

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, February 10, 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

OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes

Announce any changes to Agenda

CALL TO ORDER

Pledge of Allegiance

Invocation by: Tom Cates, Elder at Rise Indiana Church

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Swearing in of 15 Firefighters

Presentation: Street Asset-Michael Pearce

RESIDENTS WHO WISH TO ADDRESS COUNCIL

OLD BUSINESS

Ordinance 24-45: Claiborne Farms (Kimblewick) Phase III PUD

Staff Planner: Ryan Collingwood/Council Sponsor: Patrick Tamm

First Reading: August 26, 2024

APC Public Hearing: September 3, 2024

APC Workshop: October 21, 2024

2nd APC Workshop: November 18, 2024

APC Recommendation: December 2, 2024

Adoption Consideration: February 10, 2025

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 25-09: 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 and Public Hearing: January 27, 2025

Adoption Consideration: February 10, 2025

Ordinance 24-70: Grand Universe PUD

Staff Planner: Daine Crabtree

First Reading: November 11, 2024

APC Public Hearing: December 2, 2024

APC Workshop: January 21, 2025

APC Recommendation: February 3, 2025

Adoption Consideration: February 10, 2025

NEW BUSINESS

Ordinance 25-08: Grand Park District Dora

Presented by: Lauren Gillingham-Teague

First Reading: February 10, 2025

Adoption Consideration: February 24, 2025

Ordinance 25-10: Common Council of the City of Westfield, Indiana Creating a New Fund (fund 251) for Communications

Presented by: Danielle Carey-Tolan

First Reading: February 10, 2024

Adoption Consideration: February 24, 2025

Approval of Claims

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 –
January 27, 2025,

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

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

Approval of Minutes

Motion to approve the minutes from January 13, 2025, was made by: Jon Dartt

Seconded by: Victor McCarty

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

Approval of Claims

Motion to approve Claims Docket for January 27, 2025 made by: Kurt Wanninger

Seconded by: Jon Dartt

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

Announce any changes to Agenda

Withdrawal of Petition to Vacate Right of Way

RESIDENTS WHO WISH TO ADDRESS COUNCIL

None

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

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

Caleb Earnest and Cindy Bowen with Rundell-Ernstberger and Associates updated the community on the significance and importance of the City's Comprehensive Plan. The guided document is meant to help the city grow, creating a 20-year plan. The plan is a long-range vision that guides elected and appointed officials and planning staff on goals and objectives and is the legal basis for Ordinances. All development must be planned with care and consideration looking at the existing conditions and to the future. The 18-month process is still underway, and REA is creating the framework for economic development, transportation, future land use, housing and providing a growth strategy that includes quality of life amenities that will continue to make Westfield great.

Key indicators include population growth. Westfield's population double in size from 1990-2000 and has outpaced its neighbors. Westfield's land area has grown as well as the population, meaning the city has spread out, creating less population per square mile by comparison. The City's median age is increasing faster than others but the growth rate of individuals 65 and older increased significantly from 2014-2022. The growth of persons 18 years and younger has slowed from 2010 to 2022. Ms. Bowen stated that Westfield needs to continue to focus on attracting young families as part of the growth strategy.

Through 2023, 85% of all housing is single family and townhomes. Apartments make up only 2% of total housing while a good portion of "middle housing" is missing. 65% of housing units have been built in the last 25 years. Our housing stock is more modern and has the size and modernity that people are looking for when they buy a new house. The average sales price of homes was \$463k while the median home value is \$365,700. Young professionals are looking for a lower price point in an environment that is walkable with a variety of amenities. More than 60% of households are spending more than 30% of their gross income on housing costs.

More information will be available as the process continues.

Councilor Wanninger questioned whether REA would be looking at the cost of non-residential services and impacts, which was answered affirmatively. Councilor Dartt asked how affordable housing is defined. Ms. Bowen responded by saying they define it as "attainable housing" and said REA studies what is missing in the community to create a better balance across several price points based on the initial study, "What is missing," can't be defined. Development should not stop because it can halt the growth process. Councilor Tamm returned to the slide on regarding "Median Age." He asked if Ms. Bowen had noted a pattern in Hamilton County and stated that school age children are declining in population. Cash offers by older residents, on the other hand, are on the rise. Ms. Bowen noted that the number of people per household runs higher than in other communities and a rent study is currently underway. Councilor Tamm asked if any patterns had been established regarding townhomes. Short-term rentals have changed the dynamic in Westfield according to President Tamm which is a direct effect of Grand Park. He requested that further time and study be focused on them. Councilor Dartt stated he felt similar and would like to make the results a part of their long-term plan.

The mayor mentioned that Fishers and HSE Schools are planning to take in students from other districts. He suggested that we plan very carefully as people are aging and dying in place due to interest rates.

Councilor Wanninger queried about how the steering committee and focus groups were put together. Mayor Willis said demographics influenced the list of focus group members and Councilor Wanninger requested the list.

Special Recognition-Life Saving Citizen Award

This item was moved ahead of the Comprehensive Plan Update, Chief Gaylor and Mayor Willis brought two citizens to the front of the Assembly Room. Felix and his father, David Fisher, through quick-thinking and fast action pulled a dog and its owner from the ice with ropes. It was noted that heroes don't always wear capes, and these two fast-acting citizens saved the life of both. They were awarded Westfield's first 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

Lauren Gillingham-Teague representing for the City presented the Ambrose on Main Ordinance for adoption consideration. A 4-story mixed-use residential building is being planned for the north side of SR32 and East Street. A modified site plan was presented including the Penn Street extension.

Jenell Fairman stated estimated investment is approximately \$26.2. Shelby from Rebar explained that the City would be responsible for the cost of the Penn Street extension. Councilor Dartt asked if the money has already been budgeted, and the Mayor stated that it has not. The Mayor also commented that Hillcrest Drive would be repaved (with the completion of the Penn Street extension) as it has not been properly maintained for many years. Ms.

Fairman stated that in the future a parking garage would likely be built in the parking lot to supplement parking capacity in the downtown area.

Motion to approve Ordinance 24-64 as written was made by: Noah Herron

Seconded by: Victor McCarty

Vote Yes-7; No-0. Motion carried

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

Danielle Carey-Tolan stated this is to create a Capital Improvement Fund (266) which will aid in centralizing and tracking projects. Budgeted revenue dollars from the General Fund (18M), Food and Beverage (6M), and Grand Park payments from GPSC (approx. 3M) will go into the fund.

Ms. Tolan answered President Tamm's previous question regarding Community Grants. Community Grants must be tracked separately because they are State funded.

Motion to approve Ordinance 25-01 was made by: Victor McCarty

Seconded by: Jon Dartt

Vote Yes-7; No-0. Motion carried

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

The mayor explained that only one PSDA (new revenue generated from sales tax that can be reinvested in a sports district) is allowed per County, however Marion County has more than one already. Both Mayor Jensen and Mayor Willis are lobbying for a change in the law. The resolution will be forwarded to Speaker Huston at the General Assembly then we wait to hear whether it will be heard. The mayors have been meeting with legislators since last year and they are encouraged that it will pass.

Councilor Wanninger asked what the tax includes. The mayor responded by saying it must come from new development and spur revenues because of the district. Councilor Tamm noted that House leadership likes to see this kind of thing come in because it allows the cities to show local support of the resolution.

Motion to approve was made by: Victor McCarty

Seconded by: Noah Herron

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

Resolution 25-103: Common Council of the City of Westfield, Indiana Approving and Adopting a 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

Chris McConnell, Director of Westfield Parks and Rec, stated that the interlocal is an agreement to takeover landscape services for the new Township Building and Library.

Councilor Dartt asked why this is being pursued. The mayor responded that the driver was simply an economy of force. The schools used to take care of this for the library but when the library moved that relationship ended. The mayor feels that it makes good business sense to create a partnership. Mr. McConnell stated it's roughly a service of \$22,000 annually.

Motion to approve was made by: Kurt Wanninger

Seconded by: Jon Dart

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

Ordinance 25-02: Amendment to the Text of the Lantern Commons PUD Being That of Ordinance 19-21 and Title 16-Land Use Controls

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)

Lauren Gillingham-Teague presented the Lantern Commons PUD that is introducing an amendment to Area D. Located at the northeast corner of US 31 and 161st Street is a proposed 5-story hotel and restaurant. The amendment proposes modifying the sign standards, building location standards, and waves the 32 overlay architectural requirements. Matt Skelton, representing the petitioner, relayed that this proposes a \$50M dollar investment of a Lotte Hotel and restaurant. The original Lantern Commons was contemplated some time ago but defaulted to the US 31 Overlay. This individual end-user is before the Council to eliminate any guess work by presenting the elevations and renderings. Planning staff have reviewed, and the developer is amenable to making the necessary changes. Parking analysis is ongoing to ensure there are no surprises. The building would begin as early as this fall and take approximately 18 months to complete.

Councilor Tamm noted that the brick is highly complementary. Lotte is Korean-owned and the largest hotel of its kind in that country.

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)

Lauren Gillingham-Teague detailed what the Ordinance pertains to, any project that falls within an EDA or approved TIF district must have its standards approved separately. It creates two tiers which require a level of support from Economic Development before advancing to Community Development. It will help to ensure both departments are aligned.

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

Introduction by Danielle Carey-Tolan The requested additional appropriation is for \$22,015 to cover the maintenance contract on the Interlocal Agreement that was previously approved.

Public Hearing Opened: at 8:15 PM. No Comments
Public Hearing Closed: 8:15 PM
This is the First Reading

**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**

Danielle Carey-Tolan stated the request is for an additional appropriation for \$3,254,261 to cover expenses of GP from 2024 which would go into the Sports Campus Operating Fund. Councilor Dartt asked whether there are expenses for 2025. The Deputy Mayor mentioned a legal bill will be brought forth. Councilor Dartt also asked about what line items are accounted for if there will be another additional appropriation. Deputy Mayor Tolan stated that she has worked with Matt Trnian and Matt Deck to determine assumptions. Mayor Willis interjected those former employees will need to be paid during Colts Camp. Councilor Duepner asked if there were any 2025 invoices included to which the answer was "no." The Deputy Mayor stated that some interfund transfers in the future would likely be necessary to clean up the funds. Councilor Huff inquired about the HVAC unit and wondered if it was a new unit or a repair. He requested that in the future details be given.

Public Hearing Opened: 8:22 PM/ no speakers engaging.
Public Hearing Closed: 8:23 PM

**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**

Danielle Carey-Tolan- \$37,000 is being requested to specifically support Economic Development. A trip to Korea is planned to strengthen our relationship based on the hotel previously introduced and explore potential investments and development projects in the future. Kokomo has a Samsung development coming and Mayor Willis believes this trip is a good starting point for developing a relationship with the Koreans. Councilor Duepner inquired who was going and how long they would stay. Mayor Willis stated the trip was short and exhausting would include himself, Jenell Fairman, Kayla Arnold, Brian Tomamichel and two ambassadors from the State House. The total cost is included in the request for additional appropriation. The trip is scheduled to occur in March.

Public Hearing Open: 8:29 PM- No one came forward
Public Hearing Closed: 8:29 PM

Victor McCarty made the motion to suspend the rules. Noah Herron seconded the motion.
Vote: Yes-7; No-0. Motion carried

Motion to approve Ordinance 25-06 was made by: Noah Herron
Seconded by: Jon Dartt
Vote: Yes-7; No-0. Motion carried

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

Danielle Carey-Tolan -These funds (\$499,900.60) would be sent to the Advancing Westfield Foundation (AWF) following tonight's public hearing and the second reading at the next meeting. A new grant agreement was produced late today but the Council has yet to see it. Deputy Mayor stated the grant application process would be explained in the future. Mayor Willis stated Westfield is the only city in Hamilton County that does not donate to local not-for-profits. Councilor Dartt verified that the agreement would state the money that was given towards the initial kickoff of the Gala would be paid back over a three-year period.

To give residents understanding the Mayor explained that the council had seeded funds for the Gala because the foundation did not exist at that time. Mayor Willis affirmed the city is committed to repaying the money prior to the end of his first term.

Public Hearing Open: 8:36 PM no one from the community stepped forward to speak.
Public Hearing Closed: 8:36 PM

CITY COUNCIL COMMENTS

Councilor McCarty-APC Update

Councilor Wanninger- Finance Committee Meeting for today was canceled but, there will be a meeting in February

MAYOR COMMENTS

None

ADJOURNMENT

Motion was made to adjourn
Meeting adjourned at 8:37 PM

Clerk-Treasurer

Council President or Vice President

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>

ORDINANCE NUMBER 24~~—~~45

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

“Claiborne Farms (Kimblewick) – Phase III”

This is a Planned Unit Development District Ordinance (to be known as the "**Claiborne Farms (Kimblewick) – Phase III 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 Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 19-46 on November 25, 2019, and Ordinance No. 23-07 on February 12, 2024; (collectively the "Claiborne Farms PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 24~~—~~2409-PUD~~—~~20**), requesting an amendment to the Unified Development Ordinance and 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. 24~~—~~2409-PUD~~—~~20** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a ~~recommendation (—)~~ **Favorable Recommendation (8-1 vote)** 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 ~~—~~ **December 3, 2024**; and

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.

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 and Zoning Map are hereby changed to

designate the Real Estate as a Planned Unit Development District to be known as the "**Claiborne Farms (Kimblewick) – Phase III 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 UDO. The following additional definitions are hereby incorporated:

- 2.1 **Area Map:** The map as illustrated on what is attached hereto as **Exhibit C** which outlines the two (2) individual Areas of the District (the, "Area Map").
- 2.2 **Area A:** The part of the Real Estate depicted on the District Map as Area A.
- 2.3 **Area B:** The part of the Real Estate depicted on the District Map as Area B.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 The District is hereby divided into two (2) areas as illustrated on the Area Map and Concept Plan and labeled as Areas A and Area B and (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director. The distribution of varied lots sizes as depicted on the Concept Plan is subject to change.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be set forth

below as illustrated on the attached Concept Plan.

4.1 Area A: SF4: Single-Family High Density District

4.2 Area B: SF2: Single-Family Low Density District

Section 5. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be permitted including but not limited to Development Amenities in Area B for the use and enjoyment of residents living in Area A.

5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 Maximum Dwellings:

A. The total number of Dwellings permitted on the Real Estate shall not exceed ~~two~~one-hundred and ~~twenty five~~ (225)fifty-one (151) Single-family Dwellings.

B. A maximum of ~~twenty one (21) Dwellings~~hundred and fifty (150) dwellings shall be located in Area ~~B. A maximum of one (1) lot shall be permitted in Area B which is adjacent to 151st Street~~A.

5.4 Age-Restricted Community. The Area A of the District shall comply with the following (this section shall not apply to Area B):

A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA”), as they may be amended, to qualify the Dwellings in the District as “housing intended and operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the “Act”) prohibition against discrimination because of familial status.

B. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month

period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

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 The following standards shall apply to the District:

Standard	AREA A	AREA B
Minimum Lot Area	5,625sqft	15,000 <u>4 acres</u>
Minimum Lot Frontage	32'	50' <u>150'</u>
Minimum Building Setback		
Front Yard	20'	21' <u>50'</u>
Side Yard	5'	5' (24' aggregate) <u>50'</u>
Rear Yard	20'	30' <u>50'</u>
Minimum Lot Width	45' <u>52'</u>	90' <u>150'</u>
Maximum Building Height	1 ½ Stories	2 ½ Stories
Minimum Living Area (Total)	1,200sqft	2,700sqft

6.2 All Lots adjacent to the Area A Bufferyard Yard and Perimeter Street Frontage (those Lots colored in Yellow) shall be a minimum of sixty-five (65) feet in width.

~~6.2~~ 6.3 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of Section 6.2(D) of this Ordinance:

~~A.~~ Area A Character Exhibit: The Area A - Single-Family Character Exhibit,

attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

~~B.A. Area B Character Exhibit: The Area B—Single-Family Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.~~

~~C.B. Building Materials:~~ Vinyl and aluminum siding shall be prohibited.

~~D.C. Exterior Trim Materials:~~ Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum five and one-half (5.5) inch by one (1) inch nominal board.

~~E.D. Building Height:~~

i. All Dwellings (both 1 story and 1 ½ story dwellings) in Area A shall be regulated under the provisions of the Architectural Standards of the UDO as a Single-story Dwelling.

~~ii. All Dwellings in Area B shall be two stories in height.~~

~~F.E. Windows:~~ All homes shall meet the following window requirements:

i. Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.

~~G.F. Minimum Overhangs:~~ All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

~~H.G. Roof Pitches:~~ The minimum roof pitch for the main roof of a home shall be 5/12. Gable, dormer and porch roof pitches may vary to achieve various

architectural styles.

~~I~~.H. Shingles. All homes shall have dimensional or architectural grade shingles.

~~J~~.I. Garages. All homes shall have at least a 2-car attached garage and meet the following requirements:

- i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.
- ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
- iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
- iv. Garage elevations, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

~~K~~.J. Side Building Facades with Gable. All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade. A variety of the following elements shall be used, and the incorporated element(s) shall be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty (30) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or

- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

7.2 Article 6.8 Landscaping Standards. Shall apply, except as modified or enhanced below:

A. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:

- i. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.
- ii. Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.

B. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

- i. One (1) street tree shall be required per dwelling lot, per frontage.
- ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet shall apply.

C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

- i. A minimum of two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of two (2) trees and six (6) shrubs shall be located in the Front Yard.
- ii. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.
- iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.

D. External Street Frontage Landscaping Requirements: Article 6.8(M) shall ~~apply except as modified below~~ not apply, rather the following shall apply:

- i. A black “4-board” fence shall be provided along (i) the 151st Street frontage of Area A ~~and (ii) the Shelbourne Road frontage of Area B~~ (the fence shall be excluded from rights-of-way and emergency accesses and Drainage and Utility easements). ~~Street Frontage landscaping shall be as generally depicted on Exhibit~~

~~F.~~

- ~~ii.~~ Landscaping including preservation of Article 6.3(e)(1)(b)(ii)(d) existing trees shall be provided and shall include required including (i) no mound and (ii) a minimum five (5) foot to seven (7) foot tall undulating mound (ii) within a minimum landscape area of sixty (60) feet in depth, along 151st Street. The shape of fifty (50) feet in depth east of the mounds shall be as determined by the developer. Additionally, the entry street and one hundred (100) feet west of the entry street.
- ~~iii.~~ The minimum setback between the 151st Street right-of-way and the closest building Lot in Area A shall be fifty (50) feet.
- ~~ii.iv.~~ All the existing trees along the External Street Frontage of Area A (excluding rights-of-way) shall remain except in the event of (i) drainage or utility installation and (ii) dead/dying/diseased vegetation, where in both cases trees may be one hundred and one hundred (100) feet removed.
- ~~iii.v.~~ The 151st Street frontage of Area B shall be exempt from Article 6.8(M).
- ~~iv.~~ If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit F**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.
- ~~vi.~~ A certified arborist shall conduct a site visit of the street frontage planting area located on the south side of 151st Street across from the proposed entrance to determine the necessary planting standard to screen headlights.

E. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and Common Area Landscaping requirements shall apply except as modified and enhanced below:

- i. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit B: Concept Plan**. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- ii. No mounds shall be required in a Buffer Yard.
- iii. The minimum Buffer Yard width along all perimeters of the Real Estate shall be ~~fifty (50) feet as generally depicted on the Concept~~

~~Plan. In addition, a Type A buffer shall be required within Area A where it is adjacent to Area B and within 700' of 151st Street.~~
as follows:

- a. West perimeter of Block A – Two-hundred (200) feet as generally depicted on the Concept Plan. Lots 21-28 and ponds may encroach as illustrated on the Concept Plan.
 - b. North perimeter of Block A – One-hundred (100) feet.
 - c. East perimeter of Block A – One-hundred and Fifty (150) feet as generally depicted on the Concept Plan. Lots 70-75 may encroach as illustrated on the Concept Plan.
 - d. Perimeter of Area B – Fifty (50) feet.
 - e. Perimeter of Block A adjacent to Block B Fifty (50) feet.
 - f. Type A buffer landscaping only shall be required within Area A where it is adjacent to Area B.
- iv. Buffer yards ~~may~~shall be in common areas ~~or in Area A and~~ on the individual lots Block in Area B as depicted on the Concept Plan.
 - v. All the existing trees along all perimeters (excluding rights-of-way) shall remain except (i) in the event of drainage or utility installation and (ii) pedestrian path and amenity installation.
 - vi. A certified arborist shall conduct a site visit to evaluate the locations, types/species, and quantity of trees needed in the general vicinity of lots 73-77 to address the buffer plantings.
- F. Additional Common Area Planting Standards: In addition to the Buffer Yard and Street Frontage Planting Standards noted above, the following plantings shall be required in the three (3) areas as noted below:
- i. North (Smaller) Tree Gap in Bufferyard: Five (5) total trees shall be required, a mixture of evergreen and deciduous trees, planted in two (2) rows to stagger/maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees shall be a min. of three inches (3") DBH at planting.
 - ii. South (Larger) Tree Gap: Twenty-One (21) total trees shall be required, a mixture of evergreen and deciduous trees, planted in three (3) rows to stagger/maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees

shall be a min. of three inches (3”) DBH at planting.

iii. South side of 151st Street: Twenty-eight (28) total trees shall be required, a mixture of evergreen and deciduous trees, planted in specific locations identified and spray painted during the site walk (to be collected via survey) to maximize screening. Evergreens shall be a min. of eight feet (8’) in height at planting. Deciduous trees shall be a min. of three inches (3”) DBH at planting.

iv. Pulte will consult with Jud Scott Consulting Arborists for tree species required under this section.

7.3 **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 Plan Commission or 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.

~~A. Maximum Block Length: Fourteen hundred and fifty (1,450) feet.~~

~~B. Maximum cul-de-sac Length: Thirteen hundred and fifty (1,350) feet.~~

A. Access onto 151st Street: Street connectivity to 151st Street shall be in the location as depicted on the Concept Plan.

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

8.1 ~~8.1~~ Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Open Space area shall be a minimum of ~~twenty-seven (27)~~ forty-three (43) acres, approximately ~~twenty-five (25)~~ fifty (50) percent and as generally shown on the Concept Plan. Additionally, approximately twenty-seven (27) acres of tree preservation shall be included in Open Space.

~~A.~~

B. Amenities: The following amenities shall include, but shall not be limited to the following:

i. Claiborne Farms (Kimblewick) Amenities: Section 8.2(B) & Section 8.2(C) of the Claiborne Farms PUD established requirements for passive and active amenities (the “Claiborne Farms Amenities”). The Real Estate shall be subject to any covenants and restrictions applicable to the Claiborne Farms Amenities in order to

ensure the enjoyment and shared maintenance costs of the Claiborne Farms (Kimblewick) Amenities by the residents of the Real Estate.

ii. Pedestrian Path Network: A network of paths shall be installed as generally depicted on **Exhibit B**. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director. ~~A path will be provided in the vicinity of lots 105-114~~

iii. Additional Amenity and ~~provide a connection~~ Timing for Additional Amenity:

a. One (1) of the following three (3) requirements shall apply to the development of the Real Estate, per the timeframes listed below:

1. A financial contribution (payment) by Pulte Homes of Indiana, LLC (“Pulte”) to the Kimblewick HOA Reserve Fund in an amount equal to \$6,667 per home within the Real Estate, shall be paid at the time of closing of a home to an initial buyer. The payment shall be applicable to all homes on the Real Estate; or,

2. A donation by Pulte, via a quit claim deed, of the existing ~~Claiborne Farms~~ sales center dwelling and adjacent parking lot (Lots 131 & 132 respectively) to the Kimblewick HOA, after the closing of the last home that is constructed on the Real Estate. In addition to the donation of the dwelling and adjacent parking area \$100,000 shall be paid to the Kimblewick HOA Reserve Fund to be used for improvements/remodel of the dwelling (any unused portion of the \$100,000 shall be contributed to the Kimblewick HOA Reserve Fund); or,

3. A donation by Pulte, via a quit claim deed, of the parcel identified as “Block 1” on the Concept Plan to the Kimblewick HOA, at the time the Secondary Plat is recorded including the “Block 1” area of the Real Estate. In addition to the donation of “Block 1” \$600,000 shall be paid by Pulte to the Kimblewick HOA Reserve Fund to be used for improvements on “Block 1” (any unused portion of the \$600,000 shall be contributed to the Kimblewick HOA Reserve

Fund). Payment shall occur as described in paragraph (a)(1) above, at an amount equal to \$4,000.00 per home.

- b. A determination as to the one (1) requirement (Additional Amenity) which shall apply to the development of the Real Estate shall be determined by a plurality vote of the Kimblewick residents not later than six (6) months from the date of approval of this Ordinance. Pulte shall facilitate up to three (3) meetings with the Kimblewick residents at the Kimblewick clubhouse to discuss details of the Additional Amenities ~~area~~ and answer any questions.
- c. The Kimblewick HOA shall provide the selection of the Additional Amenity in writing to Pulte and the Director no later than six (6) months from the date of approval of this Ordinance.
- d. In the event that the Kimblewick HOA does not provide a written, definitive selection of the Additional Amenity in the time period provided above in paragraph (b) and (c) above, the Additional Amenity described in paragraph (a)(1) above shall be required.
- ~~ii.~~e. Pulte shall pay up to \$25,000 for due diligence costs incurred by the Kimblewick HOA. The payment(s) shall be applicable to the total contribution by Pulte to the Kimblewick HOA Reserve Fund for the Additional Amenity selected by the Kimblewick HOA.

- 8.2 Street Standards: Section 8.9(F) shall not apply. The street design as illustrated on the Concept Plan shall be required.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to AG-SF1 District.

Section 10. **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.

[Remainder of page intentionally left blank; signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2024.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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 24**~~—45~~ was delivered to the Mayor of Westfield
on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24~~—45~~
this _____ day of _____, 2024.

Scott A. Willis, Mayor

I hereby VETO Ordinance 24~~—45~~
this _____ day of _____, 2024.

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: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Claiborne Farms (Kimblewick) - Phase III PUD ~~5-080224~~[14 120324](#)

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Area Map
Exhibit D	Area A - Single Family Character Exhibit

~~Exhibit E — Area B — Single Family Character Exhibit~~

~~Exhibit F — Perimeter Street Frontage Character Exhibit~~

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Parcel 1:

~~The West Half of the Northwest Quarter of the Northeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East in Hamilton County, Indiana, containing Twenty (20) acres, more or less.~~

Parcel 2:

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at the Northwest corner of said quarter section thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89 degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00 minutes 00 seconds East along said West line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less.

Parcel 3:

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST. HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION BEING SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST (ASSUMED BEARING) 1383.32 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST 1237.22 FEET TO THE SOUTHEAST CORNER OF SAID CORNER SECTION; THENCE SOUTH 89 DEGREES 18 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1654.50 FEET TO A POINT BEING NORTH 89 DEGREES 18 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE, 990.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 660.00 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 53 SECONDS EAST, PARALLEL WITH THE SAID SOUTH LINE, 18.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 564.00 FEET, THENCE NORTH 88 DEGREES 51 MINUTES 21 SECONDS EAST 1641.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.570 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART DEEDED TO CITY OF WESTFIELD BY WARRANTY DEED RECORDED FEBRUARY 16, 2018 AS DOCUMENT NO. 2018006275 AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT 2014015078 IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY

PARCEL PLAT, MARKED EXHIBIT "B", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT A
REAL ESTATE

~~(Page 2 of 3 – Legal Description)~~

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED "20322" ON SAID PLAT; THENCE ON AND ALONG THE SOUTH LINE OF SAID QUARTER

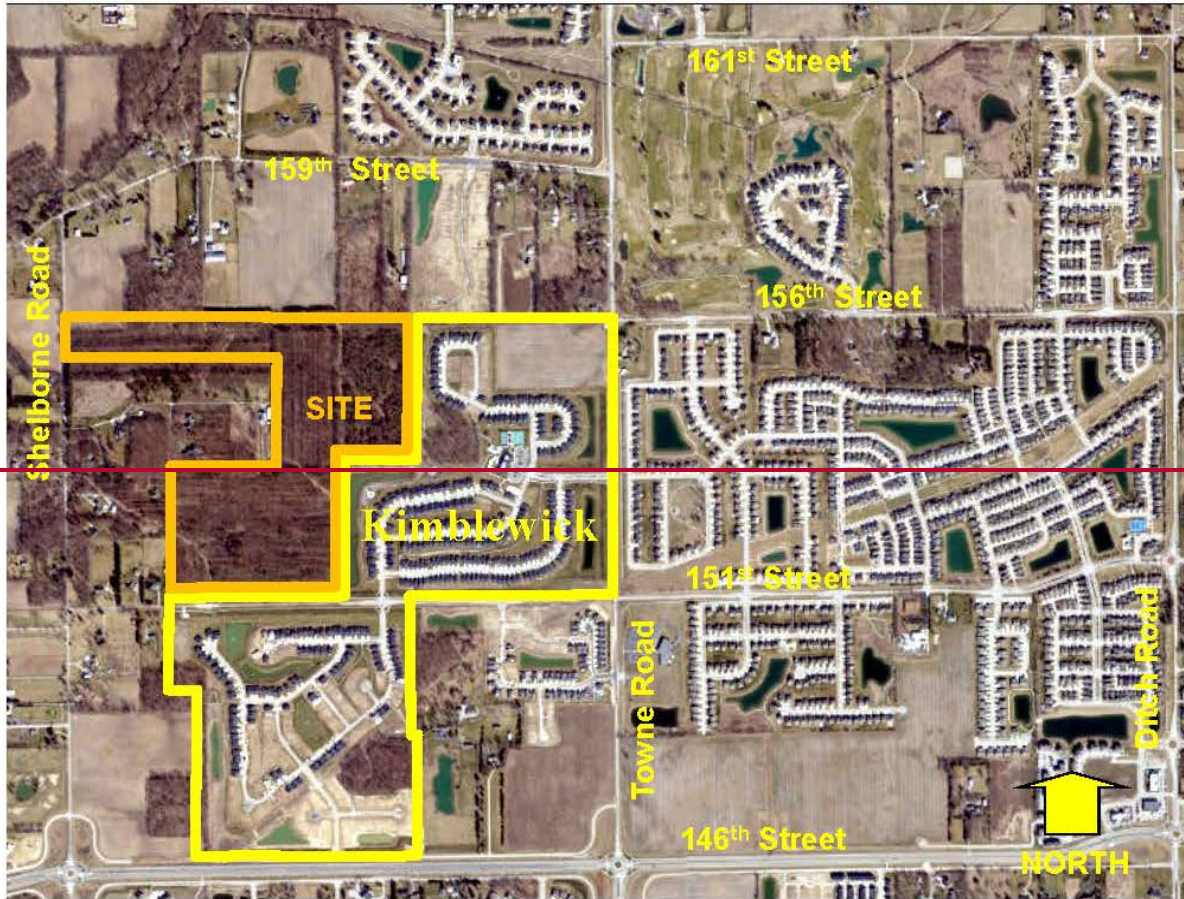
EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

-SECTION SOUTH 89 DEGREES 31 MINUTES 59 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017043814 IN THE OFFICE OF SAID RECORDER) 1166.43 FEET TO POINT DESIGNATED "606" ON SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUING ON AND ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 01 SECONDS WEST 250.00 FEET TO POINT DESIGNATED "635" ON SAID PLAT; THENCE NORTH 00 DEGREES 28 MINUTES 01 SECONDS WEST 21.00 FEET TO POINT DESIGNATED "602" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 27.43 FEET TO POINT DESIGNATED "603" ON SAID PLAT; THENCE NORTH 71 DEGREES 14 MINUTES 02 SECONDS EAST 76.44 FEET TO POINT DESIGNATED "604" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 50.00 FEET TO POINT DESIGNATED "605" ON SAID PLAT; THENCE SOUTH 65 DEGREES 49 MINUTES 31 SECONDS EAST 59.96 FEET TO POINT DESIGNATED "612" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 45.50 FEET TO POINT DESIGNATED "613" ON SAID PLAT; THENCE SOUTH 00 DEGREES 28 MINUTES 01 SECOND EAST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.181 ACRES (7901.87 SQ. FT.), INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, CONTAINING 0.053 ACRES (2327.72 SQ. FT.) MORE OR LESS.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)



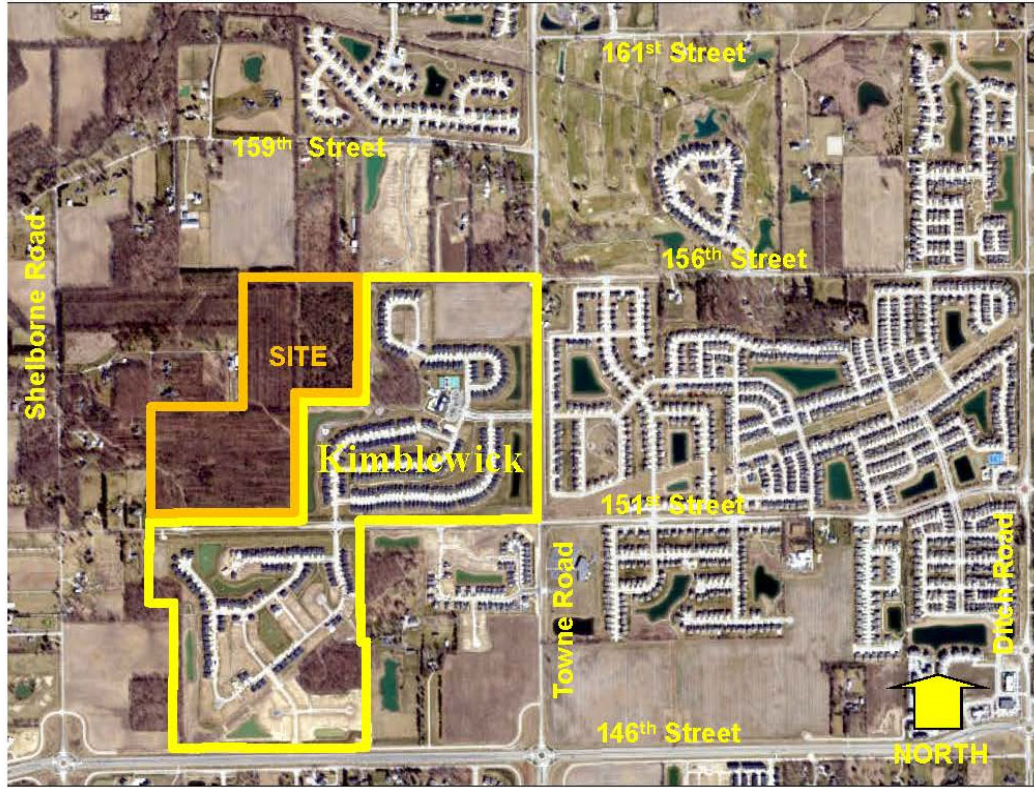
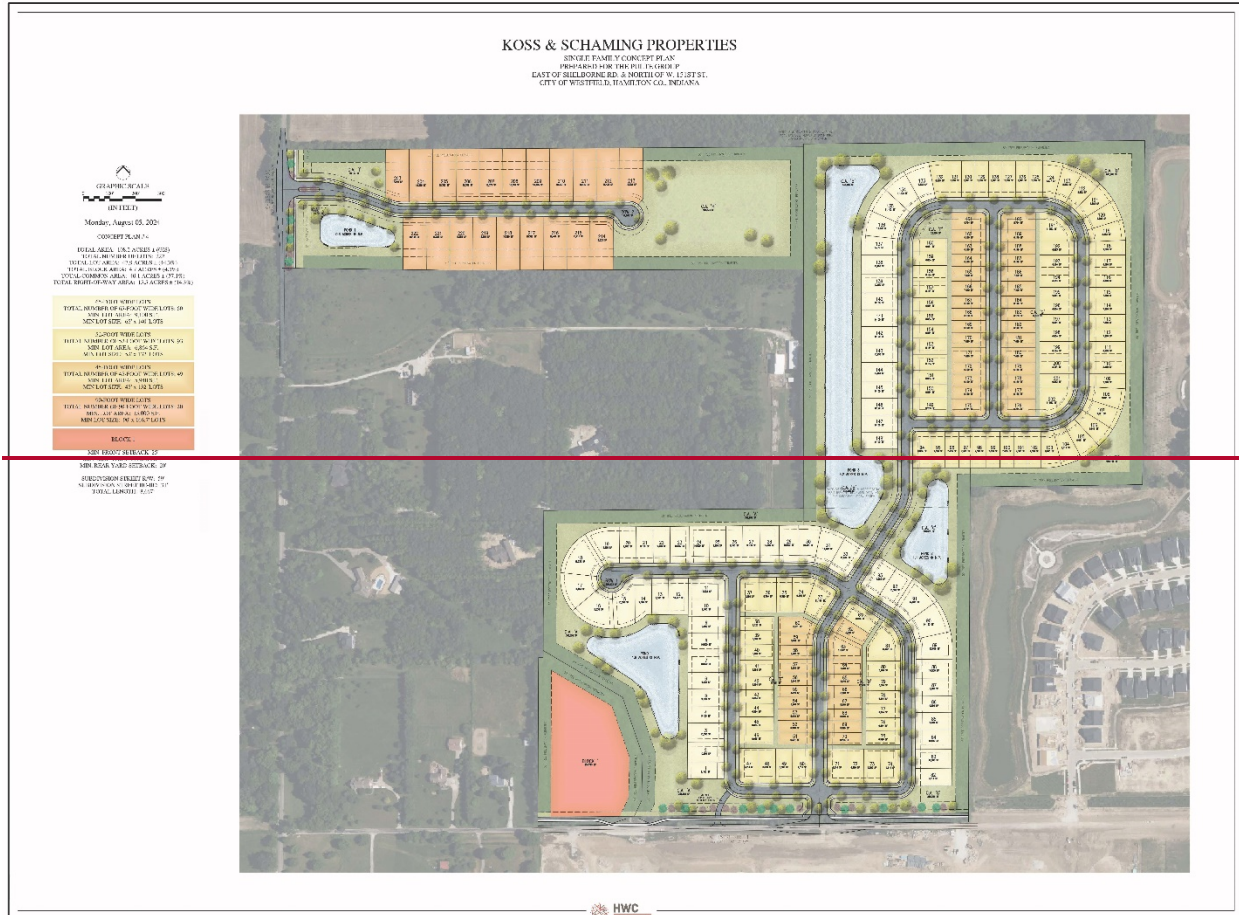


EXHIBIT B

Concept Plan (Page 1 of 1)





Note: Larger-scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number [24—2409-PUD—20](#).

EXHIBIT C

**AREA MAP
(Page 1 of 1)**





EXHIBIT D

AREA A - SINGLE-FAMILY CHARACTER EXHIBIT

KEENELAND SERIES



EXHIBIT D

AREA A – SINGLE-FAMILY CHARACTER EXHIBIT

BELMONT SERIES)



EXHIBIT D

AREA A - SINGLE-FAMILY CHARACTER EXHIBIT

CHURCHILL SERIES)



EXHIBIT E

AREA B – SINGLE-FAMILY CHARACTER EXHIBIT



EXHIBIT F

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT



***Illustrative only — final site layout and landscaping shall comply with the standards of Section 7.2(D) of this Ordinance.**

EXHIBIT F

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT



ORDINANCE NUMBER 24-45

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

“Claiborne Farms (Kimblewick) – Phase III”

This is a Planned Unit Development District Ordinance (to be known as the "**Claiborne Farms (Kimblewick) – Phase III 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 Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 19-46 on November 25, 2019, and Ordinance No. 23-07 on February 12, 2024; (collectively the "Claiborne Farms PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2409-PUD-20**), requesting an amendment to the Unified Development Ordinance and 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. 2409-PUD-20** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Favorable Recommendation** (8-1 vote) 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 December 3, 2024; and

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.

