

COMMON COUNCIL MEETING AGENDA

MONDAY, MARCH 6, 2023 – 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. Proclamation Recognizing Save Soil Day
6. **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
7. **COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
8. **CONSENT AGENDA**
 - a. **Approval of Minutes**
 1. February 20, 2023 Regular Meeting
 - b. **Claims**
 1. Payroll \$3,515,839.94
 2. General Claims \$1,582,638.63
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**

13. **PUBLIC HEARINGS**

- a. **First Reading of Ordinance Z-681-23**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending the 146th Street and Keystone Avenue Planned Unit Development District (Z-344); Sponsor: Councilor Aasen.

Synopsis:

Ordinance establishes an Amendment to the 146th Street and Keystone Avenue Planned Unit Development District, Ordinance Number Z-344 (the “Original PUD Ordinance”) which amendment shall be referred to as the “PUD Amendment Ordinance”. The PUD Amendment Ordinance amends certain provisions of the Original PUD Ordinance, which was adopted by the Common Council on April 17, 2000.

14. **NEW BUSINESS**

- a. **Resolution CC-03-06-23-01**: A Resolution of the Common Council of the City of Carmel, Indiana, Approving Certain Matters in Connection With the Old Town Economic Development Area (1933 Allocation Area); Sponsor: Councilor Rider.

Synopsis:

Resolution approves (1) a resolution of the Carmel Redevelopment Commission creating a new 1933 Allocation Area within the Old Town Economic Development Area, including an economic development plan supplement, and (2) a related Carmel Plan Commission resolution.

- b. **First Reading of Ordinance D-2665-23**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Section 6-33 to Chapter 6, Article 3 of the Carmel City Code; Sponsor(s): Councilor(s) Worrell, Aasen and Rider.

Synopsis:

Updating and Clarifying City of Carmel Merit Law.

15. **AGENDA ADD-ON ITEMS**

16. **OTHER BUSINESS**

a. **City Council Appointments**

1. Carmel Audit Committee (two-year term); One appointment.
2. Carmel Climate Action Advisory Committee (two-year term); One appointment.

17. **ANNOUNCEMENTS**

18. **ADJOURNMENT**

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COMMON COUNCIL MEETING MINUTES

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MONDAY, FEBRUARY 20, 2023 – 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: Kevin D. Rider, Sue Finkam, Adam Aasen, Anthony Green, Timothy Hannon, Miles Nelson, Teresa Ayers and Deputy Clerk Jacob Quinn were present.

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Councilor Laura Campbell was not 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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The agenda was approved unanimously.

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INVOCATION

Pastor Max Murphy, Cornerstone Lutheran Church, delivered the Invocation

Councilor Nelson led the Pledge of Allegiance.

RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

There were none.

RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

Ron Carter, Carmel Farmers Market, expressed frustration that the City has not replaced the bollards at the entrance and the exit to Carter Green. He stated that he had reached out to the Mayor and the director of engineering for the Carmel and has not received a credible explanation as to why these have been gone for so long. This will be the 3rd year in a row without the bollards.

COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

There were none.

CONSENT AGENDA

Councilor Rider moved to approve the consent agenda. Councilor Green seconded. There was no Council discussion. Council President Worrell called for the vote. The motion was approved 8-0.

- 47 a. **Approval of Minutes**
48
49 1. February 6, 2023 Regular Meeting

- 50
51 b. **Claims**
52
53 1. Payroll \$3,479,080.53 (2/10/23 payroll), \$182,187.83 (uniform allowance) and
54 \$269,187.15 (sick vacation payout)
55 2. General Claims \$4,194,796.10
56 3. Retirement \$110,410.79
57 4. Wire Transfers \$9,673,399.38
58

59 **ACTION ON MAYORAL VETOES**

60
61 There were none.

62
63 **COMMITTEE REPORTS**

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65 Council President Worrell reported that the Finance, Utilities and Rules Committee had not met.

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67 Councilor Green reported that the Land Use and Special Studies had not met.

68
69 **OTHER REPORTS – (at the first meeting of the month specified below):**

70
71 Jeff Maurer gave the bi-annual report for the Economic Development Commission.

72
73 Xiao Yuan briefly addressed Council. Bob Swanay, Director of Carmel Clay Public Library, gave the
74 annual Library Board report. Councilor Hannon stated he would like to see more disability parking
75 available at the library,

76
77 **OLD BUSINESS**

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79 **Sixth Reading of Ordinance D-2657-22;** An Ordinance of the Common Council of the City of Carmel,
80 Indiana, Amending Chapter 2, Article 2, Section 25 of the Carmel City Code; Sponsor(s): Councilor(s)
81 Rider, Worrell, Aasen, Finkam, Nelson and Campbell. Council President Worrell removed the item from a
82 Committee of the Whole and passed the gavel to Councilor Rider. Council President Worrell addressed
83 Council and without objection, he withdrew the item from consideration.

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85 Council President Worrell regained the gavel.

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87 **PUBLIC HEARINGS**

88
89 There were none.

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91 **NEW BUSINESS**

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93 There was none.

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95 **AGENDA ADD-ON ITEMS**

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97 **OTHER BUSINESS**

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99 **City Council Appointments**

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101
102 Carmel Audit Committee (Terms Expire 12/31/23 and 12/31/24, two-year terms); Two appointments.
103 Councilor Finkam nominated Kelly Mitchell to the Audit Committee. Councilor Hannon seconded.
104 Nominations were closed. Kelly Mitchell was approved unanimously.

105
106 Carmel Climate Action Advisory Committee (two-year terms); Four appointments. Councilor Rider
107 nominated Tony Reck. Councilor Green seconded. Nominations were closed. Tony Reck was approved
108 unanimously. Councilor Rider nominated Councilors Hannon and Ayers. Councilor Finkam seconded.
109 Nominations were closed. Both were appointed unanimously.

110
111 **Notice of Cancellation of Outstanding Checks for Fiscal Year 2020 - \$1,414.09 (Acknowledgement**
112 **Only).**

113 Councilor Rider moved to acknowledge. Councilor Green seconded. Motion was approved unanimously.

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116 **ADJOURNMENT**

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118 Council President Worrell adjourned the meeting at 6:38 p.m.

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120 Respectfully submitted,

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123 _____
124 Sue Wolfgang, Clerk

125 Approved,
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129 _____
130 Jeff Worrell, Council President

131 **ATTEST:**
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133 _____
134 Sue Wolfgang, Clerk
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Total Gross Wages for REGULAR PAYROLL date 02/24/2023

\$2,363,619.95

Total Payroll Liabilities for REGULAR PAYROLL date 02/24/2023

\$1,152,219.99

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.


Controller

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 **\$3,515,839.94** is compliance with Section 2-12 of the Carmel City Code.

Dated this _____ day of _____, 2023

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

Council President

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
A F C INTERNATIONAL INC	391050	02/16/23	OTHER EXPENSES	651-5023990	1,026.30	
A F C INTERNATIONAL INC	391050	02/16/23	OTHER EXPENSES	651-5023990	89.69	
						1,115.99
ACTION EQUIPMENT INC	391051	02/16/23	OTHER EXPENSES	601-5023990	393.74	
						393.74
AIM RIGHT FIRE EXT TRAINI	391052	02/16/23	OTHER EXPENSES	651-5023990	525.00	
						525.00
ALL PARTITIONS AND PARTS	391053	02/16/23	OTHER EXPENSES	651-5023990	45.50	
						45.50
ALTEC INDUSTRIES, INC	391054	02/16/23	AUTO REPAIR & MAINTENANCE	2201-4351000	224.25	
						224.25
AMAZON CAPITAL SERVICES	391055	02/16/23	OTHER EXPENSES	601-5023990	549.64	
AMAZON CAPITAL SERVICES	391055	02/16/23	OTHER EXPENSES	601-5023990	-526.42	
AMAZON CAPITAL SERVICES	391055	02/16/23	OTHER EXPENSES	651-5023990	489.93	
AMAZON CAPITAL SERVICES	391055	02/16/23	OTHER EXPENSES	651-5023990	211.69	
AMAZON CAPITAL SERVICES	391055	02/16/23	FURNITURE & FIXTURES	2201-R4463000 108327	249.99	
AMAZON CAPITAL SERVICES	391055	02/16/23	OTHER MAINT SUPPLIES	2201-4238900	25.95	
AMAZON CAPITAL SERVICES	391055	02/16/23	OTHER MAINT SUPPLIES	2201-4238900	1,153.65	
AMAZON CAPITAL SERVICES	391055	02/16/23	SAFETY ACCESSORIES	2201-4356003	134.95	
AMAZON CAPITAL SERVICES	391055	02/16/23	REPAIR PARTS	2201-4237000	118.84	
AMAZON CAPITAL SERVICES	391055	02/16/23	SMALL TOOLS & MINOR EQUIP	1115-4238000	84.08	
AMAZON CAPITAL SERVICES	391055	02/16/23	SMALL TOOLS & MINOR EQUIP	1115-4238000	82.90	
AMAZON CAPITAL SERVICES	391055	02/16/23	COMMUNICATION EQUIPMENT	1203-4463100	23.71	
AMAZON CAPITAL SERVICES	391055	02/16/23	OFFICE SUPPLIES	1203-4230200	31.09	
AMAZON CAPITAL SERVICES	391055	02/16/23	ECONOMIC DEVELOPMENT	1203-4359300	59.99	
AMAZON CAPITAL SERVICES	391055	02/16/23	UNIFORMS	1801-4356001	135.79	
						2,825.78
AMERICAN STRUCTURE POINT,	391056	02/16/23	OTHER EXPENSES	609-5023990	370.00	
						370.00
ANDRITZ SEPARATION INC	391057	02/16/23	OTHER EXPENSES	651-5023990	2,292.01	
						2,292.01
ANGEL OAK TREE CARE	391058	02/16/23	TREE REMOVAL	1192-R4350400 106960	5,665.00	
						5,665.00
ARGOS CONNECTED SOLUTIONS	391059	02/16/23	OTHER CONT SERVICES	2201-4350900	16,951.03	
						16,951.03
ARTISTS DEVELOPMENT COMPA	391060	02/16/23	BOOKING EVENT FEES	1203-R4359003 106912	1,500.00	
ARTISTS DEVELOPMENT COMPA	391060	02/16/23	MLK CEREMONY	1203-R4359003 108233	1,500.00	
ARTISTS DEVELOPMENT COMPA	391060	02/16/23	EVENT BOOKING FEES	854-R4359024 106913	600.00	
ARTISTS DEVELOPMENT COMPA	391060	02/16/23	BOOKING FEES	854-R4359024 105084	50.00	
						3,650.00
ASSOC OF INDIANA COUNTIES	391061	02/16/23	TRECS POSTAGE	1180-R4342100 105921	2.00	
						2.00
AVI SYSTEMS	391062	02/16/23	EQUIP REPAIRS	1207-4463200 108428	42,777.04	
						42,777.04
AVONDALE INNOVATIVE PRODU	391063	02/16/23	OTHER EXPENSES	651-5023990	107.00	
						107.00
BBC PUMP & EQUIP CO. INC	391064	02/16/23	LANDSCAPING SUPPLIES	1206-4239034	822.34	
						822.34
B L ANDERSON CO.	391065	02/16/23	OTHER EXPENSES	601-5023990	3,554.00	
						3,554.00
VOIGHT CREATIONS	391066	02/16/23	OTHER CONT SERVICES	856-4350900	1,012.00	
						1,012.00
BASTIN LOGAN WATER SERVIC	391067	02/16/23	OTHER EXPENSES	601-5023990	5,828.00	
						5,828.00
SUSAN BELL	391068	02/16/23	CLEANING SERVICES	911-4350600	100.00	
						100.00
NORTHERN TOOL & EQUIPMENT	391069	02/16/23	OTHER EXPENSES	651-5023990	378.00	
						378.00

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
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CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 3
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
ROB DEROCKER	391090	02/16/23	PUBLIC RELATIONS SERVICES	1203-4340401 108406	11,352.78	11,352.78
CHAPMAN ELECTRIC SUPPLY C	391091	02/16/23	OTHER EXPENSES	601-5023990	60.26	60.26
EMD MILLIPORE CORP.	391092	02/16/23	OTHER EXPENSES	651-5023990	706.88	706.88
EMERGENCY RADIO SERVICE L	391093	02/16/23	EQUIPMENT REPAIRS & MAINT	1115-4350000	396.00	396.00
FASTENAL COMPANY	391094	02/16/23	OTHER EXPENSES	601-5023990	207.56	207.56
POLLARD WATER	391095	02/16/23	OTHER EXPENSES	601-5023990	75.00	75.00
FISHER SCIENTIFIC	391096	02/16/23	OTHER EXPENSES	651-5023990	2,770.59	2,926.26
FISHER SCIENTIFIC	391096	02/16/23	OTHER EXPENSES	651-5023990	155.67	
GENUINE PARTS COMPANY-IND	391097	02/16/23	OTHER EXPENSES	651-5023990	1,690.01	1,690.01
GRAINGER	391098	02/16/23	REPAIR PARTS	2201-4237000	116.10	116.10
GRAINGER	391099	02/16/23	OTHER EXPENSES	651-5023990	48.00	1,131.12
GRAINGER	391099	02/16/23	OTHER EXPENSES	651-5023990	940.77	
GRAINGER	391099	02/16/23	OTHER EXPENSES	651-5023990	79.82	
GRAINGER	391099	02/16/23	OTHER EXPENSES	651-5023990	62.53	
GRAYBAR ELECTRIC CO, INC	391100	02/16/23	POSTAGE	1115-4342100	30.00	411.00
GRAYBAR ELECTRIC CO, INC	391100	02/16/23	REPAIR PARTS	1115-4237000	15.41	
GRAYBAR ELECTRIC CO, INC	391100	02/16/23	CABLE	1115-4237000 108511	365.59	
HOBBY LOBBY STORES	391101	02/16/23	FESTIVAL/COMMUNITY EVENTS	1203-4359003	23.75	23.75
I U P P S	391102	02/16/23	OTHER EXPENSES	601-5023990	1,922.80	2,454.80
I U P P S	391102	02/16/23	OTHER CONT SERVICES	2201-4350900	532.00	
INDIANA OXYGEN CO	391103	02/16/23	OTHER EXPENSES	651-5023990	45.88	343.76
INDIANA OXYGEN CO	391103	02/16/23	OTHER EXPENSES	651-5023990	22.94	
INDIANA OXYGEN CO	391103	02/16/23	OTHER RENTAL & LEASES	2201-4353099	161.82	
INDIANA OXYGEN CO	391103	02/16/23	BOTTLED GAS	2201-4231100	113.12	
INDIANA RECLAMATION & EXC	391104	02/16/23	OTHER EXPENSES	601-5023990	1,325.14	4,205.32
INDIANA RECLAMATION & EXC	391104	02/16/23	OTHER EXPENSES	601-5023990	1,467.59	
INDIANA RECLAMATION & EXC	391104	02/16/23	OTHER EXPENSES	601-5023990	1,412.59	
INTERNATIONAL TALENT ACAD	391105	02/16/23	RISING STAR COMPETITION	1203-4359003 108528	1,000.00	1,000.00
INTERSTATE BILLING SERVIC	391106	02/16/23	REPAIR PARTS	2201-4237000	165.00	165.00
IRVING MATERIALS INC	391107	02/16/23	GRAVEL	2201-4236000	772.37	772.37
J & F DISTRIBUTING COMPAN	391108	02/16/23	REPAIR PARTS	2201-4237000	232.04	232.04
JWC ENVIRONMENTAL LLC	391109	02/16/23	OTHER EXPENSES	651-5023990	514.98	514.98
JACK DOHENY COMPANIES	391110	02/16/23	OTHER EXPENSES	651-5023990	270.26	270.26
JAMES H DREW CORPORATION	391111	02/16/23	OTHER CONT SERVICES	2201-4350900	5,150.00	5,150.00
JONES & HENRY ENGINEER IN	391112	02/16/23	OTHER EXPENSES	610-5023990	2,379.00	2,379.00
JONES & HENRY ENGINEER IN	391112	02/16/23	OTHER EXPENSES	609-5023990	1,541.00	

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 4
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
JONES & HENRY ENGINEER IN	391112	02/16/23	OTHER EXPENSES	601-5023990	4,392.00	8,312.00
KIRBY RISK CORPORATION	391113	02/16/23	OTHER EXPENSES	601-5023990	432.93	
KIRBY RISK CORPORATION	391113	02/16/23	OTHER EXPENSES	651-5023990	123.50	
KIRBY RISK CORPORATION	391113	02/16/23	OTHER EXPENSES	651-5023990	348.28	
KIRBY RISK CORPORATION	391113	02/16/23	OTHER EXPENSES	651-5023990	54.04	
KIRBY RISK CORPORATION	391113	02/16/23	OTHER EXPENSES	651-5023990	129.90	1,088.65
LOGO USA CORPORATION	391114	02/16/23	FESTIVAL/COMMUNITY EVENTS	1203-4359003	407.92	407.92
MAILBOX PRODUCTS INC	391115	02/16/23	REPAIR PARTS	2201-4237000	310.00	310.00
MAINSCAPE LANDSCAPING	391116	02/16/23	MOWING/LANDSCAPING	2201-4350400	108471	124,501.49
MAINSCAPE LANDSCAPING	391116	02/16/23	MOWING/LANDSCAPING	2201-4350400	108471	124,501.49
MAINSCAPE LANDSCAPING	391116	02/16/23	MOWING/LANDSCAPE	1206-R4350900	104923	1,143.00
MAINSCAPE LANDSCAPING	391116	02/16/23	MOWING/LANDSCAPE	1206-R4350400	104923	134.14
MAINSCAPE LANDSCAPING	391116	02/16/23	MOWING/LANDSCAPE	1206-R4350900	104923	1,008.86
MEG & ASSOCIATES LLC	391117	02/16/23	FESTIVAL/COMMUNITY EVENTS	1203-4359003	446.11	251,288.98
MEG & ASSOCIATES LLC	391117	02/16/23	EVENT PLANNING	1203-4359003	108379	12,275.00
MEG & ASSOCIATES LLC	391117	02/16/23	EVENT PLANNING	1203-4340401	108379	720.00
MENARDS - FISHERS	391118	02/16/23	OTHER EXPENSES	651-5023990	72.00	
MENARDS - FISHERS	391118	02/16/23	55844	651-5023990	144.26	
MENARDS - FISHERS	391118	02/16/23	55864	651-5023990	12.41	228.67
MENARDS, INC	391119	02/16/23	56014	2201-4238900	26.28	
MENARDS, INC	391119	02/16/23	56013	2201-4239034	26.05	
MENARDS, INC	391119	02/16/23	56154	2201-4239034	72.43	
MENARDS, INC	391119	02/16/23	56226	2201-4239034	403.69	528.45
MENARDS, INC	391120	02/16/23	56275	601-5023990	11.47	11.47
MID STATE TRUCK EQUIP COR	391121	02/16/23	OTHER MISC	1205-R4238000	108006	1,976.51
MID STATE TRUCK EQUIP COR	391121	02/16/23	SMALL TOOLS & MINOR EQUIP	1205-4238000		551.00
MORPHEY CONSTRUCTION INC	391122	02/16/23	OTHER CONT SERVICES	2201-4350900		9,999.83
NORTHSIDE TRAILER INC.	391123	02/16/23	REPAIR PARTS	2201-4237000		3,952.42
OFFICE DEPOT INC	391124	02/16/23	OFFICE SUPPLIES	1180-4230200		13.99
OFFICE DEPOT INC	391124	02/16/23	OFFICE SUPPLIES	1180-4230200		37.99
OFFICE DEPOT INC	391124	02/16/23	OFFICE SUPPLIES	1180-R4463000	108078	87.98
OFFICE DEPOT INC	391124	02/16/23	OFFICE SUPPLIES	1180-R4463000	108078	599.98
OFFICE DEPOT INC	391124	02/16/23	OFFICE SUPPLIES	1180-R4230200	108248	33.99
OMNI CENTRE FOR PUBLIC ME	391125	02/16/23	CABLE CHANNEL	1203-R4351502	106346	2,298.12
OMNI CENTRE FOR PUBLIC ME	391125	02/16/23	CABLE CHANNEL	1203-R4351502	106346	143.15
OMNI CENTRE FOR PUBLIC ME	391125	02/16/23	CABLE CHANNEL	1203-R4341970	106346	3,500.46
OMNI CENTRE FOR PUBLIC ME	391125	02/16/23	CABLE CHANNEL	1203-R4341970	106346	2,151.16
OMNI CENTRE FOR PUBLIC ME	391125	02/16/23	CABLE CHANNEL	1203-R4341970	106346	2,640.58
OMNI CENTRE FOR PUBLIC ME	391125	02/16/23	CABLE CHANNEL	1203-R4341970	106346	3,266.84
OMNI CENTRE FOR PUBLIC ME	391125	02/16/23	CABLE CHANNEL	1203-R4341970	106346	1,471.93
OMNISITE	391126	02/16/23	OTHER EXPENSES	651-5023990		404.00
ON RAMP INDIANA INC	391127	02/16/23	WEB PAGE FEES	1203-4355400		435.00
						435.00

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 5
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
ON SITE SUPPLY	391128	02/16/23	OTHER EXPENSES	601-5023990	830.20	830.20
ONEZONE	391129	02/16/23	OTHER EXPENSES	601-5023990	45.00	
ONEZONE	391129	02/16/23	OTHER EXPENSES	651-5023990	35.00	
ONEZONE	391129	02/16/23	LUNCHEONS & EVENTS	1203-R4359300 106100	28.00	108.00
OTTO'S PARKING MARKING	391130	02/16/23	REPAIR PARTS	2201-4237000	371.49	
OTTO'S PARKING MARKING	391130	02/16/23	REPAIR PARTS	2201-4237000	1,860.30	2,231.79
CRIBE	391131	02/16/23	STUDY-MAINT BREAK ROOM	2201-R4350900 108127	1,750.00	1,750.00
PEARSON FORD, INC	391132	02/16/23	OTHER EXPENSES	601-5023990	122.57	122.57
PEERLESS MIDWEST INC	391133	02/16/23	OTHER EXPENSES	601-5023990	5,000.00	5,000.00
PIP	391134	02/16/23	PRINTED MATERIALS	1192-R4345002 108147	300.95	
PIP	391134	02/16/23	PRINTED MATERIALS	1192-R4345001 108321	44.65	
PIP	391134	02/16/23	PRINTING & SIGNAGE	1203-R4359003 106742	49.57	
PIP	391134	02/16/23	PRINTING & SIGNAGE	1203-R4359003 106742	472.00	867.17
PLYMATE	391135	02/16/23	OTHER EXPENSES	601-5023990	389.01	389.01
POMP'S TIRE	391136	02/16/23	OTHER EXPENSES	601-5023990	555.06	555.06
PRESTIGE PERFORMANCE II I	391137	02/16/23	CMYC BRANDED TENT	854-4359033 108531	1,254.78	1,254.78
PROMOTIONS PLUS INC	391138	02/16/23	MERCHANDISE	1192-R4356001 105802	340.00	340.00
R E I REAL ESTATE SERVICE	391139	02/16/23	OTHER CONT SERVICES	1208-4350900	74,946.11	
R E I REAL ESTATE SERVICE	391139	02/16/23	OTHER CONT SERVICES	1208-4350900	2,207.37	77,153.48
RED WING BUSINESS ADVANTA	391140	02/16/23	SAFETY ACCESSORIES	2201-4356003	2,299.09	2,299.09
REDLEE/SCS INC	391141	02/16/23	OTHER CONT SERVICES	1206-4350900	1,500.00	1,500.00
RITZ SAFETY	391142	02/16/23	OTHER EXPENSES	601-5023990	358.39	
RITZ SAFETY	391142	02/16/23	OTHER MAINT SUPPLIES	2201-4238900	492.57	850.96
ROUDEBUSH EQUIPMENT INC	391143	02/16/23	REPAIR PARTS	2201-4237000	73.80	73.80
RUNYON EQUIPMENT RENTAL	391144	02/16/23	BOTTLED GAS	2201-4231100	40.46	
RUNYON EQUIPMENT RENTAL	391144	02/16/23	BOTTLED GAS	2201-4231100	52.02	
RUNYON EQUIPMENT RENTAL	391144	02/16/23	OTHER RENTAL & LEASES	2201-4353099	470.00	
RUNYON EQUIPMENT RENTAL	391144	02/16/23	BOTTLED GAS	2201-4231100	287.56	
RUNYON EQUIPMENT RENTAL	391144	02/16/23	BOTTLED GAS	2201-4231100	40.17	
RUNYON EQUIPMENT RENTAL	391144	02/16/23	HOLIDAY TROLLEY & CARTER	1203-R4359003 108062	150.00	1,040.21
JANI-KING OF INDIANAPOLIS	391145	02/16/23	OTHER EXPENSES	601-5023990	836.00	
JANI-KING OF INDIANAPOLIS	391145	02/16/23	OTHER EXPENSES	651-5023990	373.50	
JANI-KING OF INDIANAPOLIS	391145	02/16/23	OTHER EXPENSES	601-5023990	373.50	1,583.00
SCOTT POOLS, INC	391146	02/16/23	LANDSCAPING SUPPLIES	2201-4239034	280.86	280.86
SERVICE PIPE & SUPPLY INC	391147	02/16/23	OTHER EXPENSES	601-5023990	134.10	
SERVICE PIPE & SUPPLY INC	391147	02/16/23	OTHER EXPENSES	601-5023990	147.11	
SERVICE PIPE & SUPPLY INC	391147	02/16/23	OTHER EXPENSES	601-5023990	212.98	494.19
SEXSON MECHANICAL CORP	391148	02/16/23	BUILDING REPAIRS & MAINT	2201-4350100	5,420.96	

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 6
 acctpaylcrfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						5,420.96
STOOPS FREIGHTLINER	391149	02/16/23	REPAIR PARTS	2201-4237000	57.20	
STOOPS FREIGHTLINER	391149	02/16/23	ELECTRICITY	2201-4348000	104.66	
SUTTON-GARTEN	391150	02/16/23	OTHER EXPENSES	651-5023990	117.80	161.86
SWANNIES GOLF APPAREL CO	391151	02/16/23	GOLF SOFTGOODS	1207-4356006	1,872.48	117.80
T M T INC	391152	02/16/23	OTHER CONT SERVICES	2201-4350900	2,065.00	
T M T INC	391152	02/16/23	OTHER CONT SERVICES	2201-4350900	2,247.00	
T M T INC	391152	02/16/23	OTHER CONT SERVICES	2201-4350900	998.00	
T M T INC	391152	02/16/23	OTHER CONT SERVICES	2201-4350900	1,035.00	
T M T INC	391152	02/16/23	OTHER CONT SERVICES	2201-4350900	945.00	
T M T INC	391152	02/16/23	OTHER CONT SERVICES	2201-4350900	1,120.00	
T M T INC	391152	02/16/23	OTHER CONT SERVICES	2201-4350900	1,450.00	
T M T INC	391152	02/16/23	OTHER CONT SERVICES	2201-4350900	1,455.00	
T M T INC	391152	02/16/23	OTHER CONT SERVICES	2201-4350900	1,295.00	
T M T INC	391152	02/16/23	OTHER CONT SERVICES	2201-4350900	630.00	
						13,240.00
TAYLOREDILLUSTRATION	391153	02/16/23	ALLIED SPONSORSHIP	854-4359024	227.00	227.00
TIFFANY LAWN & GARDEN	391154	02/16/23	MULCH	2201-R4239034 106041	600.00	600.00
TRAFFIC SIGN, INC	391155	02/16/23	POSTS & HARDWARE	2201-4239032	10,008.00	
TRAFFIC SIGN, INC	391155	02/16/23	POSTS & HARDWARE	2201-4239032	6,160.00	
SHUCK'S WELDING & FABRICA	391156	02/16/23	POSTS & HARDWARE	2201-4239032	4,360.00	16,168.00
TRI STATE BEARING CO INC	391157	02/16/23	LANDSCAPING SUPPLIES	2201-4239034	239.72	239.72
UNITED RENTALS INC	391158	02/16/23	OTHER RENTAL & LEASES	2201-4353099	568.88	568.88
USA BLUE BOOK	391159	02/16/23	OTHER EXPENSES	651-5023990	1,283.25	
USA BLUE BOOK	391159	02/16/23	OTHER EXPENSES	651-5023990	1,299.51	
VERDIN COMPANY	391160	02/16/23	EQUIP REPAIRS & MAINT	1205-4350000 108501	745.00	745.00
W T T S FM 92.3	391161	02/16/23	ADS FOR HOLIDAYS	1203-R4359003 106987	2,000.00	2,000.00
WATER ENVIRONMENT FEDERAT	391162	02/16/23	OTHER EXPENSES	651-5023990	333.00	333.00
WESSLER ENGINEERING, INC	391163	02/16/23	OTHER EXPENSES	659-5023990	76,100.50	76,100.50
WHITE'S ACE HARDWARE	391164	02/16/23	FESTIVAL/COMMUNITY EVENTS	1203-4359003	83.97	83.97
WHITE'S ACE HARDWARE	391165	02/16/23	OTHER EXPENSES	601-5023990	496.35	496.35
WHITE'S ACE HARDWARE	391166	02/16/23	OTHER EXPENSES	601-5023990	86.62	86.62
WILDMAN BUSINESS GROUP	391167	02/16/23	SAFETY SUPPLIES	2201-4239012	207.11	
WILDMAN BUSINESS GROUP	391167	02/16/23	SAFETY SUPPLIES	2201-4239012	186.64	
XYLEM WATER SOLUTIONS USA	391168	02/16/23	OTHER EXPENSES	651-5023990	1,066.45	393.75
ACE-PAK PRODUCTS INC	391169	02/20/23	OTHER MAINT SUPPLIES	1093-4238900	579.75	1,066.45
ADP INC	391170	02/20/23	OTHER PROFESSIONAL FEES	1125-4341999	300.15	
ADP INC	391170	02/20/23	OTHER PROFESSIONAL FEES	1081-4341999	1,287.60	579.75

