

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 Agenda

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, January 27, 2025 at 7:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF CITY COUNCIL

CALL TO ORDER

Pledge of Allegiance

Invocation by: Jack Hooker, Pastor at Westfield Bible Methodist Church

OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes

Approval of Claims

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Comprehensive Plan Update-Long-Range Planning Manager, Caleb Ernest and Cynthia Bowen with Rundell Ernstberger Associates

Special Recognition-Life Saving Citizen Award

OLD BUSINESS

Ordinance 24-64: City of Westfield and Washington Township, Hamilton County, Indiana Concerning Amendment to the Unified Development Ordinance (Ambrose PUD District)

Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Joe Duepner

First Reading: October 28, 2024

APC Public Hearing: November 6, 2024

APC Workshop: December 16, 2024

APC Recommendation: January 14, 2025

Adoption Consideration: January 27, 2025

Ordinance 25-01: Common Council of the City of Westfield, Indiana Creating a New Fund (266)

Presented by: Danielle Carey-Tolan

First Reading: January 13, 2025

Adoption Consideration: January 27, 2025

NEW BUSINESS

Resolution 25-102: Common Council of the City of Westfield, Indiana Expressing Support and Encouraging the Indiana General Assembly to Allow and Authorize the City of Westfield to Establish a Professional Sports and Convention Development Area

Presented by: Mayor Willis

First Reading: January 27, 2025

Adoption Consideration: January 27, 2025

Resolution 25-103: Common Council of the City of Westfield, Indiana Approving and Adopting an Interlocal Cooperation Agreement Between the City of Westfield and the Westfield Washington Township Library & Trustee Owners Association

Presented by: Chris McConnell

First Reading: January 27, 2025

Adoption Consideration: January 27, 2025

Ordinance 25-02: Lantern Commons PUD Amendment

Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Noah Herron

First Reading: January 27, 2025

APC Public Hearing: February 3, 2025

APC Workshop: March 17, 2025 (tentative)

APC Recommendation: April 7, 2025 (tentative)

Adoption Consideration: April 28, 2025 (tentative)

Ordinance 25-03: Amending Provisions in the Westfield-Washington Township Unified Development Ordinance/Processes for Incentivized PUDs

Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Victor McCarty

First Reading: January 27, 2025

APC Public Hearing: February 3, 2025

APC Recommendation: February 3, 2025 (tentative)

Adoption Consideration: February 10, 2025 (tentative)

Ordinance 25-04: Common Council of the City of Westfield, Indiana, Authorizing and Approving an Additional Appropriation From the Operating Balance of the General Fund

Presented by: Danielle Carey-Tolan

First Reading and **Public Hearing: January 27, 2025**

Adoption Consideration: February 10, 2025

Ordinance 25-05: Common Council of the City of Westfield, Indiana, Authorizing and Approving Additional Appropriations of Funds From the Sports Campus Operating Fund

Presented by: Danielle Carey-Tolan

First Reading and **Public Hearing: January 27, 2025**

Adoption Consideration: February 10, 2025

Ordinance 25-06: Common Council of the City of Westfield, Indiana Authorizing and Approving an Additional Appropriation From the Operating Balance of the General Fund

Presented by: Danielle Carey-Tolan

First Reading and Public Hearing: January 27, 2025

Adoption Consideration: January 27, 2025

Ordinance 25-09: Common Council of the City of Westfield, Indiana Authorizing and Approving Additional Appropriations of Funds From the Mayor's Grand Gala Fund

Presented by: Danielle Carey-Tolan

First Reading: January 27, 2024

Public Hearing: January 27, 2024

Adoption Consideration: February 10, 2024

CITY COUNCIL COMMENTS

MAYOR COMMENTS

ADJOURNMENT

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 - 1/13/2025
Monday, January 13, 2025 at 7:00 PM

CALL TO ORDER

Meeting called to order by Mayor and Council President, Patrick Tamm.

Pledge of Allegiance

Invocation by: Phil Hoard from Union Bible College

OPENING OF MEETING

Note the presence of a quorum

All councilors were present. Mayor Willis, Clerk-Treasurer, Marla Ailor, and City Council, Kaitlin Glazier were in attendance.

Election of Council President and Vice President

Kurt Wanninger motioned to elect Patrick Tamm as President. Chad Huff seconded.

Vote: Yes-7; No-0. Motion carried

Kurt Wanninger motioned to elect Jon Dartt as Vice President. Victor McCarty seconded.

Vote: Yes-7; No-0. Motion carried

Approval of Minutes

Motion to approve made by: Victor McCarty

Seconded by: Chad Huff

Vote: Yes- 7; No-0. Motion carried

Approval of Claims

Motion to approve made by: Victor McCarty

Seconded by: Jon Dartt

Vote: Yes-7; No-0. Motion carried

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

None

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Swearing in of New Police Officers

Mayor Willis invited Chief Keen to the podium and extended his grateful thanks to all of the officers being sworn in. Chief Keen asked the seven new officers to step forward. He mentioned that all bring a myriad of experience to the police force and proceeded to lead them in their oaths of office.

Economic Development Report/Grand Park Development Master Plan-Jenell Fairman

Director of Economic Development, Jenell Fairman, reported on the development of the Grand Park Master Plan. Mayor Willis remarked that this development would be very exciting for the city. Director Fairman is thrilled to share the plan with the community and Council. She began with a bit of background explaining that Hunden and Hamilton County Tourism have been strategic partners in this plan. Stats from Placer AI, showed Grand Park ranking number sixteen in the sports complexes throughout the Nation in 2023. The master plans encompasses land between SR 32 and 191st Street. A recent hotel market study is being completed and looking at land near GPEC. The development partner, Keystone Group, has been presented with the goals of the plan put together by Speck-Dempsey. 88 acres have been identified (that the City already owns) for the plans and Card and Associates have purchased other land for a project. A concept plan was presented that includes a linear park connection from GPEC to the "future Grand Park Pond" that will create a walkable "Place for People who Love Sports." Jeff Speck, of Speck-Dempsey out of Boston, put together a team of people to produce a vision that will use the existing land at its highest and best use. Describing it as a town center, Championship Boulevard is a "Y" shaped road that will connect GPEC to the pond and additional canal walks. The development includes a hotel and conference center along with retail shops and "entertainment" venues. A walkable place is defined as a place where people make the choice to walk rather than drive. At the core is the idea that the walk must be useful, safe, comfortable, and interesting. Jeff Williams, also of Speck-Dempsey, drew the renderings offered in the presentation. Connectivity is achieved through a series of canal walks. A proposed 10,000 seat stadium is shown in the rendering including street views and ideas that will be included in the linear park that will offer places to play (recreate). South of 186th Street, the southern anchor is the Grand Park Pond, that features a ferris wheel on a plaza that has a cascading water feature. Mention was made of sports innovation hub and a hockey rink. Total development square footage is 8,000,000 square feet that is essentially a second town center.

Director Fairman discussed next steps which include a regulating plan that has not yet been completed. An addendum to the City's Comprehensive Plan will be conducted and the development district is estimated to be an approximately 10-year build-out. Business attraction and sports R & D are being performed. Keystone's Phase 1 project is a parking garage. Card & Associates are performing due diligence on land south of 186th.

Councilor Dartt asked about the arrangements between Keystone and Card & Associates. Director Fairman commented that the development agreements are separate but must be cohesive. The regulating plan will provide CAD files to make sure that everything is "seemed together at the edges."

Councilor Herron stated he was surprised to see so much residential in the plan. Mayor Willis explained that there must be some level of density in order to help businesses coming to the areas survive. Director Fairman also explained that the plans are not so rigid that they can't be changed. Councilor Wanninger agreed and remarked that he would hate to see too much residential. He also asked about the seven parking garages located within the plan and the plans revealed 3,112 spaces. On-street parking accounted for approximately 7,000 spaces. The plan (shown) is an illustrative version of how things might turn out while the Regulating Plan controls the things that really matter like value, streets, and building heights for consistency in the future.

Councilor Wanninger, referencing the convention space, wanted to know how the functional space was determined. The mayor interjected that a major hotel chain agreed with Hunden's estimates of what the area could support.

Councilor Dartt asked if anyone was aware of any project that mirrored this project and Jeff Speck and his associated mentioned that nothing really parallels this project, but they did mention some specific outdoor entertainment venues throughout the country. Mayor Willis remarked that he visited Frisco, TX, which used to be close to the current size of Westfield but is now roughly population 200,000.

OLD BUSINESS

Ordinance 24-78: Common Council of the City of Westfield, Indiana Concerning Fund Number 270

Presented by: Chris Larsen

First Reading: December 23, 2024

Adoption Consideration: January 13, 2025

Chris Larsen, Director of Informatics presented stating this is revamping a non-reverting fund (270) that was created in 2012 for the Informatics Department. This will update and correct the language so that the fund may be utilized for the new agreements that are in place with GPSC. The city owns all the technology but with GPSC becoming the primary user, they will be paying for all subscriptions and support.

Motion to approve made by: Kurt Wanninger

Seconded by: Victor McCarty

Vote: Yes-7; No- 0 Motion carried

NEW BUSINESS

Ordinance 25-01: Common Council of the City of Westfield, Indiana Creating a New Fund (Fund 266) for Capital Projects

Presented by: Danielle Carey-Tolan

First Reading: January 13, 2025

Adoption Consideration: January 27, 2025

Presented by Deputy Mayor, Danielle Carey-Tolan, Fund 266 will be used for infrastructure and road improvements. The fund will receive revenue from general fund dollars, Grand Park proceeds and the Food and Beverage Tax dollars. Councilor Wanninger asked who the governing body of these funds would be and was told it would be under the Council's purview.

CITY COUNCIL COMMENTS

Patrick Tamm thanked the people of Westfield, and fellow councilors for a great first year. The city attracted nearly a billion dollars of new investments/commercial developments, diversifying the property tax base for residents.

City Councilors to hold Golf Cart Listening Tours. Residents are encouraged to attend whichever best fits their schedule.

1. January 14, 6PM with Councilor Jon Dartt @Bridgewater Club
2. January 20, 6PM with Councilor Patrick Tamm @Harmony Clubhouse
3. January 22, 6PM with Councilors Noah Herron and Victor McCarty @Viking Meadows Clubhouse
4. February 6, **7PM** with Councilor Joe Duepner @ The Club at Chatham Hills

MAYOR COMMENTS

- First Town Hall Meeting of 2025 will be held on January 15, 7PM in the Westfield High School Auditorium. Review of accomplishments from 2024 as well as learning about upcoming projects and developments.
- Snow Removal/Private Sector hired for neighborhoods
- Executive Session immediately following tonight's meeting-Asked that everyone please leave the room quickly

ADJOURNMENT

Meeting Adjourned at 8:28 PM

**Clerk-Treasurer
President**

President or Vice

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

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

January 27, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 19 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 27 day of January, 2025

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Purchase Invoice Register

City of Westfield

Report Date Range: 01/09/25..01/22/25

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WESTFIELD\KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Administration									
VEN010468	InfoUSA Marketing Inc	APP123987	1/14/2025	101001349	ADM-SERVICES	Data Axle license	3,567.88		
VEN005974	Aim	APP123988	1/14/2025	101001349	ADM-SERVICES	2025 Dues	7,474.00		
VEN001537	Payroll	APP123995	1/14/2025	101001111	ADM-SALARY	sal	21,606.96		
VEN001537	Payroll	APP123995	1/14/2025	101001120	ADM-FICA /MEDICARE	fica	1,281.66		
VEN001537	Payroll	APP123995	1/14/2025	101001120	ADM-FICA /MEDICARE	med	299.76		
VEN001537	Payroll	APP123995	1/14/2025	101001121	ADM-PERF	perf	3,032.69		
VEN001881	Taft Stettinius and Hollister	APP124048	1/16/2025	101001330	ADM-	City Attorney Oct services	9,302.50		
VEN008095	Westfield Wash Public Library	APP124049	1/16/2025	101001349	ADM-SERVICES	Candid Software City portion	1,000.00		
VEN012008	Indiana State University	APP124051	1/16/2025	101001334	ADM-	Spring Tuition	4,716.00		
VEN011751	Wallack Somers and Haas PC	APP124052	1/16/2025	101001330	ADM-	Dec services	1,075.00		
VEN011751	Wallack Somers and Haas PC	APP124055	1/16/2025	101001330	ADM-	Dec services	1,075.00		
VEN011751	Wallack Somers and Haas PC	APP124055	1/16/2025	101001330	ADM-	Dec services	50.00		
VEN001881	Taft Stettinius and Hollister	APP124058	1/16/2025	101001330	ADM-	Dec services	3,105.00		
VEN001881	Taft Stettinius and Hollister	APP124285	1/21/2025	101001330	ADM-	Nov non retainer	5,309.00		
VEN001079	Janus Developmental Service	APP124306	1/21/2025	101001347	ADM-PROMOTIONS	Brkft donation	1,000.00		
VEN002123	Westfield-Washington Schools	APP124350	1/22/2025	101001223	ADM-OFFICE SUPPLIES	Paper	33.80		
Subtotal for Administration							63,929.25		
Police									
VEN001537	Payroll	APP123995	1/14/2025	101002111	POLICE-SALARY	sal	348,881.00		
VEN001537	Payroll	APP123995	1/14/2025	101002120	POLICE-FICA/MEDICARE	fica	19,824.63		
VEN001537	Payroll	APP123995	1/14/2025	101002120	POLICE-FICA/MEDICARE	med	4,970.86		
VEN001537	Payroll	APP123995	1/14/2025	101002121	POLICE-PERF	perf	63,399.70		
VEN012203	Shawn Keen	APP124087	1/16/2025	101002229	POLICE-UNIFORMS	Uniform Allowance	1,450.00		
VEN001754	Scott Jordan	APP124088	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN000648	Eric Grimes	APP124089	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001377	Mike Siara	APP124090	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN000238	Billy Adams	APP124091	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001100	Jeff Swiatkowski	APP124092	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001686	Robert Dine	APP124093	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001118	Jim Lilly	APP124094	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001378	Mike Vickroy	APP124095	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN000370	Charles Hollowell	APP124096	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		

Purchase Invoice Register

City of Westfield

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Police									
VEN000294	Brodie Houston	APP124097	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN000811	Greg Marlow	APP124098	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN008372	LeeAnn Carter	APP124099	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001973	Tony Howard	APP124100	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN007544	Adam Zosso	APP124101	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN009268	Morgan Berns	APP124102	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN010034	Tyler Mitchell	APP124103	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012204	Taylor McCorkle	APP124104	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012205	DC Bennett	APP124105	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN002340	Rory Gentry	APP124106	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012206	Lindsay Bevilaqua	APP124107	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN011255	Steffan Short	APP124108	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001138	Josh Harrell	APP124109	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001065	Jackie Carter	APP124110	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001315	Matt Ford	APP124111	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001380	Mike Wheeler	APP124112	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN008971	Rafael Diaz	APP124113	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN000293	Broc Larrison	APP124114	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN002274	Dewey Abney	APP124115	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012207	Derek Baldrige	APP124116	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012209	Devin Cornwell	APP124117	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN005144	Tyler Dougherty	APP124118	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012210	Wade Burtron	APP124119	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN006912	Clayton Wylie	APP124120	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN006041	Eli Stubbs	APP124121	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN006968	Chad Tribbett	APP124122	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012143	Joseph Hopkins	APP124123	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012232	Nick Bonds	APP124124	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012233	Daniel Trump	APP124125	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012234	Casey Thifault	APP124126	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012211	Nicholas Miller	APP124127	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001808	Song Kang	APP124128	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/09/25..01/22/25

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Police									
VEN011842	Ethan Wygant	APP124129	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN000395	Chuck Nichols	APP124130	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN005259	Angie Martin	APP124131	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012212	Jeremy Thomas	APP124132	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN003207	Brandon Gehlhausen	APP124133	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012213	Andrew Howell	APP124134	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012214	Preston Howard	APP124135	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN008972	David Dugger	APP124136	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN008294	Marcus Harris	APP124137	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN011081	Dakota Foote	APP124138	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012216	Stefan Kljajic	APP124139	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN008974	Lisa McGlohn Ottenweller	APP124140	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN010381	William Ottenweller	APP124141	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012217	Phil Mattes	APP124142	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012218	Sterling Woods	APP124143	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012219	Aaron Byerley	APP124144	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012220	Josh Adley	APP124145	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012221	Kaeden Gebhart	APP124146	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012222	Kirsten Olowinski	APP124147	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012223	Ben Sargent	APP124148	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012224	Brad Robins	APP124149	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN008988	Charles Terry II	APP124150	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN010380	Jonathan Mathioudakis	APP124151	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012225	Ryan Barth	APP124152	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN011735	Linhsey Trinh	APP124153	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012226	Jonathan Brown	APP124154	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012227	Ingrid Ortega	APP124155	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012228	Nicholas Clapp	APP124156	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012229	Adrian Alvarez	APP124157	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012230	Alexis Couchman	APP124158	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN012231	Dalton Brown	APP124159	1/16/2025	101002229	POLICE-UNIFORMS	Uniform allowance	1,450.00		
VEN001728	Safety-Kleen	APP124191	1/16/2025	101002349	POLICE-SERVICES	5G Parts Washer Solvent,	180.80		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/09/25..01/22/25

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Police									
VEN001856	Sun Badge Co	APP124192	1/16/2025	101002229	POLICE-UNIFORMS	Badges for 2H43, 2H44 and	833.50		
VEN009982	Flock Safety	APP124193	1/16/2025	101002472	POLICE-EQUIPMENT	Flock Safety Falcon	3,000.00		
VEN012066	Central Indiana Police Foundation	APP124194	1/16/2025	101002334	POLICE-	IMPD Leadership Registration	4,400.00		
VEN010997	Lexipol	APP124195	1/16/2025	101002349	POLICE-SERVICES	Police One Academy	6,327.90		
VEN006426	DISA Inc	APP124262	1/21/2025	101002349	POLICE-SERVICES	Drug testing	220.00		
Subtotal for Police							557,888.39		
Economic and Community Development									
VEN001537	Payroll	APP123995	1/14/2025	101003111	ECD-SALARY	sal	47,146.76		
VEN001537	Payroll	APP123995	1/14/2025	101003120	ECD-FICA/MEDICARE	fica	2,854.34		
VEN001537	Payroll	APP123995	1/14/2025	101003120	ECD-FICA/MEDICARE	med	667.54		
VEN001537	Payroll	APP123995	1/14/2025	101003121	ECD-PERF	perf	6,694.84		
VEN010114	Rundell Ernstberger Assoc Inc	APP123997	1/14/2025	101003310	ECD-PLANNING	Comprehensive Plan	45,774.04		
VEN000296	Browning Day Mullins Dierdorf	APP123998	1/14/2025	101003310	ECD-PLANNING	Downtown Plan Update	38,590.24		
VEN010616	CivicPlus LLC	APP123999	1/14/2025	101003349	ECD-SERVICES	Software for permitting and	23,475.37		
VEN002123	Westfield-Washington Schools	APP124350	1/22/2025	101003223	ECD-OFFICE SUPPLIES	Paper	33.80		
VEN000296	Browning Day Mullins Dierdorf	APP124386	1/22/2025	101003310	ECD-PLANNING	Downtown Plan Update	24,580.40		
Subtotal for Economic and Community Development							189,817.33		
F and E									
VEN002336	Citizens Westfield	APP123916	1/9/2025	101004342	F AND E-WATER/SEWER	CSC	517.16	79658	1/9/2025
VEN011071	Brads Garage Doors	APP123989	1/14/2025	101004343	F AND E-BUILDING MAINT	PW salt barn door	2,898.24		
VEN001537	Payroll	APP123995	1/14/2025	101004111	F AND E-SALARY	sal	23,977.17		
VEN001537	Payroll	APP123995	1/14/2025	101004120	F AND E-FICA/MEDICARE	fica	1,403.83		
VEN001537	Payroll	APP123995	1/14/2025	101004121	F AND E-PERF	perf	3,366.14		
VEN011782	Parallel Design Group	APP124001	1/14/2025	101004349	F AND E-SERVICES		23,762.52		
VEN012198	Gonzalez Home Improvement	APP124008	1/14/2025	101004349	F AND E-SERVICES	CSC remodel	30,189.00		
VEN009773	LNG Indy LLC	APP124011	1/14/2025	101004328	F AND E-HEAT/GAS	City Hall	236.68	79749	1/14/2025
VEN009773	LNG Indy LLC	APP124011	1/14/2025	101004328	F AND E-HEAT/GAS	PSB	1,460.13	79749	1/14/2025
VEN009773	LNG Indy LLC	APP124011	1/14/2025	101004328	F AND E-HEAT/GAS	CSC	789.54	79749	1/14/2025
VEN002336	Citizens Westfield	APP124226	1/17/2025	101004328	F AND E-HEAT/GAS	CSC	685.47	79759	1/17/2025
VEN011315	Leach and Russell Mechanical	APP124293	1/21/2025	101004343	F AND E-BUILDING MAINT	Sta 81	2,155.00		
VEN000879	Heritage-Crystal Clean	APP124296	1/21/2025	101004343	F AND E-BUILDING MAINT	Sta 81 vac truck	715.41		

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Fund No. Fund Name									
101 General									
F and E									
VEN007012	Elwood Fire Equipment	APP124297	1/21/2025	101004343	F AND E-BUILDING MAINT	Sta 83 Fire suppression	516.68		
VEN011814	Matthew Deck	APP124384	1/22/2025	101004347	F AND E-PROMOTIONS	Lunch meeting	40.02		
VEN011814	Matthew Deck	APP124384	1/22/2025	101004347	F AND E-PROMOTIONS	Gas	54.66		
VEN000879	Heritage-Crystal Clean	APP124385	1/22/2025	101004343	F AND E-BUILDING MAINT	Sta 83 drain cleaning	1,068.55		
Subtotal for F and E							93,836.20		
Parks									
VEN001537	Payroll	APP123995	1/14/2025	101005111	PARKS-SALARY	sal	19,871.47		
VEN001537	Payroll	APP123995	1/14/2025	101005120	PARKS-FICA/MEDICARE	fica	1,195.08		
VEN001537	Payroll	APP123995	1/14/2025	101005120	PARKS-FICA/MEDICARE	med	328.32		
VEN001537	Payroll	APP123995	1/14/2025	101005120	PARKS-FICA/MEDICARE	med	279.49		
VEN001537	Payroll	APP123995	1/14/2025	101005121	PARKS-PERF	perf	2,646.03		
VEN000589	Duke Energy	APP124042	1/16/2025	101005341	PARKS-ELECTRIC	201 Mill final bill	12.05	79754	1/16/2025
VEN002336	Citizens Westfield	APP124227	1/17/2025	101005342	PARKS-WATER/SEWER	GRJN	774.35	79760	1/17/2025
VEN009542	H and N Outdoor Services LLC	APP124253	1/21/2025	101005349	PARKS-SERVICES	Landscape and mowing	47,234.98		
VEN005709	Service Sanitation Inc	APP124260	1/21/2025	101005349	PARKS-SERVICES	Deer Walk	194.40		
VEN005709	Service Sanitation Inc	APP124260	1/21/2025	101005349	PARKS-SERVICES	3233 W 166th	167.65		
VEN012244	Indigo Tree Consulting LLC	APP124317	1/22/2025	101005349	PARKS-SERVICES	Westfield Tree Inventory	3,982.50		
VEN000921	Huston Electric	APP124318	1/22/2025	101005343	PARKS-BUILDING	GRJN	2,336.29		
VEN009542	H and N Outdoor Services LLC	APP124319	1/22/2025	101005343	PARKS-BUILDING	Sta 81 landscaping	6,937.50		
VEN009542	H and N Outdoor Services LLC	APP124320	1/22/2025	101005343	PARKS-BUILDING	Sta 81 landscaping	13,875.00		
Subtotal for Parks							99,835.11		
Economic Dev									
VEN001537	Payroll	APP123995	1/14/2025	101006111	ECONOMIC DEV-SALARY	sal	24,126.72		
VEN001537	Payroll	APP123995	1/14/2025	101006120	ECONOMIC DEV-	fica	1,434.27		
VEN001537	Payroll	APP123995	1/14/2025	101006120	ECONOMIC DEV-	med	335.44		
VEN001537	Payroll	APP123995	1/14/2025	101006121	ECONOMIC DEV-PERF	perf	3,390.49		
VEN011843	Claire Gelinas	APP124050	1/16/2025	101006334	ECONOMIC DEV-	Spring tuition	4,716.00		
VEN011964	JS Held	APP124053	1/16/2025	101006349	ECONOMIC DEV-SERVICE	Union Square	797.67		
VEN010114	Rundell Ernstberger Assoc Inc	APP124224	1/17/2025	101006349	ECONOMIC DEV-SERVICE	Park St	17,168.76		
VEN011964	JS Held	APP124331	1/22/2025	101006349	ECONOMIC DEV-SERVICE	Union Square	564.00		
Subtotal for Economic Dev							52,533.35		

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Fund No. Fund Name									
101 General									
Informatics									
VEN001537	Payroll	APP123995	1/14/2025	101007111	IT-SALARY	sal	26,761.53		
VEN001537	Payroll	APP123995	1/14/2025	101007120	IT-FICA/MEDICARE	fica	1,593.31		
VEN001537	Payroll	APP123995	1/14/2025	101007120	IT-FICA/MEDICARE	med	372.62		
VEN001537	Payroll	APP123995	1/14/2025	101007121	IT-PERF	perf	3,800.13		
VEN010130	ITSavvy LLC	APP124288	1/21/2025	101007349	IT-SERVICES	NuWave	711.84		
VEN006678	Amazon Capital Services	APP124289	1/21/2025	101007451	IT-COMPUTER/EQUIP	Power supply kit	120.41		
VEN000604	Eastern Engineering Supply	APP124290	1/21/2025	101007337	IT-PRINTING	Maint Cartridge	106.06		
VEN003729	Metronet	APP124291	1/21/2025	101007349	IT-SERVICES	GPEC	801.30		
VEN005146	Konica Minolta Business	APP124292	1/21/2025	101007451	IT-COMPUTER/EQUIP	Workplace tier 2	11,074.00		
VEN004591	Virtusa Corporation	APP124294	1/21/2025	101007349	IT-SERVICES	Dec services	350.00		
VEN012155	Safari Micro Inc	APP124295	1/21/2025	101007389	IT-SOFTWARE LICENSING	Bluebeam	6,815.94		
VEN012155	Safari Micro Inc	APP124295	1/21/2025	101007389	IT-SOFTWARE LICENSING	Fortinet Coterm	3,378.67		
VEN005146	Konica Minolta Business	APP124298	1/21/2025	101007337	IT-PRINTING	Click Charges	200.14		
VEN005996	Konica Minolta Premier Fin	APP124300	1/21/2025	101007337	IT-PRINTING	Copy machine rentals	808.38		
VEN005134	Lifeline Data Centers	APP124301	1/21/2025	101007349	IT-SERVICES	Dec services	1,159.03		
VEN006678	Amazon Capital Services	APP124302	1/21/2025	101007451	IT-COMPUTER/EQUIP	Sta 82 Emergency tones amp	687.84		
VEN006678	Amazon Capital Services	APP124303	1/21/2025	101007451	IT-COMPUTER/EQUIP	Sta 82 tones battery backup	114.66		
VEN011868	Sikich LLP	APP124304	1/21/2025	101007331	IT-CONSULTING	EDO implementation	625.00		
VEN005146	Konica Minolta Business	APP124305	1/21/2025	101007337	IT-PRINTING	Click Charges	478.90		
Subtotal for Informatics							59,959.76		
Clerk Treasurer									
VEN004297	ADP-Payroll	APP123940	1/13/2025	101008349	CT-SERVICES	Dec services	6,142.35	500001098	1/13/2025
VEN001537	Payroll	APP123995	1/14/2025	101008111	CT-SALARY	sal	21,303.09		
VEN001537	Payroll	APP123995	1/14/2025	101008120	CT-FICA/MEDICARE	fica	1,266.00		
VEN001537	Payroll	APP123995	1/14/2025	101008120	CT-FICA/MEDICARE	med	296.08		
VEN001537	Payroll	APP123995	1/14/2025	101008121	CT-PERF	perf	2,557.79		
VEN001826	Staples	APP124046	1/16/2025	101008223	CT-OFFICE SUPPLIES	Boxes and folders	453.87		
VEN000267	Boyce Forms/systems	APP124086	1/16/2025	101008337	CT-PRINTING	Receipts	678.24		
VEN001469	O W Krohn and Associates	APP124282	1/21/2025	101008331	CT-CONSULTING	Dec services	6,120.00		
VEN005897	Hamilton County Reporter	APP124337	1/22/2025	101008338	CT-LEGAL NOTICES	Addl Appropriation	47.00		
VEN000938	IIMC	APP124343	1/22/2025	101008350	CT-	2025 Renewal	910.00		