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 and Zoning Map are hereby changed to

designate the Real Estate as a Planned Unit Development District to be known as the "**Claiborne Farms (Kimblewick) – Phase III 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 UDO. The following additional definitions are hereby incorporated:

- 2.1 **Area Map:** The map as illustrated on what is attached hereto as **Exhibit C** which outlines the two (2) individual Areas of the District (the, "Area Map").
- 2.2 **Area A:** The part of the Real Estate depicted on the District Map as Area A.
- 2.3 **Area B:** The part of the Real Estate depicted on the District Map as Area B.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 The District is hereby divided into two (2) areas as illustrated on the Area Map and Concept Plan and labeled as Areas A and Area B and (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director. The distribution of varied lots sizes as depicted on the Concept Plan is subject to change.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be set forth

below as illustrated on the attached Concept Plan.

4.1 Area A: SF4: Single-Family High Density District

4.2 Area B: SF2: Single-Family Low Density District

Section 5. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be permitted including but not limited to Development Amenities in Area B for the use and enjoyment of residents living in Area A.

5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 Maximum Dwellings:

A. The total number of Dwellings permitted on the Real Estate shall not exceed one-hundred and fifty-one (151) Single-family Dwellings.

B. A maximum of one-hundred and fifty (150) dwellings shall be located in Area A.

5.4 Age-Restricted Community. The Area A of the District shall comply with the following (this section shall not apply to Area B):

A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA”), as they may be amended, to qualify the Dwellings in the District as “housing intended and operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the “Act”) prohibition against discrimination because of familial status.

B. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a

Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

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 The following standards shall apply to the District:

Standard	AREA A	AREA B
Minimum Lot Area	5,625sqft	4 acres
Minimum Lot Frontage	32'	150'
Minimum Building Setback		
Front Yard	20'	50'
Side Yard	5'	50'
Rear Yard	20'	50'
Minimum Lot Width	52'	150'
Maximum Building Height	1 ½ Stories	2 ½ Stories
Minimum Living Area (Total)	1,200sqft	2,700sqft

6.2 All Lots adjacent to the Area A Bufferyard Yard and Perimeter Street Frontage (those Lots colored in Yellow) shall be a minimum of sixty-five (65) feet in width.

6.3 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of Section 6.2(D) of this Ordinance:

A. Area A Character Exhibit: The Area A - Single-Family Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be

constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

- B. Building Materials: Vinyl and aluminum siding shall be prohibited.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum five and one-half (5.5) inch by one (1) inch nominal board.
- D. Building Height:
 - i. All Dwellings (both 1 story and 1 ½ story dwellings) in Area A shall be regulated under the provisions of the Architectural Standards of the UDO as a Single-story Dwelling.
- E. Windows: All homes shall meet the following window requirements:
 - i. Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 5/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- H. Shingles. All homes shall have dimensional or architectural grade shingles.
- I. Garages. All homes shall have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.

- ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
- iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
- iv. Garage elevations, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

J. Side Building Facades with Gable. All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade. A variety of the following elements shall be used, and the incorporated element(s) shall be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty (30) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

7.2 Article 6.8 Landscaping Standards. Shall apply, except as modified or enhanced below:

- A. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:
 - i. Shade Trees shall be a minimum of two and one-half (2.5) inches

in Caliper.

- ii. Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.

B. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

- i. One (1) street tree shall be required per dwelling lot, per frontage.
- ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet shall apply.

C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

- i. A minimum of two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of two (2) trees and six (6) shrubs shall be located in the Front Yard.
- ii. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.
- iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.

D. External Street Frontage Landscaping Requirements: Article 6.8(M) shall not apply, rather the following shall apply:

- i. A black “4-board” fence shall be provided along (i) the 151st Street frontage of Area A (the fence shall be excluded from rights-of-way and emergency accesses and Drainage and Utility easements).
- ii. Landscaping including preservation of existing trees shall be required including (i) no mound and (ii) a minimum landscape area along 151st Street of fifty (50) feet in depth east of the entry street and one hundred (100) feet west of the entry street.
- iii. The minimum setback between the 151st Street right-of-way and the closest building Lot in Area A shall be fifty (50) feet.
- iv. All the existing trees along the External Street Frontage of Area A (excluding rights-of-way) shall remain except in the event of (i) drainage or utility installation and (ii) dead/dying/diseased

vegetation, where in both cases trees may be removed.

- v. The 151st Street frontage of Area B shall be exempt from Article 6.8(M).
- vi. A certified arborist shall conduct a site visit of the street frontage planting area located on the south side of 151st Street across from the proposed entrance to determine the necessary planting standard to screen headlights.

E. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and Common Area Landscaping requirements shall apply except as modified and enhanced below:

- i. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit B**: Concept Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- ii. No mounds shall be required in a Buffer Yard.
- iii. The minimum Buffer Yard width along all perimeters of the Real Estate shall be as follows:
 - a. West perimeter of Block A – Two-hundred (200) feet as generally depicted on the Concept Plan. Lots 21-28 and ponds may encroach as illustrated on the Concept Plan.
 - b. North perimeter of Block A – One-hundred (100) feet.
 - c. East perimeter of Block A – One-hundred and Fifty (150) feet as generally depicted on the Concept Plan. Lots 70-75 may encroach as illustrated on the Concept Plan.
 - d. Perimeter of Area B – Fifty (50) feet.
 - e. Perimeter of Block A adjacent to Block B Fifty (50) feet.
 - f. Type A buffer landscaping only shall be required within Area A where it is adjacent to Area B.
- iv. Buffer yards shall be in common areas in Area A and on the individual Block in Area B as depicted on the Concept Plan.
- v. All the existing trees along all perimeters (excluding rights-of-way) shall remain except (i) in the event of drainage or utility

installation and (ii) pedestrian path and amenity installation.

- vi. A certified arborist shall conduct a site visit to evaluate the locations, types/species, and quantity of trees needed in the general vicinity of lots 73-77 to address the buffer plantings.

F. Additional Common Area Planting Standards: In addition to the Buffer Yard and Street Frontage Planting Standards noted above, the following plantings shall be required in the three (3) areas as noted below:

- i. North (Smaller) Tree Gap in Bufferyard: Five (5) total trees shall be required, a mixture of evergreen and deciduous trees, planted in two (2) rows to stagger/maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees shall be a min. of three inches (3") DBH at planting.
- ii. South (Larger) Tree Gap: Twenty-One (21) total trees shall be required, a mixture of evergreen and deciduous trees, planted in three (3) rows to stagger/maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees shall be a min. of three inches (3") DBH at planting.
- iii. South side of 151st Street: Twenty-eight (28) total trees shall be required, a mixture of evergreen and deciduous trees, planted in specific locations identified and spray painted during the site walk (to be collected via survey) to maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees shall be a min. of three inches (3") DBH at planting.
- iv. Pulte will consult with Jud Scott Consulting Arborists for tree species required under this section.

7.3 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 Plan Commission or 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.

- A. Access onto 151st Street: Street connectivity to 151st Street shall be in the location as depicted on the Concept Plan.

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

8.1 Open Space and Amenity Standards: Shall apply except as otherwise modified or

enhanced below.

- A. Minimum Open Space: Open Space area shall be a minimum of forty-three (43) acres, approximately fifty (50) percent and as generally shown on the Concept Plan. Additionally, approximately twenty-seven (27) acres of tree preservation shall be included in Open Space.
- B. Amenities: The following amenities shall include, but shall not be limited to the following:
- i. Claiborne Farms (Kimblewick) Amenities: Section 8.2(B) & Section 8.2(C) of the Claiborne Farms PUD established requirements for passive and active amenities (the “Claiborne Farms Amenities”). The Real Estate shall be subject to any covenants and restrictions applicable to the Claiborne Farms Amenities in order to ensure the enjoyment and shared maintenance costs of the Claiborne Farms (Kimblewick) Amenities by the residents of the Real Estate.
 - ii. Pedestrian Path Network: A network of paths shall be installed as generally depicted on **Exhibit B**. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.
 - iii. Additional Amenity and Timing for Additional Amenity:
 - a. One (1) of the following three (3) requirements shall apply to the development of the Real Estate, per the timeframes listed below:
 - 1. A financial contribution (payment) by Pulte Homes of Indiana, LLC (“Pulte”) to the Kimblewick HOA Reserve Fund in an amount equal to \$6,667 per home within the Real Estate, shall be paid at the time of closing of a home to an initial buyer. The payment shall be applicable to all homes on the Real Estate; or,
 - 2. A donation by Pulte, via a quit claim deed, of the existing sales center dwelling and adjacent parking lot (Lots 131 & 132 respectively) to the Kimblewick HOA, after the closing of the last home that is constructed on the Real Estate. In addition to the donation of the dwelling and adjacent parking area \$100,000 shall be paid to the Kimblewick HOA Reserve Fund to be used for improvements/remodel

of the dwelling (any unused portion of the \$100,000 shall be contributed to the Kimblewick HOA Reserve Fund); or,

3. A donation by Pulte, via a quit claim deed, of the parcel identified as “Block 1” on the Concept Plan to the Kimblewick HOA, at the time the Secondary Plat is recorded including the “Block 1” area of the Real Estate. In addition to the donation of “Block 1” \$600,000 shall be paid by Pulte to the Kimblewick HOA Reserve Fund to be used for improvements on “Block 1” (any unused portion of the \$600,000 shall be contributed to the Kimblewick HOA Reserve Fund). Payment shall occur as described in paragraph (a)(1) above, at an amount equal to \$4,000.00 per home.
- b. A determination as to the one (1) requirement (Additional Amenity) which shall apply to the development of the Real Estate shall be determined by a plurality vote of the Kimblewick residents not later than six (6) months from the date of approval of this Ordinance. Pulte shall facilitate up to three (3) meetings with the Kimblewick residents at the Kimblewick clubhouse to discuss details of the Additional Amenities and answer any questions.
- c. The Kimblewick HOA shall provide the selection of the Additional Amenity in writing to Pulte and the Director no later than six (6) months from the date of approval of this Ordinance.
- d. In the event that the Kimblewick HOA does not provide a written, definitive selection of the Additional Amenity in the time period provided above in paragraph (b) and (c) above, the Additional Amenity described in paragraph (a)(1) above shall be required.
- e. Pulte shall pay up to \$25,000 for due diligence costs incurred by the Kimblewick HOA. The payment(s) shall be applicable to the total contribution by Pulte to the Kimblewick HOA Reserve Fund for the Additional Amenity selected by the Kimblewick HOA.

- 8.2 Street Standards: Section 8.9(F) shall not apply. The street design as illustrated on the Concept Plan shall be required.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to AG-SF1 District.

Section 10. **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.

[Remainder of page intentionally left blank; signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2024.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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 24-45** was delivered to the Mayor of Westfield

on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24-45

this _____ day of _____, 2024.

Scott A. Willis, Mayor

I hereby VETO Ordinance 24-45

this _____ day of _____, 2024.

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: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Claiborne Farms (Kimblewick) - Phase III PUD 14 120324

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Area Map
Exhibit D	Area A - Single Family Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Parcel 1:

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at the Northwest corner of said quarter section thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89 degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00 minutes 00 seconds East along said West line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less.

Parcel 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST. HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION BEING SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST (ASSUMED BEARING) 1383.32 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST 1237.22 FEET TO THE SOUTHEAST CORNER OF SAID CORNER SECTION; THENCE SOUTH 89 DEGREES 18 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1654.50 FEET TO A POINT BEING NORTH 89 DEGREES 18 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE, 990.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 660.00 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 53 SECONDS EAST, PARALLEL WITH THE SAID SOUTH LINE, 18.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 564.00 FEET, THENCE NORTH 88 DEGREES 51 MINUTES 21 SECONDS EAST 1641.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.570 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART DEEDED TO CITY OF WESTFIELD BY WARRANTY DEED RECORDED FEBRUARY 16, 2018 AS DOCUMENT NO. 2018006275 AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT 2014015078 IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED "20322" ON SAID PLAT; THENCE ON AND ALONG THE SOUTH LINE OF SAID QUARTER

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

SECTION SOUTH 89 DEGREES 31 MINUTES 59 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017043814 IN THE OFFICE OF SAID RECORDER) 1166.43 FEET TO POINT DESIGNATED "606" ON SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUING ON AND ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 01 SECONDS WEST 250.00 FEET TO POINT DESIGNATED "635" ON SAID PLAT; THENCE NORTH 00 DEGREES 28 MINUTES 01 SECONDS WEST 21.00 FEET TO POINT DESIGNATED "602" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 27.43 FEET TO POINT DESIGNATED "603" ON SAID PLAT; THENCE NORTH 71 DEGREES 14 MINUTES 02 SECONDS EAST 76.44 FEET TO POINT DESIGNATED "604" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 50.00 FEET TO POINT DESIGNATED "605" ON SAID PLAT; THENCE SOUTH 65 DEGREES 49 MINUTES 31 SECONDS EAST 59.96 FEET TO POINT DESIGNATED "612" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 45.50 FEET TO POINT DESIGNATED "613" ON SAID PLAT; THENCE SOUTH 00 DEGREES 28 MINUTES 01 SECOND EAST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.181 ACRES (7901.87 SQ. FT.), INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, CONTAINING 0.053 ACRES (2327.72 SQ. FT.) MORE OR LESS.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

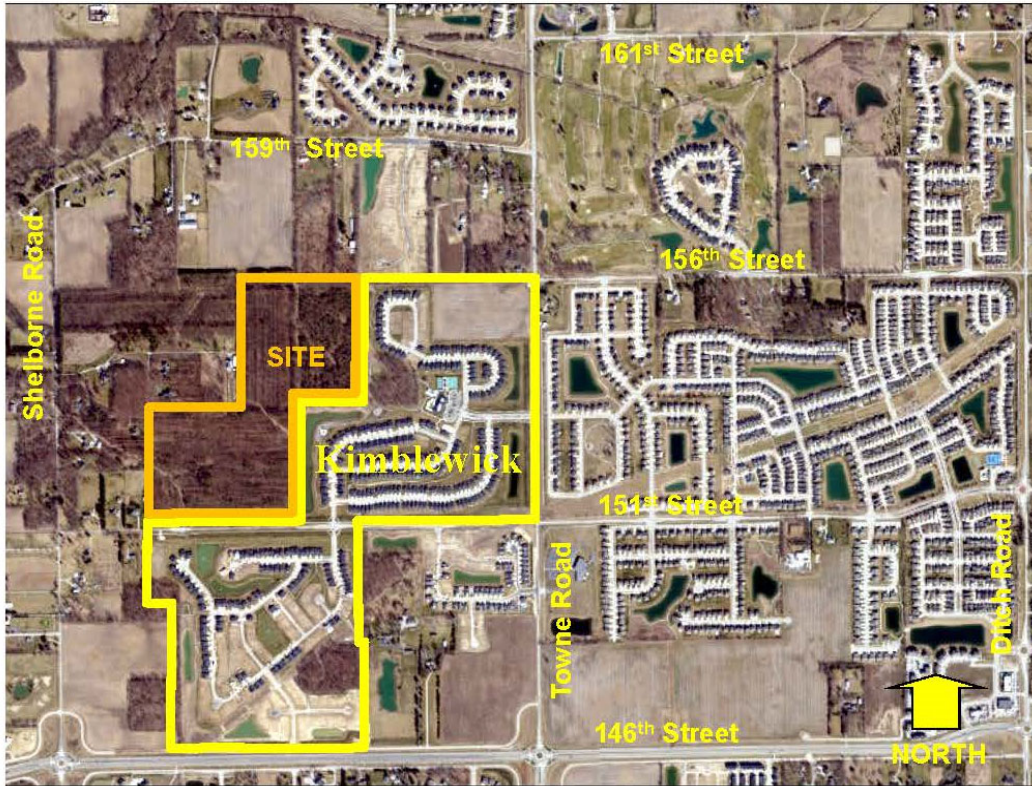


EXHIBIT B

Concept Plan (Page 1 of 1)



Note: Larger-scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2409-PUD-20.

EXHIBIT C

**AREA MAP
(Page 1 of 1)**



EXHIBIT D

AREA A - SINGLE-FAMILY CHARACTER EXHIBIT

BELMONT SERIES)



EXHIBIT D

AREA A - SINGLE-FAMILY CHARACTER EXHIBIT

CHURCHILL SERIES)



Kimblewick Phase 3

“Top Issues & Modifications” List

1. Additional Amenity

Original Proposal: None

- Existing amenities sized appropriately according to national Del Webb standard for up to 777 homes



*****Original proposal was 202 lots, 716 total lots***

Revised Proposal: 3 Options KW residents can select from

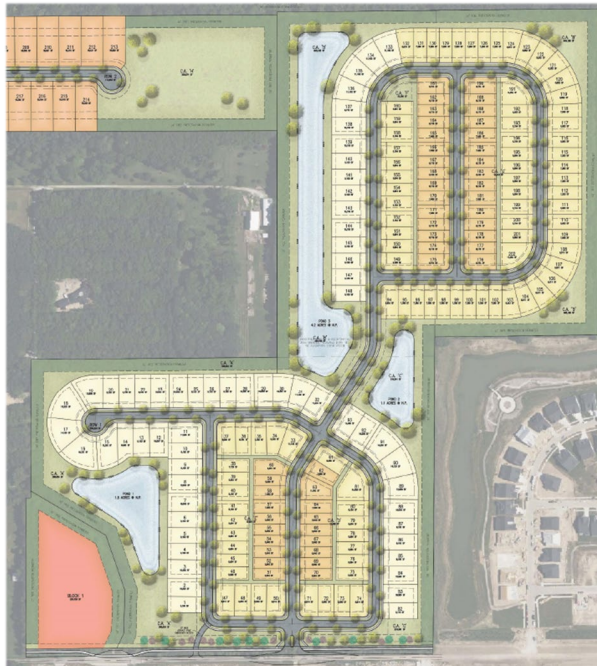
1. \$1 Million to HOA Reserve Fund
(contribution for additional amenity)
 - (paid per home closed on the Phase 3 real estate)
2. Block 1(4.7 acres) + \$600,000 to HOA Reserve Fund
(contribution for future amenity on Block 1)
 - (paid per home closed on the Phase 3 real estate)
1. Sales Center + Parking Lot + \$100,000
(Remodel Expenses)

*****Current proposal is 150 lots, 664 total lots***

2. Enhanced Buffers & Tree Preservation

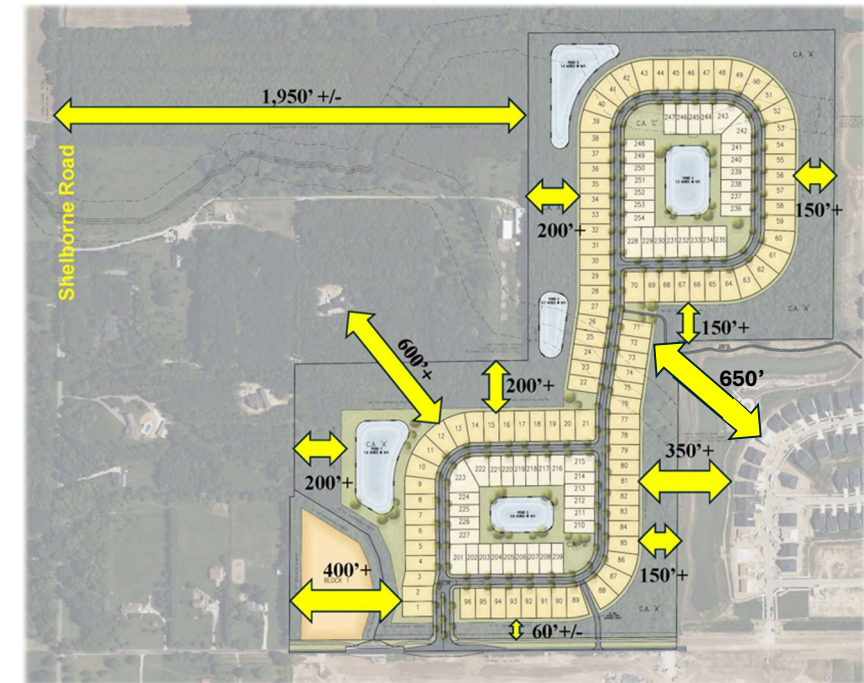
Original Proposal:

- 50' Tree Preservation on West
- 50' Tree Preservation on East
- 50' Tree Preservation on North
- 50' Buffer on South (mound + new trees)



Revised Proposal:

- 200' Tree Preservation on West
- 150' Tree Preservation on East
- 100' Tree Preservation on North
- 50' Tree Preservation on South
- ~27 Acres or 31% of site = tree preservation



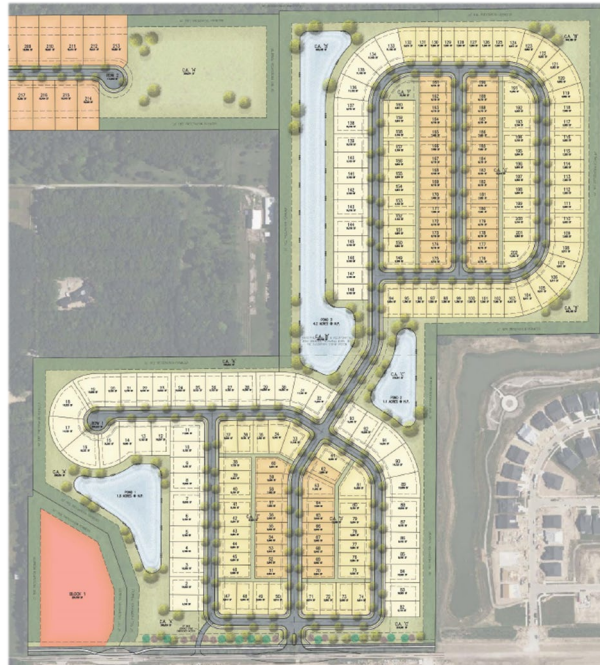
3. Reduced Density & Development Area

Original Proposal:

202 Del Webb Lots + 20 Estate Lots

- “Overall site too dense”

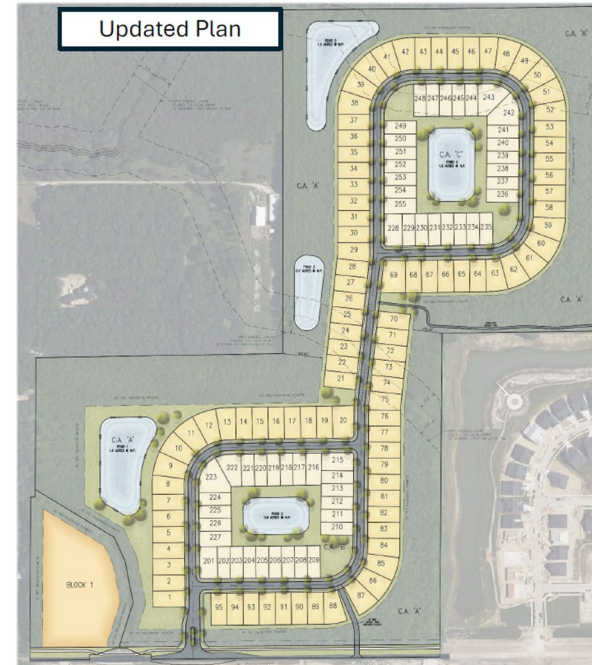
- West neighbors did NOT want additional lots/traffic accessed off Shelborne Road



Revised Proposal:

150 Del Webb Lots, Zero (0) Estate Lots

- Del Webb density reduced by over 25%



- 100% removal of Estate Lots accessed off Shelborne Road

4. Open Space

Original Proposal:

27% Open Space

- All internal lots back up to other lots with minimal common area



Revised Proposal:

Min. 50% Open Space

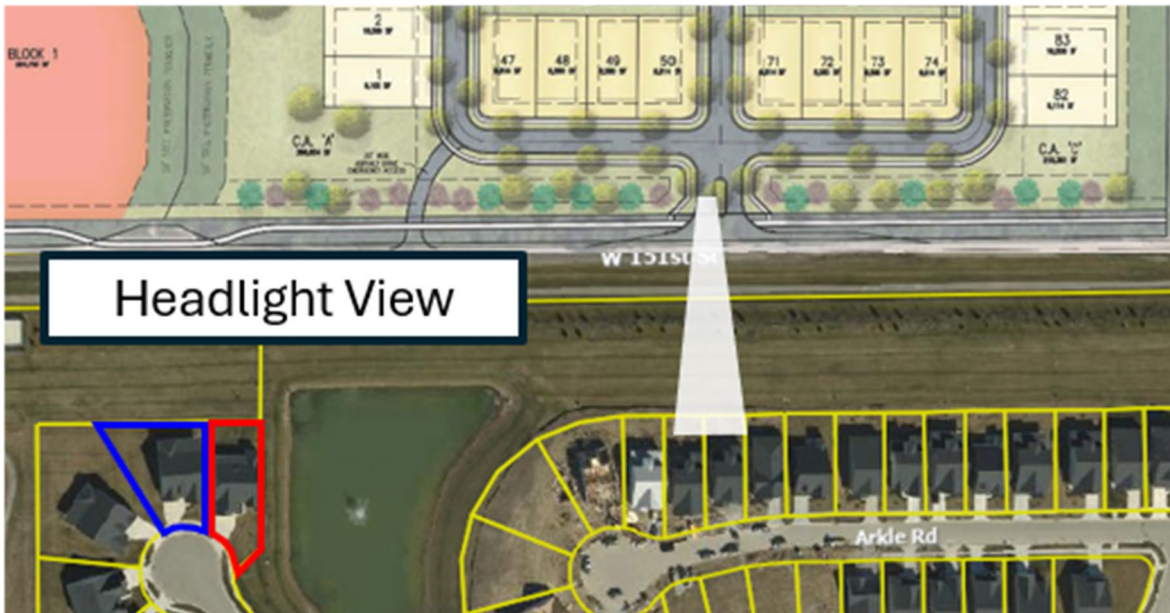
- Enhanced perimeter buffers, shifted ponds internal to preserve more trees, almost every lot backs up to tree preservation, pond, or common area



5. 151st Street Entrance Alignment

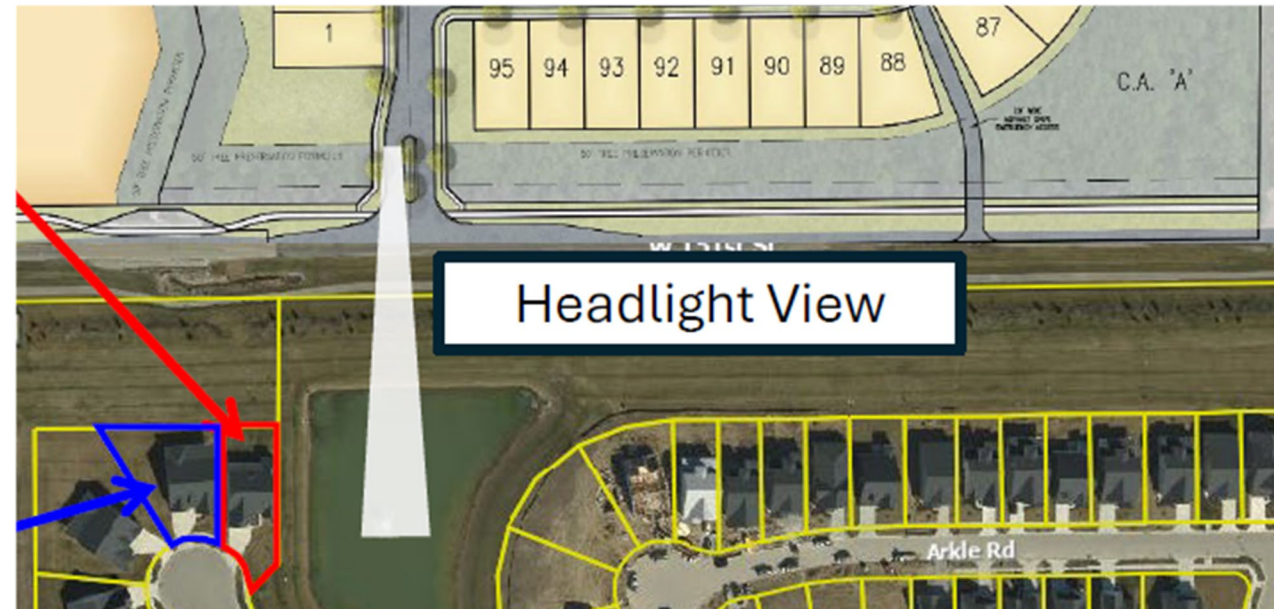
Original Proposal:

“Mid-block”, oriented toward rears of homes south of 151st Street



Revised Proposal:

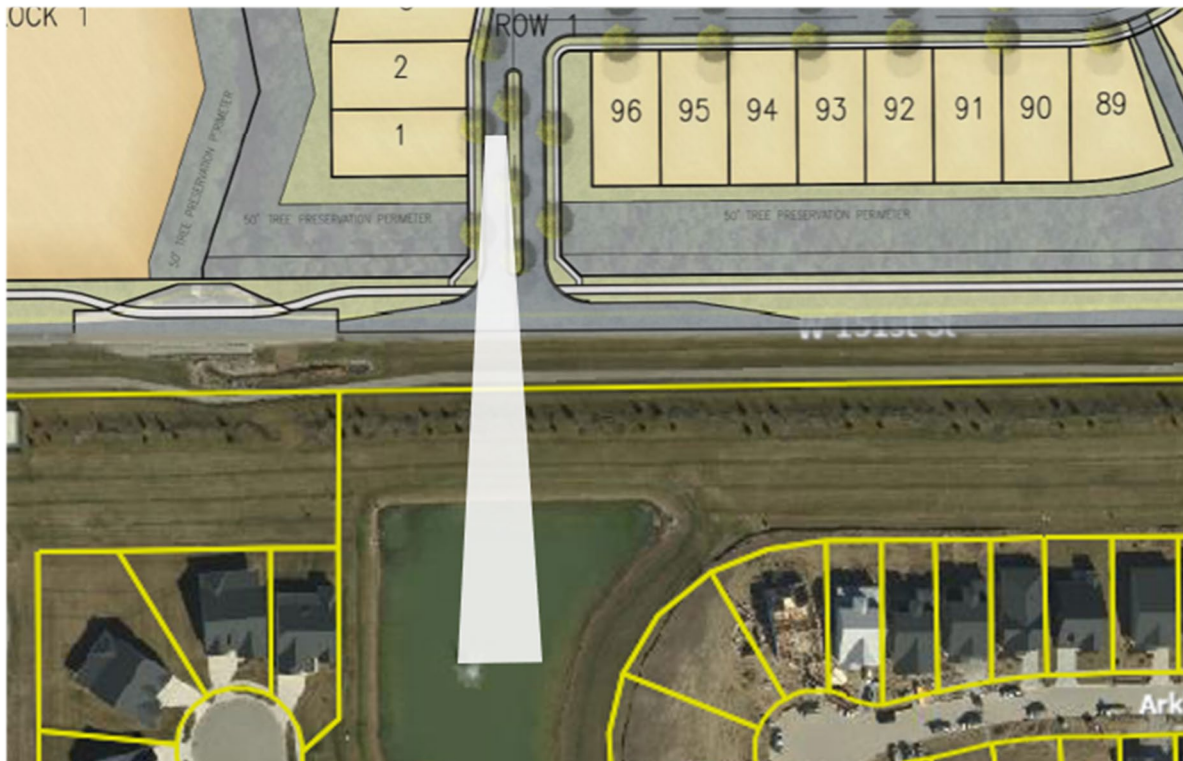
Shifted west, oriented toward a pond



6. 151st Street - South Side Buffer

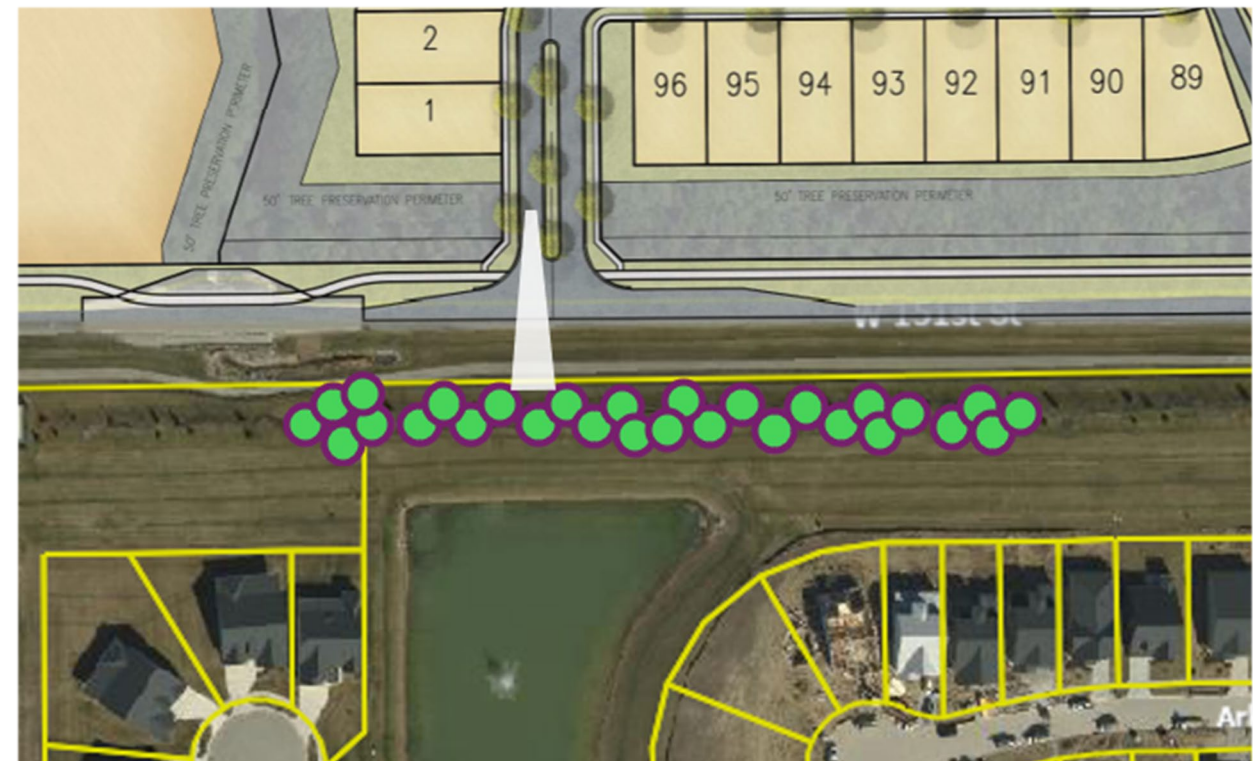
Original Proposal:

None - No issue raised until entrance was shifted



Revised Proposal:

Walked buffer with neighbors, agreed to install 28 supplemental trees (mix of evergreen and deciduous to shield headlights, will consult arborist on species)



7. Trail Connection

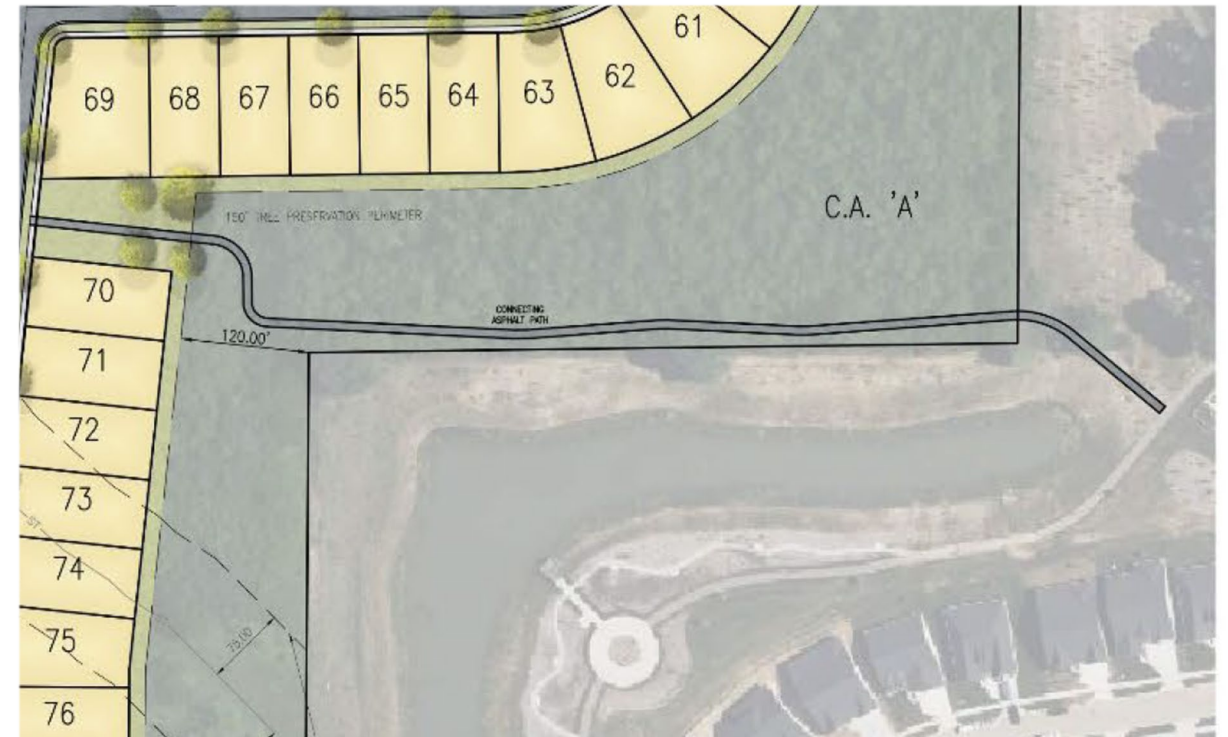
Original Proposal:

**None – connection planned,
location not determined**



Revised Proposal:

