

Westfield City Council Members

Jon Dartt, (District 1)
Victor McCarty, (District 2)
Joe Duepner, (District 3)
Patrick T. Tamm, (District 4)
Noah Herron, (District 5)
Chad Huff, (At Large)
Kurt Wanninger, (At Large)



CITY OF WESTFIELD, IN
City Council Meeting Minutes - 12/23/2024
Monday, December 23, 2024 at 7:00 PM

CALL TO ORDER

Pledge of Allegiance

Invocation by: Steve Harbaugh, Pastor at Lifepointe Church

OPENING OF REGULAR MEETING

Note the presence of a quorum

Joe Duepner, Chad Huff, Victor McCarty, Patrick Tamm, and Kurt Wanninger were in attendance. City Attorney Kaitlin Glazier, and Deputy Mayor Danielle Carey-Tolan were in attendance. Clerk-Treasurer Marla Ailor attended virtually.

Approval of Minutes

Motion to approve made by: Kurt Wanninger

Seconded by: Victor McCarty

Vote: Yes-5; No-0. Motion carried

Approval of Claims

Motion to approve made by: Kurt Wanninger

Seconded by: Victor McCarty

Vote: Yes-5; No-0. Motion carried

Announce any changes to Agenda

PUBLIC COMMENTS

None

Residents who wish to address the Council.

OLD BUSINESS

Ordinance 24-55: Woodwind East PUD

Staff Planner: Daine Crabtree/Council Sponsor: Patrick Tamm

First Reading: September 23, 2024

APC Public Hearing: October 7, 2024

APC Workshop: November 18, 2024

APC Recommendation: December 2, 2024

Adoption Consideration: December 23, 2024

Presented by Kevin Todd. Modifications that have been made since introduction include an increase in buffer yards the concept plan modified to require buffer mounding of 6 to 8 feet

tall. Amenities, including a pool and bathhouse, will be added as will two pickleball courts. This item received a unanimous favorable recommendation from the Advisory Plan Commission.

Jeremy Lollar representing Old Town Homes reviewed changes that have occurred which include: modifications to the golf course including three holes, one of which is a Par-3. The buffer yards of 30 and 40 feet have been widened to 60 feet with undulating berms with shrubs. Four-board black fence will be added to the section of large-lot homes. A different berm as a buffer yard is also being added. The naturalized trail and wooded-area remains, with the addition of a playground and shelter as suggested by Council and the Plan Commission. In addition a pool, a 1,200 square foot clubhouse with restrooms, a gathering place, and a parking lot have been added.

Councilor Wanninger questioned the addition of the three holes. It will remain an 18-hole golf course, but the vacated holes (Numbers 2, 3, and 4) will transfer ownership and become residential development. Council Duepner may not support a residential TIF in the future, but supports this project as it stands today. Councilor McCarty, commented that he still would have liked to see one or two lots on cul de sac removed, but appreciates the compromise of adding additional berms and trees. Councilor Tamm asked the petitioner to further explain the types of homes available which include Fischer Homes and others, and Old Towns' custom ranch homes, and finally, Old Towns custom homes line. Price points are above \$900,000, generally.

Around the Burkman's home there will be approximately 80 trees and on both sides of the trail there will be fencing to keep out golfers, runners, and walkers. This is a specific commitment to the Burkman's. Councilor Tamm asked that it be stated out loud for the record.

Councilor Wanninger asked about a 15-acre parcel in the Northeast quadrant which is still privately owned. Mr. Lollar relayed that the owners have a partnership with a local church to build on the property. Mr. Lollar stated that as part of their purchase agreement they would account for drainage and extend utilities to the property line for the church.

Motion to approve made by: Kurt Wanninger
Seconded by: Chad Huff
Vote: Yes-5; No-0. Motion carried

Ordinance 24-68: Re-establishing a Code of Ordinances for the City of Westfield, by Recodifying, Revising, Rearranging, and Compiling Ordinances into a Complete, Simplified Code

Presented by: Kaitlin Glazier

First Reading: December 9, 2024

Adoption Consideration: December 23, 2024

Presented by Kaitlin Glazier. She explained this ordinance simply approves the recodification.