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Fund No. Fund Name									
101 General									
Clerk Treasurer									
VEN002123	Westfield-Washington Schools	APP124350	1/22/2025	101008223	CT-OFFICE SUPPLIES	Paper	33.80		
Subtotal for Clerk Treasurer							39,808.22		
Mayor									
VEN001537	Payroll	APP123995	1/14/2025	101009111	MAYOR-SALARY	sal	4,948.92		
VEN001537	Payroll	APP123995	1/14/2025	101009120	MAYOR- FICA/MEDICARE	fica	288.25		
VEN001537	Payroll	APP123995	1/14/2025	101009120	MAYOR- FICA/MEDICARE	med	67.42		
VEN001537	Payroll	APP123995	1/14/2025	101009121	MAYOR-PERF	perf	702.75		
VEN001913	The Bridgewater Club LLC	APP124286	1/21/2025	101009347	MAYOR-PROMOTIONS	Board Meeting	247.00		
VEN001913	The Bridgewater Club LLC	APP124287	1/21/2025	101009347	MAYOR-PROMOTIONS	Mayors roundtable	2,694.85		
Subtotal for Mayor							8,949.19		
City Council									
VEN011808	PIP Printing	APP123942	1/13/2025	101010347	CITY COUNCIL-	Mailing for golf cart ordinance	972.10	79719	1/22/2025
VEN011734	John Dartt	APP124284	1/21/2025	101010347	CITY COUNCIL-	Golf cart meeting	707.55		
Subtotal for City Council							1,679.65		
Public Works									
VEN000589	Duke Energy	APP123917	1/9/2025	101013341	PW-ELECTRIC	PW	173.37	79660	1/9/2025
VEN000485	Current Publishing	APP123980	1/14/2025	101013333	PW-POSTAGE	Bids notice	76.00		
VEN000402	Cintas	APP123982	1/14/2025	101013229	PW-UNIFORMS	Carhartt bibs for Jack	126.94		
VEN004134	Repro Graphix Inc	APP123984	1/14/2025	101013333	PW-POSTAGE	181st and Wheeler	40.00		
VEN000402	Cintas	APP123986	1/14/2025	101013229	PW-UNIFORMS	Uniforms	85.00		
VEN001537	Payroll	APP123995	1/14/2025	101013111	PW-SALARY	sal	71,378.73		
VEN001537	Payroll	APP123995	1/14/2025	101013120	PW-FICA/MEDICARE	fica	4,349.96		
VEN001537	Payroll	APP123995	1/14/2025	101013120	PW-FICA/MEDICARE	med	1,017.32		
VEN001537	Payroll	APP123995	1/14/2025	101013121	PW-PERF	perf	10,094.12		
VEN000589	Duke Energy	APP124228	1/17/2025	101013341	PW-ELECTRIC	PW	146.51	79761	1/17/2025
VEN002336	Citizens Westfield	APP124338	1/22/2025	101013342	PW-WATER/SEWER	PW irrigation	127.79	79772	1/22/2025
VEN000402	Cintas	APP124353	1/22/2025	101013229	PW-UNIFORMS	Uniforms	85.00		
VEN012235	Richard Hoyt	APP124376	1/22/2025	101013229	PW-UNIFORMS	Reim boots	200.00		
VEN010969	Waste Management	APP124379	1/22/2025	101013349	PW-CONTRACTUAL	Westfield Fall Cleanup	9.03		
Subtotal for Public Works							87,909.77		

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Fund No. Fund Name									
101 General									
Communications									
VEN001537	Payroll	APP123995	1/14/2025	101020111	COMM-SALARY	sal	12,215.20		
VEN001537	Payroll	APP123995	1/14/2025	101020120	COMM-FICA/MEDICARE	fica	724.77		
VEN001537	Payroll	APP123995	1/14/2025	101020120	COMM-FICA/MEDICARE	med	169.51		
VEN001537	Payroll	APP123995	1/14/2025	101020121	COMM-PERF	perf	1,734.55		
VEN003995	Prestige Performance II Inc	APP124255	1/21/2025	101020347	COMM-PROMOTIONS	Mayors Council on disabilities	157.52		
VEN000485	Current Publishing	APP124257	1/21/2025	101020337	COMM-PRINTING	Display Ad	1,816.00		
VEN000485	Current Publishing	APP124257	1/21/2025	101020337	COMM-PRINTING	Display Ad	265.00		
Subtotal for Communications							17,082.55		
Customer Service									
VEN001537	Payroll	APP123995	1/14/2025	101021111	CUSTOMER SERV-SALARY	sal	4,817.60		
VEN001537	Payroll	APP123995	1/14/2025	101021120	CUSTOMER SERV-	fica	282.58		
VEN001537	Payroll	APP123995	1/14/2025	101021120	CUSTOMER SERV-	med	66.09		
VEN001537	Payroll	APP123995	1/14/2025	101021121	CUSTOMER SERV- PERF	perf	684.09		
Subtotal for Customer Service							5,850.36		
Human Resources									
VEN005662	Rocchio Kiley Ins	APP123912	1/9/2025	101022122	HR- WORKERS COMP	Work Comp renewal	224,799.00	79723	1/13/2025
VEN007062	McGriff Insurance	APP123913	1/9/2025	101022339	HR-INSURANCE	Cyber Coverage renewal	23,349.50	79712	1/13/2025
VEN001913	The Bridgewater Club LLC	APP123914	1/9/2025	101022347	HR- PROMOTIONS	COW Holiday Party	9,908.50	79738	1/13/2025
VEN001537	Payroll	APP123995	1/14/2025	101022111	HR -SALARY	sal	9,663.52		
VEN001537	Payroll	APP123995	1/14/2025	101022119	HR-HEALTH/DENTAL	hsa	9,000.00		
VEN001537	Payroll	APP123995	1/14/2025	101022120	HR-FICA/MEDICARE	fica	593.83		
VEN001537	Payroll	APP123995	1/14/2025	101022120	HR-FICA/MEDICARE	med	138.89		
VEN001537	Payroll	APP123995	1/14/2025	101022121	HR-PERF	perf	1,372.22		
VEN000534	Delta Dental	APP124044	1/16/2025	101022119	HR-HEALTH/DENTAL	Jan ins	24,796.32	79752	1/16/2025
VEN010036	VSP Insurance	APP124163	1/16/2025	101022119	HR-HEALTH/DENTAL	Jan ins	3,290.02	79755	1/16/2025
VEN001676	Riverview Hospital	APP124190	1/16/2025	101022119	HR-HEALTH/DENTAL	Nov clinic hrs	18,263.38	79756	1/16/2025
VEN008029	Liberty Mutual Insurance	APP124332	1/22/2025	101022339	HR-INSURANCE	Paid losses	1,417.66		
VEN011650	ADVISIA	APP124333	1/22/2025	101022349	HR-SERVICE	Coaching	15,000.00		
VEN009192	Anthony Properties LP	APP124334	1/22/2025	101022347	HR- PROMOTIONS	IMMI conference rental	3,325.00		
VEN000942	Imagery LLC	APP124335	1/22/2025	101022347	HR- PROMOTIONS	Wearables	566.41		
VEN012073	WHS Foodies Rock	APP124336	1/22/2025	101022347	HR- PROMOTIONS	Staff kick off	3,002.00		
Subtotal for Human Resources							348,486.25		

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Subtotal for Fund 101 General							1,627,565.38		
Fund No.	Fund Name								
103	Fire Operating								
	Fire								
VEN001537	Payroll	APP123995	1/14/2025	103012111	FIRE-SALARY	sal	433,433.33		
VEN001537	Payroll	APP123995	1/14/2025	103012120	FIRE-FICA AND MEDICARE	fica	26,487.06		
VEN001537	Payroll	APP123995	1/14/2025	103012120	FIRE-FICA AND MEDICARE	med	6,194.56		
VEN001537	Payroll	APP123995	1/14/2025	103012121	FIRE-PERF	perf	77,186.08		
VEN009773	LNG Indy LLC	APP124011	1/14/2025	103012328	FIRE-GAS/HEAT	Sta 83	368.95	79749	1/14/2025
VEN009773	LNG Indy LLC	APP124011	1/14/2025	103012328	FIRE-GAS/HEAT	Sta 82	123.16	79749	1/14/2025
VEN001417	Napa Auto Parts	APP124064	1/16/2025	103012360	FIRE-VEHICLE MAINT	PARTS FOR REPAIRS	104.41		
VEN009426	Best One of Tipton	APP124065	1/16/2025	103012360	FIRE-VEHICLE MAINT	tires M382	1,603.36		
VEN010280	Municipal Emergency Svcs	APP124066	1/16/2025	103012229	FIRE-UNIFORMS	L Hurt cargo pants	66.99		
VEN011793	Keystone Cooperative Inc	APP124067	1/16/2025	103012226	FIRE-VEHICLE	ST 81 fleet fuel	589.16		
VEN000903	Hoosier Fire Equipment	APP124069	1/16/2025	103012229	FIRE-UNIFORMS	turnoutgear	3,749.05		
VEN000065	Airgas Mid America	APP124070	1/16/2025	103012343	FIRE-BUILDING	cylinder rental st81	641.54		
VEN010032	PL Harper Consulting	APP124071	1/16/2025	103012334	FIRE-	officer series	7,200.00		
VEN000266	Bound Tree Medical	APP124072	1/16/2025	103012224	FIRE-OPERATING	ems supplies	3,952.65		
VEN009277	Nelson and Co LLC	APP124073	1/16/2025	103012229	FIRE-UNIFORMS	recruit clothing	12,123.08		
VEN012200	Tipton Fire Dept	APP124074	1/16/2025	103012229	FIRE-UNIFORMS	turnout gear	2,500.00		
VEN000065	Airgas Mid America	APP124075	1/16/2025	103012224	FIRE-OPERATING	tank/valve rental st83	848.12		
VEN002326	OREILLY AUTO	APP124076	1/16/2025	103012360	FIRE-VEHICLE MAINT	Veh maintenance	157.33		
VEN009231	CenterPoint Energy	APP124225	1/17/2025	103012328	FIRE-GAS/HEAT	Sta 82	202.74	79758	1/17/2025
VEN007012	Elwood Fire Equipment	APP124230	1/17/2025	103012472	FIRE-EQUIP	st83 fire ext maintenance	1,372.00		
VEN012208	Aaron Wardlaw	APP124231	1/17/2025	103012229	FIRE-UNIFORMS	REIMBURSE DUTY SHOES	100.00		
VEN011793	Keystone Cooperative Inc	APP124232	1/17/2025	103012226	FIRE-VEHICLE	st83 fleet fuel	1,522.85		
VEN012202	Bells of Steel USA	APP124233	1/17/2025	103012472	FIRE-EQUIP	open trap bar	212.49		
VEN012201	Millers Mini Barns LLC	APP124234	1/17/2025	103012472	FIRE-EQUIP	bar fire table/chairs	25,496.00		
VEN012157	UnitedHealthcare Community Plan	APP124235	1/17/2025	103012349	FIRE-SERVICES	ems reimb	12.58		
VEN012157	UnitedHealthcare Community Plan	APP124236	1/17/2025	103012349	FIRE-SERVICES	EMS REIMB	83.49		
VEN012157	UnitedHealthcare Community Plan	APP124237	1/17/2025	103012349	FIRE-SERVICES	EMS REIMB	114.14		
VEN012236	TriCare East Region	APP124238	1/17/2025	103012349	FIRE-SERVICES	ems reimb	491.51		
VEN012238	United Healthcare Insurance Company	APP124239	1/17/2025	103012349	FIRE-SERVICES	ems reimb	665.34		
VEN012239	Virginia L. Miller	APP124241	1/17/2025	103012349	FIRE-SERVICES	ems reimb	1,625.00		
VEN012240	Daniel J Schoenherr	APP124242	1/17/2025	103012349	FIRE-SERVICES	ems reimb	275.00		

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Fund No. Fund Name									
103 Fire Operating									
Fire									
VEN012241	Norma Anne Pudleiner	APP124243	1/17/2025	103012349	FIRE-SERVICES	ems reimb	104.12		
VEN012237	United Healthcare Shared Services	APP124245	1/17/2025	103012349	FIRE-SERVICES	ems reimb	1,650.00		
VEN009277	Nelson and Co LLC	APP124251	1/17/2025	103012229	FIRE-UNIFORMS	jandsn coat/new hire needs	1,249.15		
VEN002371	Federal Signal Corp	APP124316	1/22/2025	103012346	FIRE-TORNADO SIREN	Two Tornado Sirens	24,900.00		
VEN002371	Federal Signal Corp	APP124316	1/22/2025	103012346	FIRE-TORNADO SIREN	Two Tornado Sirens	23,758.00		
VEN009060	Safe Haven Baby Boxes	APP124321	1/22/2025	103012350	FIRE-	Annual service Fee	500.00		
VEN011640	Medical Academic Center	APP124322	1/22/2025	103012334	FIRE-	ALS Skills class	300.00		
VEN011793	Keystone Cooperative Inc	APP124324	1/22/2025	103012226	FIRE-VEHICLE	fuel	712.70		
VEN010032	PL Harper Consulting	APP124325	1/22/2025	103012472	FIRE-EQUIP	replacement radio	422.74		
VEN002123	Westfield-Washington Schools	APP124350	1/22/2025	103012223	FIRE-OFFICE SUPPLIES	Paper	101.40		
Subtotal for Fire							663,200.08		
Subtotal for Fund 103 Fire Operating							663,200.08		
Fund No. Fund Name									
176 ARP2021-Covid Recovery									
Public Works									
VEN007442	YMCA of Greater Indianapolis	APP124348	1/22/2025	176013349	ARP2021-PW SERVICE	Installment 2 of 2	2,500,000.00		
Subtotal for Public Works							2,500,000.00		
Subtotal for Fund 176 ARP2021-Covid Recovery							2,500,000.00		
Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN000332	Cargill	APP123981	1/14/2025	201013231	MVH-SUBGRADE	Salt	27,739.45		
VEN001537	Payroll	APP123995	1/14/2025	201013111	MVH-SALARY	sal	11,644.01		
VEN001537	Payroll	APP123995	1/14/2025	201013120	MVH-FICA/MEDICARE	fica	697.04		
VEN001537	Payroll	APP123995	1/14/2025	201013120	MVH-FICA/MEDICARE	med	163.01		
VEN001537	Payroll	APP123995	1/14/2025	201013121	MVH-PERF	perf	1,653.45		
VEN009542	H and N Outdoor Services LLC	APP124344	1/22/2025	201013349	MVH-CONTRACTUAL SERV	Snow removal	29,378.16		
VEN009542	H and N Outdoor Services LLC	APP124345	1/22/2025	201013349	MVH-CONTRACTUAL SERV	Snow removal	7,616.56		
VEN001504	Paddacks Wrecker Service	APP124346	1/22/2025	201013349	MVH-CONTRACTUAL SERV	Western Star	430.00		
VEN003284	Practical Property Group	APP124347	1/22/2025	201013349	MVH-CONTRACTUAL SERV	Snow removal	27,040.00		
VEN009426	Best One of Tipton	APP124349	1/22/2025	201013345	MVH-EQUIP REPAIR	Flatbed Repairs	35.00		

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Fund No.	Fund Name									
201	Motor Vehicle Highway (MVH)									
	Public Works									
	VEN000859	Hare Chevrolet	APP124352	1/22/2025	201013345	MVH-EQUIP REPAIR	Service to truck 1591	794.94		
	VEN001940	The Times	APP124355	1/22/2025	201013349	MVH-CONTRACTUAL SERV	Notice for bids	68.04		
	VEN000332	Cargill	APP124356	1/22/2025	201013231	MVH-SUBGRADE	Salt	23,408.31		
	VEN009426	Best One of Tipton	APP124357	1/22/2025	201013345	MVH-EQUIP REPAIR	Tire repair 1991	145.00		
	VEN001363	Mid-state Truck Equipment	APP124358	1/22/2025	201013360	MVH-VEHICLE REPAIR	Tool box for truck 2394	750.00		
	VEN012135	Asphalt Materials Inc	APP124359	1/22/2025	201013345	MVH-EQUIP REPAIR	Oil for equip	549.85		
	VEN009257	Winter Equipment Company	APP124360	1/22/2025	201013345	MVH-EQUIP REPAIR	Curb guards for snow plows	2,436.73		
	VEN000879	Heritage-Crystal Clean	APP124361	1/22/2025	201013349	MVH-CONTRACTUAL SERV	Vac truck	809.10		
	VEN009426	Best One of Tipton	APP124362	1/22/2025	201013345	MVH-EQUIP REPAIR	Dump Truck tire repair	140.00		
	VEN001363	Mid-state Truck Equipment	APP124363	1/22/2025	201013345	MVH-EQUIP REPAIR	Plow maint parts for snow	1,945.75		
	VEN001846	Stoops Freightliner	APP124364	1/22/2025	201013345	MVH-EQUIP REPAIR	Repairs to 1891	147.99		
	VEN001846	Stoops Freightliner	APP124365	1/22/2025	201013345	MVH-EQUIP REPAIR	Truck 1891	675.00		
	VEN001363	Mid-state Truck Equipment	APP124366	1/22/2025	201013345	MVH-EQUIP REPAIR	Strobe lights for dump truck	285.00		
	VEN001363	Mid-state Truck Equipment	APP124367	1/22/2025	201013345	MVH-EQUIP REPAIR	Salt spreader repairs	739.23		
	VEN000419	Clark Truck Equipment	APP124368	1/22/2025	201013345	MVH-EQUIP REPAIR	Dump truck parts	12,373.00		
	VEN001399	MPE Cleaning Systems	APP124370	1/22/2025	201013345	MVH-EQUIP REPAIR	Pressure washer repairs	318.00		
	VEN004589	United Feeds Transit Inc	APP124371	1/22/2025	201013345	MVH-EQUIP REPAIR	Repairs to 1891	1,961.57		
	VEN004589	United Feeds Transit Inc	APP124371	1/22/2025	201013345	MVH-EQUIP REPAIR	Repairs to 1791	1,466.22		
	VEN002123	Westfield-Washington Schools	APP124373	1/22/2025	201013226	MVH-VEHICLE GAS/	Diesel	5,262.13		
	VEN001277	Macallister Machinery Co	APP124374	1/22/2025	201013349	MVH-CONTRACTUAL SERV	Equip rental	7,244.75		
	VEN001277	Macallister Machinery Co	APP124375	1/22/2025	201013349	MVH-CONTRACTUAL SERV	Equip rental	7,372.56		
	VEN011793	Keystone Cooperative Inc	APP124377	1/22/2025	201013226	MVH-VEHICLE GAS/	Fuel	1,508.47		
	VEN000596	E and B Paving Inc	APP124380	1/22/2025	201013231	MVH-SUBGRADE	Cold mix	2,080.00		
	VEN001504	Paddacks Wrecker Service	APP124381	1/22/2025	201013349	MVH-CONTRACTUAL SERV	Plow	550.00		
	Subtotal for Public Works							179,428.32		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)								179,428.32		

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Fund No. Fund Name									
202	Local Road and Street (LRS)								
	Public Works								
VEN004675	Tapco	APP124369	1/22/2025	202013228	LRS-SIGNS AND POSTS	Flashing warning signs	7,119.88		
	Subtotal for Public Works						7,119.88		
Subtotal for Fund 202 Local Road and Street (LRS)							7,119.88		
Fund No. Fund Name									
204	Park Impact								
	Parks								
VEN006748	V3 Companies	APP124009	1/14/2025	204005349	PARK IMPACT-SERVICES	Simon Moon Park Phase One	72,020.00		
VEN008765	RATIO Architects	APP124258	1/21/2025	204005349	PARK IMPACT-SERVICES	GRJN Facade Redesign	16,283.08		
VEN006748	V3 Companies	APP124259	1/21/2025	204005349	PARK IMPACT-SERVICES	Simon Moon Expansion	8,025.00		
VEN011883	Norcon Incorporated	APP124326	1/21/2025	204005474	PARK IMPACT-	Simon Moon Park Phase I	127,338.20		
	Subtotal for Parks						223,666.28		
Subtotal for Fund 204 Park Impact							223,666.28		
Fund No. Fund Name									
244	Redevelopment District Capital								
	RDC								
VEN005661	Barnes and Thornburg LLP	APP124047	1/16/2025	244018330	REDEVELOP DISTRICT	Dec services	780.00	79763	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Ambrose	350.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	BW Jersey	50.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Dec services	150.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Dec services	501.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	General	1,684.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Gr Millen	1,073.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Gr Park	17,850.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Gr Park South	1,965.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Gr Univ	400.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Ham Cross	50.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Lantern	876.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Mill St	3,116.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Park St	5,297.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Towne Run	100.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Union	50.00	79771	1/22/2025

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Fund No. Fund Name									
244	Redevelopment District Capital								
	RDC								
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	Woods Ro	50.00	79771	1/22/2025
VEN011751	Wallack Somers and Haas PC	APP124054	1/16/2025	244018330	REDEVELOP DISTRICT	WoodWind	1,534.00	79771	1/22/2025
VEN005661	Barnes and Thornburg LLP	APP124056	1/16/2025	244018349	REDEVELOP DISTRICT	Nov services	1,168.50	79764	1/22/2025
VEN000919	Hunden Strategic Partners	APP124060	1/16/2025	244018349	REDEVELOP DISTRICT	GP Master Plan	10,000.00	79765	1/22/2025
VEN010966	MKSK Inc	APP124061	1/16/2025	244018349	REDEVELOP DISTRICT	On Call planning Nov	2,000.00	79766	1/22/2025
VEN010966	MKSK Inc	APP124062	1/16/2025	244018349	REDEVELOP DISTRICT	Nov services	8,200.00	79767	1/22/2025
VEN011785	Speck Dempsey LLC	APP124063	1/16/2025	244018349	REDEVELOP DISTRICT	GP Master Planning	50,000.00	79768	1/22/2025
	Subtotal for RDC						107,244.50		
Subtotal for Fund 244 Redevelopment District Capital							107,244.50		
Fund No. Fund Name									
255	F and E Programming/Events								
	F and E								
VEN012199	Jump N Play Party Rentals LLC	APP124007	1/14/2025	255004347	F AND E-EVENT PROG	Deposit WR4 Kids Zone	5,961.64		
	Subtotal for F and E						5,961.64		
Subtotal for Fund 255 F and E Programming/Events							5,961.64		
Fund No. Fund Name									
269	Training Facility Center								
	Public Safety (Police and Fire)								
VEN002191	City of Noblesville Utilities	APP123918	1/9/2025	269014342	TRAINING FAC-	Training Facility	64.32	79659	1/9/2025
VEN009773	LNG Indy LLC	APP124011	1/14/2025	269014328	TRAINING FAC-HEAT/GAS	Training Facility	163.95	79749	1/14/2025
VEN000589	Duke Energy	APP124039	1/16/2025	269014341	TRAINING FAC-ELECTRIC	Training Facility	15.08	79753	1/16/2025
VEN009231	CenterPoint Energy	APP124040	1/16/2025	269014328	TRAINING FAC-HEAT/GAS	Training Facility	141.39	79750	1/16/2025
VEN000434	Comcast Cable	APP124041	1/16/2025	269014350	TRAINING FAC-	Training Facility	315.20	79751	1/16/2025
VEN000905	Hoosier Portable Restroom	APP124068	1/16/2025	269014349	TRAINING FAC-SERVICES	160th& River Rd	176.00		
VEN007217	SimsUshare	APP124323	1/22/2025	269014334	TRAINING FAC-	license renewal	495.00		
	Subtotal for Public Safety (Police and Fire)						1,370.94		
Subtotal for Fund 269 Training Facility Center							1,370.94		

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Fund No. Fund Name									
301	Eastside TIF								
	RDC								
VEN008529	First Financial Bank	APP124043	1/16/2025	301018380	EASTSIDE TIF PRINCIPAL	2017 Bond	260,000.00	500001107	1/16/2025
VEN008529	First Financial Bank	APP124043	1/16/2025	301018381	EASTSIDE TIF INTEREST	2017 Bond	44,515.00	500001107	1/16/2025
	Subtotal for RDC						304,515.00		
Subtotal for Fund 301 Eastside TIF							304,515.00		
Fund No. Fund Name									
305	Grand Junction TIF								
	RDC								
VEN001881	Taft Stettinius and Hollister	APP124057	1/16/2025	305018330	GRAND JUNCT TIF-LEGAL	Dec services	153,085.35	79769	1/22/2025
VEN001881	Taft Stettinius and Hollister	APP124059	1/16/2025	305018330	GRAND JUNCT TIF-LEGAL	Oct services	6,302.00	79770	1/22/2025
	Subtotal for RDC						159,387.35		
Subtotal for Fund 305 Grand Junction TIF							159,387.35		
Fund No. Fund Name									
310	SEP TIF								
	RDC								
VEN000920	Huntington National Bank	APP124229	1/17/2025	310018131	SEP TIF-TSF	2020 Bonds	111,262.85	500001106	1/17/2025
	Subtotal for RDC						111,262.85		
Subtotal for Fund 310 SEP TIF							111,262.85		
Fund No. Fund Name									
328	Wheeler Landing TIF								
	RDC								
VEN009455	STAR Financial Bank	APP124328	1/22/2025	328018280	WHEELER LANDING TIF-	2021a and 2022b	187,269.77		
	Subtotal for RDC						187,269.77		
Subtotal for Fund 328 Wheeler Landing TIF							187,269.77		
Fund No. Fund Name									
331	Lease Rental BD2022AB FD-TIF								
	Fire								
VEN000920	Huntington National Bank	APP123947	1/13/2025	331012349	LR BD2022AB FD-TRUSTEE	2022B Bond admin fees	1,250.00	79696	1/13/2025