**Walked buffer with neighbors, agreed
on trail location through existing open
corridor within buffer area**



8. East Property Line, Additional Screening

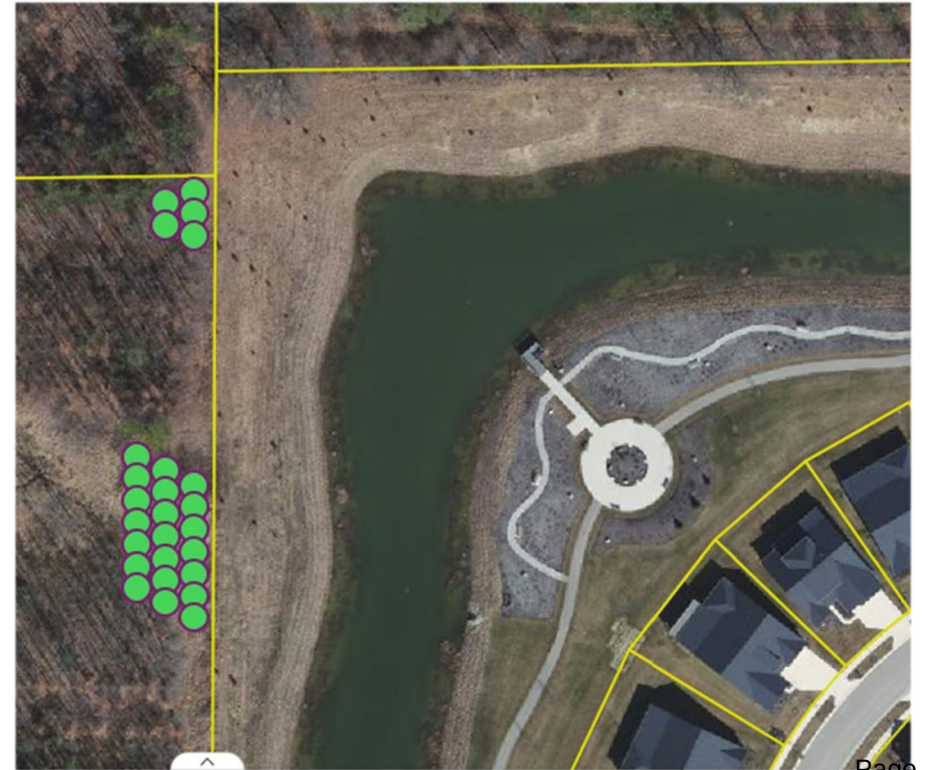
Original Proposal:

None – relatively new issue after 1st APC Workshop



Revised Proposal:

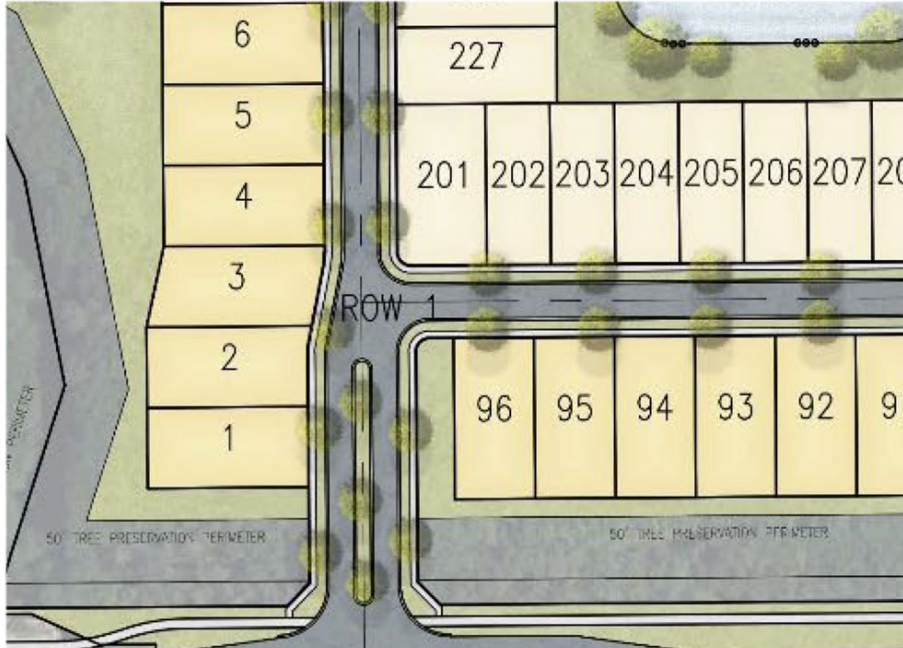
Walked buffer with neighbors, agreed a total of 26 supplemental trees across two (2) distinct areas



9. Reconfigure Lots 1-2

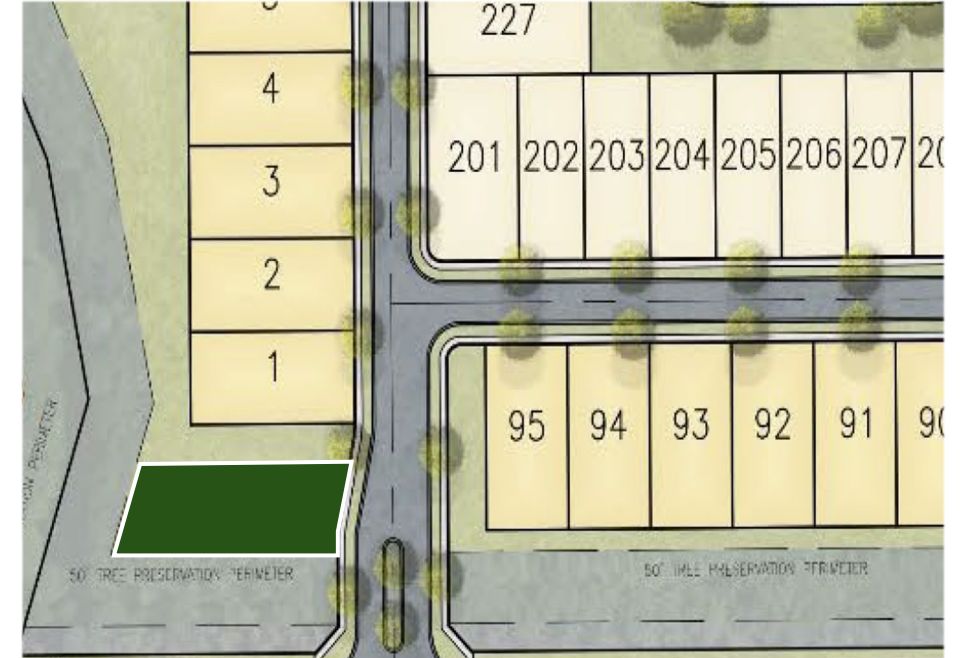
Original Proposal:

Wider ROW & elongated median/boulevard



Revised Proposal:

**Reduced ROW and median length;
relocated Lot 1 to the interior of the
project; better access into lots 1-2;
expanded Tree Preservation**



10. Road Improvements & City Impact

Original Proposal:

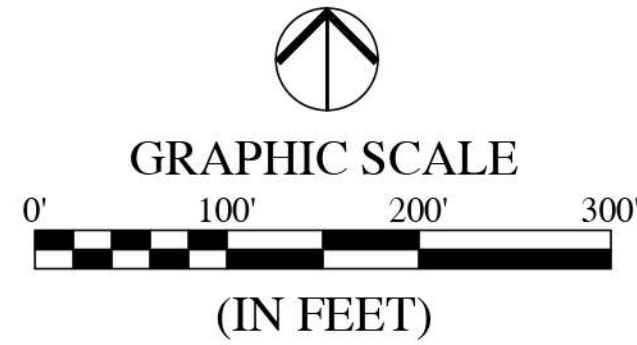
- **Reconstruct 151st St to Shelborne Rd via RIF Agreement**

Revised Proposal:

- **Reconstruct 151st St to Shelborne Rd via RIF Agreement**
- **\$1 Million in Annual TIF Funds for City-desired infrastructure improvements**
- **HOPA/Age-Restricted community – no impact on School Corp (still gets referendum dollars)**
- **Off-Peak supporters of local businesses**
- **Allows residents the ability to age-in-place or relocate to follow kids/grandkids**

KOSS & SCHAMING PROPERTIES

SINGLE-FAMILY CONCEPT PLAN
PREPARED FOR THE PULTE GROUP
EAST OF SHELBORNE RD. & NORTH OF W. 151ST ST.
CITY OF WESTFIELD, HAMILTON CO., INDIANA



Thursday, November 07, 2024

CONCEPT PLAN # 8

TOTAL AREA: 86.960 ACRES ± (SURVEYED)
TOTAL NUMBER OF LOTS: 150
TOTAL NUMBER OF BLOCKS: 1
TOTAL LOT AREA: 28.79 ACRES ± (33.11%)
TOTAL BLOCK AREA: 4.727 ACRES ± (5.44%)
TOTAL COMMON AREA: 43.782 ACRES ± (50.40%)
TOTAL RIGHT-OF-WAY AREA: 9.611 ACRES ± (11.05%)

65-FOOT WIDE LOTS
TOTAL NUMBER OF 65-FOOT WIDE LOTS: 95
LOTS 1-95
MIN. LOT AREA: 8,450 S.F.
MIN LOT SIZE: 65' x 130' LOTS

52-FOOT WIDE LOTS
TOTAL NUMBER OF 65-FOOT WIDE LOTS: 55
LOTS 201-255
MIN. LOT AREA: 6,760 S.F.
MIN LOT SIZE: 52' x 130' LOTS

BLOCK 1

MIN. FRONT SETBACK: 25'
MIN. SIDE YARD SETBACK: 5'
MIN. REAR YARD SETBACK: 20'

SUBDIVISION STREET R/W: 59'
SUBDIVISION STREET BC-BC: 31'
TOTAL LENGTH: 5,874'

POND AREA: 5.9 ACRES ±

TOTAL TREE PRESERVATION AREA: 27.0 ACRES ±





Westfield City Council Report

Ordinance Number:	Ord. 24-45
APC Petition Number:	2409-PUD-20
Project Name:	Claiborne Farms (Kimblewick) Phase III PUD
Petitioner:	Pulte Homes of Indiana, LLC
Representative:	Nelson & Frankenberger
Request:	Change of zoning for 87 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Claiborne Farms (Kimblewick) Phase III PUD District.
Current Zoning:	AG-SF1: Agricultural / Single-family Rural District
Current Land Use:	Agriculture/Vacant
Acreage:	87 acres +/-
Exhibits:	Department Report Clean Ord. 24-45 Redlined Ord. 24-45 (<i>reflects changes since submittal</i>) Concept Plan Issue & Modification List (<i>throughout the APC process</i>) APC Certification
Staff Reviewer:	Ryan Collingwood, Associate Planner

PETITION HISTORY

The petition was introduced at the August 26, 2024, City Council meeting. Video footage of the First Reading can be viewed [here](#).

The petition received a Public Hearing at the September 3, 2024, Advisory Plan Commission (the "APC") meeting. Video footage of the Petition's public hearing can be viewed [here](#).

The Petition received a Workshop Discussion with the APC at their October 21, 2024 meeting. Video footage of the Petition's 1st Workshop can be viewed [here](#).

The Petition received its 2nd Workshop Discussion with the APC at their [November 18, 2024](#) meeting. Video footage can be viewed [here](#).

The item received its APC Recommendation to the City Council at its [December 2, 2024](#) meeting. Video footage can be viewed [here](#).

The item is set for its Adoption Consideration at the February 10, 2025 City Council meeting.

PROJECT OVERVIEW

Location: The Property is located generally to the Northwest of the existing Kimblewick residential community; North of W. 151st Street and East of Shelborne Road (see **Exhibit 2**). The property is currently zoned as the AG-SF1 District.

Development History & Context: Approved late 2019, the Claiborne Farms PUD ([Ord. 19-46](#)) was established to be a planned, age-restricted residential development called the Kimblewick by Del Webb residential community, zoned generally East and Southeast of the Property. The Property is currently zoned for the AG-SF1 Zoning District. In early 2024, an extension was approved to the general northeast of the existing development, in which incorporated as many as 44 new homes.

CHANGE OF ZONING REQUEST

The Petitioner requests this change of zoning to the Claiborne Farms (Kimblewick) Phase III Planned Unit Development District to create an extension of the existing Kimblewick by Del Webb residential community.

MODIFICATIONS BETWEEN THE SEPTEMBER 3RD PUBLIC HEARING & THE OCTOBER 28TH WORKSHOP

The Petitioner made significant modifications to elements of the project proposal before the Petitioner's 1st Workshop. Below is a list of changes seen within the petitioner's first APC Workshop revision submission:

- Total acreage reduced from 108 acres to 87 acres.
- Eliminated the 21 single-family lots off Shelbourne Road on the Northwest portion of the proposal.
- Total lots within the "Del Webb" portion/Area A of the proposal reduced from 202 lots to 150 lots.
- East tree-line preservation/buffering increased from 50 feet to 150 feet.
- West tree-line preservation/buffering increased from 50 feet to 200 feet.
- Total open space increased from 27% to over 50%.
- Trail connection has been identified within the Concept Plan in between Lots 70 & 71.
- Tree preservation areas have increased from 0 acres to 27 acres.
- The 151st Street buffering has been modified to now preserve as many trees as possible within the 50' buffer, instead of clear-cutting the vegetation, implementing a mound, and then planting new vegetation.

MODIFICATIONS BETWEEN THE OCTOBER 28TH WORKSHOP & THE NOVEMBER 18TH WORKSHOP

Since the Petitioner's 1st Workshop meeting, the Petitioner has been modifications to the project proposal in prep for the Petitioner's 2nd Workshop. Below is a list of changes seen within the petitioner's second APC Workshop revision submission:

- Entryway Improvements
 - o Removing the original "Lot 1" to increase distance from entrance road to the first driveway.
 - o Entrance median reconfigured to avoid turning conflicts and to shorten right-of-way of the entrance road.
 - Lots 1 & 2 originally had to drive past median to turn around into driveways.
- Tree Preservation
 - o Roadway segment connecting the two islands (Lots 21-26 & Lots 70-75 segment) has shifted/rotated to the west/north to more evenly-distribute the tree preservation buffer on both sides.

- Trail Location
 - o Trail location has shifted north from last concept plan rendition; this way it follows a more “natural” corridor south of existing tree line.
- Regulated Drain Easement
 - o Removed existing regulated drain easement lines as the plan would result in the on-site relocation of the drain as has been the case in existing phases of Kimblewick.
- Ordinance Language Modifications
 - o Arborist language added to two different sections of the PUD to eventually solidify the planting types and species that best reflect the two respective areas.

FINAL MODIFICATIONS SINCE THE NOVEMBER 18TH WORKSHOP

Since the Petitioner’s 2nd Workshop meeting, the Petitioner has been modifications to the project proposal in prep for the APC’s Recommendation to the City Council. Below is a list of changes seen within the petition’s APC Recommendation revision submission:

- PUD Ordinance verbiage inclusions for additional Buffer Yard and Street Frontage planting requirements.
- PUD Ordinance verbiage inclusions for the additional amenity improvements and the associated timing triggers.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “Existing Rural” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The City of Westfield is currently undergoing a Comprehensive Plan update, in which may vary from the existing limits and/or classifications assigned within the current (2007) plan.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Secondary Arterial: Shelborne Road, (ii) Collector: 151st Street, (iii) Proposed Local: other proposed streets internal to the development, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the APC. The public hearing for this petition was held on September 3, 2024. 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 August 26, 2024, City Council meeting. Video footage of the introduction can be viewed [here](#).

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its December 2, 2024 meeting, the Plan Commission forwarded a favorable recommendation to the Council (Vote: 8 in favor, 1 opposed).

City Council

Introduction:	August 26, 2024
Eligible for Adoption:	February 10, 2025
Submitted by:	Ryan Collingwood, Associate Planner

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, September 3, 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.	2409-PUD-20
Ordinance No.	24-45
Petitioner	Pulte Homes of Indiana, LLC
Description	A change of zoning request for 87 acres +/- from the AG-SF1 Zoning District to the Claiborne Farms (Kimblewick) Phase III PUD District.

On December 2, 2024, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 1 opposed).

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



Kevin M. Todd, Secretary

December 3, 2024

Date

January 27, 2025

Susan Husselbee
2555 Old Rosebud Lane
Westfield, IN 46074
12

Subject: Vote "Yes" for Kimblewick

Dear Mayor Willis and Westfield City Council,

Please vote "yes" for the proposed Kimblewick Expansion. We understand that not all voices have been heard from throughout the rezoning process and that input from a small group of neighbors does not represent all of us.

Pulte has made positive changes to the proposal since it was first introduced (decreased density, increased buffers, saved more trees). Most recently, Pulte has agreed to enhance our amenities which has been an outstanding issue for us. The residents have been given options to choose from which we will meet and discuss before deciding on.

I also appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. These efforts will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Please vote "yes" for Kimblewick.

Thank you,

Susan Husselbee

January 23, 2025

Myrna Kirk
2789 Old Rosebud Lane
Westfield, IN 46074
37

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in black ink that reads "Myrna L. Kirk". The signature is written in a cursive style with a horizontal line underneath the name.

January 23, 2025

Nancy Orbaugh
2811 Old Rosebud Lane
Westfield, IN 46074
39

Subject: Vote “Yes” for Kimblewick

Dear Mayor Willis and Westfield City Council,

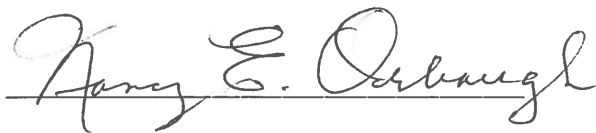
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I also appreciate the Pulte’s commitment to provide a significant buffer and preserve as many trees as possible. These efforts will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Please vote “yes” for Kimblewick.

Thank you,

A handwritten signature in cursive script that reads "Nancy E. Orbaugh". The signature is written in dark ink and is positioned above a horizontal line.

January 25, 2025

Timothy Anderson
2841 Old Rosebud Lane
Westfield, IN 46074
42

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,



January 28, 2025

Sherry Bradley
2873 Old Rosebud Lane
Westfield, IN 46074
45

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

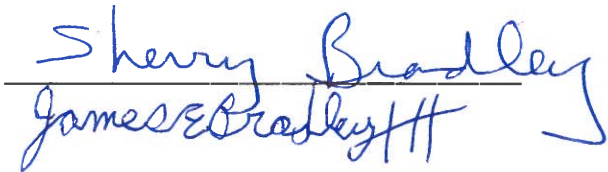
I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

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I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,


James E Bradley II

January 25, 2025

Sandra Scartozzi
2628 Old Rosebud Lane
Westfield, IN 46074
69

Subject: Support Letter for Kimblewick Petition

Dear Councilmembers,

I am writing to express my full support for the proposed Del Webb expansion at Kimblewick.

Del Webb is well-known for creating high-quality, age-restricted communities that cater to active adults. The proposed expansion would provide an excellent opportunity for more seniors seeking a vibrant, welcoming, and maintenance-free environment. This project will not only meet the housing demands of a growing senior population but also contribute to the economic vitality of our city.

I also appreciate that Pulte has made efforts to address our concerns regarding tree preservation/buffers, traffic, and community integration/trail connectivity. I am confident that this development will be a valuable addition to our city and provide long-term benefits to our residents.

I encourage you to approve this project. It represents an important opportunity to enhance our community, support our senior population, and drive economic growth.

Thank you for your time and consideration.

Regards,

A handwritten signature in cursive script, reading "Sandra Scartozzi". The signature is written in dark ink and is positioned above a horizontal line.

January 27, 2025

William Jerpe
2592 Old Rosebud LN
Westfield, IN 46074
71

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

DocuSigned by:

5E6EDBD8A29E4BB 1/27/2025

January 27, 2025

Thomas Hanson
2516 Old Rosebud Lane
Westfield, IN 46074
81

Subject: Vote "Yes" for Kimblewick

Dear Mayor Willis and Westfield City Council,

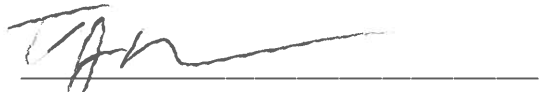
Please vote "yes" for the proposed Kimblewick Expansion. We understand that not all voices have been heard from throughout the rezoning process and that input from a small group of neighbors does not represent all of us.

Pulte has made positive changes to the proposal since it was first introduced (decreased density, increased buffers, saved more trees). Most recently, Pulte has agreed to enhance our amenities which has been an outstanding issue for us. The residents have been given options to choose from which we will meet and discuss before deciding on.

I also appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. These efforts will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Please vote "yes" for Kimblewick.

Thank you,



THOMAS HANSON
2516 OLD ROSEBUD LANE

January 28, 2025

Virginia Fearnin
2601 Lord Murphy Drive
Westfield, IN 46074
85

Subject: Letter of Support for Kimblewick Expansion Zoning Request

Westfield City Council Members,

I am writing to express my strong support for the proposed Kimblewick Expansion, which is currently under consideration for zoning approval. As a Kimblewick resident, I believe this development will contribute positively to our community in several meaningful ways.

First, I appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. This was a major issue for our residents. These changes will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

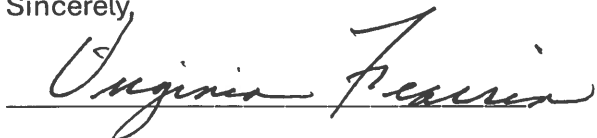
Additionally, the proposed number of units has been reduced and the largest lots have been placed on the perimeter since the original proposal. This creates a better overall plan with reduced traffic.

Lastly, I also understand that the development will improve the rest of 151st Street. Repaving 151st Street west of our current entrance is desperately needed. These outcomes will benefit not only the immediate area but also the broader city or municipality.

I kindly request that the City Council approve and allow this project to move forward.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, reading "Virginia Fearnin", written over a horizontal line.

January 27, 2025

Brenda Balchik
2609 Lord Murphy Drive
Westfield, IN 46074
86

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,



January 25, 2025

Betty Earnhart
2617 Lord Murphy Drive
Westfield, IN 46074
87

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

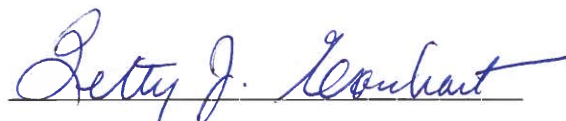
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Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in blue ink, reading "Betty J. Earnhart", written over a horizontal line.

January 26, 2025

Lee Cordrey
2864 Lord Murphy Drive
Westfield, IN 46074
114

Subject: Letter of Support for Kimblewick Expansion Zoning Request

Westfield City Council Members,

I am writing to express my strong support for the proposed Kimblewick Expansion, which is currently under consideration for zoning approval. As a Kimblewick resident, I believe this development will contribute positively to our community in several meaningful ways.

First, I appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. This was a major issue for our residents. These changes will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

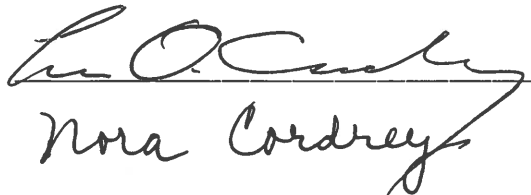
Additionally, the proposed number of units has been reduced and the largest lots have been placed on the perimeter since the original proposal. This creates a better overall plan with reduced traffic.

Lastly, I also understand that the development will improve the rest of 151st Street. Repaving 151st Street west of our current entrance is desperately needed. These outcomes will benefit not only the immediate area but also the broader city or municipality.

I kindly request that the City Council approve and allow this project to move forward.

Thank you for your consideration.

Sincerely,



Lee Cordrey

January 25, 2025

Richard Tekiela
2758 Lord Murphy DR
Westfield, IN 46074
122

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
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Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in black ink, appearing to read 'Richard Tekiela', written over a horizontal line.

January 25, 2025

Barbara Lewin
2560 Ruffian DR
Westfield, IN 46074
195

Subject: Letter of Support for Kimblewick Expansion Zoning Request

Westfield City Council Members,

I am writing to express my strong support for the proposed Kimblewick Expansion, which is currently under consideration for zoning approval. As a Kimblewick resident, I believe this development will contribute positively to our community in several meaningful ways.

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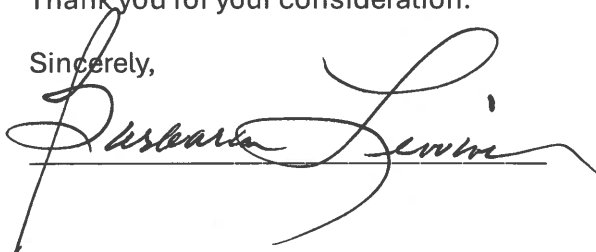
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Lastly, I also understand that the development will improve the rest of 151st Street. Repaving 151st Street west of our current entrance is desperately needed. These outcomes will benefit not only the immediate area but also the broader city or municipality.

I kindly request that the City Council approve and allow this project to move forward.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barbara Lewin', written over a horizontal line.

January 27, 2025

Brad Eshelman
2968 Arkle RD
Westfield, IN 46074
258

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

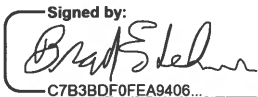
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Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

Signed by:

C7B3BDF0FEA9406...

1/27/2025

January 28, 2025

Sandra Klein
3018 Arkle RD
Westfield, IN 46074
262

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
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Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,



Gary Klein

January 28, 2025

Sue Wilson
3030 Arkle RD
Westfield, IN 46074
263

Subject: Letter of Support for Kimblewick Expansion Zoning Request

Westfield City Council Members,

I am writing to express my strong support for the proposed Kimblewick Expansion, which is currently under consideration for zoning approval. As a Kimblewick resident, I believe this development will contribute positively to our community in several meaningful ways.

First, I appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. This was a major issue for our residents. These changes will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

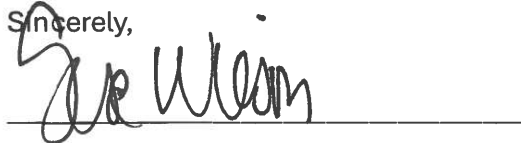
Additionally, the proposed number of units has been reduced and the largest lots have been placed on the perimeter since the original proposal. This creates a better overall plan with reduced traffic.

Lastly, I also understand that the development will improve the rest of 151st Street. Repaving 151st Street west of our current entrance is desperately needed. These outcomes will benefit not only the immediate area but also the broader city or municipality.

I kindly request that the City Council approve and allow this project to move forward.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Sue Wilson", is written over a horizontal line.

January 27, 2025

Kay Chapman
3044 Arkle RD
Westfield, IN 46074
264

Subject: Letter of Support for Kimblewick Expansion Zoning Request

Westfield City Council Members,

I am writing to express my strong support for the proposed Kimblewick Expansion, which is currently under consideration for zoning approval. As a Kimblewick resident, I believe this development will contribute positively to our community in several meaningful ways.

First, I appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. This was a major issue for our residents. These changes will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

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I kindly request that the City Council approve and allow this project to move forward.

Thank you for your consideration.

Sincerely,

DocuSigned by:

Kay T. Chapman

1/27/2025

BB77F13FCBE640A...

January 26, 2025

Donald Thomas
3084 Arkle RD
Westfield, IN 46074
267

Subject: Vote "Yes" for Kimblewick

Dear Mayor Willis and Westfield City Council,

Please vote "yes" for the proposed Kimblewick Expansion. We understand that not all voices have been heard from throughout the rezoning process and that input from a small group of neighbors does not represent all of us.

Pulte has made positive changes to the proposal since it was first introduced (decreased density, increased buffers, saved more trees). Most recently, Pulte has agreed to enhance our amenities which has been an outstanding issue for us. The residents have been given options to choose from which we will meet and discuss before deciding on.

I also appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. These efforts will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Please vote "yes" for Kimblewick.

Thank you,

A handwritten signature in black ink, appearing to read "Don" followed by a stylized surname, written over a horizontal line.

January 26, 2025

Robert Avin
3098 Arkle RD
Westfield, IN 46074
268

Subject: Vote "Yes" for Kimblewick

Dear Mayor Willis and Westfield City Council,

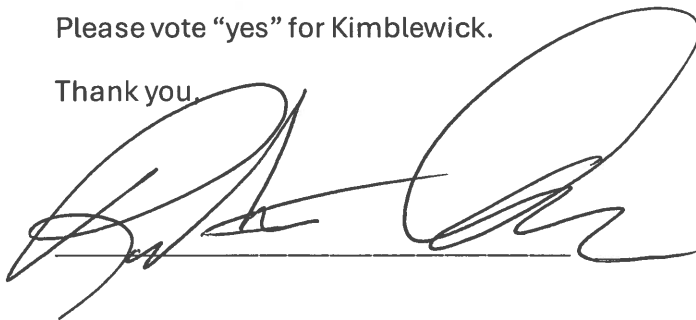
Please vote "yes" for the proposed Kimblewick Expansion. We understand that not all voices have been heard from throughout the rezoning process and that input from a small group of neighbors does not represent all of us.

Pulte has made positive changes to the proposal since it was first introduced (decreased density, increased buffers, saved more trees). Most recently, Pulte has agreed to enhance our amenities which has been an outstanding issue for us. The residents have been given options to choose from which we will meet and discuss before deciding on.

I also appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. These efforts will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Please vote "yes" for Kimblewick.

Thank you,

A handwritten signature in black ink, appearing to be 'Robert Avin', written over a horizontal line.

January 25, 2025

Mike Gies
3136 Arkle Road
Westfield, IN 46074
271

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,



January 28, 2025

Connie Kitch
3006 Arkle RD
Westfield, IN 46074
261

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,



February 3, 2025

Ronald Headlee
14945 Iron Leige Way
Westfield, IN 46074
388

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

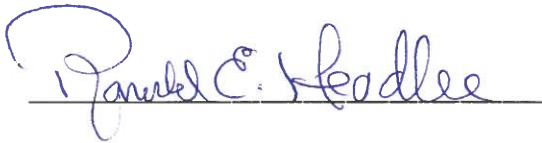
I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in blue ink that reads "Ronald C. Headlee". The signature is written in a cursive style and is positioned above a horizontal line.

January 29, 2025

Mark Sawyer
2831 Old Rosebud LN
Westfield, IN 46074
41

Subject: Support Letter for Kimblewick Petition

Dear Councilmembers,

I am writing to express my full support for the proposed Del Webb expansion at Kimblewick.

Del Webb is well-known for creating high-quality, age-restricted communities that cater to active adults. The proposed expansion would provide an excellent opportunity for more seniors seeking a vibrant, welcoming, and maintenance-free environment. This project will not only meet the housing demands of a growing senior population but also contribute to the economic vitality of our city.

I also appreciate that Pulte has made efforts to address our concerns regarding tree preservation/buffers, traffic, and community integration/trail connectivity. I am confident that this development will be a valuable addition to our city and provide long-term benefits to our residents.

I encourage you to approve this project. It represents an important opportunity to enhance our community, support our senior population, and drive economic growth.

Thank you for your time and consideration.

Regards,

A handwritten signature in dark ink, appearing to read 'Mark Sawyer', is written over a horizontal line. The signature is stylized with a large 'M' and a long, sweeping underline.

January 29, 2025

Gary Kolberg
2796 Old Rosebud Lane
Westfield, IN 46074
53

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,



A handwritten signature in black ink, appearing to read "G.C. Kelly", is written over a horizontal line.

January 30, 2025

Bruce Franklin
14874 Amber Light Dr.
Westfield, IN 46074
313

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

Signed by:
 1/31/2025
4203E11B635B4E2...

January 29, 2025

Anne Marie Browning
14835 Barbaro DR
Westfield, IN 46074
435

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

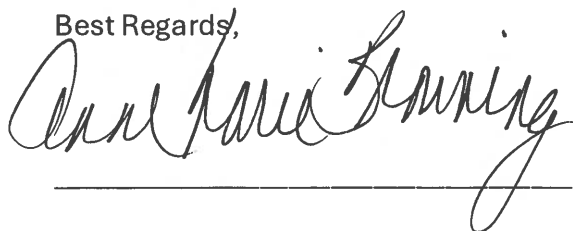
I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,



A handwritten signature in cursive script, reading "Anne Marie Browning", is written over a horizontal line.

February 1, 2025

Roy Cowan
14827 Barbaro DR
Westfield, IN 46074
438

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

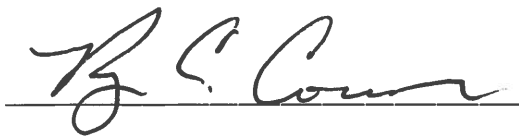
I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in black ink, appearing to read "Roy Cowan", is written over a horizontal line.

January 31, 2025

Chris Sanders
2707 Ruffian DR
Westfield, IN 46074
231

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,



January 28, 2025

Linda Monninger
3148 Arkle Road
Westfield, IN 46074
272

Subject: Support Letter for Kimblewick Petition

Dear Councilmembers,

I am writing to express my full support for the proposed Del Webb expansion at Kimblewick.

Del Webb is well-known for creating high-quality, age-restricted communities that cater to active adults. The proposed expansion would provide an excellent opportunity for more seniors seeking a vibrant, welcoming, and maintenance-free environment. This project will not only meet the housing demands of a growing senior population but also contribute to the economic vitality of our city.

I also appreciate that Pulte has made efforts to address our concerns regarding tree preservation/buffers, traffic, and community integration/trail connectivity. I am confident that this development will be a valuable addition to our city and provide long-term benefits to our residents.

I encourage you to approve this project. It represents an important opportunity to enhance our community, support our senior population, and drive economic growth.

Thank you for your time and consideration.

Regards,

Linda Monninger

January 27, 2025

Carol Kleis
3185 Arkle RD
Westfield, IN 46074
279

Subject: Support Letter for Kimblewick Petition

Dear Councilmembers,

I am writing to express my full support for the proposed Del Webb expansion at Kimblewick.

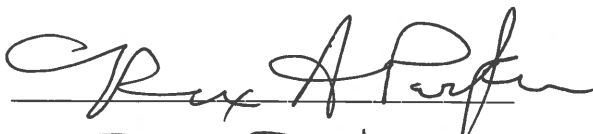
Del Webb is well-known for creating high-quality, age-restricted communities that cater to active adults. The proposed expansion would provide an excellent opportunity for more seniors seeking a vibrant, welcoming, and maintenance-free environment. This project will not only meet the housing demands of a growing senior population but also contribute to the economic vitality of our city.

I also appreciate that Pulte has made efforts to address our concerns regarding tree preservation/buffers, traffic, and community integration/trail connectivity. I am confident that this development will be a valuable addition to our city and provide long-term benefits to our residents. *One added request: please raise height of berm along 151st St.*

I encourage you to approve this project. It represents an important opportunity to enhance our community, support our senior population, and drive economic growth.

Thank you for your time and consideration.

Regards,


Rex Parker
Carol Kleis
3185 Arkle Rd.

January 25, 2025

Christine Klaehn
14968 Flying Ebony TRL
Westfield, IN 46074
291

Subject: Letter of Support for Kimblewick Expansion Zoning Request

Westfield City Council Members,

I am writing to express my strong support for the proposed Kimblewick Expansion, which is currently under consideration for zoning approval. As a Kimblewick resident, I believe this development will contribute positively to our community in several meaningful ways.

First, I appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. This was a major issue for our residents. These changes will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Additionally, the proposed number of units has been reduced and the largest lots have been placed on the perimeter since the original proposal. This creates a better overall plan with reduced traffic.

Lastly, I also understand that the development will improve the rest of 151st Street. Repaving 151st Street west of our current entrance is desperately needed. These outcomes will benefit not only the immediate area but also the broader city or municipality.

I kindly request that the City Council approve and allow this project to move forward.

Thank you for your consideration.

Sincerely,




January 28, 2025

Felix Lewandowski
14914 Amber Light DR
Westfield, IN 46072
310

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

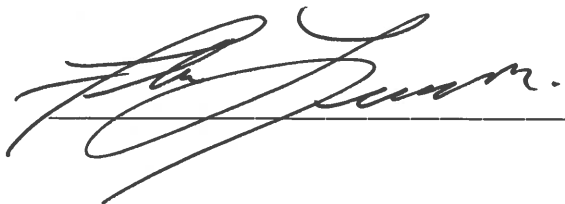
I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in black ink, appearing to read 'Felix Lewandowski', is written over a horizontal line.

January 25, 2025

Lawrence Quigley
14798 Amber Light DR
Westfield, IN 46074
319

Subject: Vote "Yes" for Kimblewick

Dear Mayor Willis and Westfield City Council,

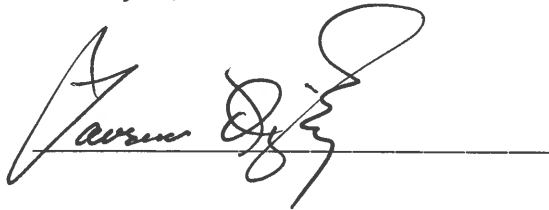
Please vote "yes" for the proposed Kimblewick Expansion. We understand that not all voices have been heard from throughout the rezoning process and that input from a small group of neighbors does not represent all of us.

Pulte has made positive changes to the proposal since it was first introduced (decreased density, increased buffers, saved more trees). Most recently, Pulte has agreed to enhance our amenities which has been an outstanding issue for us. The residents have been given options to choose from which we will meet and discuss before deciding on.

I also appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. These efforts will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Please vote "yes" for Kimblewick.

Thank you,

A handwritten signature in black ink, appearing to read "Lawrence Quigley", is written over a horizontal line.

January 28, 2025

Kenneth Leber
14737 Barbaro DR
Westfield, IN 46074
327

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

*ADD ADDITIONAL
GOLF SIMULATOR PLS.

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,



January 26, 2025

Frances Stott
14762 Barbaro DR
Westfield, IN 46074
338

Subject: Support Letter for Kimblewick Petition

Dear Councilmembers,

I am writing to express my full support for the proposed Del Webb expansion at Kimblewick.

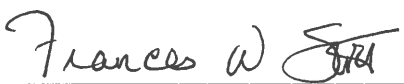
Del Webb is well-known for creating high-quality, age-restricted communities that cater to active adults. The proposed expansion would provide an excellent opportunity for more seniors seeking a vibrant, welcoming, and maintenance-free environment. This project will not only meet the housing demands of a growing senior population but also contribute to the economic vitality of our city.

I also appreciate that Pulte has made efforts to address our concerns regarding tree preservation/buffers, traffic, and community integration/trail connectivity. I am confident that this development will be a valuable addition to our city and provide long-term benefits to our residents.

I encourage you to approve this project. It represents an important opportunity to enhance our community, support our senior population, and drive economic growth.

Thank you for your time and consideration.

Regards,



January 25, 2025

Barbara Flanigan
14857 Desert Orchid DR
Westfield, IN 46074
367

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

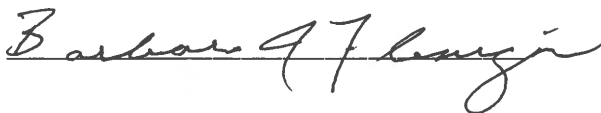
I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
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I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in cursive script, reading "Barbara Flanigan". The signature is written in dark ink and is positioned above a horizontal line.

January 23, 2025

Rod Bertolet
14946 Iron Liege Way
Westfield, IN 46074
372

Subject: Vote “Yes” for Kimblewick

Dear Mayor Willis and Westfield City Council,

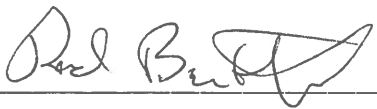
Please vote “yes” for the proposed Kimblewick Expansion. We understand that not all voices have been heard from throughout the rezoning process and that input from a small group of neighbors does not represent all of us.

Pulte has made positive changes to the proposal since it was first introduced (decreased density, increased buffers, saved more trees). Most recently, Pulte has agreed to enhance our amenities which has been an outstanding issue for us. The residents have been given options to choose from which we will meet and discuss before deciding on.

I also appreciate the Pulte’s commitment to provide a significant buffer and preserve as many trees as possible. These efforts will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Please vote “yes” for Kimblewick.

