCTION UPDATES

OPENINGS

136th Street and Gray Road - Open late-August

116th Street and Hazel Dell Parkway - Open on or after August 14th

Guilford Road and Carmel Drive - Open on or after September 2nd

116th Street and Towne Road - Open mid-September

CLOSURES

Range Line Road and 4th Street S.W. - Closed on or after August 14th; approximately 30-day full closure

Guilford Road and City Center Drive - Closed on or after September 5th

126th Street and Gray Road - Closed on or after August 21st (will not close until 116th Street and Hazel Dell Parkway opens)

Range Line Road and Executive Drive - Closed on or after September 15th; approximately 45-day full closure

Springmill Road - Will wrap up in October; Williams Creek Bridge project open in December

LANDSCAPE PROJECTS

Landscaping projects, including masonry and hardscaping, are happening in succession along Hazel Dell Parkway and Keystone Parkway. Not only do these projects contribute to the beautification of the roundabouts, they work as traffic calming mechanisms. These continue to keep roundabouts safer and work as a visual barrier to encourage drivers to focus their eyes on traffic approaching from the left. This is the traffic to which drivers entering the roundabout must yield.

Art installations along Hazel Dell Parkway and other select roundabouts will be installed throughout October. Watch for news of unveilings later in the fall.

For the latest construction updates visit: Carmel.IN.gov or CarmelLink.com

CARMEL FALL EVENTS!



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News from the City of Carmel
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(317) 571-2400

This publication is intended for residents and businesses in the City of Carmel. Postal carrier routes may exceed city limits.



NEW IN 2017

August 19
BikeCarmel.com

August 19 & October 7
CarmelArtsAndDesign.com



DISCOVER WHY CARMEL INDIANA IS A CITY TO EXPERIENCE!

GALLERY WALKS

Second Saturday of each month, 5 - 9 p.m.
Carmel Arts & Design District
CarmelArtsAndDesign.com

CARMEL FARMERS MARKET

Saturdays through September 30, 8 - 11:30 a.m.
Center Green
CarmelFarmersMarket.com

CARMEL GAZEBO CONCERT SERIES

Wednesdays through September 6, 7 p.m.
Carmel City Hall Gazebo
CarmelGazeboConcerts.org

ARTOMOBILIA

August 26, Noon - 5 p.m.
Carmel Arts & Design District
CarmelArtsAndDesign.com

CARMEL ON CANVAS

September 15 - 17
Carmel Arts & Design District
CarmelArtsAndDesign.com

PORCHFEST

September 17, 1 p.m. - 5:30 p.m.
Carmel Arts & Design District
CarmelArtsAndDesign.com

OKTOBERFEST

September 22, 6 - 10 p.m.
Carmel City Center
CarmelOktoberfest.com

CARMEL INTERNATIONAL ARTS FESTIVAL

September 23, 10 a.m. - 6 p.m.
September 24, 10 a.m. - 5 p.m.
Carmel Arts & Design District
CarmelArtsFestival.org



Carmel, Indiana

#1 BEST PLACE TO LIVE IN AMERICA
*CNN Money Magazine 2012



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FOR MORE INFO

Visit Carmel.IN.gov or call (317) 571-2401