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Fund No. Fund Name									
331	Lease Rental BD2022AB FD-TIF								
	Fire								
VEN000920	Huntington National Bank	APP123948	1/13/2025	331012349	LR BD2022AB FD-TRUSTEE	2022A Bond Admin fees	1,250.00	79696	1/13/2025
	Subtotal for Fire						2,500.00		
Subtotal for Fund 331 Lease Rental BD2022AB FD-TIF							2,500.00		
Fund No. Fund Name									
340	Park District Bond2024								
	Parks								
VEN011754	Bondry Management Consulting LLC	APP124254	1/21/2025	340005475	PARK DISTRICT BD2024-	Park District Bond 2024	60,000.00		
VEN005574	Bose McKinney and Evans LLP	APP124261	1/21/2025	340005475	PARK DISTRICT BD2024-	2024 Park Bonds	75,000.00		
	Subtotal for Parks						135,000.00		
Subtotal for Fund 340 Park District Bond2024							135,000.00		
Fund No. Fund Name									
427	Cum. Capital Development								
	Police								
VEN006333	Axon Enterprise Inc	APP124196	1/16/2025	427002472	CCD-PD EQUIPMENT	Officer Safety Program	471,237.92		
VEN000136	Applied Concepts Inc	APP124197	1/16/2025	427002472	CCD-PD EQUIPMENT	Stalker Radar Supplies	25,769.00		
VEN011704	Wheeler Farms LLC	APP124283	1/21/2025	427002474	CCD-PD CONSTR COST	First Installment	350,000.00		
	Subtotal for Police						847,006.92		
Subtotal for Fund 427 Cum. Capital Development							847,006.92		
Fund No. Fund Name									
640	Sports Campus Operating								
	Grand Park								
VEN001537	Payroll	APP123994	1/14/2025	640015111	SPORTS CAMPUS-SALARY	sal	45,682.87		
VEN001537	Payroll	APP123994	1/14/2025	640015120	SPORTS CAMPUS-	fica	2,824.56		
VEN001537	Payroll	APP123994	1/14/2025	640015120	SPORTS CAMPUS-	med	660.59		
VEN001537	Payroll	APP123994	1/14/2025	640015121	SPORTS CAMPUS-PERF	perf	645.88		
VEN002336	Citizens Westfield	APP124004	1/14/2025	640015342	SPORTS CAMPUS-WAT	Field	454.61	5366	1/14/2025
VEN002336	Citizens Westfield	APP124004	1/14/2025	640015342	SPORTS CAMPUS-WAT	Field	379.53	5366	1/14/2025
VEN002336	Citizens Westfield	APP124004	1/14/2025	640015342	SPORTS CAMPUS-WAT	Diam	597.57	5366	1/14/2025

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Fund No.	Fund Name									
640	Sports Campus Operating									
	Grand Park									
	VEN002336	Citizens Westfield	APP124004	1/14/2025	640015342	SPORTS CAMPUS-WAT	Diam	506.04	5366	1/14/2025
	VEN002336	Citizens Westfield	APP124004	1/14/2025	640015342	SPORTS CAMPUS-WAT	General	144.58	5366	1/14/2025
	VEN002336	Citizens Westfield	APP124004	1/14/2025	640015342	SPORTS CAMPUS-WAT	General	204.43	5366	1/14/2025
	VEN010969	Waste Management	APP124005	1/14/2025	640015349	SPORTS CAMPUS-	Trash	22.50	5369	1/14/2025
	VEN011793	Keystone Cooperative Inc	APP124171	1/16/2025	640015226	SPORTS CAMPUS-GAS	Fuel	181.96		
	VEN001499	Otto's Parking Marking	APP124172	1/16/2025	640015343	SPORTS CAMPUS-BLDG	Lot J handicap signs	1,889.00		
	VEN003382	McGavic Outdoor Power	APP124173	1/16/2025	640015472	SPORTS CAMPUS-	Red Ez Go repair	621.95		
	VEN010969	Waste Management	APP124175	1/16/2025	640015349	SPORTS CAMPUS-	Trash	267.32	5372	1/16/2025
	VEN009229	Sports Field Maintenance LLC	APP124176	1/16/2025	640015349	SPORTS CAMPUS-	Maint grounds	14,222.00		
	VEN009229	Sports Field Maintenance LLC	APP124176	1/16/2025	640015349	SPORTS CAMPUS-	Winterization irrigation	3,201.00		
	VEN009229	Sports Field Maintenance LLC	APP124176	1/16/2025	640015349	SPORTS CAMPUS-	Addl repairs	1,161.00		
	VEN009229	Sports Field Maintenance LLC	APP124176	1/16/2025	640015349	SPORTS CAMPUS-	GP Hrly wages	8,648.45		
	VEN009229	Sports Field Maintenance LLC	APP124176	1/16/2025	640015349	SPORTS CAMPUS-	Janitorial	5,528.00		
	VEN004253	Automatic Irrigation Supply	APP124177	1/16/2025	640015224	SPORTS CAMPUS-	Filter Gaskets	470.64		
	VEN006898	Supply Warehouse Inc	APP124179	1/16/2025	640015224	SPORTS CAMPUS-	Restroom supplies	85.42		
	VEN004873	Siteone Landscape Supply	APP124180	1/16/2025	640015224	SPORTS CAMPUS-	Pesticide	1,564.56		
	VEN004873	Siteone Landscape Supply	APP124181	1/16/2025	640015224	SPORTS CAMPUS-	Crushed stone	676.25		
	VEN004873	Siteone Landscape Supply	APP124182	1/16/2025	640015224	SPORTS CAMPUS-	Seed	10,039.50		
	VEN010310	Premier Commercial Services	APP124183	1/16/2025	640015349	SPORTS CAMPUS-	Dec Janitorial Service	2,005.21		
	VEN001858	Sunbelt Rentals	APP124184	1/16/2025	640015472	SPORTS CAMPUS-	Tractor and Aerator	3,442.02		
	VEN001858	Sunbelt Rentals	APP124185	1/16/2025	640015472	SPORTS CAMPUS-	Sod Cutter	1,084.21		
	VEN001858	Sunbelt Rentals	APP124186	1/16/2025	640015472	SPORTS CAMPUS-	Sod Cutter	913.83		
	VEN008257	Ferguson Facilities Supply	APP124187	1/16/2025	640015224	SPORTS CAMPUS-	Janitorial supplies	36.73		
	VEN012017	Culligan Ultrapure Inc	APP124188	1/16/2025	640015349	SPORTS CAMPUS-	Water	24.95		
	VEN009229	Sports Field Maintenance LLC	APP124189	1/16/2025	640015349	SPORTS CAMPUS-	Dec Janitorial	5,528.00		
	VEN009229	Sports Field Maintenance LLC	APP124189	1/16/2025	640015349	SPORTS CAMPUS-	Maint grounds	8,943.67		
	VEN009229	Sports Field Maintenance LLC	APP124189	1/16/2025	640015349	SPORTS CAMPUS-	GP hrly wages	9,923.16		
	Subtotal for Grand Park							132,581.99		
	Sport Campus Indoor Event Ctr									
	VEN001537	Payroll	APP123994	1/14/2025	640023111	GP INDOOR-SALARY	sal	18,618.75		
	VEN001537	Payroll	APP123994	1/14/2025	640023120	GP INDOOR-	fica	1,142.09		
	VEN001537	Payroll	APP123994	1/14/2025	640023120	GP INDOOR-	med	267.10		

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	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name									
640	Sports Campus Operating									
	Sport Campus Indoor Event Ctr									
	VEN001537	Payroll	APP123994	1/14/2025	640023121	GP INDOOR-PERF	perf	319.50		
	VEN009773	LNG Indy LLC	APP124002	1/14/2025	640023328	GP INDOOR-NATURAL GAS	GPEC	5,878.18	5367	1/14/2025
	VEN002336	Citizens Westfield	APP124003	1/14/2025	640023328	GP INDOOR-NATURAL GAS	GPEC	3,920.32	5365	1/14/2025
	VEN002336	Citizens Westfield	APP124003	1/14/2025	640023342	GP INDOOR-WAT AND SEW	GPEC	676.87	5365	1/14/2025
	VEN002336	Citizens Westfield	APP124003	1/14/2025	640023342	GP INDOOR-WAT AND SEW	GPEC	126.51	5365	1/14/2025
	VEN010969	Waste Management	APP124006	1/14/2025	640023349	GP INDOOR-SERVICES	GPEC	1,377.39	5370	1/14/2025
	VEN001881	Taft Stettinius and Hollister	APP124010	1/14/2025	640023349	GP INDOOR-SERVICES	Oct services	1,380.00	5368	1/14/2025
	VEN009984	Legacy Sports Group LLC	APP124164	1/16/2025	640023331	GP INDOOR-CONSULTING	2025 Q1 consulting fees	66,260.77		
	VEN008257	Ferguson Facilities Supply	APP124165	1/16/2025	640023224	GP INDOOR-OPERATING	Janitorial supplies	349.16		
	VEN000402	Cintas	APP124166	1/16/2025	640023343	GP INDOOR-BLDG MAINT	Mats	246.40		
	VEN006390	Ecolab Pest	APP124167	1/16/2025	640023343	GP INDOOR-BLDG MAINT	Pest Control	581.45		
	VEN005590	Filter Services of Indiana	APP124168	1/16/2025	640023343	GP INDOOR-BLDG MAINT	GPEC filters	852.96		
	VEN000103	American Structurepoint Inc	APP124169	1/16/2025	640023345	GP INDOOR-EQUIP REPAIR	HVAC repairs	96,900.00		
	VEN001277	Macallister Machinery Co	APP124170	1/16/2025	640023472	GP INDOOR-EQUIPMENT	Forks for hardwood unload	359.31		
	VEN010969	Waste Management	APP124174	1/16/2025	640023349	GP INDOOR-SERVICES	Single Stream	691.60	5371	1/16/2025
	VEN007684	Perfection Group Inc	APP124178	1/16/2025	640023343	GP INDOOR-BLDG MAINT	AHU repair	731.38		
	VEN006898	Supply Warehouse Inc	APP124179	1/16/2025	640023224	GP INDOOR-OPERATING	Restroom supplies	661.42		
	VEN010310	Premier Commercial Services	APP124183	1/16/2025	640023349	GP INDOOR-SERVICES	Dec Janitorial Service	9,158.01		
	VEN007684	Perfection Group Inc	APP124299	1/21/2025	640023345	GP INDOOR-EQUIP REPAIR	E Arena HVAC repairs install	75,000.00		
	Subtotal for Sport Campus Indoor Event Ctr							285,499.17		
Subtotal for Fund 640 Sports Campus Operating								418,081.16		
Fund No.	Fund Name									
701	Payroll									
	Clerk Treasurer									
	VEN002177	Indiana Members Credit Union	APP123919	1/9/2025	701008930	PAYROLL-INS. DED	HSA	213.46	18652	1/9/2025
	VEN002177	Indiana Members Credit Union	APP123920	1/9/2025	701008930	PAYROLL-INS. DED	Emplr HSA	1,500.00	18653	1/9/2025
	VEN002177	Indiana Members Credit Union	APP123941	1/13/2025	701008930	PAYROLL-INS. DED	Emplr HSA	500.00	18654	1/13/2025
	VEN000920	Huntington National Bank	APP123971	1/14/2025	701008131	PAYROLL-EMPLOYER'S	FICA	69,853.62	701000011	1/14/2025
	VEN000920	Huntington National Bank	APP123971	1/14/2025	701008132	PAYROLL-EMPLOYER'S	Medicare	16,671.19	701000011	1/14/2025
	VEN000920	Huntington National Bank	APP123971	1/14/2025	701008921	PAYROLL-FEDERAL	Federal	117,434.09	701000011	1/14/2025
	VEN000920	Huntington National Bank	APP123971	1/14/2025	701008922	PAYROLL-EMPLOYEE FICA	FICA	69,853.56	701000011	1/14/2025

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
701	Payroll								
Clerk Treasurer									
VEN000920	Huntington National Bank	APP123971	1/14/2025	701008922	PAYROLL-EMPLOYEE FICA	Medicare	16,671.14	701000011	1/14/2025
VEN000959	Indiana Dept Of Revenue	APP123972	1/14/2025	701008923	PAYROLL-STATE	State	33,042.84	701000013	1/14/2025
VEN000959	Indiana Dept Of Revenue	APP123972	1/14/2025	701008923	PAYROLL-STATE	COIT	15,908.97	701000013	1/14/2025
VEN001537	Payroll	APP123992	1/14/2025	701008110	PAYROLL-NET SALARIES	net	839,909.81	701000014	1/14/2025
VEN000163	Aul Retirement	APP124013	1/14/2025	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	32,483.60	701000010	1/14/2025
VEN000703	Fire Fighters Credit Union	APP124014	1/14/2025	701008141	PAYROLL-UNION DUES	Union Dues 4416	5,427.55	18655	1/14/2025
VEN000703	Fire Fighters Credit Union	APP124015	1/14/2025	701008141	PAYROLL-UNION DUES	Union Dues WFD	115.00	18656	1/14/2025
VEN000948	IN Family and Social Services	APP124016	1/14/2025	701008140	PAYROLL-SUPPORT	Child Support	760.00	701000012	1/14/2025
VEN001390	MISDU	APP124017	1/14/2025	701008140	PAYROLL-SUPPORT	Child Support	443.45	18657	1/14/2025
VEN001864	Supporting Heroes	APP124018	1/14/2025	701008991	PAYROLL-MISC	Supporting Heroes	63.90	18661	1/14/2025
VEN004836	Nationwide Retirement Solutions	APP124031	1/15/2025	701008931	PAYROLL-401A MATCHING-	Contributions	1,450.52	18662	1/15/2025
VEN000534	Delta Dental	APP124045	1/16/2025	701008930	PAYROLL-INS. DED	Jan ins retirees	433.92	18663	1/16/2025
VEN001550	PERF	APP124160	1/16/2025	701008133	PAYROLL-PERF	Civilian PERF	68,510.23	701000016	1/16/2025
VEN000008	77 Police and Fire Fund	APP124161	1/16/2025	701008133	PAYROLL-PERF	Non Civilian PERF	146,551.02	701000015	1/16/2025
VEN010036	VSP Insurance	APP124162	1/16/2025	701008930	PAYROLL-INS. DED	Jan ins	33.64	18664	1/16/2025
VEN001118	Jim Lilly	APP124223	1/17/2025	701008930	PAYROLL-INS. DED	Reimbursement	200.00	18665	1/17/2025
VEN002177	Indiana Members Credit Union	APP124263	1/21/2025	701008930	PAYROLL-INS. DED	HSA	251.96	18666	1/21/2025
Subtotal for Clerk Treasurer							1,438,283.47		
Subtotal for Fund 701 Payroll							1,438,283.47		
Fund No. Fund Name									
900	Stormwater								
Stormwater									
VEN012192	Karen and Donald Hawes	APP123974	1/14/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	577.65		
VEN012193	Richard Wakefield	APP123975	1/14/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	508.11		
VEN012194	Edwin and Edna Miller	APP123976	1/14/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	217.66		
VEN012195	Mark Jackson	APP123977	1/14/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	281.15		
VEN012196	Stallion Group LLC	APP123978	1/14/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	113.73		
VEN012197	Thays Rodrigues Cardoso	APP123979	1/14/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	109.38		
VEN002424	IUPPS	APP123985	1/14/2025	900016309	STORM-CONSULTING FEES	Dec tickets	777.10		
VEN001537	Payroll	APP123993	1/14/2025	900016111	STORM-SALARY	net	27,310.77		
VEN001537	Payroll	APP123993	1/14/2025	900016120	STORM-FICA/MEDICARE	fica	1,610.36		

Purchase Invoice Register

City of Westfield

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN001537	Payroll	APP123993	1/14/2025	900016120	STORM-FICA/MEDICARE	med	376.59		
VEN001537	Payroll	APP123993	1/14/2025	900016121	STORM-PERF	perf	3,919.80		
VEN005660	Morphey Construction	APP124000	1/14/2025	900016433	STORM-INFRASTRUCTURE	Southridge Drain	71,852.75		
VEN005660	Morphey Construction	APP124327	1/22/2025	900016433	STORM-INFRASTRUCTURE	Southridge Drain	3,735.25		
VEN002193	Christopher Burke	APP124351	1/22/2025	900016309	STORM-CONSULTING FEES	On Call	1,327.53		
VEN005660	Morphey Construction	APP124354	1/22/2025	900016433	STORM-INFRASTRUCTURE	Southridge Drain	6,326.75		
VEN003611	White River Alliance	APP124382	1/22/2025	900016350	STORM-	2025 MS4 and WRA dues	7,000.00		
	Subtotal for Stormwater						126,044.58		
Subtotal for Fund 900 Stormwater							126,044.58		
Fund No.	Fund Name								
950	Trash								
	Trash								
VEN008448	Springbrook Holding LLC	APP124378	1/22/2025	950017371	TRASH-CREDIT CARD	Template build fee	2,250.00		
	Subtotal for Trash						2,250.00		
Subtotal for Fund 950 Trash							2,250.00		
Posted Invoices Total							9,047,158.12		
Credit Memos									
	Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount	
Fund No.	Fund Name								
101	General								
	Police								
VEN012115	ASPCA	ACP002887	1/10/2025	101002355	Police-K-9 Maint	Police-K-9 Maint	100.00		
	Subtotal for City Council						100.00		
VEN011808	PIP Printing	ACP002892	1/22/2025	101010347	City Council-Promotions	City Council-Promotions	972.10		
	Subtotal for						972.10		
Subtotal by Fund 101 General							1,072.10		
Credit Memo Total							1,072.10		

ORDINANCE NUMBER 24-64

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the “**Ambrose PUD District**”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Applicant filed an application to repeal the existing approval, **Ordinance 16-19**, also known as “Big Hoffa’s Restaurant in the Junction PUD District”, providing for the approval of **Petition No. 2411-PUD-26**;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2411-PUD-26**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2411-PUD-26** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (6-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on January 15, 2025;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Ambrose PUD District**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director of Community Development.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the Local Business District (LB) (the “Underlying Zoning District”).

Section 5. Permitted Uses.

- 5.1 All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except for the following uses, which shall be prohibited:
 - Childcare/Daycare Center
 - Religious Institution
 - Civic Club
 - Private Club
 - Uses permitted by Special Exception

5.2 The following additional use shall be permitted on the Real Estate:

- Multi-family Dwelling, only if part of a mixed-use building substantially similar to that shown in **Exhibit C**.

Section 6. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Minimum Building Setback Lines

- Front Yard: 0 feet
- Side Yard: 0 feet unless abutting a Single-Family Residential District, then 20 feet

6.2 Maximum Building Setback Lines:

- Front Yards abutting N East St or SR 32: 25 feet
- All others: No maximum

6.3 Maximum Building Height. Fifty-five (55) feet, except that a formed roof with tapered soffit, as shown in **Exhibit C**, may exceed the Maximum Building Height to a degree that is in substantial compliance with **Exhibit C**.

6.4 Project Perimeter Setback: Shall not apply.

6.5 Building Size Requirements: Shall not apply.

Section 7. **Overlay Districts.** The standards of Chapter 5.3, State Highway 32 Overlay District shall not apply, with the exception of Article 5.3(K) Architectural Design Requirements.

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

8.1 Article 6.3 Architectural Standards: Shall not apply; rather, the Character Exhibits attached hereto as **Exhibit C** shall apply. Substantial compliance with **Exhibit C** shall be required as determined by the Director of Community Development.

8.2 Article 6.8 Landscaping Standards: Shall not apply; rather, the Landscape Plan attached hereto as **Exhibit D** shall apply. Substantial compliance with **Exhibit D** shall be required as determined by the Director of Community Development. Unless the Director Public Works determines that the final landscape plan cannot

be completed as shown because plantings are not permitted by the City along or within Easements, utility service line routes, or building expansion areas. In those cases, required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, the Director of Public Works may approve a landscape plan with fewer plantings than shown on **Exhibit D**.

8.3 Article 6.14 Parking and Loading Standards shall apply, except as otherwise modified below.

- Access. The minimum aisle width for 45-degree angled parking shall be twelve (12) feet. Where a twelve (12) foot drive aisle is provided, off-street parking spaces shall be at least nine (9) feet in width and twenty (20) feet in length.
- Required spaces for Multi-family Dwellings. One and a half (1.5) spaces per Dwelling Unit.
- Drive-through facilities shall be prohibited.

8.4 Article 6.17 Sign Standards shall apply, except as otherwise modified below.

- One (1) projecting sign shall be permitted on the Real Estate if developed in substantial compliance in terms of scale and aesthetics with what is shown in **Exhibit C** as determined by the Director of Community Development.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

ALL OF WHICH IS ORDAINED THIS __ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 24-64** was delivered to the Mayor of
Westfield

on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 24-64**

this _____ day of _____, 2025.

Scott Willis, Mayor

I hereby VETO **ORDINANCE 24-64**

this _____ day of _____, 2025.

Scott Willis, Mayor

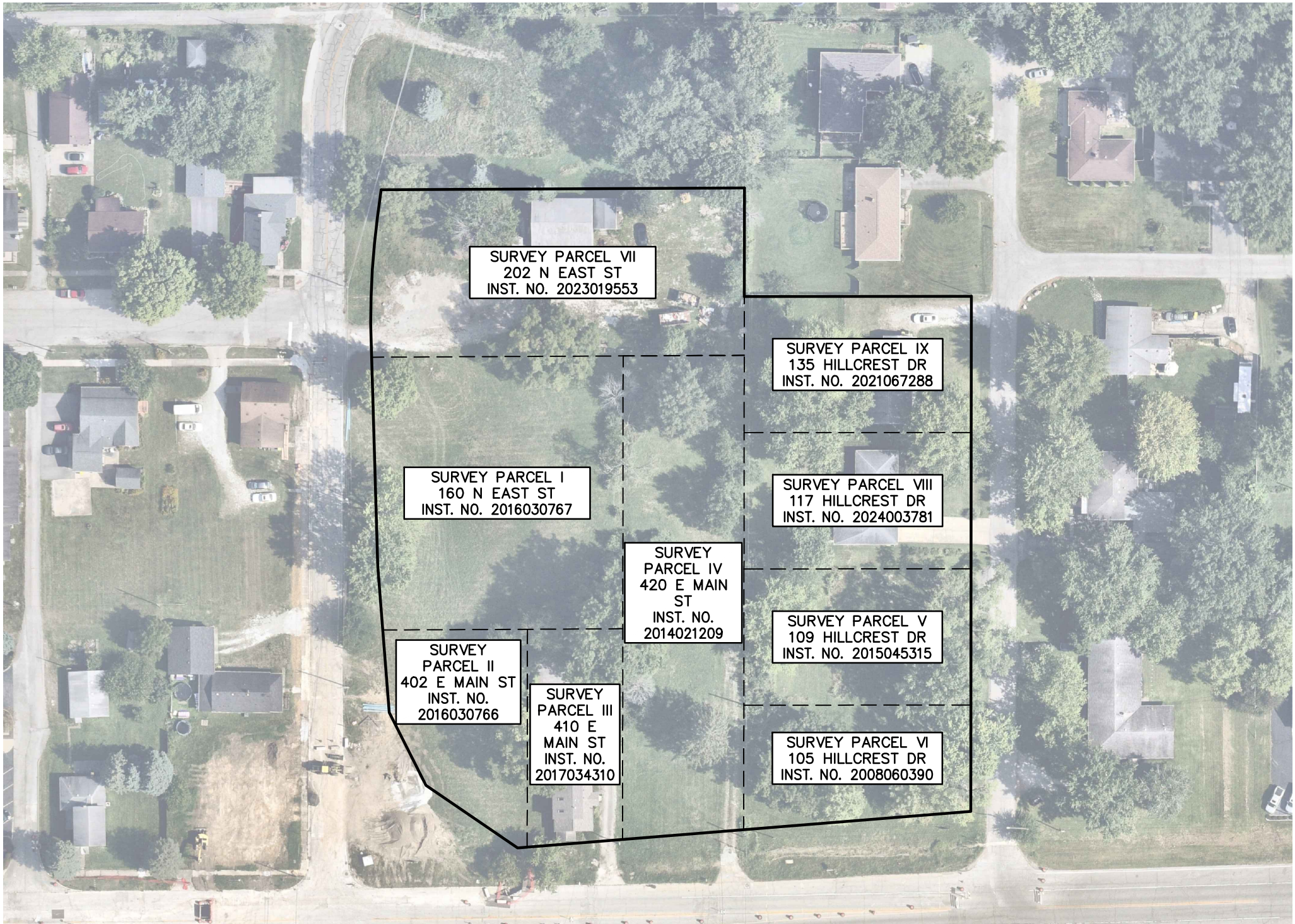
This document prepared by: Alyssa Flandermeyer, AICP
Kimley-Horn and Associates
500 E 96th St, Suite 300, Indianapolis, IN 46240

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Alyssa Flandermeyer, AICP

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Landscape Plan

EXHIBIT A
REAL ESTATE



SURVEY PARCEL VII
202 N EAST ST
INST. NO. 2023019553

SURVEY PARCEL IX
135 HILLCREST DR
INST. NO. 2021067288

SURVEY PARCEL I
160 N EAST ST
INST. NO. 2016030767

SURVEY PARCEL VIII
117 HILLCREST DR
INST. NO. 2024003781

SURVEY
PARCEL IV
420 E MAIN
ST
INST. NO.
2014021209

SURVEY PARCEL V
109 HILLCREST DR
INST. NO. 2015045315

SURVEY
PARCEL II
402 E MAIN ST
INST. NO.
2016030766

SURVEY
PARCEL III
410 E
MAIN ST
INST. NO.
2017034310

SURVEY PARCEL VI
105 HILLCREST DR
INST. NO. 2008060390

PARCEL I (Tax ID 29-06-31-308-012.000-015)

A part of the South Half of the Southwest Quarter of Section 31, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a point in the center of East Street in the City of Westfield, Indiana, 191 feet 9 inches North of the center of the Westfield and Noblesville Gravel Road; run thence North along the center of East Street 180 feet 3 inches to a point which is 48.77 feet West of the line dividing the East Half and the West Half of the Southwest Quarter of said Section 31; thence East 212.4 feet; thence South 180 feet 3 inches; thence West 212.4 feet to the place of beginning.

EXCEPTING THEREFROM, that portion of the real estate acquired by the State of Indiana by way of Agreed Findings and Judgment entered January 31, 2023 in the Hamilton County Circuit Court under Cause No. 29C01-2207-PL-005172, and recorded January 9, 2024 as Instrument No. [2024000845](#) in the Hamilton County Recorder's Office, as follows:

A part of the Southwest Quarter of Section 31, Township 19 North, Range 4 East, Hamilton County, Indiana and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Commencing at the southeast corner of said quarter section designated as point "256" on said parcel plat; thence South 89 degrees 29 minutes 41 seconds West 1,382.96 feet along the south line of said section to the southwest corner of the tract of land described in Instrument [2016030766](#) in the Office of the Recorder of Hamilton County; thence North 0 degrees 13 minutes 18 seconds West 191.75 feet along the west line of said tract to the southwest corner of the tract of land described in Instrument [2016030767](#) and the point of beginning of this description; thence continuing North 0 degrees 13 minutes 18 seconds West 180.25 feet along the west line of said Instrument [2016030767](#) to the northwest corner of said Instrument [2016030767](#); thence North 89 degrees 29 minutes 41 seconds East 31.29 feet along the north line of said Instrument [2016030767](#); thence South 1 degree 55 minutes 06 seconds East 137.99 feet to the point designated as "845" on said parcel plat; thence South 4 degrees 40 minutes 15 seconds East 42.41 feet to the south line of said Instrument 2016030767; thence South 89 degrees 29 minutes 41 seconds West 38.67 feet along said south line to the point of beginning and containing 6,164 square feet, more or less, inclusive of the presently existing right of way, which contains 2,316 square feet, more or less.