Thank you,



January 23, 2025

Andrew Middaugh
14938 Iron Liege Way
Westfield, IN 46074
373

Subject: Vote "Yes" for Kimblewick

Dear Mayor Willis and Westfield City Council,

Please vote "yes" for the proposed Kimblewick Expansion. We understand that not all voices have been heard from throughout the rezoning process and that input from a small group of neighbors does not represent all of us.

Pulte has made positive changes to the proposal since it was first introduced (decreased density, increased buffers, saved more trees). Most recently, Pulte has agreed to enhance our amenities which has been an outstanding issue for us. The residents have been given options to choose from which we will meet and discuss before deciding on.

I also appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. These efforts will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Please vote "yes" for Kimblewick.

Thank you,

A handwritten signature in dark ink, appearing to read 'Andrew Middaugh', is written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

January 27, 2025

Cynthia Warrington
15002 Barbaro DR
Westfield, IN 46074
398

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

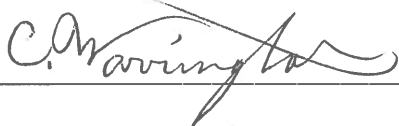
I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,



January 27, 2025

Beth Duffy
14970 Barbaro DR
Westfield, IN 46074
401

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

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Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in black ink, appearing to read "Beth Duffy", written over a horizontal line.

January 27, 2025

Janis Fields
15035 Barbaro DR
Westfield, IN 46074
413

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

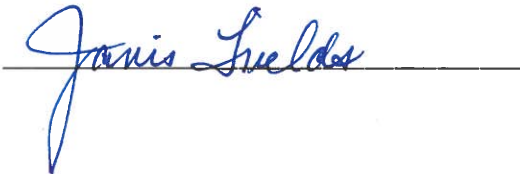
I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

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Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in blue ink, reading "Janis Fields", is written over a horizontal line.

January 27, 2025

Matthew Gotshall
15013 Barbaro DR
Westfield, IN 46074
415

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in blue ink that reads "Matthew Gotshall". The signature is written in a cursive style and is positioned above a horizontal line.

January 26, 2025

William Goldstein
14993 Barbaro DR
Westfield, IN 46074
416

Subject: Letter of Support for Kimblewick Expansion Zoning Request

Westfield City Council Members,

I am writing to express my strong support for the proposed Kimblewick Expansion, which is currently under consideration for zoning approval. As a Kimblewick resident, I believe this development will contribute positively to our community in several meaningful ways.

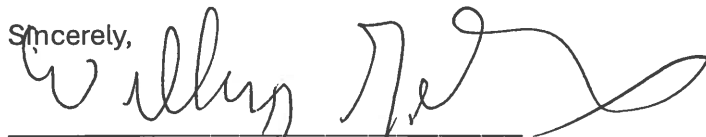
First, I appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. This was a major issue for our residents. These changes will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Additionally, the proposed number of units has been reduced and the largest lots have been placed on the perimeter since the original proposal. This creates a better overall plan with reduced traffic.

Lastly, I also understand that the development will improve the rest of 151st Street. Repaving 151st Street west of our current entrance is desperately needed. These outcomes will benefit not only the immediate area but also the broader city or municipality.

I kindly request that the City Council approve and allow this project to move forward.

Thank you for your consideration.

Sincerely,


January 27, 2025

Gilbert R Augspurger
14983 Barbaro DR
Westfield, IN 46074
417

Subject: Vote "Yes" for Kimblewick

Dear Mayor Willis and Westfield City Council,

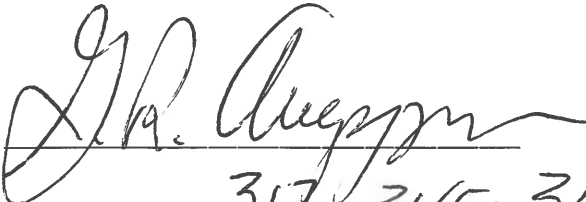
Please vote "yes" for the proposed Kimblewick Expansion. We understand that not all voices have been heard from throughout the rezoning process and that input from a small group of neighbors does not represent all of us.

Pulte has made positive changes to the proposal since it was first introduced (decreased density, increased buffers, saved more trees). Most recently, Pulte has agreed to enhance our amenities which has been an outstanding issue for us. The residents have been given options to choose from which we will meet and discuss before deciding on.

I also appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. These efforts will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Please vote "yes" for Kimblewick.

Thank you,



317-345-3057

January 27, 2025

Mary Karpinski
14967 Barbaro DR
Westfield, IN 46074
419

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in black ink that reads "Mary Karpinski". The signature is written in a cursive style with a horizontal line underneath the name.

January 27, 2025

Gertrude Hoil
14959 Barbaro DR
Westfield, IN 46074
420

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in cursive script, appearing to read "Gertrude Hoil", written in black ink.

January 25, 2025

Beverly Middaugh
14907 Barbaro Dr.
Westfield, IN 46074
426

Subject: Letter of Support for Kimblewick Expansion Zoning Request

Westfield City Council Members,

I am writing to express my strong support for the proposed Kimblewick Expansion, which is currently under consideration for zoning approval. As a Kimblewick resident, I believe this development will contribute positively to our community in several meaningful ways.

First, I appreciate the Pulte's commitment to provide a significant buffer and preserve as many trees as possible. This was a major issue for our residents. These changes will not only enhance the livability of the project but also ensure it is a valuable and long-lasting addition to the community.

Additionally, the proposed number of units has been reduced and the largest lots have been placed on the perimeter since the original proposal. This creates a better overall plan with reduced traffic.

Lastly, I also understand that the development will improve the rest of 151st Street. Repaving 151st Street west of our current entrance is desperately needed. These outcomes will benefit not only the immediate area but also the broader city or municipality.

I kindly request that the City Council approve and allow this project to move forward.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'B Middaugh', with a long horizontal flourish extending to the right.

January 25, 2025

Scott and Tamra Barnard
14819 Barbaro DR
Westfield, IN 46074
437

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

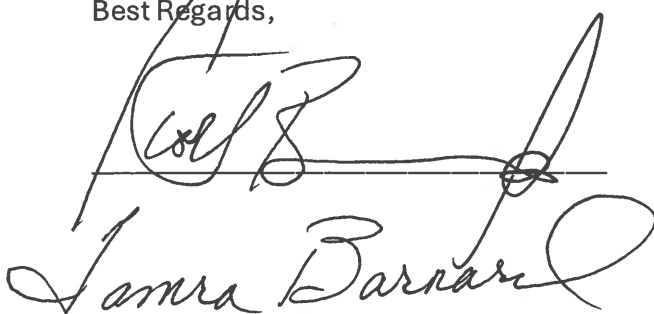
I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in black ink, appearing to read "Tamra Barnard". The signature is written in a cursive, flowing style with a large, prominent loop at the end.

January 25, 2025

Jo Ann Dinsmore
14731 Barbaro DR
Westfield, IN 46074
442

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,


Joel & JoAnn Dinsmore

January 28, 2025

Sanjay Patel
2629 Goldfinger LN
Westfield, IN 46074
476

Subject: Kimblewick Expansion Support Letter

Dear City Councilors,

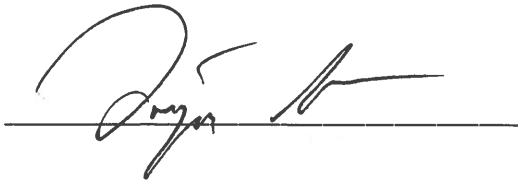
I strongly encourage you to approve this zoning petition and allow this project to move forward. The proposed zoning change will allow for 150 additional homes in Kimblewick and will contribute the following:

- Improved roads in the area
- Supplemental payment made to HOA for amenity
- Helps reduce HOA fee increases

I am confident that the developers have worked diligently to address community concerns and ensure that the project will be in harmony with the surrounding area. I am aware that the petition has undergone a comprehensive review process, and I trust that the proposed development aligns with the city's broader goals for growth and sustainability.

Thank you for considering my support of this petition. If you require any further information, I would be happy to discuss my views in more detail. I look forward to the positive impact this project will bring to our neighborhood.

Best Regards,

A handwritten signature in black ink, appearing to read "Sanjay Patel", is written over a horizontal line.

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference: (i) Deed Recorded on October 18, 2018, as Instrument Number 2016-54887, in the Office of the Recorder of Hamilton County, Indiana; (ii) Deed Recorded on February 25, 2022, as Instrument Number 2022-10239, in the Office of the Recorder of Hamilton County, Indiana; and (iii) Deed Recorded on June 9, 2022, as Instrument Number 2022-28699, in the Office of the Recorder of Hamilton County, Indiana.

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

WHEREAS, the Developer filed a petition under Docket Number 2409-PUD-20 (Ordinance 24-45) with the Plan Commission and City Council to rezone parcels as the same are more particularly described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the “Real Estate”) to the Claiborne Farms (Kimblewick) – Phase III PUD (the “Kimblewick – Phase III PUD”);

WHEREAS, the Developer is requesting the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) and Westfield City Council to consider approval of the Kimblewick – Phase III PUD subject to the following commitments (the “Commitments”);

NOW THEREFORE, the Developer makes the following Commitments to the Plan Commission and Westfield City Council regarding the use and development of the Real Estate:

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

- A. Concept Plan: The lot configuration illustrated on **Exhibit B** of these Commitments conforms with the requirements of the Kimblewick – Phase III PUD Ordinance, as determined by the Director. The subject area of the Real Estate shall be developed in general conformance with the layout illustrated on **Exhibit B** as determined and approved by the Director.
- B. Buffer Yards: Lots 70-75 and Lots 21-28, as depicted on the Concept Plan, shall maintain a minimum one-hundred and fifty (150) foot setback from the property line so that the minimum Buffer Yard is one-hundred and fifty (150) feet.

- C. 151st Street Frontage planting area: The Common Area within Kimblewick on the south side of 151st Street across from the proposed entrance shall be supplemented by the Developer with additional mounds of a height and general configuration as depicted on Exhibit C of these Commitments in addition to meeting the requirements of Section 7.2.F.iii of the Kimblewick – Phase III PUD Ordinance. Additionally, thirty-eight (38) trees, ten (10) more than the number required in the Section 7.2.F of the Kimblewick – Phase III PUD Ordinance, shall be required for planting in the subject area.

Section 2. Definitions.

1. Developer. Pulte Homes of Indiana, LLC and its successors and assigns.
2. Department. The Community Development Department of the City of Westfield.
3. Director. The Director of the Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Plan Commission in accordance with Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon the City Council's approval of the Kimblewick – Phase III PUD.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Kimblewick – Phase III PUD. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Plan Commission.

Section 7. Binding on Successors. These Commitments are binding upon (i) the Developer and its successors and assigns in interest; (ii) each owner of the Real Estate and (iii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, Pulte Homes of Indiana, LLC and the Owners of the Real Estate have caused these Commitments to be executed as of the dates identified below.

“Developer”

By: Pulte Homes of Indiana, LLC

Signature: _____

Printed Name: _____

Title: _____

Date: _____, 2025

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name) as _____ (title) of Pulte Homes of Indiana, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2025.

My Commission Expires: _____
_____ Notary Public

Residing in _____
County of _____ Printed Name _____

“Owner”

By: Karen Jo Koss

Signed: _____

Date: _____, 2025

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Karen Jo Koss, as an Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2025.

My Commission Expires:

Notary Public

Residing in _____
County of _____

Printed Name

“Owner”

By: Mary K. Bouyett

Signed: _____

Date: _____, 2025

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Mary K. Bouyett, as an Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2025.

My Commission Expires:

Notary Public

Residing in _____
County of _____

Printed Name

“Owner”

By: Ruth A. VanBuskirk

Signed: _____

Date: _____, 2025

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Ruth A. VanBuskirk, as an Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2025.

My Commission Expires:

Notary Public

Residing in _____
County of _____

Printed Name

“Owner”

By: Sarah L. Goodwin

Signed: _____

Date: _____, 2025

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared, Sarah L. Goodwin as an Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2025.

My Commission Expires:

Notary Public

Residing in _____
County of _____

Printed Name

“Owner”

By: Peter L. Koss

Signed: _____

Date: _____, 2025

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared, Peter L. Koss as an Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2025.

My Commission Expires:

Notary Public

Residing in _____
County of _____

Printed Name

“Owner”

By: Esther E. Koss

Signed: _____

Date: _____, 2025

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared, Esther E. Koss as an Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2025.

My Commission Expires:

Notary Public

Residing in _____
County of _____

Printed Name

“Owner”

By: Schaming Family Partnership

Signature: _____

Printed Name: _____

Title: _____

Date: _____, 2025

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared, _____ (name), _____ (title) of Schaming Family Partnership as an Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2025 for and on behalf of said entity.

My Commission Expires: _____

Notary Public

Residing in _____
County of _____
Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Parcel 1:

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at the Northwest corner of said quarter section thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89 degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00 minutes 00 seconds East along said West line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less.

Parcel 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST. HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION BEING SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST (ASSUMED BEARING) 1383.32 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST 1237.22 FEET TO THE SOUTHEAST CORNER OF SAID CORNER SECTION; THENCE SOUTH 89 DEGREES 18 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1654.50 FEET TO A POINT BEING NORTH 89 DEGREES 18 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE, 990.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 660.00 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 53 SECONDS EAST, PARALLEL WITH THE SAID SOUTH LINE, 18.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 564.00 FEET, THENCE NORTH 88 DEGREES 51 MINUTES 21 SECONDS EAST 1641.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.570 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART DEEDED TO CITY OF WESTFIELD BY WARRANTY DEED RECORDED FEBRUARY 16, 2018 AS DOCUMENT NO. 2018006275 AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT 2014015078 IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED "20322" ON SAID PLAT; THENCE ON AND ALONG THE SOUTH LINE OF SAID QUARTER

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

SECTION SOUTH 89 DEGREES 31 MINUTES 59 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017043814 IN THE OFFICE OF SAID RECORDER) 1166.43 FEET TO POINT DESIGNATED "606" ON SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUING ON AND ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 01 SECONDS WEST 250.00 FEET TO POINT DESIGNATED "635" ON SAID PLAT; THENCE NORTH 00 DEGREES 28 MINUTES 01 SECONDS WEST 21.00 FEET TO POINT DESIGNATED "602" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 27.43 FEET TO POINT DESIGNATED "603" ON SAID PLAT; THENCE NORTH 71 DEGREES 14 MINUTES 02 SECONDS EAST 76.44 FEET TO POINT DESIGNATED "604" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 50.00 FEET TO POINT DESIGNATED "605" ON SAID PLAT; THENCE SOUTH 65 DEGREES 49 MINUTES 31 SECONDS EAST 59.96 FEET TO POINT DESIGNATED "612" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 45.50 FEET TO POINT DESIGNATED "613" ON SAID PLAT; THENCE SOUTH 00 DEGREES 28 MINUTES 01 SECOND EAST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.181 ACRES (7901.87 SQ. FT.), INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, CONTAINING 0.053 ACRES (2327.72 SQ. FT.) MORE OR LESS.

EXHIBIT A

REAL ESTATE

(Page 3 of 3 - Location Map)

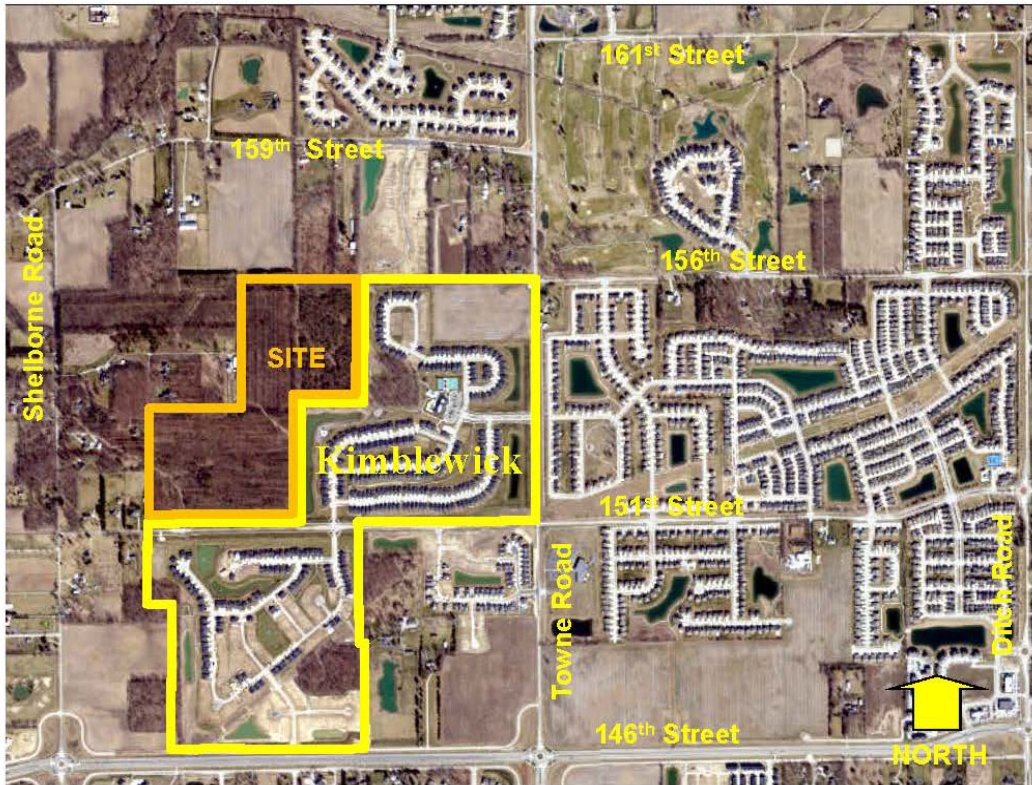


EXHIBIT B

Concept Plan (Page 1 of 1)

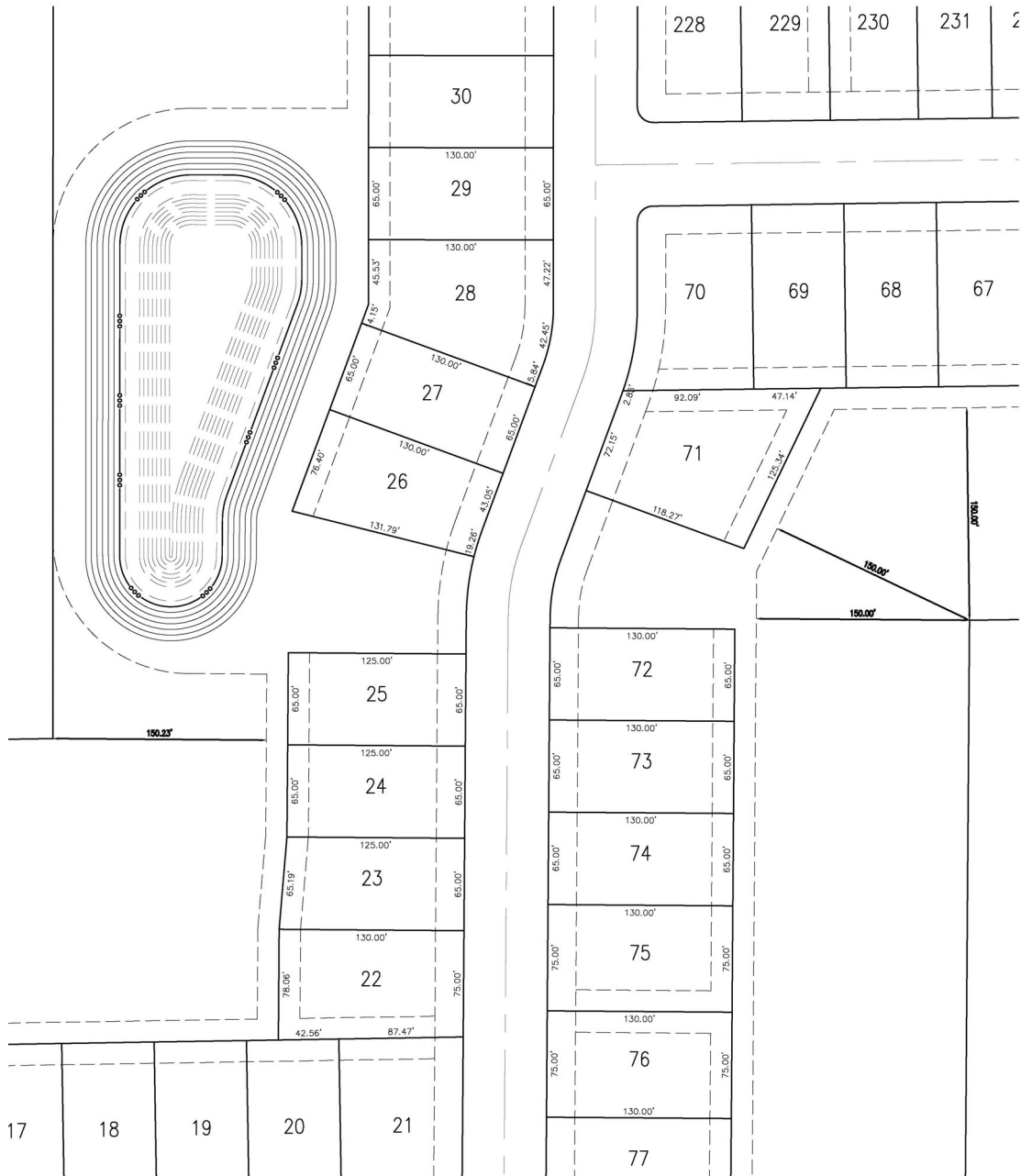
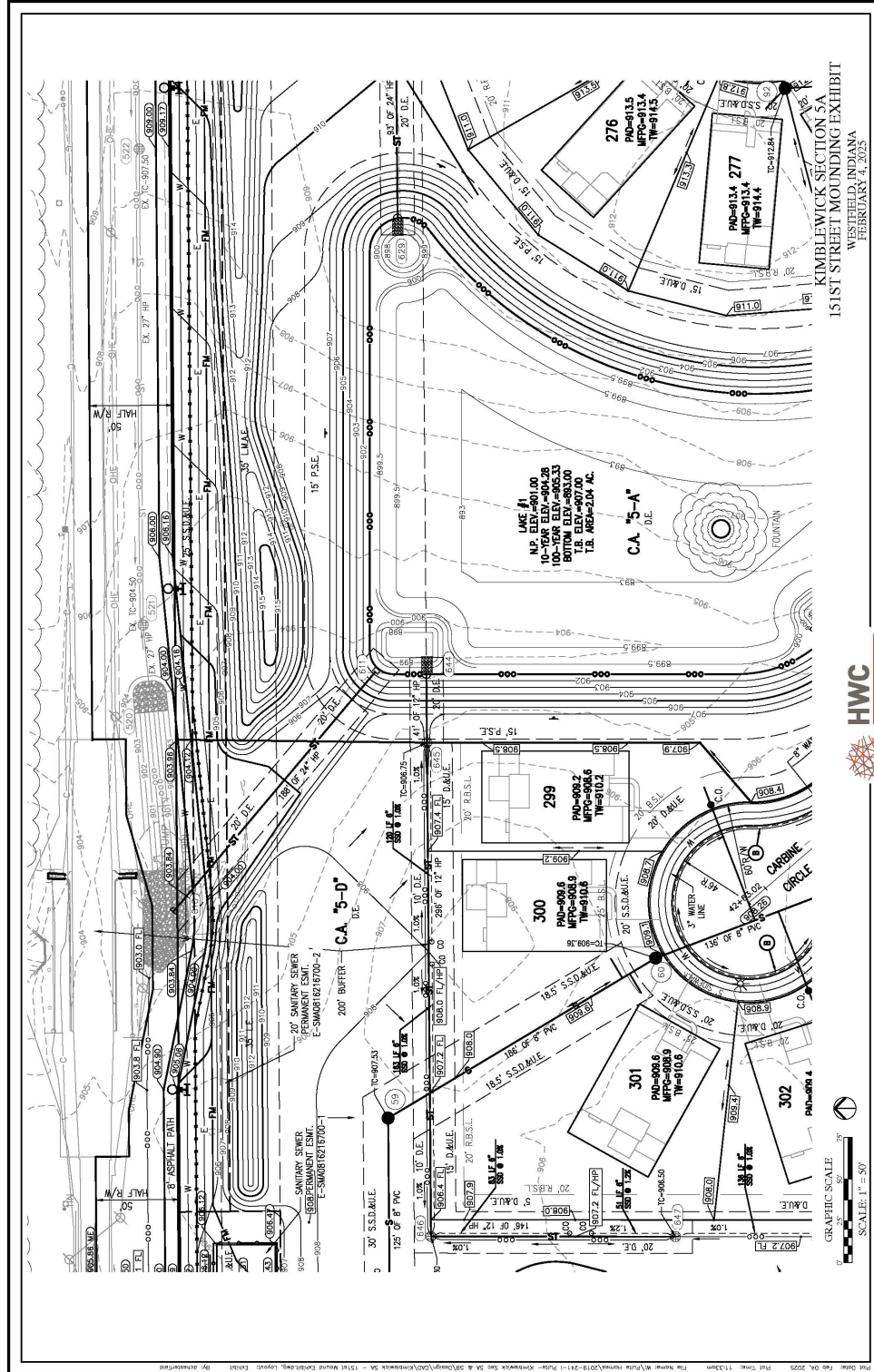


EXHIBIT C

151st Street Frontage Planting Area (Page 1 of 1)



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 25-09

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

ORDINANCE 24-70

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

This is a Planned Unit Development District Ordinance (to be known as the “**GRAND UNIVERSE PUD**”) to amend the Westfield-Washington Township Unified Development Ordinance (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 Washington Township, both of Hamilton County, Indiana, are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered Petition No. 2412-PUD-28, 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. 2412-PUD-28 to the City Council of the City of Westfield, Hamilton County, Indiana (the “City Council”) with a **favorable/unfavorable** recommendation (Vote: —6 in favor, —0 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 City Council on February 3, 2025; and

WHEREAS, the City 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.

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and the Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Grand Universe PUD**.”
- 1.2 Development within the **Grand Universe PUD** boundary 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, supplements, or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references in 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.

- 2.1 “Cultural Institutions and Uses” shall mean and include the permitted uses in the General Business District (GB) of the Unified Development Ordinance and shall also specifically include Planetarium and Observatory Uses.
- 2.2 “Dark Sky Lighting” shall mean community friendly lighting design that minimizes glare, reduces light trespass, and reduces light pollution.
- 2.3 “Inspiring Artifacts” shall mean the public and attractive display of space and STEM related installations on the grounds within the **Grand Universe PUD** that are intended to engage, inspire, and connect visitors to the story of space exploration and STEM learning. Inspiring Artifacts are exempt from the Unified Development Ordinance standards for outdoor display, accessory use and building standards, and sign and building height restrictions. Examples may include, but are not limited to rockets, rocket boosters, engines and parts, and science and space-inspired objects and displays. Illustrative examples of some Inspiring Artifacts are attached hereto as **Exhibit N**. The Director of Community Development shall determine whether or not an object meets the definition of Inspiring Artifact, which determination may be appealed to the Board of Zoning Appeals.

Section 3. **Concept Plan.** The Grand Universe Concept Plan is attached hereto as **Exhibit B** (the “Concept Plan”) and hereby incorporated in accordance with the Unified Development Ordinance, Ch. 10, Article 10.10 (F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Development within the boundaries of the **Grand Universe PUD** shall be consistent and in accordance with the intent set forth in **Exhibit B**.

- 3.1 The **Grand Universe PUD** is comprised of approximately 66± acres and includes four (4) designated development areas shown on the Concept Plan and labeled as the “**Grand Universe District**,” the “**Resort District**,” the “**Town Center District**,” and the “**Sports Entertainment District**” (each individually a “District” or collectively the “Districts”).

- 3.2 Development of each District shall be regulated as set forth in this Ordinance. Each District is to be developed to meet the objectives of the **Grand Universe PUD** to become an inspiring, world class, immersive visitor experience centered around space, science, engineering, and technology as described in Section 4.
- 3.3 The boundaries of the **Grand Universe PUD** shall be developed to accommodate the unique character of the Districts, site characteristics, and the intent shown within the Concept Plan. Final engineering, layouts, and site plans for development within the Districts shall be subject to the terms of this Ordinance and may vary from depictions shown in the Concept Plan. However, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Pedestrian and vehicle circulation among the Districts shall be developed with an emphasis on connectivity, efficient traffic flow, accessibility, and pedestrian-focused spaces and plazas as generally depicted in the Concept Plan; however, final engineering, designs, layouts, and interconnections within the Districts may vary from depictions shown in the Concept Plan. However, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Section 4. **Statements of Character & Underlying Zoning.** The Districts span across 66± contiguous acres, and the phased development will create a dynamic destination for learning, recreation, and leisure by offering educational value, entertainment, local and tourism appeal, hotel amenities, observatories, and cultural spaces.

- 4.1 The underlying zoning and character for the **Grand Universe District** shall be General Business District (GB).

The purpose of the **Grand Universe District** is to encompass the state-of-the-art center for space and science learning and exploration and STEM pavilion with related events and amenities, designated parking and convenient student/group drop-off and pick-up areas.

- 4.2 The underlying zoning and character for the **Resort District** shall be General Business District (GB).

The purpose of the **Resort District** is for a centrally located hotel, situated within the heart of the **Grand Universe PUD**, to provide visitors with accommodations, dedicated parking and convenient access to all Districts, events and amenities, and direct connections to the Monon Trail.

- 4.3 The underlying zoning for the **Sports Entertainment District** shall be the General Business District (GB).

The purpose of the **Sports Entertainment District** is to foster sports, art and entertainment viewing facilities with outdoor plazas and dining, and Creek Park with natural elements and plantings in open spaces to accommodate a mix of trails, pathways, sidewalks and respite areas, and direct connections to the Monon Trail.

- 4.4 The underlying zoning and character for the **Town Center District** shall be General Business District (GB) for commercial or mixed-use properties and Multi-family Medium Density District (MF2) for residential properties.

The purpose of the **Town Center District** is to create pedestrian-focused plazas and social spaces surrounding a mix of integrated retail, office and high-density multi-family uses.

Section 5. **Illustrative Exhibits.** The Illustrative Exhibits attached hereto as **Exhibits C** through **N** are hereby incorporated to represent the pattern and intended quality and characteristics of improvements and development in the Districts.

- 5.1 **Exhibit C - Grand Universe District | Architectural Character**
- 5.2 **Exhibit D - Grand Universe District | Buffer Park and Green Roof Design**
- 5.3 **Exhibit E - Resort District | Architectural Character**
- 5.4 **Exhibit F - Sports Entertainment District | Architectural Character**
- 5.5 **Exhibit G - Sports Entertainment District | Creek Park Character**
- 5.6 **Exhibit H - Sports Entertainment District | Monon Trail Connections Character**
- 5.7 **Exhibit I - Town Center District | Architectural Character**
- 5.8 **Exhibit J - All Districts | Streetscape Design**
- 5.9 **Exhibit K - All Districts | Open Plaza and Pedestrian Space Design**
- 5.10 **Exhibit L - All Districts | Lighting Design**
- 5.11 **Exhibit M – All Districts | Parking Garage Cladding Design**
- 5.12 **Exhibit N – All Districts | Inspiring Artifacts**

Section 6. **Permitted Uses.** All uses permitted in the underlying zoning districts as set forth in the Unified Development Ordinance shall be permitted except as modified below. Golf Carts may be operated in all Districts, subject to City of Westfield ordinances and regulations. Outdoor café and eating areas shall also be permitted in all Districts.

- 6.1 Permitted uses in the **Grand Universe District** shall include all permitted uses within the General Business District (GB), except those identified in **Exhibit O**. Additional permitted uses shall include Planetarium, Observatory and Inspiring Artifacts.

- 6.2 Permitted uses in the **Resort District** shall include all permitted uses within the General Business District (GB) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Resort District**.
- 6.3 Permitted uses in the **Sports Entertainment District** shall include all permitted uses within the General Business District (GB) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Sports Entertainment District**.
- 6.4 Permitted uses in the **Town Center District** shall include all permitted uses in the General Business District (GB) and all permitted uses in the Multi-family Medium Density District (MF2) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Town Center District**.

Section 7. **General Regulations & Development Standards.** The standards applicable to the underlying zoning districts stated within the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified in this Ordinance as follows:

Grand Universe District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.1 **Maximum Building Height:**
- a. A maximum building height of 180 feet shall apply to development within the **Grand Universe District**.
- 7.2 **Accessory Use and Building Standards, Ch. 6, Article 6.1:**
- a. The maximum Accessory Building height in the **Grand Universe District** shall be 150 feet.

Resort District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.3 **Maximum Building Height:**
- a. The maximum building height of 150 feet shall apply to hotel development within the **Resort District**.
 - b. Any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

Sports Entertainment District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.4 **Maximum Building Height:**
- a. The maximum building height of 100 feet shall apply to development within the **Sports Entertainment District**.

- b. Any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

7.5 Minimum Lot Frontage:

- a. There shall be no minimum lot frontage requirement for parcels dedicated for public Open Space(s) in the **Sports Entertainment District**.

Town Center District: General Business District (GB), Chapter 4, Article 4.16, and Multi-family Medium Density District (MF2), Chapter 4, Article 4.11, shall be modified to allow the following:

- 7.6 Location: Multi-family development within the **Town Center District** may be located within three quarters (0.75) of a mile of another Multi-family Zoning District. Multi-family development shall not be required to be contiguous to an existing developed parcel at the time of construction.

- 7.7 Maximum Density: Maximum density limitations shall not apply to development within the **Town Center District**, and density shall be based upon the availability of corresponding adequate parking to be constructed. The determination of whether adequate parking is available shall be at the discretion of the Director of Community Development in collaboration with the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.

- 7.8 Maximum Number of Dwelling Units: There shall be no maximum number of dwelling units within the **Town Center District**, which shall be based upon the availability of corresponding adequate parking to be constructed. The determination of whether adequate parking is available shall be at the discretion of the Director of Community Development in collaboration with the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.

- 7.9 Minimum Road Frontage: Shall not apply within the **Town Center District**.

7.10 Maximum Building Height:

- a. The maximum building height of 80 feet shall apply to development within the **Town Center District**.
- b. Inspiring Artifacts shall be permitted and shall be exempt from the building height requirements.

7.11 Accessory Use and Building Standards, Ch. 6, Article 6.1:

- a. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

Section 8. Architecture, Landscaping, Lighting & Parking.

- 8.1 Architectural Standards, Ch.6, Article 6.3: Unified Development Ordinance Article 6.3 architectural standards shall not apply to development within the **Grand**

Universe PUD to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

For structures in proximity to or facing nearby playing fields, consideration will be given to façade treatment, taking into account batter's eye area(s).

- 8.2 Landscaping Standards, Ch. 6, Article 6.8: Landscaping within the **Grand Universe PUD** shall generally comply with the landscaping requirements stated within the Unified Development Ordinance Article 6.8 for the underlying zoning districts in effect at the time of the **Grand Universe PUD** approval. Landscaping plans for development within the Districts may include planting substitutions or relocations where appropriate to fulfill the overall design and effect within the **Grand Universe PUD**. An illustrative example of the Concept Plan I Landscape Master Plan is incorporated herein as **Exhibit B:3**. Substitutions or omissions, where necessary, shall be determined through a collaborative effort between the Director of Community Development, Director of Public Works and/or the Director of Parks and Recreation, which determination may be appealed to the Board of Zoning Appeals.
- 8.3 Lighting Standards, Ch. 6, Article 6.9: Dark Sky Lighting-compliant fixtures shall be used and permitted in all Districts. Uplighting confined to and directed upon Inspiring Artifacts shall be permitted. Architectural lighting shall be permitted consistent with the Illustrative Exhibits incorporated herein.
- 8.4 Lot Standards, Ch. 6, Article 6.10: Unified Development Ordinance Article 6.10 lot standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative layout and design. However, all lots that are not Common Area shall be accessible by Private Street, Alley, Easement, or Public Right-of-Way. The quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.
- 8.5 Parking and Loading Standards, Ch. 6, Article 6.14: Unified Development Ordinance Article 6.14 parking and loadings standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in modern and creative parking and loading design which shall be proportionate to development needs within the Districts. Approval of development where parking and loading standards would otherwise be required shall be designated to the Director of Community Development and/or the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.

- 8.6 Setback Standards, Ch. 6, Article 6.16: Unified Development Ordinance Article 6.16 setback standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.
- 8.7 Yard Standards, Ch. 6, Article 6.21: Unified Development Ordinance Article 6.21 yard standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Section 9. Overlay Districts.

- 9.1 Unified Development Ordinance Article 5.2, US Highway 31 Overlay District shall not apply to the development within the **Grand Universe PUD**.

Section 10. 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.

ALL OF WHICH IS ORDAINED/RESOLVED 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

EXHIBIT A
REAL ESTATE LEGAL DESCRIPTION

GRAND UNIVERSE PUD
LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST 856.20 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO A MAG NAIL AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE EASTERLY LINE OF CSX TRANSPORTATION, INC. (FORMERLY THE C.I. & L RAILROAD); THENCE SOUTH 32 DEGREES 22 MINUTES 39 SECONDS EAST 688.03 FEET ON AND ALONG SAID EASTERLY LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING BEING NORTH 57 DEGREES 37 MINUTES 21 SECONDS EAST 2834.76 FEET FROM THE RADIUS POINT OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 820.63 FEET ON AND ALONG SAID CURVE TO THE RIGHT AND ON AND ALONG SAID EASTERLY LINE TO THE 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF INTERSECTION OF SAID EASTERLY LINE AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 18 SECONDS EAST 126.76 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 1329.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.69 ACRES, MORE OR LESS.

ALSO: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE IRON PIPE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 1329.68 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST 660.00 FEET ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A 60 D NAIL; THENCE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 1320.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST 7.18 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 01 DEGREES 30 MINUTES 10 SECONDS EAST 12.45 FEET TO A MAG NAIL ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 667.30 FEET TO THE POINT OF BEGINNING. CONTAINING 20.17 ACRES, MORE OR LESS.

ALSO: FORTY (40) ACRES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, AND RUNNING THENCE NORTH 80 RODS; THENCE

EAST 80 RODS; THENCE SOUTH 80 RODS; THENCE WEST 80 RODS, TO THE PLACE OF BEGINNING.

ALSO: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST (ASSUMED BEARING) 1320.00 FEET FROM THE 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS EAST 1320.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 1320.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS EAST 1.99 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 15 MINUTES 59 SECONDS EAST 1335.23 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 43 SECONDS WEST 1324.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 9.67 FEET, MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.47 OF AN ACRE, MORE OR LESS.