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 7
 acctpaylcrfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
ADP INC	391170	02/20/23	OTHER PROFESSIONAL FEES	1091-4341999	1,596.45	
ALLIED TIME USA INC	391171	02/20/23	OTHER MAINT SUPPLIES	1093-4238900	205.00	3,184.20
AMERICAN RED CROSS-HLTH &	391172	02/20/23	OTHER FEES & LICENSES	1096-4358300	216.00	205.00
B & H PHOTO-VIDEO, INC	391173	02/20/23	OTHER MISCELLANEOUS	1081-4239099	422.85	216.00
BELMONT GRAPHICS LLC	391174	02/20/23	GROUNDS MAINTENANCE	1125-4350400	225.00	422.85
BLOODHOUND POLYGRAPH, INC	391175	02/20/23	UTILITY LOCATE SERVICES	1125-4350400 57684	515.00	225.00
ADAM BOWEN	391176	02/20/23	REFUNDS AWARDS & INDEMITY	1081-4358400	240.00	515.00
CARMEL DRIVE SELF-STORAGE	391177	02/20/23	OTHER CONT SERVICES	1091-4350900	264.00	
CARMEL DRIVE SELF-STORAGE	391177	02/20/23	OTHER CONT SERVICES	1081-4350900	273.00	
CARMEL DRIVE SELF-STORAGE	391177	02/20/23	OTHER CONT SERVICES	1091-4350900	257.00	794.00
CARRIER CORP	391178	02/20/23	BUILDING REPAIRS & MAINT	1093-4350100	1,888.00	1,888.00
CINTAS CORPORATION #18	391179	02/20/23	OTHER MAINT SUPPLIES	1093-4238900	521.77	521.77
CUMULUS INDIANAPOLIS	391180	02/20/23	MARKETING & PROMOTIONS	1091-4341991	550.00	
CUMULUS INDIANAPOLIS	391180	02/20/23	MARKETING & PROMOTIONS	1081-4341991	550.00	
CUMULUS INDIANAPOLIS	391180	02/20/23	MARKETING & PROMOTIONS	1091-4341991	5,000.00	6,100.00
CURRENT PUBLISHING	391181	02/20/23	MARKETING & PROMOTIONS	1081-4341991	190.00	
CURRENT PUBLISHING	391181	02/20/23	MARKETING & PROMOTIONS	1091-4341991	285.00	475.00
ELLIS MECHANICAL & ELECTR	391182	02/20/23	BUILDING REPAIRS & MAINT	110-4350100	445.68	
ELLIS MECHANICAL & ELECTR	391182	02/20/23	BUILDING REPAIRS & MAINT	110-4350100	1,543.50	
ELLIS MECHANICAL & ELECTR	391182	02/20/23	BUILDING REPAIRS & MAINT	110-4350100	1,620.68	
ELLIS MECHANICAL & ELECTR	391182	02/20/23	BUILDING REPAIRS & MAINT	1093-4350100	882.58	
ELLIS MECHANICAL & ELECTR	391182	02/20/23	BUILDING REPAIRS & MAINT	1093-4350100	886.00	
ELLIS MECHANICAL & ELECTR	391182	02/20/23	HVAC PROGRAM	1125-4350100 57431	145.00	5,523.44
ENVIRONMENTAL LABORATORIE	391183	02/20/23	OTHER CONT SERVICES	1094-4350900	60.00	
ENVIRONMENTAL LABORATORIE	391183	02/20/23	OTHER CONT SERVICES	1125-4350900	12.75	72.75
FULLER ENGINEERING CO LLC	391184	02/20/23	BUILDING REPAIRS & MAINT	1093-4350100	4,220.00	4,220.00
FUN EXPRESS	391185	02/20/23	GENERAL PROGRAM SUPPLIES	1081-4239039	75.99	
FUN EXPRESS	391185	02/20/23	GENERAL PROGRAM SUPPLIES	1081-4239039	314.64	
FUN EXPRESS	391185	02/20/23	GENERAL PROGRAM SUPPLIES	1081-4239039	69.98	
FUN EXPRESS	391185	02/20/23	GENERAL PROGRAM SUPPLIES	1081-4239039	118.16	578.77
GRAINGER	391186	02/20/23	OTHER MAINT SUPPLIES	1125-4238900	55.24	55.24
GRAYBAR ELECTRIC CO, INC	391187	02/20/23	OTHER MAINT SUPPLIES	1093-4238900	494.15	
GRAYBAR ELECTRIC CO, INC	391187	02/20/23	OTHER MAINT SUPPLIES	1093-4238900	-26.75	467.40
INDIANA DEPT OF ENVIRONME	391188	02/20/23	OTHER FEES & LICENSES	1125-4358300	100.00	100.00
KROGER, GARDIS & REGAS	391189	02/20/23	LEGAL FEES	1125-4340000	5,774.40	
KROGER, GARDIS & REGAS	391189	02/20/23	WHITE RIVER CORRIDOR	106-4460715	1,540.50	7,314.90
LANDSCAPE FORMS, INC	391190	02/20/23	MIDTOWN UMBRELLA PARTS	103-R4463000 57361	2,256.00	2,256.00

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 8
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
LEE SUPPLY CORP - CARMEL	391191	02/20/23	OTHER MAINT SUPPLIES	1093-4238900	282.73	282.73
MAYES TRAILER SALES INC	391192	02/20/23	PARKS EQUIPMENT	1091-4463600	3,160.00	3,160.00
MUNICIPAL EMERGENCY SERVI	391193	02/20/23	STAFF UNIFORMS	1125-R4356004 57248	80.00	80.00
NCSI	391194	02/20/23	CRIMINAL BACKGROUND CHEC	1081-4341990	92.50	
NCSI	391194	02/20/23	CRIMINAL BACKGROUND CHEC	1091-4341990	148.00	
NCSI	391194	02/20/23	CRIMINAL BACKGROUND CHEC	1125-4341990	37.00	277.50
OCCUPATIONAL HEALTH CENTE	391195	02/20/23	MEDICAL FEES	1091-4340700	54.00	54.00
PURCHASE POWER	391196	02/20/23	OFFICE SUPPLIES	1091-4230200	1,008.50	1,008.50
RECREATION INSITES LLC	391197	02/20/23	PLAYGROUND PARTS	1125-4239000 57546	988.60	988.60
NATHAN ROBBINS	391198	02/20/23	TRAVEL FEES & EXPENSES	1081-4343000	69.82	69.82
SCAT PEST CONTROL INC.	391199	02/20/23	BUILDING REPAIRS & MAINT	1093-4350100	650.00	
SCAT PEST CONTROL INC.	391199	02/20/23	BUILDING REPAIRS & MAINT	110-4350100	165.00	
SCAT PEST CONTROL INC.	391199	02/20/23	BUILDING REPAIRS & MAINT	110-4350100	100.00	
SCAT PEST CONTROL INC.	391199	02/20/23	ADMIN OFFICE	1125-4350100 57658	150.00	1,065.00
SPEAR CORPORATION	391200	02/20/23	EQUIPMENT REPAIRS & MAINT	1094-4350000	1,996.56	
SPEAR CORPORATION	391200	02/20/23	BUILDING REPAIRS & MAINT	1094-4350100	2,575.00	
SPEAR CORPORATION	391200	02/20/23	OTHER MAINT SUPPLIES	1094-4238900	5,157.58	9,729.14
STAPLES BUSINESS ADVANTAG	391201	02/20/23	OFFICE SUPPLIES	1125-4230200	59.99	
STAPLES BUSINESS ADVANTAG	391201	02/20/23	OFFICE SUPPLIES	1125-4230200	95.16	
STAPLES BUSINESS ADVANTAG	391201	02/20/23	GENERAL PROGRAM SUPPLIES	1081-4239039	182.12	
STAPLES BUSINESS ADVANTAG	391201	02/20/23	OFFICE SUPPLIES	1081-4230200	87.64	
STAPLES BUSINESS ADVANTAG	391201	02/20/23	OFFICE SUPPLIES	1091-4230200	-52.46	
STAPLES BUSINESS ADVANTAG	391201	02/20/23	OFFICE SUPPLIES	1091-4230200	193.27	565.72
TAKEFORM	391202	02/20/23	OFFICE SUPPLIES	1091-4230200	61.25	61.25
TERRYBERRY COMPANY LLC	391203	02/20/23	OTHER CONT SERVICES	1091-4350900	45.36	
TERRYBERRY COMPANY LLC	391203	02/20/23	OTHER CONT SERVICES	1125-4350900	37.22	82.58
WHITE'S ACE HARDWARE	391204	02/20/23	ICE MELT FOR MIDTOWN PLAZ	1125-4236500 57599	1,004.50	1,004.50
WHITE'S ACE HARDWARE	391205	02/20/23	OTHER MAINT SUPPLIES	110-4238900	840.00	
WHITE'S ACE HARDWARE	391205	02/20/23	REPAIR PARTS	1093-4237000	7.52	
WHITE'S ACE HARDWARE	391205	02/20/23	OTHER MAINT SUPPLIES	1093-4238900	66.75	
WHITE'S ACE HARDWARE	391205	02/20/23	REPAIR PARTS	1094-4237000	24.16	
WHITE'S ACE HARDWARE	391205	02/20/23	GARAGE & MOTOR SUPPLIES	1125-4232100	17.96	
WHITE'S ACE HARDWARE	391205	02/20/23	BUILDING MATERIAL	1125-4235000	479.24	
WHITE'S ACE HARDWARE	391205	02/20/23	SMALL TOOLS & MINOR EQUIP	1125-4238000	156.69	
WHITE'S ACE HARDWARE	391205	02/20/23	OTHER MAINT SUPPLIES	1125-4238900	62.39	
WHITE'S ACE HARDWARE	391205	02/20/23	BUILDING REPAIRS & MAINT	1125-4350100	533.33	2,188.04
ZOGICS LLC	391206	02/20/23	GENERAL PROGRAM SUPPLIES	1092-4239039	148.60	
ZOGICS LLC	391206	02/20/23	BUILDING MATERIAL	1093-4235000	751.15	899.75
CENTERPOINT ENERGY	391207	02/21/23	NATURAL GAS	1207-4349000	234.37	234.37
CENTERPOINT ENERGY	391208	02/21/23	OTHER EXPENSES	651-5023990	345.74	345.74

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 9
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CENTERPOINT ENERGY	391209	02/21/23	OTHER EXPENSES	601-5023990	1,196.66	1,196.66
CENTERPOINT ENERGY	391210	02/21/23	OTHER EXPENSES	651-5023990	4,940.81	4,940.81
CENTERPOINT ENERGY	391211	02/21/23	NATURAL GAS	1115-4349000	297.80	297.80
CENTERPOINT ENERGY	391212	02/21/23	OTHER EXPENSES	601-5023990	645.39	645.39
CENTERPOINT ENERGY	391213	02/21/23	NATURAL GAS	1301-4349000	1,057.94	1,057.94
CENTERPOINT ENERGY	391214	02/21/23	OTHER CONT SERVICES	202-4350900	148.92	148.92
CENTERPOINT ENERGY	391215	02/21/23	NATURAL GAS	1206-4349000	152.72	152.72
CENTERPOINT ENERGY	391216	02/21/23	NATURAL GAS	1207-4349000	629.68	629.68
CENTERPOINT ENERGY	391217	02/21/23	OTHER EXPENSES	601-5023990	727.92	727.92
CENTERPOINT ENERGY	391218	02/21/23	NATURAL GAS	2201-4349000	169.26	169.26
CENTERPOINT ENERGY	391219	02/21/23	NATURAL GAS	2201-4349000	705.97	705.97
CENTERPOINT ENERGY	391220	02/21/23	NATURAL GAS	2201-4349000	1,051.53	1,051.53
CENTERPOINT ENERGY	391221	02/21/23	OTHER EXPENSES	651-5023990	342.17	342.17
CENTERPOINT ENERGY	391222	02/21/23	OTHER EXPENSES	601-5023990	105.45	105.45
CENTERPOINT ENERGY	391223	02/21/23	OTHER EXPENSES	601-5023990	641.85	641.85
CENTERPOINT ENERGY	391224	02/21/23	NATURAL GAS	1206-4349000	18.73	18.73
CENTERPOINT ENERGY	391225	02/21/23	NATURAL GAS	1208-4349000	277.95	277.95
3 C M A	391226	02/21/23	MEMBERSHIP DUES/CONFERENC	1203-R4343002 106052	99.00	99.00
A T & T MOBILITY	391227	02/21/23	CELLULAR PHONE FEES	1120-4344100	347.10	347.10
ADP INC	391228	02/21/23	SOFTWARE FEES	1201-R4341903 108308	47.25	47.25
ADP INC	391229	02/21/23	PAYROLL PROCESSING	1701-R4340303 107000	104.81	104.81
ADP INC	391230	02/21/23	PAYROLL PROCESSING	1701-R4340303 107000	6,317.95	9,328.00
ADP INC	391230	02/21/23	SOFTWARE FEES	1201-R4341903 108308	3,010.05	
AMERICAN PUBLIC WORKS ASS	391231	02/21/23	SNOW CONFERENCE REGISTRAT	2201-4357004 108537	1,785.00	1,785.00
AMERICAN PUBLIC WORKS ASS	391232	02/21/23	ORGANIZATION & MEMBER DUE	2201-4355300	229.00	229.00
JASON ARMES	391233	02/21/23	EXTERNAL TRAINING TRAVEL	2201-4343002	196.15	196.15
QLUE	391235	02/21/23	EXTERNAL INSTRUCT FEES	1110-4357004	999.00	999.00
TRUTH SEEKERS POLYGRAPH I	391236	02/21/23	OTHER PROFESSIONAL FEES	1110-4341999	400.00	400.00
BUREAU OF MOTOR VEHICLES	391237	02/21/23	OTHER FEES & LICENSES	2201-4358300	225.00	225.00
CARMEL ARTS BUILDING ASSO	391239	02/21/23	OTHER EXPENSES	601-5023990	449.42	

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 10
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CARMEL ARTS BUILDING ASSO	391239	02/21/23	OTHER EXPENSES	651-5023990	449.42	898.84
CARMEL CLAY PARKS & RECRE	391240	02/21/23	OTHER EXPENSES	301-5023990	1,045.50	1,045.50
CARMEL CLAY SCHOOLS-FUEL	391241	02/21/23	OTHER EXPENSES	601-5023990	9,845.98	
CARMEL CLAY SCHOOLS-FUEL	391241	02/21/23	OTHER EXPENSES	651-5023990	4,590.38	
CARMEL CLAY SCHOOLS-FUEL	391241	02/21/23	GASOLINE	1110-R4231400	28,890.94	
CARMEL CLAY SCHOOLS-FUEL	391241	02/21/23	GASOLINE	2200-4231400	520.95	43,848.25
CARMEL UTILITIES	391242	02/21/23	WATER & SEWER	1120-4348500	382.00	
CARMEL UTILITIES	391242	02/21/23	WATER & SEWER	1120-4348500	165.82	547.82
CONCERNS OF POLICE SURVIV	391243	02/21/23	EXTERNAL INSTRUCT FEES	1110-4357004	650.00	
CONCERNS OF POLICE SURVIV	391243	02/21/23	EXTERNAL INSTRUCT FEES	1110-4357004	325.00	975.00
CONSTELLATION NEWENERGY G	391244	02/21/23	NATURAL GAS	1208-4349000	11,040.36	11,040.36
COSTAR REALTY INFORMATION	391245	02/21/23	COSTAR SUITE MONTHLY SERV	1203-4359300	895.66	895.66
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	209.06	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	601-5023990	209.07	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	128.42	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	601-5023990	128.42	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	120.29	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	601-5023990	120.30	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	33.24	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	601-5023990	33.24	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	35.30	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	28.73	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	26.90	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	119.89	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	50.56	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	59.61	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	30.65	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	7,087.48	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	22.14	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	26.35	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1208-4348000	16,008.81	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1208-4348000	12,294.02	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1208-4348000	90.80	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1208-4348000	21.26	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1205-R4348000	437.23	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1205-R4348000	106110	10.36
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1205-R4348000	106110	10.70
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1205-R4348000	106110	116.82
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1205-R4348000	106110	10.70
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1205-R4348000	106110	5,577.06
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1205-R4348000	106110	24.47
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1205-R4348000	106110	201.85
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1205-R4348000	106110	10.70
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1206-4348000	3,935.40	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1206-4348000	1,172.85	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1115-4348000	2,353.35	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	67.82	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	153.52	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	46.82	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	74.18	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	95.62	

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 11
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	160.83	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	75.37	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	98.50	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	47.42	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	38.72	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	37.56	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	155.85	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	159.18	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	203.12	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	129.71	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	1,813.62	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	25.19	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	540.56	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	81.76	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	86.74	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	211.41	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	25.38	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	14.83	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	114.79	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	65.50	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	51.26	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	311.19	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	103.93	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	81.40	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	217.37	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	133.76	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1301-4348000	113.78	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1301-4348000	759.06	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1301-4348000	362.48	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1120-4348000	1,520.29	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1207-4348000	4,114.82	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1207-4348000	301.77	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1801-4348000	38.96	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1801-4348000	947.05	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	1801-4348000	184.16	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	248.86	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	218.94	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	305.41	
DUKE ENERGY	391249	02/21/23	OTHER EXPENSES	651-5023990	464.59	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	23.82	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	23.63	
DUKE ENERGY	391249	02/21/23	ELECTRICITY	2201-4348000	5,297.19	
DUKE ENERGY	391250	02/21/23	ELECTRICITY	2201-4348000	16,949.00	71,093.75
DUKE ENERGY	391250	02/21/23	ELECTRICITY	1206-4348000	1,220.95	
ENTERPRISE FLEET MGMT INC	391251	02/21/23	2023 LEASE PMTS	2200-R4465001 108025	894.94	18,169.95
FEDEX OFFICE	391253	02/21/23	OTHER EXPENSES	601-5023990	329.30	894.94
GRM MGMT SERVICES OF IN	391254	02/21/23	OTHER PROFESSIONAL FEES	502-4341999	322.92	329.30
GFC LEASING OH	391255	02/21/23	SCANNER LEASE	1192-R4353004 108220	571.68	322.92
GFC LEASING OH	391255	02/21/23	SMART BOARD LEASE	1192-R4353099 108259	247.10	
GLOCK INC	391256	02/21/23	EXTERNAL INSTRUCT FEES	1110-4357004	250.00	818.78
GORDON FLESCH CO., INC.	391257	02/21/23	COPIER	1110-4353004	798.57	250.00

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 12
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
GORDON FLESCH CO., INC.	391258	02/21/23	EQUIPMENT MAINT CONTRACTS	1120-4351501	206.26	798.57
GORDON FLESCH COMPANY	391259	02/21/23	OTHER EXPENSES	651-5023990	200.15	206.26
GORDON FLESCH COMPANY	391259	02/21/23	OTHER EXPENSES	601-5023990	285.29	485.44
DAVID HABOUSH	391260	02/21/23	EXTERNAL TRAINING TRAVEL	1120-4343002	2,142.16	
DAVID HABOUSH	391260	02/21/23	TRAVEL & LODGING	1120-4343003	7.00	
DAVID HABOUSH	391260	02/21/23	TRAVEL & LODGING	1120-4343003	14.00	
DAVID HABOUSH	391260	02/21/23	INTERNAL TRAINING FEES	1120-4357001	33.00	
DAVID HABOUSH	391260	02/21/23	INTERNAL TRAINING FEES	1120-4357001	61.67	
DAVID HABOUSH	391260	02/21/23	INTERNAL TRAINING FEES	1120-4357001	28.44	
DAVID HABOUSH	391260	02/21/23	INTERNAL TRAINING FEES	1120-4357001	32.70	2,318.97
RONALD HARTMAN	391261	02/21/23	OTHER EXPENSES	601-5023990	117.66	117.66
JEFF HICKS	391262	02/21/23	EXTERNAL TRAINING TRAVEL	2201-4343002	129.04	129.04
PHILLIP HOBSON	391263	02/21/23	OTHER MISCELLANEOUS	1110-4239099	87.22	87.22
CARRIE HOLLE	391264	02/21/23	TRAVEL PER DIEMS	1192-4343004	225.00	225.00
HUMANE SOCIETY FOR HAMILT	391265	02/21/23	MAYOR'S YOUTH COUNCIL	854-4359033	520.00	520.00
I.C.O. TRAINING FUND	391266	02/21/23	OTHER EXPENSES	210-5023990	28.00	28.00
INDIANA POLICE ACCREDITAT	391267	02/21/23	ORGANIZATION & MEMBER DUE	1110-4355300	150.00	150.00
INDIANA STATE POLICE	391268	02/21/23	OTHER EXPENSES	210-5023990	409.00	409.00
INDIANA WATER ENVIRONMENT	391269	02/21/23	OTHER EXPENSES	651-5023990	35.00	35.00
ELGIN WATER CARE	391270	02/21/23	BUILDING MATERIAL	1120-4350100	.50	.50
INDIANAPOLIS METRO POLICE	391271	02/21/23	EXTERNAL INSTRUCT FEES	1110-4357004	4,000.00	4,000.00
AES INDIANA	391273	02/21/23	OTHER EXPENSES	651-5023990	34,203.33	
AES INDIANA	391273	02/21/23	OTHER EXPENSES	651-5023990	2,186.57	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	11.95	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	138.55	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	2,064.26	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	95.04	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	58.43	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	314.66	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	61.74	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	142.14	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	174.15	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	417.12	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	273.29	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	142.79	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	93.15	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	209.89	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	65.63	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	97.62	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	43.58	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	113.69	
AES INDIANA	391273	02/21/23	ELECTRICITY	2201-4348000	1,865.21	
AES INDIANA	391273	02/21/23	ELECTRICITY	1110-4348000	600.02	

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
AES INDIANA	391273	02/21/23	OTHER CONT SERVICES	202-4350900	45.10	
MICHAEL KLITZING	391274	02/21/23	GASOLINE	1125-4231400	61.44	43,417.91
MICHAEL KLITZING	391274	02/21/23	CELLULAR PHONE FEES	1125-4344100	50.00	
KONICA MINOLTA BUSINESS S	391275	02/21/23	OTHER EXPENSES	651-5023990	33.05	111.44
KONICA MINOLTA BUSINESS S	391276	02/21/23	OTHER EXPENSES	651-5023990	3.32	33.05
L E I U TRAINING	391277	02/21/23	EXTERNAL INSTRUCT FEES	1110-4357004	550.00	3.32
L E I U TRAINING	391277	02/21/23	EXTERNAL INSTRUCT FEES	1110-4357004	550.00	
LAW ENF TRAINING BOARD	391278	02/21/23	EXTERNAL INSTRUCT FEES	1110-4357004	50.00	1,100.00
TED LENZE	391279	02/21/23	EXTERNAL TRAINING TRAVEL	1120-4343002	414.00	
TED LENZE	391279	02/21/23	GASOLINE	1120-4231400	241.73	50.00
WINSTON LONG	391280	02/21/23	TRAVEL PER DIEMS	1203-4343004	300.00	655.73
LOOPNET	391281	02/21/23	LOOPNET MONTHLY SERVICES	1203-4359300 108390	550.00	300.00
MASTER TRANSLATION SERVIC	391282	02/21/23	INTERPRETER FEES	506-4341954	1,040.00	550.00
MEG & ASSOCIATES LLC	391283	02/21/23	FESTIVAL/COMMUNITY EVENTS	1203-4359003	260.01	1,040.00
MEG & ASSOCIATES LLC	391283	02/21/23	FESTIVAL/COMMUNITY EVENTS	1203-4359003	53.00	
METRO FIBERNET LLC	391284	02/21/23	INTERNET LINE CHARGES	1115-4344200	122.20	313.01
MIDWEST CRISIS NEGOTIATOR	391285	02/21/23	EXTERNAL INSTRUCT FEES	1110-4357004	375.00	122.20
MOUNTAIN GLACIER LLC	391286	02/21/23	OTHER MISCELLANEOUS	506-4239099	32.05	32.05
MOUNTAIN GLACIER LLC	391287	02/21/23	OTHER MISCELLANEOUS	1205-4239099	51.34	51.34
HILTON OMAHA	391288	02/21/23	EXTERNAL TRAINING TRAVEL	2201-4343002	1,690.86	1,690.86
PETTY CASH - BROOKSHIRE G	391289	02/21/23	OTHER PROFESSIONAL FEES	1207-4341999	122.47	122.47
REPUBLIC WASTE SERVICES O	391290	02/21/23	OTHER EXPENSES	651-5023990	663.00	663.00
JAMIE REYNOLDS	391291	02/21/23	ORGANIZATION & MEMBER DUE	1110-4355300	55.00	469.00
JAMIE REYNOLDS	391291	02/21/23	EXTERNAL TRAINING TRAVEL	1110-4343002	414.00	
RICOH AMERICAS CORPORATIO	391292	02/21/23	COPIER	506-4353004	79.92	79.92
RICOH AMERICAS CORPORATIO	391293	02/21/23	COPIER	506-4353004	4.50	4.50
LAURIE SLICK	391294	02/21/23	OTHER MISCELLANEOUS	2200-4239099	61.50	61.50
KEVIN STINDLE	391295	02/21/23	TUITION REIMBURSEMENT	1120-4128000	1,104.00	2,208.00
KEVIN STINDLE	391295	02/21/23	TUITION REIMBURSEMENT	1120-4128000	1,104.00	
SEAN SUTTON	391296	02/21/23	TUITION REIMBURSEMENT	1120-4128000	1,056.00	1,056.00
THOMSON REUTERS-WEST	391297	02/21/23	SOFTWARE MAINT CONTRACTS	1110-4351502	436.27	436.27
BRIAN TOLAN	391298	02/21/23	OTHER EXPENSES	601-5023990	128.97	128.97

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 14
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
TOSHIBA FINANCIAL SERVICE	391299	02/21/23	COPIER LEASE	1203-R4353004	108113	245.84	
							245.84
TRAVELERS	391300	02/21/23	29D05-1711-CT-10750	1180-5023990		53,678.50	
							53,678.50
UPS	391301	02/21/23	OTHER EXPENSES	601-5023990		12.62	
							12.62
UPS	391302	02/21/23	OTHER EXPENSES	651-5023990		19.95	
							19.95
UPS	391303	02/21/23	OTHER EXPENSES	651-5023990		65.15	
							65.15
UPS	391304	02/21/23	POSTAGE	1110-4342100		40.03	
							40.03
UPS	391305	02/21/23	POSTAGE	1110-4342100		34.64	
							34.64
ULTIMATE CANINE LLC	391306	02/21/23	OTHER EXPENSES	852-5023990		1,000.00	
							1,000.00
UNITED HEALTHCARE INSURAN	391307	02/21/23	OTHER EXPENSES	102-5023990		620.38	
							620.38
KONICA MINOLTA PREMIER FI	391308	02/21/23	OTHER EXPENSES	651-5023990		135.00	
							135.00
VAN AUDSALL & FARRAR	391309	02/21/23	EQUIPMENT MAINT CONTRACTS	1115-4351501		128.34	
							128.34
VAN AUDSALL & FERRAR FINA	391310	02/21/23	COPIER	1701-4353004		174.30	
							174.30
VERIZON	391311	02/21/23	OTHER EXPENSES	651-5023990		1,783.27	
							1,783.27
VERIZON	391312	02/21/23	CELL PHONES	1203-R4344100	108094	449.19	
VERIZON	391312	02/21/23	MIFI DEVICES	1203-R4344100	108286	59.74	
							508.93
VERIZON	391313	02/21/23	CELLULAR PHONE FEES	2200-4344100		549.60	
							549.60
VERIZON	391314	02/21/23	OTHER CONT SERVICES	922-4350900		143.37	
							143.37
VERIZON	391315	02/21/23	CELLULAR PHONE FEES	2201-4344100		2,757.10	
							2,757.10
VERIZON	391316	02/21/23	CELLULAR PHONE FEES	1207-4344100		151.84	
							151.84
VERIZON	391317	02/21/23	CELLULAR PHONE FEES	1120-4344100		150.07	
							150.07
VIRGIN PULSE, INC.	391318	02/21/23	OTHER EXPENSES	301-5023990		4,270.00	
VIRGIN PULSE, INC.	391318	02/21/23	OTHER EXPENSES	301-5023990		42,000.00	
							46,270.00
WAYSTAR INC	391319	02/21/23	SUBSCRIPTIONS	1120-4355200		437.86	
							437.86
JASON WENZEL	391320	02/21/23	TUITION REIMBURSEMENT	1120-4128000		1,008.00	
							1,008.00
RICHARD WILSON	391322	02/21/23	OTHER EXPENSES	601-5023990		1,099.38	
							1,099.38
WOODLANDS HOMEOWNERS ASSO	391323	02/21/23	OTHER CONT SERVICES	202-4350900		467.00	
							467.00
A & F ENGINEER CO, LLC	391324	02/21/23	PROJ 20-03	202-R4350900	R103557	9,900.00	
							9,900.00
A.M. LEONARD INC	391325	02/21/23	SUPPLIES	1192-R4239012	108157	195.31	
							195.31
ACTION TARGET, INC	391326	02/21/23	POSTAGE	1110-4342100		26.79	
ACTION TARGET, INC	391326	02/21/23	OTHER MISCELLANEOUS	1110-4239099		97.80	
							124.59
AMAZON CAPITAL SERVICES	391328	02/21/23	OFFICE SUPPLIES 2023	1192-R4230200	108283	224.10	