INFORMATIONAL NOTE: Commonly known as 160 N East St, Westfield, IN 46074.

PARCEL II (Tax ID 29-06-31-308-011.000-015)

Part of the South Half of the Southwest Quarter of Section 31, Township 19 North, Range 4 East, bounded as follows: Beginning at a point in East Street, where the same intersects with Main Street in the Town of Westfield, Hamilton County, Indiana, said point being 48.03 feet West of the Southeast corner of the West Half of the Southwest Quarter of said Section 31; and run thence North 191.9 feet; thence East 134 feet; thence South 191.9 feet; thence West 134 feet to the place of beginning.

EXCEPTING THEREFROM, that portion of the real estate acquired by the State of Indiana by way of Agreed Findings and Judgment entered January 31, 2023 in the Hamilton County Circuit Court under Cause No. 29C01-2207-PL-005172, and recorded January 9, 2024 as Instrument No. [2024000845](#) in the Hamilton County Recorder's Office, as follows:

A part of the Southwest Quarter of Section 31, Township 19 North, Range 4 East, Hamilton County, Indiana and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning on the south line of said section South 89 degrees 29 minutes 41 seconds West 1,248.96 feet from the southeast corner of said quarter section, said southeast corner designated as point "256" on said parcel plat, which point of beginning is the southeast corner of a tract of land described in Instrument [2016030766](#) in the Office of the Recorder of Hamilton County; thence South 89 degrees 29 minutes 41 seconds West 134.00 feet along the south line of said section to the southwest corner of said tract; thence North 0 degrees 13 minutes 18 seconds West 191.75 feet along the west line of said tract to the northwest corner of said tract; thence North 89 degrees 29 minutes 41 seconds East 38.67 feet along the north line of said tract; thence South 4 degrees 40 minutes 15 seconds East 54.71 feet to the point designated as "844" on said parcel plat; thence South 26 degrees 58 minutes 58 seconds East 53.85 feet to the point designated as "843" on said parcel plat; thence South 55 degrees 52 minutes 15 seconds East 73.30 feet to the point designated as "839" on said parcel plat; thence North 85 degrees 09 minutes 36 seconds East 6.34 feet to the east line of said tract; thence South 0 degrees 13 minutes 18 seconds East 47.80 feet along said east line to the point of beginning and containing 15,279 square feet, more or less, inclusive of the presently existing right of way, which contains 5,148 square feet, more or less.

INFORMATIONAL NOTE: Commonly known as 402 E Main St, Westfield, IN 46074.

PARCEL III (Tax ID 29-06-31-308-009.000-015)

Part of the South Half of the Southwest Quarter of Section 31, Township 19 North, Range 4 East, beginning at a point 150 feet East of the intersection of the West line of East Street in the Town of Westfield, Indiana, and the centerline of Main Street in said Town of Westfield, Indiana, said point being 101.97 feet East of the Southwest Corner of the East Half of the Southwest Quarter; and run thence North 191 feet 9 inches; run thence East 63 feet; run thence South 191 feet 9 inches; run thence West 63 feet to the place of beginning, in Hamilton County, Indiana.

EXCEPTING THEREFROM, that portion of the real estate conveyed to the State of Indiana by Warranty Deed recorded October 24, 2022 as Instrument No. [2022051394](#) in the Hamilton County Recorder's Office, as follows:

A part of the Southwest Quarter of Section 31, Township 19 North, Range 4 East, Hamilton County, Indiana and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning on the south line of said section, South 89 degrees 29 minutes 41 seconds West 1,185.96 feet from the southeast corner of said quarter section, said southeast corner designated as point "256" on said parcel plat, which point of beginning is the southeast corner of a tract of land described in Instrument [2017034310](#) in the Office of the Recorder of Hamilton County;

thence South 89 degrees 29 minutes 41 seconds West 63.00 feet along the south line of said section to the southwest corner of said tract; thence North 0 degrees 13 minutes 18 seconds West 47.80 feet along the west line of said tract; thence North 85 degrees 09 minutes 36 seconds East 63.20 feet to the east line of said tract; thence South 0 degrees 13 minutes 18 seconds East 52.57 feet along said east line to the point of beginning and containing 3,162 square feet, more or less, inclusive of the presently existing right of way, which contains 2,330 square feet, more or less.

INFORMATIONAL NOTE: Commonly known as 410 E Main St, Westfield, IN 46074.

PARCEL IV (Tax ID 29-06-31-308-008.000-015)

A part of Section 31, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a point 68 rods West (1104.2 feet measured) of a half mile stake on the South side of Section 31, Township 19 North, Range 4 East, to the West line of revised Roberts Rolling Acres; thence North 372 feet; thence West 80 feet; thence South 372 feet; thence East 80 feet to the place of beginning.

EXCEPTING THEREFROM, that portion of the real estate conveyed to the State of Indiana by Warranty Deed recorded October 22, 2022 as Instrument No. [2022051394](#) in the Hamilton County Recorder's Office, as follows:

A part of the Southwest Quarter of Section 31, Township 19 North, Range 4 East, Hamilton County, Indiana and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning on the south line of said section, South 89 degrees 29 minutes 41 seconds West 1,105.96 feet from the southeast corner of said quarter section, said southeast corner designated as point "256" on said parcel plat, which point of beginning is the southeast corner of a tract of land described in Instrument [2014021209](#) in the Office of the Recorder of Hamilton County; thence South 89 degrees 29 minutes 41 seconds West 80.00 feet along the south line of said section to the southwest corner of said tract; thence North 0 degrees 13 minutes 18 seconds West 52.57 feet along the west line of said tract; thence North 85 degrees 09 minutes 36 seconds East 80.25 feet to the east line of said tract; thence South 0 degrees 13 minutes 09 seconds East 58.64 feet to the point of beginning and containing 4,448 square feet, more or less, inclusive of the presently existing right of way, which contains 3,030 square feet, more or less.

INFORMATIONAL NOTE: Commonly known as 420 E Main St, Westfield, IN 46074.

PARCEL V (Tax ID 29-06-31-308-006.000-015)

Lot Number 2 in Roberts Revised Rolling Acres, an addition to Westfield, Indiana, being a subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 31, Township 19 North, Range 4 East, as per plat of said revised Addition being recorded November 17, 1956 in [Plat Book 2, Pages 40-41](#) in the Office of the Recorder of Hamilton County, Indiana.

INFORMATIONAL NOTE: Commonly known as 109 Hillcrest Dr, Westfield, IN 46074.

PARCEL VI (Tax ID 29-06-31-308-007.000-015)

Lot One (1) in Roberts Revised Rolling Acres, an Addition to Westfield, Indiana, being a subdivision of a part of the Southeast Quarter of the Southwest Quarter of Section 31, Township 19 North, Range 4 East, as per plat of said revised Addition being recorded November 17, 1956 in [Plat Book 2, Pages 40-41](#), in the Office of the Recorder of Hamilton County, Indiana.

EXCEPTING THEREFROM, that portion of the real estate conveyed to the State of Indiana by Warranty Deed recorded October 22, 2022 as Instrument No. [2022051394](#) in the Hamilton County Recorder's Office, as follows:

A part of Lot One in Roberts Revised Rolling Acres, an addition to the Town (now City) of Westfield in the Southwest Quarter of Section 31, Township 19 North, Range 4 East, Hamilton County, Indiana, the plat of which addition is recorded in [Plat Book 2, page 40](#) in the Office of the Recorder of said county and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said lot; thence South 88 degrees 31 minutes 43 seconds West 150.04 feet (150.0 feet per said plat) along the south line of said lot to the southwest corner of said lot; thence North 0 degrees 13 minutes 09 seconds West 5.22 feet along the west line of said lot; thence North 85 degrees 09 minutes 36 seconds East 150.49 feet to the east line of said lot, designated as point "840" on said parcel plat; thence South 0 degrees 13 minutes 18 seconds East 14.07 feet along said east line to the point of beginning and containing 1,447 square feet, more or less.

INFORMATIONAL NOTE: Commonly known as 105 Hillcrest Dr, Westfield, IN 46074.

PARCEL VII (Tax ID 29-06-31-308-013.000-015)

Part of the South half of the South half of the Southwest Quarter of Section 31, Township 19 North, Range 4 East, in Hamilton County, Indiana, bounded as follows: Begin 372 feet North and 48.89 feet West of the Southeast corner of the West half of the Southwest Quarter of Section 31; run thence North 12 minutes East 109.63 feet to an iron pin, 49.14 feet West of said 1/8th Section line; thence East 261.2 feet; thence South 110.6 feet; thence West 262.4 feet to the beginning, containing 66/100 acre, more or less.

EXCEPTING THEREFROM, the portion of the real estate conveyed to the State of Indiana by Warranty Deed recorded June 20, 2022 as Instrument No. [2022030680](#) in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of the Southwest Quarter of Section 31, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit B, described as follows: Commencing at the southeast corner of said quarter section, designated as point "256" on said plat; thence South 89 degrees 29 minutes 41 seconds West 1382.96 feet along the south line of said Section to the southwest corner of the tract of land described in Instrument [2016030766](#) in the Office of the Recorder of said county; thence North 00 degrees 13 minutes 18 seconds West 372.00 feet along the west line of said tract and said west line prolonged to the prolonged south

line of the tract of land described in Instrument [200600027864](#) and the point of beginning of this description; thence North 00 degrees 13 minutes 18 seconds West 109.56 feet along said prolonged west line to the prolonged north line of said Instrument [200600027864](#); thence North 89 degrees 16 minutes 46 seconds East 37.53 feet along said prolonged north line and the north line of said Instrument [200600027864](#); thence Southwesterly 88.16 feet along an arc to the left having a radius of 575.00 feet and subtended by a long chord having a bearing of south 04 degrees 15 minutes 57 seconds West and a length of 88.07 feet to the point designated as "846" on said parcel plat; thence South 01 degrees 55 minutes 06 seconds East 21.94 feet to the south line of said Instrument [200600027864](#); thence South 89 degrees 29 minutes 41 seconds West 31.29 feet along said south line and said south line prolonged to the point of beginning and containing 3,569 square feet, more or less, inclusive of the presently existing right of way, which contains 1,512 square feet, more or less.

INFORMATIONAL NOTE: Commonly known as 202 N East St, Westfield, IN 46074.

PARCEL VIII (Tax ID 29-06-31-308-005.000-015)

Lot No. 3 in Roberts Rolling Acres, an addition to Westfield, Hamilton County, Indiana, as per plat thereof recorded May 10, 1955 in [Plat Book 2 Page 13](#) in the Office of the Recorder of Hamilton County, Indiana; as affected by Roberts Revised Rolling Acres, as per plat thereof recorded November 17, 1955 in [Plat Book 2 Page 40](#).

INFORMATIONAL NOTE: Commonly known as 117 Hillcrest Dr, Westfield, IN 46074.

PARCEL IX (Tax ID 29-06-31-308-004.000-015)

Lot 4 in Roberts Revised Rolling Acres, an addition to the Town of Westfield, Hamilton County, Indiana, as per plat thereof recorded in [Plat Book 2 Page 40](#) in the Office of the Recorder of Hamilton County, Indiana.

INFORMATIONAL NOTE: Commonly known as 135 Hillcrest Dr, Westfield, IN 46074.

EXHIBIT B
CONCEPT PLAN



EXHIBIT C
CHARACTER EXHIBIT



MATERIAL PERCENTAGES	
BRICK -	43.5%
STONE -	20.5%
SIDING -	26.5%
STOREFRONT -	9.5%

01 SOUTH ELEVATION

SCALE: 1" = 10'-0"



MATERIAL PERCENTAGES	
BRICK -	51.2%
STONE -	7.5%
SIDING -	37.5%
STOREFRONT -	3.8%

02 WEST ELEVATION

SCALE: 1" = 10'-0"

AMBROSE ON MAIN PROPOSED BUILDING ELEVATIONS



01 NORTH ELEVATION
SCALE: 1" = 10'-0"



02 EAST ELEVATION
SCALE: 1" = 10'-0"

AMBROSE ON MAIN
PROPOSED BUILDING ELEVATIONS



MATERIAL PERCENTAGES	
BRICK	- 52.8 %
STONE	- 13.8 %
SIDING	- 26 %
STOREFRONT	- 7.4 %

02 NORTHEAST CORNER ELEVATION
SCALE: 3/32" = 1'-0"



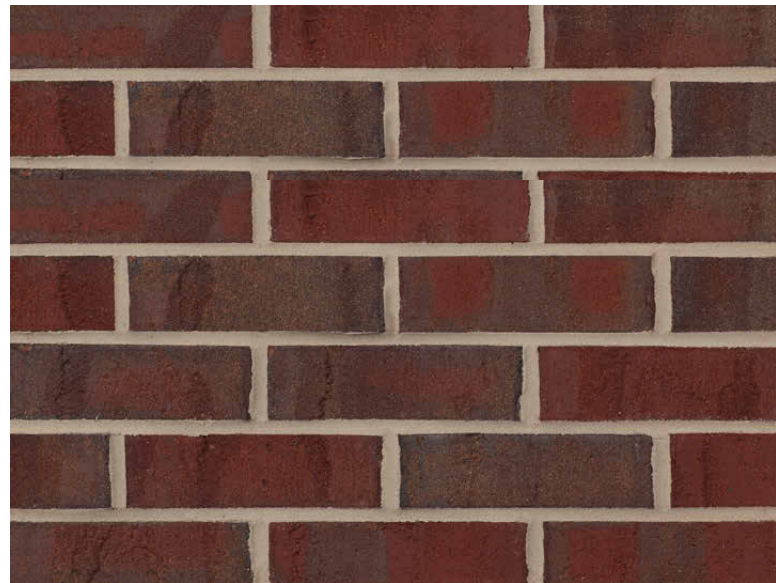
MATERIAL PERCENTAGES	
BRICK	- 48.9 %
STONE	- 12.1 %
SIDING	- 32 %
STOREFRONT	- 7 %

01 SOUTHWEST CORNER ELEVATION
SCALE: 3/32" = 1'-0"

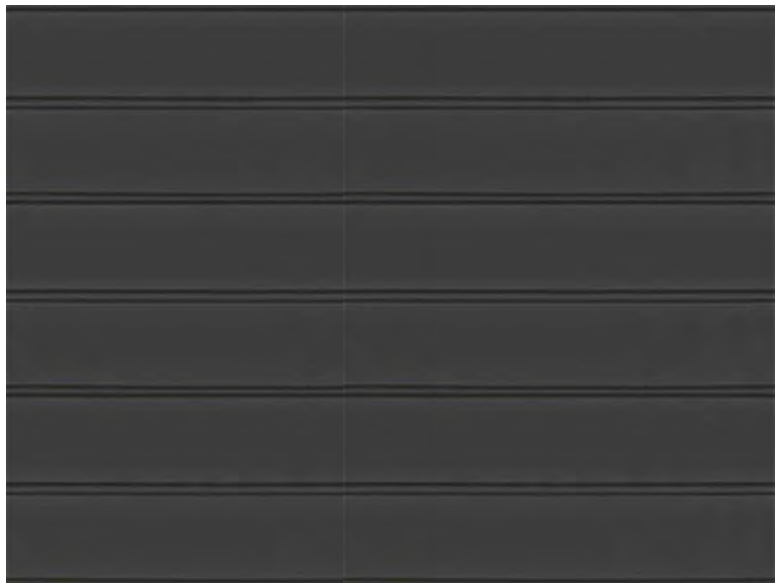
AMBROSE ON MAIN
PROPOSED BUILDING ELEVATIONS



CAST STONE (CS1)
SIZE: VARIES, REF. CAST
STONE SHAPES
COLOR: LIGHT BUFF



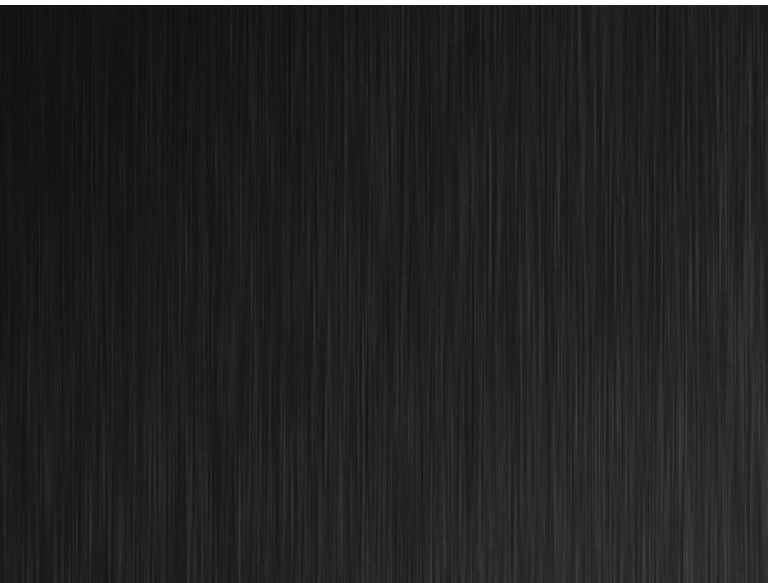
BRICK (B1)
SIZE: MODULAR
COLOR: GLEN GERY-
CRIMSON POINTE



CEMENT BOARD (PT1)
SIZE: 6" LAP SIDING AND
FLAT PANEL
COLOR: SW 7069-
IRON ORE



**COPING & MISC.
METALS (MT1)**
COLOR: SW7069
IRON ORE



ALUMINUM (AL1)
BLACK ANODIZED
STOREFRONT



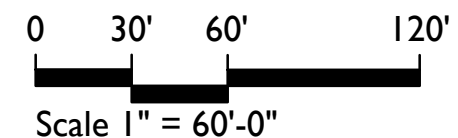
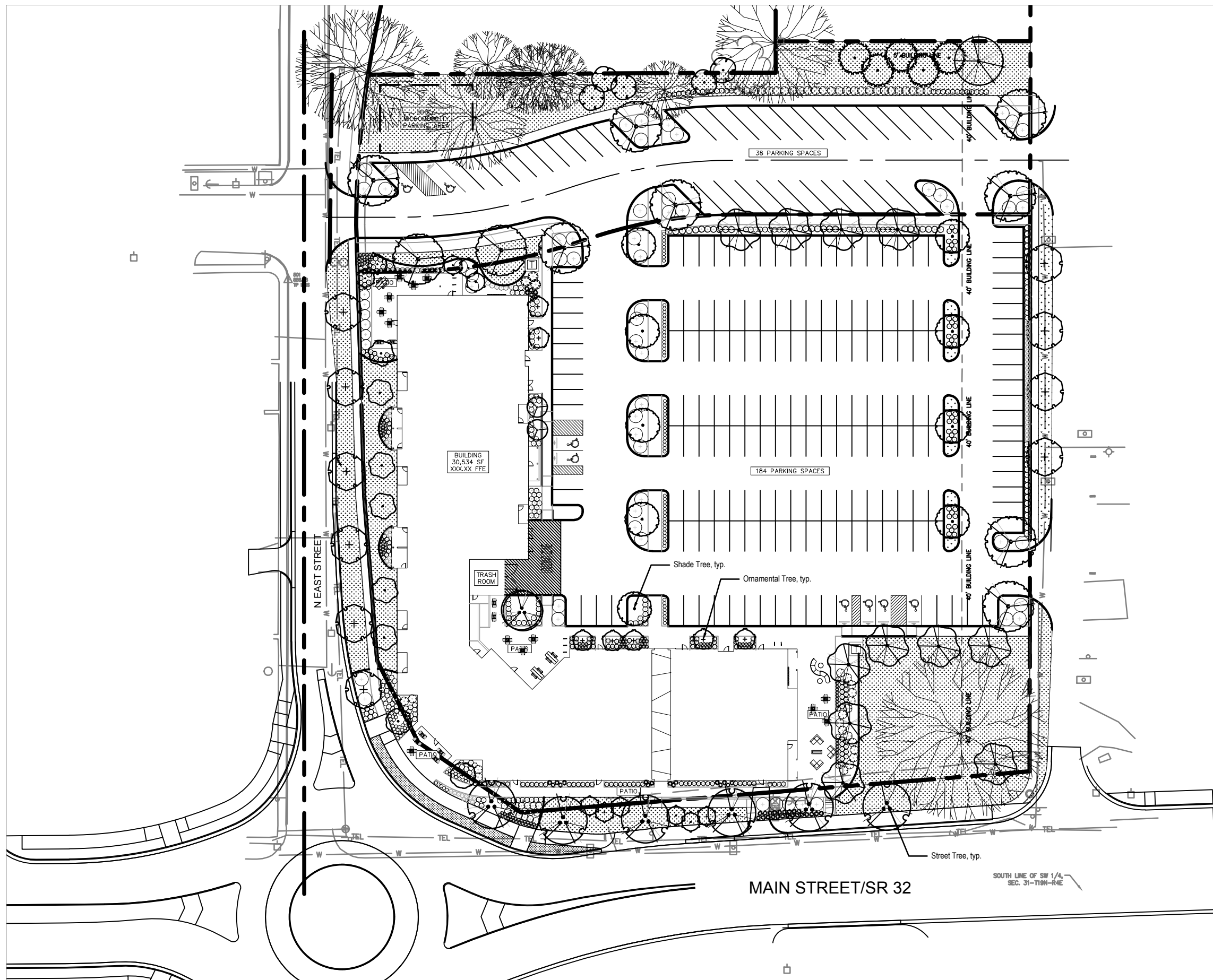
UNIT WINDOWS (UW1)
COLOR: BLACK







EXHIBIT D
LANDSCAPE PLAN





Westfield City Council Report

Ordinance Number:	24-64
APC Petition Number:	2411-PUD-26
Project Name:	Ambrose on Main PUD
Petitioner:	Rebar Westfield, LLC, represented by Kimley-Horn
Requested Action:	A change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District (Ord. 16-19)
Current Zoning:	SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District (Ord. 16-19)
Current Land Use:	Vacant/Residential
Acreage:	12.86 acres +/-
Exhibits:	1. Department Report 2. Location Map 3. Ord. 24-64 4. Neighbor Meeting Summary 5. APC Certification 6. Public Comments
Staff Reviewer:	Lauren Gillingham-Teague, AICP – Senior Planner

PETITION HISTORY

This petition was introduced at the October 28, 2024 City Council meeting. The petitioner held a neighbor meeting on October 29, 2024 with fourteen attendees. A summary of the meeting is attached (see **Exhibit 7**). The public hearing was held at the November 6, 2024 APC meeting, and the workshop discussion was held at the December 16, 2024 APC meeting.

The APC voted to send a favorable recommendation to the City Council at their January 14, 2025 meeting. The petition is slated for Adoption Consideration at the January 27, 2025 City Council meeting.

PROJECT OVERVIEW

Location: The subject real estate is approximately 3.5 acres in size and is located at the northeast corner of SR 32 and N East St (see **Exhibit 2**). The Property is currently zoned SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District. Adjacent land uses are SF3 to the north and east, SF4 and LB-H to the west, and LB-H to the south, across SR 32.

Project Description: The petitioner is requesting a change in zoning to develop a four-story, mixed-use residential building and associated improvements.

ORDINANCE DETAILS

Concept Plan: The proposed ordinance incorporates a Concept Plan showing the approximate size, location, and proportion of uses and structures. The PUD requires substantial conformance with this Concept Plan as determined by the Director of Community Development.

Underlying Zoning: As proposed, the PUD Ordinance assigns the **LB**: Local Business District as the underlying zoning district for the entire site.

Permitted Uses: The proposed ordinance permits all uses permitted by the underlying zoning district with the exception of “Childcare/Daycare Center”, “Religious Institution”, “Civic Club”, “Private Club”, and Special Exception uses. “Restaurant, Fast Food” is also prohibited due to the prohibition on drive-through facilities found in Section 8 of the PUD.

“Multi-family Dwelling” is added as a permitted use, but only as part of a mixed-use building substantially similar to that shown in the Concept Plan.

Overlay Districts: The proposed ordinance waives the State Highway 32 Overlay District with the exception of Article 5.3(K) Architectural Design Requirements. The site is just outside the Downtown exception area of the overlay district.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance waives all applicable architectural standards. Instead, all buildings must be in substantial conformance with the architectural renderings and elevations provided and the architectural design requirements of the State Highway 32 Overlay District. Without an engineered site plan, it is difficult to determine whether the elevations exactly meet all architectural standards, however, in Staff’s option, the proposed buildings meet or exceed the character and quality of development intended by the SR 32 Overlay standards.

Landscaping Standards: The proposed PUD Ordinance also waives all UDO landscape standards. Instead, the site must be in substantial compliance with the landscape plan provided. Typically, this section would include tables comparing the applicable UDO plantings with those provided, however, the downtown-style development pattern, and the fact that the UDO does not detail how to classify a building with both residential and nonresidential uses makes it very difficult to make those comparisons. Disregarding the UDO standards, the provided landscape plantings appear to be well spaced and evenly distributed across the site, however, attention should be paid to perimeter parking

landscaping. The applicant has added perimeter parking plants to the angled parking spaces on the north side of the Penn St extension.

Parking Standards: As is typical for downtown and multifamily developments, the PUD modifies some UDO landscape standards. The minimum parking aisle width for 45-degree angled parking is reduced from 14 ft to 12 ft, drive-through facilities are prohibited, and the parking ratio for multi-family dwellings is reduced from 2 spaces per dwelling unit to 1.5 spaces per dwelling unit. The table below shows the number of each type of unit and the estimated number of spaces required per dwelling unit considering the number of bedrooms. Considering this estimate, the 1.5 space per dwelling unit ratio proposed by the PUD should be sufficient given the mix of unit types as it is unlikely that the building will be fully leased at any one time.

Residential (Estimate Considering Number of Bedrooms)				
Type of Unit	Number of Units	Parking per DU	Required	
Studio	15	1	15	
1 Bedroom	52	1.5	78	
2 Bedroom	21	1.75	37	
			Total	130

The table below shows the PUD residential parking ratio with consideration for the non-residential tenant spaces on the ground floor using the parking ratios provided by the UDO. The difference between the number of spaces required and the number of spaces provided is within the range permitted by the UDO, which allows up to 20% of required spaces within a mixed development to be shared.

Residential				
Type of Unit	Number of Units	Parking per DU	Required	
Multifamily	88	1.5	132	
			Total	132
Commercial				
Type of Use	Variable	Parking Ratio	Required	
Restaurant	179 seats	1 per 3 seats	60	
	12 employees	1 per employee	12	
Office or Retail	8,170 sq ft	1 per 300 sq ft	27	
			Total	99
			Total Spaces Required:	231
			Total Spaces Provided:	222

COMPREHENSIVE PLAN

The [2013 Grand Junction Implementation Plan](#) identifies the majority of the site as within the “Grand Junction Sub-district”, split between the Main Street Corridor (parcels adjacent to 32) and Penn St Corridor (remaining parcels) sub-areas ([2016 Grand Junction Sub-Districts Addendum](#)).

Junction Sub-district:

The 2016 Grand Junction Sub-district Addendum contemplates the Junction sub-district as a focal point for the community by providing a complete range of goods, services, and entertainment. The district should accommodate mixed-use development and redevelopment while balancing Westfield’s historic charm and character.