EXCEPT: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 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 AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 623.88 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 50.00 FEET TO POINT "511" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST 280.00 FEET TO POINT "510" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 15 DEGREES 45 MINUTES 06 SECONDS WEST 209.37 FEET TO POINT "509" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 81 DEGREES 21 MINUTES 54 SECONDS WEST 350.18 FEET TO POINT "508" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 46 MINUTES 09 SECONDS WEST 350.54 FEET TO THE NORTHEASTERN BOUNDARY OF THE FORMER CSX OR C.I. & L. RAILROAD AND POINT "507" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 33 DEGREES 30 MINUTES 28 SECONDS WEST 94.62 FEET ALONG SAID NORTHEASTERN BOUNDARY TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 46 MINUTES 09 SECONDS EAST 856.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 2.598 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.309 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 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 AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN

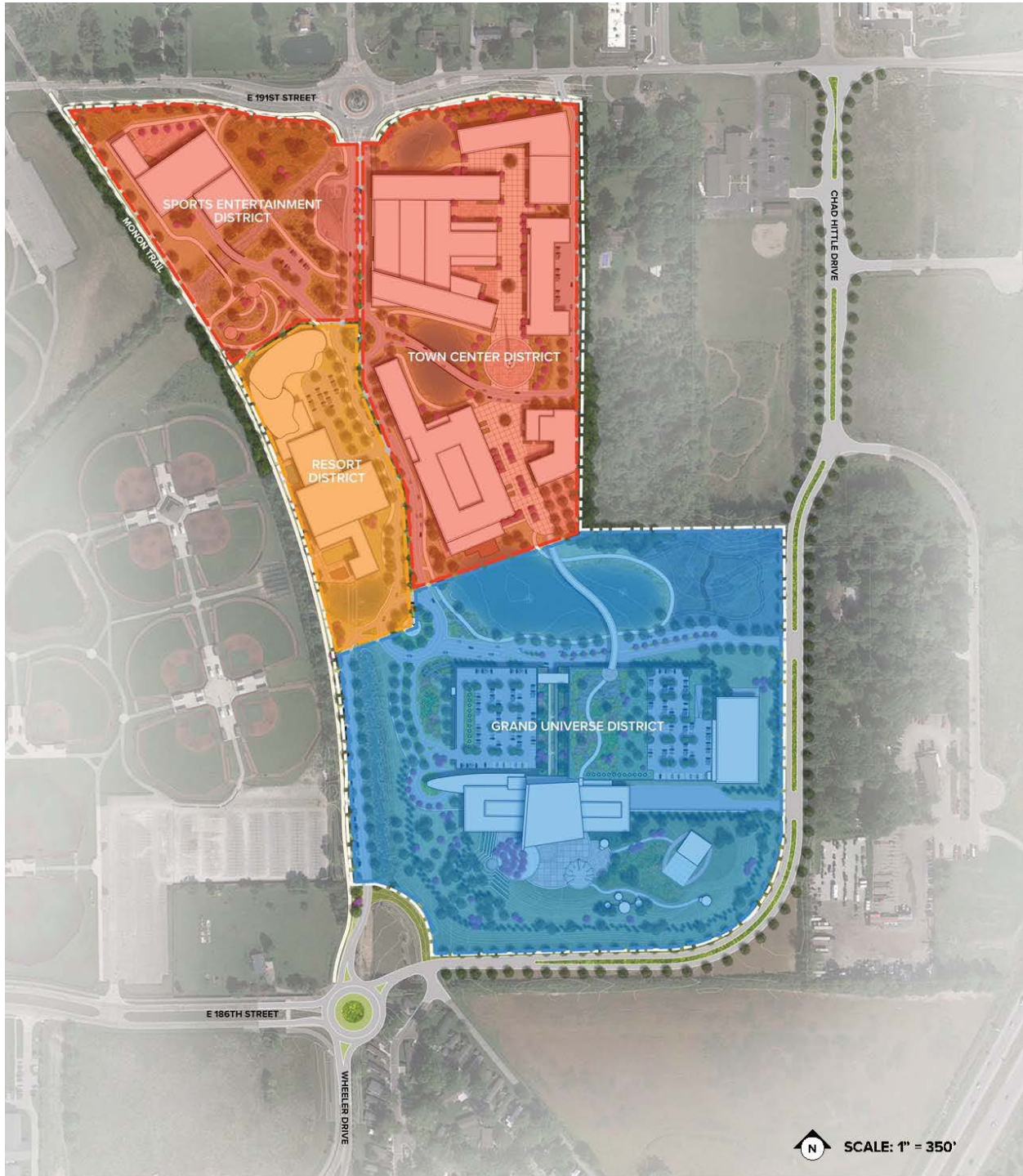
INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 667.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE NORTHEAST CORNER OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST 12.45 FEET ALONG AN EAST LINE OF THE GRANTOR'S LAND TO A CORNER OF THE GRANTOR'S LAND DESIGNATED AS POINT "523" ON SAID PARCEL PLAT; THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 7.18 FEET ALONG A NORTH LINE OF THE GRANTOR'S LAND TO A CORNER OF THE GRANTOR'S LAND DESIGNATED AS POINT "522" ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 27.59 FEET ALONG AN EAST LINE OF THE GRANTOR'S LAND TO POINT "521" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 51 MINUTES 35 SECONDS WEST 149.35 FEET TO POINT "520" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 70 DEGREES 25 MINUTES 30 SECONDS WEST 252.98 FEET TO POINT "519" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 56 DEGREES 28 MINUTES 20 SECONDS WEST 152.77 FEET TO POINT "518" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 12 DEGREES 43 MINUTES 25 SECONDS WEST 205.00 FEET TO POINT "517" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 68 DEGREES 14 MINUTES 31 SECONDS WEST 53.85 FEET TO POINT "516" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 17 DEGREES 23 MINUTES 50 SECONDS WEST 83.82 FEET TO POINT "515" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 125.00 FEET TO POINT "514" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 25.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST 623.88 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 2.452 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.251 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST IN 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 AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0 DEGREES 02 MINUTES 36 SECONDS EAST 496.86 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 30 MINUTES 04 SECONDS EAST 37.66 FEET TO POINT "33717" ON SAID PLAT THENCE SOUTH 1 DEGREE 29 MINUTES 56 SECONDS EAST 151.70 FEET TO POINT "33718" ON SAID PLAT; THENCE SOUTHEASTERLY 269.82 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 53 DEGREES 13 MINUTES 40 SECONDS EAST AND A LENGTH OF 254.61 FEET TO POINT "33719" ON SAID PLAT; THENCE SOUTH 19 DEGREES 37 MINUTES 15 SECONDS EAST 201.85 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, DESIGNATED AS POINT "33720" ON SAID PLAT; THENCE SOUTH 89 DEGREES 20 MINUTES 05 SECONDS WEST 313.74 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 2.027 ACRES MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY FOR TOMLINSON ROAD AND BLACKBURN ROAD WHICH CONTAINS 0.310 ACRES MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 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 NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN

INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 667.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST 12.45 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 7.18 FEET TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 27.59 FEET ALONG SAID PROLONGED EAST LINE TO THE SOUTHERN BOUNDARY OF 191ST STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 47.23 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND; THENCE NORTHWESTERLY 122.54 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 3,060.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 84 DEGREES 53 MINUTES 06 SECONDS WEST AND A LENGTH OF 122.53 FEET TO POINT "540" DESIGNATED ON SAID PARCEL PLAT; THENCE WESTERLY 110.39 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 740.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 00 MINUTES 42 SECONDS WEST AND A LENGTH OF 110.29 FEET TO THE SOUTHERN BOUNDARY OF SAID 191ST STREET AND POINT "539" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 70 DEGREES 25 MINUTES 30 SECONDS EAST 88.07 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 149.35 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 0.163 ACRES, MORE OR LESS.

EXHIBIT B-1
DISTRICT CONCEPT PLAN



CONCEPT PLAN | DISTRICT ZONING



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 1

EXHIBIT B-2
ILLUSTRATIVE MASTER PLAN



CONCEPT PLAN | ILLUSTRATIVE MASTER PLAN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 2

EXHIBIT B-3
LANDSCAPE PLAN



CONCEPT PLAN | LANDSCAPE MASTER PLAN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 3

EXHIBIT C-1

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER



MATERIAL PATTERNS WITH
SHADOW AND DEPTH



ANGULAR ROOF STRUCTURE



THOUGHTFUL MATERIAL
TRANSITIONS



EXTERIOR WALKWAYS
AND BALCONIES



PRECAST CONCRETE WITH
DECORATIVE FORMWORK



ARCHITECTURAL CONCEPT MASSING AND SCALE



EXPOSED STRUCTURAL STEEL



METAL SCREENING



DARK GLAZING AND
DEEP SHADE FINIS

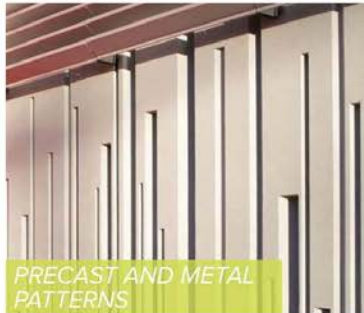


GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT C : 1

EXHIBIT C-2

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT C : 2

EXHIBIT D

GRAND UNIVERSE DISTRICT | BUFFER PARK AND GREEN ROOF DESIGN



NATIVE PERENNIAL
PLANTINGS



INTEGRATED LANDSCAPE



BIO-RETENTION



UNIQUE TOPOGRAPHY



NATURAL STORM WATER
SOLUTIONS



NATIVE PRAIRIE PLANTINGS



LITTORAL EDGE



ORGANIC FORMS



DARK SKY PATHWAY
LIGHTING

EXHIBIT E

RESORT DISTRICT | ARCHITECTURAL CHARACTER

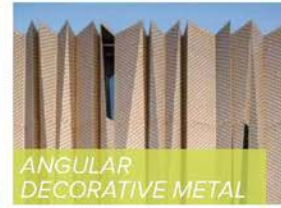


EXHIBIT F

SPORTS ENTERTAINMENT DISTRICT | ARCHITECTURAL CHARACTER



EXHIBIT G

SPORTS ENTERTAINMENT DISTRICT | CREEK PARK CHARACTER

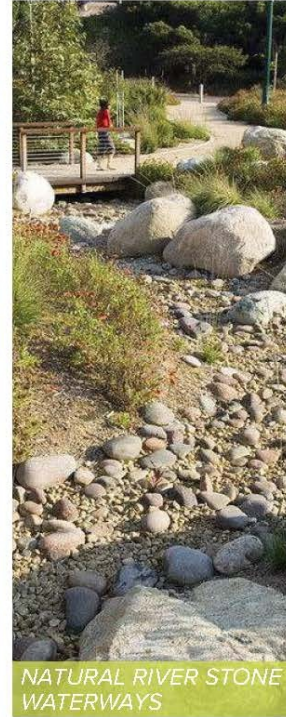
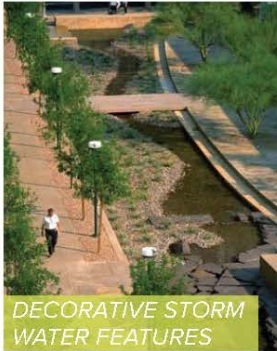


EXHIBIT H

SPORTS ENTERTAINMENT DISTRICT | MONON TRAIL CONNECTIONS CHARACTER



EXHIBIT I-1

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 1

EXHIBIT I-2

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 2

EXHIBIT I-3

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 3

EXHIBIT J

ALL DISTRICTS | STREETSCAPE DESIGN



PAVING INDICATING
PEDESTRIAN ZONES



AUTONOMOUS BUS READY



NATURAL PLANTINGS



SEATING AND SHADE TREES



TRAFFIC SOFTENING
FEATURES



SEASONAL VARIETY



NATURAL BIO-SWALE FEATURES WITH
PEDESTRIAN PATHWAYS THROUGHOUT



CURB INTEGRATED
BIO-SWALES



GOLF CART FRIENDLY

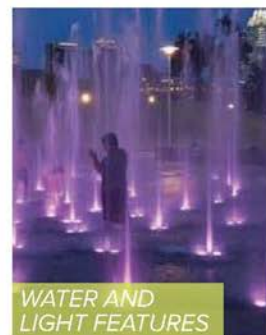


GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT J : 1

EXHIBIT K

ALL DISTRICTS | OPEN PLAZA AND PEDESTRIAN SPACE DESIGN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT K : 1

EXHIBIT L

ALL DISTRICTS | LIGHTING DESIGN



ROUND AREA LIGHTING



DECORATIVE PEDESTRIAN LIGHTING



ROUND AREA LIGHTING



COLUMNAR AREA LIGHTING



ILLUMINATED SITE FURNISHINGS



ROUND AREA / PARKING LIGHTING



DECORATIVE UP-LIGHTING OF ARTIFACTS



COLUMNAR WAYFINDING LIGHTING



HALO AREA LIGHTING



SPECIAL LIGHT SHOWS AT ARTIFACTS

NOTE: ALL FIXTURES ARE REQUIRED TO BE DARKSKY COMPLIANT TO ALLOW FULL USE OF OBSERVATORIES AT NIGHT



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT L : 1

EXHIBIT M

ALL DISTRICTS | PARKING GARAGE CLADDING DESIGN



DECORATIVE METAL MESH



GREEN WALLS



INTERWEAVING FORMS



3D DIMENSIONAL SCREEN



METAL SCREENING



METAL PATTERNS



METAL AND GREEN WALL INTEGRATED



MESH AND GREEN WALL



GREEN WALL



VERTICAL FINES

EXHIBIT N

ALL DISTRICTS | INSPIRING ARTIFACTS



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT N : 1

EXHIBIT O
PROHIBITED USE LIST

- **Auction Room**
- **Garden and Lawn Center**
- **Mortuary**
- **Freestanding Fast-Food Restaurants with Drive-Thru**
- **Specialty Restaurant with Drive-Thru**
- **Takeout/Deli-Style Restaurant with Drive-Thru**
- **Religious Institution**
- **Data Processing/Call Center**
- **Nursery**
- **Assisted Living Facility**
- **Hospice**
- **Nursing Home**
- **Childcare/Daycare Center, except as ancillary use to a permitted use**
- **Auto Parts Sales**
- **Superstore**
- **Variety Store, except as ancillary use to a permitted use**
- **Furrier Shop**
- **Tobacco Shop, except for Cigar Store or Cigar Bar**
- **Special Exception Uses**
- **Tattoo Parlor**
- **Piercing Studio**
- **Kennel or Animal Boarding or Animal Daycare Facility**
- **Automotive Repair and Servicing**
- **Refund Anticipation Loan Lenders, Title Loan Businesses, Short-Term Loan Providers**
- **Cash for Precious Metal Stores and Pawnshops**
- **Adult Entertainment Businesses, including Adult Cabaret, Adult Store, Adult Theatre or the sale of new or used Adult Material**
- **Retail Sale of Paraphernalia Used to Ingest or Use Illicit or Recreational Drugs**
- **Retail Gun Sales**
- **Second Hand or Government Surplus Store**
- **Mattress Store**
- **Retail Wireless Communications Store**
- **Retail Establishment Selling or Advertising Primarily "Dollar" Merchandise**
- **Flea Market, Consignment or Used Goods Store**
- **Public Laundromat or Dry-Cleaning Processing Plant**
- **Animal Clinic or Pet Store**
- **Businesses that Emit Noxious Odors**
- **Freestanding Billboard Advertising**
- **Self-storage Facilities**
- **Fireworks Stores**

The following uses shall be permitted, but only as part of a mixed-use building or inline tenant building as part of a mixed-use development as determined by the Director of Community Development. The following uses shall be under 6,000 sf.:

- **Building Finishes Store**
- **Department Store**
- **Furniture Store**
- **Grocery/Supermarket, however sundries stores shall also be permitted in a hotel**
- **Home Electronics/Appliance Store**
- **Office Supply Store**
- **Sporting Goods Store**
- **Banks/Credit Unions/Savings and Loan**
- **Drug Store, however sundries stores shall also be permitted in a hotel**
- **Mail Order Store**
- **Antique Shop**
- **Hardware Store**
- **Hobby Shop**
- **Printing/Photocopying**
- **Shoe Sales/Repair**
- **Spa, excluding Massage Parlor**
- **Tanning Salon, as ancillary use to a permitted use or spa**
- **Health, Fitness and Exercise Center**

ORDINANCE 24-70

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

This is a Planned Unit Development District Ordinance (to be known as the “**GRAND UNIVERSE PUD**”) to amend the Westfield-Washington Township Unified Development Ordinance (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 Washington Township, both of Hamilton County, Indiana, are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered Petition No. 2412-PUD-28, 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. 2412-PUD-28 to the City Council of the City of Westfield, Hamilton County, Indiana (the “City Council”) with a **favorable** recommendation (Vote: 6 in favor, 0 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 City Council on February 3, 2025; and

WHEREAS, the City 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.

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and the Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Grand Universe PUD**.”
- 1.2 Development within the **Grand Universe PUD** boundary 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, supplements, or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references in 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.

- 2.1 “Cultural Institutions and Uses” shall mean and include the permitted uses in the General Business District (GB) of the Unified Development Ordinance and shall also specifically include Planetarium and Observatory Uses.
- 2.2 “Dark Sky Lighting” shall mean community friendly lighting design that minimizes glare, reduces light trespass, and reduces light pollution.
- 2.3 “Inspiring Artifacts” shall mean the public and attractive display of space and STEM related installations on the grounds within the **Grand Universe PUD** that are intended to engage, inspire, and connect visitors to the story of space exploration and STEM learning. Inspiring Artifacts are exempt from the Unified Development Ordinance standards for outdoor display, accessory use and building standards, and sign and building height restrictions. Examples may include, but are not limited to rockets, rocket boosters, engines and parts, and science and space-inspired objects and displays. Illustrative examples of some Inspiring Artifacts are attached hereto as **Exhibit N**. The Director of Community Development shall determine whether or not an object meets the definition of Inspiring Artifact, which determination may be appealed to the Board of Zoning Appeals.

Section 3. **Concept Plan.** The Grand Universe Concept Plan is attached hereto as **Exhibit B** (the “Concept Plan”) and hereby incorporated in accordance with the Unified Development Ordinance, Ch. 10, Article 10.10 (F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Development within the boundaries of the **Grand Universe PUD** shall be consistent and in accordance with the intent set forth in **Exhibit B**.

- 3.1 The **Grand Universe PUD** is comprised of approximately 66± acres and includes four (4) designated development areas shown on the Concept Plan and labeled as the “**Grand Universe District**,” the “**Resort District**,” the “**Town Center District**,” and the “**Sports Entertainment District**” (each individually a “District” or collectively the “Districts”).

- 3.2 Development of each District shall be regulated as set forth in this Ordinance. Each District is to be developed to meet the objectives of the **Grand Universe PUD** to become an inspiring, world class, immersive visitor experience centered around space, science, engineering, and technology as described in Section 4.
- 3.3 The boundaries of the **Grand Universe PUD** shall be developed to accommodate the unique character of the Districts, site characteristics, and the intent shown within the Concept Plan. Final engineering, layouts, and site plans for development within the Districts shall be subject to the terms of this Ordinance and may vary from depictions shown in the Concept Plan. However, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Pedestrian and vehicle circulation among the Districts shall be developed with an emphasis on connectivity, efficient traffic flow, accessibility, and pedestrian-focused spaces and plazas as generally depicted in the Concept Plan; however, final engineering, designs, layouts, and interconnections within the Districts may vary from depictions shown in the Concept Plan. However, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Section 4. **Statements of Character & Underlying Zoning.** The Districts span across 66± contiguous acres, and the phased development will create a dynamic destination for learning, recreation, and leisure by offering educational value, entertainment, local and tourism appeal, hotel amenities, observatories, and cultural spaces.

- 4.1 The underlying zoning and character for the **Grand Universe District** shall be General Business District (GB).

The purpose of the **Grand Universe District** is to encompass the state-of-the-art center for space and science learning and exploration and STEM pavilion with related events and amenities, designated parking and convenient student/group drop-off and pick-up areas.

- 4.2 The underlying zoning and character for the **Resort District** shall be General Business District (GB).

The purpose of the **Resort District** is for a centrally located hotel, situated within the heart of the **Grand Universe PUD**, to provide visitors with accommodations, dedicated parking and convenient access to all Districts, events and amenities, and direct connections to the Monon Trail.

- 4.3 The underlying zoning for the **Sports Entertainment District** shall be the General Business District (GB).

The purpose of the **Sports Entertainment District** is to foster sports, art and entertainment viewing facilities with outdoor plazas and dining, and Creek Park with natural elements and plantings in open spaces to accommodate a mix of trails, pathways, sidewalks and respite areas, and direct connections to the Monon Trail.

- 4.4 The underlying zoning and character for the **Town Center District** shall be General Business District (GB) for commercial or mixed-use properties and Multi-family Medium Density District (MF2) for residential properties.

The purpose of the **Town Center District** is to create pedestrian-focused plazas and social spaces surrounding a mix of integrated retail, office and high-density multi-family uses.

Section 5. **Illustrative Exhibits.** The Illustrative Exhibits attached hereto as **Exhibits C** through **N** are hereby incorporated to represent the pattern and intended quality and characteristics of improvements and development in the Districts.

- 5.1 **Exhibit C - Grand Universe District | Architectural Character**
- 5.2 **Exhibit D - Grand Universe District | Buffer Park and Green Roof Design**
- 5.3 **Exhibit E - Resort District | Architectural Character**
- 5.4 **Exhibit F - Sports Entertainment District | Architectural Character**
- 5.5 **Exhibit G - Sports Entertainment District | Creek Park Character**
- 5.6 **Exhibit H - Sports Entertainment District | Monon Trail Connections Character**
- 5.7 **Exhibit I - Town Center District | Architectural Character**
- 5.8 **Exhibit J - All Districts | Streetscape Design**
- 5.9 **Exhibit K - All Districts | Open Plaza and Pedestrian Space Design**
- 5.10 **Exhibit L - All Districts | Lighting Design**
- 5.11 **Exhibit M – All Districts | Parking Garage Cladding Design**
- 5.12 **Exhibit N – All Districts | Inspiring Artifacts**

Section 6. **Permitted Uses.** All uses permitted in the underlying zoning districts as set forth in the Unified Development Ordinance shall be permitted except as modified below. Golf Carts may be operated in all Districts, subject to City of Westfield ordinances and regulations. Outdoor café and eating areas shall also be permitted in all Districts.

- 6.1 Permitted uses in the **Grand Universe District** shall include all permitted uses within the General Business District (GB), except those identified in **Exhibit O**. Additional permitted uses shall include Planetarium, Observatory and Inspiring Artifacts.

- 6.2 Permitted uses in the **Resort District** shall include all permitted uses within the General Business District (GB) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Resort District**.
- 6.3 Permitted uses in the **Sports Entertainment District** shall include all permitted uses within the General Business District (GB) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Sports Entertainment District**.
- 6.4 Permitted uses in the **Town Center District** shall include all permitted uses in the General Business District (GB) and all permitted uses in the Multi-family Medium Density District (MF2) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Town Center District**.

Section 7. **General Regulations & Development Standards.** The standards applicable to the underlying zoning districts stated within the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified in this Ordinance as follows:

Grand Universe District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.1 **Maximum Building Height:**
- a. A maximum building height of 180 feet shall apply to development within the **Grand Universe District**.
- 7.2 **Accessory Use and Building Standards,** Ch. 6, Article 6.1:
- a. The maximum Accessory Building height in the **Grand Universe District** shall be 150 feet.

Resort District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.3 **Maximum Building Height:**
- a. The maximum building height of 150 feet shall apply to hotel development within the **Resort District**.
 - b. Any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

Sports Entertainment District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.4 **Maximum Building Height:**
- a. The maximum building height of 100 feet shall apply to development within the **Sports Entertainment District**.

- b. Any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

7.5 Minimum Lot Frontage:

- a. There shall be no minimum lot frontage requirement for parcels dedicated for public Open Space(s) in the **Sports Entertainment District**.

Town Center District: General Business District (GB), Chapter 4, Article 4.16, and Multi-family Medium Density District (MF2), Chapter 4, Article 4.11, shall be modified to allow the following:

- 7.6 Location: Multi-family development within the **Town Center District** may be located within three quarters (0.75) of a mile of another Multi-family Zoning District. Multi-family development shall not be required to be contiguous to an existing developed parcel at the time of construction.

- 7.7 Maximum Density: Maximum density limitations shall not apply to development within the **Town Center District**, and density shall be based upon the availability of corresponding adequate parking to be constructed. The determination of whether adequate parking is available shall be at the discretion of the Director of Community Development in collaboration with the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.

- 7.8 Maximum Number of Dwelling Units: There shall be no maximum number of dwelling units within the **Town Center District**, which shall be based upon the availability of corresponding adequate parking to be constructed. The determination of whether adequate parking is available shall be at the discretion of the Director of Community Development in collaboration with the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.

- 7.9 Minimum Road Frontage: Shall not apply within the **Town Center District**.

7.10 Maximum Building Height:

- a. The maximum building height of 80 feet shall apply to development within the **Town Center District**.
- b. Inspiring Artifacts shall be permitted and shall be exempt from the building height requirements.

7.11 Accessory Use and Building Standards, Ch. 6, Article 6.1:

- a. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

Section 8. Architecture, Landscaping, Lighting & Parking.

- 8.1 Architectural Standards, Ch.6, Article 6.3: Unified Development Ordinance Article 6.3 architectural standards shall not apply to development within the **Grand**

Universe PUD to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

For structures in proximity to or facing nearby playing fields, consideration will be given to façade treatment, taking into account batter's eye area(s).

- 8.2 Landscaping Standards, Ch. 6, Article 6.8: Landscaping within the **Grand Universe PUD** shall generally comply with the landscaping requirements stated within the Unified Development Ordinance Article 6.8 for the underlying zoning districts in effect at the time of the **Grand Universe PUD** approval. Landscaping plans for development within the Districts may include planting substitutions or relocations where appropriate to fulfill the overall design and effect within the **Grand Universe PUD**. An illustrative example of the Concept Plan I Landscape Master Plan is incorporated herein as **Exhibit B:3**. Substitutions or omissions, where necessary, shall be determined through a collaborative effort between the Director of Community Development, Director of Public Works and/or the Director of Parks and Recreation, which determination may be appealed to the Board of Zoning Appeals.
- 8.3 Lighting Standards, Ch. 6, Article 6.9: Dark Sky Lighting-compliant fixtures shall be used and permitted in all Districts. Uplighting confined to and directed upon Inspiring Artifacts shall be permitted. Architectural lighting shall be permitted consistent with the Illustrative Exhibits incorporated herein.
- 8.4 Lot Standards, Ch. 6, Article 6.10: Unified Development Ordinance Article 6.10 lot standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative layout and design. However, all lots that are not Common Area shall be accessible by Private Street, Alley, Easement, or Public Right-of-Way. The quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.
- 8.5 Parking and Loading Standards, Ch. 6, Article 6.14: Unified Development Ordinance Article 6.14 parking and loadings standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in modern and creative parking and loading design which shall be proportionate to development needs within the Districts. Approval of development where parking and loading standards would otherwise be required shall be designated to the Director of Community Development and/or the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.

- 8.6 Setback Standards, Ch. 6, Article 6.16: Unified Development Ordinance Article 6.16 setback standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.
- 8.7 Yard Standards, Ch. 6, Article 6.21: Unified Development Ordinance Article 6.21 yard standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Section 9. Overlay Districts.

- 9.1 Unified Development Ordinance Article 5.2, US Highway 31 Overlay District shall not apply to the development within the **Grand Universe PUD**.

Section 10. 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.

ALL OF WHICH IS ORDAINED/RESOLVED 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

EXHIBIT A
REAL ESTATE LEGAL DESCRIPTION

GRAND UNIVERSE PUD
LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST 856.20 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO A MAG NAIL AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE EASTERLY LINE OF CSX TRANSPORTATION, INC. (FORMERLY THE C.I. & L RAILROAD); THENCE SOUTH 32 DEGREES 22 MINUTES 39 SECONDS EAST 688.03 FEET ON AND ALONG SAID EASTERLY LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING BEING NORTH 57 DEGREES 37 MINUTES 21 SECONDS EAST 2834.76 FEET FROM THE RADIUS POINT OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 820.63 FEET ON AND ALONG SAID CURVE TO THE RIGHT AND ON AND ALONG SAID EASTERLY LINE TO THE 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF INTERSECTION OF SAID EASTERLY LINE AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 18 SECONDS EAST 126.76 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 1329.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.69 ACRES, MORE OR LESS.

ALSO: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE IRON PIPE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 1329.68 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST 660.00 FEET ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A 60 D NAIL; THENCE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 1320.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST 7.18 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 01 DEGREES 30 MINUTES 10 SECONDS EAST 12.45 FEET TO A MAG NAIL ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 667.30 FEET TO THE POINT OF BEGINNING. CONTAINING 20.17 ACRES, MORE OR LESS.

ALSO: FORTY (40) ACRES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, AND RUNNING THENCE NORTH 80 RODS; THENCE

EAST 80 RODS; THENCE SOUTH 80 RODS; THENCE WEST 80 RODS, TO THE PLACE OF BEGINNING.

ALSO: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST (ASSUMED BEARING) 1320.00 FEET FROM THE 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS EAST 1320.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 1320.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS EAST 1.99 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 15 MINUTES 59 SECONDS EAST 1335.23 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 43 SECONDS WEST 1324.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 9.67 FEET, MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.47 OF AN ACRE, MORE OR LESS.

EXCEPT: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 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 AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 623.88 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 50.00 FEET TO POINT "511" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST 280.00 FEET TO POINT "510" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 15 DEGREES 45 MINUTES 06 SECONDS WEST 209.37 FEET TO POINT "509" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 81 DEGREES 21 MINUTES 54 SECONDS WEST 350.18 FEET TO POINT "508" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 46 MINUTES 09 SECONDS WEST 350.54 FEET TO THE NORTHEASTERN BOUNDARY OF THE FORMER CSX OR C.I. & L. RAILROAD AND POINT "507" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 33 DEGREES 30 MINUTES 28 SECONDS WEST 94.62 FEET ALONG SAID NORTHEASTERN BOUNDARY TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 46 MINUTES 09 SECONDS EAST 856.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 2.598 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.309 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 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 AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN

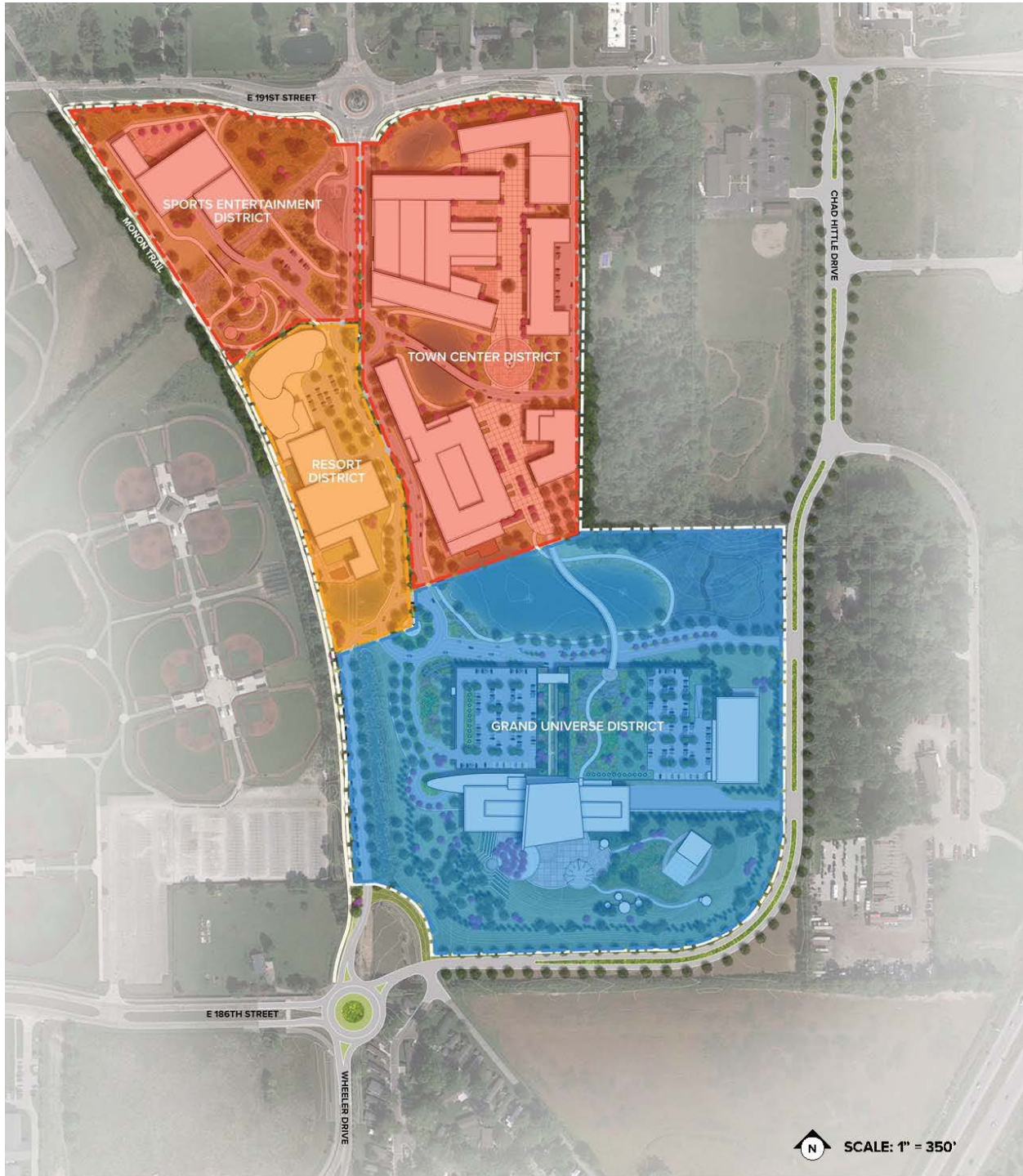
INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 667.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE NORTHEAST CORNER OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST 12.45 FEET ALONG AN EAST LINE OF THE GRANTOR'S LAND TO A CORNER OF THE GRANTOR'S LAND DESIGNATED AS POINT "523" ON SAID PARCEL PLAT; THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 7.18 FEET ALONG A NORTH LINE OF THE GRANTOR'S LAND TO A CORNER OF THE GRANTOR'S LAND DESIGNATED AS POINT "522" ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 27.59 FEET ALONG AN EAST LINE OF THE GRANTOR'S LAND TO POINT "521" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 51 MINUTES 35 SECONDS WEST 149.35 FEET TO POINT "520" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 70 DEGREES 25 MINUTES 30 SECONDS WEST 252.98 FEET TO POINT "519" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 56 DEGREES 28 MINUTES 20 SECONDS WEST 152.77 FEET TO POINT "518" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 12 DEGREES 43 MINUTES 25 SECONDS WEST 205.00 FEET TO POINT "517" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 68 DEGREES 14 MINUTES 31 SECONDS WEST 53.85 FEET TO POINT "516" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 17 DEGREES 23 MINUTES 50 SECONDS WEST 83.82 FEET TO POINT "515" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 125.00 FEET TO POINT "514" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 25.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST 623.88 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 2.452 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.251 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST IN 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 AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0 DEGREES 02 MINUTES 36 SECONDS EAST 496.86 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 30 MINUTES 04 SECONDS EAST 37.66 FEET TO POINT "33717" ON SAID PLAT THENCE SOUTH 1 DEGREE 29 MINUTES 56 SECONDS EAST 151.70 FEET TO POINT "33718" ON SAID PLAT; THENCE SOUTHEASTERLY 269.82 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 53 DEGREES 13 MINUTES 40 SECONDS EAST AND A LENGTH OF 254.61 FEET TO POINT "33719" ON SAID PLAT; THENCE SOUTH 19 DEGREES 37 MINUTES 15 SECONDS EAST 201.85 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, DESIGNATED AS POINT "33720" ON SAID PLAT; THENCE SOUTH 89 DEGREES 20 MINUTES 05 SECONDS WEST 313.74 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 2.027 ACRES MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY FOR TOMLINSON ROAD AND BLACKBURN ROAD WHICH CONTAINS 0.310 ACRES MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 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 NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN

INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 667.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST 12.45 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 7.18 FEET TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 27.59 FEET ALONG SAID PROLONGED EAST LINE TO THE SOUTHERN BOUNDARY OF 191ST STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 47.23 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND; THENCE NORTHWESTERLY 122.54 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 3,060.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 84 DEGREES 53 MINUTES 06 SECONDS WEST AND A LENGTH OF 122.53 FEET TO POINT "540" DESIGNATED ON SAID PARCEL PLAT; THENCE WESTERLY 110.39 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 740.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 00 MINUTES 42 SECONDS WEST AND A LENGTH OF 110.29 FEET TO THE SOUTHERN BOUNDARY OF SAID 191ST STREET AND POINT "539" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 70 DEGREES 25 MINUTES 30 SECONDS EAST 88.07 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 149.35 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 0.163 ACRES, MORE OR LESS.