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 15
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
AMAZON CAPITAL SERVICES	391328	02/21/23	OFFICE SUPPLIES	502-4230200	306.67	
AMAZON CAPITAL SERVICES	391328	02/21/23	OFFICE SUPPLIES	502-4230200	89.12	
AMAZON CAPITAL SERVICES	391328	02/21/23	OTHER EQUIPMENT	102-4467099	1,218.70	
AMAZON CAPITAL SERVICES	391328	02/21/23	OTHER EQUIPMENT	102-4467099	-29.99	
AMAZON CAPITAL SERVICES	391328	02/21/23	OFFICE SUPPLIES	1120-4230200	185.22	
AMAZON CAPITAL SERVICES	391328	02/21/23	OFFICE SUPPLIES	1120-4230200	26.13	
AMAZON CAPITAL SERVICES	391328	02/21/23	TASK FORCE EQUIPMENT	1110-4467001	-479.99	
AMAZON CAPITAL SERVICES	391328	02/21/23	TASK FORCE EQUIPMENT	1110-4467001	523.98	
AMAZON CAPITAL SERVICES	391328	02/21/23	BUILDING REPAIRS & MAINT	1110-4350100	27.00	
AMAZON CAPITAL SERVICES	391328	02/21/23	PROMOTIONAL PRINTING	1110-4345002	43.20	
AMAZON CAPITAL SERVICES	391328	02/21/23	POSTAGE	1110-4342100	28.00	
AMAZON CAPITAL SERVICES	391328	02/21/23	AMMUNITIONS & ACCESSORIES	1110-4239010	187.70	
AMAZON CAPITAL SERVICES	391328	02/21/23	UNIFORM ACCESSORIES	1110-4356002	146.93	
AMAZON CAPITAL SERVICES	391328	02/21/23	OFFICE SUPPLIES	2200-4230200	60.98	
AMAZON CAPITAL SERVICES	391328	02/21/23	OFFICE SUPPLIES	2201-4230200	285.32	
AMAZON CAPITAL SERVICES	391328	02/21/23	OFFICE SUPPLIES	2201-4230200	-204.90	
AMAZON CAPITAL SERVICES	391328	02/21/23	OTHER MAINT SUPPLIES	2201-4238900	137.00	
AMAZON CAPITAL SERVICES	391328	02/21/23	OTHER EXPENSES	601-5023990	78.94	
AMAZON CAPITAL SERVICES	391328	02/21/23	OTHER EXPENSES	601-5023990	78.58	
AMAZON CAPITAL SERVICES	391328	02/21/23	OTHER EXPENSES	651-5023990	189.99	
AMAZON CAPITAL SERVICES	391328	02/21/23	OTHER EXPENSES	651-5023990	420.00	
AMAZON CAPITAL SERVICES	391328	02/21/23	OTHER EXPENSES	651-5023990	25.86	
AMAZON CAPITAL SERVICES	391328	02/21/23	OTHER MAINT SUPPLIES	1205-4238900	20.98	
AMERICAN HEART ASSOC INC	391329	02/21/23	INTERNAL TRAINING FEES	1120-4357001	190.00	3,589.52
ASCENSION MEDICAL GROUP S	391330	02/21/23	OTHER MEDICAL FEES	1120-4340799	170.00	190.00
BASTIN LOGAN WATER SERVIC	391331	02/21/23	OTHER EXPENSES	601-5023990	18,923.00	170.00
BASTIN LOGAN WATER SERVIC	391331	02/21/23	OTHER EXPENSES	601-5023990	211.00	
BATTERIES PLUS BULBS	391332	02/21/23	REPAIR PARTS	1120-4237000	447.20	19,134.00
BATTERIES PLUS BULBS	391332	02/21/23	OTHER MISCELLANEOUS	1110-4239099	194.67	
BETH MAIER PHOTOGRAPHY	391333	02/21/23	PHOTOGRAPHY SERVICES	1203-R4359003	175.00	641.87
BETH MAIER PHOTOGRAPHY	391333	02/21/23	PHOTOGRAPHY SERVICES	1203-R4359003	250.00	
BETH MAIER PHOTOGRAPHY	391333	02/21/23	PHOTOGRAPHY SERVICES	1203-R4359003	75.00	
BOBCAT OF ANDERSON	391334	02/21/23	OTHER EXPENSES	651-5023990	780.40	500.00
BOBCAT OF ANDERSON	391334	02/21/23	OTHER EXPENSES	651-5023990	-120.66	
BROWNELLS INC	391335	02/21/23	AMMUNITIONS & ACCESSORIES	1110-4239010	92.48	659.74
CALDWELL ENVIRONMENTAL IN	391336	02/21/23	OTHER EXPENSES	651-5023990	11,125.03	92.48
CARGILL INC-SALT DIVISION	391337	02/21/23	OTHER EXPENSES	601-5023990	2,661.51	11,125.03
CARGILL INC-SALT DIVISION	391337	02/21/23	OTHER EXPENSES	601-5023990	2,733.12	
CARGILL INC-SALT DIVISION	391337	02/21/23	OTHER EXPENSES	601-5023990	2,739.63	
CARGILL INC-SALT DIVISION	391337	02/21/23	OTHER EXPENSES	601-5023990	2,682.12	
CARGILL INC-SALT DIVISION	391337	02/21/23	OTHER EXPENSES	601-5023990	2,709.25	
CARMEL TROPHIES PLUS LLC	391338	02/21/23	OTHER CONT SERVICES	1120-4350900	60.00	13,525.63
CENTRAL RESTAURANT PRODUC	391339	02/21/23	OTHER MISCELLANEOUS	1120-4239099	152.29	60.00
CHEMSEARCH	391340	02/21/23	OTHER EXPENSES	601-5023990	218.05	152.29
CHRISTOPHER BURKE ENGINEE	391341	02/21/23	22-01 ON CALL NPDEA MS4	250-R4350900	2,315.00	218.05

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 16
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						2,315.00
CINTAS CORPORATION #18	391342	02/21/23	CLEANING SERVICES	1207-4350600	369.12	
CINTAS CORPORATION #18	391342	02/21/23	UNIFORMS	1207-4356001	34.44	
CINTAS CORPORATION #18	391342	02/21/23	LAUNDRY SERVICE	2201-4356501	519.03	
CINTAS CORPORATION #18	391342	02/21/23	LAUNDRY SERVICE	2201-4356501	190.74	
CINTAS CORPORATION #18	391342	02/21/23	OTHER EXPENSES	651-5023990	32.95	
						1,146.28
CINTAS FIRST AID & SAFETY	391343	02/21/23	OTHER EXPENSES	651-5023990	251.55	
						251.55
CINTAS UNIFORMS	391344	02/21/23	OTHER EXPENSES	651-5023990	401.17	
						401.17
CLEVELAND GOLF/SRIXON	391345	02/21/23	GOLF HARDGOODS	1207-4356007	1,296.00	
						1,296.00
CORE & MAIN	391346	02/21/23	OTHER EXPENSES	601-5023990	185.34	
CORE & MAIN	391346	02/21/23	OTHER EXPENSES	651-5023990	279.50	
						464.84
CROSSROAD ENGINEERS, PC	391347	02/21/23	ASA18A-18-ENG-07 MONON	203-R4350900 108226	8,336.25	
CROSSROAD ENGINEERS, PC	391347	02/21/23		250-R4350900 R103576	1,355.00	
CROSSROAD ENGINEERS, PC	391347	02/21/23	ASA22A-21-05 CITY CNT & V	202-R4350900 108232	1,752.50	
CROSSROAD ENGINEERS, PC	391347	02/21/23	ASA21-21-06	2200-R4340100 105873	5,485.00	
CROSSROAD ENGINEERS, PC	391347	02/21/23	ASA16-2021 ON CALL	202-R4350900 105273	430.00	
CROSSROAD ENGINEERS, PC	391347	02/21/23	OTHER EXPENSES	610-5023990	650.00	
CROSSROAD ENGINEERS, PC	391347	02/21/23	OTHER EXPENSES	601-5023990	390.00	
CROSSROAD ENGINEERS, PC	391347	02/21/23	OTHER EXPENSES	601-5023990	6,677.50	
						25,076.25
CURRENT PUBLISHING	391348	02/21/23	LEGAL ADS-PUBLIC HEARINGS	1192-R4345500 R104518	26.03	
						26.03
DENTONS BINGHAM GREENEBAU	391349	02/21/23	OTHER CONT SERVICES	202-4350900	43,259.20	
						43,259.20
DON HINDS FORD	391350	02/21/23	AUTO REPAIR & MAINTENANCE	1120-4351000	5,572.99	
						5,572.99
CONSENSUS CLOUD SOLUTIONS	391351	02/21/23	OTHER EXPENSES	252-5023990	205.13	
						205.13
ELITE PLUMBING LLC	391352	02/21/23	BUILDING REPAIRS & MAINT	1205-4350100	250.00	
						250.00
ENVIRONMENTAL LABORATORIE	391353	02/21/23	OTHER EXPENSES	601-5023990	346.88	
ENVIRONMENTAL LABORATORIE	391353	02/21/23	OTHER EXPENSES	601-5023990	13.88	
ENVIRONMENTAL LABORATORIE	391353	02/21/23	OTHER EXPENSES	601-5023990	27.75	
ENVIRONMENTAL LABORATORIE	391353	02/21/23	OTHER EXPENSES	601-5023990	27.75	
						416.26
EVERETT J PRESCOTT INC	391354	02/21/23	OTHER EXPENSES	601-5023990	193.55	
EVERETT J PRESCOTT INC	391354	02/21/23	OTHER EXPENSES	601-5023990	340.65	
EVERETT J PRESCOTT INC	391354	02/21/23	OTHER EXPENSES	601-5023990	270.00	
						804.20
FASTENAL COMPANY	391355	02/21/23	OTHER EXPENSES	651-5023990	374.99	
						374.99
FIRE CAM LLC	391356	02/21/23	OTHER EQUIPMENT	1110-4467099	410.00	
						410.00
FIRE SERVICE INC	391357	02/21/23	REPAIR PARTS	1120-4237000	24.50	
						24.50
FIRESTONE TIRE & SERVICE	391358	02/21/23	TIRES	1110-R4232000 108038	1,451.32	
FIRESTONE TIRE & SERVICE	391358	02/21/23	TIRES	1110-R4232000 108038	2,945.00	
FIRESTONE TIRE & SERVICE	391358	02/21/23	TIRES	1110-R4232000 108038	1,603.68	
FIRESTONE TIRE & SERVICE	391358	02/21/23	TIRES & TUBES	1110-4232000	313.88	
						6,313.88
GAI CONSULTANTS INC	391359	02/21/23	20-13-ASA-1	202-R4350900 105885	1,160.00	
						1,160.00
GRAINGER	391360	02/21/23	BUILDING REPAIRS & MAINT	1205-4350100	144.23	

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 17
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
H W C ENGINEERING	391361	02/21/23	ORCHARD PARK DRAINAGE	250-R4350900	105869	4,310.00	144.23
HENRY SCHEIN INC	391362	02/21/23	SPECIAL DEPT SUPPLIES	102-4239011		23.08	4,310.00
HENRY SCHEIN INC	391362	02/21/23	SPECIAL DEPT SUPPLIES	102-4239011		-23.08	
HENRY SCHEIN INC	391362	02/21/23	SPECIAL DEPT SUPPLIES	102-4239011		170.88	170.88
HOLLYWOODS BUMP & GRIND	391363	02/21/23	VEHICLE REPAIRS	1110-R4351000	108213	3.91	
HOLLYWOODS BUMP & GRIND	391363	02/21/23	VEHICLE REPAIRS CAR 17	1110-4351000	108426	5,087.48	
HOLLYWOODS BUMP & GRIND	391363	02/21/23	AUTO REPAIR & MAINTENANCE	1110-4351000		174.62	5,266.01
HOOSIER EQUIPMENT LLC	391364	02/21/23	OTHER EXPENSES	651-5023990		320.30	
HOOSIER EQUIPMENT LLC	391364	02/21/23	OTHER EXPENSES	651-5023990		1,380.74	
HOOSIER EQUIPMENT LLC	391364	02/21/23	OTHER EXPENSES	651-5023990		725.64	2,426.68
HP INC.	391365	02/21/23	HP ELITEBOOK	1110-4467099	108462	1,220.10	1,220.10
FERGUSON FACILITIES SUPPL	391366	02/21/23	OTHER MAINT SUPPLIES	1120-4238900		162.85	
FERGUSON FACILITIES SUPPL	391366	02/21/23	OTHER MAINT SUPPLIES	1120-4238900		786.46	949.31
IGA/PGA, INC	391367	02/21/23	ORGANIZATION & MEMBER DUE	1207-4355300		219.00	219.00
INDIANA DEPT OF ENVIRONME	391368	02/21/23	OTHER EXPENSES	651-5023990		19,200.00	19,200.00
INDIANA OXYGEN CO	391369	02/21/23	BOTTLED GAS	1120-4231100		165.00	
INDIANA OXYGEN CO	391369	02/21/23	BOTTLED GAS	1120-4231100		724.55	
INDIANA OXYGEN CO	391369	02/21/23	BOTTLED GAS	1120-4231100		-647.80	
INDIANA OXYGEN CO	391369	02/21/23	OTHER RENTAL & LEASES	2201-4353099		161.95	403.70
BEST ONE OF INDY	391370	02/21/23	TIRES & TUBES	2200-4232000		23.99	
BEST ONE OF INDY	391370	02/21/23	AUTO REPAIR & MAINTENANCE	1120-4351000		1,329.48	
BEST ONE OF INDY	391370	02/21/23	AUTO REPAIR & MAINTENANCE	1120-4351000		2,478.96	3,832.43
INSIGHT PUBLIC SECTOR, IN	391371	02/21/23	DOCKING STATION & MONITOR	1110-4230200	108461	613.78	613.78
INSITUFORM TECHNOLOGIES U	391372	02/21/23	OTHER EXPENSES	659-5023990		10,606.50	10,606.50
JONES & HENRY ENGINEER IN	391373	02/21/23	OTHER EXPENSES	601-5023990		1,755.00	1,755.00
K & K FENCE INC	391374	02/21/23	OTHER EXPENSES	604-5023990		21,632.00	21,632.00
MICHAEL A. KAUFMANN MD	391375	02/21/23	SUBSCRIPTIONS	1120-4355200		9,460.00	9,460.00
KIMBALL-MIDWEST	391376	02/21/23	OTHER EXPENSES	601-5023990		169.50	169.50
KIRBY RISK CORPORATION	391377	02/21/23	OTHER EXPENSES	601-5023990		930.31	
KIRBY RISK CORPORATION	391377	02/21/23	OTHER EXPENSES	609-5023990		499.80	1,430.11
KNOX CO	391378	02/21/23	KEYSECURE EKEY	102-4467099	108429	1,238.00	1,238.00
LEACH & RUSSELL	391379	02/21/23	BUILDING REPAIRS & MAINT	1120-4350100		1,774.00	
LEACH & RUSSELL	391379	02/21/23	BUILDING REPAIRS & MAINT	1110-4350100		9,807.60	
LEACH & RUSSELL	391379	02/21/23	ICE RINK SERVICES	922-4350900	108530	22,792.71	
LEACH & RUSSELL	391379	02/21/23	OTHER EXPENSES	601-5023990		275.00	
LEACH & RUSSELL	391379	02/21/23	OTHER EXPENSES	601-5023990		960.56	
LEACH & RUSSELL	391379	02/21/23	OTHER EXPENSES	601-5023990		275.00	35,884.87
LEHIGH OUTFITTERS	391380	02/21/23	OTHER EXPENSES	601-5023990		182.98	

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 18
 acctpay1crm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
LOWE'S BUSINESS ACCOUNT	391381	02/21/23	BUILDING REPAIRS & MAINT	1205-4350100	864.41	182.98
LOWE'S COMPANIES INC	391382	02/21/23	FESTIVAL/COMMUNITY EVENTS	1203-4359003	379.92	864.41
LUNA LANGUAGE SERVICES	391383	02/21/23	INTERPRETER FEES	506-4341954	1,429.39	379.92
MACALLISTER MACHINERY CO	391384	02/21/23	OTHER EXPENSES	601-5023990	126.00	1,429.39
MARTIN MARIETTA AGGREGATE	391385	02/21/23	OTHER EXPENSES	651-5023990	1,100.62	126.00
MENARDS - FISHERS	391386	02/21/23	REPAIR PARTS	1120-4237000	49.67	1,100.62
MENARDS, INC	391387	02/21/23	56291	601-5023990	13.96	49.67
MENARDS, INC	391387	02/21/23	56442	601-5023990	222.76	
MENARDS, INC	391387	02/21/23	56687	601-5023990	91.17	
MENARDS, INC	391388	02/21/23	LANDSCAPING SUPPLIES	2201-4239034	36.03	327.89
MID-STATE TRUCK EQUIPMENT	391389	02/21/23	LIGHT PACKAGE	2200-4465001 108445	2,597.98	36.03
MUNICIPAL EMERGENCY SERVI	391390	02/21/23	UNIFORMS	1120-4356001	107.84	2,597.98
MUNICIPAL EMERGENCY SERVI	391390	02/21/23	SAFETY ACCESSORIES	1120-4356003	207.00	
NAPA AUTO PARTS INC	391391	02/21/23	AUTO REPAIR & MAINTENANCE	2200-4351000	60.11	314.84
NELSON & CO LLC	391392	02/21/23	GAS MASKS & KITS	1110-R4356003 108088	30,609.00	60.11
NELSON ALARM COMPANY	391393	02/21/23	STA 41 CAMERA	102-R4463100 106450	5,021.00	30,609.00
OCCUPATIONAL HEALTH CENTE	391394	02/21/23	MEDICAL EXAM FEES	1110-4340701	89.00	5,021.00
OFFICE DEPOT	391395	02/21/23	OFFICE SUPPLIES	2200-4230200	18.49	89.00
OFFICE DEPOT	391395	02/21/23	OFFICE SUPPLIES	2200-4230200	20.87	
OFFICE DEPOT	391395	02/21/23	BUILDING REPAIRS & MAINT	1110-4350100	131.78	
OFFICE DEPOT	391395	02/21/23	OFFICE SUPPLIES	1110-4230200	95.98	
OFFICE DEPOT	391395	02/21/23	OFFICE SUPPLIES	1110-4230200	43.63	
OFFICE DEPOT	391395	02/21/23	OTHER MISCELLANEOUS	1110-4239099	429.99	
OFFICE DEPOT	391395	02/21/23	OTHER MISCELLANEOUS	1110-4239099	90.82	
OFFICE DEPOT	391395	02/21/23	OFFICE SUPPLIES	1110-4230200	128.35	
OFFICE DEPOT	391395	02/21/23	OFFICE SUPPLIES	1110-4230200	61.05	
OFFICE DEPOT INC	391396	02/21/23	OTHER MAINT SUPPLIES	1205-4238900	8.34	1,020.96
OFFICE DEPOT INC	391396	02/21/23	OTHER EXPENSES	651-5023990	20.09	
OFFICE DEPOT INC	391396	02/21/23	OTHER EXPENSES	651-5023990	62.26	
ON SITE SUPPLY	391397	02/21/23	OTHER EXPENSES	601-5023990	33.50	90.69
ON SITE SUPPLY	391397	02/21/23	OTHER EXPENSES	601-5023990	33.50	
ON SITE SUPPLY	391397	02/21/23	OTHER EXPENSES	601-5023990	386.30	
P F M CAR & TRUCK CARE CE	391398	02/21/23	OTHER EXPENSES	601-5023990	173.92	453.30
P K S CONSTRUCTION INC	391399	02/21/23	BUILDING REPAIRS & MAINT	1205-R4462000 107008	14,986.00	173.92
P K S CONSTRUCTION INC	391399	02/21/23	BUILDING REPAIRS & MAINT	1205-R4350100 107007	15,187.00	
PPG ARCHITECTURAL FINISHE	391400	02/21/23	OTHER EXPENSES	601-5023990	25.66	30,173.00
PPG ARCHITECTURAL FINISHE	391400	02/21/23	OTHER EXPENSES	601-5023990	25.94	
						51.60

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 19
 acctpaylcrfm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
PROACTIVE SPORTS	391401	02/21/23	GOLF SOFTGOODS	1207-4356006		684.00	684.00
PEARSON FORD,INC	391402	02/21/23	REPAIR PARTS	2201-4237000		114.34	
PEARSON FORD,INC	391402	02/21/23	REPAIR PARTS	2201-4237000		374.14	
PEARSON FORD,INC	391402	02/21/23	REPAIR PARTS	2201-4237000		-41.02	447.46
PENN CARE INC.	391403	02/21/23	SPECIAL DEPT SUPPLIES	102-4239011		1,040.00	1,040.00
PINNACLE MAILING PRODUCTS	391404	02/21/23	POSTAGE METER	1192-4353003		107.25	107.25
PLYMATE	391405	02/21/23	OTHER EXPENSES	601-5023990		218.74	218.74
POMP'S TIRE - LEBANON	391406	02/21/23	TIRES & TUBES	2201-4232000		264.35	929.61
POMP'S TIRE - LEBANON	391406	02/21/23	TIRES & TUBES	2201-4232000		665.26	
MAIRIN PRIESTLEY	391407	02/21/23	OTHER CONT SERVICES	250-4350900		75.00	75.00
PROMOTIONS PLUS INC	391408	02/21/23	CILIVIAN CLOTHING	1110-4356001	108416	1,105.00	1,105.00
RITZ SAFETY	391409	02/21/23	OTHER EXPENSES	601-5023990		138.63	138.63
ROGUE FITNESS	391410	02/21/23	FITNESS EQUIPMENT	1110-4342100	108463	111.95	1,479.33
ROGUE FITNESS	391410	02/21/23	FITNESS EQUIPMENT	1110-4467099	108463	1,367.38	
RUNYON EQUIPMENT RENTAL	391411	02/21/23	BOTTLED GAS	1120-4231100		64.00	118.91
RUNYON EQUIPMENT RENTAL	391411	02/21/23	BOTTLED GAS	2201-4231100		54.91	
SAFETY SYSTEMS	391412	02/21/23	POSTAGE	1110-4342100		16.97	114.47
SAFETY SYSTEMS	391412	02/21/23	AUTO REPAIR & MAINTENANCE	1110-4351000		97.50	
SCAT PEST CONTROL INC.	391413	02/21/23	OTHER CONT SERVICES	1120-4350900		205.00	205.00
SEXSON MECHANICAL CORP	391414	02/21/23	BUILDING REPAIRS & MAINT	1206-4350100		7,036.17	8,476.44
SEXSON MECHANICAL CORP	391414	02/21/23	BUILDING REPAIRS & MAINT	2201-4350100		1,440.27	
SITEONE LANDSCAPE SUPPLY,	391415	02/21/23	GROUNDS MAINT	1207-4350400	108383	740.80	740.80
STOP STICK, INC	391416	02/21/23	STOP STICKS	1110-4239011	108443	360.00	400.00
STOP STICK, INC	391416	02/21/23	STOP STICKS	1110-4342100	108443	40.00	
SUSAN SHERER VINCENT, INC	391417	02/21/23	MENTAL HEALTH COUNSEL	1110-R4340703	108042	1,600.00	1,600.00
THE SEWARD JOHNSON ATELIE	391418	02/21/23	LANDSCAPING SUPPLIES	2201-4239034		3,950.00	3,950.00
TOM WOOD FORD	391419	02/21/23	OIL	2200-4231500		80.50	80.50
TOM'S MARINE SALE	391420	02/21/23	REPAIR PARTS	1120-4237000		249.02	249.02
GLENN A TOREN	391421	02/21/23	OTHER CONT SERVICES	250-4350900		50.00	50.00
JULOTA	391422	02/21/23	IMPACT SOFTWARE	1110-4351502	108452	6,996.25	6,996.25
TRI STATE BEARING CO INC	391423	02/21/23	OTHER EXPENSES	651-5023990		50.98	50.98
TRUGREEN	391424	02/21/23	ICE MELT PALLETS	1206-4236500	108358	7,178.01	7,178.01
ULINE	391425	02/21/23	LAB SUPPLIES	1110-4230200	108459	1,857.40	
ULINE	391425	02/21/23	LAB SUPPLIES	1110-4239099	108459	215.00	

SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 20
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
ULINE	391425	02/21/23	LAB SUPPLIES	1110-4342100	108459	18.46	
ULINE	391425	02/21/23	POSTAGE	1110-4342100		94.30	
W A JONES TRUCK BODIES &	391426	02/21/23	REPAIR PARTS	2201-4237000		1,008.68	2,185.16
WEBB EFFECTS LLC	391427	02/21/23	OTHER CONT SERVICES	1120-4350900		600.00	1,008.68
WHITE'S ACE HARDWARE	391428	02/21/23	REPAIR PARTS	1120-4237000		183.89	600.00
WHITE'S ACE HARDWARE	391429	02/21/23	GARAGE & MOTOR SUPPIES	1110-4232100		23.98	183.89
WHITE'S ACE HARDWARE	391429	02/21/23	OFFICE SUPPLIES	1110-4230200		33.98	
WHITE'S ACE HARDWARE	391429	02/21/23	OTHER MISCELLANEOUS	1110-4239099		46.97	
WHITE'S ACE HARDWARE	391429	02/21/23	OTHER MISCELLANEOUS	1110-4239099		30.34	
WHITE'S ACE HARDWARE	391429	02/21/23	OTHER MISCELLANEOUS	1110-4239099		34.35	
WILKINSON BROTHERS	391430	02/21/23	GRAPHIC DESIGN & WEBSITE	1203-4359003	108536	10,325.00	169.62
CHEN ZHANG	391431	02/21/23	OTHER CONT SERVICES	250-4350900		50.00	10,325.00
FEDEX	391432	02/22/23	POSTAGE	2200-4342100		8.17	50.00
GFC LEASING OH	391433	02/22/23	COPIER	911-4353004		250.00	8.17
GREATAMERICA FINANCIAL SE	391434	02/22/23	TELEPHONE LINE CHARGES	911-4344000		103.10	250.00
BEST ONE OF INDY	391435	02/22/23	AUTO REPAIRS	1192-R4232000	108155	59.99	103.10
BEST ONE OF INDY	391435	02/22/23	AUTO REPAIR & MAINTENANCE	2200-4351000		927.20	
FRAZIER JONES	391436	02/22/23	OTHER MISCELLANEOUS	2200-4239099		34.87	987.19
A T & T MOBILITY	391437	02/27/23	CELLULAR PHONE FEES	1160-4344100		41.73	34.87
AIM	391438	02/27/23	OTHER PROFESSIONAL FEES	1401-4341999		119.00	41.73
C. L. COONROD & COMPANY	391439	02/27/23	ACCOUNTING SERVICES	1160-4341999	108450	8,874.00	119.00
C. L. COONROD & COMPANY	391439	02/27/23	ACCOUNTING SERVICES	1160-4340303	108449	10,739.00	
CARMEL YOUTH ASSISTANCE,	391440	02/27/23	SPECIAL ORGAN DONATIONS	1401-4358100		3,500.00	19,613.00
CHARTER COMMUNICATIONS HO	391441	02/27/23	INTERNET LINE CHARGES	1115-4344200		126.82	3,500.00
CHARTER COMMUNICATIONS HO	391441	02/27/23	INTERNET LINE CHARGES	1115-4344200		193.97	
CHARTER COMMUNICATIONS HO	391441	02/27/23	INTERNET LINE CHARGES	1115-4344200		129.98	
FEDEX	391442	02/27/23	POSTAGE	1160-4342100		55.62	450.77
HOBBY LOBBY STORES	391443	02/27/23	PROMOTIONAL FUNDS	1160-4355100		137.03	55.62
WILLIAM HOHLT	391444	02/27/23	EXTERNAL TRAINING FEES	1192-4357002		420.00	137.03
WILLIAM HOHLT	391444	02/27/23	CAR CLEANING-HOLIT	1192-4351100		100.00	
MICHAEL HOLLIBAUGH	391445	02/27/23	EXTERNAL TRAINING TRAVEL	1192-4343002		615.46	520.00
MICHAEL HOLLIBAUGH	391445	02/27/23	EXTERNAL INSTRUCT FEES	1192-4357004		500.00	
INDIANA NEWSPAPERS, INC	391446	02/27/23	SUBSCRIPTIONS	1160-4355200		29.00	1,115.46
KELLEY AUTOMOTIVE GROUP L	391447	02/27/23	VEHICLES - BAL 00275	1110-R4465001	105953	20.00	29.00
OBERER'S FLOWERS	391448	02/27/23	PROMOTIONAL FUNDS	1160-4355100		100.00	20.00

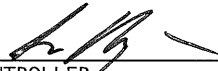
SUNGARD PENTAMATION, INC.
 DATE: 02/27/2023
 TIME: 14:11:00

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 21
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
OFFICE DEPOT	391449	02/27/23	OFFICE SUPPLIES	1160-4230200	32.16	100.00
OFFICE DEPOT	391449	02/27/23	OFFICE SUPPLIES	1160-4230200	5.73	
ONEZONE	391450	02/27/23	CHAMBER LUNCHEON FEES	1401-4343005	135.00	37.89
ONEZONE	391450	02/27/23	CHAMBER LUNCHEON FEES	1401-4343005	35.00	
ONEZONE	391450	02/27/23	CHAMBER LUNCHEON FEES	1401-4343005	56.00	
P K S CONSTRUCTION INC	391451	02/27/23	KITCHEN REMODEL	1160-R4463000 108266	9,574.00	226.00
S E S A C, INC	391452	02/27/23	OTHER FEES & LICENSES	1091-4358300	1,798.00	9,574.00
VERIZON	391453	02/27/23	CELLULAR PHONE FEES	1401-4344100	465.56	1,798.00
BARNES & THORNBURG	391234	02/21/23	LEGAL FEES	902-4340000	2,550.00	465.56
EVERETT J PRESCOTT INC	391252	02/21/23	OTHER EXPENSES	612-5023990	967.66	2,550.00
WESSLER ENGINEERING, INC	391321	02/21/23	OTHER EXPENSES	612-5023990	300.00	967.66
C T W ELECTRICAL CO, INC	391238	02/21/23	OTHER EXPENSES	204-5023990	3,893.34	300.00
C T W ELECTRICAL CO, INC	391238	02/21/23	OTHER EXPENSES	204-5023990	1,492.88	
C T W ELECTRICAL CO, INC	391238	02/21/23	OTHER EXPENSES	204-5023990	2,750.96	
C T W ELECTRICAL CO, INC	391238	02/21/23	OTHER EXPENSES	204-5023990	269.73	
C T W ELECTRICAL CO, INC	391238	02/21/23	OTHER EXPENSES	204-5023990	387.65	
C T W ELECTRICAL CO, INC	391238	02/21/23	OTHER EXPENSES	204-5023990	679.22	
C T W ELECTRICAL CO, INC	391238	02/21/23	OTHER EXPENSES	204-5023990	212.26	
C T W ELECTRICAL CO, INC	391238	02/21/23	OTHER EXPENSES	204-5023990	450.68	
						10,136.72
TOTAL HAND WRITTEN CHECKS						.00
TOTAL COMPUTER-WRITTEN CHECKS						1,582,638.63
TOTAL WRITTEN CHECKS				1,582,638.63		

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.