Main Street Corridor Sub-area:

This sub-area is to serve as the backbone through downtown and focus on form over function. New buildings shall have minimal setbacks, at least 2-3 stories, and first floor facades shall be intentionally pedestrian-oriented. A mix of central business and entertainment uses are encouraged; residential uses should generally be restricted from the first-floor.

Penn Street Corridor Sub-area:

This area is to serve as a transition area between the Main Street Corridor and the residential neighborhoods to the north (Hillcrest Dr, Sycamore St, Birch St, etc.). Development should follow a traditional small-town development pattern, including small lots, detached or rear load garages, alley access, front porches, and reduced front setbacks. Appropriate land uses are primarily residential and low-intensity neighborhood commercial (small specialty retail, professional services, small restaurants, etc.) in a converted home or in a newly built building complementary to the surrounding homes.

PROCEDURAL

Public Hearing: An amendment to the Zoning Map is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the November 6, 2024 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the October 28, 2024 City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

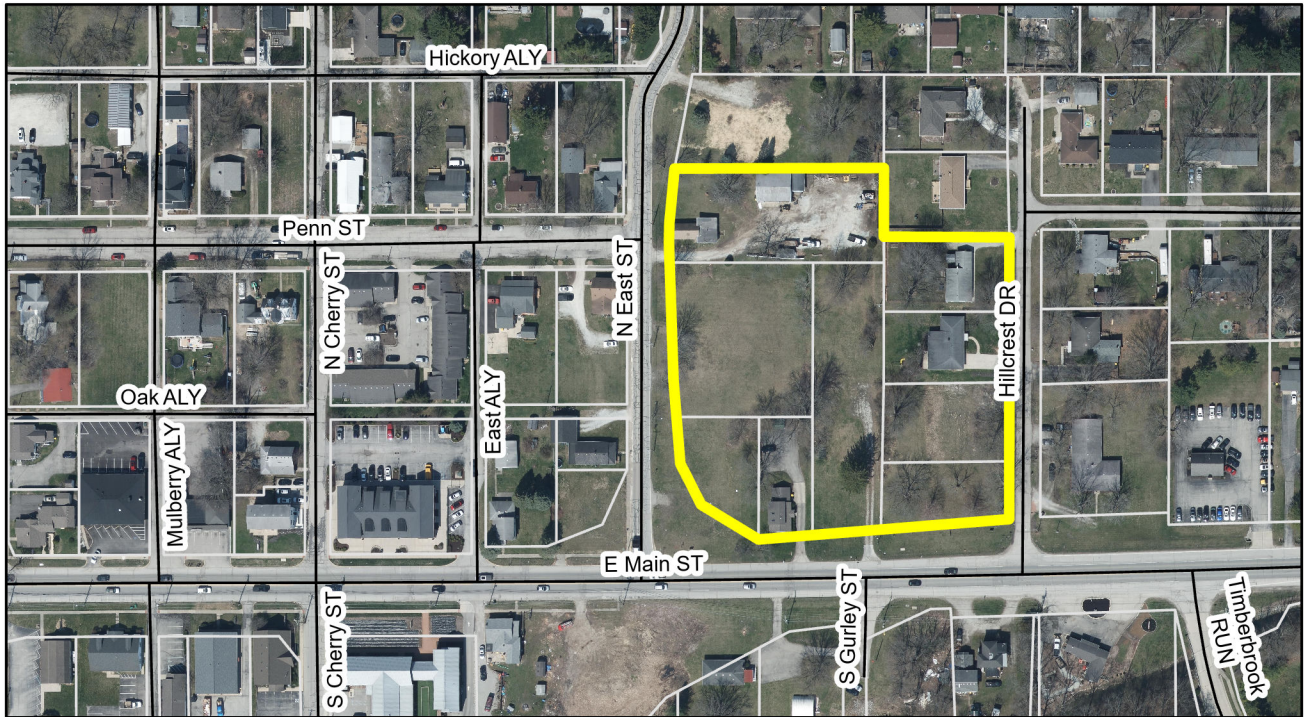
At its January 14, 2025 meeting, the Plan Commission forwarded a favorable recommendation to the Council (Vote: 6 in favor, 0 opposed).

City Council

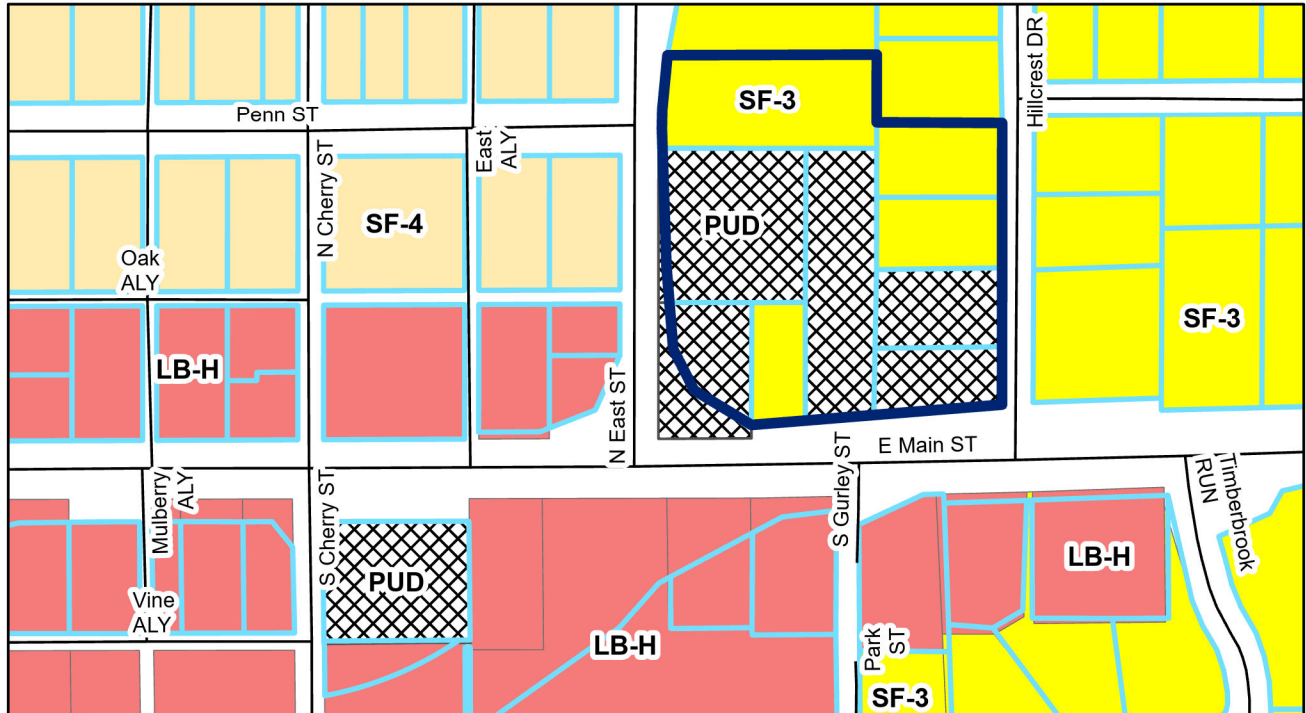
Introduction:	October 28, 2024
Eligible for Adoption:	January 27, 2025
Submitted by:	Lauren Gillingham-Teague, AICP – Senior Planner



Aerial Location Map



Zoning Map



Legend

 Subject Parcel

0 0.02 0.04 0.07 Miles

N



Memorandum

Date: October 30, 2024

To: Westfield Washington Advisory Plan Commission

From: Lauren Gillingham-Teague, AICP
Senior Planner
Westfield Community Development

Re: Ambrose on Main PUD (2411-PUD-26)
Neighbor Meeting Summary

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Rebar Development hosted a meeting for neighboring property owners on Tuesday, Oct. 29, 2024, at the Westfield Washington Public Library, (17400 Westfield Blvd).

The meeting began at 6:00 p.m. The Petitioner, Shelby Bowen of Rebar Development, was present. Attendees included Lauren Gillingham-Teague (Westfield planning staff), Victor McCarty (Westfield City Council) and approximately 14 members of the community.

Shelby Bowen made a brief presentation, showing exhibits from the PUD ordinance and provided details related to parking, site circulation, desired commercial users, and future resident amenities. The meeting then transitioned into a question and answer discussion period. Much of the discussion was related to the condition of Hillcrest Dr, the extension of Penn St, and how the construction would affect surrounding residents, especially if construction of the building coincides with INDOT's construction of the East St-32 roundabout.

Specific questions and responses are provided below.

- Has the City studied how the new development would affect surrounding property values?
Westfield has not studied this specific development, but studies show that redevelopment increases surrounding land values.
- How will the construction site be secured?
The site will be secured with perimeter fencing, nighttime lighting, and surveillance cameras.
- How much parking is provided? Will a certain number of spaces be reserved for residents?
222 spaces are provided, including the angled parking on both sides of the Penn St extension. The applicant does not plan to reserve spaces for residents initially, but could implement a parking system if it becomes an issue in the future.

- How will the site handle drainage?
There will be an underground detention system.
- What are the projected rental rates?
Studios & 1 bedrooms: \$1,500-\$1,700 per month; 2 bedrooms: \$1,900 - \$2,200 per month
- How will construction traffic enter the site if 32 is closed?
The applicant will need to further coordinate with INDOT and Westfield Public Works, but will do what they can to keep construction traffic away from Hillcrest Dr. A temporary cross-access connection between Penn St and Hillcrest Dr will be considered.
- What will be done to protect the homes facing the parking lot from car headlights?
The landscape plan proposes shrubs and other parking lot perimeter landscaping to help block the light.

The applicant invited guests to contact him if they were interested in touring other Rebar developments. The meeting concluded at 7:00 p.m.

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, November 6, 2024, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2411-PUD-26
Ordinance No.	24-64
Petitioner	Rebar Westfield, LLC
Description	A change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.

On January 14, 2025, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 6 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin M. Todd, Secretary

January 14, 2025

Date

WRITTEN PUBLIC COMMENTS

Docket Number: 2411-PUD-26 – Ambrose on Main PUD (Ord. 24-64)
Petitioner: Rebar Westfield, LLC, represented by Kimley-Horn
Request: A change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.

Enclosed Attachments (as of 4:00 pm, Wednesday, December 11)

December 16, 2024 - Advisory Plan Commission Meeting

- | | |
|-----------------------|------------|
| 1. Diana Svaldi Otero | 11/6/2024 |
| 2. Cindy Sunshines | 11/7/2024 |
| 3. Lisa Ponchak | 11/8/2024 |
| 4. Herb Gaunt | 11/19/2024 |

From: [Diana Svaldi](#)
To: [planners](#)
Cc: [jgonicor](#)
Subject: Ambrose on Main
Date: Wednesday, November 6, 2024 11:46:54 PM

WARNING: This external email is from
dianaotero7@gmail.com.

Hi city of Westfield,

This is Diana Otero Svaldi a resident who lives on the intersection of East and North Street. My husband Joaquin Goni Cortes (copied here) attended today's meeting at city hall and I watched the parts pertaining to Ambrose on main on YouTube.

Like many of Hillcrest neighbors, I am not excited about this project and I am of the opinion that it needs to be done more responsibly especially in regards to parking and noise. Many residents of North, East, penn, and Sycamore are in communication regarding this development and we share similar opinions.

I see the PUD asked for exceptions on parking. Where Westfield usually recommends for 2 spaces per dwelling in multi family housing, in this PUD there are 1.5. I addition to 88 swellings , there are to be multiple businesses, including a restaurant. I understand that for restaurants, Westfield recommends 1 space per 3 seats. Thus, It is not unreasonable to think the parking is insufficient and to worry about where overflow parking will go. North, Penn, and Hillcrest residents seem like the logical streets to be affected by the overflow going into our streets. Can parking permits or regulations be created to protect us? Or can the number of dwellings be reduced to meet the 2 spots per dwelling?

In addition to that, I see the PUD requested to expand the max height and the developer has plans to put a rooftop patio in. I foresee that leading to noise and a lack of privacy for those who live around the development. Additionally, our children attend the Montessori school of Westfield. This could disrupt the privacy of that school and of our children. I am not in favor of this patio or t least think it should be walled in a sound proof manner and the view should be responsibly done to protect privacy of residents of the streets below. Additionally, perhaps the max height should be reduced by removing the 4th story which would reduce dwellings and improve the dwellings: parking ratio.

I saw from the YouTube video that email is a preferred method of communication and the means by which we are allowed to express our righteous anger. I hope you take these comments seriously.

nonbusiness hours. All rights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of [Article 6.9 Lighting Standards](#).

11. Required Spaces: Off-street Parking Spaces shall be provided as follows:

a. Single-family Dwellings:

i. 655. One (1) space per Dwelling Unit

Enforcement and I

Definitio

Use Tab

- i. SF5: One (1) space per Dwelling Unit.
- ii. All other Zoning Districts: Two (2) spaces per Dwelling Unit.
- b. Duplex Dwelling: Two (2) spaces per Dwelling Unit.
- c. Multi-family Dwellings: Two (2) spaces per Dwelling Unit.
- d. Hotels (or Motels): One (1) space for each room, plus one (1) space for each two (2) employees on day shift.
- e. Religious Institution:
 - i. SF4 and SF5 Districts: One (1) space per five (5) seats.
 - ii. All other Zoning Districts: One (1) space per three (3) seats.
- f. Assembly Halls, auditoriums, theaters, and other similar Uses: One (1) space for each five (5) seats.
- g. Medical Office: Three (3) spaces for each examining or treatment room, plus one (1) space for each doctor and employee.
- h. Restaurants: One (1) space for each three (3) seats of serving area,

Adopted PUD

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 6

plus one (1) space for each employee on primary shift.

- i. Banks, savings and loans, and financial institutions: One (1) space per each three hundred (300) square feet of Gross Floor Area.
 - j. Professional and General Service Offices: One (1) space per each three hundred (300) square feet of assignable office area.
 - k. Gasoline Service Station: One (1) space for each employee, plus two (2) for each service stall.
 - l. Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to working period when the largest number of employees are employed on the premises.
 - m. Downtown Zoning Districts: Parking Space requirements for Uses in the following Zoning Districts may be waived by the Plan Commission or Director if determined sufficient parking alternatives are available in the City's downtown: *LB-H: Local Business / Historical District, [reserved for future use], and [reserved for future use]*.
 - n. Other Uses: Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.
- H. **Bicycle Parking**: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new

Table of Cor

Basic Provi

Administra

Zoning Dist

Overlay Dis

Development St

Subdivision St

General Regulations: As proposed, the PUD ordinance defaults to the general regulations for the LB-H District, with some modifications. A comparison of the standards is included in the table below. It's important to note that LB-H is intended to be a very flexible zone to accommodate preservation and restoration of historic buildings as well as the construction of new buildings that match or complement the historic style of surrounding buildings. As a result, the zone does not provide any definite lot standards.

	Proposed in PUD	UDO (LB-H)
Min. Lot Area	Not modified	Shall be compatible with surround area
Min. Lot Frontage	Not modified	
Min. Front Yard Setback	0'	
Min. Side Yard Setback	0' 20' abutting an SFR district	
Min. Rear Yard Setback	N/A Site does not have a rear yard	
Max. Building Height	55'; formed roof may exceed the maximum in compliance with the provided elevations	
Min. Ground Area	Not modified	
Maximum Lot Coverage	Not modified	
Development Plan Review	Not modified	Required for new buildings and substantial alterations of existing buildings

Diana Otero Svaldi

From: [Cindy Sunshine](#)
To: mayor@westfield.in.gov; [planners](#)
Subject: Ambrose
Date: Thursday, November 7, 2024 5:24:54 PM

**WARNING: This external email is from
cindym119@aol.com.**

Hello Mayor,

I watched the advisory plan commission meeting from this week. I was saddened to hear that so many people that live close to the proposed AMBROSE PROJECT were blindsided by this project. I understand the leaders of the town have a grand vision of our future and wanted to proceed and share it. And maybe “the letter of the law” was followed for notifications. But a lot of the general public don’t generally understand how the process works. I’m just starting to understand myself. And they don’t scan agendas, know the comprehensive plan, or even know that the “what’s happening here” signs are notifications. The public relations issues with the local people could have been handled a lot better. Hindsight can be helpful with future issues. I hope you will keep this whole situation in mind and attempt to be a little more sensitive to local people on future issues.

Regarding the “look” of the Ambrose project, I cannot tell from the presentation what it will really look like. I hope it isn’t a duplication of the “look” in Fishers, Carmel, and Noblesville. They are nice builds but overall have become very homogeneous. I would like our city to be unique from them and have some charm, instead of sleek and trendy. Just my opinion.

Sincerely,

Cindy Sunshines

From: [Lisa Ponchak](#)
To: [Lauren Gillingham-Teague, AICP](#)
Subject: Ambrose on Main
Date: Friday, November 8, 2024 7:10:41 AM

**WARNING: This external email is from
lpponchak@gmail.com.**

To whom it may concern:

I was at the Advisory Plan Commission meeting last Wednesday, 11/6. It got rather heated with neighbors that live on Hillcrest opposing the project. In case you were only receiving negative feedback, I wanted to let you know that our family is actually excited about it (I have teens), if there are going to be retail stores and restaurants that we can walk to. We live at 433 Sycamore St., so it will practically be in our back yard. My belief and hope is that it will only increase the value of our home. I have talked to other neighbors on Sycamore and they feel the same way.

Thank you for letting me voice my opinion.

Blessings,
Lisa Ponchak

From: [Herb Gaunt](#)
To: [Lauren Gillingham-Teague, AICP](#)
Subject: What's Happening Here?-APC
Date: Tuesday, November 19, 2024 10:28:53 AM

**WARNING: This external email is from
hjgaunt@comcast.net.**

Lauren,

I have just sent the following email to all the City Council Members regarding this project. I saw your contact name under the What's Happening Here site and thought I would send it to you also.

Thanks
Herb Gaunt

To All Westfield Council Members,

I have read the article in the Westfield Current and on Nextdoor about the negative feedback the Planning Advisory Committee received on this project. I strongly disagree with the way the residents conducted themselves at that meeting.

I live off of East Street and would be impacted like all the other residents on East Street. However, I also support progress in Westfield and I would ask that you all vote YES on the project.

Please pass this along to all council members and members of the Advisory Planning Committee.

Thank You

Herb Gaunt
532 Wind Skip Circle
Westfield IN 46074

01/24/2025

Shelby Bowen

Ambrose on Main

shelby@rebardev.com

Dear Mr. Bowen,

The City of Westfield Economic Development department has reviewed your proposed site plan, building elevations, and renderings for your proposed development, Ambrose on Main. In conjunction with incentives being requested from the City of Westfield and the Westfield Redevelopment Commission, the attached concept design has been approved to move forward toward zoning and development plan approvals, as shown in Exhibit A. Any and all changes to the design following this approval must be reviewed and approved by our department to ensure that the City of Westfield's goals for the project are maintained.

We look forward to reviewing final plans for this project as the design progresses toward construction documents and working with your team through the incentive approval process.

Sincerely,



Jenell Fairman

Executive Director, Westfield Redevelopment Commission

EXHIBIT A









MATERIAL PERCENTAGES	
BRICK	- 43.5%
STONE	- 20.5%
SIDING	- 26.5%
STOREFRONT	- 9.5%

01 SOUTH ELEVATION
SCALE: 1" = 10'-0"



MATERIAL PERCENTAGES	
BRICK	- 51.2%
STONE	- 7.5%
SIDING	- 37.5%
STOREFRONT	- 3.8%

02 WEST ELEVATION
SCALE: 1" = 10'-0"

AMBROSE ON MAIN
PROPOSED BUILDING ELEVATIONS

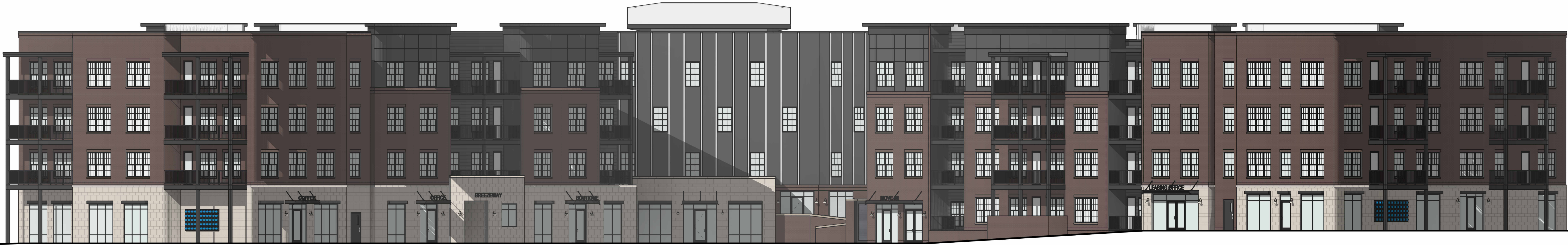


01 NORTH ELEVATION
SCALE: 1" = 10'-0"



02 EAST ELEVATION
SCALE: 1" = 10'-0"

AMBROSE ON MAIN
PROPOSED BUILDING ELEVATIONS



MATERIAL PERCENTAGES	
BRICK	- 52.8 %
STONE	- 13.8 %
SIDING	- 26 %
STOREFRONT	- 7.4 %

02 NORTHEAST CORNER ELEVATION
SCALE: 3/32" = 1'-0"



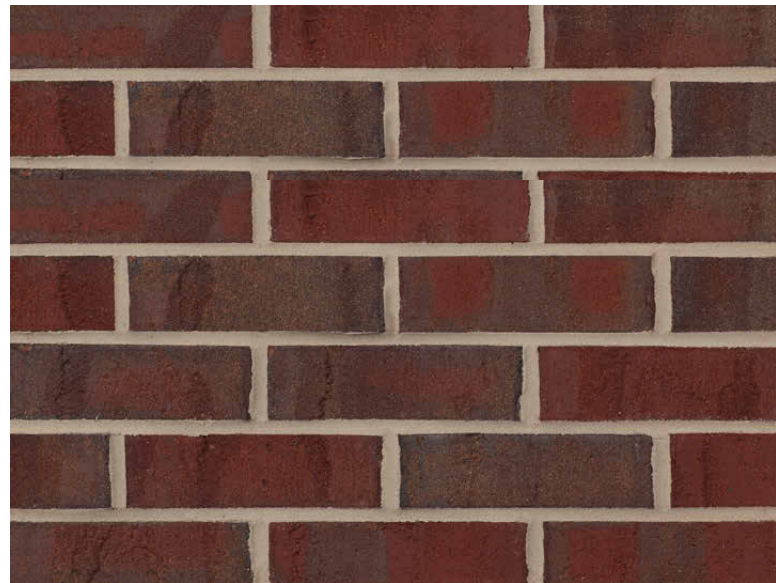
MATERIAL PERCENTAGES	
BRICK	- 48.9 %
STONE	- 12.1 %
SIDING	- 32 %
STOREFRONT	- 7 %

01 SOUTHWEST CORNER ELEVATION
SCALE: 3/32" = 1'-0"

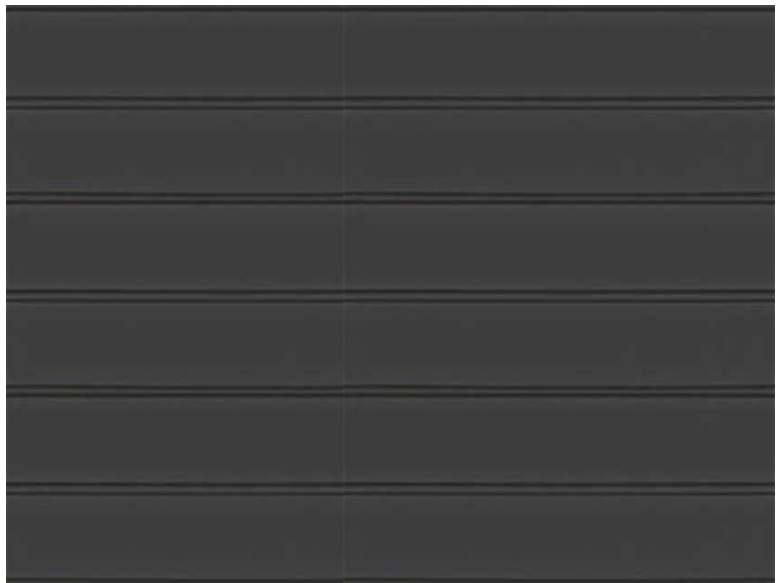
AMBROSE ON MAIN
PROPOSED BUILDING ELEVATIONS



CAST STONE (CS1)
SIZE: VARIES, REF. CAST
STONE SHAPES
COLOR: LIGHT BUFF



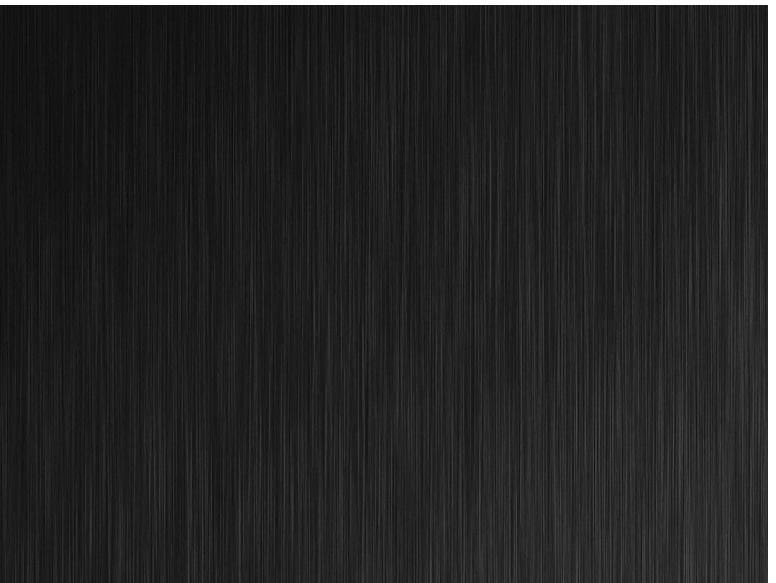
BRICK (B1)
SIZE: MODULAR
COLOR: GLEN GERY-
CRIMSON POINTE



CEMENT BOARD (PT1)
SIZE: 6" LAP SIDING AND
FLAT PANEL
COLOR: SW 7069-
IRON ORE



**COPING & MISC.
METALS (MT1)**
COLOR: SW7069
IRON ORE



ALUMINUM (AL1)
BLACK ANODIZED
STOREFRONT



UNIT WINDOWS (UW1)
COLOR: BLACK

ORDINANCE 25-01

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA CREATING A NEW FUND (Fund No. 266) FOR CAPITAL PROJECTS

WHEREAS, the City of Westfield, Indiana (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”);

WHEREAS, guidance in the September 2020 Indiana State Board of Accounts (“SBOA”) Cities and Towns Bulletin provides that the Council may, by ordinance, create as many funds as necessary to operate the City;

WHEREAS, the Clerk Treasurer requests that one (1) new fund, Fund No. 266, be created and dedicated for revenues and expenditures related to certain capital projects; and

WHEREAS, the Council finds that creating a new fund for revenues and expenditures related to certain capital projects will promote transparency and efficiency, comply with SBOA guidance, and be in the best interests of the citizens of the City.