EXHIBIT B-1
DISTRICT CONCEPT PLAN



CONCEPT PLAN | DISTRICT ZONING



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 1

EXHIBIT B-2
ILLUSTRATIVE MASTER PLAN



CONCEPT PLAN | ILLUSTRATIVE MASTER PLAN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 2

EXHIBIT B-3
LANDSCAPE PLAN



CONCEPT PLAN | LANDSCAPE MASTER PLAN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 3

EXHIBIT C-1

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER



MATERIAL PATTERNS WITH
SHADOW AND DEPTH



ANGULAR ROOF STRUCTURE



THOUGHTFUL MATERIAL
TRANSITIONS



EXTERIOR WALKWAYS
AND BALCONIES



PRECAST CONCRETE WITH
DECORATIVE FORMWORK



ARCHITECTURAL CONCEPT MASSING AND SCALE



EXPOSED STRUCTURAL STEEL



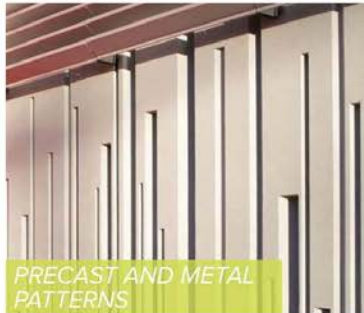
METAL SCREENING



DARK GLAZING AND
DEEP SHADE FINIS

EXHIBIT C-2

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT C : 2

EXHIBIT D

GRAND UNIVERSE DISTRICT | BUFFER PARK AND GREEN ROOF DESIGN



NATIVE PERENNIAL
PLANTINGS



INTEGRATED LANDSCAPE



BIO-RETENTION



UNIQUE TOPOGRAPHY



NATURAL STORM WATER
SOLUTIONS



NATIVE PRAIRIE PLANTINGS



LITTORAL EDGE



ORGANIC FORMS



DARK SKY PATHWAY
LIGHTING



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT D : 1

EXHIBIT E

RESORT DISTRICT | ARCHITECTURAL CHARACTER

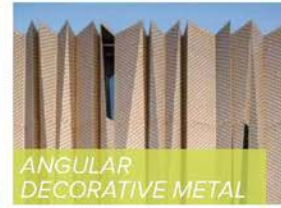


EXHIBIT F

SPORTS ENTERTAINMENT DISTRICT | ARCHITECTURAL CHARACTER



EXHIBIT G

SPORTS ENTERTAINMENT DISTRICT | CREEK PARK CHARACTER

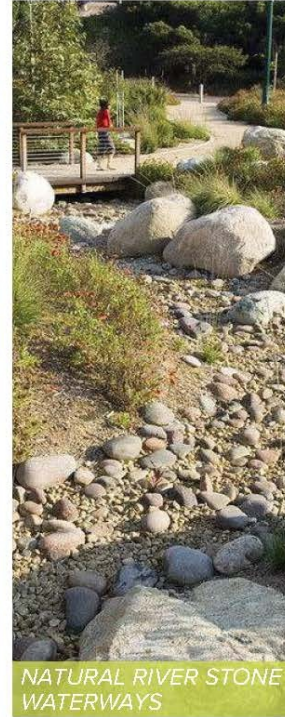
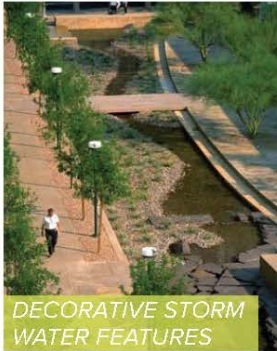


EXHIBIT H

SPORTS ENTERTAINMENT DISTRICT | MONON TRAIL CONNECTIONS CHARACTER



EXHIBIT I-1

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 1

EXHIBIT I-2

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 2

EXHIBIT I-3

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 3

EXHIBIT J

ALL DISTRICTS | STREETSCAPE DESIGN



PAVING INDICATING
PEDESTRIAN ZONES



AUTONOMOUS BUS READY



NATURAL PLANTINGS



SEATING AND SHADE TREES



TRAFFIC SOFTENING
FEATURES



SEASONAL VARIETY



NATURAL BIO-SWALE FEATURES WITH
PEDESTRIAN PATHWAYS THROUGHOUT



CURB INTEGRATED
BIO-SWALES



GOLF CART FRIENDLY

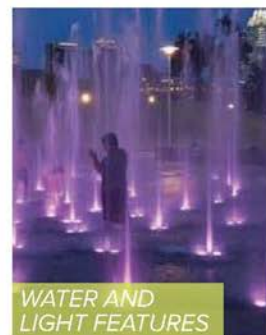


GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT J : 1

EXHIBIT K

ALL DISTRICTS | OPEN PLAZA AND PEDESTRIAN SPACE DESIGN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT K : 1

EXHIBIT L

ALL DISTRICTS | LIGHTING DESIGN



ROUND AREA LIGHTING



DECORATIVE PEDESTRIAN LIGHTING



ROUND AREA LIGHTING



COLUMNAR AREA LIGHTING



ILLUMINATED SITE FURNISHINGS



ROUND AREA / PARKING LIGHTING



DECORATIVE UP-LIGHTING OF ARTIFACTS



COLUMNAR WAYFINDING LIGHTING



HALO AREA LIGHTING



SPECIAL LIGHT SHOWS AT ARTIFACTS

NOTE: ALL FIXTURES ARE REQUIRED TO BE DARKSKY COMPLIANT TO ALLOW FULL USE OF OBSERVATORIES AT NIGHT



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT L : 1

EXHIBIT M

ALL DISTRICTS | PARKING GARAGE CLADDING DESIGN



DECORATIVE METAL MESH



GREEN WALLS



INTERWEAVING FORMS



3D DIMENSIONAL SCREEN



METAL SCREENING



METAL PATTERNS



METAL AND GREEN WALL INTEGRATED



MESH AND GREEN WALL



GREEN WALL



VERTICAL FINES

EXHIBIT N

ALL DISTRICTS | INSPIRING ARTIFACTS



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT N : 1

EXHIBIT O
PROHIBITED USE LIST

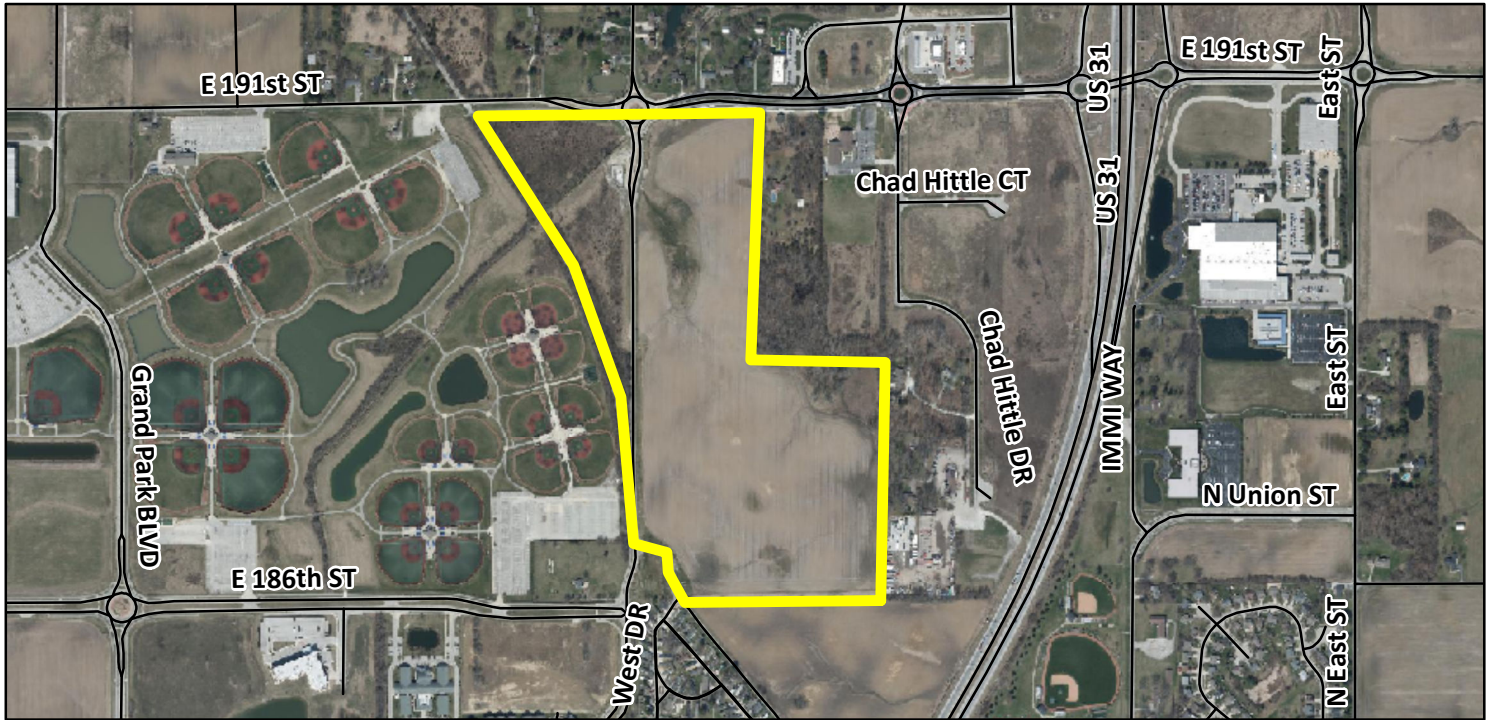
- **Auction Room**
- **Garden and Lawn Center**
- **Mortuary**
- **Freestanding Fast-Food Restaurants with Drive-Thru**
- **Specialty Restaurant with Drive-Thru**
- **Takeout/Deli-Style Restaurant with Drive-Thru**
- **Religious Institution**
- **Data Processing/Call Center**
- **Nursery**
- **Assisted Living Facility**
- **Hospice**
- **Nursing Home**
- **Childcare/Daycare Center, except as ancillary use to a permitted use**
- **Auto Parts Sales**
- **Superstore**
- **Variety Store, except as ancillary use to a permitted use**
- **Furrier Shop**
- **Tobacco Shop, except for Cigar Store or Cigar Bar**
- **Special Exception Uses**
- **Tattoo Parlor**
- **Piercing Studio**
- **Kennel or Animal Boarding or Animal Daycare Facility**
- **Automotive Repair and Servicing**
- **Refund Anticipation Loan Lenders, Title Loan Businesses, Short-Term Loan Providers**
- **Cash for Precious Metal Stores and Pawnshops**
- **Adult Entertainment Businesses, including Adult Cabaret, Adult Store, Adult Theatre or the sale of new or used Adult Material**
- **Retail Sale of Paraphernalia Used to Ingest or Use Illicit or Recreational Drugs**
- **Retail Gun Sales**
- **Second Hand or Government Surplus Store**
- **Mattress Store**
- **Retail Wireless Communications Store**
- **Retail Establishment Selling or Advertising Primarily "Dollar" Merchandise**
- **Flea Market, Consignment or Used Goods Store**
- **Public Laundromat or Dry-Cleaning Processing Plant**
- **Animal Clinic or Pet Store**
- **Businesses that Emit Noxious Odors**
- **Freestanding Billboard Advertising**
- **Self-storage Facilities**
- **Fireworks Stores**

The following uses shall be permitted, but only as part of a mixed-use building or inline tenant building as part of a mixed-use development as determined by the Director of Community Development. The following uses shall be under 6,000 sf.:

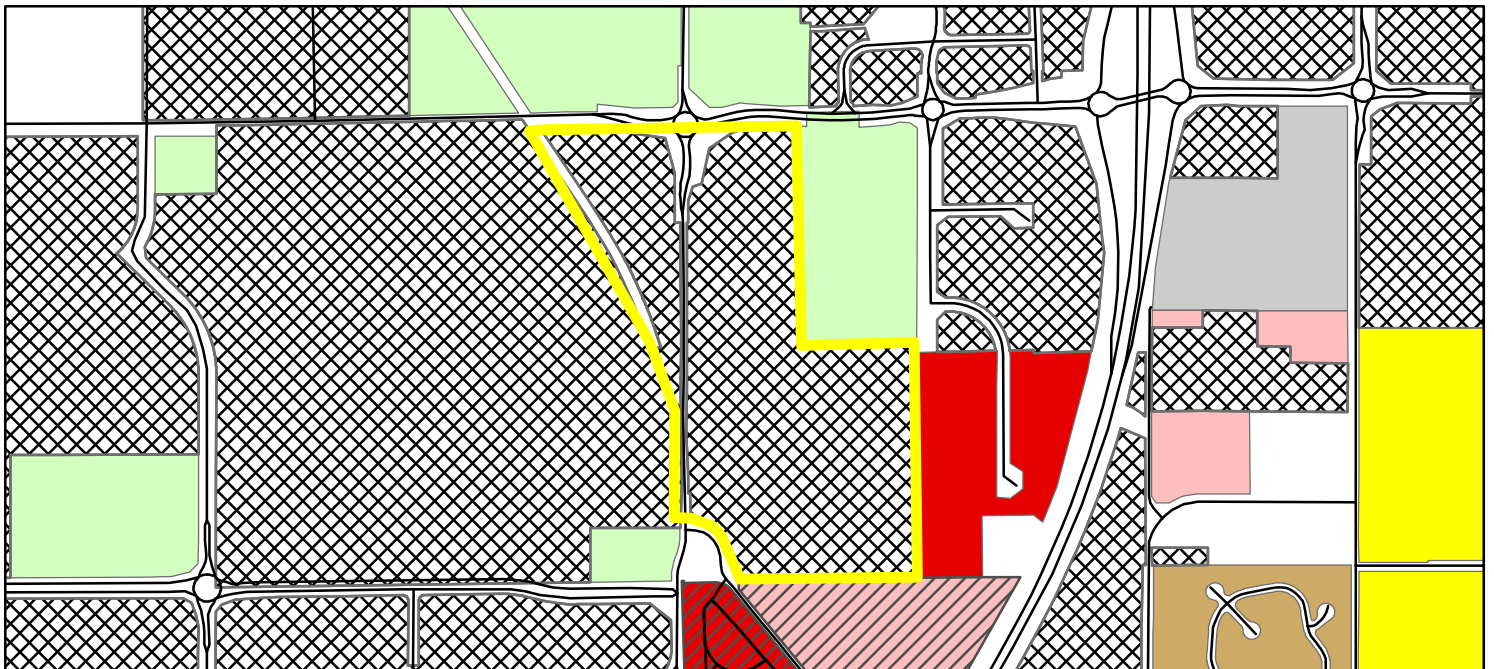
- **Building Finishes Store**
- **Department Store**
- **Furniture Store**
- **Grocery/Supermarket, however sundries stores shall also be permitted in a hotel**
- **Home Electronics/Appliance Store**
- **Office Supply Store**
- **Sporting Goods Store**
- **Banks/Credit Unions/Savings and Loan**
- **Drug Store, however sundries stores shall also be permitted in a hotel**
- **Mail Order Store**
- **Antique Shop**
- **Hardware Store**
- **Hobby Shop**
- **Printing/Photocopying**
- **Shoe Sales/Repair**
- **Spa, excluding Massage Parlor**
- **Tanning Salon, as ancillary use to a permitted use or spa**
- **Health, Fitness and Exercise Center**

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB (General Business)

GB-PD (General Business - Planned Development)

LB (Local Business)

LB-PD (Local Business - Planned Development)

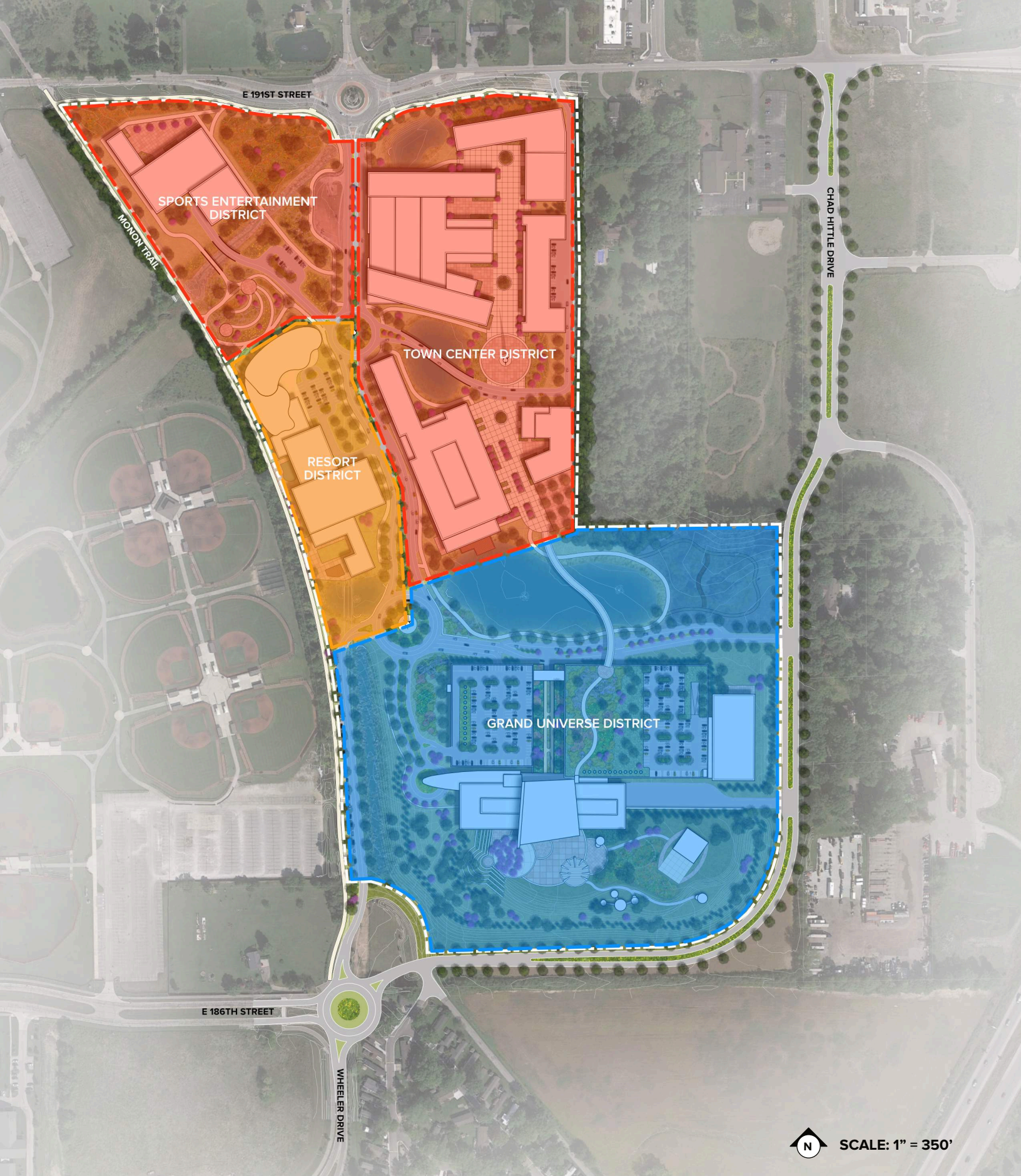
MF-1 (Multiple Family - 1)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

0 0.125 0.25
Miles





CONCEPT PLAN | DISTRICT ZONING



CONCEPT PLAN | ILLUSTRATIVE MASTER PLAN



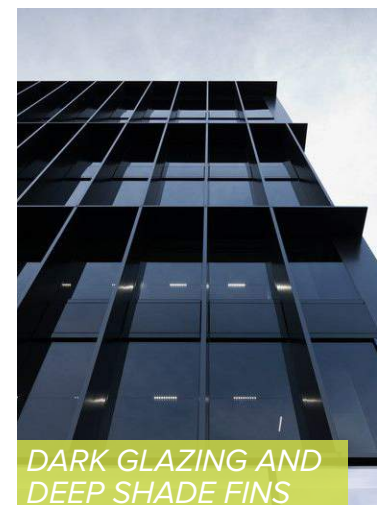
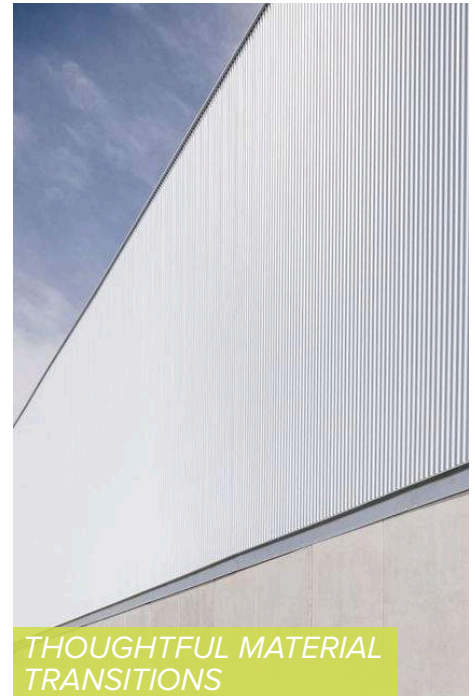
CONCEPT PLAN | LANDSCAPE MASTER PLAN



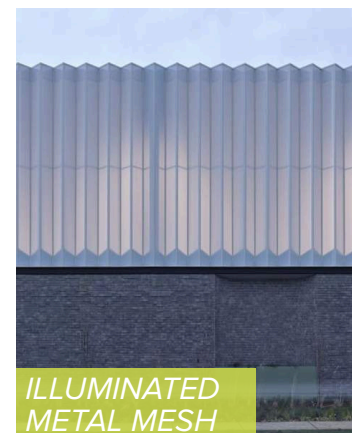
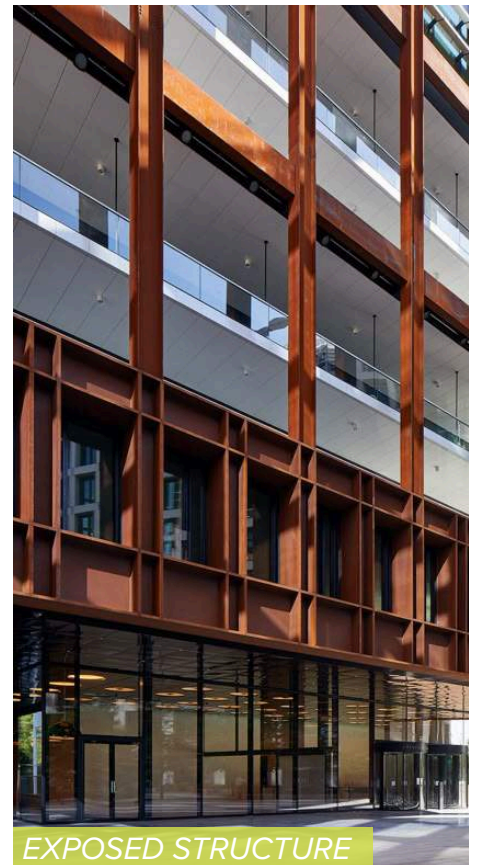
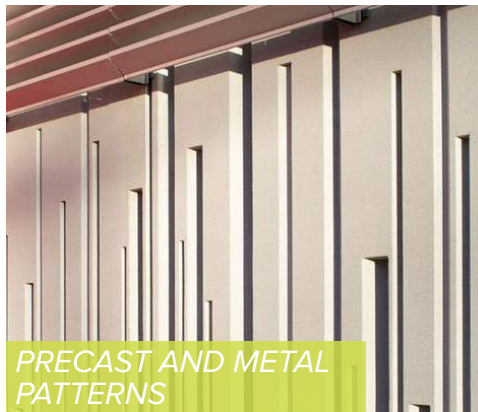
GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 3

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER



GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE DISTRICT | BUFFER PARK AND GREEN ROOF DESIGN



NATIVE PERENNIAL
PLANTINGS



INTEGRATED LANDSCAPE



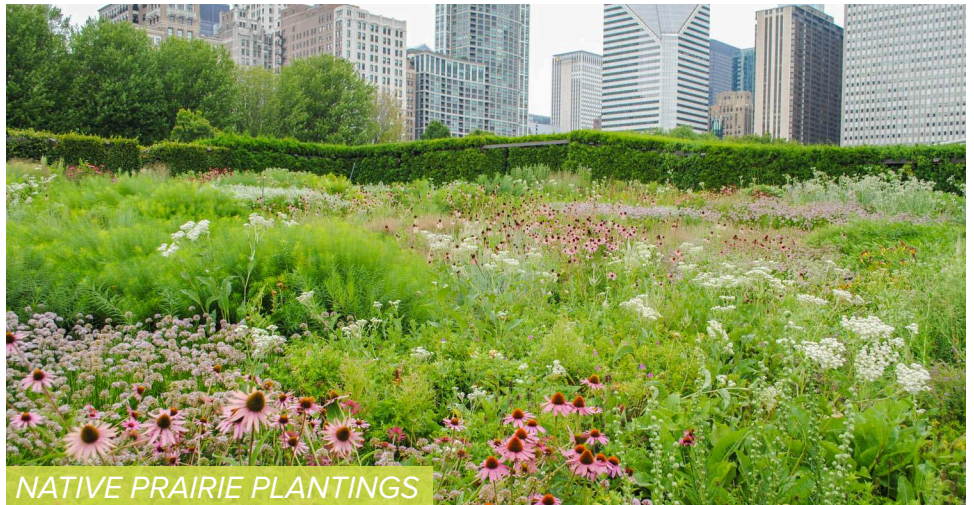
BIO-RETENTION



UNIQUE TOPOGRAPHY



NATURAL STORM WATER
SOLUTIONS



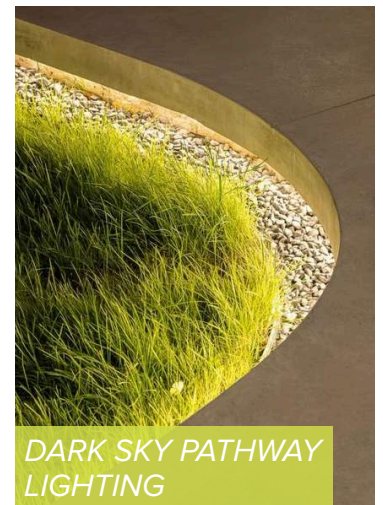
NATIVE PRAIRIE PLANTINGS



LITTORAL EDGE



ORGANIC FORMS



DARK SKY PATHWAY
LIGHTING

RESORT DISTRICT | ARCHITECTURAL CHARACTER



CURVED GLASS FACADES



OUTDOOR DINING



ANGULAR
DECORATIVE METAL



ORGANIC FORMS



METAL PANEL FACADE ELEMENTS



ORGANIC MASSING



CURVED GLAZING



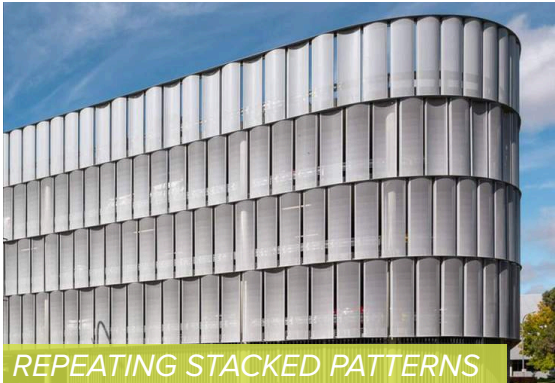
CURVED DECORATIVE
METAL FACADE CLADDING



DECORATIVE MASONRY AND GLASS



SHADE FINS

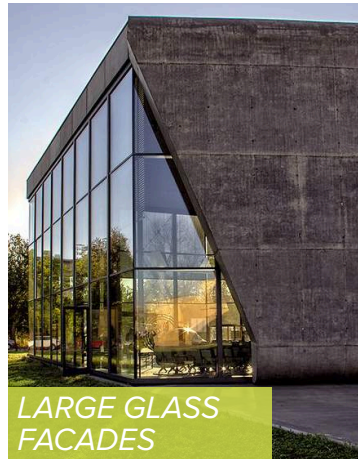


REPEATING STACKED PATTERNS

SPORTS ENTERTAINMENT DISTRICT | ARCHITECTURAL CHARACTER



CURVED MASSING AND BUILDING
INTEGRATED ACCENT LIGHTING / BRANDING



LARGE GLASS
FACADES



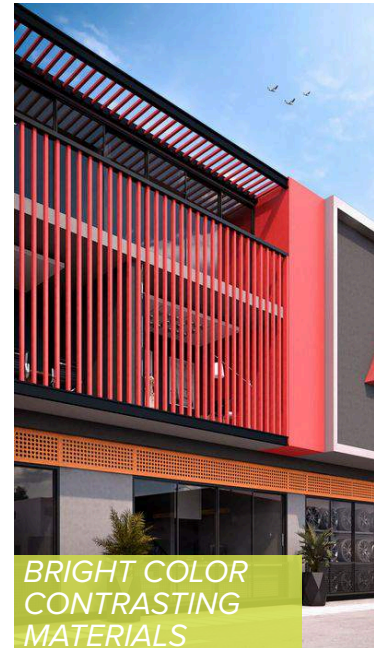
OUTDOOR PLAZAS



INTEGRATED SIGNAGE



ANGULAR ROOF FORMS



BRIGHT COLOR
CONTRASTING
MATERIALS



EXPRESSED
STRUCTURE



INTEGRATED
OUTDOOR DINING



CURVED GLASS AND DEEP FACADES

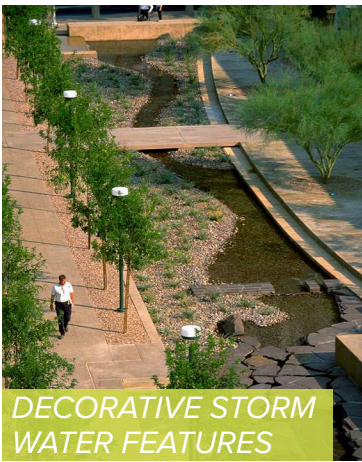


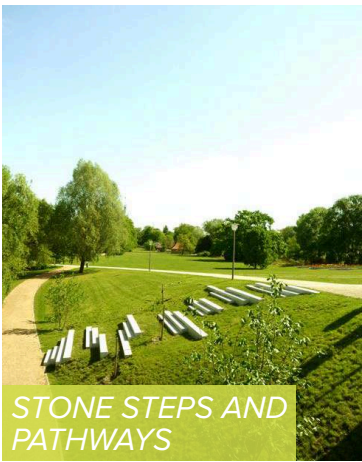
INDOOR-OUTDOOR
SPACES



CURVED MASSINGS

SPORTS ENTERTAINMENT DISTRICT | CREEK PARK CHARACTER





TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER



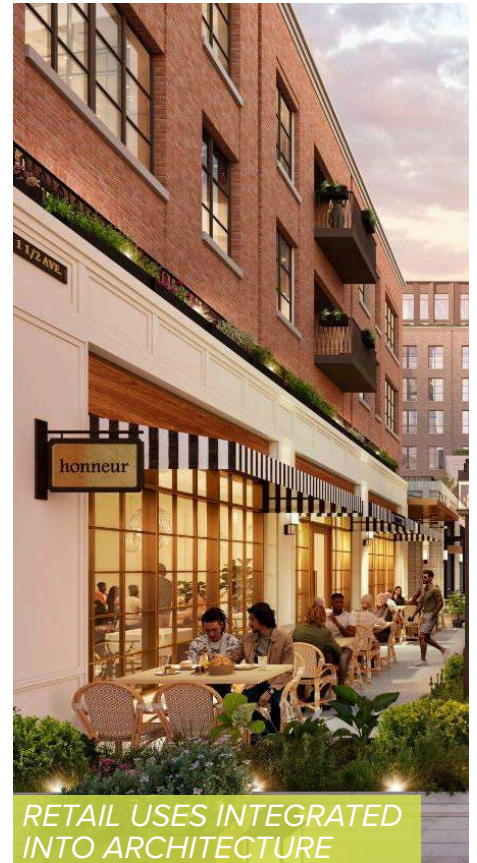
LARGE GLASS WINDOW PATTERNS



HIGH QUALITY METAL PANELS



HUMAN SCALE FACADE PROPORTIONS



RETAIL USES INTEGRATED INTO ARCHITECTURE



HIGH QUALITY BRICK



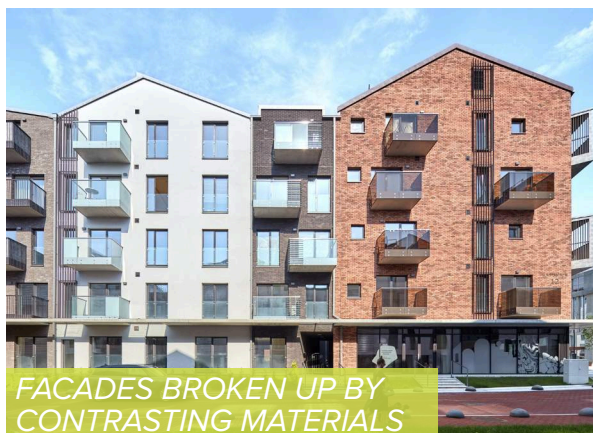
DECORATIVE WINDOW TRIMS



CLEAR MASSING AND SCALE



DECORATIVE METAL BALCONIES

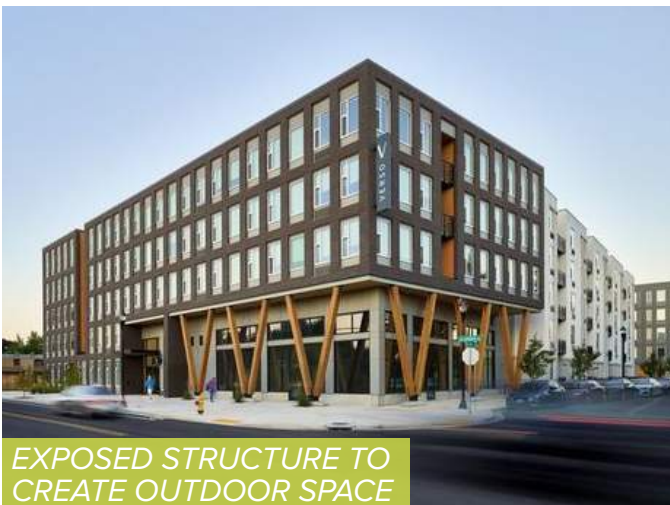
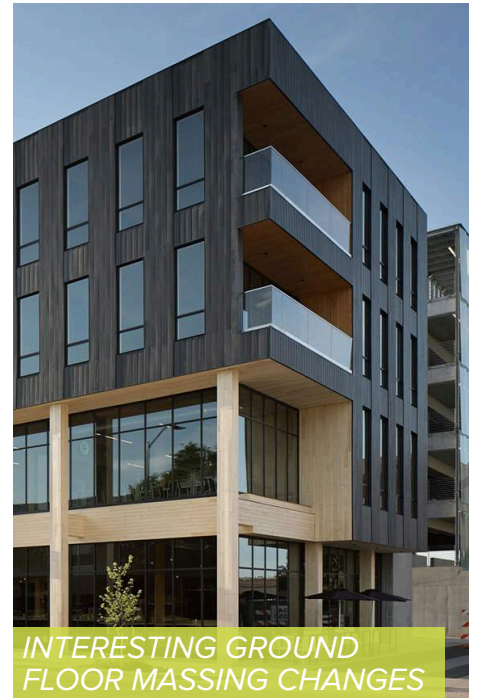


FACADES BROKEN UP BY CONTRASTING MATERIALS

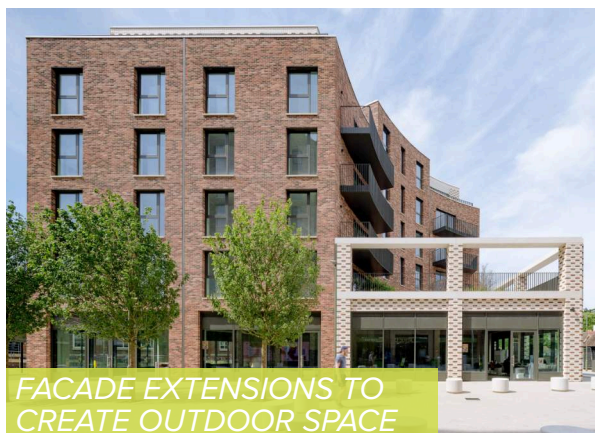
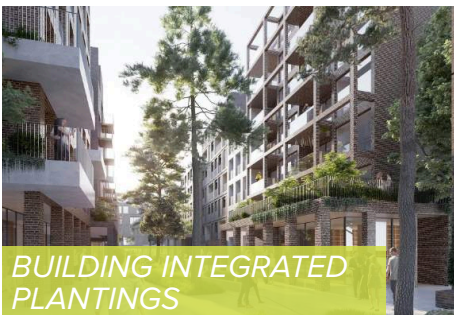
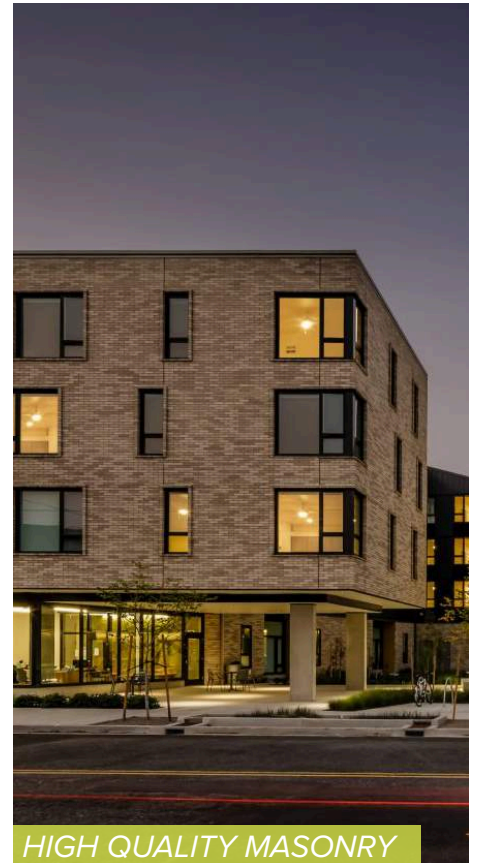
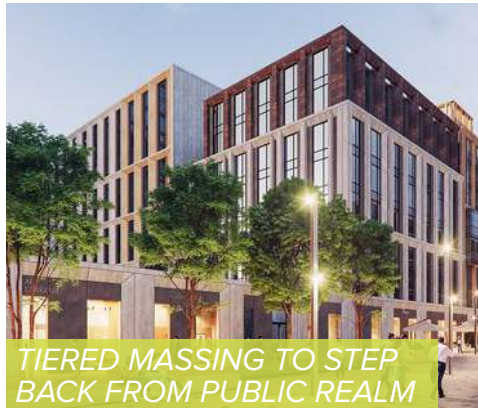


GABLE ROOF FORMS

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



ALL DISTRICTS | STREETSCAPE DESIGN



PAVING INDICATING PEDESTRIAN ZONES



AUTONOMOUS BUS READY



NATURAL PLANTINGS



SEATING AND SHADE TREES



TRAFFIC SOFTENING FEATURES



SEASONAL VARIETY



NATURAL BIO-SWALE FEATURES WITH PEDESTRIAN PATHWAYS THROUGHOUT



CURB INTEGRATED BIO-SWALES



GOLF CART FRIENDLY

ALL DISTRICTS | OPEN PLAZA AND PEDESTRIAN SPACE DESIGN



PEDESTRIAN ALLEYWAYS



PEDESTRIAN SCALE
GROUND LEVEL MASSING



OPEN LAWNS WITH ART



TIERED PUBLIC PLAZAS



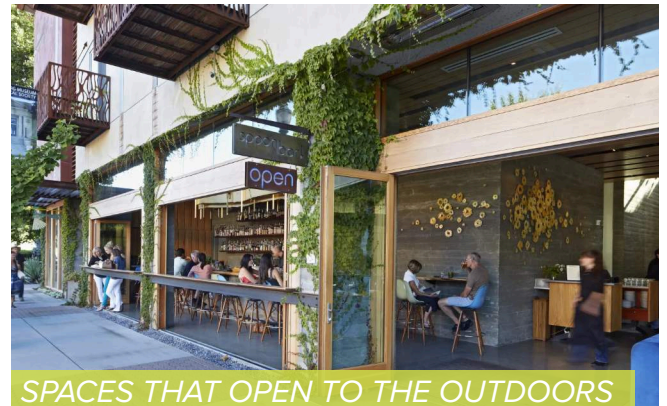
VARIETY OF MATERIALS
AND LANDSCAPE



SHADED SEATING



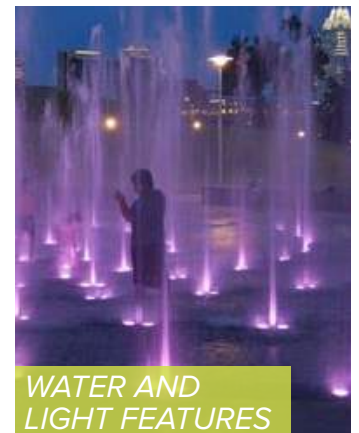
OUTDOOR DINING



SPACES THAT OPEN TO THE OUTDOORS



CONNECTING PATHS AND WALKWAYS



WATER AND
LIGHT FEATURES

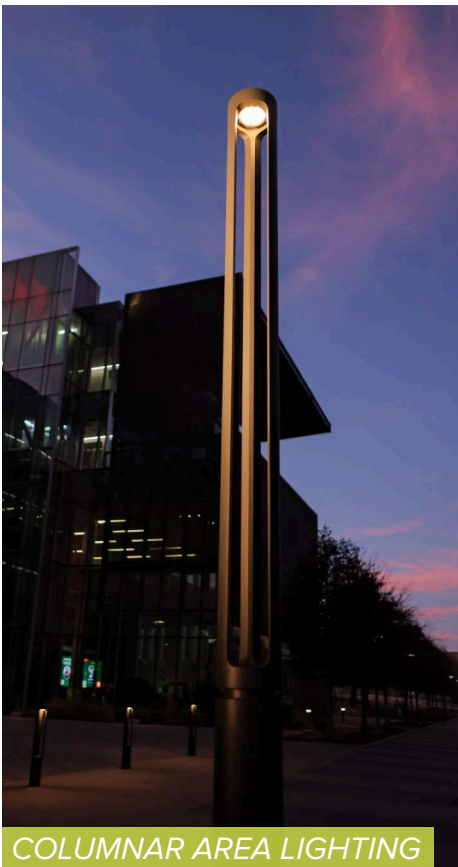
ALL DISTRICTS | LIGHTING DESIGN



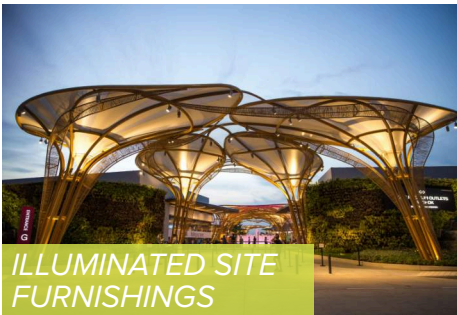
ROUND AREA LIGHTING



DECORATIVE PEDESTRIAN LIGHTING



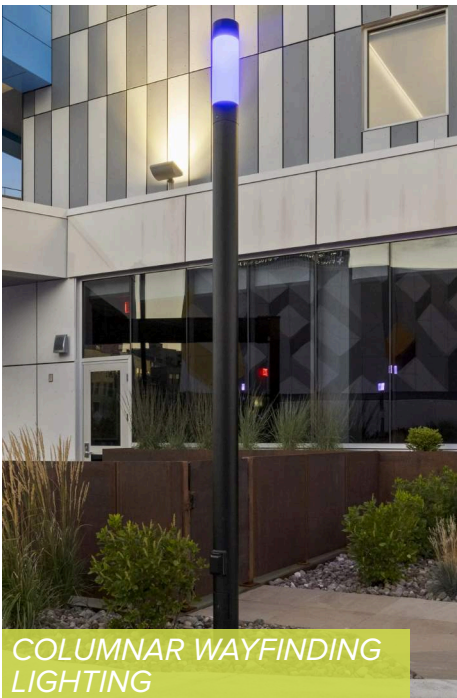
COLUMNAR AREA LIGHTING



ILLUMINATED SITE FURNISHINGS



ROUND AREA LIGHTING



COLUMNAR WAYFINDING LIGHTING



ROUND AREA / PARKING LIGHTING



DECORATIVE UP-LIGHTING OF ARTIFACTS



HALO AREA LIGHTING



SPECIAL LIGHT SHOWS AT ARTIFACTS

NOTE: ALL FIXTURES ARE REQUIRED TO BE DARKSKY COMPLIANT TO ALLOW FULL USE OF OBSERVATORIES AT NIGHT

ALL DISTRICTS | PARKING GARAGE CLADDING DESIGN



DECORATIVE METAL MESH



GREEN WALLS



INTERWEAVING FORMS



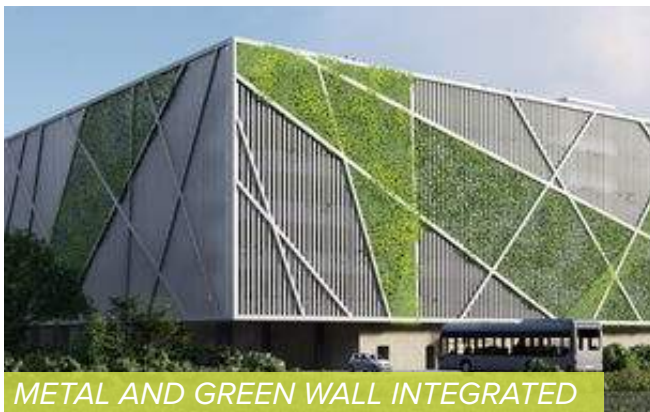
3D DIMENSIONAL SCREEN



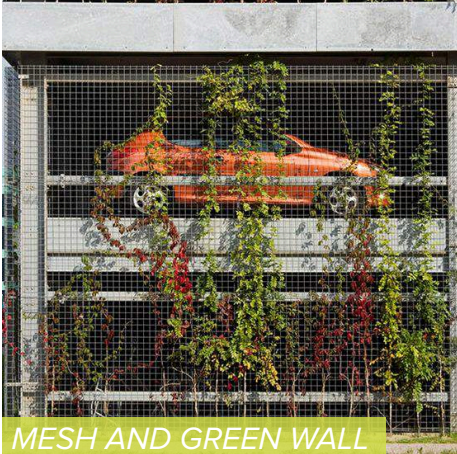
METAL SCREENING



METAL PATTERNS



METAL AND GREEN WALL INTEGRATED



MESH AND GREEN WALL



GREEN WALL



VERTICAL FINES



DECORATIVE UP-LIGHTING OF ARTIFACTS



SPACE EXPLORATION - HORIZONTAL DISPLAY



SPECIAL LIGHT SHOWS AT ARTIFACTS



MILITARY / SPACE ARTIFACTS



SPACE EXPLORATION - VERTICAL DISPLAY



PROTECTIVE DISPLAY FENCING AT ARTIFACTS



GRAND UNIVERSE PUD NARRATIVE STATEMENT

The Grand Universe PUD is comprised of approximately 66± contiguous acres and will be developed as a dynamic destination for learning, recreation, and leisure that offers educational value, entertainment, local and tourism appeal, hotel amenities, observatories, and cultural spaces centered around space, science, engineering, and technology.