 CONTROLLER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 21 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 1,582,638.63 DATED THIS _____ DAY OF _____, _____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____ AYES AND _____ NAYS.

 COUNCIL PRESIDENT

SUNGARD PENTAMATION, INC.
DATE: 02/27/2023
TIME: 14:11:00

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 22
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
_____				_____		
_____				_____		
_____				_____		

ATTEST:

CITY CLERK



STRATEGIC HIGHLIGHTS

- Construction progressing on the following projects:
 - Hamilton West in City Center
 - Mélange
 - The Signature
 - First on Main
 - Magnolia
 - The Corner
 - The Wren
 - The Windsor
 - Republic Airways (Hamilton Crossing)
 - Proscenium II

FINANCIAL SNAPSHOT

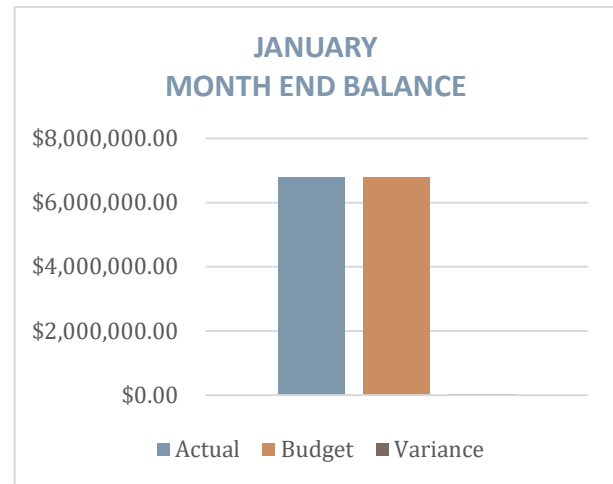
January Beginning Balance	\$ 7,322,825
January Revenues	\$ (205,289)
January Transfers	\$ 4,622,098
January Expenditures	\$ 4,944,775
January ending Balance Without Reserve Funds	\$ 6,794,861
Supplemental Reserve Fund	\$ 3,523,150
City Center Bond Reserve	\$ 326,046
Midtown Bond Reserve	\$ 601,587
Midtown West Bond Reserve	\$ 373,177
January Balance With Reserve Funds	\$ 11,618,823

FINANCIAL STATEMENT

Financial Statement

JANUARY MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 6,794,861
Ending Balance with Restricted Funds	\$ 11,618,823



SUMMARY OF CASH

For the Month Ending January 2023

DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 1/1/23			
1101 Cash	\$ 4,351,836.14	\$ 4,351,836.14	-
1110 TIF	\$ 2,970,989.21	\$ 2,970,989.21	-
Total Cash	\$ 7,322,825.35	\$ 7,322,825.32	-
Receipts			
1101 Cash	\$ 188,435.58	\$ 162,797.14	\$ 25,638.44
1110 TIF	-	-	-
Developer Payments	\$ (393,724.38)	\$ (393,724.38)	-
Transfers to Reserves (TIF)	\$ 74,397.81	\$ 74,397.81	-
Transfers to Reserves (non-TIF)	\$ 193,858.55	\$ 269,496.99	\$ (75,638.44)
Transfer to SRF	\$ 4,353,843.32	\$ 4,353,843.32	-
Total Receipts	\$ 4,416,810.88	\$ 4,466,810.88	\$ (50,000.00)
Disbursements			
1101 Cash	\$ 427,369.09	\$ 477,639.09	\$ 50,000.00
1110 TIF	\$ 4,517,136.03	\$ 4,525,921.03	\$ 8,785.00
Total Disbursements	\$ 4,944,775.12	\$ 5,003,560.12	\$ 58,785.00
1101 Cash	\$ 4,306,491.18	\$ 4,306,491.18	-
1110 TIF	\$ 2,488,369.93	\$ 2,479,584.93	\$ 8,785.00
Cash Balance 1/31/23	\$ 6,794,861.11	\$ 6,786,076.11	\$ 8,785.00
Total Usable Funds	\$ 6,794,861.11	\$ 6,786,076.11	\$ 8,785.00

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end January 2023

RESTRICTED FUNDS

Supplemental Reserve Fund	\$3,523,150
City Center Bond Reserve	\$326,046
Midtown Bond Reserve	\$601,587
Midtown West Bond Reserve	\$373,177
Sub-total:	<u>\$4,823,962</u>

UNRESTRICTED FUNDS

TIF	\$2,488,370
Non TIF	\$4,306,491
Sub-total:	<u>\$6,794,861</u>
Total Funds	<u>\$11,618,823</u>

OUTSTANDING RECEIVABLES

Initial Energy Consumption Fee for The Mezz	<u>\$692,822</u>
TOTAL OUTSTANDING RECEIVABLES	<u>\$692,822</u>

STATEMENT OF CHANGES IN EQUITY

MONTH END: JANAURY 2023

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$4,034,516.75	
Total Receipts (Non-TIF)	\$ 382,294.13	
Expenditures (TIF)		\$ 4,517,136.03
Expenditures (Non-TIF)		\$ 427,639.09

FINANCIAL UPDATE

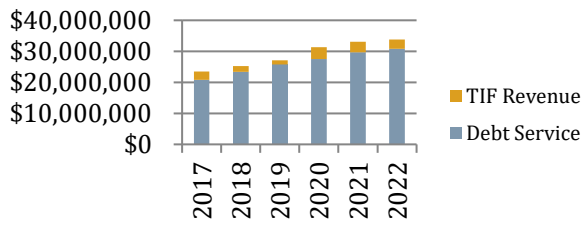
Financial Update

TIF REVENUE AND DEBT

Estimated 2023 TIF revenue and PIATT payments available for CRC use is \$33,147,281.

DEBT PAYMENTS

Month	Payment
June 2023	\$16,076,705
December 2023	\$16,071,526



PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

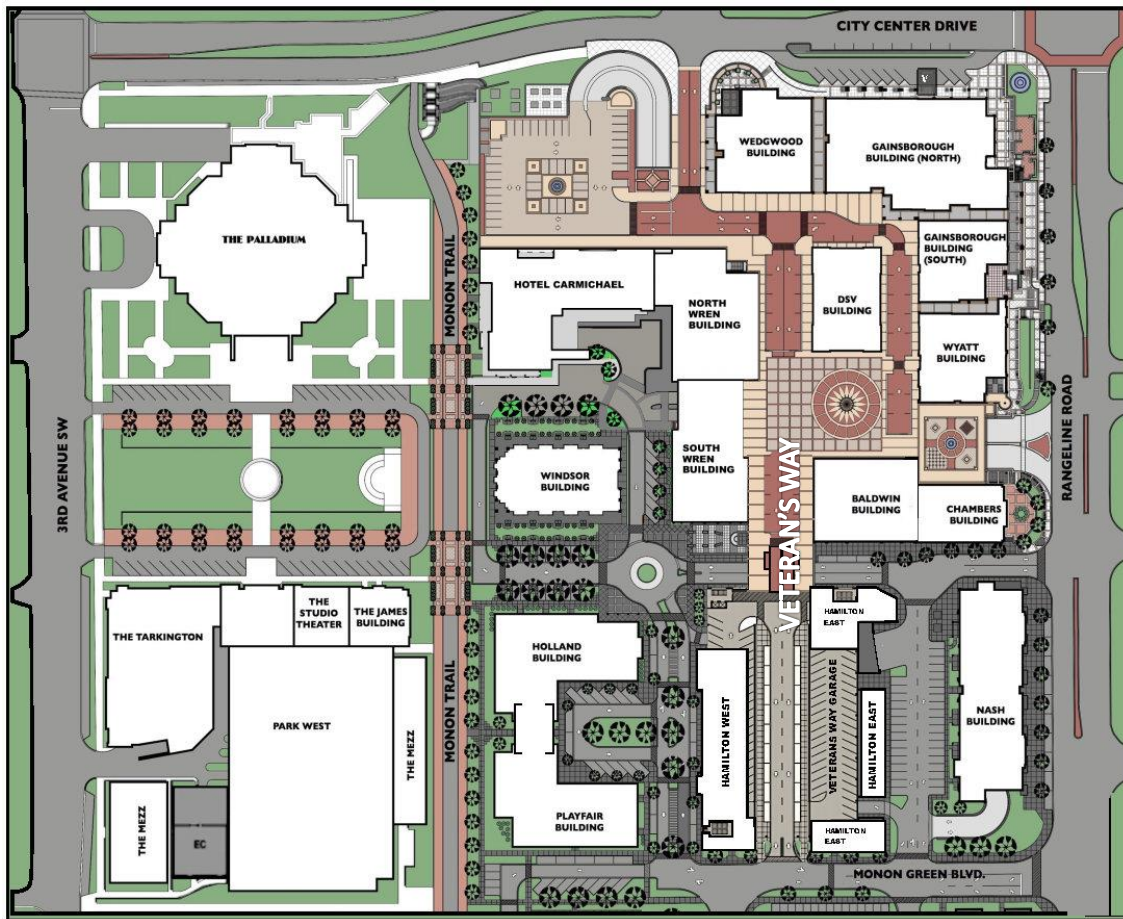


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

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>Complete: June 2021</p>	<p>Site Construction – Start: Spring 2018 Site Work Awarded – Spring 2018 Building Construction – Start: Summer 2018 Building Complete June 2021 - Pool and Site work is still under construction</p> 
<p>Hamilton (Park East commercial/residential buildings)</p>	<p>Hamilton East: 5 ground floor residential two-story townhomes; 7,954 SF of ground floor commercial space Hamilton West: 13,992 SF of ground floor commercial space</p>	<p>Start: Summer 2018</p>	<p>Hamilton East - Construction commenced: Summer 2018, completed Summer 2019 Hamilton West – Construction commenced: Summer 2020, currently under construction</p>
<p>Playfair and Holland</p>	<p>A five-story building, of approximately 178,000 square feet, which will include 112 luxury apartments and commercial retail/office space.</p>	<p>Start: September 2019</p> <p>Approx. 112 Apartments</p>	<p>Currently under construction.</p> 
<p>Windsor</p>	<p>A four-story building, of approximately 64,000 square feet.</p>	<p>Start: Summer 2022</p>	
<p>Wren</p>	<p>A six-story building of approximately 157,000 square feet, which will include luxury apartments and commercial office/retail space.</p>	<p>Start: Summer 2020</p>	 <p>Construction started Summer 2020</p>

PROJECT UPDATES

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



PROSCENIUM

- 1) Developer Partner(s): Novo Development Group
- 2) Economic Development Area: 126th Street
- 3) Project Summary: Mixed-use development, multiple buildings.
 - 1) 197 Apartments; 22 for-sale condos
 - 2) Approx. 140,000 SF of office and retail space
 - 3) Approx. 450 parking spaces (public and private)

Total project budget: \$60,000,000

- 4) Anticipated Project Schedule

Design Start	2016
Construction Start	2018
Construction Complete (tentative)	2022

- 5) Construction Milestones: Construction is ongoing.
- 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



MELANGE

- 1) Developer Partner(s): Onyx + East
- 2) Economic Development Area: Firehouse
- 3) Project Summary: 45 for-sale townhomes and approximately 12 for-sale flats
- 4) Total project budget: \$30,000,000
- 5) Anticipated Project Schedule

TIF Request	2020
Construction Start	May 2021

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments

CRC contributed land to the development of this project, relocated the CFD generator, and is funding infrastructure, road work, and utility relocations with TIF.

- 8) Council and/or CRC Action Items



ACTION ITEM	CITY COUNCIL	CRC
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PROJECT UPDATES



Rendering



September 2022

CIVIC SQUARE GARAGE

- 1) CRC Design-Build Project
- 2) Economic Development Area: Carmel City Center/Carmel City Center Amendment
- 3) Project Summary:
 - 303-space parking garage
 - 255 spaces will be open to the public
 - 48 spaces are reserved for owner-occupied condos that will line the west and north sides of the garage (to be developed as part of a future CRC project)
- 4) Total project budget: \$9,700,000
- 5) Anticipated Project Schedule

Construction Start	January 2022
Construction End	Mid 2022

- 6) Construction Milestones: Garage is now open for public use.
- 7) CRC Commitments
The CRC will be involved with development and construction of the parking garage
- 8) Council and/or CRC Action Items



September 2022

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



FIRST ON MAIN

- 1) Developer Partner(s): Lauth Group, Inc.
- 2) Economic Development Area: Lot One
- 3) Project Summary:
 - 310-space public parking garage
 - Four-story, 73,000 SF Class-A office building with first floor restaurant space and a private rooftop terrace
 - 8 condominiums
 - 35 apartments
 - Community gathering plaza featuring the City’s Rotary Clock
- 4) Total project budget: \$35,000,000
- 5) Anticipated Project Schedule

Construction Start	Fall 2021
Construction End	Late summer 2023

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments

CRC contributed the land for this development. Future commercial taxes from the project (TIF) are being used to fund infrastructure improvements that may include the garage, utility relocations, and roadway improvements.
- 8) Council and/or CRC Action Items

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

PROJECT UPDATES

Rendering



THE SIGNATURE

- 1) Developer Partner(s): Tegethoff Development and Great Lakes Capital
- 2) Economic Development Area: Main and Old Meridian
- 3) Project Summary:
 - 8 owner-occupied flats/condos
 - 295 luxury apartments
 - 15k sf of office/retail
 - 374 structured parking spaces
 - Dedication of land for future street
- 4) Total project budget: \$78,000,000
- 5) Anticipated Project Schedule

Construction Start	November 2021
Construction End	

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments:

Future commercial taxes from the project (TIF) are being used to fund infrastructure improvements that may include the garage, utility relocations, and roadway improvements.
- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES

Rendering



February 2023



THE CORNER

- 1) Developer Partner(s): Kite Reality Group
- 2) Economic Development Area: The Corner
- 3) Project Summary: mixed-use project consisting of 278 apartments, 25,000 square feet of office/retail space, and a free 364-space public parking garage
- 4) Total project budget: \$69,000,000
- 5) Anticipated Project Schedule

Construction Start	Late 2021
Construction End	

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments
 Future commercial taxes from the project (TIF) are being used to construct the public parking garage, utility relocations, and streetscape improvements.
- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC

PROJECT UPDATES



Rendering



December 2022

HAMILTON CROSSING

- 1) Developer Partner(s): Kite Reality Group and Pure Development, Inc.
- 2) Economic Development Area: Amended 126th Street
- 3) Project Summary: New home of Republic Airways. 105,000 square-foot training facility with 20 classrooms, 94 workstations, two cabin trainers, and eight flight simulators. The hotel adjacent to the training center will be expanded to 274 rooms. 1,900 jobs brought/created with Republic alone.
- 4) Total project budget: \$200,000,000 investment for Phase 1 and II
- 5) Anticipated Project Schedule

Construction Start	Fall 2021
Construction End	Early 2023

- 6) Construction Milestones: Construction is underway.
- 7) CRC Commitments

Future commercial taxes from the project (TIF) are being used to fund infrastructure improvements that may include the garage, utility relocations, and roadway improvements.

- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC



December 2022

PROJECT UPDATES



PROSCENIUM II

- 1) Developer Partner(s): Novo Development Group
- 2) Economic Development Area: Amended 126th Street
- 3) Project Summary: Mixed-use development
 - i. 120 parking spaces
 - ii. 48 Apartments; 7 for-sale condos
 - iii. Approx. 15,000 SF of office and retail space
 - iv. Approx. Total project budget: \$18,000,000
- 4) Anticipated Project Schedule

Design Start	2021
Construction Start	2022
Construction Complete (tentative)	

- 5) Construction Milestones: Site work is underway.
- 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.

Respectfully submitted,

Henry Mestetsky
 Executive Director
 Carmel Redevelopment Commission/Department
 February 24, 2023

Prepared for City Council and the Redevelopment Commission
 -End Report-

CITY OF CARMEL
DOCS DEPARTMENT REPORT TO THE COUNCIL

March 6, 2023

BJ's Wholesale Club-146th & Keystone PUD Amend (Z-681-23)

- Plan Commission Docket No. PZ-2022-00224 OA
- Amendment to the 146th & Keystone PUD text to add accessory uses and update various other development standards requirements to construct a BJ's Wholesale Club building and gas station
- It is zoned 146th & Keystone PUD Z-344

Planning and Zoning Analysis

- Concept plan has BJ's building at the east side of the site, oriented west with the main entrance visible from US 31 and Keystone Parkway.
- A fueling station and an indoor tire sales and service area are proposed. Currently, Auto Service or Filling Stations are not allowed as primary uses in the PUD.
- The gas station and underground tanks are located more than 500' from the residential neighborhoods to the east.
- Minimum Building Setback: New proposed distance is 60' from ROW, 90' previously required.
- Parking requirements: UDO requires 1/200 sq. ft. of floor area = 509 spaces, PUD changed to allow the 407 spaces shown on the concept plan.
- Bike Parking to follow UDO requirements.
- Overnight parking – not allowed except for trucks actively unloading at the loading docks
- Offsite Roadway Improvements: adding dedicated right lane out of the round-a-bout, right turn only at south end of site, adjustments to 146th St. & Lowe's Way intersection to improve traffic flow.
- Signs: PUD has been updated to resemble UDO standards more closely, as well as still provide ample identification similar to what was previously allowed by the original PUD language.
- **Architectural Design:**
 - Staff worked with the Petitioner on the design of the building to enhance the exterior design to be unique, have four-sided architecture, and be context sensitive.
 - We worked to create symmetry throughout the facades and designate feature areas to break down the scale of the structure.
 - The building will be constructed of pre-cast concrete panels, with brick inlay, a stone base, and a textured upper area (so it is not plain concrete walls) to give additional character.
 - A theme across most BJ's buildings is a diamond shape as an accent. We encouraged them to use this design element around the building as an additional feature, and it has been incorporated into bump out/tower elements around the building.
 - Faux windows have also been added to each façade at the upper levels, which help to give additional character and break up the scale of the building.

Negotiations with Petitioner during Plan Commission process

- The Petitioner is proposing additional safety measures against fuel leaking and spilling, which are comparable to the precautions taken by the gas station at 146th Street and River Road.
- Architectural improvements were made.
- Vehicular entrance into the site was adjusted to better align with Lowe's drive aisles and to be straighter.

Concerns discussed by the Plan Commission

- Concerns regarding the proximity of a filling station to Cool Creek to the south and to residential neighborhood.
- Traffic was discussed and right turn only onto Lowes Way at the southern drive.
- Views from Keystone Parkway headed north.

The Petitioner requests an amendment to the 146th & Keystone PUD to allow the development of a BJ's Wholesale Club with a gas station and tire sales and service (inside the building). The proposed plans should not have a negative impact on the surrounding area. Road enhancements are proposed to accommodate additional vehicles, the architecture is improved, and additional safety measures against fuel leaking and spilling are proposed. These plans/changes to the site must come back to the PC for DP/ADLS approval when the Petitioner is ready. The Commercial Committee voted 4-0 to send this to City Council with Favorable Recommendation.

Kite Realty Group
BJ's Wholesale Club
146th St. & Keystone Ave. PUD Amendment



PRESENTED BY
STEVEN D. HARDIN, ESQ.



City Council Introduction | March 6, 2023

TABLE OF CONTENTS

BJ'S WHOLESALE CLUB

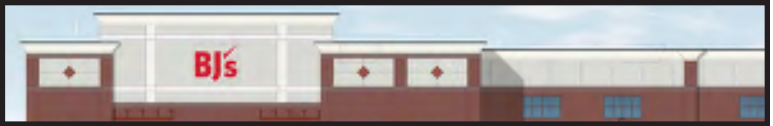


TABLE OF CONTENTS

Kite Realty Group, L.P.:

**Mark S. Jenkins,
Sr. Vice President, Development
Gene Beiermann, PE,
Sr. Project Manager, Development
30 South Meridian St., Suite 1100
Indianapolis, IN 46204**

BJ's Wholesale Club, Inc.:

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Site Development Manager
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Marlborough, MA 01752**

Attorney:

**Steven D. Hardin, Esq.
Mark R. Leach, Land Use Planner
Faegre Drinker Biddle & Reath LLP
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: 317.569.9600**

Tab 1

Executive Summary

Tab 2

Aerial Location Map

Tab 3

Street Layout Exhibit

Tab 4

Concept Plan

Tab 5

Building Elevations

Tab 6

Greenbelt Exhibit

Tab 7

Filling Station Environmental and Safety Features Letter

Tab 8

Off-site Improvements Exhibits

Tab 9

PUD Amendment Ordinance

TAB 1

EXECUTIVE SUMMARY

BJ'S WHOLESALE CLUB



Kite Realty Group, LP. (“Kite”) and its partner, BJ’s Wholesale Club Inc. (“BJ’s”), are pleased to present the proposed redevelopment of Greyhound Commons at the southwest corner of 146th Street and Lowes Way. The redevelopment parcel is located south of the Lowes Home Improvement center (please see the Aerial Location Map at Tab 2). The property is currently under-utilized, containing two restaurants, one of which is vacant. Kite and BJ’s now propose to develop a BJ’s Wholesale Club location on this portion of Greyhound Commons to better utilize the property.

BJ’s Wholesale Clubs provide a curated assortment focused on perishable products, continuously refreshed general merchandise, and other ancillary services to deliver a differentiated and seamless shopping experience centered around the customer. BJ’s places value on both customer and employee experience, operating over 230 wholesale centers across 17 states, and proudly employing more than 25,000 people nationwide.

In order to accomplish this redevelopment, Kite and BJ’s have filed a Planned Unit Development (PUD) Ordinance Amendment petition for the 146th and Keystone Avenue PUD District with the City of Carmel. The original PUD ordinance was approved in April, 2000, and the requested amendments sought for this proposed redevelopment primarily address PUD requirements which were in place prior to the reconfiguration of the Keystone/US 31 corridor (please see the Street Layout Exhibit at Tab 3).

The requested amendments include:

- Updating the list of permitted uses to add “tire sales and service (indoor)” and “Automobile Filling Station” as accessory uses (please see the Concept Plan at Tab 4 and the Building Elevations at Tab 5 for the proposed locations of the accessory uses),
- Updating the minimum building setback,
- Updating the architectural design requirement for the building’s scale and proportion,
- Updating the greenbelt requirement to match the Greenbelt Exhibit at Tab 6,
- Updating the parallel roadways landscaping requirement for Lowes Way,
- Updating the parking requirements to match the Concept Plan shown at Tab 4,
- Updating the sign requirements to match the Sign Package shown in Exhibit D of the PUD Amendment Ordinance at Tab 9, and
- Adding requirements for Automobile Filling Station, Bicycle Parking, Overnight Parking, Outside Storage, and Offsite Roadway Improvements. (An environmental and safety features letter detailing the automobile filling station requirements can be found at Tab 7.)

Continued, next page

EXECUTIVE SUMMARY	
BJ'S WHOLESALE CLUB	

In addition to the proposed on-site improvements, several off-site roadway improvements will also be incorporated into this redevelopment (please see the Off-site Improvements Exhibit at Tab 8), including:

- Conversion of the northbound right turn lane at 146th Street and Lowes Way into a right-and-through lane, including the addition of a northbound lane north of 146th Street to aid in alleviating congestion at the intersection,
- Addition of a dedicated southbound exit lane at the Greyhound Commons roundabout to help reduce wait time, and
- Addition of a southbound right-out-only exit with a concrete median at the southeast corner of the site to encourage local traffic to exit the site southbound on Lowes Way.

Plan Commission and Commercial Committee Update:

On January 17, 2023, the Plan Commission held a public hearing on this proposal. No remonstrators were present, DOCS staff was generally supportive of the petition, and the Plan Commission voted to allow their Commercial Committee to have final voting authority to send to the City Council.

On February 7, 2023, the Commercial Committee reviewed and then voted unanimously to forward the request to the City Council with a favorable recommendation.

Automobile Filling Station Update:

BJ's has worked with City DOCS and Engineering Department staff to enhance the automobile filling station standards and agrees to install the protection devices listed in Section 2.1 of the PUD amendment ordinance. BJ's is coordinating with the Engineering Department to determine additional protection device(s) that will be installed, and should have an update for the City Council at the Introduction meeting. The PUD amendment ordinance has been updated to include Exhibit F, which will list the installation of these additional protection device(s) as a condition to the enactment of the ordinance.

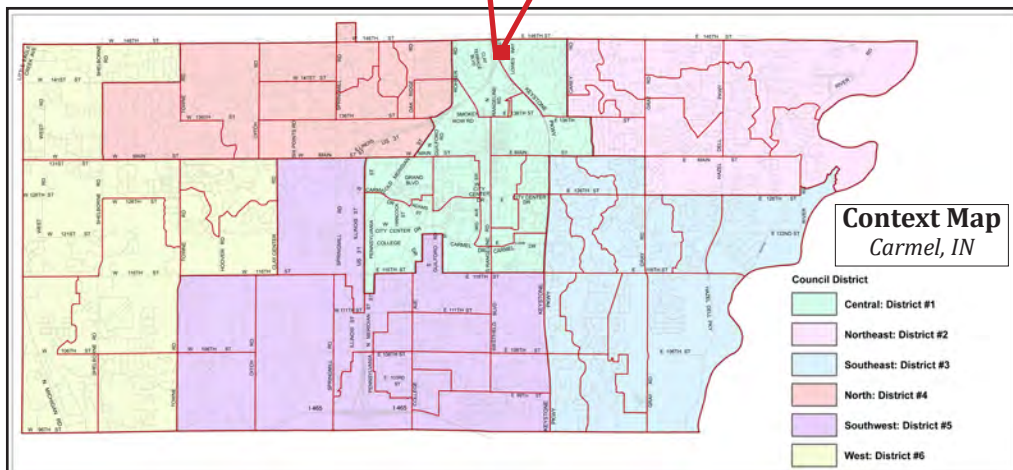
If approved, BJ's intends to start site development work in late summer of 2023. Building construction is expected to begin in late fall of 2023.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