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

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

Section 2. Fund Creation. There is hereby created a new non-reverting fund entitled the Capital Projects Fund, which shall be given Fund No. 266.

Section 3. Fund Revenue. The following types of revenue may be deposited into the Capital Projects Fund: transfers of General Fund revenues, transfers of Food and Beverage Tax Fund revenues, and other revenues or transfers from City Funds which may be expended for the acquisition, construction, and maintenance of capital infrastructure.

Section 4. Fund Expenditures. Expenditures from the Capital Projects Fund may be made for the following purposes: expenditures for the acquisition, construction, and maintenance of capital infrastructure.

Section 5. Life of the Fund. The Capital Projects Fund shall be maintained until terminated by a duly passed ordinance of the Council, and any and all monies in the Capital Projects Fund at the end of a calendar year shall not revert to another fund, but shall remain in the Capital Projects Fund.

Section 6. Disposition of Fund Balance. Upon termination of the Capital Projects Fund, the unexpended, unencumbered fund balance shall be deposited into Fund No. 403 Rainy Day Fund.

Section 7. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this Ordinance are hereby repealed.

Section 8. Should any parts of this Ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 9. This Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2025 BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Kurt J Wanninger

Kurt J Wanninger

Kurt J Wanninger

Chad Huff

Chad Huff

Chad Huff

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Joe Duepner

Joe Duepner

Joe Duepner

Jon Dartt

Jon Dartt

Jon Dartt

Noah Herron

Noah Herron

Noah Herron

Victor McCarty

Victor McCarty

Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-01 was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-01

I hereby VETO ORDINANCE 25-01

this _____ day of _____,
2025.

this _____ day of _____,
2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

I affirm under the penalties for perjury, that I have taken reasonable care to redact each
Social Security Number in this document unless required by law. /s/ Benjamin Roeger

Prepared by Benjamin W. Roeger on January 6, 2025, as suggested language only and not as legal advice. No subsequent
revision has been reviewed by Mr. Roeger.

RESOLUTION 25-102

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA EXPRESSING SUPPORT AND ENCOURAGING THE INDIANA GENERAL ASSEMBLY TO ALLOW AND AUTHORIZE THE CITY OF WESTFIELD TO ESTABLISH A PROFESSIONAL SPORTS AND CONVENTION DEVELOPMENT AREA

WHEREAS, the City of Westfield, Indiana (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”);

WHEREAS, the City has developed a 400-acre sports campus, including 31 multi-purpose fields, 26 baseball diamonds, a 377,000 square foot event center with three full indoor synthetic fields, and office space that hosts nearly 5.5 million annual visits and 1.5 million annual unique visitors and tens of thousands of amateur and professional athletes annually (“Grand Park”);

WHEREAS, the Indiana General Assembly (“General Assembly”) has adopted a legislative framework authorizing certain Indiana communities to designate and establish Professional Sports and Convention Development Areas (“PSDAs”) pursuant to Ind. Code § 36-7-31.3 *et seq.*;

WHEREAS, PSDAs have been successfully established and leveraged in other communities throughout Indiana, and the City believes that establishment of a PSDA in the area of Grand Park will attract new business, tourism, and investment;

WHEREAS, after careful study, City leadership is confident that establishment of a PSDA will result in \$3.4 billion of investment, generating \$475 million of new state and local taxes, while further creating a catalytic and transformative effect on the City and Grand Park;

WHEREAS, further, City leadership believes that establishment of a PSDA will aid in completion of the following vital capital projects:

- Improvements to the Grand Park District, including but not limited to a new boulevard with a linear park, public parking garages, a full-service hotel and conference center, an outdoor soccer stadium, multi-sheet ice facility, a recreational pond and canal, and other infrastructure improvements necessary for the completion of the Grand Park District.

WHEREAS, the Council understands and believes that the establishment of a PSDA in the area of Grand Park has broad community and business leader support; and

WHEREAS, the Council finds that it is in the best interests of the City and its residents to express its support and encourage the General Assembly to enact legislation allowing and authorizing the City to establish a PSDA.

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

Section 1. The foregoing recitals are fully incorporated herein by reference.

Section 2. Council Support. For the reasons cited herein, the Council, in conjunction with the Mayor, hereby expresses its support and encourages the General Assembly to enact legislation allowing and authorizing the City to designate and establish a PSDA to support sports initiatives, recreational facilities, and community events that will promote economic development and increase the quality of life for City residents.

Section 3. Council Commitment. If authorized to establish a PSDA, the Council, in conjunction with the Mayor, commits to transparency and receipt of public input from City residents throughout the establishment and designation process.

Section 4. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2025 BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Kurt J Wanninger

Kurt J Wanninger

Kurt J Wanninger

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Jon Dartt

Jon Dartt

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Noah Herron

Noah Herron

Noah Herron

Victor McCarty

Victor McCarty

Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 25-__ was delivered to the Mayor of
Westfield on the ____ day of _____, 2025, at ____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 25-
this _____ day of _____,
2025.

Scott A. Willis, Mayor

I hereby VETO RESOLUTION 25-
this _____ day of _____,
2025.

Scott A. Willis, Mayor

RESOLUTION 25-103

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA APPROVING AND ADOPTING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF WESTFIELD, INDIANA AND THE WWT LIBRARY & TRUSTEE OWNERS ASSOCIATION

WHEREAS, the City of Westfield, Indiana ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council");

WHEREAS, pursuant to Ind. Code § 36-1-7 *et seq.*, the City may enter into a written Interlocal Cooperation Agreement with other governmental entities via ordinance or resolution; and

WHEREAS, the Council finds that entering into the Interlocal Cooperation Agreement between the City and the WWT Library & Trustee Owners Association, attached hereto as Exhibit "A", is in the best interests of the citizens of the City.

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

Section 1. The foregoing recitals are fully incorporated herein by reference.

Section 2. The Interlocal Cooperation Agreement between the City and the WWT Library & Trustee Owners Association, attached hereto as Exhibit "A", is hereby adopted and approved.

Section 3. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2025 BY THE
WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Kurt J Wanninger

Kurt J Wanninger

Kurt J Wanninger

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Jon Dartt

Jon Dartt

Noah Herron

Noah Herron

Noah Herron

Victor McCarty

Victor McCarty

Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 25-_____ was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 25-_____ I hereby VETO RESOLUTION 25-_____

this _____ day of _____,
2025.

this _____ day of _____,
2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

**INTERLOCAL COOPERATION AGREEMENT BETWEEN
THE CITY OF WESTFIELD, INDIANA AND
THE WWT LIBRARY & TRUSTEE OWNERS ASSOCIATION**

This Interlocal Cooperation Agreement (“Agreement”) is entered into by and between the City of Westfield, Hamilton County, Indiana (“City”) and WWT Library & Trustee Owners Association (“Association” and together the “parties”) related to lawn maintenance.

WHEREAS, Indiana Code § 36-1-7 *et. seq.* provides that governmental entities may enter into Interlocal Cooperation Agreements to exercise the powers authorized by statute;

WHEREAS, Westfield Washington Public Library (“Library”) and Westfield Washington Township, Hamilton County, Indiana (“Trustee”) are the sole owners of the Association, which is the owner of the property at 17400 Westfield Boulevard, Westfield, Indiana (“Association Property”);

WHEREAS, the City, Library and Trustee are Indiana municipal corporations within the definition provided by Ind. Code § 36-1-2-10;

WHEREAS, the City’s Parks Department manages lawn maintenance for all City facilities and outdoor areas;

WHEREAS, the parties desire to enter into an agreement for provision of lawn maintenance services by the City (either directly or indirectly through a third party) on the Association Property; and

WHEREAS, the parties anticipate a savings or reduction in reasonably foreseeable expenses as a result of this Agreement.

NOW, THEREFORE, the parties do hereby agree as follows:

Section 1. Recitals. The Recitals are an integral part of this Agreement and are specifically incorporated by reference.

Section 2. Purpose. The purpose of this Agreement is to formalize respective responsibilities, agreements, and commitments related to the performance and provision of the Activities, as defined herein, on the Association Property.

Section 3. Representations and Warranties. Each party represents to the other parties that:

a. It will submit this Agreement for approval by the respective party's (including the Library's and Trustee's) fiscal body as required by I.C. § 36-1-7-4 and, pursuant to I.C. § 36-1-7-4, each party's treasurer or disbursing officer has the duty to receive, disburse, and account for all monies contemplated herein;

b. Subject to approval by each party's fiscal body, it has all requisite power, authority and legal right to enter into and carry out the obligations set forth in this Agreement; and

c. Subject to approval by each party's fiscal body, it will execute this Agreement by an authorized representative, upon which execution this Agreement will constitute a valid, legally binding obligation of the party, enforceable by its terms, and the party is estopped from making a claim based upon the unenforceability of this Agreement.

Section 4. Obligations of City. The City shall perform the following services:

a. As used herein, the term Activities shall mean mulch installation, spring cleanup, fall cleanup, monthly flower bed maintenance, lawn mowing, yard treatment, spring irrigation start up, backflow test, and fall irrigation winterization- all as further specified in Exhibit "1", attached hereto and incorporated herein.

- b. Perform, or cause to be performed by a third party, Activities on the Association Property, as defined herein, and be financially responsible for all costs necessary for equipment and staffing necessary to provide the Activities on the Association Property.
- c. Reasonably cooperate with the Association regarding the terms and conditions of this Agreement.
- d. Designate a City employee to act as liaison with the Association.

Section 5. Obligations of Association. The Association shall provide the following:

- a. Pay to City the amount of zero Dollars (\$0) annually to support the cost of the provision of the Activities on the Association Property.
- b. Reasonably cooperate with the City regarding the terms and conditions of this Agreement.
- c. Appoint a representative to act as liaison with City.

Section 6. Joint Board and Jointly Owned Property. The parties hereby acknowledge and agree that the purpose and intent of this Agreement is not to undertake the joint exercise of power within the meaning of I.C. §36-1-7-2(a) and therefore this Agreement need not address other matters related to the financing, staffing, budget, administration through a joint board or separate legal entity, or the manner of acquiring, holding and disposing of real property of a joint undertaking. There will be no acquiring, holding, or disposing of any real or personal property pursuant to this Agreement. During and after the term of this Agreement, property of the City shall remain property of the City and property of the Association shall remain property of the Association.

Section 7. Dispute Resolution. Any disputes that may arise under this Agreement shall be resolved by the parties' respective executive officers or their designees. In the event the parties are unable to resolve their claims through the executive officers or their designees, the parties shall endeavor to resolve their claims by mediation administered pursuant to the Indiana Rules for Alternative Dispute Resolution in effect on the date of the Agreement. The parties shall equally share the mediator's and any filing fees. The mediation shall be held in Westfield, Indiana unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

In the event of any litigation between City, Association, Library and/or Trustee that arises out of or relates to this Agreement, the "prevailing party" in such litigation shall be entitled to recover its reasonable attorneys' fees incurred in the litigation. For purposes of this paragraph, the term "prevailing party" shall mean the party that recovers all or substantially all of the relief requested in its pleadings, and includes reasonable attorney's fees incurred in the collection or enforcement of any judgment. The parties agree that the exclusive and sole venue for any claim arising out of or relating to this Agreement shall be any court of competent jurisdiction located in Hamilton County, Indiana.

Section 8. Recording and Filing. This Agreement shall be recorded in the Office of the Recorder of Hamilton County, Indiana and filed with the Indiana State Board of Accounts within sixty (60) days of execution.

Section 9. Effective Date. This Agreement shall be effective upon the occurrence of the following:

- a. Signing by the parties hereto;

b. The passage of appropriate resolutions and/or ordinances, recordation of this Agreement with the Hamilton County Recorder; and

c. Filing of this Agreement with the Indiana State Board of Accounts, Hamilton County Auditor, and Auditor of the State.

Section 10. Term and Termination of Agreement. This Agreement shall be in effect for one (1) year from the effective date, and may be extended or renewed only by a written agreement signed by all parties on thirty (30) days' notice to the other party, subject to the approval of each party's fiscal body per the procedures required by I.C. § 36-1-7 *et. seq.* Additionally, this Agreement may be terminated without cause by either Party at any time, upon sixty (60) days prior written notice to the other Party.

Section 11. Notices. Any notice or documentation required to be submitted by the parties shall be submitted to the following address(es):

WWT Library & Trustee Owners Association
Attn: Sheryl Sollars
17400 Westfield Blvd.
Westfield, Indiana 46074

City of Westfield
Attn: Danielle Carey Tolan
2728 E 171st Street
Westfield, Indiana 46074

Section 12. Non-Discrimination. The parties and any sub-contractors shall not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement, with respect to his or her hire, tenure, terms, conditions, privileges of employment or any matter directly or indirectly related to employment because of his or her race, sex, sexual orientation, gender identity, color, national origin, ancestry, age, disability, or United States military service veteran status.

Section 13. Governing Law. This Agreement is governed by the laws of the State of Indiana. The parties submit to the jurisdiction of Hamilton County, Indiana courts and waive any object to venue.

Section 14. Severability. If any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the provision shall be stricken, and all other provisions of this Agreement which can operate independently of such stricken provision(s) shall continue in full force and effect.

Section 15. Interpretation. This Agreement shall constitute the entire agreement between the parties with respect to the subject matter herein, and there are no other terms, statements, obligations, or representations, oral or otherwise, of any nature whatsoever. This Agreement may not be altered, amended, modified, or otherwise changed in any respect whatsoever except by a writing duly executed by each party and approved per the procedures required by I.C. § 36-1-7 *et seq.* Any purported amendment or revision supplied or made by a third party performing the Activities shall be without effect.

Section 16. Independent Contractor. No part of this Agreement shall be construed to represent the creation of an employment, agency, partnership or joint venture agreement between the City and the Association, Library, or Trustee. Employees and agents of the City are not employees or agents of the Association, Library, or Trustee by virtue of this Agreement, and vice versa. The Association, Library, and Trustee have no authority to assume or create any obligation or responsibility on behalf of or in the name of the City.

Section 17. Indemnification. The Association, Library, and Trustee shall defend, indemnify, and hold harmless the City and each and every past, present, and future official, representative, subsidiary, parent, division, affiliate, officer, director, employee, attorney,

predecessor, and successor, both individually and in their representative capacities from and against all third party claims, demands, litigation and losses arising out of or concerning (1) the failure of the Association, Library, or Trustee to observe and perform any of its obligations under this Agreement and/or (2) any intentional or negligent act or omission by the Association, Library, or Trustee. The City shall defend, indemnify, and hold harmless the Association and each and every past, present, and future official, representative, subsidiary, parent, division, affiliate, officer, director, employee, attorney, predecessor, and successor, both individually and in their representative capacities from and against all third party claims, demands, litigation and losses arising out of or concerning (1) the failure of the City observe and perform any of its obligations under this Agreement and/or (2) any intentional or negligent act or omission by the City.

Section 18. Insurance. Prior to the City's provision or performance of the Activities on the Association Property, the Association will provide the City with a Certificate of Insurance naming the City as an additional insured, in an amount and form acceptable to and approved by the City and the City will provide the Association with a Certificate of Insurance naming the Association as an additional insured, in an amount and form acceptable to and approved by the Association. The approved coverages and limits will continue throughout the term of this Agreement.

Section 19. Assignment. Neither party hereto may assign or otherwise transfer this Agreement or any of its rights and obligations hereunder to any third party.

Section 20. Waiver. The failure of a party to require performance of any provision shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Agreement constitute a waiver of any subsequent breach or default or a waiver of the provision itself.

Section 21. Construction. The language of this Agreement shall be construed as a whole, according to its fair meaning and intendment, and not strictly for or against any party, regardless of who drafted or was principally responsible for drafting this Agreement or any specific term, provision, or condition. This Agreement is hereby deemed to have been drafted by all the parties.

Section 22. Counterparts. This Agreement may be executed in counterparts.

EXHIBIT 1

Mulch Installation

Mulch Installation including Edging in all existing mulch beds around the building and within and around the parking lot. Includes mulch, pre-emergent and labor to install. 120 total yards of brown mulch.

Spring Clean Up

Spring clean-up to include trimming of plants/grasses as needed and removing debris. This is for all existing beds around the building and within and around the parking lot.

Fall Clean Up

Fall clean-up to include trimming of plants/grasses as needed and removing debris. This is for all existing beds around the building and within and around the parking lot.

Monthly Flower Bed Maintenance

7 Months- April through October. Monthly flower bed Maintenance to include pulling and spraying for weeds in all beds around the building and within and around the parking lot.

Lawn Mowing

Weekly services to include mowing, string trimming and blowing off hard surfaces. Based on a 26 cut season.

Yard Treatment

5 application program to include pre-emergent, fertilizer, herbicide, grub control, and a winter prep.

Spring Irrigation Start Up

Irrigation system start up.

Backflow Test

Spring backflow test.

Fall Irrigation Winterization

Fall winterization of the irrigation system.

ORDINANCE NUMBER __-__

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE
TEXT OF THE LANTERN COMMONS PLANNED UNIT DEVELOPMENT BEING THAT
OF ORDOINACE 19-21 AND TITEL 16 – LAND USE CONTROLS**

“Lantern Commons PUD Amendment”

This amendment to a Planned Unit Development District Ordinance (the “**Amendment**”), known as the LANTERN COMMONS PLANNED UNIT DEVELOPMENT (Ordinance 21-04, the “**Lantern Commons Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. ____-PUD-__), filed with the Commission requesting an amendment to Ordinance 21-04, enacted by the Common Council of the City of Westfield (the “**Council**”) on April 12, 2021;

WHEREAS, the Amendment pertains to the subject real estate located on the northeast corner of 161st Street and U.S. Highway 31 North, and more particularly identified as Lot 3 of the Lantern Commons Block C Subdivision, a legal subdivision recorded as Instrument No. 2024014481 in the Office of the Recorder, Hamilton County, Indiana on April 26, 2024 (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. ____-PUD-__ to the Council with a favorable recommendation (Vote: __ in favor, __ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2025;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Lantern Commons Ordinance is hereby amended for the Real Estate. In all other respects, the Lantern Commons Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Lantern Commons Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and any exhibits attached hereto, and (ii) the Lantern Commons Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

Section 2. Concept Plan. Development of the Real Estate shall be regulated as set forth in this Amendment.

- 2.1 The concept plan, attached hereto as Exhibit A (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. General Regulations. The standards of Chapter 4 Zoning Districts, as modified by Section 6.1(A)(4) of the Lantern Commons Ordinance, are amended to permit trash enclosure to be constructed within 50’ of the south property line of the Real Estate, in substantial compliance with the depictions in the Concept Plan and those attached hereto as Exhibit B.

Section 4. Overlay District. The Architectural design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO shall not apply to Area D. Instead, the Buildings on the Real Estate shall be constructed in substantial compliance with the building renderings and elevations attached hereto as Exhibit C.

Section 5. Development Standards. The standards of Section 8 of the Lantern Commons Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 5.1 Accessory Buildings: Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit an enclosure to be located within the Established Front Yard along 161st Street on the Real Estate, in substantial compliance with the Concept Plan and Exhibit B.
- 5.2 Architectural Standards: Section 8.2(B)(4) of the Lantern Commons Ordinance is hereby replaced and restated as follows for the Real Estate: The Buildings on the Real Estate shall be constructed in substantial compliance with the building renderings and elevations attached hereto as Exhibit C.
- 5.3 Sign Standards. Signage shall be permitted on the Real Estate in substantial compliance with the sizes and locations of signage depicted in Exhibit C. To the extent that the signage depicted in Exhibit C conflicts with the provisions of Article 6.17 of the UDO, the provisions of this Amendment shall prevail.

Section 6. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

The remainder of this page is intentionally left blank.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE** __-__ was delivered to the Mayor of Westfield on the
__ day of ____, 2025, at ____ m.

Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE** __-__
this ____ day of ____, 2025.

I hereby VETO **ORDINANCE** __-__
this ____ day of ____, 2025.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North
Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social
Security Number in this document, unless required by law: Matthew S. Skelton.

Exhibit A

“Concept Plan”

The Concept Plan appears on the following two (2) pages of this exhibit.

SITE PLAN

PUD DESIGN PACKAGE

DEC 16, 2024

SCALE: 1/8" = 1'-0"



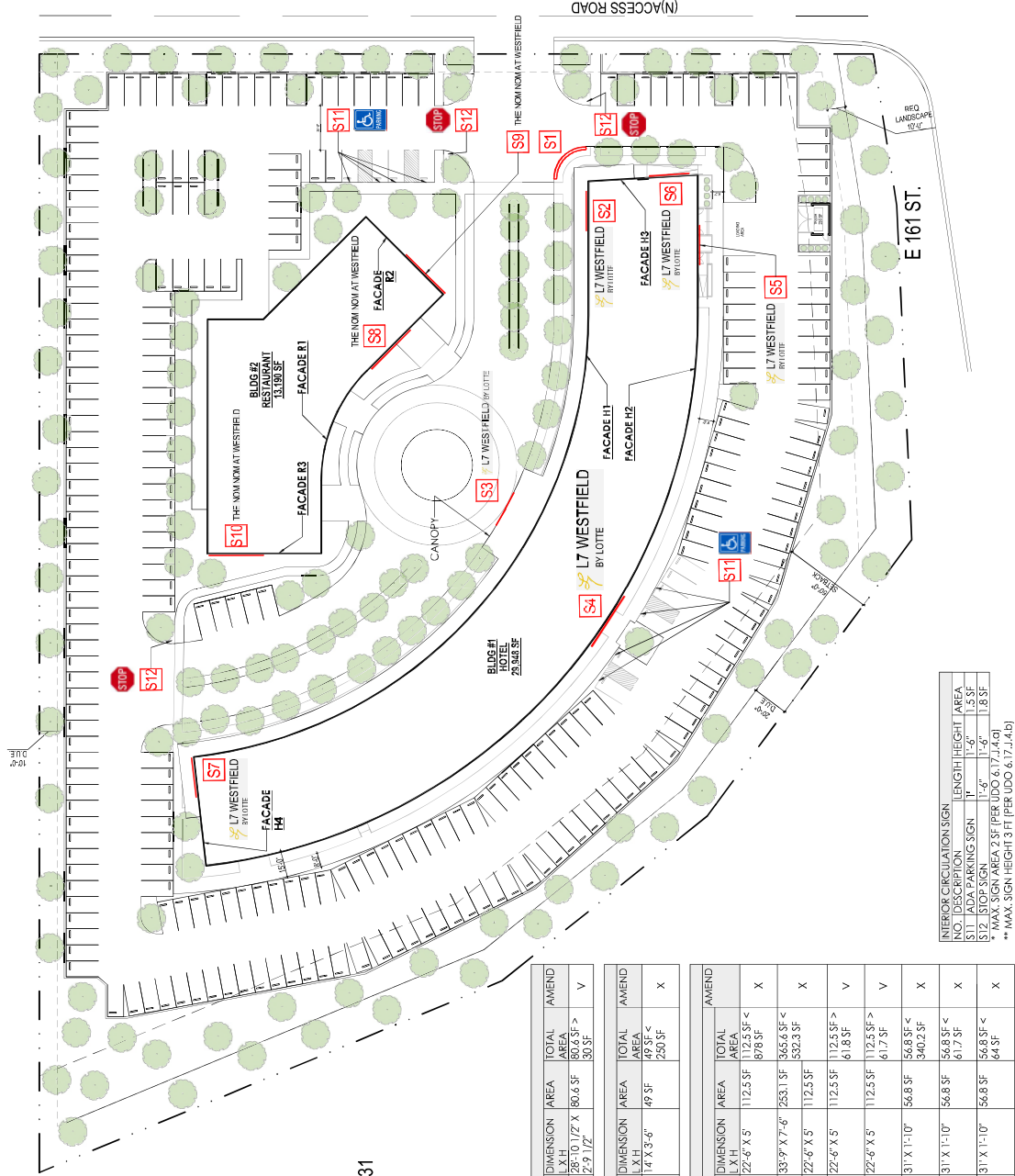
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- 1 -



SITE



US 31

ENTRANCE SIGN					
NO.	TYPE	ALLOWED	DIMENSION	AREA	AMEND
S3	UNDER CANOPY	28'-10" W X 80'-6" D	12' 9" W X 12' 9" D	80.6 SF	30 SF
S1	MONUMENT	14' X 3'-6"		49 SF	250 SF
S2	WALL	22'-6" X 5'		112.5 SF	12.5 SF
S3	WALL	33'-9" X 7'-6"		253.1 SF	365.6 SF
S4	WALL	22'-6" X 5'		112.5 SF	12.5 SF
S5	WALL	22'-6" X 5'		112.5 SF	12.5 SF
S6	WALL	22'-6" X 5'		112.5 SF	12.5 SF
S7	WALL	22'-6" X 5'		112.5 SF	12.5 SF
S8	WALL	31' X 1'-10"		56.8 SF	340.2 SF
S9	WALL	31' X 1'-10"		56.8 SF	61.7 SF
S10	WALL	31' X 1'-10"		56.8 SF	64 SF

L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

SITE PLAN / SIGNAGE ANALYSIS

PUD DESIGN PACKAGE

DEC 16, 2024

SCALE: 1/8" = 1'-0"



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www.am-dm-ca.com

Exhibit B

The trash enclosure details appear on the following page of this exhibit.



AERIAL VIEW 1



AERIAL VIEW 2

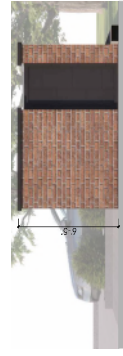
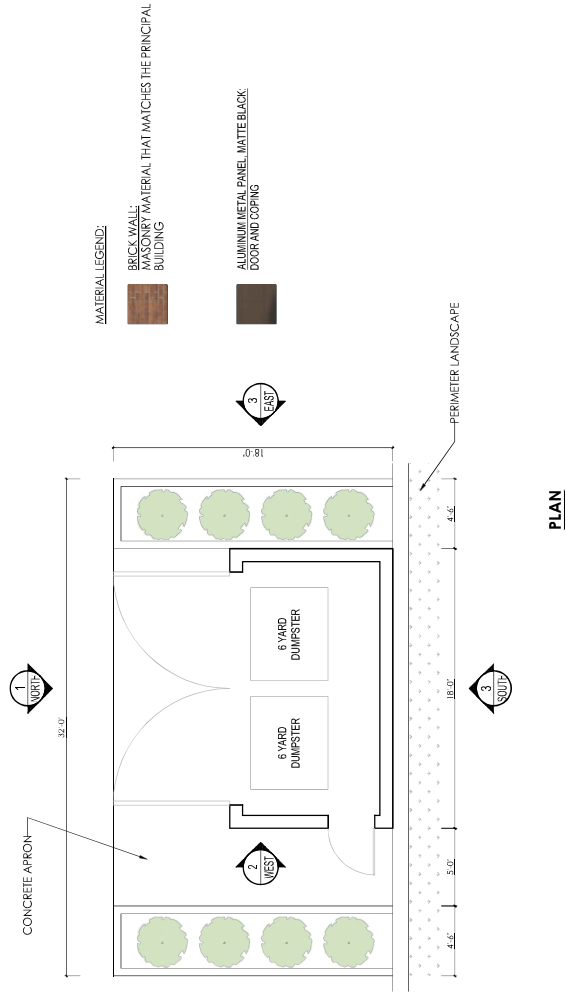


Exhibit C

The building elevation, rendering and signage details appear on the following ten (10) pages of this exhibit.