The Grand Universe PUD includes four (4) designated development areas: the “**Grand Universe District**,” the “**Resort District**,” the “**Town Center District**,” and the “**Sports Entertainment District**.” The Districts will be developed to accommodate the unique character of the PUD, site characteristics, and the intent shown within the Concept Plan. Pedestrian and vehicle circulation will emphasize connectivity, efficient traffic flow, accessibility, and pedestrian-focused spaces and plazas.

- o The **Grand Universe District** encompasses the state-of-the-art center for space and science learning and exploration and a STEM pavilion with related events and amenities, designated parking and convenient student/group drop-off and pick-up areas.
- o The **Resort District** includes a centrally located hotel to be situated within the heart of the Grand Universe PUD to provide visitors with accommodations, dedicated parking and convenient access to all Districts, events and amenities, and direct connections to the Monon Trail.
- o The **Sports Entertainment District** includes sports, art and entertainment viewing facilities with outdoor plazas and dining, and Creek Park with natural elements and plantings in open spaces to accommodate a mix of trails, pathways, sidewalks and respite areas, and direct connections to the Monon Trail.
- o The **Town Center District** includes commercial and mixed-use properties, to create pedestrian-focused plazas and social spaces surrounding a mix of integrated retail, office and high-density multi-family uses.

The public and attractive display of space and STEM related installations, such as rockets, rocket boosters, engines and parts, and science and space-inspired objects and displays on the grounds within the Grand Universe PUD will engage, inspire, and connect visitors to the story of space exploration and STEM learning.



Westfield City Council Report

Ordinance Number:	24-70
APC Petition Number:	2412-PUD-28 (the "Petition")
Petitioner:	Grand Universe Development Partners, LLC by Taft Law (the "Petitioner")
Requested Action:	A change in zoning for 66 acres +/- from the Links Planned Unit Development (PUD) District to the Grand Universe PUD District
Current Zoning:	Links PUD (Ord. 19-60)
Current Land Use:	Agricultural/Residential
Exhibits:	1. Staff Report 2. Location Map 3. Narrative Statement 4. Proposed Ord. 24-70 5. Ord. 24-70 REDLINE Version 6. Concept Plans 7. RDC Letter of Support 8. APC Certification
Prepared by:	Daine Crabtree, Current Planning Manager

PETITION HISTORY

The Petition had its first reading at the November 11, 2024, City Council [meeting](#).

At this meeting, Councilors expressed concerns with the following:

- Ensure that traffic circulation within and around the Property remains in good standing with Tomlinson Road being impacted via traffic calming measures. Note that it was discussed at this time that Tomlinson Road would be proposed to be a through street, but there would be consideration for it to be privately maintained rather than public Right-

of-way. While this is still a consideration, there is no requirement that it be a Private Street.

The petition received a public hearing at the December 2, 2024, Advisory Plan Commission (the “Plan Commission”) [meeting](#). At this meeting there were two (2) members of the public that spoke; concerns from these persons included:

- Visibility of headlights from cars traveling north for residents on the north side of 191st Street;
- Significant traffic generation;
- Buffering from residences;
- Flexibility of the PUD language;
- “Inspiring Artifacts” possibly being seen from residences; and
- Trash generation from visitors

The workshop meeting for this petition was held at the January 21, 2025 APC [meeting](#). There were no changes to the proposed PUD Ordinance between the public hearing and workshop meeting. Clarification to building heights was the outstanding takeaway item from this meeting. Members also continued to express concern for buffering and/or softening of the development adjacent to residential neighbors while understanding this will be considered during a future Primary Plat/Overall Development Plan review.

At the February 3, 2025, APC [meeting](#), the Petition received a unanimous (vote: 6 in favor, 0 opposed) favorable recommendation to the City Council (see [Exhibit 8](#)).

PROJECT OVERVIEW

Location: The Property is located generally, between 186th Street and 191st Street east of the Monon Trail ([Exhibit 2](#)).

The Grand Park PUD exists adjacent to the Monon Trail west of the Property. AG-SF1 zoned properties exist to the north and east. Commercial zoning districts GB: General Business, LB-PD: Local Business-Planned Development and GB-PD: General Business Planned Development are located south and southeast of the Property.

Project Description: The Petitioner is requesting to rezone approximately 66 acres of vacant/agricultural property zoned as the Links PUD to the Grand Universe Planned Unit Development (PUD) District. The Grand Universe concept was originally brought forth in the Links PUD, but this proposed project expands much further on that concept and with much greater detail.

Concept Plan: A Concept Plan has been included in the PUD (see pages 1-4 of [Exhibit 6](#)).

District Map: The Property is proposed to be split into four (4) separate Districts with varying development and architectural standard requirements for each (see page 2 of [Exhibit 6](#)).

Character Exhibits: A collection of character exhibits for architecture, landscaping, buffering, streetscape, connection design, open plaza and pedestrian areas, lighting, and parking garages have been collectively made a part of the Concept Plans exhibit (**Exhibit 6**).

Although conceptual in nature, language within the PUD Ordinance requires that the Property be developed in general conformance with the Concept Plan as determined by the Director (the “Director”) of Community Development. This same language is used effectively in regards to architectural, landscaping, parking and loading standards, and other elements within the PUD, giving the Director the ability to ensure that the Property is developed in a manner consistent with what is shown in the Concept Plan exhibits.

PROPOSED STANDARDS

The underlying zoning district for the majority of the Property is proposed to be GB: General Business. The lone exception is that for standalone multi-family residential properties, the MF2: Multi-family Medium Density District shall prevail. However, from a land use perspective, the types of uses permitted on the Property is severely restricted via the list of prohibited uses in **Exhibit O** of the PUD.

Due to the significant size and scope of the structures proposed in the development, building height standards are proposed to be increased while density and number of dwelling unit counts are proposed to be flexible with no maximum.

MODIFICATIONS MADE SINCE PROJECT SUBMITTAL AND APC RECOMMENDATION

- Originally proposed to be exempt, Vision Clearance standards of the UDO would now apply;
- Language inferring that Tomlinson Road is anticipated to be vacated and become a private street through the Grand Universe PUD has been removed. There is not language in the PUD that requires Tomlinson Road to be public or private; the removal of this language is more so to temper an insinuation. Whether Tomlinson Road remains public right-of-way or is maintained as a Private Street will be determined through coordination with Economic Development, Public Works, Community Development and the Petitioner as this project moves towards its Primary Plat and Overall Development phase;
- Maximum building height for the Grand Universe District has been modified from 150 feet to 180 feet;
- Maximum building height for the Resort District has been modified from no maximum to 150 feet;
- Maximum building height for the Sports & Entertainment District has been modified from no maximum to 100 feet;
- Maximum building height for the Town Center District has been modified from six (6) stories to a more easily measurable eighty (80) feet;

- Takeout/Deli-Style Restaurant with Drive-Thru has been added to the list of prohibited uses
 - This simply prohibits a drive-thru use; a take-out/deli-style restaurant without drive-thru would still be permitted; and
- Spa and Tanning Salon ancillary to a spa have been moved from being permitted to only being permitted as part of a mixed-use building or mixed-use district. Health, Fitness, and Exercise Center use has been added to this same list.

COMPREHENSIVE PLAN

The Property falls within the area identified in the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

Thoroughfare Plan: The following corridors are directly impacted by the development of the Property: (i) Primary Arterial 2: 191st Street, (ii) Secondary Arterial: Tomlinson Road, Chad Hittle Drive, (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Council First Reading: The petition had its first reading at the November 11, 2024, Council meeting

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the December 2, 2024, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Workshop: The APC workshop for this item occurred at the January 21, 2025, APC Meeting

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.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its February 3, 2025, [meeting](#), the Plan Commission forwarded a unanimous favorable recommendation of this petition to the Council (Vote: 6 in favor, 0 opposed).

City Council

First Reading: November 11, 2024

Eligible for Adoption: February 10, 2024

Submitted by: Daine Crabtree, Current Planning Manager
Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, February 3, 2025, 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.	2412-PUD-28
Ordinance No.	24-70
Petitioner	Grand Universe Development Partners, LLC by Taft Law (the "Petitioner")
Description	A change in zoning for 66 acres +/- from the Links Planned Unit Development (PUD) District to the Grand Universe PUD District

On February 3, 2025, a motion was made and passed to send a favorable recommendation (Vote: 6 in favor, 0 opposed) to the City Council regarding this petition.

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



Kevin M. Todd, Secretary

February 3, 2025

Date

01/24/2025

Arden Johnson

Grand Universe

ajohnson@granduniverse.org

Dear Mr. Johnson,

The City of Westfield Economic Development department has reviewed your proposed site plan, building elevations, and renderings for your proposed development, Grand Universe. 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

PROPOSED DISTRICT ZONING

- TOWN CENTER DISTRICT [16.47 ACRES]
- RESORT DISTRICT [9.66 ACRES]
- SPORTS ENTERTAINMENT DISTRICT [3.70 ACRES]
- GRAND UNIVERSE DISTRICT [35.71 ACRES]

PROPOSED DISTRICT AMENITY ZONES

- GRAND UNIVERSE PARK [INCLUDED IN GRAND UNIVERSE TOTAL]
- COOL UNIVERSE PARK [4.23 ACRES]

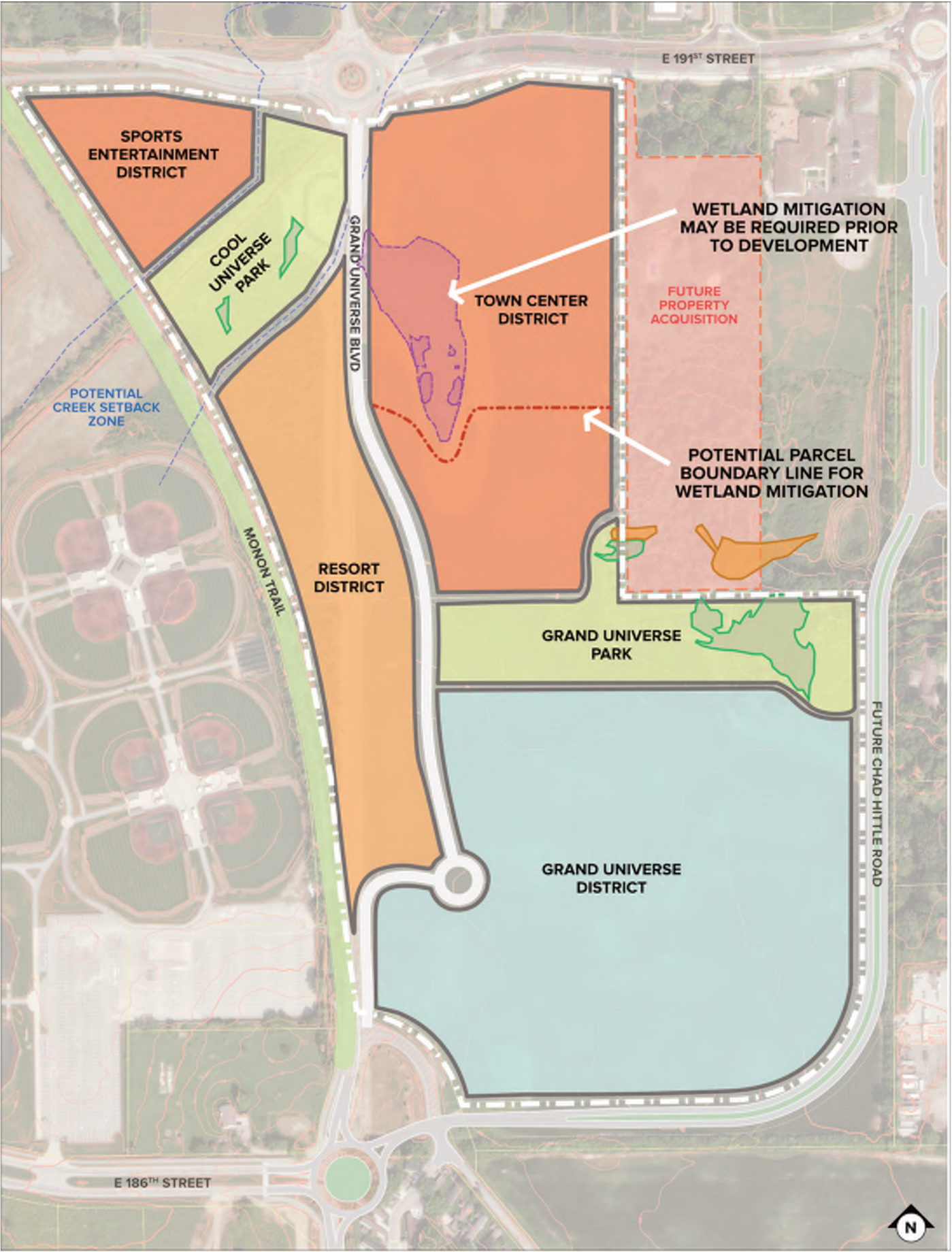
GENERAL MASTER PLAN NOTES AND DISCLAIMERS

NOTE: DISTRICTS ARE NOT NECESSARILY REFLECTIVE OF PARCEL PLATTING DELINEATIONS; FINAL PARCELS SHOULD BE DETERMINED IN COORDINATION WITH TIF DISTRICT PROPOSALS AND AGREEMENTS.

NOTE: FINAL PROPERTY LINES AND DISTRICT DESIGN ASSUME THE FULL RIGHT-OF-WAY OF TOMLINSON ROAD IS TO BE ABANDONED BY THE CITY AND WILL BE RE-PLATTED INTO THE DEVELOPMENT AREA.

WETLAND DISCLAIMER: PRIOR WETLAND STUDIES HAVE DENOTED A PORTION OF THE TOWN CENTER DISTRICT AS EMERGENT WETLANDS; THESE MAY REQUIRE MITIGATION PRIOR TO ANY DEVELOPMENT ACTIVITY WITHIN THE TOWN CENTER DISTRICT.

AREA DISCLAIMER: DISTRICT AREAS PROVIDED ARE APPROXIMATE BASED ON CURRENT DESIGNS AND AVAILABLE SURVEY DATA; FINAL AREAS SUBJECT TO CHANGE BASED ON DESIGN MODIFICATIONS, EXISTING CONDITIONS ASSESSMENTS, AND/OR OTHER FACTORS NOT UNDER STUDY IN THIS MASTER PLAN.



GRAND UNIVERSE MASTER PLAN

DEVELOPMENT STATISTICS

- RETAIL SALES AND SERVICE: 318,500 GSF
- CULTURAL: 230,000 GSF
- HOSPITALITY: 214,000 GSF
- RESIDENTIAL MULTIFAMILY: 912,000 GSF / 771 UNITS
- STRUCTURED PARKING: 6 GARAGES / 1,100,000 GSF / 3,184 SPACES

TOTAL DEVELOPMENT AREA: 1,674,500 GSF

TOTAL DEVELOPMENT AREA W/ PARKING: 2,774,500 GSF



TOWN CENTER DISTRICT

- URBAN AND MODERN EUROPEAN ARCHITECTURAL LANGUAGE
- PEDESTRIAN FOCUSED SPACES AND PLAZAS / “IN-BETWEEN SPACES”
- MIXED-USE MULTIFAMILY WITH INTEGRATED RETAIL AND PEDESTRIAN FEATURES
- MIX OF STRUCTURED, STREET, AND SURFACE PARKING



TOWN CENTER DISTRICT

- URBAN AND MODERN EUROPEAN ARCHITECTURAL LANGUAGE
- PEDESTRIAN FOCUSED SPACES AND PLAZAS / “IN-BETWEEN SPACES”
- MIXED-USE MULTIFAMILY WITH INTEGRATED RETAIL AND PEDESTRIAN FEATURES
- MIX OF STRUCTURED, STREET, AND SURFACE PARKING



TOWN CENTER DISTRICT PROGRAM

BUILDING A [5 STORIES]

- RETAIL: 70,500 GSF
- RESIDENTIAL: 357,000 GSF / 300 UNITS
- PARKING GARAGE: 108,000 GSF / 340 SPACES

BUILDING B [5 STORIES]

- RETAIL: 24,000 GSF
- RESIDENTIAL: 112,500 GSF / 94 UNITS
- PARKING GARAGE: 68,000 GSF / 220 SPACES

BUILDING C [4 STORIES]

- RETAIL: 34,000 GSF
- RESIDENTIAL: 64,000 GSF / 54 UNITS
- PARKING: 25 SURFACE SPACES (PREMIUM ALLOCATION)

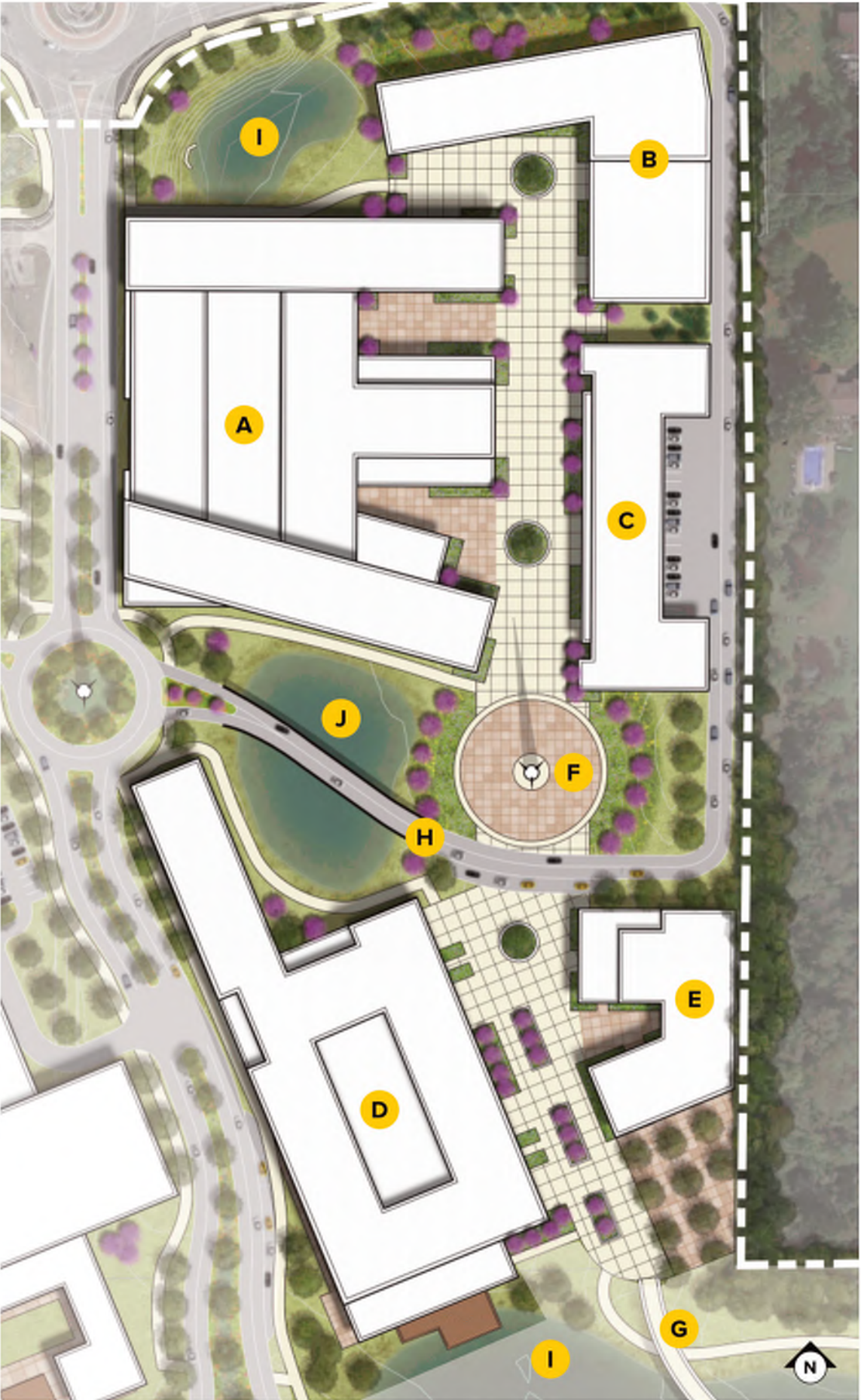
BUILDING D [5 STORIES]

- RETAIL: 58,500 GSF
- RESIDENTIAL: 300,000 GSF / 250 UNITS
- PARKING: 108,000 GSF / 345 SPACES

BUILDING E [5 STORIES]

- RETAIL: 26,500 GSF
- RESIDENTIAL: 87,500 GSF / 73 UNITS

- F. “ROCKET PARK” PUBLIC PLAZA WITH SPACE-X BOOSTER ON DISPLAY
- G. PEDESTRIAN WALKWAY AND BRIDGE TO GRAND UNIVERSE
- H. MAIN DRIVE WITH PARALLEL PARKING (SHORT TERM RETAIL METERED PARKING)
- I. DETENTION PONDS
- J. DETENTION WATER FEATURE



**SPORTS ENTERTAINMENT DISTRICT
PROGRAM**

BUILDING A [2 STORIES - 20-25' FLOOR TO FLOOR]

- SPORTS ENTERTAINMENT CENTER: 75,000 GSF

BUILDING B [4 STORIES]

- PARKING GARAGE: 68,000 GSF / 220 SPACES

- C. OUTDOOR PLAZA AND DINING AREA
- D. EXISTING UTILITY LIFT STATION; TO REMAIN
- E. ACCESS DRIVE AND BRIDGE OVER COOL CREEK



COOL UNIVERSE PARK

- STORMWATER / RIPARIAN PARK
- NATURAL ELEMENTS AND NATIVE PLANTINGS
- STONE PATHS, CREEK INTERACTION ZONES, ETC



RESORT DISTRICT

- RESORT AND DEDICATED STRUCTURED PARKING
- MODERN SPACE-THEMED DESIGN LANGUAGE
- METAL AND GLASS / SPACE-AGE THINKING
- BAR / RESTAURANT ACCESS FROM THE MONON TRAIL



**RESORT DISTRICT
PROGRAM**

BUILDING A [6 STORIES]

- HOTEL: 179,500 GSF / 250 UNITS
- LOBBY / SMALL RETAIL: 17,500 GSF

BUILDING B [5 STORIES]

- PARKING GARAGE: 120,000 GSF / 400 SPACES

BUILDING C [1 STORY]

- CONFERENCE CENTER: 35,000 GSF

BUILDING D [1STORY]

- RETAIL BAR AND RESTAURANT: 12,500 GSF

- E.** OUTDOOR PLAZA AND DINING AREAS
- F.** RESORT DROP-OFF AND LOBBY
- G.** PARK CONNECTIONS TO THE MONON TRAIL



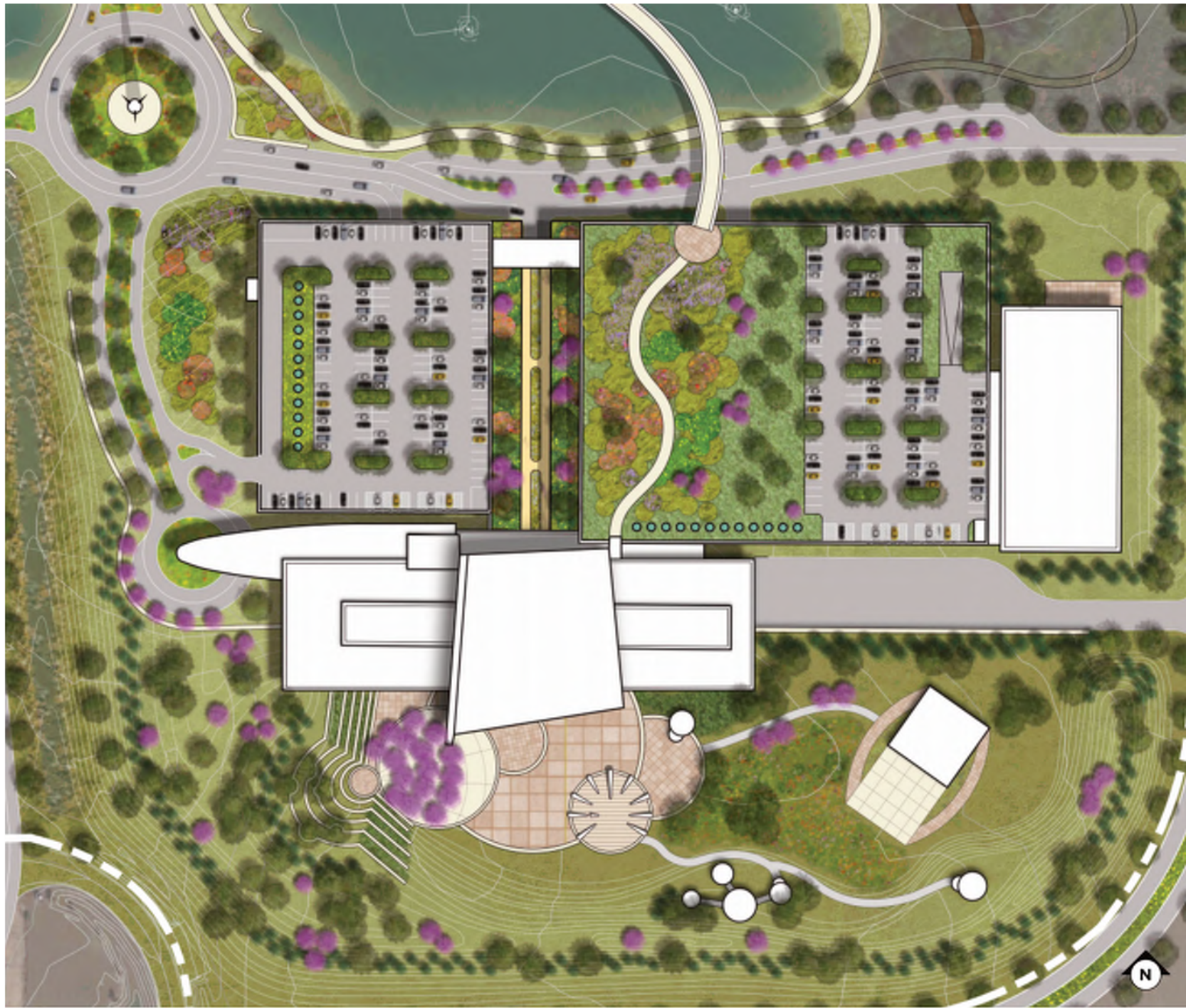
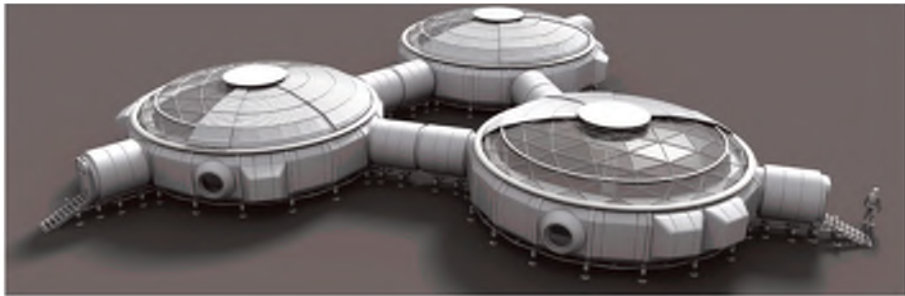
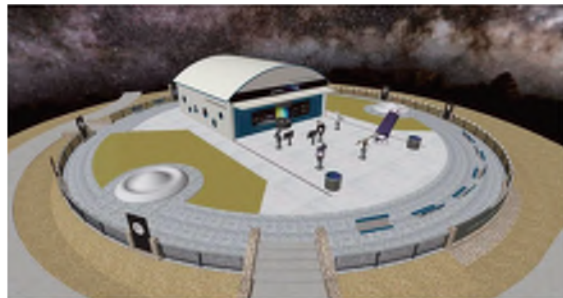
GRAND UNIVERSE PARK

- PEDESTRIAN CONNECTION BETWEEN TOWN CENTER AND GRAND UNIVERSE CAMPUS
- ROLLING HILLS AND TREE BUFFER TO SHELTER OBSERVATORIES FROM NEARBY LIGHTS (GRAND PARK, WESTFIELD HIGH SCHOOL)
- SOFTENS APPROACH TO GRAND UNIVERSE BUILDING
- CONNECTIONS TO EXISTING WOODLAND & WETLANDS
- BLENDS SEAMLESSLY WITH GREEN ROOF OVER PARKING GARAGE



GRAND UNIVERSE DISTRICT

- CENTRAL HUB FOR SPACE AND SCIENCE LEARNING IN INDIANA
- STATE OF THE ART FACILITY WITH ICONIC ARCHITECTURE
- OPEN SPACE FOR EXPLORATION AND LEARNING
- AFTER-HOURS EVENTS AND ENTERTAINMENT OPPORTUNITIES



GRAND UNIVERSE DISTRICT
PROGRAM

BUILDING A: JOHNSON-HAGERMAN CENTER FOR SCIENCE AND SPACE
EXPLORATION [3 STORIES]

- SCIENCE CENTER: 168,000 GSF

BUILDING B: STEM PAVILION AT GRAND UNIVERSE [2 STORIES]

- SCIENCE EVENT SPACE: 62,000 GSF

BUILDING C: GRAND UNIVERSE PARKING GARAGE [3 LEVELS]

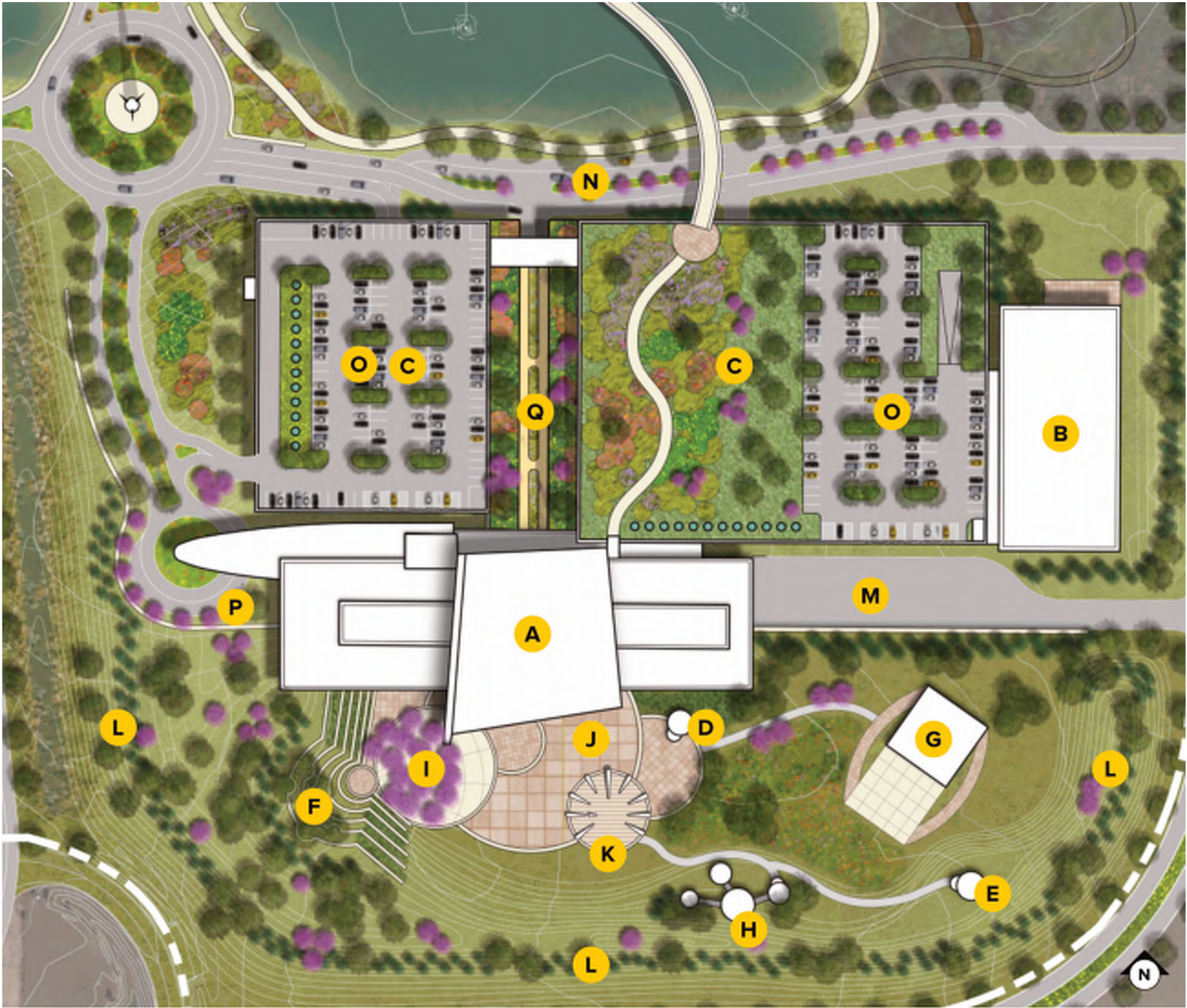
- 538,000 GSF / 1,634 SPACES
- GREEN ROOF PARK OVER EAST GARAGE AREA

GRAND UNIVERSE PLAZA

- D. SOLAR OBSERVATORY
- E. KLAATU OBSERVATORY
- F. AMPHITHEATER, 250-300 CAPACITY
- G. NEWBERG OBSERVATORY
- H. MARS HABITAT
- I. SUN/SHADE EXPERIMENTAL PLAZA
- J. OUTDOOR DINING
- K. SUN DIAL PLAZA

ADDITIONAL DISTRICT FEATURES

- L. PROTECTIVE BERM AROUND GRAND UNIVERSE OBSERVATORIES
- M. SERVICE AND DELIVERY ACCESS DRIVE
- N. PARKING GARAGE ACCESS RAMP SYSTEM
- O. SURFACE PARKING LOT
- P. STUDENT/GROUP DROP-OFF AND ENTRY CANOPY
- Q. PEDESTRIAN ACCESSWAY BETWEEN GARAGE AREAS (OPEN TO SKY)





GRAND UNIVERSE MASTER PLAN | SCALE: N.T.S. 