BJ'S WHOLESALE CLUB



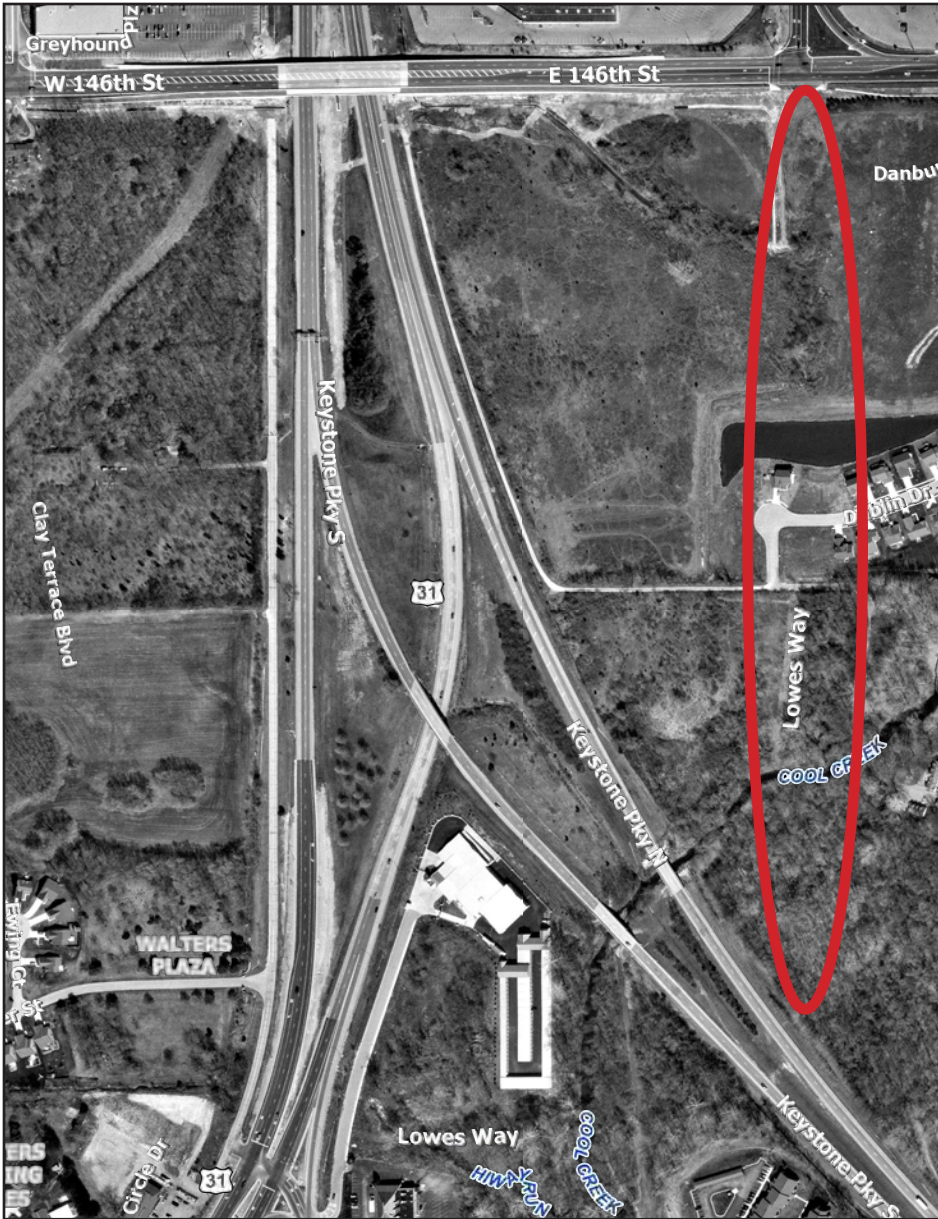
REAL ESTATE



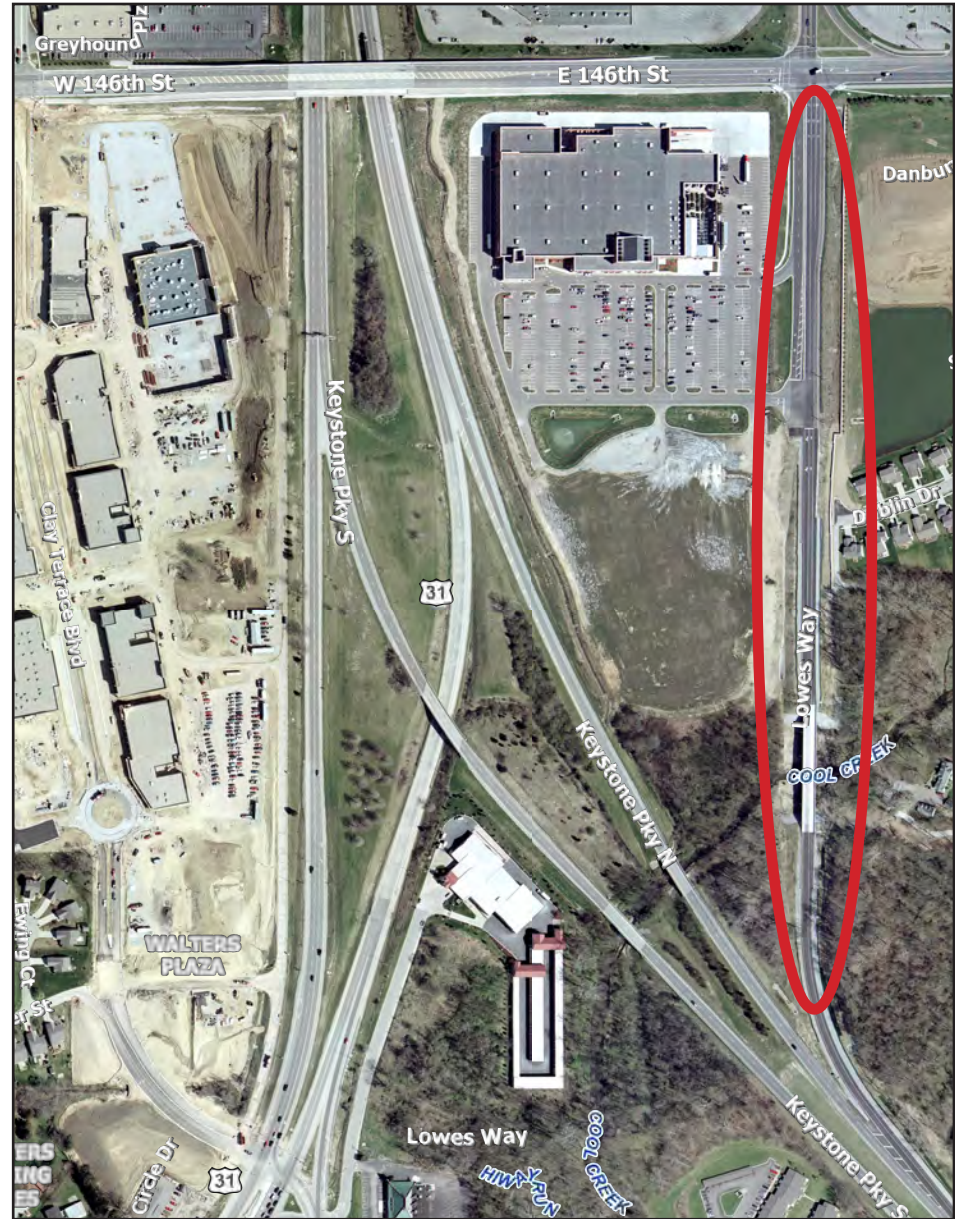
TAB 3

STREET LAYOUT EXHIBIT - CONSTRUCTION OF LOWES WAY

BJ'S WHOLESALE CLUB



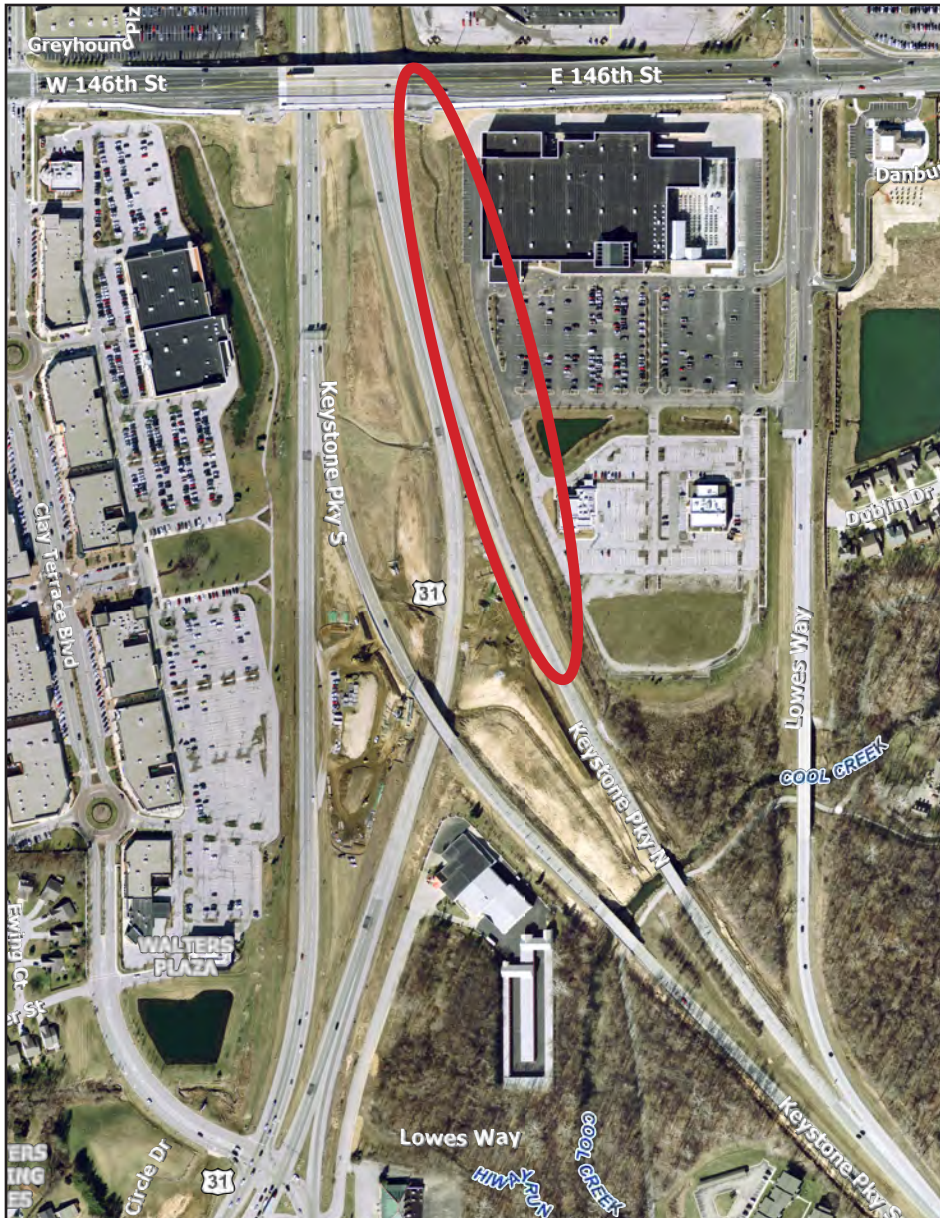
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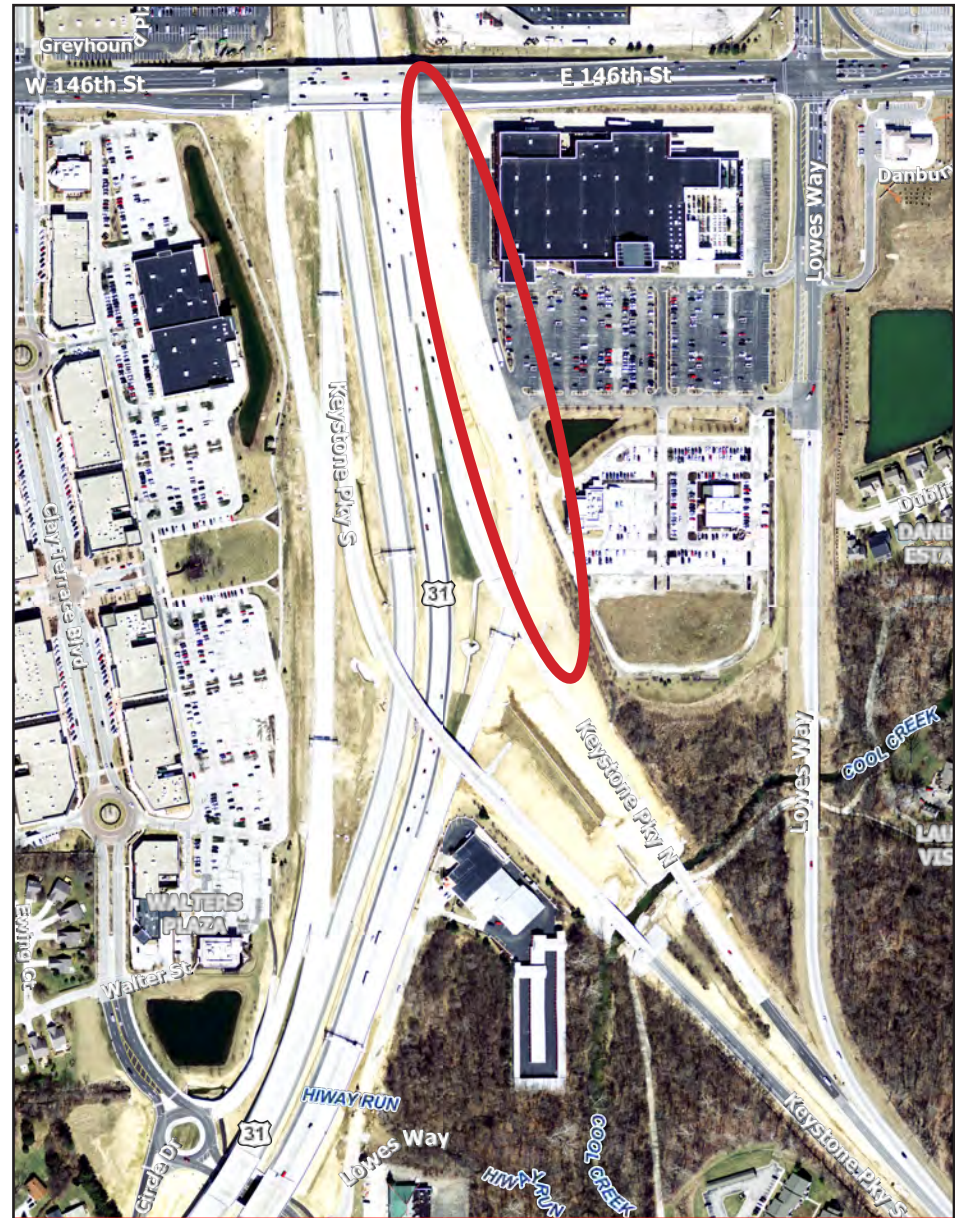
2004

STREET LAYOUT EXHIBIT - CONSTRUCTION OF OFF-RAMP IN GREENBELT AREA

BJ'S WHOLESALE CLUB



2012

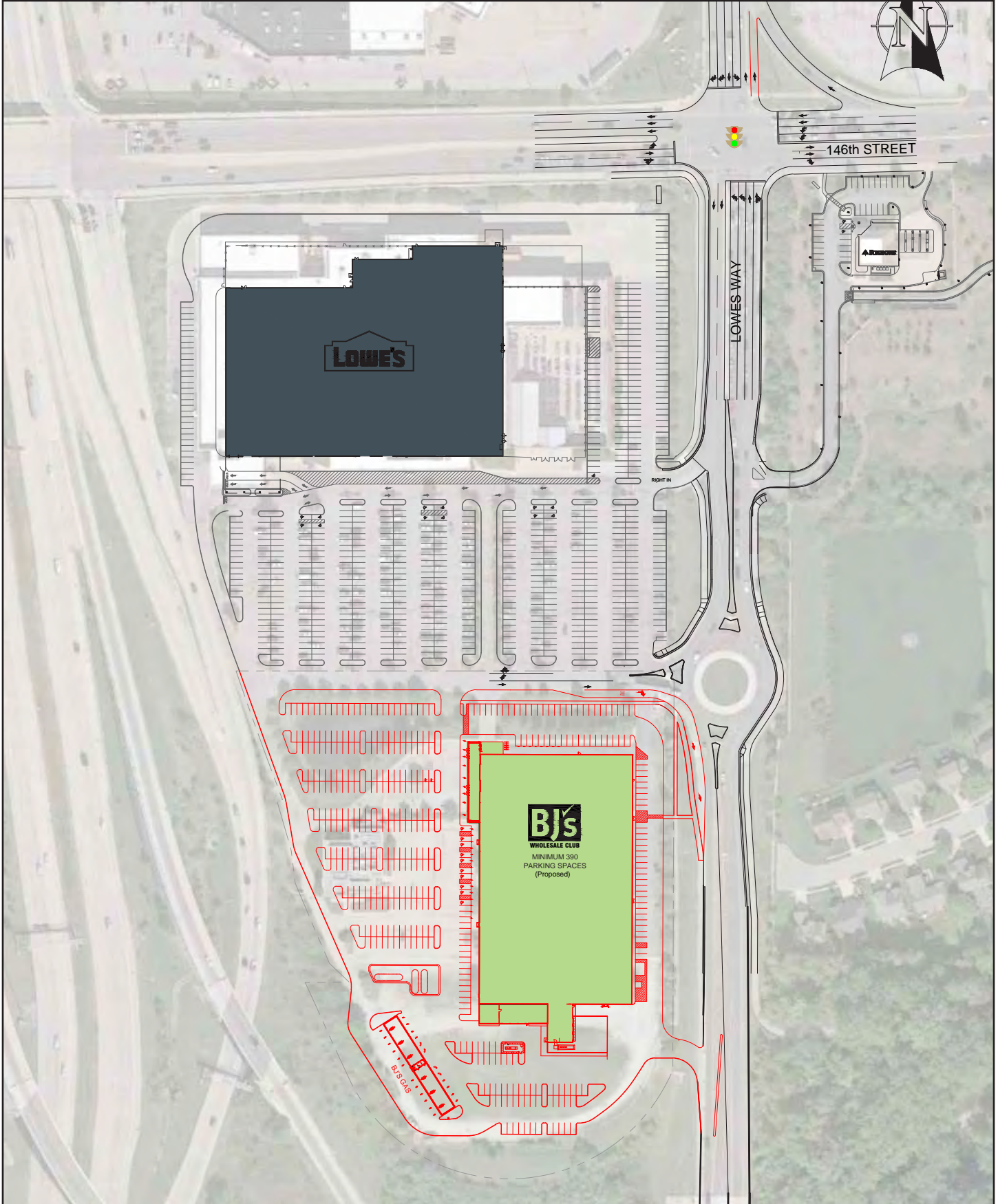


2013

TAB 4

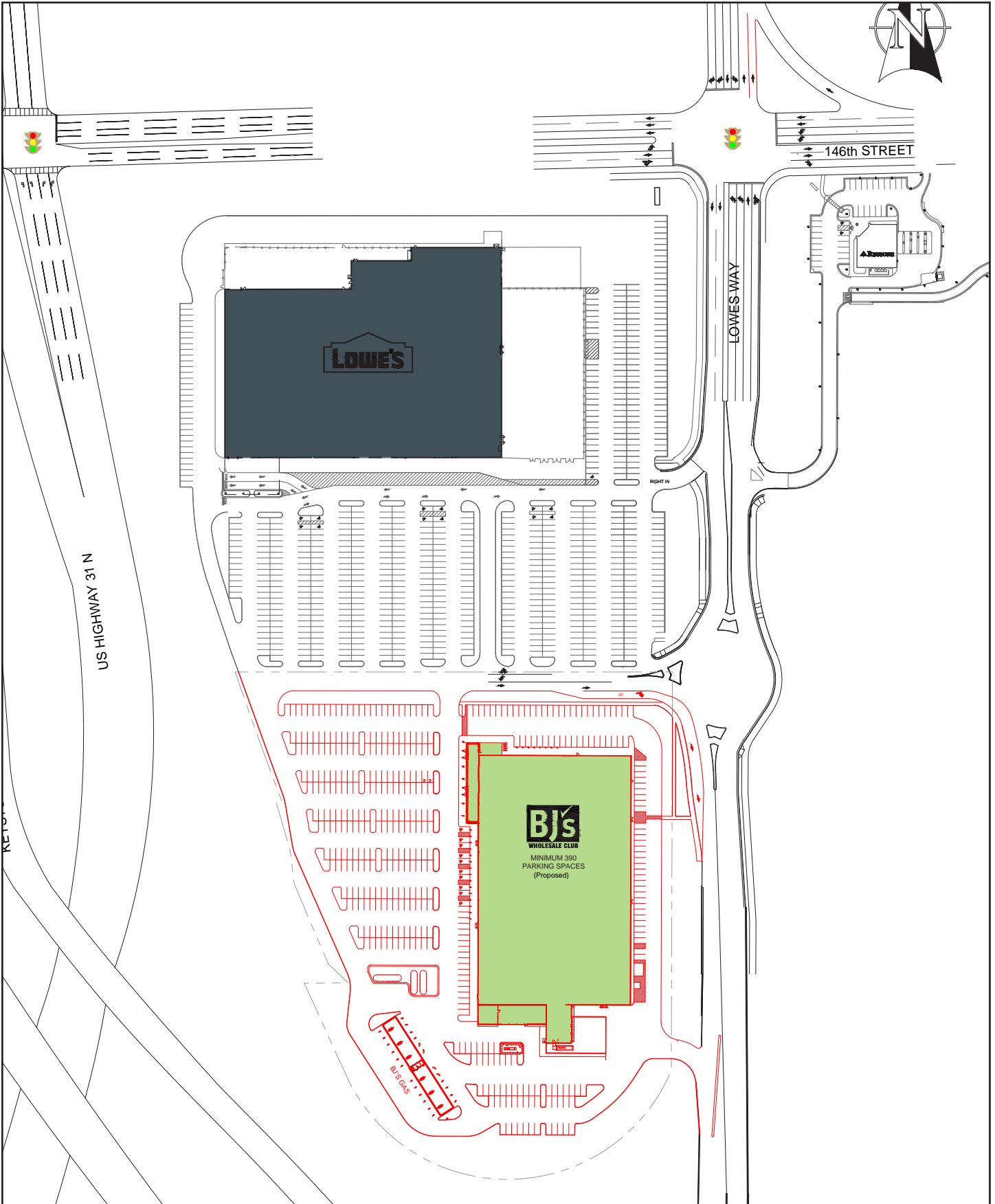
CONCEPT PLAN

BJ'S WHOLESALE CLUB



CONCEPT PLAN

BJ'S WHOLESALE CLUB



TAB 5

BUILDING ELEVATIONS

BJ'S WHOLESALE CLUB



EXTERIOR MATERIAL LEGEND	
NO	DESCRIPTION
MB-1	TAYLOR CLAY PRODUCT MIX - COLOR: PATRIOT
MB-2	TAYLOR CLAY PRODUCT MIX - COLOR: CHOCOLATE #375
MB-3	PREMIER ULTRA GROUND FACE CMU - COLOR: SEA SALT #63-218C
EF-1	EFS COLOR TO MATCH DRYVIT #310 'CHINA WHITE'
EF-2	EFS COLOR TO MATCH BENJAMIN MOORE #2005-10 'RED ROCK'
EF-3	EFS COLOR TO MATCH DRYVIT #104 'DOVER SKY'
MR-1	COLOR TO MATCH PAC-CLAD 'COLONIAL RED'
MR-2	COLOR TO MATCH PAC-CLAD 'BONE WHITE'
MR-3	COLOR TO MATCH PAC-CLAD 'MATTE BLACK'
ST-1	ALUMINUM - COLOR MATCH TO PAC CLAD 'COLONIAL RED'
ST-2	AUTOMATIC SLIDING DOOR - COLOR TO MATCH CLEAR ANODIZED
TC-1	TEXTURED COATING ON CONCRETE TO MATCH BENJAMIN MOORE #2137-60 'GRAY OWL'
P-1	PAINT TO MATCH BENJAMIN MOORE #2005-10 'RED ROCK'
M-1	COPING - PAINT TO MATCH PAC-CLAD 'CHARCOAL'
M-2	COPING - PAINT TO MATCH BENJAMIN MOORE #2137-60 'GRAY OWL'
FM-1	OPAQUE WINDOW DECAL



4 RIGHT SIDE ELEVATION (SOUTH)
SCALE: 1/16" = 1'-0"



3 LEFT SIDE ELEVATION (NORTH)
SCALE: 1/16" = 1'-0"



2 REAR ELEVATION (EAST)
SCALE: 1/16" = 1'-0"



1 FRONT ELEVATION (WEST)
SCALE: 1/16" = 1'-0"



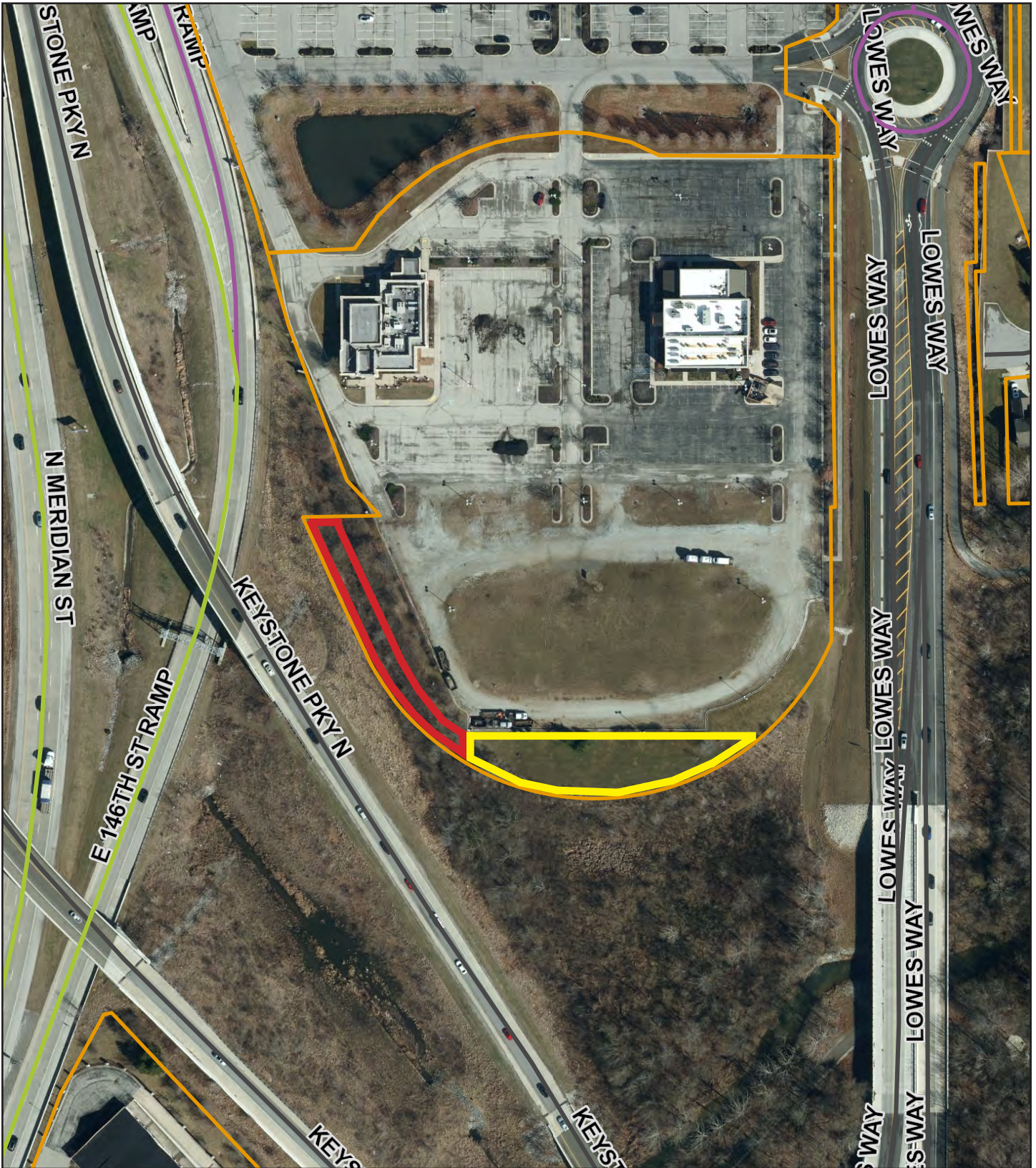
CARMEL, IN
02/15/2023



TAB 6

GREENBELT EXHIBIT

BJ'S WHOLESALE CLUB



30' GREENBELT AREA



NO MOW AREA

TAB 7

January 5, 2023
File: 195602294

**Reference: Proposed Retail Fueling Facility – Environmental and Safety Features
BJ’s Wholesale Club, Carmel, IN**

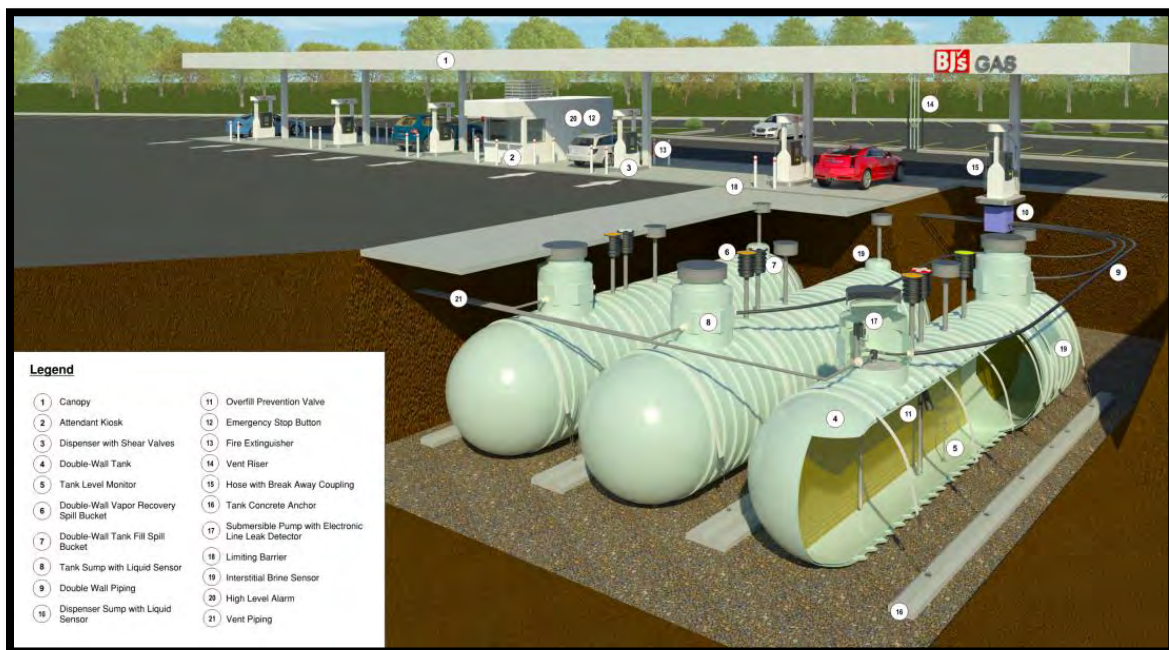
To whom it may concern:

On behalf of the BJ’s Wholesale Club, Inc. (BJ’s), Stantec is pleased to provide this summary of environmental and safety features associated with the proposed retail fueling facility in Carmel, IN. All fuel system devices and procedures are designed in accordance with State and Federal requirements to protect the environment, community, customers and employees.

Proposed Facility

BJ’s is proposing to install a new retail fueling facility on a portion of the lot adjacent to the BJ’s Wholesale Club store located in Greyhound Commons. The proposed fueling facility will consist of multiple fuel dispensers protected by an overhead canopy and supported by an attendant kiosk. The station is to be supplied by a total of three (3) double-wall fiberglass underground storage tanks storing gasoline and diesel.

In accordance with the Indiana Department of Environmental Management (IDEM) and the US Environmental Protection Agency (USEPA), BJ’s maintains A/B/C Operators to oversee the fueling facility. These specialized staff are trained to operate the fuel system equipment, safety devices and support the operation of the facility. These same staff conduct daily inspections of the facility’s safety and environmental protection devices. Additionally, all BJ’s employees are trained in the proper use of an on-site emergency response kits as well as emergency procedures.



1 – Graphical Rendering of Gas Station Devices (included as attachment).

IDEM Environmental Protection and Safety

The proposed fueling facility will be equipped with numerous environmental safety features which meet and/or exceed Indiana Department of Environmental Management (IDEM) requirements. These devices include, but are not limited to:

- Redundant overfill protection devices on the tanks consisting of high level alarms and overflow prevention valves.
- Double walled fill containment boxes and double walled vapor recovery boxes;
- Electronic leak detection systems;
- Double walled continuously monitored tanks and piping;
- Additional systems described below.