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

- 11 -

PUD DESIGN PACKAGE

DEC 16, 2024

SCALE: N/A



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L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

PUD DESIGN PACKAGE

DEC 16, 2024

SCALE: N/A

- 12 -



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L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

PUD DESIGN PACKAGE

DEC 16, 2024

- 13 -



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L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

PUD DESIGN PACKAGE

DEC 16, 2024

- 14 -



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L7 BY LOTTE @ WESTFIELD, INDIANA

PUD DESIGN PACKAGE DEC 16, 2024



PROJECT SUMMARY

Project Address :	Lantern Commons (Parcel D) 161st and US 31, Westfield, Indiana
CNST. Type (BLDG # 1):	New Proposed 5 Story Hotel, 4 Story of Type-VA Construction over a Podium of Type-I Construction, Fully Sprinkled.
CNST. Type (BLDG #2):	New proposed 1 Story of Type-VA Restaurant; Fully Sprinkled.
Zoning :	General Business District
Lot Area :	5.76 ACR (250,906 SF) per City of Westfield Map Viewer
Proposed Building Area:	112,088 SF
NO. of Stories :	5 Story
Setbacks Required :	50'-0" (South and West per PUD)
Setbacks Provided:	MIN. 110'-0" (South and West)
Allowed Building Height:	No Maximum Limit per PUD
Proposed Building Height:	BLDG #1: 72'-5" BLDG #2: 26'-0"
Proposed Parking Space:	273

DESIGN CONCEPT

Hotel Development in Westfield

The hotel development in Westfield is envisioned as a harmonious blend of modern design and welcoming hospitality. The design seeks to create an inviting and dynamic atmosphere that reflects the spirit of the Lantern community.

Site Plan

The site layout features two interconnected buildings that form a circular composition, creating a cohesive and welcoming environment. This arrangement not only maximizes the use of the curved site corner but also establishes a sense of unity and openness, drawing guests into the heart of the property.

Massing Concept

The architectural massing is tailored to respond to the site's natural curvature. The design embraces the curved geometry, turning what could be a challenge into a signature feature. The resulting form exudes fluidity, seamlessly integrating with the surrounding context while offering a dynamic visual identity.

Building Design Concept

The hotel's architecture is characterized by a dynamic and curved form that captures movement and energy. This is further emphasized by a meticulously designed parapet, which adds a tailored elegance to the structure. Together, these elements create a modern yet approachable gesture that sets the tone for the guest experience.

Material Palette

The material selection is driven by a desire to achieve a balance between boldness and warmth. Two primary materials—black composite panels and brick—are thoughtfully combined to reinforce the dynamic curvature of the design. The contrast and interplay between these materials add depth and sophistication, anchoring the building firmly within its context while projecting a sense of modernity.

This hotel development is more than just a place to stay; it is a destination that invites visitors to immerse themselves in its architectural story, offering a space that is as dynamic and welcoming as the community it serves.



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EAST ELEVATION

MATERIAL
LEGEND:



TRESPA METEON
BLACK, SATIN



BRICK
CLADDING



METAL AWNING
WITH LED LIGHT



STOREFRONT GLAZING
W/ ALUMINUM FRAME



WALL/DOOR PAINT
(MATCH WITH
BRICK COLOR)



METAL LOUVRES

L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

ELEVATION - HOTEL

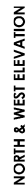
PUD DESIGN PACKAGE

DEC 16, 2024

SCALE: 1/32" = 1'-0"



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MATERIAL
LEGEND:



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

PUD DESIGN PACKAGE

@WESTFIELD, INDIANA

DEC 16, 2024

6

SCALE: 1/32" = 1'-0"

 $+\infty$

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MATERIAL
LEGEND:

BRICK
CLADDING

METAL AWNING
WITH LED LIGHT



STOREFRONT GLAZING
W/ ALUMINUM FRAME



WALL/DOOR PAINT
(MATCH WITH
BRICK COLOR)



METAL LOUVRES

ELEVATION - HOTEL

PUD DESIGN PACKAGE

DEC 16, 2024

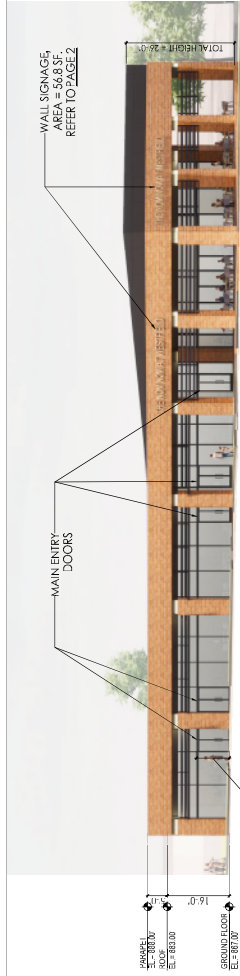
SCALE: 1/32" = 1'-0"



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AXONOMETRIC VIEW



SOUTH ELEVATION
(F&B MAIN ENTRANCES)

MATERIAL
LEGEND:



METAL AWNING
WITH LED LIGHT



STOREFRONT GLAZING
W/ ALUMINUM FRAME



WALL/DOOR PAINT
(MATCH WITH
BRICK COLOR)



METAL LOUVRES

L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

ELEVATION - BUILDING #2 (RESTAURANT)

PUD DESIGN PACKAGE

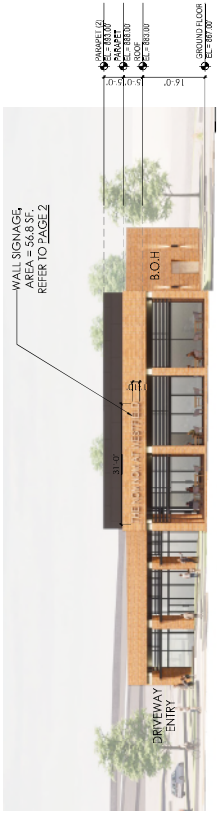
DEC 16, 2024

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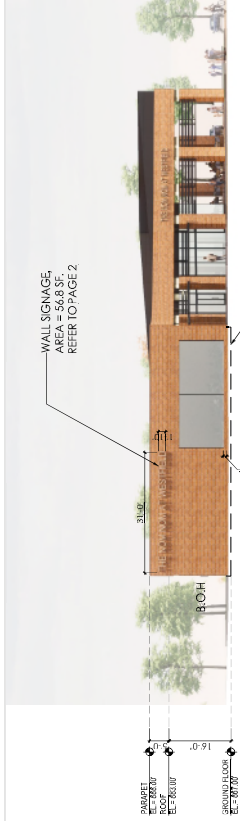
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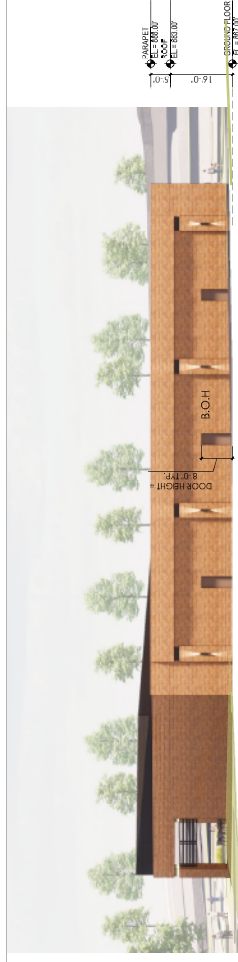
L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA



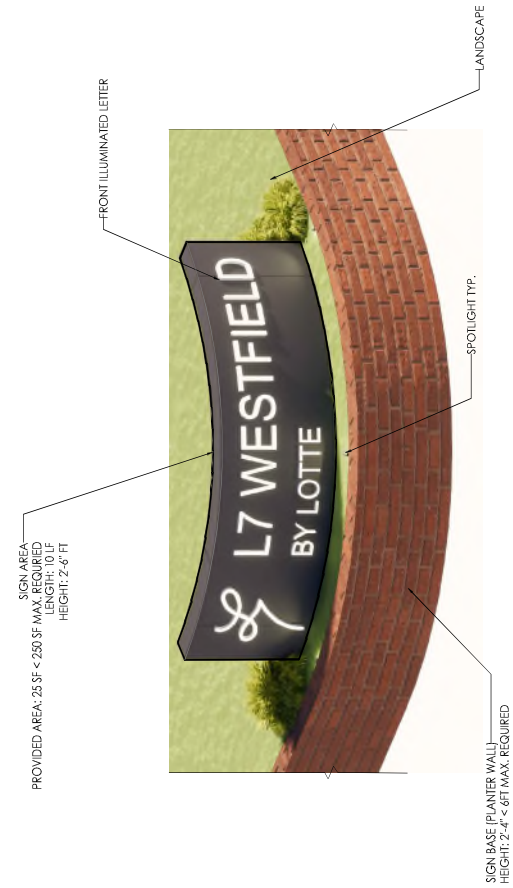
SOUTH-EAST ELEVATION



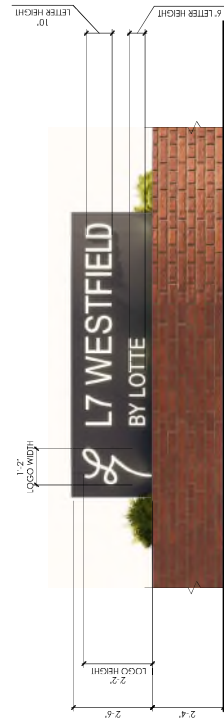
WEST ELEVATION



NORTH ELEVATION



PLAN VIEW





L7 BY LOTTE @ WESTFIELD, INDIANA

PUD DESIGN PACKAGE DEC 16, 2024



PROJECT SUMMARY

Project Address :	Lantern Commons (Parcel D) 161st and US 31, Westfield, Indiana
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Page 120 of 151

US 31

E 161 ST.

(N)ACCESS ROAD



SITE



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

SITE PLAN

- 1 -

PUD DESIGN PACKAGE



DEC 16, 2024
SCALE: 1/64" = 1'-0"

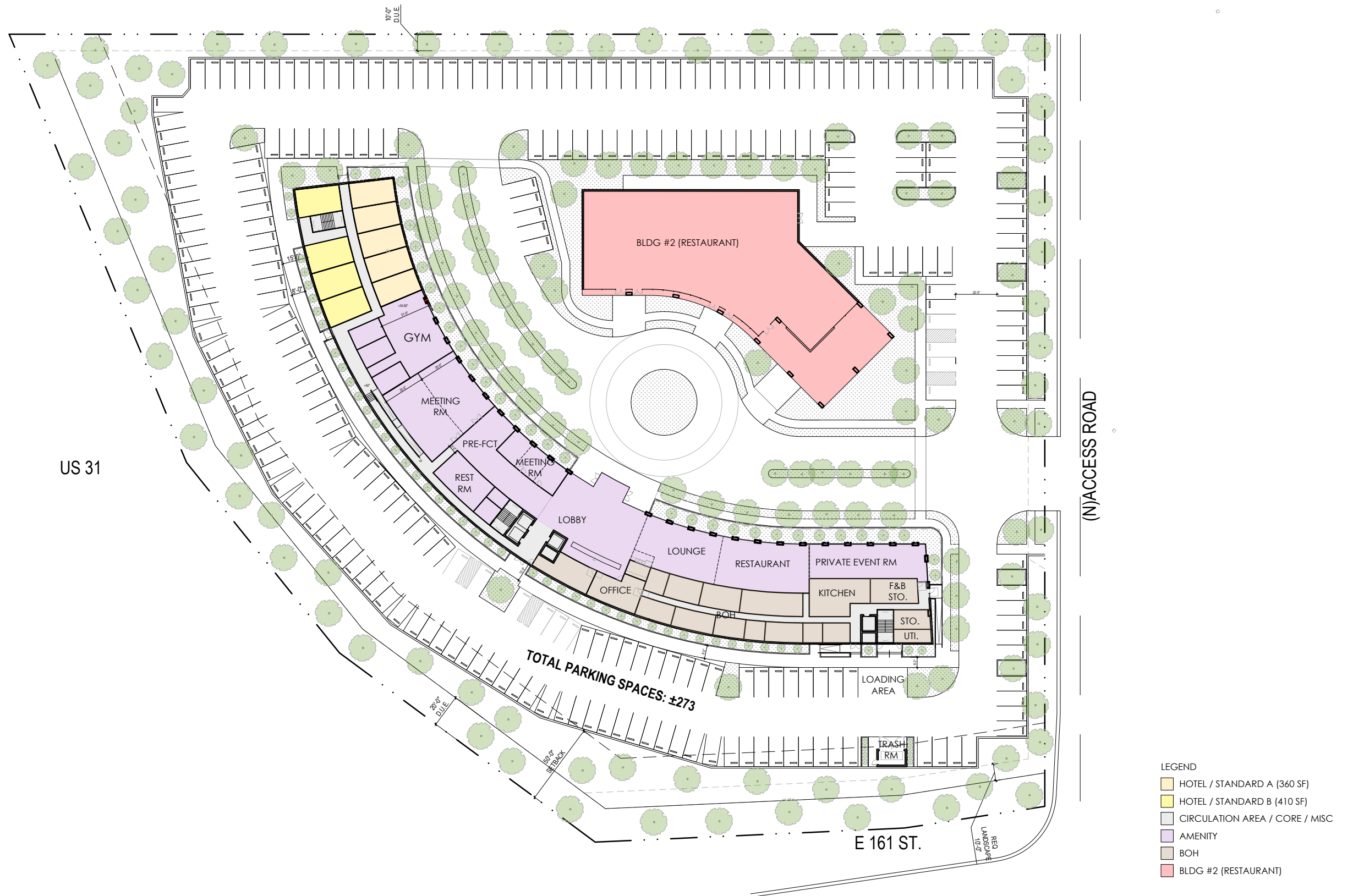


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Page 121 of 151

ENTRANCE SIGN									
SIGNAGE AREA AND HEIGHT ALLOWED	NO.	TYPE	LIGHTING METHOD	DIMENSION L X H	AREA	TOTAL AREA	AMEND		
30 SF (PER UDO 6.17.J.3) 6' HEIGHT (PER UDO 6.17.J.3)	S3	UNDER CANOPY	REVERSE CHANNEL	28'-10 1/2" X 2'-9 1/2"	80.6 SF	80.6 SF > 30 SF	V		
MONUMENT SIGN									
SIGNAGE AREA ALLOWED	NO.	TYPE	LIGHTING METHOD	DIMENSION L X H	AREA	TOTAL AREA	AMEND		
250 SF (PER UDO 6.17.J.2.a.iii)	S1	MONUMENT	REVERSE CHANNEL + SPOTLIGHT	14' X 3'-6"	49 SF	49 SF < 250 SF	X		
CENTER IN-LINE TENANT SIGNAGE									
FACADE			SIGNAGE					AMEND	
NO.	LOCATION	ALLOWED SIGNAGE AREA	NO.	TYPE	LIGHTING METHOD	DIMENSION L X H	AREA	TOTAL AREA	AMEND
H1	HOTEL FRONT FACADE	878 SF 439' LF X 2SF PER LF (PER UDO 6.17.J.5.a.i)	S2	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF	112.5 SF < 878 SF	X
H2	HOTEL REAR FACADE	532.3 SF 532.3' LF X 1SF PER LF (PER UDO 6.17.J.5.a.iii)	S4	WALL	FRONT-LIT	33'-9" X 7'-6"	253.1 SF	365.6 SF < 532.3 SF	X
			S5	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF		
H3	HOTEL EAST SIDE FACADE	61.8 SF 61.8' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S6	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF	112.5 SF > 61.8 SF	V
H4	HOTEL WEST SIDE FACADE	61.7 SF 61.7' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S7	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF	112.5 SF > 61.7 SF	V
R1	RESTAURANT FRONT FACADE	340.2 SF 170.1' LF X 1SF PER LF (PER UDO 6.17.J.5.a.i)	S8	WALL	REVERSE CHANNEL	31' X 1'-10"	56.8 SF	56.8 SF < 340.2 SF	X
R2	RESTAURANT EAST SIDE FACADE	61.7 SF 61.7' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S9	WALL	REVERSE CHANNEL	31' X 1'-10"	56.8 SF	56.8 SF < 61.7 SF	X
R3	RESTAURANT EAST SIDE FACADE	64 SF 64' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S10	WALL	REVERSE CHANNEL	31' X 1'-10"	56.8 SF	56.8 SF < 64 SF	X

INTERIOR CIRCULATION SIGN				
NO.	DESCRIPTION	LENGTH	HEIGHT	AREA
S11	ADA PARKING SIGN	1'	1'-6"	1.5 SF
S12	STOP SIGN	1'-6"	1'-6"	1.8 SF
* MAX. SIGN AREA 2 SF (PER UDO 6.17.J.4.a)				
** MAX. SIGN HEIGHT 3 FT (PER UDO 6.17.J.4.b)				





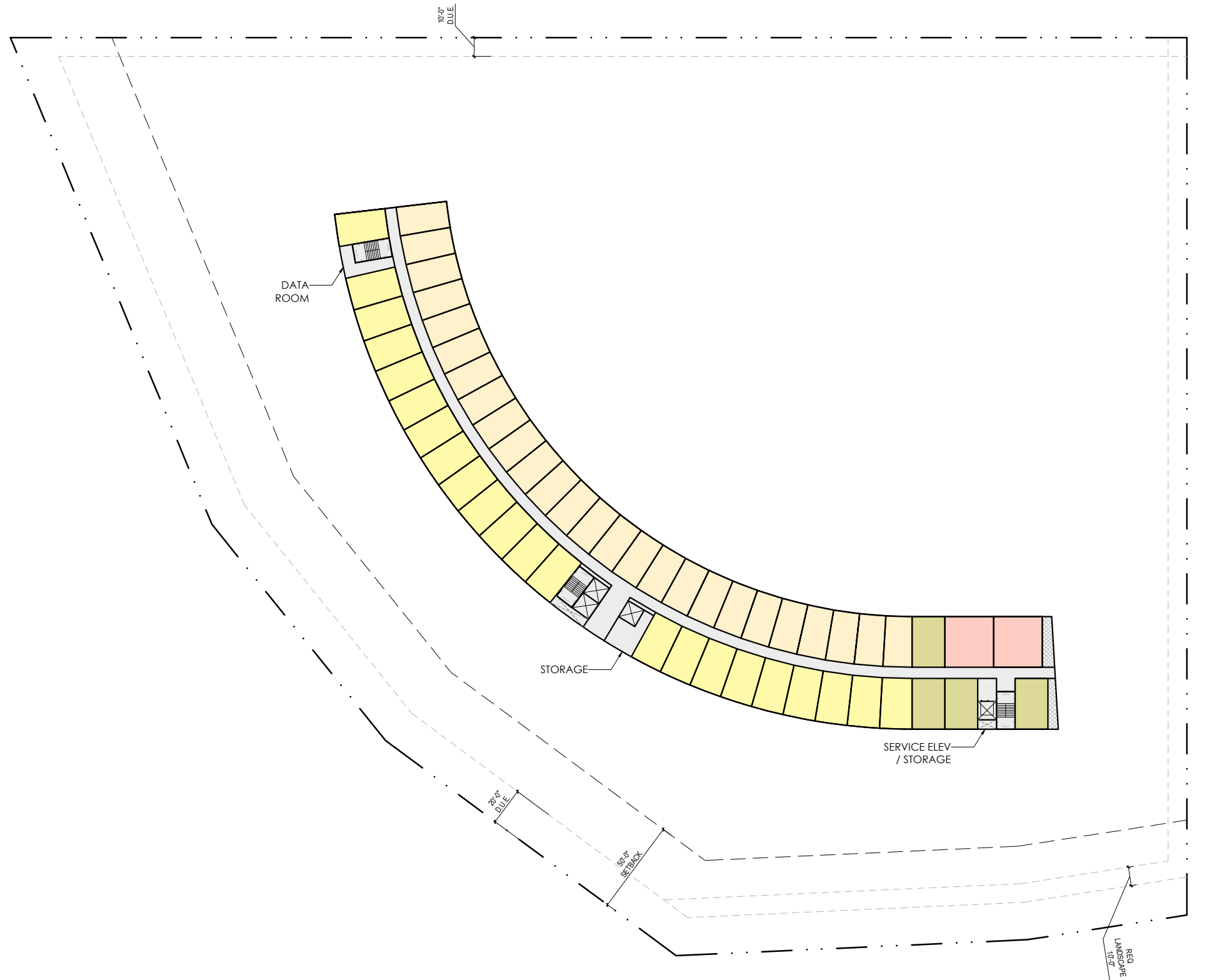
GROUND FLOOR PLAN

PUD DESIGN PACKAGE

DEC 16, 2024
SCALE: 1/64" = 1'-0"



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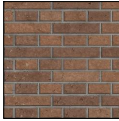
- LEGEND
- HOTEL / STANDARD A (360 SF)
 - HOTEL / STANDARD B (410 SF)
 - HOTEL / STANDARD C (450 SF)
 - HOTEL / SUITE RM (650 SF)
 - CIRCULATION AREA / CORE / MISC



**MATERIAL
LEGEND:**



TRESPA METEOR
BLACK, SATIN



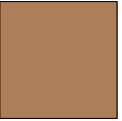
BRICK
CLADDING



METAL AWNING
WITH LED LIGHT



STOREFRONT GLAZING
W/ ALUMINUM FRAME



WALL/DOOR PAINT
(MATCH WITH
BRICK COLOR)



METAL LOUVRES



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

ELEVATION - HOTEL

PUD DESIGN PACKAGE



DEC 16, 2024
SCALE: 1/32" = 1'-0"



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MATERIAL
LEGEND:



TRESPA METEOR
BLACK, SATIN



BRICK
CLADDING



METAL AWNING
WITH LED LIGHT



STOREFRONT GLAZING
W/ ALUMINUM FRAME



WALL/DOOR PAINT
(MATCH WITH
BRICK COLOR)



METAL LOUVRES



MATERIAL
LEGEND:



TRESPA METEON
BLACK, SATIN



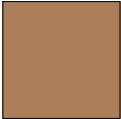
BRICK
CLADDING



METAL AWNING
WITH LED LIGHT



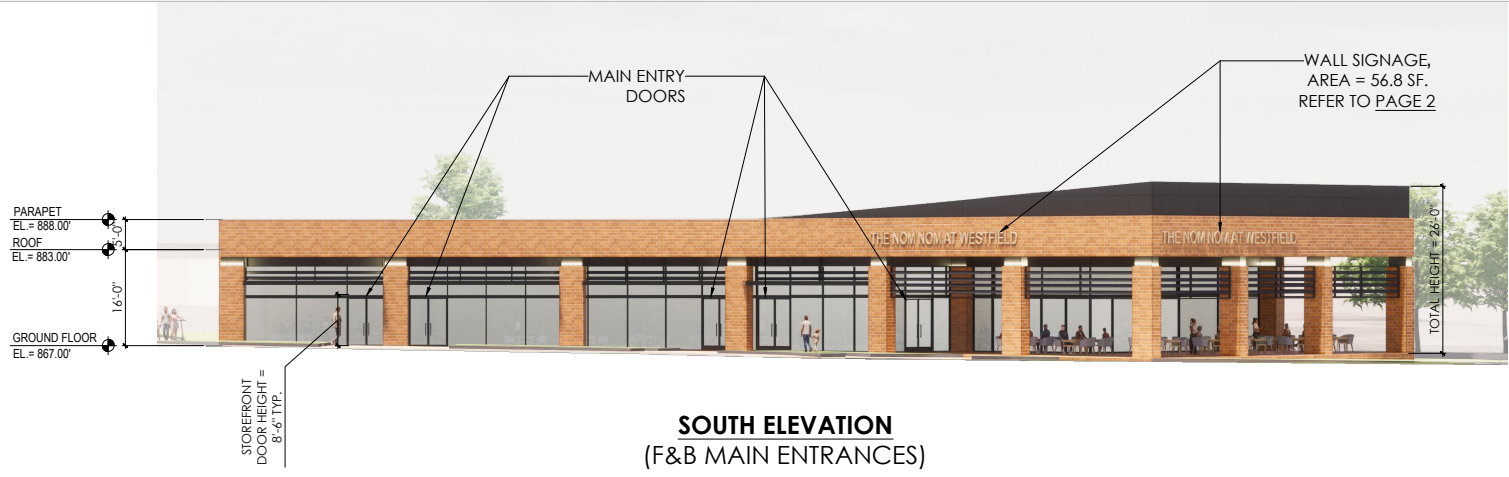
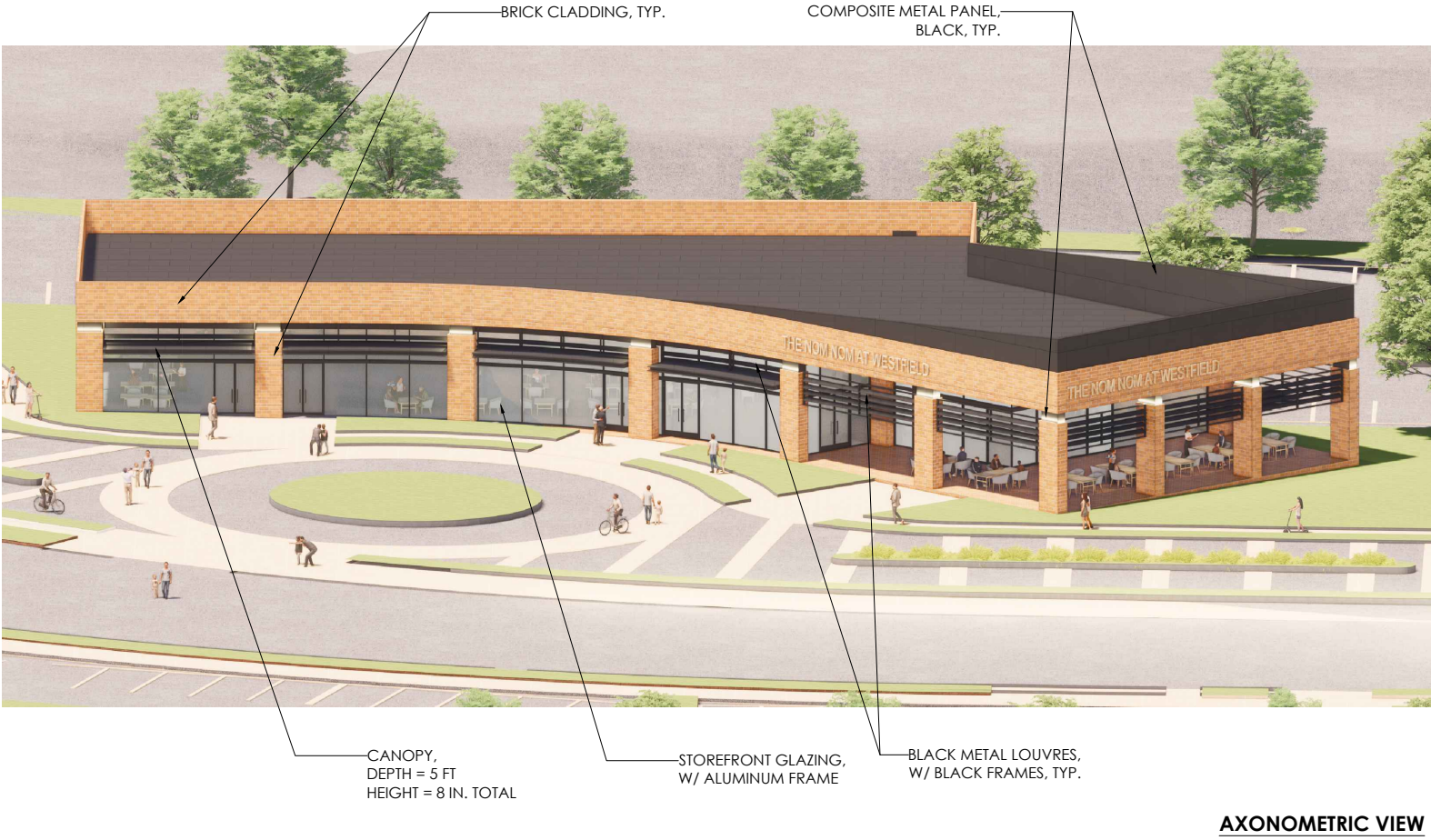
STOREFRONT GLAZING
W/ ALUMINUM FRAME