Motion to approve made by: Victor McCarty
Seconded by: Chad Huff
Vote: Yes-5; No-0. Motion carried

Ordinance 24-73: Amending (Ordinance 24-11)Traffic Regulations of the City of Westfield, Indiana

Presented by: Michael Pearce

First Reading: December 9, 2024

Adoption Consideration: December 23, 2024

This is the second reading. John Nail was in attendance and happy to answer any questions. There were no questions.

Motion to approve made by: Victor McCarty

Seconded by: Chad Huff

Vote: Yes-5; No-0. Motion carried

Ordinance 24-75: Common Council of the City of Westfield, Indiana Authorizing and Establishing the Boundaries of Two Municipal Riverfront Development Areas

Presented by Lauren Gillingham-Teague

First Reading: December 9, 2024

Adoption Consideration: December 23, 2024

This is the second reading. Lauren Gillingham Teague displayed a requested map. She explained the riverfront districts are based on 6,000 square-front districts adjacent to waterways. The districts are, or are eligible to be, in an economic development area.

Councilor Wanninger asked about where the district is measured from and Ms. Gillingham-Teague suggested that it's from the centerline of the creek. Councilor Tamm questioned if the whole parcel is included or if it's just 3,000 feet. Councilor Tamm said the ATC Chairman met with the Mayor and the map has been approved by them.

Councilor Huff asked to see the east boundary of the downtown district. Both the "light purple" and "light orange" are included or can be added. Councilor Wanninger asked why the subdivision on the south wasn't being included but the area to the north was being included. Ms. Gillingham-Teague responded that most likely it was due to the area to the south has floodplain issues.

Motion to approve made by: Kurt Wanninger

Seconded by: Victor McCarty

Vote: Yes-5; No-0. Motion carried

Ordinance 24-76: Common Council of the City of Westfield Authorizing and Approving Additional Appropriations of Funds From the Operating Balances of the ARP-2021 COVID Recovery Fund, Road and Street Improvement Fund and the Sports Campus Operating Fund

Presented by: Danielle Carey-Tolan

First Reading & Public Hearing: December 9, 2024

Public Hearing: December 23, 2024

Adoption Consideration: December 23, 2024

Presented by Danielle Carey-Tolan these additional appropriations require one more public

hearing on the "roads and street" piece.

Public Hearing Open: 7:32 PM/No one stepped forward.

Public Hearing Closed: 7:32 PM

Motion to approve made by: Victor McCarty

Seconded by: Chad Huff

Vote: Yes-5; No-0. Motion carried

NEW BUSINESS

Resolution 24-154: City of Westfield, Indiana Encumbering Certain Funds for Services and Authorizing the

Clerk-Treasurer to Encumber Such Funds

Presented by:

First Reading: December 23, 2024

Adoption Consideration: December 23, 2024

Purchase orders or contracts dated prior to December 31st presented by Danielle Carey-Tolan. Councilor Duepner asked about the Communications Department request for encumbrance. Ms. Carey-Tolan explained the contract goes from December 1, 2024 to November 30, 2025. Councilor Wanninger did not care for the explanation nor did Councilor McCarty. Both feel it circumvented the 2025 budget process. Ms. Glazier explained that she did not find anything with specificity that was in the code. Councilor Huff said he would like to move on.

Councilor Duepner motioned to approve the Resolution with the removal of line-item/Consulting Services for Communications. Victor McCarty seconded the motion.

After further discussion, Councilor Duepner withdrew his motion.

Motion to approve made by: Kurt Wanninger

Seconded by: Chad Huff

Vote: Yes-4; No-1 (J.Duepner) Motion carried.