The entire system is monitored 24 hours a day by an electronic environmental monitoring system which tracks fuel levels, any liquid level changes, introduction of water, or any unusual operating conditions. Each fuel system component is UL listed in accordance with State and Federal requirements. All underground piping, tanks and related components are corrosion resistant.

Added Tertiary Containment

In addition to meeting IDEM requirements for underground fuel storage secondary containment, corrosion protection and environmental monitoring, BJs proposes to provide an added level of containment around (and under) the entire fuel storage and piping system by installing an impermeable liner. This proposed liner exceeds IDEM requirements for containment. This liner system ensures that the entire double walled fuel tanks/piping will have an added layer of environmental protection to the sub-grade. The proposed product will be "Petrogard" by MPC Containment or approved equal. This system is the same as those used by the US military and bulk storage facilities as a form of containment.



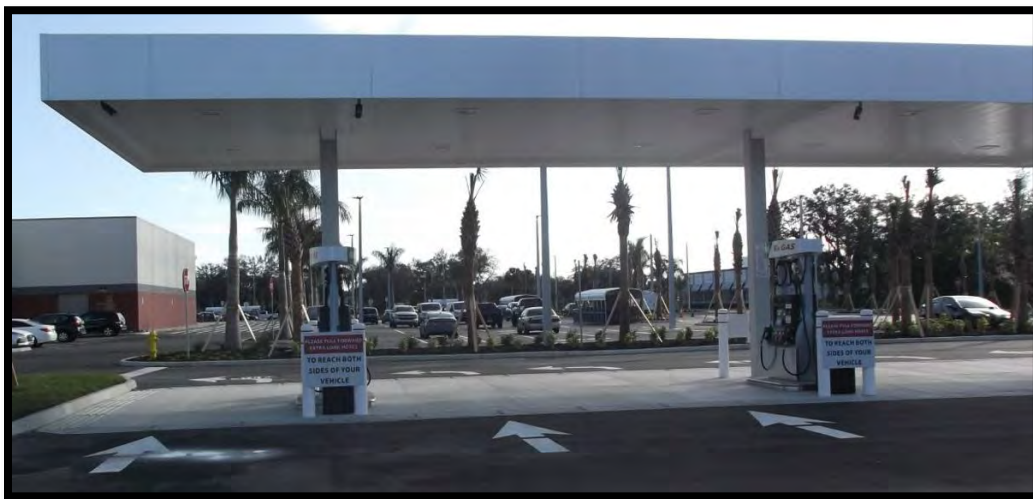
2 – Example image of liner being installed around and under double wall piping, providing tertiary containment for the fuel storage and distribution system.

Added Positive Limiting Barrier

All proposed customer fuel transfer activities will take place over impermeable concrete surfaces to prevent any incidental fuel drips from entering the sub-grade. BJ's is proposing to employ an added unique containment system in these dispensing areas which provides environmental protection by means of a "positive limiting barrier" or PLB. While this system is not yet an IDEM requirement, it is a best management practice, adopted by many states, which provides added protection against potential stormwater runoff at the dispensing area by preventing site runoff from mixing with those areas around the fuel dispenser.



3 – Photo example of Positive Limiting Barrier (stormwater BMP and containment) at dispensing area.



4 – Example Photo of Positive Limiting Barrier surrounding perimeter of concrete fuel dispensing apron.

In addition to the PLB, all fuel dispenser hoses are equipped with breakaway valves and the dispenser cabinets are equipped with shear valves to protect in the event of impact or a “drive off”. These safety devices shut off and “close” the fuel lines to prevent any spills in the event of a “drive off”.

Added Air Quality Protection – Low Permeation Hoses

Although not required by IDEM, BJ's installs “Low Perm” dispensing hoses as an added air quality protection measure. These hoses are designed for use at filling stations to reduce vapor permeation rates, improve air quality and reduce emissions.

BJ's understands that air pollution and quality is a concern and is committed to this by installing a complete CARB (California Air Resources Board) EVR (Enhanced Vapor Recovery) system which ensures that all gas station system components are approved for the control of gasoline vapor emissions during the filling procedure for the underground storage tank system.



5 – Photo example of Continental Futura “Low Perm” hoses installed at a BJ's Gas Station to provide added air quality protection.

Summary

BJ's is committed to provide an environmentally safe fuel facility which protects the environment, community and customers. As noted above, they are proposing to install several added protection devices, many which exceed IDEM standards. These include:

- The impermeable liner under the entire double walled fuel system giving it three layers of protection;
- The positive limiting barrier (PLB) which provide added stormwater protection;
- "Low Perm" hoses which provide added air quality protection.
- CARB (California Air Resources Board) EVR (Enhanced Vapor Recovery) system for the control of gas station emissions from underground storage tanks.
- Redundant overfill protection and spill prevention measures.
- Additional emergency shutoff devices located inside and outside of the kiosk.
- 24 hour monitoring of all operations with security cameras throughout the facility.

If you require any additional information about the proposed station design or equipment, please do not hesitate to contact us at (207) 887-3822.

Regards,

Stantec Consulting Services Inc.



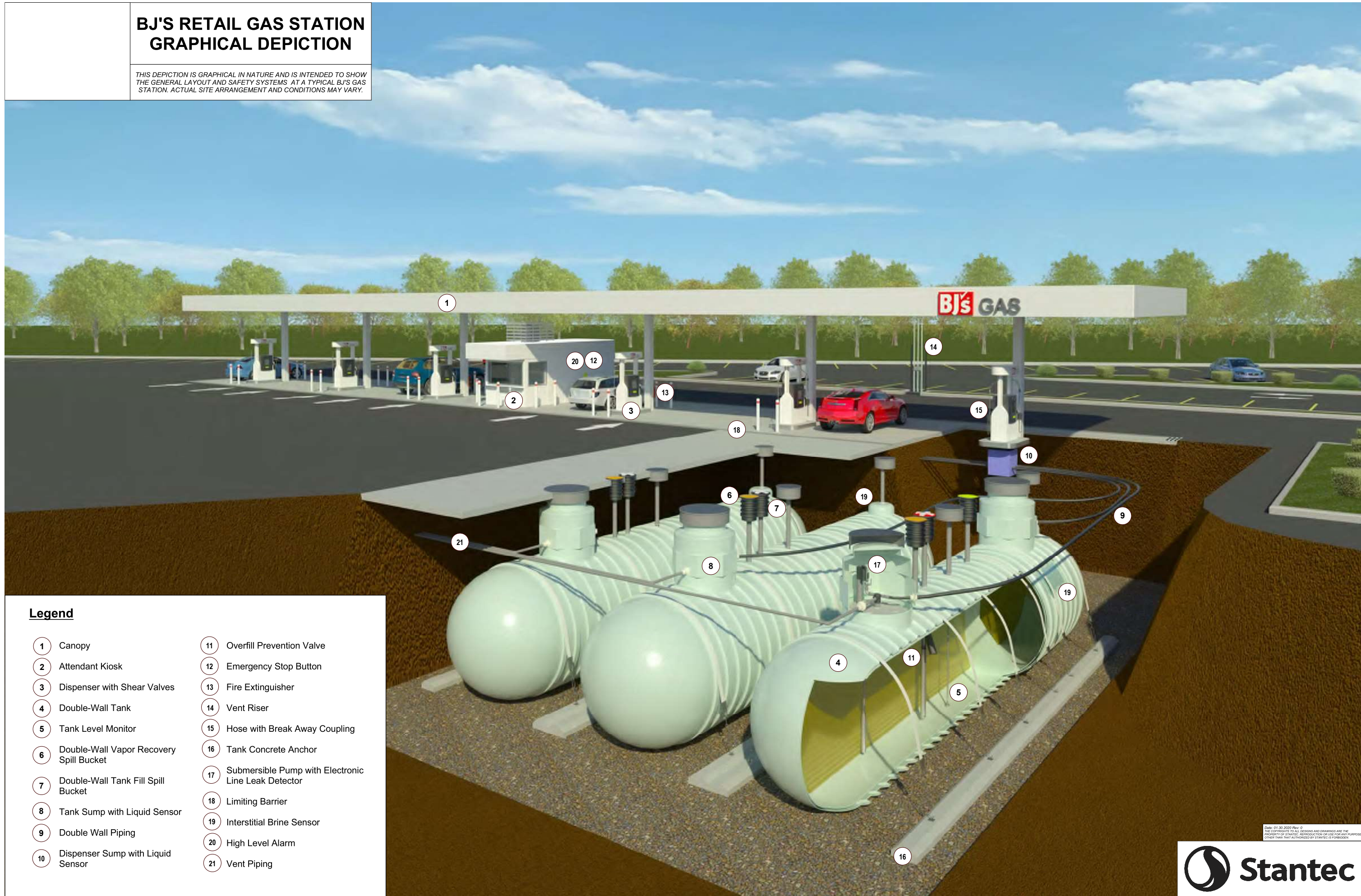
Jason Carr

Principal
Fuel System Engineering
Phone: 207-887-3822
Jason.carr@stantec.com

c. LaVoie, Marc (mlavoie2@bjs.com)

BJ'S RETAIL GAS STATION GRAPHICAL DEPICTION

THIS DEPICTION IS GRAPHICAL IN NATURE AND IS INTENDED TO SHOW THE GENERAL LAYOUT AND SAFETY SYSTEMS AT A TYPICAL BJ'S GAS STATION. ACTUAL SITE ARRANGEMENT AND CONDITIONS MAY VARY.



Legend

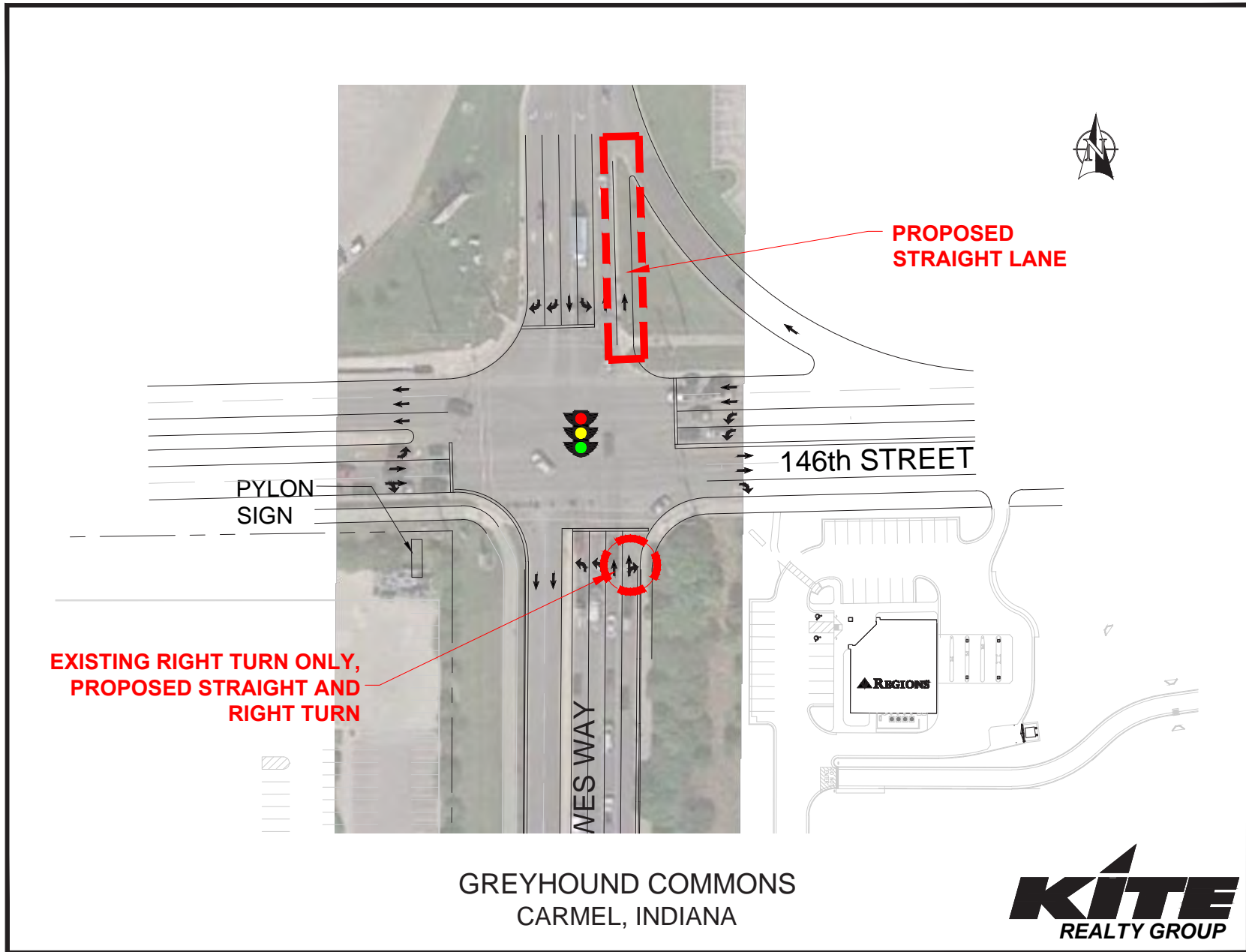
- | | |
|-------------------------------------------|-------------------------------------------------------|
| ① Canopy | ⑪ Overfill Prevention Valve |
| ② Attendant Kiosk | ⑫ Emergency Stop Button |
| ③ Dispenser with Shear Valves | ⑬ Fire Extinguisher |
| ④ Double-Wall Tank | ⑭ Vent Riser |
| ⑤ Tank Level Monitor | ⑮ Hose with Break Away Coupling |
| ⑥ Double-Wall Vapor Recovery Spill Bucket | ⑯ Tank Concrete Anchor |
| ⑦ Double-Wall Tank Fill Spill Bucket | ⑰ Submersible Pump with Electronic Line Leak Detector |
| ⑧ Tank Sump with Liquid Sensor | ⑱ Limiting Barrier |
| ⑨ Double Wall Piping | ⑲ Interstitial Brine Sensor |
| ⑩ Dispenser Sump with Liquid Sensor | ⑳ High Level Alarm |
| | ㉑ Vent Piping |

DATE: 01/30/2020 REV: 0
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

TAB 8

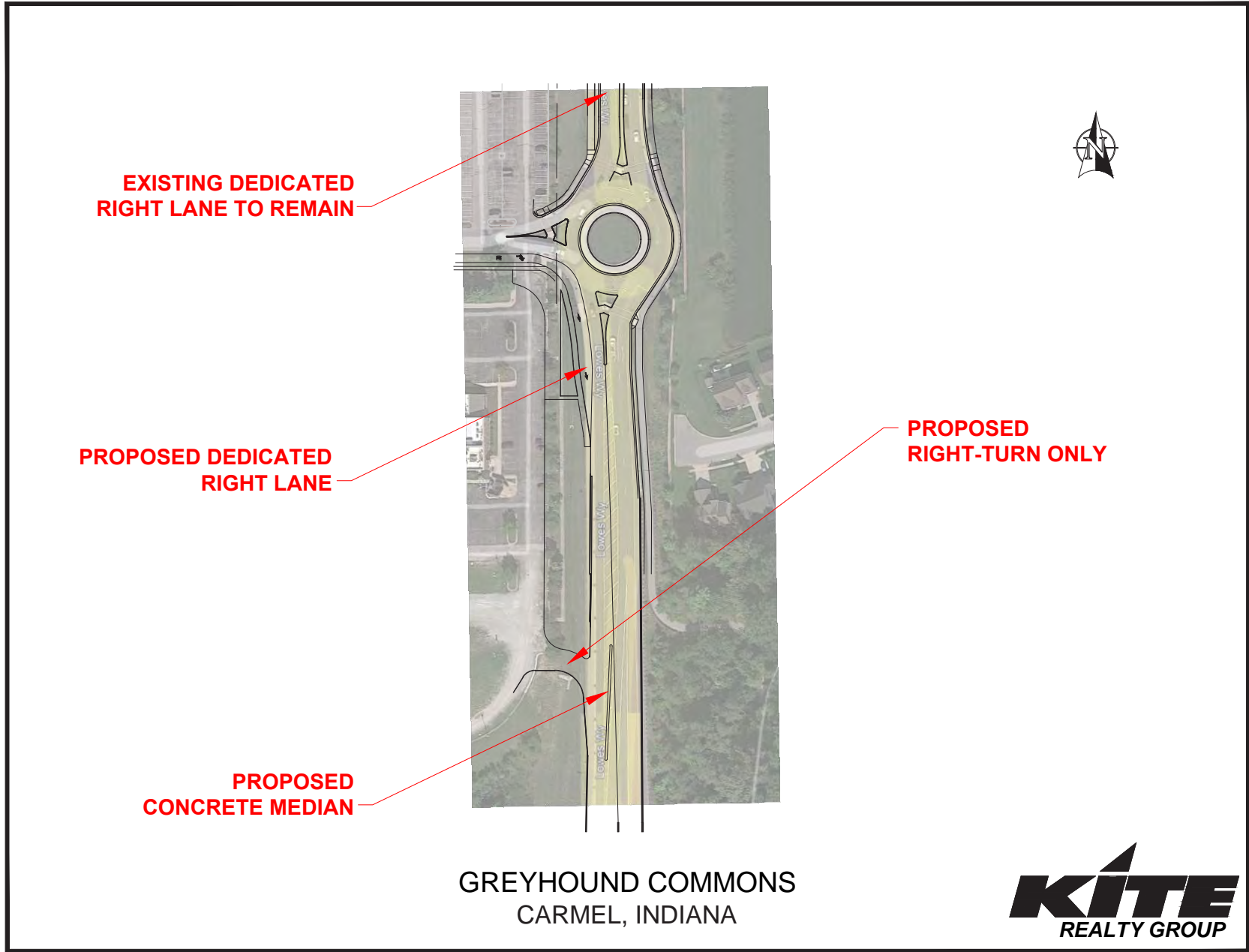
OFF-SITE IMPROVEMENTS EXHIBIT

BJ'S WHOLESALE CLUB



OFF-SITE IMPROVEMENTS EXHIBIT

BJ'S WHOLESALE CLUB



GREYHOUND COMMONS
CARMEL, INDIANA



TAB 9

ORDINANCE Z-681-23

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA AMENDING THE 146TH STREET AND KEYSTONE AVENUE PLANNED UNIT DEVELOPMENT DISTRICT (Z-344)

Synopsis:

Ordinance establishes an Amendment to the 146th Street and Keystone Avenue Planned Unit Development District, Ordinance Number Z-344 (the "Original PUD Ordinance") which amendment shall be referred to as the "PUD Amendment Ordinance". The PUD Amendment Ordinance amends certain provisions of the Original PUD Ordinance, which was adopted by the Common Council on April 17, 2000.

WHEREAS, Articles 4.02 and 9.05 of the Carmel Unified Development Ordinance, Ordinance Z-625-17, as amended (the "UDO"), provides for the establishment of a Planned Unit Development District in accordance with the requirements of IC. § 36-7-4-1500 et seq. ("PUD Statute"); and

WHEREAS, on April 17, 2000 the Common Council adopted the Original PUD Ordinance which established the 146th Street and Keystone Avenue Planned Unit Development District (the "PUD District"); and

WHEREAS, BJ's Wholesale Club, Inc. ("BJ's") submitted an application to the Carmel Plan Commission (the "Plan Commission") to amend the Original PUD Ordinance with the PUD Amendment Ordinance for certain real estate in the City of Carmel, Hamilton County, Indiana, as legally described in Exhibit A attached hereto and incorporated herein (the "Real Estate"); and

WHEREAS, BJ's application is consistent with the provisions of the UDO and PUD Statute; and

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and UDO, the Plan Commission conducted a public hearing on January 17, 2023 regarding the PUD Amendment Ordinance, which application was docketed as PZ-2022-00224 OA; and

WHEREAS, the Plan Commission, at its Commercial Committee meeting on February 7, 2023 has given a favorable recommendation to this PUD Amendment Ordinance, which amends certain provisions of the Original PUD Ordinance with respect to the Real Estate.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of Carmel, Indiana (the "Council"), that: (i) pursuant to IC §36-7-4-1500 et seq., the Council adopts this PUD Amendment Ordinance, as an amendment to the Zone Map; (ii) all prior ordinances or parts thereof

47 inconsistent with any provision of this PUD Amendment Ordinance and its exhibits are hereby
48 made inapplicable to the use and development of the Real Estate; (iii) all prior commitments and
49 restrictions applicable to the Real Estate or parts thereof inconsistent with any provision of this
50 PUD Amendment Ordinance shall be null and void and replaced and superseded by this PUD
51 Amendment Ordinance; and, (iv) this PUD Amendment Ordinance shall be in full force and effect
52 from and upon its adoption by the Common Council in accordance with Indiana law.

53

54 **Section 1. Applicability of Ordinance.**

55

56 Section 1.1 Development of the Real Estate shall be governed entirely by (i) the
57 provisions of this PUD Amendment Ordinance and its exhibits, and (ii) those provisions
58 of the Original PUD Ordinance, as amended by this PUD Amendment Ordinance.

59

60 Section 1.2 All provisions of the Original PUD Ordinance not affected by this PUD
61 Amendment Ordinance shall continue, unchanged, and the Original PUD Ordinance, as
62 amended, shall remain in full force and effect.

63

64 **Section 2. Accessory Buildings and Uses.** The following accessory uses shall be added to
65 the list of permitted Accessory Buildings and Uses in Section 4: “tire sales and service (indoor)”
66 and “Automobile Filling Station”.

67

68 Section 2.1 Any Automobile Filling Station use on the Real Estate shall meet the Use-
69 Specific Standards listed in Section 5.65 of the UDO (US-19: Automobile Service Station;
70 Automobile Filling Station Use-Specific Standards), and the following protection devices
71 shall be installed:

72

- 73 A. Impermeable liner under the entire double walled fuel system giving it three
74 layers of protection;
- 75 B. Positive limiting barrier (PLB) which provides added stormwater
76 protection;
- 77 C. “Low Perm” hoses which provide added air quality protection;
- 78 D. CARB (California Air Resources Board) EVR (Enhanced Vapor Recovery)
79 system for the control of gas station emissions from underground storage tanks;
- 80 E. Redundant overfill protection and spill prevention measures;
- 81 F. Additional emergency shutoff devices located inside and outside of the
82 kiosk; and
- 83 G. 24-hour monitoring of all operations with security cameras throughout the
84 facility.

85

86 **Section 3. Minimum Building Setbacks.** Section 6.3 shall not apply. Instead, the following
87 shall apply: The minimum building setback measured to the nearest right-of-way shall be at least
88 60 feet.

89

90 **Section 4. Architectural Design Requirements.** Section 6.6.A shall not apply. Instead, the
91 following shall apply: Scale and proportion: The building’s main entrance shall be designed using
92 the Golden Section, represented by the ratio 1:1.6 or 1.6:1.

93
94 **Section 5. Greenbelt.** Section 7.2.A.1 shall not apply. Instead, the following shall apply: The
95 greenbelt along Keystone Parkway shall be located as generally shown on the greenbelt exhibit in
96 **Exhibit B** attached hereto and incorporated herein (the "Greenbelt Exhibit") and shall be a
97 minimum of thirty (30) feet in width and landscaped per the requirements of Section 7.3. Any pre-
98 existing plants that are preserved shall be counted toward these required plantings. Additionally,
99 a no mow area left to become naturalized shall be located as generally shown on the Greenbelt
100 Exhibit.

101
102 **Section 6. Parallel Roadways.** Section 7.2.B.1 shall not apply. Instead, the following shall
103 apply: There shall be landscape planting areas located adjacent to Lowes Way to screen the
104 building and parking areas, which shall be a minimum of ten (10) feet in width and landscaped
105 pursuant to the same requirements as the greenbelt area in Section 7.3. Any pre-existing plants
106 that are preserved shall be counted toward these required plantings. A minimum three (3) foot tall
107 wall or fence may be installed to supplement the required landscaping.

108
109 **Section 7. Parking Requirements.** Section 8 shall not apply. Instead, the following shall
110 apply: Parking shall be as generally shown on the concept plan in **Exhibit C** attached hereto and
111 incorporated herein (the "Concept Plan").

112
113 **Section 8. Signs.** Section 11.3 shall not apply. Instead, the following shall apply: Signs shall
114 be permitted as generally shown in the sign package in **Exhibit D** attached hereto and incorporated
115 herein (the "Sign Package") and per the following:

- 116
- 117 1. Number & Type: The maximum number of identification wall signs permitted shall
118 be one (1) wall sign on the west building frontage, one (1) wall sign on the north building
119 frontage, and one (1) wall sign on the east building frontage. One (1) additional wall sign
120 shall be permitted on the building frontage where the main entrance is located, and one (1)
121 additional wall sign shall be permitted on the south building frontage. Center identification
122 ground signs shall be permitted as generally shown in the Sign Package and shall be
123 accompanied by a landscaped area at least equal to the total sign area.
 - 124 2. Maximum sign area:
125 Main entrance primary identification wall sign (west frontage): 150 sq. ft.
126 Two (2) additional identification wall signs (north and east frontages): 100 sq. ft.
127 each.
128 Two (2) additional wall signs (west and south frontages): 27 sq. ft. each.
129 Ground signs: 75 sq. ft. each.
 - 130 3. Maximum height of ground signs: ten (10) feet.
 - 131 4. Location: As generally shown in the Sign Package.
 - 132 5. Design: As generally shown in the Sign Package. All wall signs shall consist of
133 individual channel letters.
 - 134 6. Illumination: Internal. Additional wall signs shall not be illuminated.
 - 135 7. Window signs: No window signs are permitted.
 - 136 8. Sign permit: Required.
 - 137 9. Fees: Required.
- 138

139 The Sign Package shows the conceptual intent and the sizes for the proposed signs. A final sign
140 plan shall be submitted for the Commission’s approval as part of an ADLS or ADLS amendment
141 application. Wayfinding, directional, informational, traffic control, incidental and similar signage
142 are not shown in the Sign Package and shall be permitted per the UDO and any ADLS or ADLS
143 amendment approval.

144
145 **Section 9. Bicycle Parking.** Short-term bicycle parking shall be provided per Section 5.29 of
146 the UDO (PK-02: Bicycle Parking Standards).

147
148 **Section 10. Overnight Parking.** There shall be no overnight parking of trucks onsite other
149 than at the loading docks while actively unloading.

150
151 **Section 11. Outside Storage.** There shall be no overnight outside storage of merchandise,
152 other than propane tanks. Daily merchandise sales shall be permitted generally adjacent to the
153 front public entrance.

154
155 **Section 12. Offsite Roadway Improvements.** The offsite roadway improvements shall be
156 made as generally shown on the offsite roadway improvements exhibit in **Exhibit E** attached
157 hereto and incorporated herein (the “Offsite Roadway Improvements”).

158
159
160
161 *The remainder of this page is left blank intentionally.*

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Exhibit A

Real Estate

Part of Instrument No. 20000036996 & 2005009114

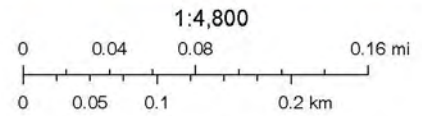
Part of the northwest quarter of Section 19, Township 18 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of the south half of said northwest quarter; thence North 89 degrees 15 minutes 32 seconds East (basis of bearing is Indiana State Plane Coordinate System-East Zone) along the north line of said south half a distance of 609.82 feet to the POINT OF BEGINNING; thence continuing along said north line North 89 degrees 15 minutes 32 seconds East a distance of 68.81 feet; thence North 46 degrees 28 minutes 09 seconds West a distance of 42.36 feet to a point on a non-tangent curve to the right having a radius of 5624.60 feet, the radius point of which bears North 66 degrees 13 minutes 40 seconds East; thence along said curve an arc length of 137.06 feet to a point which bears South 67 degrees 37 minutes 26 seconds West from said radius point; thence North 06 degrees 58 minutes 08 seconds West a distance of 51.51 feet; thence North 16 degrees 01 minutes 15 seconds West a distance of 82.66 feet to the south line of a tract of land described in a Warranty Deed to Lowe's Home Center, Inc. recorded as Instrument No. 2000036996 in the Office of the Recorder in Hamilton County; thence South 90 degrees 00 minute 00 seconds East along said south line a distance of 9.21 feet to a point on a non-tangent curve to the right having a radius of 5594.60 feet, the radius point of which bears North 68 degrees 56 minutes 17 seconds East; thence along said curve an arc length of 215.03 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 687.13 feet to the east line of said Lowe's Home Center, Inc tract of land said point being 100.00 feet from the north line of a tract of land described in a QUITCLAIM Deed to Kite Greyhound, LLC recorded as Instrument No. 2005009114 in said Recorders Office; thence South 00 degrees 10 minutes 51 seconds West along said east line and the east line of said Kite Greyhound, LLC tract a distance of 626.32 feet to a point on a non-tangent curve to the right having a radius of 278.87 feet the radius point of which bears North 67 degrees 12 minutes 27 seconds West; thence along said curve an arc length of 630.33 feet to a point which bears South 62 degrees 17 minutes 54 seconds West from said radius point; thence North 24 degrees 51 minutes 15 seconds West a distance of 72.38 feet to a point on a non-tangent curve to the right having a radius of 5671.60 feet the radius point of which bears North 65 degrees 06 minutes 51 seconds East; thence along said curve an arc length of 102.38 feet to a point which bears South 66 degrees 08 minutes 54 seconds West from said radius point, said point being the point of beginning, containing 10.01 acres more or less.