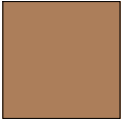
WALL/DOOR PAINT
(MATCH WITH
BRICK COLOR)



METAL LOUVRES



MATERIAL LEGEND:

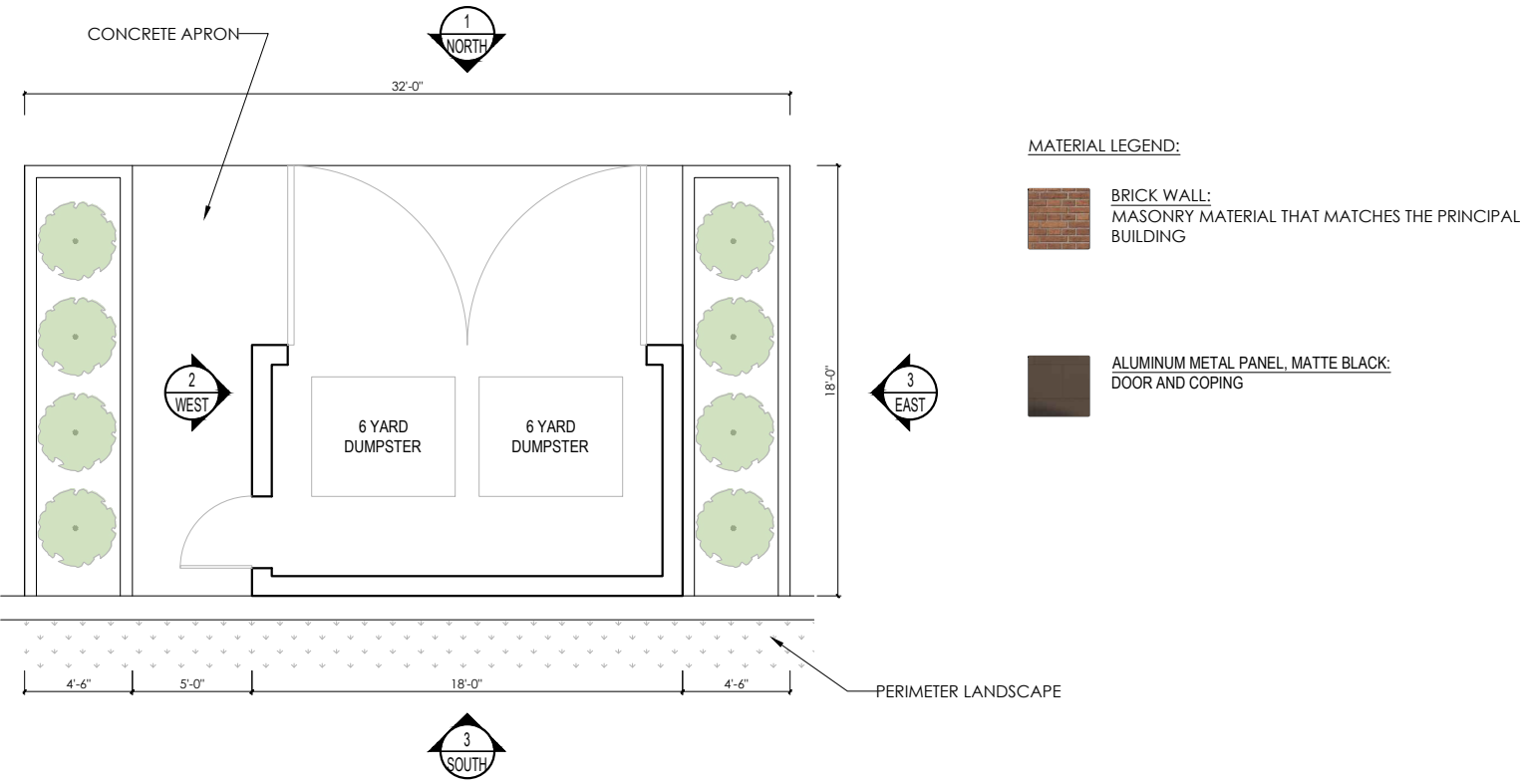
	METAL COMPOSITE PANEL, BLACK		BRICK CLADDING		METAL AWNING WITH LED LIGHT		STOREFRONT GLAZING W/ ALUMINUM FRAME		WALL/DOOR PAINT (MATCH WITH BRICK COLOR)		METAL LOUVRES
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AERIAL VIEW 1



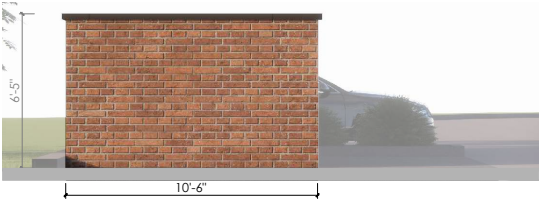
AERIAL VIEW 2



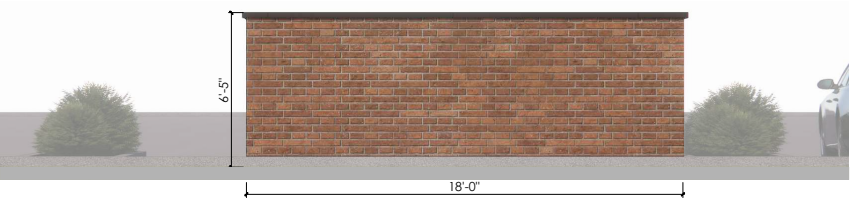
PLAN



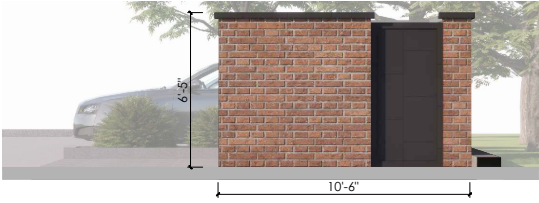
1 - NORTH ELEVATION



2 - EAST ELEVATION

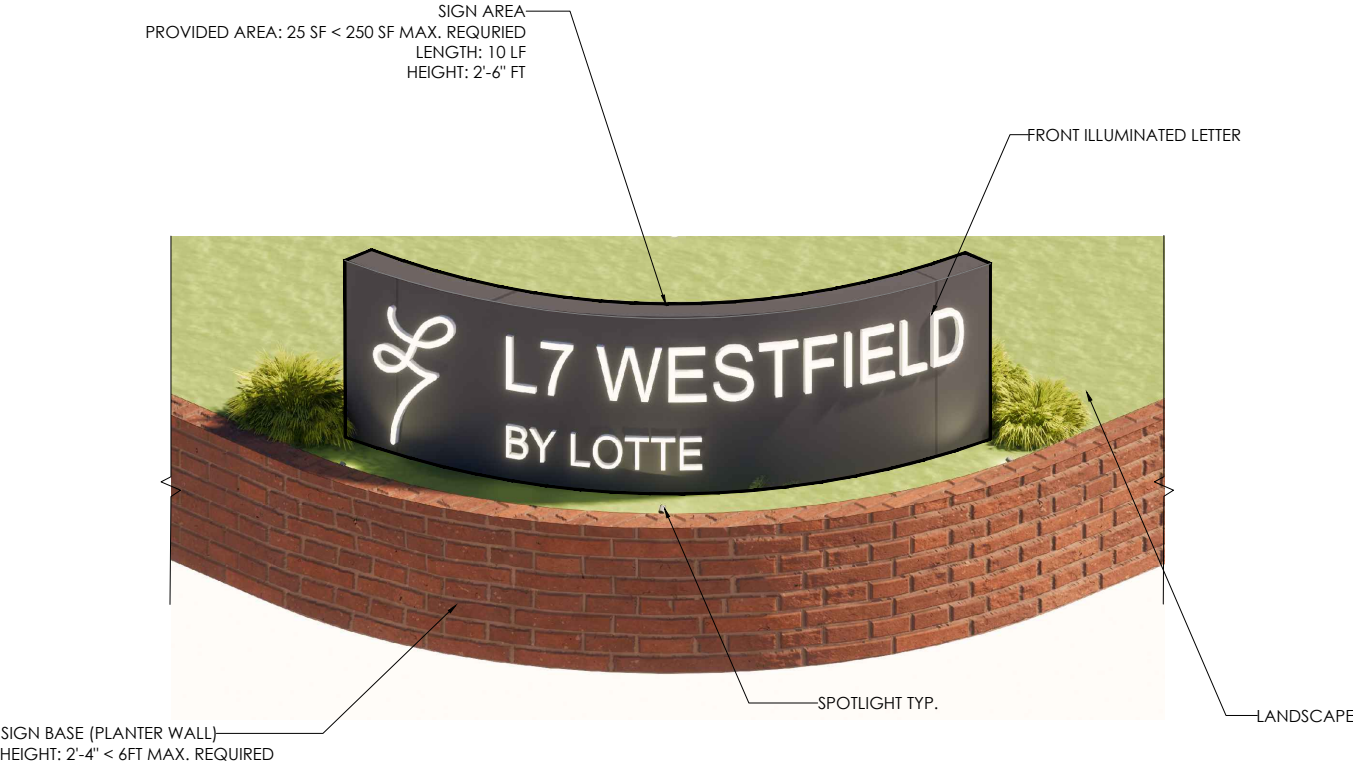


3 - SOUTH ELEVATION



4 - WEST ELEVATION

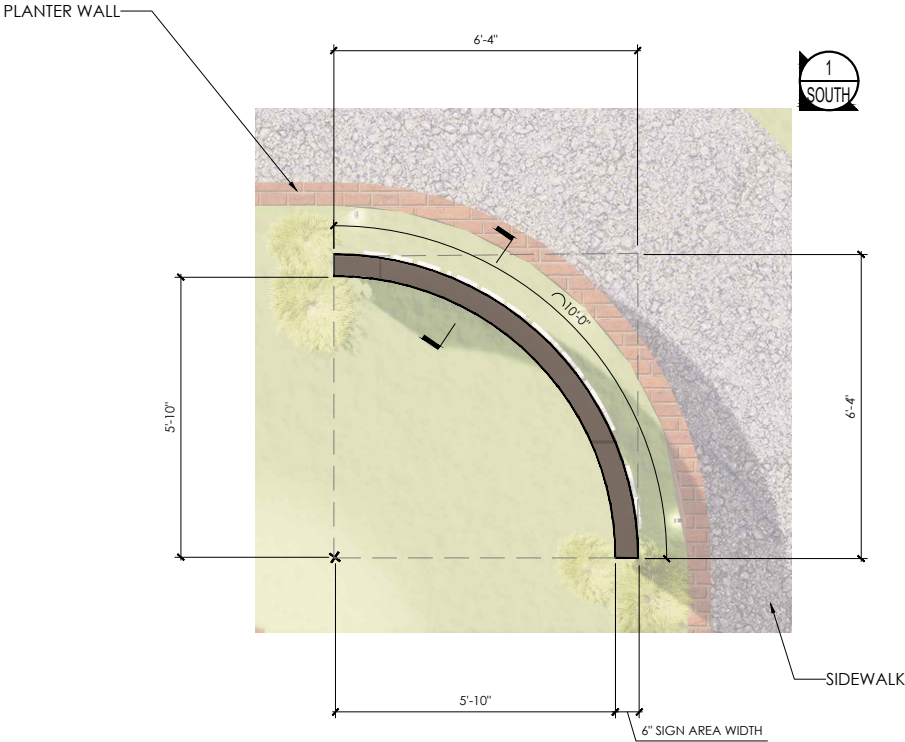
MATERIAL LEGEND:	
	SIGN AREA: TRESPA METEON UNI COLOURS A90.0.0, BLACK, SATIN
	ICC-ES: ESR-1687
	SIGN BASE: BRICK CLADDING



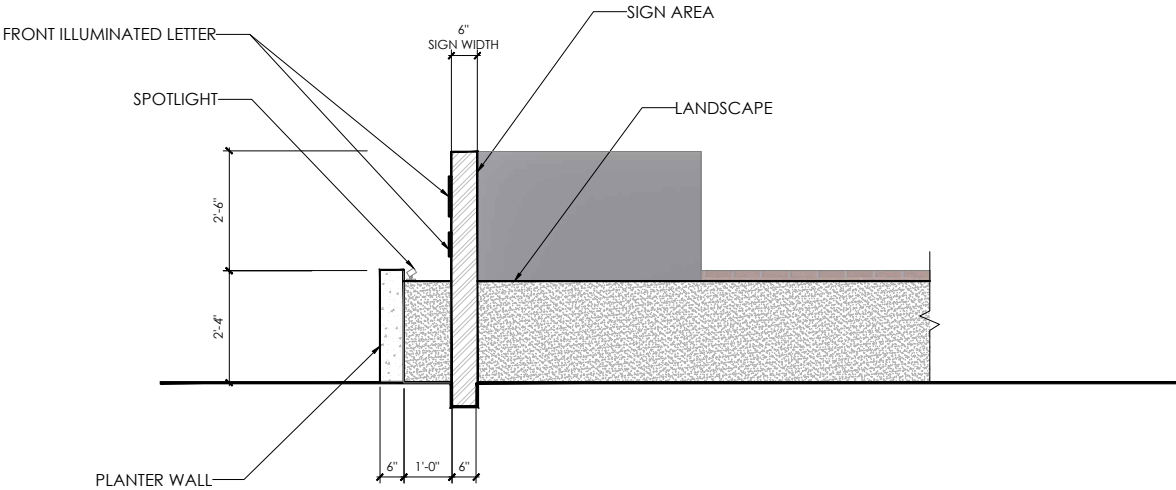
AXONOMETRIC VIEW (NTS)



1 - SOUTH ELEVATION VIEW



PLAN VIEW



2 - SECTION VIEW



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

- 11 -

PUD DESIGN PACKAGE

DEC 16, 2024

SCALE: N/A



ANDMORE PARTNERS
3530 Wilshire Blvd, #1855
Los Angeles, CA 90010
T : 213-788-1175
info@andmore.com
www.andmore.com
Page 131 of 151



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

- 12 -

PUD DESIGN PACKAGE

DEC 16, 2024

SCALE: N/A



ANDMORE PARTNERS
3530 Wilshire Blvd, #1855
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T : 213-788-1175
info@andmore.com
www.andmore.com
Page 132 of 151



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

- 13 -

PUD DESIGN PACKAGE

DEC 16, 2024

SCALE: N/A



ANDMORE PARTNERS
3530 Wilshire Blvd, #1855
Los Angeles, CA 90010
T : 213-788-1175
info@andmore.com
www.andmore.com
Page 133 of 151



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

- 14 -

PUD DESIGN PACKAGE

DEC 16, 2024

SCALE: N/A



ANDMORE PARTNERS
3530 Wilshire Blvd, #1855
Los Angeles, CA 90010
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www.andmore.com
Page 134 of 151

Project Narrative: Hotel and Restaurant Development in Lantern Commons

Nestled in the northeastern corner of Lantern Commons at the intersection of 161st Street and US 31 Highway, this new development redefines hospitality and dining through thoughtful design and dynamic architecture. Comprising two distinct buildings—a hotel and a restaurant—the project is designed to create a unified yet versatile destination that welcomes guests with a sense of modern elegance and warmth.

Site Design

The two buildings are arranged in a circular composition, fostering a cohesive and inviting environment. This layout not only capitalizes on the prominent curved site but also establishes a harmonious connection between the hotel and the restaurant. The design creates an integrated experience that draws visitors into a shared, welcoming space while emphasizing its presence at this high-visibility intersection.

Massing Concept

The massing concept responds directly to the curved geometry of the site, shaping the two buildings into dynamic, sweeping forms that anchor the corner and establish a distinctive identity. The hotel and restaurant are interconnected through their shared curvature, offering a sense of movement and unity while ensuring each building maintains its unique character and function.

Architectural Concept

The architecture of both buildings is defined by their dynamic curved forms, designed to evoke a sense of energy and approachability. A carefully tailored parapet further enhances the design, adding a sense of refinement and individuality to the structures. Together, the hotel and restaurant create a bold architectural statement that seamlessly integrates into the context of Lantern Commons while standing out as a visual landmark.

Vision

This hotel and restaurant development is more than a place to stay or dine—it is a gateway to Lantern Commons. By leveraging the site's natural curvature, the dynamic interplay between the buildings, and an innovative material palette, the project offers a distinct sense of place. It reflects modern hospitality and dining through an architectural lens, creating a destination that invites guests to connect, explore, and experience the vibrancy of this unique corner of Indiana.

ORDINANCE 25-03

AN ORDINANCE TO AMEND PROVISIONS IN THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township, Indiana as identified through the adoption of a Joinder Agreement; and,

WHEREAS, from time to time it is necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, on [REDACTED], the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2401-ZOA-01 to the Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-607; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the following provisions of the Unified Development Ordinance are amended as follows:

Section 1. **Article 10.10(F) Processes and Permits; Planned Unit Development Districts** shall be added as follows:

- 6) Economic Development District Overlay: PUD District Ordinances and PUD District Ordinance Amendments within the Economic Development District (EDD) Overlay must supply a letter of support from the Economic Development Department at the time of filing. Applications submitted without a letter of support will be considered incomplete and will not be docketed until a letter is provided.
- 7) Incentivized Projects: PUD District Ordinances and PUD District Ordinance Amendments associated with projects requesting incentives shall include a dimensioned site plan, full building elevations, and renderings of all proposed structures. A letter of support from the Economic Development Department shall be submitted at the time of filing.

Section 2. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws

of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2025.
WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 25-XX was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-XX

this _____ day of _____, 2025.

I hereby VETO ORDINANCE 25-XX

this _____ day of _____, 2025.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by:

Lauren Gillingham-Teague, AICP, Senior Planner

City of Westfield, Community Development Department

2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Lauren Gillingham-Teague

ORDINANCE 25-04

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION FROM THE OPERATING BALANCE OF THE GENERAL FUND

WHEREAS, the City of Westfield, Indiana ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council");

WHEREAS, at times, it is necessary to appropriate funds within the approved budget pursuant to Ind. Code § 36-4-7-8;

WHEREAS, the unencumbered balance in the General Fund No. 101 as of December 31, 2025, is currently projected to exceed \$22,015;

WHEREAS, the City desires to appropriate an additional \$22,015 from the General Fund No. 101; and

WHEREAS, a notice of public hearing on said appropriation was properly published and such public hearing has been held.

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

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

Section 2. Additional Appropriation. The Council hereby appropriates the following additional sums of money from General Fund No. 101, subject to applicable laws.

From:

Fund No. 101 operating balance - \$22,015

To:

Parks Department (#005) Parks-Services Line Item #101005349 - \$22,015

Section 3. The Council, pursuant to its power and ability to manage the finances of the City (Ind. Code § 36-4-4-4), authorizes and directs the Clerk Treasurer to take all actions necessary to efficiently implement the appropriations specified herein.

Section 4. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this ordinance are hereby repealed.

Section 5. Should any parts of this ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 6. This ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2025, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Kurt J Wanninger	_____ Kurt J Wanninger	_____ Kurt J Wanninger
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff
_____ Patrick T. Tamm	_____ Patrick T. Tamm	_____ Patrick T. Tamm
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Jon Dartt	_____ Jon Dartt	_____ Jon Dartt
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron

Victor McCarty

Victor McCarty

Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-04 was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-04

this _____ day of _____,
2025.

Scott A. Willis, Mayor

I hereby VETO ORDINANCE 25-04

this _____ day of _____,
2025.

Scott A. Willis, Mayor

I affirm under the penalties for perjury, that I have taken reasonable care to redact each
Social Security Number in this document unless required by law. /s/ Kelley Kemper

ORDINANCE 25-05

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY
OF WESTFIELD, INDIANA, AUTHORIZING AND APPROVING ADDITIONAL
APPROPRIATIONS OF FUNDS FROM THE SPORTS CAMPUS OPERATING FUND**

WHEREAS, the City of Westfield, Indiana ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council");

WHEREAS, at times, it is necessary to appropriate funds within the approved budget pursuant to Ind. Code § 36-4-7-8;

WHEREAS, the unencumbered balance in the Sports Campus Operating Fund No. 640 as of December 31, 2025, is currently projected to exceed \$3,254,261;

WHEREAS, the City desires to appropriate an additional \$3,254,261 from the Sports Campus Operating Fund No. 640; and

WHEREAS, a notice of public hearing on said appropriations was properly published and such public hearing has been held.

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

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

Section 2. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the Sports Campus Operating Fund, subject to applicable laws.

From:

\$3,254,261 from Fund No. 640 operating balance

To:

Grand Park Department (#015):

Personal Services Line item # 640015111 -	\$72,500
Personal Services Line item # 640015119 -	\$4,000
Personal Services Line item # 640015120 -	\$1,700
Personal Services Line item # 640015121 -	\$3,900
Supplies Line item # 640015224-	\$20,000
Supplies Line item # 640015226-	\$1,000
Services and Charges Line item # 640015341-	\$6,000

Services and Charges Line item # 640015342-	\$2,500
Services and Charges Line item # 640015343-	\$2,000
Services and Charges Line item # 640015345-	\$2,000
Services and Charges Line item # 640015349-	\$2,674,906
Services and Charges Line item # 640015366-	\$500
Capital Outlays Line item #640015472-	\$9,000

Sports Campus Indoor Event Ctr Department (#023):

Personal Services Line item # 640023111-	\$21,500
Personal Services Line item # 640023119-	\$500
Personal Services Line item # 640023120-	\$270
Personal Services Line item # 640023121-	\$639
Services and Charges Line item # 640023328-	\$6,000
Services and Charges Line item # 640023331-	\$68,000
Services and Charges Line item # 640023341-	\$12,000
Services and Charges Line item # 640023342-	\$2,500
Services and Charges Line item # 640023343-	\$2,000
Services and Charges Line item # 640023345-	\$122,000
Services and Charges Line item # 640023349-	\$16,300
Capital Outlays Line item #640023451-	\$202,546

Section 4. The Council, pursuant to its power and ability to manage the finances of the City (Ind. Code § 36-4-4-4), authorizes and directs the Clerk Treasurer to take all actions necessary to efficiently implement the appropriations specified herein.

Section 5. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this ordinance are hereby repealed.

Section 6. Should any parts of this ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 7. This ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2025, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Kurt J Wanninger

Kurt J Wanninger

Kurt J Wanninger

Chad Huff

Chad Huff

Chad Huff

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Joe Duepner

Joe Duepner

Joe Duepner

Jon Dartt

Jon Dartt

Jon Dartt

Noah Herron

Noah Herron

Noah Herron

Victor McCarty

Victor McCarty

Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-05 was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-05

I hereby VETO ORDINANCE 25-05

this _____ day of _____,
2025.

this _____ day of _____,
2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Kelley Kemper

ORDINANCE 25-06

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION FROM THE OPERATING BALANCE OF THE GENERAL FUND

WHEREAS, the City of Westfield, Indiana ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council");

WHEREAS, at times, it is necessary to appropriate funds within the approved budget pursuant to Ind. Code § 36-4-7-8;

WHEREAS, the unencumbered balance in the General Fund No. 101 as of December 31, 2025, is currently projected to exceed \$37,000;

WHEREAS, the City desires to appropriate an additional \$37,000 from the General Fund No. 101; and

WHEREAS, a notice of public hearing on said appropriation was properly published and such public hearing has been held.

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

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

Section 2. Additional Appropriation. The Council hereby appropriates the following additional sums of money from General Fund No. 101, subject to applicable laws.

From:
Fund No. 101 operating balance - \$37,000

To:
Economic Development Department (#006) Personal Services Line Item #101006334 - \$37,000

Section 3. The Council, pursuant to its power and ability to manage the finances of the City (Ind. Code § 36-4-4-4), authorizes and directs the Clerk Treasurer to take all actions necessary to efficiently implement the appropriations specified herein.

Section 4. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this ordinance are hereby repealed.

Section 5. Should any parts of this ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 6. This ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2025, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Kurt J Wanninger	_____ Kurt J Wanninger	_____ Kurt J Wanninger
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff
_____ Patrick T. Tamm	_____ Patrick T. Tamm	_____ Patrick T. Tamm
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Jon Dartt	_____ Jon Dartt	_____ Jon Dartt
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron

Victor McCarty

Victor McCarty

Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-06 was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-06

this _____ day of _____,
2025.

Scott A. Willis, Mayor

I hereby VETO ORDINANCE 25-06

this _____ day of _____,
2025.

Scott A. Willis, Mayor

I affirm under the penalties for perjury, that I have taken reasonable care to redact each
Social Security Number in this document unless required by law. /s/ Kelley Kemper

ORDINANCE 25-09

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING AND APPROVING ADDITIONAL APPROPRIATIONS OF FUNDS FROM THE MAYOR'S GRAND GALA FUND

WHEREAS, the City of Westfield, Indiana ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council");

WHEREAS, at times, it is necessary to appropriate funds within the approved budget pursuant to Ind. Code § 36-4-7-8;

WHEREAS, the unencumbered balance in the Mayor's Grand Gala Fund No. 254 as of December 31, 2025, is currently \$499,900.60;

WHEREAS, the City desires to appropriate an additional \$499,900.60 from the Mayor's Grand Gala Fund No. 254; and

WHEREAS, a notice of public hearing on said appropriations was properly published and such public hearing has been held.

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

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

Section 2. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the Mayor's Grand Gala Fund No. 254, subject to applicable laws.

From:
Fund No. 254 operating balance - \$499,900.60

To:
Donation line item # 254004439 - \$499,900.60

Section 4. The Council, pursuant to its power and ability to manage the finances of the City (Ind. Code § 36-4-4-4), authorizes and directs the Clerk Treasurer to take all actions necessary to efficiently implement the appropriations specified herein.

Section 5. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this ordinance are hereby repealed.

Section 6. Should any parts of this ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 7. This ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2025, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Kurt J Wanninger	_____ Kurt J Wanninger	_____ Kurt J Wanninger
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff
_____ Patrick T. Tamm	_____ Patrick T. Tamm	_____ Patrick T. Tamm
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Jon Dartt	_____ Jon Dartt	_____ Jon Dartt
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron

Victor McCarty

Victor McCarty

Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-09 was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-09

this _____ day of _____,
2025.

Scott A. Willis, Mayor

I hereby VETO ORDINANCE 25-09_

this _____ day of _____,
2025.

Scott A. Willis, Mayor

I affirm under the penalties for perjury, that I have taken reasonable care to redact each
Social Security Number in this document unless required by law. /s/ Kelley Kemper