Ordinance 24-72: City of Westfield, Indiana Authorizing the Clerk-Treasurer to Make Fund Transfers

Presented by:

First Reading: December 23, 2024

Adoption Consideration: December 23, 2024

Marla Ailor presented stating that some line-items run into the negative, and line-items that have an overage are used to cover the shortfalls. This is done yearly so that the books can be closed for the year, because they can't be closed with a negative balance. This will be presented to council once the transfers are completed. Ms. Ailor stated this will also aid administration in furtherance of a zero based budget.

Motion to suspend the rules made by: Chad Huff

Seconded by: Kurt Wanninger

Motion made to approve by: Joe Duepner

Seconded by: Chad Huff

Vote: Yes-5; No-0. Motion carried

Ordinance 24-74: Common Council of the City of Westfield, Indiana Amending the Fee Schedules Set Forth in Ordinance 23-35

Presented by: Danielle Carey-Tolan
First Reading: December 23, 2024
Adoption Consideration: December 23, 2024

Presented by Danielle Carey-Tolan. The 2025 Fee Schedule set by Community Development, Parks & Rec, Facilities & Events, Fire, and Police needs to be passed by January 1st as Fire fees need to take effect on January 1, 2025. Councilor Duepner stated he no issues with the current fee structure but asked that Ordinance 24-47 (special event permits), which was approved on December 9, 2024 be brought back to council for an amendment to exclude HOA's and Non-Profits from having to apply for a permit and pay those fees.

Motion to suspend the rules made by: Joe Duepner
Seconded by: Victor McCarty

Motion to approve made by: Joe Duepner
Seconded by: Kurt Wanninger
Vote: Yes-5; No-0. Motion carried

Ordinance 24-77: Common Council of the City of Westfield Authorizing the Vacation of a Public Way or Public Place Pursuant to IND. Code § 36-7-3-12

Presented by: Kaitlin Glazier
First Reading: December 23, 2024
Adoption Consideration: January 13, 2025

John Nail and Kaitlin Glazier presented. Ms. Glazier explained the affected property is located next to Target and a public hearing is absolutely necessary in order to resolve the vacation of the property. John Nail showed the councilors the right-of-way (500-600 ft) which was part of the City's Thoroughfare Plan, however, PW would like to vacate it back to the property owners. Ms. Glazier explained that it is split between all of the contiguous property owners. The City's platting process required the property owners to dedicate the land to the ROW, however, because it is no longer needed by the City, the property owner's have requested the land back. Councilor Wanninger asked several questions of Mr. Nail, and there was a discussion. Councilor Wanninger offered some history from when he was the PW Director and asked that the conversation be tabled in order to get more history on the project prior to this being brought back to council for approval.

Ordinance 24-78: Amending Fund 270
Presented by: Chris Larsen
First Reading: December 23, 2024
Adoption Consideration: January 13, 2025

Chris Larsen explained the ordinance is an update to amend Fund 270 which is a revenue, non-reverting fund that IT has had 12 years. The fund had revenue from cell phones or old equipment that were sold to employees by statute. The ordinance doesn't fully explain what the revenue sources could be used for and there is an additional revenue source being added with the approval of the PPA with Grand Park. In a separate agreement IT will maintain control of all infrastructure as well as all contracts for support of that infrastructure. They will

be contributing money to insure that those bills are being paid. IT would like to utilize this fund to make sure the money goes towards that.

CITY COUNCIL COMMENTS

Councilor McCarty gave an APC update

Councilor Tamm thanked military service members and public safety officers who work during the holidays. He continued by thanking public works employees. He thanked residents for allowing elected officials to serve them.

MAYOR COMMENTS

None

ADJOURNMENT

Motion to adjourn by: Chad Huff

Seconded by: Kurt Wanninger

Meeting Adjourned: 8:09 PM

These minutes are a summary of actions taken at the City of Westfield Council Meeting. A full video archive of the meeting is available at: <https://www.youtube.com/cityofwestfieldin>

Clerk-Treasurer

Council President/Vice President