Location Map

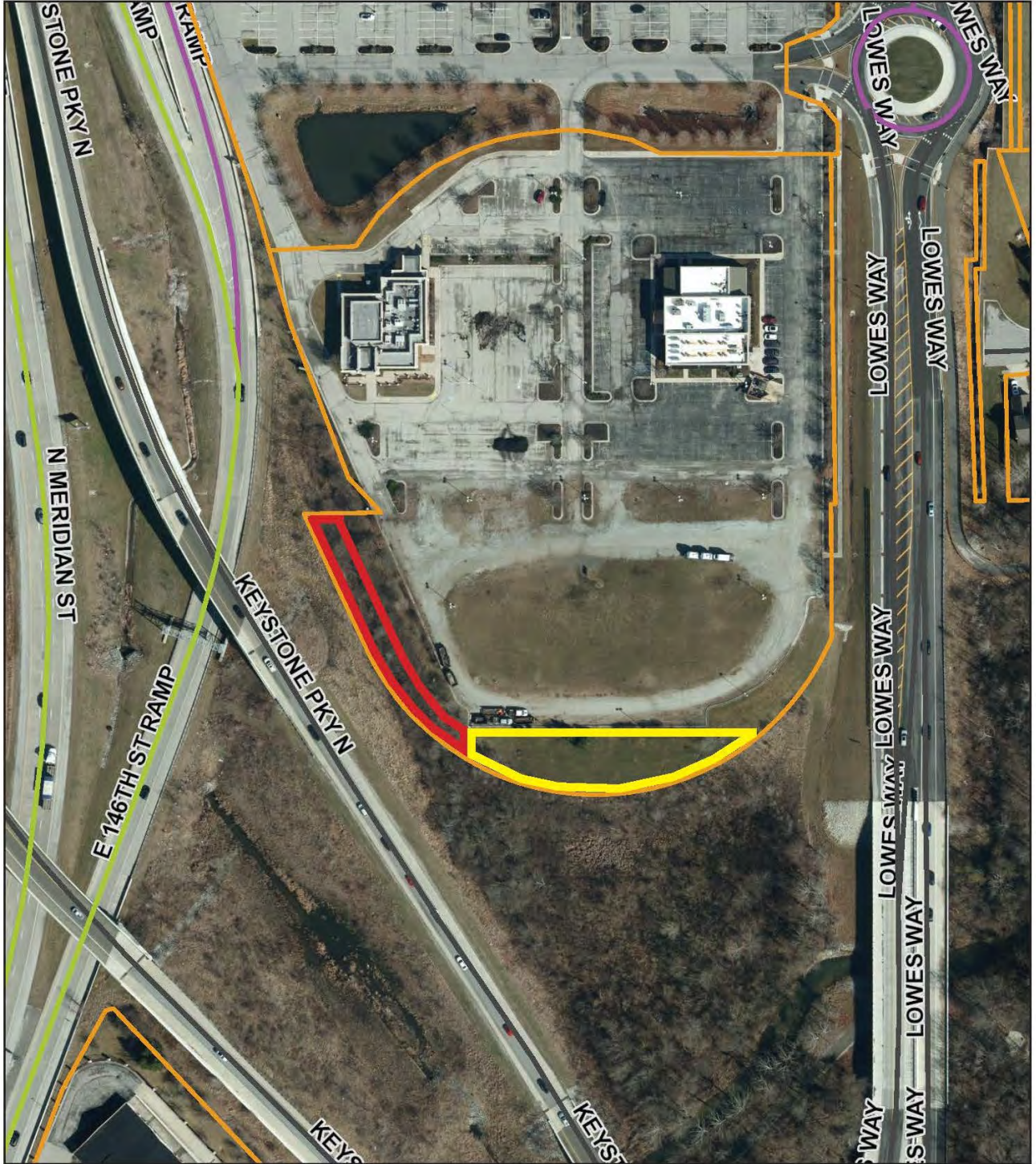


 Real Estate



200
201
202
203

Exhibit B
Greenbelt Exhibit

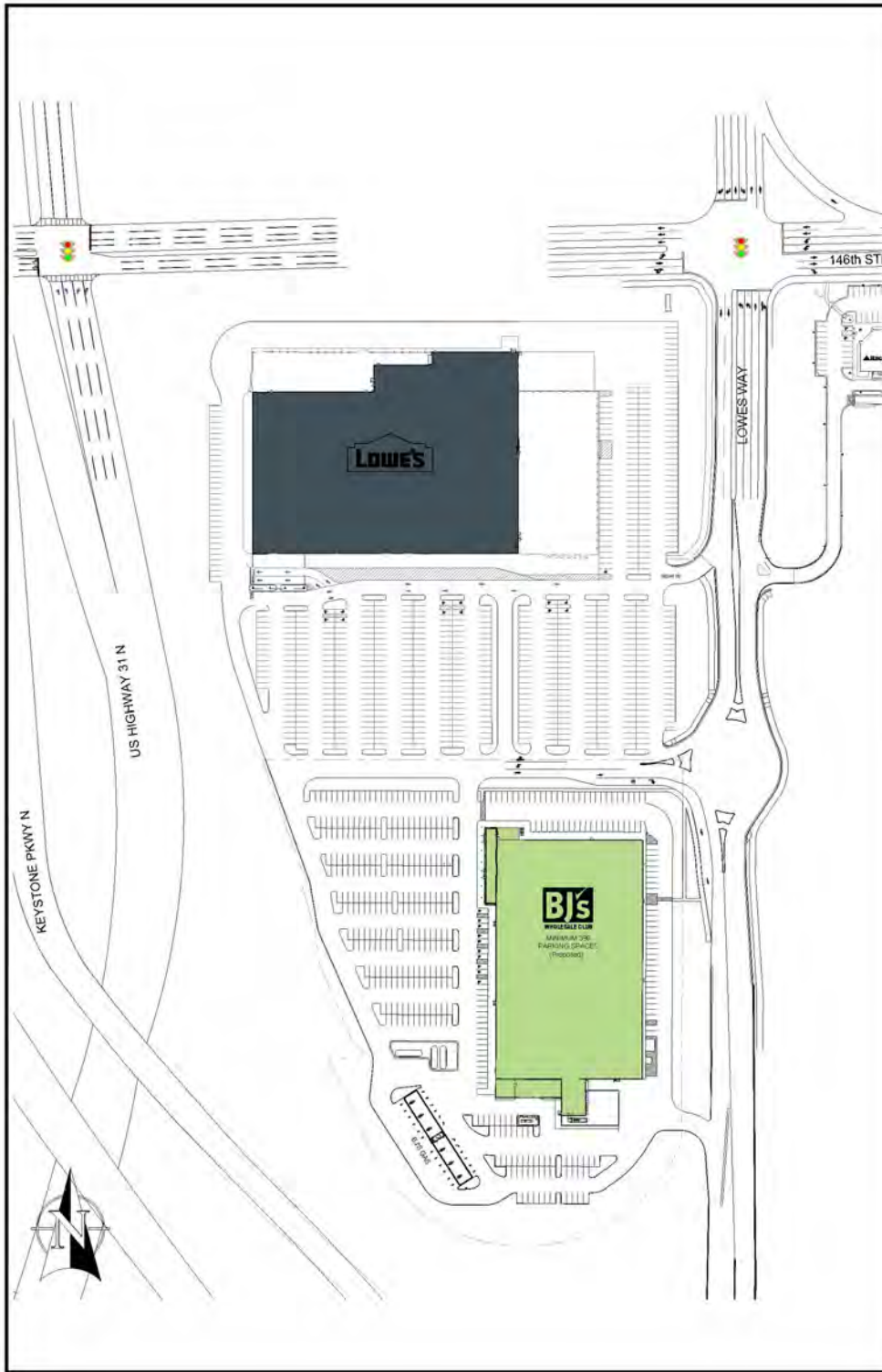


 30' GREENBELT AREA  NO MOW AREA

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Exhibit C
Concept Plan



KITE REALTY GROUP

30 S. MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204
PHONE 317-577-5600
FAX 317-577-5605

NOTE: Negotiations with the stores listed and others not listed are in progress. No guarantee can be made that the listed stores will open in the center. All conditions and dimensions are subject to variation due to actual field conditions. All dimensions and areas shown should be verified prior to final acceptance. This plan is preliminary and subject to change. Sheet size 24x36.

**GREYHOUND COMMONS
CARMEL,
INDIANA**

Drawn By: eem	CHKD:
Date: 02/22/2023	Scale: 1" = 100'
DEVELOPMENT PLAN	
Project No. 4053/4054	DP 57

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Exhibit D

Sign Package



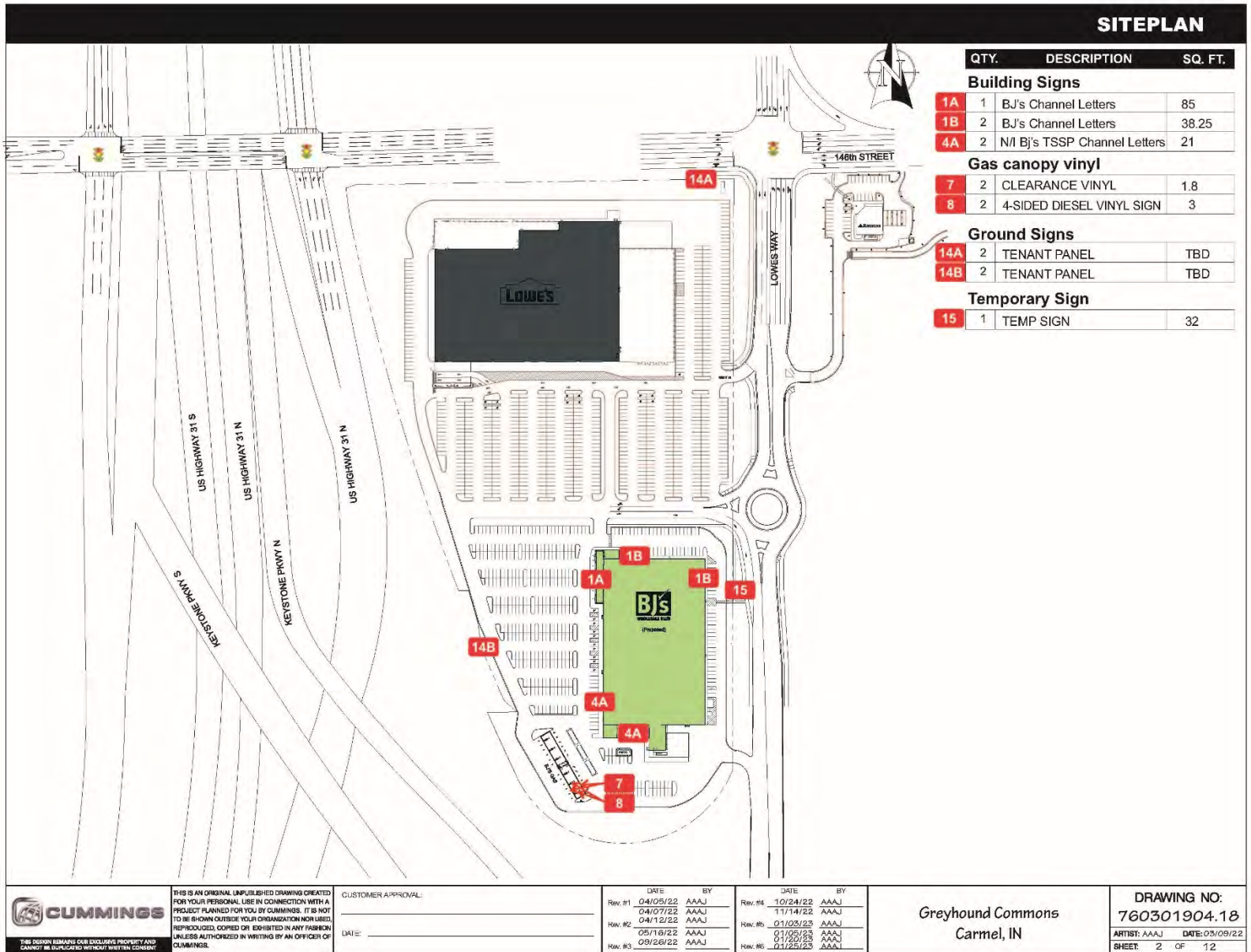
BJ's Project Signage

**Greyhound Commons
Carmel, IN**



760301904.18 01/31/23

214



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CUSTOMER APPROVAL:

DATE: _____

REV.	DATE	BY	REV.	DATE	BY
Rev. #1	04/05/22	AAAJ	Rev. #4	10/24/22	AAAJ
	04/07/22	AAAJ		11/14/22	AAAJ
Rev. #2	04/12/22	AAAJ	Rev. #5	01/05/23	AAAJ
	05/16/22	AAAJ		01/05/23	AAAJ
Rev. #3	09/26/22	AAAJ	Rev. #6	01/20/23	AAAJ
				01/25/23	AAAJ

Greyhound Commons
Carmel, IN

DRAWING NO:
760301904.1B

ARTIST: AAAJ DATE: 03/09/22
SHEET: 2 OF 12

ELEVATIONS



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY MANNER UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE:

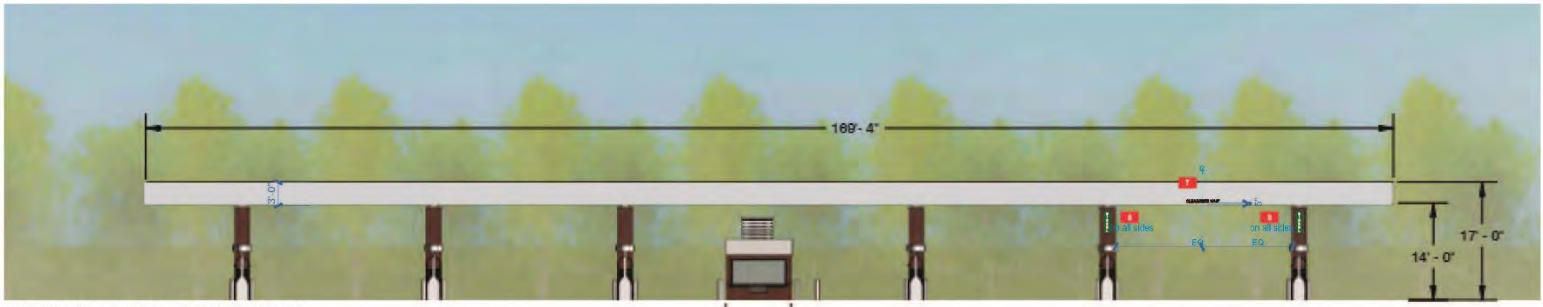
REV.	DATE	BY	DATE	BY	
Rev. #1	04/05/22	AAAJ	Rev. #4	10/24/22	AAAJ
	04/07/22	AAAJ		11/14/22	AAAJ
Rev. #2	04/12/22	AAAJ	Rev. #5	01/05/23	AAAJ
	05/16/22	AAAJ		01/20/23	AAAJ
Rev. #3	09/26/22	AAAJ	Rev. #6	03/25/23	AAAJ

Greyhound Commons
Carmel, IN

DRAWING NO:
760301904.1B

ARTIST: AAAJ DATE: 03/09/22
SHEET: 3 OF 12

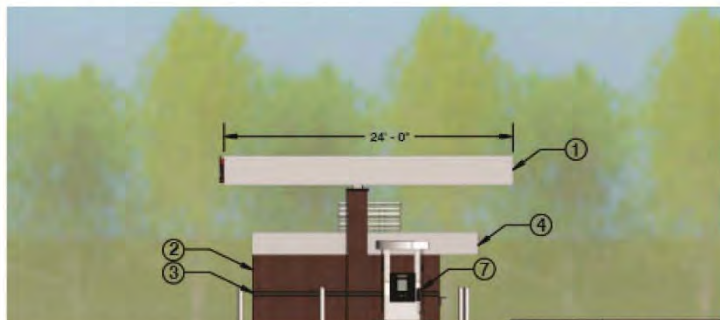
GAS CANOPY ELEVATIONS



FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION

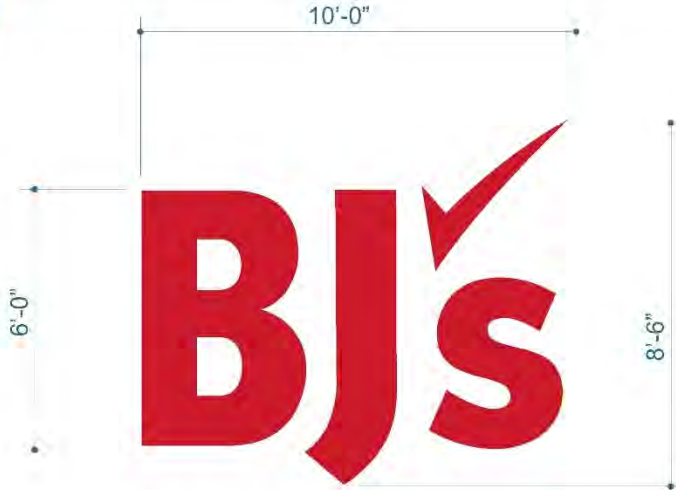


RIGHT ELEVATION

<p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.</p>	<p>CUSTOMER APPROVAL:</p> <p>DATE: _____</p>	<p>DATE</p> <p>Rev. #1 04/05/22 AAAJ</p>	<p>DATE</p> <p>Rev. #4 10/24/22 AAAJ</p>	<p>Greyhound Commons Carmel, IN</p>	<p>DRAWING NO:</p> <p>760301904.18</p>
		<p>DATE</p> <p>Rev. #2 04/12/22 AAAJ</p> <p>Rev. #3 09/26/22 AAAJ</p>	<p>DATE</p> <p>Rev. #5 01/05/25 AAAJ</p> <p>Rev. #6 01/20/25 AAAJ</p> <p>Rev. #6 03/25/25 AAAJ</p>		<p>ARTIST: AAAJ</p> <p>DATE: 03/09/22</p> <p>SHEET: 4 GF 12</p>

MAIN BRAND SIGN - Channel Letters

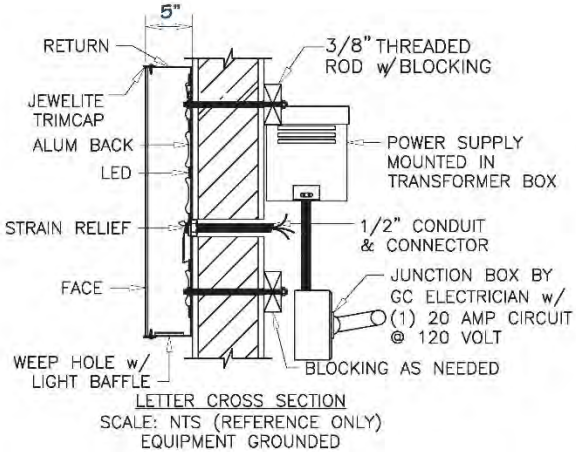
1A



85 SQ. FT.

- WHITE TRIMCAP
- WHITE ALUM. RETURNS
- WHITE LED ILLUMINATION

- FACES
 - 3M 3730-53L RED
 - PMS 200 RED



ELECTRICAL NOTES:

TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120V

THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. $\phi 1/4"$ DRAIN @ 4" ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:
DATE: _____

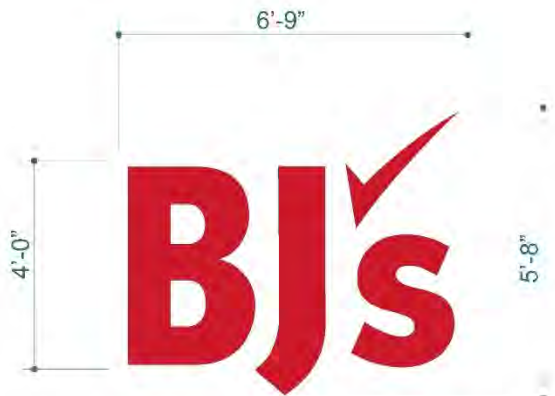
REV. #	DATE	BY	REV. #	DATE	BY
Rev. #1	04/05/22	AAAJ	Rev. #4	10/24/22	AAAJ
	04/07/22	AAAJ		11/14/22	AAAJ
Rev. #2	04/12/22	AAAJ	Rev. #5	01/05/23	AAAJ
	05/16/22	AAAJ		01/20/23	AAAJ
Rev. #3	03/28/22	AAAJ	Rev. #6	03/23/23	AAAJ

Greyhound Commons
Carmel, IN

DRAWING NO:
760301904.1B
ARTIST: AAAJ DATE: 03/09/22
SHEET: 5 OF 12

MAIN BRAND SIGN - Channel Letters

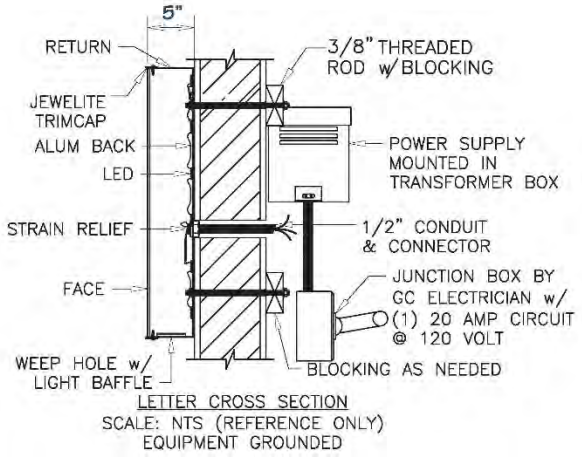
1B



38.25 SQ. FT.

- WHITE TRIMCAP
- WHITE ALUM. RETURNS
- WHITE LED ILLUMINATION

- FACES
 - 3M 3730-53L RED
 - PMS 200 RED



ELECTRICAL NOTES:

TOTAL CIRCUITS - 1 20A REQUIRED
VOLTS - 120V

THIS SIGN WILL BE UL OR cUL LISTED AND IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. $\phi 1/4"$ DRAIN @ 4" ON CENTERS OR AS REQUIRED BY UL. MIN 12 MTW. PER UL REQUIREMENT, ALL ELECTRICAL COMPONENTS AND WIRING MUST BE FIXED & SUPPORTED A MINIMUM OF 1/2" ABOVE THE BOTTOM OF SIGN. WARNING LABELS TO BE VISIBLE DURING INSTALL/AVAILABLE AFTER INSTALLATION



<p>THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT.</p>	<p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.</p>	<p>CUSTOMER APPROVAL:</p> <p>DATE: _____</p>		<p>DATE BY</p> <p>Rev #1 04/05/22 AAAJ</p> <p>04/07/22 AAAJ</p> <p>04/12/22 AAAJ</p> <p>05/16/22 AAAJ</p> <p>09/26/22 AAAJ</p>	<p>DATE BY</p> <p>Rev #4 10/24/22 AAAJ</p> <p>11/14/22 AAAJ</p> <p>Rev #5 01/05/23 AAAJ</p> <p>01/20/23 AAAJ</p> <p>03/23/23 AAAJ</p>	<p>Greyhound Commons Carmel, IN</p>	<p>DRAWING NO: 760301904.1B</p>
		<p>ARTIST: AAAJ DATE: 03/09/22</p> <p>SHEET: 6 OF 12</p>					

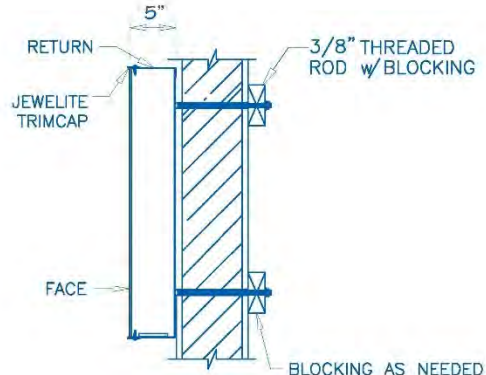


NON-ILLUMINATED

21 SQ. FT.

- WHITE TRIMCAP
- WHITE ALUM. RETURNS

- FACES
 - 3M 3730-53L RED
 - PMS 200 RED



LETTER CROSS SECTION
SCALF NTS (RFFFRFNCF ONLY)

<p>THIS DRAWING REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT.</p>	<p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY MANNER UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.</p>	<p>CUSTOMER APPROVAL:</p> <p>DATE: _____</p>	<p>DATE BY</p> <p>Rev. #1 04/05/22 AAAJ</p>	<p>DATE BY</p> <p>Rev. #4 10/24/22 AAAJ</p>	<p>Greyhound Commons Carmel, IN</p>	<p>DRAWING NO:</p> <p>760301904.1B</p>
			<p>DATE BY</p> <p>Rev. #2 04/12/22 AAAJ</p> <p>Rev. #3 05/16/22 AAAJ</p> <p>Rev. #3 09/26/22 AAAJ</p>	<p>DATE BY</p> <p>Rev. #5 01/05/23 AAAJ</p> <p>Rev. #6 01/20/23 AAAJ</p> <p>Rev. #6 03/25/23 AAAJ</p>		<p>ARTIST: AAAJ DATE: 03/09/22</p> <p>SHEET: 7 OF 12</p>

FUEL CANOPY REFLECTIVE VINYL - BJ2115

- 1ST SURFACE VINYL APPLIED TO FUEL CANOPY.
- CANOPY HEIGHT ABOVE GRADE TO BE VERIFIED.

■ 3M BLACK REFLECTIVE VINYL

7

4'-2 3/4"

5"
CLEARANCE 14'-0"

0 1 2 3 4 5 6 7 8 9

1.8 SQ. FT.

PART #105-CLEARANCE-14



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CUSTOMER APPROVAL _____

DATE: _____

DATE

BY

Rev. #1 04/09/22 AAAJ
04/07/22 AAAJ
Rev. #2 04/12/22 AAAJ
05/16/22 AAAJ
Rev. #3 09/26/22 AAAJ

DATE

BY

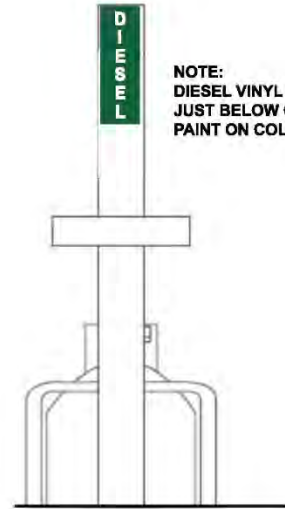
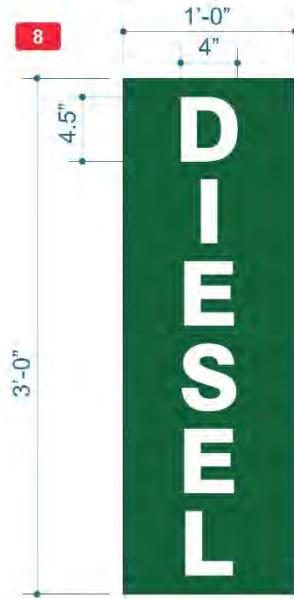
Rev. #4 10/24/22 AAAJ
11/14/22 AAAJ
Rev. #5 01/05/23 AAAJ
01/20/23 AAAJ
Rev. #6 03/25/23 AAAJ

Greyhound Commons
Carmel, IN

DRAWING NO:
760301904.1B

ARTIST: AAAJ DATE: 03/09/22
SHEET: 8 GF 12

FUEL DISPENSER COLUMN VINYL - BJ2114



NOTE:
DIESEL VINYL PLACEMENT
JUST BELOW GRAY
PAINT ON COLUMN

- VINYL DECAL TO BE PLACED ON EACH COLUMN SIDE.
- MEASUREMENTS TO BE VERIFIED.

 PMS 349C

3.0 SQ. FT.

PART #105-DSL-VINYL-3X1



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CUSTOMER APPROVAL _____

DATE: _____

REV.	DATE	BY	DATE	BY
Rev. #1	04/05/22	AAAJ	Rev. #4	10/24/22 AAJ
	04/07/22	AAAJ		11/14/22 AAJ
Rev. #2	04/12/22	AAAJ	Rev. #5	01/05/23 AAJ
	05/16/22	AAAJ		01/20/23 AAJ
Rev. #3	09/26/22	AAAJ	Rev. #6	03/25/23 AAJ

Greyhound Commons
Carmel, IN

DRAWING NO:
760301904.18

ARTIST: AAJ DATE: 03/09/22
SHEET: 9 OF 12

TENANT MONUMENT

14A TENANT PANEL



TENANT PANEL SPECIFICATIONS T.B.D.
 MATERIAL & COLORS SPECIFICATIONS
 TO BE DETERMINED PRIOR TO MFG.
 CUSTOM BROWN BACKGROUND COLOR
 SPEC. TO BE SUPPLIED BY CUSTOMER/LL.

SURVEY REQUIRED - SIZES T.B.D.

Scroll Pricers



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Rev. #2	04/12/22	AAAJ	Rev. #5	01/05/23 AAJ
	05/16/22	AAAJ	Rev. #5	01/20/23 AAJ
Rev. #3	09/26/22	AAAJ	Rev. #5	03/25/23 AAJ

Greyhound Commons
 Carmel, IN

DRAWING NO:
 760301904.18

ARTIST: AAJ DATE: 03/09/22
 SHEET: 10 OF 12

TENANT MONUMENT


14B TENANT PANEL



TENANT PANEL SPECIFICATIONS T.B.D.
 MATERIAL & COLORS SPECIFICATIONS
 TO BE DETERMINED PRIOR TO MFG.
 CUSTOM BROWN BACKGROUND COLOR
 SPEC. TO BE SUPPLIED BY CUSTOMER/LL.

SURVEY REQUIRED - SIZES T.B.D.

Scroll Pricers

 <p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY MANNER UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.</p>	CUSTOMER APPROVAL:	DATE	BY	DATE	BY	Greyhound Commons Carmel, IN	DRAWING NO: 760301904.18
	DATE: _____	Rev. #1 04/05/22 AAAJ	Rev. #4 10/24/22 AAAJ	Rev. #5 01/05/23 AAAJ	ARTIST: AAAJ DATE: 03/09/22		
		Rev. #2 04/12/22 AAAJ	Rev. #3 05/16/22 AAAJ	Rev. #6 01/20/23 AAAJ	SHEET: 11 OF 12		
		Rev. #3 09/26/22 AAAJ	Rev. #5 01/20/23 AAAJ				

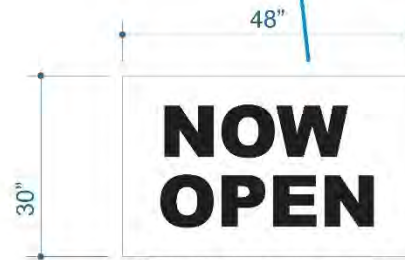
TEMPORARY POST & PANEL ROAD SIGN - BJ2291/BJ2290



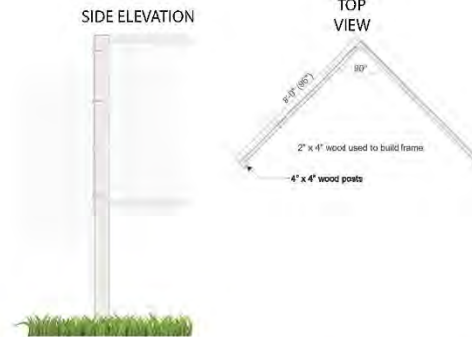
- 1/4" white Dibond panel with vinyl graphics applied to 1st surface.
- Mounting screws with fender washers to attach panel to wood posts.
- 4" x 4" wood posts painted SW flat, white exterior acrylic latex paint.

- 3M 3730-53L RED
- BLACK
- WHITE

Note: verify placement prior to install.



White vinyl background block with black copy to cover existing copy, as required



32 SQ. FT.

ALTERNATE SIGN - WITHOUT POSTS

PART #105-PP-4X8-WPOST
PART #105-PP-4X8-NOPOST



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CUSTOMER APPROVAL:

DATE: _____

REV.	DATE	BY	DATE	BY	
Rev. #1	04/05/22	AAAJ	Rev. #4	10/24/22	AAAJ
	04/07/22	AAAJ		11/14/22	AAAJ
Rev. #2	04/12/22	AAAJ	Rev. #5	01/09/23	AAAJ
	05/16/22	AAAJ		01/09/23	AAAJ
Rev. #3	09/26/22	AAAJ	Rev. #6	01/25/23	AAAJ

Greyhound Commons
Carmel, IN

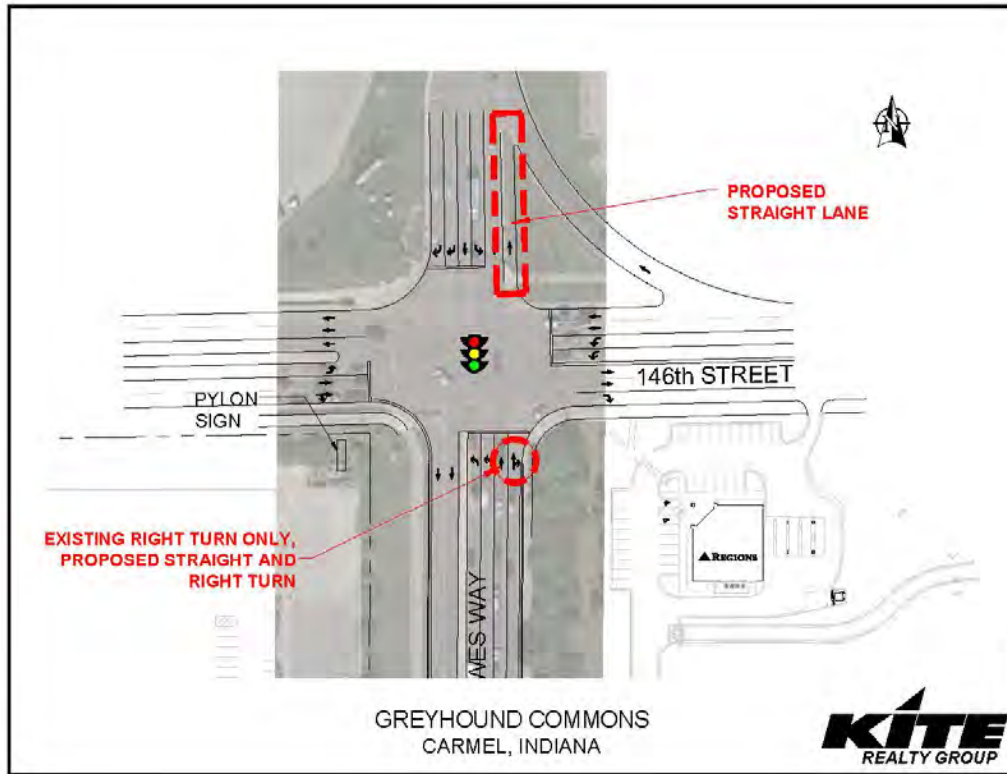
DRAWING NO:
760301904.18

ARTIST: AAAJ DATE: 03/09/22
SHEET: 12 OF 12

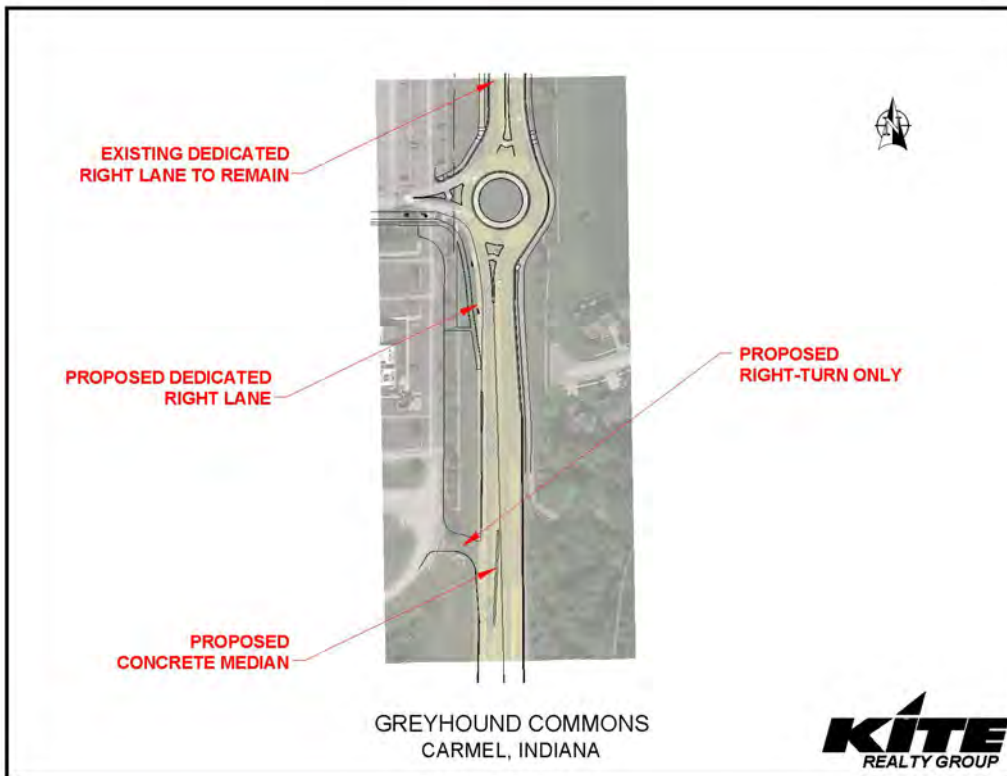
226
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Exhibit E

Offsite Roadway Improvements



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Exhibit F

Conditions to Enactment of Ordinance Z-681-23

The following are imposed as conditions to the enactment of this PUD Amendment Ordinance Z-681-23 (the “PUD Amendment Ordinance”), pertaining to the Real Estate, and are hereby referenced as **Exhibit F** (the “Conditions”). If any Condition conflicts with a provision of the PUD Amendment Ordinance, then the more restrictive shall apply.

Condition 1. Additional Automobile Filling Station Protection Devices. The following additional protection device(s) shall be installed:

- A. TO BE DETERMINED, PER COORDINATION WITH ENGINEERING DEPARTMENT.

246 The ordinance shall be effective upon its passage by the Council, in accordance with Indiana
247 Code 36-4-6 et seq.

248

249 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
250 _____, 2023, by a vote of _____ ayes and _____ nays.

251

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

253

254

255

256 _____
Kevin D. Rider, President

Jeff Worrell, Vice-President

257

258

259 _____
Adam Aasen

Laura D. Campbell

260

261

262 _____
Sue Finkham

Anthony Green

263

264

265 _____
Timothy J. Hannon

Teresa Ayers

266

267

268 _____
Miles Nelson

269

270

271

272

273 ATTEST

274

275

276 _____
Sue Wolfgang, Clerk

277

278

279

280

281 I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social
282 Security Number in this document, unless required by law: Mark R. Leach.

283

284 This Instrument prepared by: Steven D. Hardin, Esq., and Mark R. Leach, Land Use Planner,
285 Faegre Drinker Biddle & Reath LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana
286 46240.

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RESOLUTION CC-03-06-23-01

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA
APPROVING CERTAIN MATTERS IN CONNECTION WITH THE OLD TOWN
ECONOMIC DEVELOPMENT AREA (1933 ALLOCATION AREA)

Synopsis:

Resolution approves (1) a resolution of the Carmel Redevelopment Commission creating a new 1933 Allocation Area within the Old Town Economic Development Area, including an economic development plan supplement, and (2) a related Carmel Plan Commission resolution.

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 its Resolution No. 2023-02 on January 18, 2023 (the “CRC Resolution”), which made certain amendments to the previously declared Old Town Economic Development Area (the “Economic Development Area”) and the Economic Development Plan (the “Plan”) for the Economic Development Area (such Plan amendments, the “Plan Supplement”); and

WHEREAS, the City of Carmel Plan Commission, on February 21, 2023, approved and adopted its Resolution No. PC-02-21-23-a (the “Plan Commission Order”) determining that the CRC Resolution and Plan Supplement conform to the plan of development for the City of Carmel, Indiana (the “City”) and approving the CRC Resolution and the Plan Supplement; and

WHEREAS, pursuant to Section 16(b) of the Act, the Redevelopment Commission has submitted the CRC Resolution, the Plan Supplement 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 and the Plan Supplement conform to the plan of development for the City, and approves the CRC Resolution, the Plan Supplement 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.

42 **PASSED** by the Common Council of the City of Carmel, this ____ day of _____,
43 2023, by a vote of _____ ayes and ____ nays.

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45 **COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA**

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48 Jeff Worrell, President Laura Campbell, Vice-President

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51 Sue Finkam Kevin D. Rider

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54 Tim Hannon Miles Nelson

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57 Tony Green Adam Aasen

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60 Teresa Ayers

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62 ATTEST:
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64 _____
65 Sue Wolfgang, Clerk

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67 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
68 _____ 2023, at _____ .M.

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70 _____
71 Sue Wolfgang, Clerk

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73 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
74 _____ 2023, at _____ .M.

75
76 _____
77 James Brainard, Mayor

78
79 ATTEST:

80 _____
81 Sue Wolfgang, Clerk

82 Prepared by: Bradley J. Bingham
83 Barnes & Thornburg LLP
84 11 South Meridian Street
85 Indianapolis, IN 46204
86

RESOLUTION NO. 2023-02

**RESOLUTION OF THE CITY OF CARMEL REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION AND THE DEVELOPMENT PLAN
FOR THE OLD TOWN ECONOMIC DEVELOPMENT AREA
(1933 ALLOCATION AREA)**

WHEREAS, the City of Carmel Redevelopment Commission (the “Commission”) pursuant to IC 36-7-14 (the “Act”) serves as the governing body of the City of Carmel Redevelopment District (the “District”); and

WHEREAS, the Commission previously has adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which established and expanded an economic development area known as the “Old Town Economic Development Area” (the “Economic Development Area”), designated certain portions thereof as allocation areas pursuant to Section 39 of the Act, one of which is known as the Old Methodist Allocation Area (the “Old Methodist Allocation Area”), and approved a development plan for the Economic Development Area (the “Plan”) pursuant to the Act; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan (i) to remove the area described on Exhibit A attached hereto from the Old Methodist Allocation Area, (ii) to designate the area described on Exhibit B attached hereto as a separate allocation area pursuant to Section 39 of the Act to be known as the 1933 Allocation Area (the “1933 Allocation Area”), and (iii) to adopt a supplement to the Plan attached hereto as Exhibit C (the “2023 Plan Supplement”) (such amendments, collectively, the “2023 Amendments”); and

WHEREAS, the 2023 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act has been created and amended to permit the creation and expansion of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said Section; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Section 39 of the Act to the 2023 Amendments; and

WHEREAS, the Commission now desires to approve the 2023 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Carmel Redevelopment Commission, governing body of the City of Carmel Redevelopment District, as follows:

1. The 2023 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Carmel, Indiana (the “City”), attraction of major new business enterprises to the City, retention and expansion of significant business enterprises existing in the boundaries of the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well being of

the City and the State of Indiana (the “State”), and serving to protect and increase property values in the City and the State.

2. The 2023 Plan Supplement for the 1933 Allocation Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvement, existence of conditions that lower the value of the land below that of nearby land, multiple ownership of land, and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2023 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Economic Development Area as provided in the 2023 Amendments and to continue to develop the Economic Development Area, including the 1933 Allocation Area, under the Act.

5. The accomplishment of the 2023 Plan Supplement for the 1933 Allocation Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2023 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2023 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 7 above, the Commission hereby adopts the specific findings set forth in the 2023 Plan Supplement.

10. The Commission intends to acquire property within the boundaries of the 1933 Allocation Area as described in the 2023 Plan Supplement.

11. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the 2023 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

12. The 2023 Amendments are hereby in all respects approved.

13. The area described in Exhibit A is hereby removed from the Old Methodist Allocation Area, and the area described in Exhibit B is hereby designated as a separate “allocation area” pursuant to Section 39 of the Act to be known as the “1933 Allocation Area,” for purposes of

the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the 1933 Allocation Area hereby designated as the “1933 Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

14. The foregoing allocation provision shall apply to the 1933 Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in the 1933 Allocation Area that would not have been generated but for the adoption of the allocation provision, as specifically evidenced by the findings set forth in Exhibit C. The base assessment date for the 1933 Allocation Area is January 1, 2023.

15. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provisions herein relating to the 1933 Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the 1933 Allocation Area.

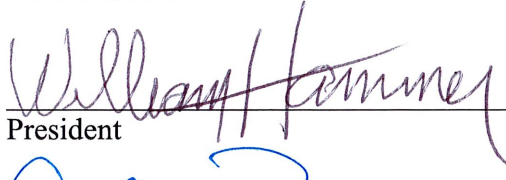
16. This Resolution, together with any supporting data, shall be submitted to the City of Carmel Plan Commission (the “Plan Commission”) and the Common Council of the City (the “Council”) as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

17. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

Adopted the 18th day of January, 2023.

CITY OF CARMEL REDEVELOPMENT
COMMISSION



President



Vice President

Secretary



Member

Member

EXHIBIT A

Parcels to be removed from the Old Methodist Allocation Area

The following parcels are removed from the Old Methodist Allocation Area:

PARCEL ID NUMBER:

16-10-30-03-01-009.000

16-10-30-03-01-010.000

EXHIBIT B

Parcels comprising the 1933 Allocation Area

The following parcels are designated as the 1933 Allocation Area, and are shown on the map attached hereto:

PARCEL ID NUMBER:

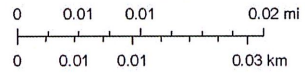
16-10-30-03-01-029.000
16-10-30-03-01-028.000
16-10-30-03-01-027.000
16-10-30-03-01-026.000
16-10-30-03-01-009.000
16-10-30-03-01-010.000
16-10-30-03-01-011.000
16-10-30-03-01-012.000

1933 allocation area



January 9, 2023

1:720



Minor Roads

Major Roads

Subdivisions

Parcels

Author: Hamilton County
Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and

EXHIBIT C

2023 Plan Supplement

The Plan is hereby supplemented by adding the following project to the Plan:

The contribution of land and the design and construction of an office building with first floor retail, and for-sale residential, to be located within the 1933 Allocation Area (the "Project"). The Commission will provide an estimated \$3,500,000 toward land acquisition for the Project, and will capture tax increment revenues from the 1933 Allocation Area to compensate the Commission for the value of the land that it will contribute to the Project. Based on representations by the developer of the Project, the Project will not proceed as planned without the contribution of land by the Commission. The capture of tax increment revenues from the 1933 Allocation Area will allow the Commission to afford to make this contribution of land by providing this alternative means of compensation to the Commission. The Commission may also utilize the captured tax increment revenues to further assist in the development of the Project, either directly or through bonding.

RESOLUTION NO. PC-02-21-23-a

**RESOLUTION OF THE CITY OF CARMEL PLAN COMMISSION
APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND
DEVELOPMENT PLAN FOR THE OLD TOWN ECONOMIC DEVELOPMENT AREA
(1933 ALLOCATION 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 18, 2023, approved and adopted its Resolution No. 2023-02 (the "Resolution") approving certain amendments to the declaratory resolution and economic development plan for the Old Town Economic Development 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 21st day of February, 2023.

CITY OF CARMEL PLAN COMMISSION


President

ATTEST:



Secretary

ORDINANCE NO. D-2665-23

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING SECTION 6-33 TO CHAPTER 6, ARTICLE 3 OF THE CARMEL CITY CODE**

Synopsis: Updating and Clarifying City of Carmel Merit Law.

WHEREAS, the Common Council has previously established Police and Fire Merit Boards and system pursuant to Indiana Code Section 36-1-4-14 upon such terms and conditions as are set forth in Carmel City Code Section 6-33; and

WHEREAS, it is necessary to update the language of Carmel City Code Section 6-33 to provide greater flexibility regarding the appointment of certain executive assistants to help further fulfil and achieve public safety goals, including administrative efficiency; and

WHEREAS, the language of Carmel City Code Section 6-33 also requires updating to provide greater organisational uniformity and clarity; and

WHEREAS, the Common Council now desires to amend Carmel City Code Section 6-33.

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

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

Section 2. The following subsections of Carmel City Code Section 6-33 are hereby amended to read as follows:

“§ 6-33 Carmel Fire and Police Department Merit System.

(b) *Fire Chief; Police Chief.* The Chief ("Fire Chief" or "**Chief**") of the City of Carmel Fire Department ("Fire Department" or "Department", as context dictates) and the Chief ("Police Chief" or "**Chief**") of the City of Carmel Metropolitan Police Department ("Police Department" or "Department", as context dictates) shall each be appointed by the Mayor, shall have exclusive control over and charge of the operations of their respective Departments, subject to lawful rules and orders, and, with the approval of the City of Carmel Board of Public Works and Safety, shall appoint any number of executive assistants as each deems necessary to efficiently discharge **his** executive duties. The Fire Chief shall select **his** executive assistants from **any of the** Fire Department members, **except the Deputy Chief of Operations and the Battalion Chief(s) shall who** hold the permanent merit rank of Lieutenant or above. ~~and~~ The Police Chief shall select **allhis** executive assistants from Police Department members who hold the permanent merit rank of Sergeant or above. These appointed ranks shall be temporary, and each member appointed to such a position shall retain **the member's his** permanent merit rank, except as permitted by the Merit System established herein.

This Ordinance was prepared by Benjamin J. Legge, City Attorney, on 02/24/2023 at 12:00 p.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.

(c) *Carmel Fire Department Merit Board; Carmel Police Department Merit Board.*

(1) There shall be established, under the Carmel Fire and Police Department Merit System, both a City of Carmel Civilian Fire Merit Board ("Fire Board" or "Board", as context dictates) and a City of Camel Civilian Police Merit Board ("Police Board" or "Board", as context dictates), which Boards shall consist of five commissioners each. One commissioner of each Board shall be appointed by the Common Council and, two commissioners of each Board shall be appointed by the Mayor. In addition, two commissioners of the Fire Board shall be elected by the active members of the Fire Department and two commissioners of the Police Board shall be elected by the active members of the Police Department, all in accordance with the provisions of I.C., 36-8-3.5-8, as amended.

~~A~~(i) *Membership Criteria:*

~~1~~(A) Each Board commissioner shall be a resident of the City of Carmel or Clay Township and have been a resident of same for at least one year prior to ~~his~~ **their** appointment or election to the Board;

~~2~~(B) No Board commissioner shall be an active member of a police department or a fire department, nor hold any elected office in either the City of Carmel or Clay Township;

~~A~~(C) No Board commissioner shall be the:

~~i~~(I) Parent or step-parent;

~~ii~~(II) Sibling or step-sibling;

~~iii~~(III) Child or step-child;

~~iv~~(IV) Spouse; and/or

~~v~~(V) Grandparent or step-grandparent;

of any sworn member of the Department over which the Board commissioner would preside.

~~B~~(D) The Fire Chief and the Police Chief shall be ex officio members of their respective Boards, without voting power;

~~3~~(ii) *Term of Office:*

~~A~~(A) All Board commissioners shall be appointed or elected, as the case may be, to serve for two-year terms, unless earlier removed, and shall serve until their successor is appointed or elected. Commissioners shall serve at the pleasure of their appointing or electing authority, and may be removed at any time with or without cause or right to a hearing, and their replacements to serve the remainder of their term, except that commissioners elected pursuant to I.C., 36-8-3.5-8 shall be removed and their replacement selected in accordance with that statutory section.

~~B~~(B) Board commissioners may be appointed or elected for an unlimited number of successive two-year terms, may be appointed to serve on one or both Boards, and shall not be paid for their Board service, except that they may be reimbursed for actual expenses incurred in the performance of their Board duties.

(2) Three commissioners of a Board shall constitute a quorum of that Board for purposes of taking official action.

(3) Within 60 days from the date of its selection, each Board shall establish rules to govern its operation, including the time and place of regular meetings and such special meetings as are necessary to transact its business. Each year, each Board shall select from its commissioners a President, a Vice President, and a Secretary. No commissioner may hold more than one of these offices on a Board at a time.

(4) The Boards shall administer and supervise the Merit System established herein conscientiously and pursuant to applicable law.

(d) *Merit Selection; Procedures.*

(1) All persons shall be appointed and/or re-appointed to the Fire Department or to the Police Department in accordance with the merit selection and appointment procedures created herein and with such written rules and regulations as may be established by their Department Board in accordance with same. Appointments and re-appointments to the Police and Fire Departments shall be made without regard to a person's political party preference or activity.

(2) Any person who is a citizen of the United States, is at least 21 years of age and less than 36 years of age (**unless otherwise eligible by law**), has at least a high school diploma or equivalent, and has not been convicted within the past 20 years of a crime that is currently a felony under Indiana law, is eligible to apply to become a member of the Fire or Police Department. The above age requirements do not apply to a person who has previously been employed as a member of either Department. Each eligible applicant must meet and continue to meet all minimum fitness/medical/psychological standards as adopted by their Department as a condition of employment with said Department. Each Department shall develop such job related minimum standards with the assistance of an independent consultant, if necessary, in order to meet applicable federal and state laws.

(3) All persons appointed or re-appointed to the Fire or Police Department must establish their place of residence in accordance with I.C., 36-8-4-2(a), as the same may be amended from time to time, within twelve (12) months of their appointment or re-appointment.

(4) All applicants must pass a written examination that evaluates their aptitude and intellectual capacity for work as a firefighter or police officer, a job related agility test, a structured oral interview process, and such other job related tests and examinations as may be required by the Chief of the applicable Department, prior to beginning work in that Department.

(5) The terms and conditions contained in this section shall, without further action by either Board, be deemed modified to the extent necessary to conform with any change in the law that renders the same unlawful, as set forth in a written legal opinion provided by the Carmel **Corporation Counsel**~~City Attorney~~.

(e) *Probationary Period.*

(1) *Police Department.* The "Probationary Period" for a police officer newly appointed or reappointed to the Police Department shall extend from the date the officer completes the Carmel Police Department Field Training Officer Program ("Recruit School"), until such time as the officer has completed and performed one year of Active Duty in the Carmel Police Department. "Active Duty" shall mean the full duties and responsibilities required of a Carmel police officer and shall include Department approved training (not including Recruit School) and any used vacation time, holiday time, bereavement time, and/or, sick time, but shall not include any other period of leave, any period of suspension, or any period of limited/light duty status. Each probationary police officer shall be evaluated monthly during **the officer's his/her** Probationary Period by **the officer's his/her** immediate supervisor pursuant to the evaluation system provided for herein or as later adopted by the Police Chief, after consultation with the Police Department Merit Board. The appointment of a police officer to the Police Department shall become permanent when **the officer's his/her** has successfully completed **the officer's his/her** Probationary Period. While a police officer is in Recruit School or in a Probationary Period, **the officer he/she** is an "at-will" employee who may be terminated with or without cause and without a hearing.

152 (2) *Fire Department.* The "Probationary Period" for newly appointed or reappointed firefighters
153 shall extend from the date a firefighter completes the Carmel Fire Department Fire and EMS Training
154 ("Recruit School"), until such time as the firefighter has completed and performed one year of
155 Operational Service in the Carmel Fire Department. "Operational Service" shall mean the full duties
156 and responsibilities required of an on-shift Carmel firefighter in a Department fire station(s) and shall
157 include Department approved training (not including Recruit School) and any used vacation time,
158 holiday time, bereavement time, and/or, sick time, but shall not include any other period of leave,
159 any period of suspension, or any period of limited/light duty status. Throughout the Probationary
160 Period, a firefighter shall be evaluated pursuant to the Fire Department's evaluation system as adopted
161 and set forth in the Fire Department Rules by the Fire Chief, after consultation with the Fire Merit
162 Board. The appointment of a firefighter to the Fire Department shall become permanent when he/she
163 has successfully completed ~~the firefighter's his/her~~ Probationary Period. While in Recruit School or
164 in a Probationary Period, all firefighters are "at-will" employees who may be terminated with or
165 without cause and without a hearing.

166
167 (f) *Merit Promotion System.*

168 (1) There is hereby established a Carmel Fire and Police Department Merit Promotion System
169 ("Merit Promotion System") that shall be administered in accordance with the Fire and Police
170 Departments' respective rules and regulations. The Merit Promotion System shall apply to all
171 promotions of Fire Department members to the ranks of Engineer, Lieutenant, and Captain and to all
172 promotions of Police Department members to the ranks of ~~Master Patrol~~ Officer, Sergeant, and
173 Lieutenant only. The Chief of each Department, after consultation with ~~his Department's~~ the Board,
174 shall set standards for merit promotion within ~~his~~the Department in conformity with similar standards
175 of comparable fire or police departments, as the case may be, and shall establish reasonable
176 prerequisites of training, education and experience for each rank, ~~grade and position~~ in their
177 Department subject to the Merit Promotion System.

178 (2) In determining years of service for promotion eligibility, all time served by a member from
179 ~~his~~the member's most recent date of appointment to ~~his~~the Department shall be considered. The
180 Board shall resolve any issues relating to the determination of a member's years of service. A member
181 may be promoted only to the next highest rank in conjunction with ~~his~~the Department's rules and
182 regulations.

183 (3) The Fire Chief and the Police Chief, after consultation with their Department Board, shall
184 each establish process phases and procedures for use in selecting candidates for promotion to the
185 various ranks within their respective Departments. The Chiefs may use the services of professional
186 consultants from outside their Departments to assist them in developing and administering such
187 process phases and procedures, which shall be established in conformity with standard psychometric
188 procedures, equal opportunity laws and generally accepted standards for such Departments. Such
189 processes may include a written examination, structured interviews, performance evaluations, and/or
190 assessment-centered techniques, structured to accommodate the various rank levels.

191 (4) The Fire Chief and Police Chief shall make promotions to ranks covered by the Merit
192 Promotion System only after consultation with their Department Board. Such promotions shall be
193 made to position vacancies identified and designated by said Chief. In making these promotion
194 decisions, the Chiefs shall promote those candidates who, in their opinion, after consultation with
195 their Department Board, are best qualified for the position vacancies, based upon the cumulative
196 scores generated by the promotion procedures established under the Carmel Fire and Police
197 Department Merit System, and subject to and consistent with the needs of their Department, the City
198 and applicable law.

(5) All Merit Promotion System policies and procedures applicable to the Fire Department shall be ~~made readily available to posted at~~ all Fire Department ~~membersstations~~. All Merit Promotion System policies and procedures applicable to the Police Department shall be ~~made readily available to posted at~~ all Police Department ~~membersstations~~.

(6) All Merit Promotion System promotions shall be made without regard to a ~~membercandidate's~~ political party preference or activities. ~~There shall be no acting ranks in suppression.~~

(g) *Evaluations.* The Fire Chief and the Police Chief, after consultation with their Department Board, shall each establish a written system for the evaluation of the work performance of each member of ~~his~~*their* Department at least once each calendar year.”

Section 3. All prior ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance, such repeal to have prospective effect only. However, the repeal or amendment by this Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties incurred or proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities and proceedings are continued and penalties shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.

Section 4. If any portion of this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, 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 5. The remaining portions of Carmel City Code Section 6-33 are not affected by this Ordinance upon its passage.

Section 6. This Ordinance shall be in full force and effect from and after the date of its passage and signing by the Mayor.

[The remainder of this page is left intentionally blank]

253 **PASSED** by the Common Council of the City of Carmel, Indiana, this ____ day of _____, 20____, by
254 a vote of ____ ayes and ____ nays.
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257 **COMMON COUNCIL FOR THE CITY OF CARMEL**
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260 _____
261 Jeff Worrell, President

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261 Laura D. Campbell, Vice-President

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264 Kevin D. Rider

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264 Sue Finkam

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267 Anthony Green

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266 Adam Aasen

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270 Timothy J. Hannon

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269 Miles Nelson

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273 Teresa Ayers

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280 ATTEST:
281 _____
282 Sue Wolfgang, Clerk

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284 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
285 _____ 20____, at _____ .M.
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288 _____
289 Sue Wolfgang, Clerk

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291 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
292 _____ 20____, at _____ .M.
293

294
295 _____
296 James Brainard, Mayor

297
298 ATTEST:
299 _____
300 Sue Wolfgang, Clerk

This Ordinance was prepared by Benjamin J. Legge, City Attorney, on 02/24/2023 at 12:00 p.m. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Legge for legal sufficiency or otherwise.