MASTER PLAN AERIAL | VIEW FROM SOUTHWEST



MASTER PLAN AERIAL | VIEW FROM NORTHWEST



ORDINANCE 25-_____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY
OF WESTFIELD, INDIANA ESTABLISHING A DESIGNATED OUTDOOR
REFRESHMENT AREA PURSUANT TO IND. CODE § 7.1-3-31 *et seq.***

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, Ind. Code § 7.1-3-31 *et seq.* authorizes the City to establish and designate, via Ordinance duly passed by the Council, Designated Outdoor Refreshment Areas (“DORAs”);

WHEREAS, the establishment and designation of DORAs can facilitate economic development and benefit the City by creating an inviting atmosphere for residents and visitors patronizing restaurants and businesses located within a DORA; and

WHEREAS, the Council finds that it is in the best interests of the citizens of the City to establish and designate a DORA in the general area of Grand Park and the Grand Park District, pursuant to the terms of this Ordinance and all in compliance with Ind. Code § 7.1-3-31 *et seq.*

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. Definitions. All definitions established in Ind. Code § 7.1-3-31 *et seq.*, as may be amended or revised from time to time, shall apply throughout this Ordinance.

Section 3. Grand Park District DORA. As authorized by Ind. Code § 7.1-3-31-8, the Council hereby designates and establishes the Grand Park District Designated Outdoor Refreshment Area (“Grand Park District DORA”), as reflected in the map attached hereto as *Exhibit A*, which is approved and adopted by the Council and incorporated herein by reference.

Section 4. Street Address Boundaries. The boundaries (by street address) of the Grand Park District DORA are as follows:

Point of beginning is the southeast corner of 343 W 191st St (parcel no. 08-05-26-00-00-555.555), then north to the southern right-of-way line of E 191st St, then east following the right-of-way line approximately 1,435 feet to a point on the western property line of 9 E 191st St, then following a south southeast bearing to the southwestern corner of 9 E 191st St, then east approximately 680 feet to a point on the western parcel line of 207 E 191st St, then south to the southwestern corner of 207 E 191st St, then east along the southern parcel line to the southeastern corner of 207 E 191st St, then north approximately 630 feet back to the southern right-of-way line of E 191st St. Then east following the right-of-way line approximately 5,575 feet to the northwesternmost corner of 1313 E 191st St. Then south to a point on the northern parcel line of parcel no. 08-05-25-00-00-053.000, then east along the parcel line to the northeast corner of said parcel, then south to a point on the northern parcel line of 18449 Blackburn Rd, then due west approximately 1,390 feet to the southeast corner of 18606 N Tomlinson Rd. Then west to the southwest corner of 18606 Tomlinson Rd, then north to the northwest corner of said parcel, then east to the western right-of-way line of Tomlinson Rd. Then south following the western right-of-way line of Tomlinson Rd to the southeast corner of 18606 Tomlinson Rd. Then south following the western right-of-way line of Tomlinson Rd/Wheeler Rd approximately 619 feet to the southeast corner of 1187 E 186th St, then west to the southwest corner of 1021 E 186th St, then south to the southeast corner of 937 E 186th St, then west to the southwest corner of 937 E 186th St, then southwest approximately 47 feet to a point on the northern parcel line of Grand Park Village Lake (parcel no. 08-05-36-00-02-004.000). Then west following the parcel line of the lake to the eastern corner of 18325 John Dippel Blvd, then southwest following the parcel line to the northern right-of-way line of John Dippel Blvd, then northwest following the right-of-way line approximately 165 feet to a point on the west parcel line of 18325 John Dippel Blvd parallel to the southern parcel line of parcel no. 08-05-35-00-00-007.000. Then west following the parcel line of said parcel to the southeast corner of the parcel, then north approximately 1,384 feet to the northern right-of-way line of E 186th St. Then west following the northern right-of-way line of E 186th St to a point on the eastern parcel line of 320 W 186th St, then north to the northeast corner of 320 W 186th St, then west to the eastern right-of-way line of Spring Mill Rd. Then north following the eastern right-of-way line of Spring Mill Rd to a point on the southern parcel line of 343 W 191st St, the east to the point of beginning. Exclusive of the Monon Trail.

Section 5. Zoning Ordinance. The Common Council finds and states that the Grand Park District DORA is consistent with the City of Westfield's zoning ordinance.

Section 6. Dates and Hours of Operation. The dates and hours of operation of the Grand Park District DORA are established as follows: January 1 – December 31, Monday through Thursday from 12 p.m. (noon) to 10 p.m. and Friday through Sunday from 10 a.m. to 11p.m. The dates and hours of the Grand Park District DORA operation may not violate Ind. Code § 7.1-3-1-14.

Section 7. Signage. The Council hereby adopts the number, spacing, and type of signage designating the Grand Park District DORA, and additional minimum standards regarding signage, all of which is attached hereto as *Exhibits C and D*. The City is hereby directed to place conforming signage at, but not limited to, the following locations within the Grand Park District DORA:

- Intersections on the boundary
- Major sidewalks along the boundary
- Potential points of gathering near the boundary
- Areas of congregation
- Where appropriate to confer the message

Additional signage regarding the Grand Park District DORA may be warranted and necessary, and *Exhibits C and D* reflect minimum signage standards. Therefore, the City staff is hereby authorized and granted full authority to increase the number and/or change the type of signage in their sole discretion.

Pursuant to Ind. Code § 7.1-3-31-16, appropriate signage shall be posted at each exit of a Designated Permittee and on the licensed premises of a Vendor.

Section 8. Designated Permittees. The following retailer permittees have licensed premises within the Grand Park District DORA and have submitted completed applications to the City to participate in the Grand Park District DORA as Designated Permittees. The location of each retailer permittee is indicated on the map attached hereto as *Exhibit A*. The City finds that each listed retailer permittee is an appropriate Designated Permittee, and requests that the Indiana Alcohol and Tobacco Commission issue each a refreshment area designation pursuant to Ind. Code § 7.1-3-31-9(b):

- The City of Westfield (d/b/a Grand Park Sports Campus): 19000 Grand Park Blvd

Designated Permittees shall comply with applicable public health and safety requirements established by ordinance for the Grand Park District DORA.

Any additional retailer permittee with licensed premises located within the Grand Park District DORA that desires to be designated as a Designated Permittee and granted a refreshment area designation shall submit a request and completed DORA Designation Form (State Form 57288; *Exhibit B*) to the City, which may be approved by Resolution of the Council.

Section 9. Vendors. Any establishment that desires to obtain a temporary vendor designation to participate in an event or festival within the Grand Park District DORA shall first obtain a Vendor designation. To be designated as a Vendor within the Grand Park District DORA, the establishment shall submit a Special Event Permit Application and the DORA Designation Form (State Form 57288; *Exhibit B*) to the City for each event. The Council may approve a DORA Designation Form for a Vendor by Resolution. A Vendor's location may be at any or all of the designated areas within the Grand Park District DORA as shown in *Exhibit A*, subject to approval of the Special Event Permit and DORA Designation Form.

Vendors shall comply with applicable public health and safety requirements established by ordinance for the Grand Park District DORA.

Section 10. Reserved Rights. Nothing herein shall prohibit a business, landlord, or other establishment from prohibiting individuals from entering the premises or business with open containers of alcoholic beverages, or from prohibiting individuals from entering the premises or business with alcoholic beverages purchased from another establishment. The City maintains full authority and control over the sidewalks and common areas, and no one may prohibit or limit open containers in accordance with Ind. Code § 7.1-3-31 *et seq.* within the Grand Park District DORA, aside from the City of Westfield Police Department.

Section 11. Means of Separation. Upon receipt of refreshment area designation from the Indiana Alcohol and Tobacco Commission, a Designated Permittee shall remove all stanchions, fencing, or other means of separation previously required by law from all common areas, sidewalks, and City right of way, as provided by Ind. Code § 7.1-3-31-15. Glass containers may be allowed in a Designated Permittee's outdoor dining area, but may not be removed from those dining areas into the Grand Park District DORA.

Section 12. Open Containers. All Designated Permittees and Vendors within the Grand Park District DORA may allow a person to exit the licensed premises with not more than two (2) open containers of an alcoholic beverage at a time, and consume

the alcoholic beverages within the Grand Park District DORA. The contents of an open container may not exceed the following:

- Beer or flavored malt beverage of not more than sixteen (16) ounces.
- Wine, cider, or hard seltzer of not more than twelve (12) ounces.
- A mixed drink of not more than ten (10) ounces containing not more than two (2) ounces of liquor.

Section 13. Consumption. Pursuant to Ind. Code § 7.1-3-31 *et seq.*, a person may consume an alcoholic beverage purchased from a Designated Permittee or Vendor anywhere within the Grand Park District DORA boundaries, subject to the right of any retailer permittee or business within the Grand Park District DORA to refuse to allow individuals to enter the licensed premises or business with an alcoholic beverage. A person may not consume an alcoholic beverage within the Grand Park District DORA that was purchased outside of the Grand Park District DORA.

Section 14. Additional Regulations. The additional regulations established in *Exhibit C* shall apply within the Grand Park District DORA.

Section 15. Conflict. Should any part of this Ordinance be found in conflict with Ind. Code § 7.1-3-31 *et seq.*, the terms of Ind. Code § 7.1-3-31 *et seq.*, as may be amended or revised from time to time, shall prevail. Should any parts of this Ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 16. Effect. 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-____ was delivered to the Mayor of Westfield on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-____ I hereby VETO ORDINANCE 25-____

this _____ day of _____,
2024.

this _____ day of _____,
2024.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

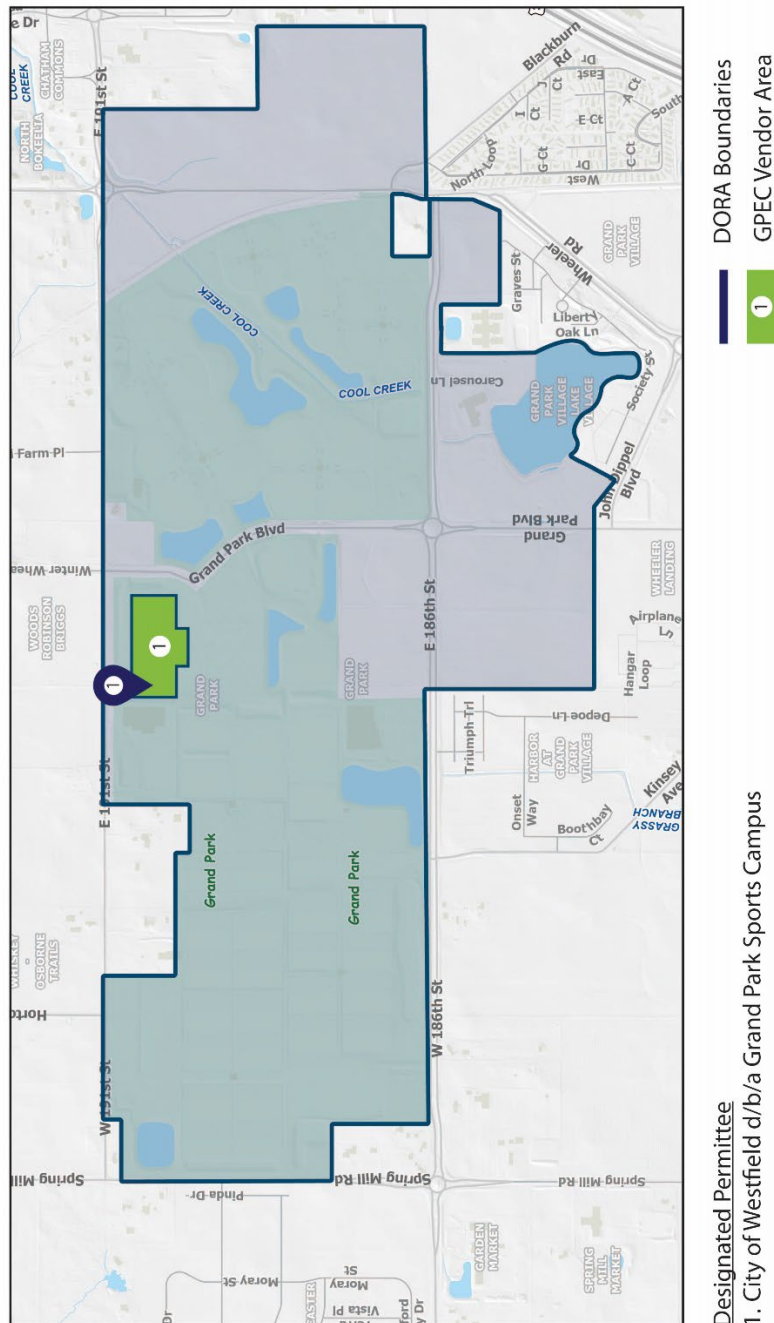
This document was prepared by Kaitlin Glazier, City of Westfield, 2728 East 171st Street,
Westfield, IN 46074, 317-804-3041.

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/ *Kaitlin Glazier*

Exhibit A



Grand Park District DORA Boundary Map



Designated Permittee

1. City of Westfield d/b/a Grand Park Sports Campus

Exhibit B



Application for Designated Outdoor Refreshment Area (DORA) Designation


**DESIGNATED OUTDOOR REFRESHMENT
AREA (DORA) DESIGNATION**
 State Form 57288 (6-23)

Reset Form

 INDIANA ALCOHOL AND TOBACCO COMMISSION
 302 West Washington Street, Room E-114
 Indianapolis, IN 46204
 (317) 232-2430
<http://www.in.gov/atc>

INSTRUCTIONS

1. Please type or print clearly.
2. There is no charge or fee to be designated as part of a designated outdoor refreshment area (DORA).
3. If you already hold a retail permit within a DORA and are requesting a DORA permittee designation, please complete Sections 1, 3, and 4 below.
4. If you will be obtaining a temporary beer and wine permit, requesting supplemental catering authority, or are a craft manufacturer requesting to operate within a DORA on a temporary basis, please complete Sections 2, 3, and 4 below.

SECTION 1: RETAIL PERMITTEES		
Permittee name (as printed on permit)	Permittee number	
Doing business as (d/b/a)	Permit expiration date (mm/dd/yyyy)	
Permit address (number and street, city, state, and ZIP code)		
Name of person making application	Telephone number	E-mail address
Has the DORA already been approved by the ATC? ☐ Yes ☐ No	DORA Reference Number (approved DORAs only)	
SECTION 2: TEMPORARY VENDORS, SUPPLEMENTAL CATERERS & CRAFT MANUFACTURERS		
Please select one: ☐ Temporary beer and wine permit ☐ Supplemental catering permit ☐ Craft manufacturer (artisan distiller, farm winery, small brewer)		
Permittee name	Permit number (catering and manufacturing permits only)	
Doing business as (d/b/a)	Permit expiration date (mm/dd/yyyy) (catering and manufacturing permits only)	
Address (number and street, city, state, or ZIP code) or description of designated vendor/caterer area		
Name of person making application	Telephone number	E-mail address
DORA Reference Number	Start date (mm/dd/yyyy)	End date (mm/dd/yyyy)
SECTION 3: LOCAL JURISDICTION APPROVAL		
Printed name of city or town official	Date (mm/dd/yyyy)	
Signature	Title	
SECTION 4: CERTIFICATION AND SIGNATURE		
I hereby certify that I have reviewed this application form prior to signing, and that all information provided herein is true and correct. I acknowledge and understand that it is a felony under Indiana law to misrepresent or falsify any portion of this application or attached documents.		
Printed name of applicant	Date (mm/dd/yyyy)	
Signature	Title	



Grand Park District Designated Outdoor Refreshment Area (DORA)

The DORA is a designated area where alcoholic beverages can be purchased in a marked container from participating establishments and carried within the district.

- The Grand Park DORA is in effect January 1 – December 31, Monday through Thursday from 12 p.m. (noon) to 10 p.m. and Friday through Sunday from 10 a.m. to 11 p.m.
- Patrons must be age 21 and over to consume alcoholic beverages within the DORA.
- No outside alcoholic beverages are permitted to be consumed in the DORA.
- DORA beverages may be purchased only at participating liquor establishments.
- DORA beverages are allowed only within the DORA boundaries.
- Exit signage is placed at the boundaries of the DORA and DORA beverages are not permitted outside of these exit points.
- Pre-packaged beverages are not permitted to be dispensed as a DORA beverage.
- Only specific plastic cups with the DORA logo are permitted to be used for DORA beverages.
- No glass containers are permitted in the DORA area, except for outdoor dining areas.
- Patrons may enjoy their beverage outdoors (staying within the DORA boundaries).
- All bars, restaurants, and businesses located within the DORA are strongly encouraged to post an applicable DORA decal in the window.
- Patrons may take their drink into their favorite shop, if a “DORA beverages are welcome here” decal is displayed in the window.
- DORA containers must be disposed of before entering another bar or restaurant (including those that are Designated Permittees) and businesses if the restaurant, bar, or business displays a “DORA beverages are not permitted” decal in the window.
- Possession of an open container of an alcoholic beverage in a motor vehicle may constitute a Class C infraction under IC 9-30-15.
- Safety and nuisance laws are strictly enforced. Patrons participating in the DORA should enjoy the DORA responsibly, respect the residents and businesses in the area, and never drink and drive.

Exhibit D



Logo



Window Cling Examples



Boundary Sign Examples



Sidewalk Boundary Graphic Examples



ORDINANCE 25-10

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA CREATING A NEW FUND (Fund No. 251) FOR COMMUNICATIONS

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 Council finds that one (1) new fund, Fund No. 251, should be created and dedicated for revenues and expenditures related to the Communications Department; and

WHEREAS, the Council finds that creating a new fund for revenues and expenditures related to the Communications Department 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 Communications Fund, which shall be given Fund No. 251.

Section 3. Fund Revenue. The following types of revenue shall be deposited into the Communications Fund: Event, Program, Registration, and Sponsorship fees.

Section 4. Fund Expenditures. Expenditures from the Communications Fund may be made for the following purposes: Event Expenditures and Marketing, Discretionary Stipends, and Programming Operational Expenses.

Section 5. Life of the Fund. The Communications Fund shall be perpetual until terminated by a duly passed Ordinance of the Council, and any and all monies in the Communications Fund at the end of a calendar year shall not revert to another fund, but shall remain in the Communications Fund as separate, non-reverting funds.

Section 6. Disposition of Fund Balance. Upon termination of the Communications Fund, the fund balance shall be disposed of as follows: all excess expenses/revenues will be transferred to the general 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

<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-____ was delivered to the Mayor of
Westfield on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-____

I hereby VETO ORDINANCE 25-____

this _____ day of _____,
2025.

this _____ day of _____,
2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

This document was prepared by Kaitlin Glazier, City of Westfield, 2728 East 171st Street, Westfield, IN 46074, 317-804-3041.

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/ *Kaitlin Glazier*

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.

February 11, 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 33 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 11 day of February, 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: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 1 of 15

WESTFIELD\MFARRAR

	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									
	VEN001537	Payroll	APP124605	1/29/2025	101001111	ADM-SALARY	sal	24,501.36	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101001120	ADM-FICA /MEDICARE	fica	1,449.61	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101001120	ADM-FICA /MEDICARE	med	339.03	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101001121	ADM-PERF	perf	3,443.69	5000001112	1/29/2025
	VEN001953	Thomson West	APP124724	2/4/2025	101001331	ADM-CONSULTING	Jan services	136.00		
	VEN011986	Bridge Builder Strategies	APP124732	2/4/2025	101001349	ADM-SERVICES	Feb services	50,833.33		
	VEN010606	Westfield Student Impact	APP124737	2/4/2025	101001347	ADM-PROMOTIONS	Black Tie Bingo Sponsorship	3,000.00		
	VEN002097	Westfield Chamber Of Commerce	APP124808	2/5/2025	101001347	ADM-PROMOTIONS	2025 Events	18,220.00		
	VEN000595	DWA	APP124809	2/5/2025	101001347	ADM-PROMOTIONS	Party on the Patio	3,050.00		
	VEN005717	BChex	APP124811	2/5/2025	101001349	ADM-SERVICES	Background checks	14.45		
	VEN011840	C L Coonrod and Co	APP124812	2/5/2025	101001331	ADM-CONSULTING	Dec services	23,828.00		
	VEN000296	Browning Day Mullins Dierdorf	APP124813	2/5/2025	101001349	ADM-SERVICES	City Hall	10,603.25		
	Subtotal for Administration							139,418.72		
	Police									
	VEN011312	Veridus Group	APP124484	1/28/2025	101002349	POLICE-SERVICES	Owners Rep- Phase II-V	8,046.90		
	VEN000715	FOP/Hamilton Co Fraternal Order of	APP124485	1/28/2025	101002350	POLICE-	Additional New Hire Dues	1,050.00		
	VEN000715	FOP/Hamilton Co Fraternal Order of	APP124486	1/28/2025	101002350	POLICE-	Legal Defense	15,600.00		
	VEN000747	Galls	APP124487	1/28/2025	101002472	POLICE-EQUIPMENT	C-A-T Tourniquet	67.17		
	VEN000747	Galls	APP124488	1/28/2025	101002472	POLICE-EQUIPMENT	Duty Holster Level III	559.29		
	VEN000747	Galls	APP124489	1/28/2025	101002472	POLICE-EQUIPMENT	ISP Concealable	710.00		
	VEN000747	Galls	APP124490	1/28/2025	101002472	POLICE-EQUIPMENT	Silent Key Strap	157.26		
	VEN000960	Indiana Dept of Toxicology	APP124491	1/28/2025	101002334	POLICE-	Bowell Recertification	40.00		
	VEN006222	SuperFleet Master Card	APP124492	1/28/2025	101002226	POLICE-VEHICLE	Gas	707.39		
	VEN010627	T-Mobile USA	APP124493	1/28/2025	101002349	POLICE-SERVICES	Tracking for Investigations	25.00		
	VEN011255	Steffan Short	APP124494	1/28/2025	101002334	POLICE-	Food for training	21.12		
	VEN012216	Stefan Kljajic	APP124495	1/28/2025	101002334	POLICE-	Food for training- Kljajic	49.85		
	VEN000747	Galls	APP124496	1/28/2025	101002472	POLICE-EQUIPMENT	ISP Series Concealable	1,434.00		
	VEN001537	Payroll	APP124605	1/29/2025	101002111	POLICE-SALARY	sal	345,600.98	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101002120	POLICE-FICA/MEDICARE	fica	5,332.07	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101002120	POLICE-FICA/MEDICARE	med	4,824.93	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101002121	POLICE-PERF	perf	63,399.70	5000001112	1/29/2025
	VEN009808	All Traffic Solutions	APP124750	2/4/2025	101002472	POLICE-EQUIPMENT	Speed Signs	16,946.53		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 2 of 15

WESTFIELDIMFARRAR

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									
VEN012242	Laurie Faust	APP124752	2/4/2025	101002347	POLICE-PROMOTIONS	Challenge Coins	1,200.00		
VEN001856	Sun Badge Co	APP124753	2/4/2025	101002229	POLICE-UNIFORMS	Asst Chief Badges	217.50		
VEN012017	Culligan Ultrapure Inc	APP124757	2/4/2025	101002224	POLICE-OPERATING	PSB	50.00		
VEN012036	Dewberry Architects Inc	APP124759	2/4/2025	101002349	POLICE-SERVICES	Civil Landscaping and	58,672.39		
VEN012040	Thomson Reuters	APP124760	2/4/2025	101002350	POLICE-	Online Software Subscription	819.96		
VEN010627	T-Mobile USA	APP124761	2/4/2025	101002349	POLICE-SERVICES	GPS Locate	115.00		
VEN009277	Nelson and Co LLC	APP124762	2/4/2025	101002229	POLICE-UNIFORMS	Class A Jacket	249.54		
VEN001225	Law Enforcement Training Board	APP124763	2/4/2025	101002334	POLICE-	Instructor Development-	550.00		
VEN011793	Keystone Cooperative Inc	APP124791	2/5/2025	101002226	POLICE-VEHICLE	Fuel	11,855.08		
VEN000917	Humane Society for Hamilton	APP124796	2/5/2025	101002349	POLICE-SERVICES	Strays	11,568.32		
Subtotal for Police							549,869.98		
Economic and Community Development									
VEN001537	Payroll	APP124605	1/29/2025	101003111	ECD-SALARY	sal	49,069.96	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	101003120	ECD-FICA/MEDICARE	fica	2,968.97	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	101003120	ECD-FICA/MEDICARE	med	694.37	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	101003121	ECD-PERF	perf	6,967.93	5000001112	1/29/2025
VEN010114	Rundell Ernstberger Assoc Inc	APP124668	2/3/2025	101003310	ECD-PLANNING	Comprehensive Plan	55,742.91		
VEN005717	BChex	APP124811	2/5/2025	101003349	ECD-SERVICES	Background checks	28.90		
Subtotal for Economic and Community Development							115,473.04		
F and E									
VEN000589	Duke Energy	APP124427	1/24/2025	101004341	F AND E-ELECTRIC	CSC	3,472.06	79777	1/24/2025
VEN000589	Duke Energy	APP124429	1/24/2025	101004341	F AND E-ELECTRIC	CSC	590.12	79778	1/24/2025
VEN000589	Duke Energy	APP124429	1/24/2025	101004341	F AND E-ELECTRIC	City Hall	444.74	79778	1/24/2025
VEN000589	Duke Energy	APP124429	1/24/2025	101004341	F AND E-ELECTRIC	Sta 83	1,046.85	79778	1/24/2025
VEN000589	Duke Energy	APP124429	1/24/2025	101004341	F AND E-ELECTRIC	Sta 82	827.28	79778	1/24/2025
VEN000589	Duke Energy	APP124449	1/27/2025	101004341	F AND E-ELECTRIC	Sta 81	3,664.22	79779	1/27/2025
VEN002336	Citizens Westfield	APP124465	1/27/2025	101004342	F AND E-WATER/SEWER	CSC	416.59	79817	1/28/2025
VEN000469	Crawford Water Care	APP124506	1/28/2025	101004343	F AND E-BUILDING MAINT	Salt for water softner Sta 82	310.00		
VEN000469	Crawford Water Care	APP124506	1/28/2025	101004343	F AND E-BUILDING MAINT	Salt for water softner Sta 83	720.00		
VEN000469	Crawford Water Care	APP124506	1/28/2025	101004343	F AND E-BUILDING MAINT	Salt for water softner Sta 81	1,050.00		
VEN011319	Advocate Plumbing LLC	APP124508	1/28/2025	101004343	F AND E-BUILDING MAINT	Sta 82 water heater repair	671.20		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 3 of 15

WESTFIELD\MFARRAR

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									
F and E									
VEN011319	Advocate Plumbing LLC	APP124509	1/28/2025	101004343	F AND E-BUILDING MAINT	Sta 82 water heater repair	950.64		
VEN004740	Super Laundry Equipment Corp	APP124512	1/28/2025	101004343	F AND E-BUILDING MAINT	Sta 83	371.53		
VEN011838	1985 LLC	APP124516	1/28/2025	101004347	F AND E-PROMOTIONS	Deposit Jams at Junction	2,500.00		
VEN007603	The Flying Toasters Inc	APP124517	1/28/2025	101004347	F AND E-PROMOTIONS	Deposit Jams at Junction	3,750.00		
VEN000644	Enviro-max Inc	APP124525	1/28/2025	101004343	F AND E-BUILDING MAINT	Sta 83 water heater	18,402.00		
VEN001361	Mid America Elevator	APP124583	1/30/2025	101004343	F AND E-BUILDING MAINT	Annual contract	1,564.41		
VEN001361	Mid America Elevator	APP124583	1/30/2025	101004343	F AND E-BUILDING MAINT	Annual contract	1,564.41		
VEN012128	Zentz Consulting LLC	APP124584	1/30/2025	101004349	F AND E-SERVICES	CSC Renovation	3,200.00		
VEN001537	Payroll	APP124605	1/29/2025	101004111	F AND E-SALARY	sal	24,335.37	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	101004120	F AND E-FICA/MEDICARE	fica	1,413.64	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	101004120	F AND E-FICA/MEDICARE	med	330.60	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	101004121	F AND E-PERF	perf	3,366.14	5000001112	1/29/2025
VEN010310	Premier Commercial Services	APP124730	2/4/2025	101004343	F AND E-BUILDING MAINT	CSC	3,060.13		
VEN010310	Premier Commercial Services	APP124730	2/4/2025	101004343	F AND E-BUILDING MAINT	PSB	1,602.50		
VEN010310	Premier Commercial Services	APP124730	2/4/2025	101004343	F AND E-BUILDING MAINT	PW	914.06		
VEN010310	Premier Commercial Services	APP124730	2/4/2025	101004343	F AND E-BUILDING MAINT	City Hall	448.70		
VEN010310	Premier Commercial Services	APP124730	2/4/2025	101004343	F AND E-BUILDING MAINT	Sta 81	217.94		
VEN009542	H and N Outdoor Services LLC	APP124738	2/4/2025	101004343	F AND E-BUILDING MAINT	PSB	1,592.00		
VEN012017	Culligan Ultrapure Inc	APP124757	2/4/2025	101004224	F AND E- OPERATING	City Hall	35.00		
VEN012017	Culligan Ultrapure Inc	APP124757	2/4/2025	101004224	F AND E- OPERATING	CSC	300.00		
VEN002336	Citizens Westfield	APP124798	2/5/2025	101004342	F AND E-WATER/SEWER	CSC	114.07	79967	2/5/2025
VEN002336	Citizens Westfield	APP124801	2/5/2025	101004342	F AND E-WATER/SEWER	Sta 82	351.15	79970	2/5/2025
VEN002336	Citizens Westfield	APP124802	2/5/2025	101004328	F AND E-HEAT/GAS	Sta 81	2,831.68	79971	2/5/2025
VEN002336	Citizens Westfield	APP124802	2/5/2025	101004342	F AND E-WATER/SEWER	Sta 81	1,036.99	79971	2/5/2025
VEN005717	BChex	APP124811	2/5/2025	101004349	F AND E-SERVICES	Background checks	231.20		
Subtotal for F and E							87,697.22		
Parks									
VEN000589	Duke Energy	APP124427	1/24/2025	101005341	PARKS-ELECTRIC	Parks	476.15	79777	1/24/2025
VEN000589	Duke Energy	APP124429	1/24/2025	101005341	PARKS-ELECTRIC	Parks	859.97	79778	1/24/2025
VEN002336	Citizens Westfield	APP124433	1/24/2025	101005328	PARKS-GAS HEAT	201 Mill St final bill	68.76	79776	1/24/2025
VEN002336	Citizens Westfield	APP124433	1/24/2025	101005342	PARKS-WATER/SEWER	201 Mill St final bill	16.28	79776	1/24/2025
VEN001305	Martin Tree Service	APP124515	1/28/2025	101005349	PARKS-SERVICES	Raymond Worth Tree	5,700.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 4 of 15

WESTFIELD\MFARRAR

	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									
	Parks									
	VEN001537	Payroll	APP124605	1/29/2025	101005111	PARKS-SALARY	sal	18,633.97	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101005120	PARKS-FICA/MEDICARE	fica	1,118.35	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101005120	PARKS-FICA/MEDICARE	med	261.56	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101005121	PARKS-PERF	perf	2,646.03	5000001112	1/29/2025
	VEN009542	H and N Outdoor Services LLC	APP124721	2/4/2025	101005349	PARKS-SERVICES	Library lawn maint	2,201.50		
	VEN003729	Metronet	APP124722	2/4/2025	101005349	PARKS-SERVICES	GRJN	311.82		
	VEN002139	Williams Creek Management	APP124731	2/4/2025	101005349	PARKS-SERVICES	COW Specialty Landscape	13,520.00		
	VEN009542	H and N Outdoor Services LLC	APP124739	2/4/2025	101005349	PARKS-SERVICES	Mowing and Lawn trmt	22,178.25		
	VEN002336	Citizens Westfield	APP124799	2/5/2025	101005328	PARKS-GAS HEAT	225 Union	131.09	79968	2/5/2025
	VEN002336	Citizens Westfield	APP124800	2/5/2025	101005342	PARKS-WATER/SEWER	Parks	101.22	79969	2/5/2025
	VEN002336	Citizens Westfield	APP124804	2/5/2025	101005342	PARKS-WATER/SEWER	Irrig	76.01	79972	2/5/2025
	Subtotal for Parks							68,300.96		
	Economic Dev									
	VEN010114	Rundell Ernstberger Assoc Inc	APP124507	1/27/2025	101006349	ECONOMIC DEV-SERVICE	Park St	65,910.55		
	VEN001537	Payroll	APP124605	1/29/2025	101006111	ECONOMIC DEV-SALARY	sal	24,126.72	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101006120	ECONOMIC DEV-	fica	1,434.27	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101006120	ECONOMIC DEV-	med	335.43	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101006121	ECONOMIC DEV-PERF	perf	3,390.49	5000001112	1/29/2025
	VEN001913	The Bridgewater Club LLC	APP124725	2/4/2025	101006347	ECONOMIC DEV-	Mayors roundtable	131.88		
	VEN012019	CivicLink LLC	APP124733	2/4/2025	101006349	ECONOMIC DEV-SERVICE	Dec services	5,000.00		
	VEN011902	eValuations LLC	APP124734	2/4/2025	101006349	ECONOMIC DEV-SERVICE	Appraisal	4,000.00		
	Subtotal for Economic Dev							104,329.34		
	Informatics									
	VEN002050	Verizon Wireless	APP124450	1/27/2025	101007332	IT-CELL PHONES	Cell phones and air cards	7,164.47	79950	1/28/2025
	VEN004591	Virtusa Corporation	APP124567	1/30/2025	101007349	IT-SERVICES	Jan services	939.00		
	VEN009261	45 Drives	APP124568	1/30/2025	101007451	IT-COMPUTER/EQUIP	Hyper V server	6,902.79		
	VEN010616	CivicPlus LLC	APP124569	1/30/2025	101007389	IT-SOFTWARE LICENSING	Annual CivicEngage Central	164.00		
	VEN009261	45 Drives	APP124570	1/30/2025	101007451	IT-COMPUTER/EQUIP	Hyper V server hard drives	1,122.50		
	VEN005146	Konica Minolta Business	APP124571	1/30/2025	101007337	IT-PRINTING	Click Charges	158.70		
	VEN006678	Amazon Capital Services	APP124572	1/30/2025	101007451	IT-COMPUTER/EQUIP	Conference camera	547.98		
	VEN012155	Safari Micro Inc	APP124595	1/30/2025	101007331	IT-CONSULTING	HPE Aruba	173.00		
	VEN006678	Amazon Capital Services	APP124596	1/30/2025	101007451	IT-COMPUTER/EQUIP	Seagate Exos	368.14		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 5 of 15

WESTFIELD\MFARRAR

	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									
	Informatics									
	VEN001537	Payroll	APP124605	1/29/2025	101007111	IT-SALARY	sal	26,701.53	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101007120	IT-FICA/MEDICARE	fica	1,583.84	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101007120	IT-FICA/MEDICARE	med	370.42	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101007121	IT-PERF	perf	3,791.61	5000001112	1/29/2025
	VEN009261	45 Drives	APP124751	2/4/2025	101007451	IT-COMPUTER/EQUIP	HyperV Raid Card	1,514.76		
	VEN003729	Metronet	APP124754	2/4/2025	101007335	IT-TELEPHONE	CSC	395.61		
	VEN005146	Konica Minolta Business	APP124755	2/4/2025	101007337	IT-PRINTING	Click Charges	12.28		
	VEN012155	Safari Micro Inc	APP124756	2/4/2025	101007331	IT-CONSULTING	Adobe Acrobat	1,651.85		
	VEN000617	elmanage Technology Group	APP124758	2/4/2025	101007331	IT-CONSULTING	Jan services	8,700.00		
	VEN011868	Sikich LLP	APP124821	2/5/2025	101007331	IT-CONSULTING	Nov EDO Implementation	2,875.00		
	VEN011868	Sikich LLP	APP124821	2/5/2025	101007331	IT-CONSULTING	Oct EDO Implementation	2,687.50		
	VEN011868	Sikich LLP	APP124821	2/5/2025	101007331	IT-CONSULTING	Sept EDO Implementation	7,437.50		
	VEN005272	SHI International	APP124822	2/4/2025	101007389	IT-SOFTWARE LICENSING	Absolute Secure Access	1,438.44		
	VEN005272	SHI International	APP124822	2/4/2025	101007389	IT-SOFTWARE LICENSING	NetMotion	12,152.05		
	VEN012032	Sondhi Solutions LLC	APP124823	2/4/2025	101007331	IT-CONSULTING	IT and Cyber	20,866.50		
	Subtotal for Informatics							109,719.47		
	Clerk Treasurer									
	VEN001826	Staples	APP124497	1/28/2025	101008223	CT-OFFICE SUPPLIES	Office Supplies	153.51		
	VEN001537	Payroll	APP124605	1/29/2025	101008111	CT-SALARY	sal	21,370.14	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101008120	CT-FICA/MEDICARE	fica	1,270.16	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101008120	CT-FICA/MEDICARE	med	297.00	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101008121	CT-PERF	perf	3,000.75	5000001112	1/29/2025
	VEN000847	Hamilton County Recorder	APP124720	2/4/2025	101008338	CT-LEGAL NOTICES	ordinances	125.00	79966	2/4/2025
	Subtotal for Clerk Treasurer							26,216.56		
	Mayor									
	VEN001537	Payroll	APP124605	1/29/2025	101009111	MAYOR-SALARY	sal	4,948.92	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101009120	MAYOR- FICA/MEDICARE	fica	288.25	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101009120	MAYOR- FICA/MEDICARE	med	67.41	5000001112	1/29/2025
	VEN001537	Payroll	APP124605	1/29/2025	101009121	MAYOR-PERF	perf	702.75	5000001112	1/29/2025
	VEN005974	Aim	APP124729	2/4/2025	101009347	MAYOR-PROMOTIONS	2025 Indiana Conf Mayors	750.00		
	Subtotal for Mayor							6,757.33		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 6 of 15

WESTFIELDIMFARRAR

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									
	City Council									
VEN002097	Westfield Chamber Of Commerce	APP124723	2/4/2025	101010347	CITY COUNCIL-	Feb luncheon	40.00			
VEN008206	Faegre Drinker Biddle and Reath LLP	APP124736	2/4/2025	101010330	CITY COUNCIL-LEGAL	Dec services	790.20			
Subtotal for City Council							830.20			
	Public Works									
VEN000589	Duke Energy	APP124472	1/28/2025	101013341	PW-ELECTRIC	PW	529.56	79963	1/28/2025	
VEN001537	Payroll	APP124605	1/29/2025	101013111	PW-SALARY	sal	64,803.74	5000001112	1/29/2025	
VEN001537	Payroll	APP124605	1/29/2025	101013120	PW-FICA/MEDICARE	fica	3,938.99	5000001112	1/29/2025	
VEN001537	Payroll	APP124605	1/29/2025	101013120	PW-FICA/MEDICARE	med	921.27	5000001112	1/29/2025	
VEN001537	Payroll	APP124605	1/29/2025	101013121	PW-PERF	perf	9,159.40	5000001112	1/29/2025	
VEN001364	Midwest Paving LLC	APP124615	1/30/2025	101013433	PW-INFRAST REPAIR	Tomlinson Road Widening	70,958.47			
VEN011743	Tier One Valet LLC	APP124772	2/5/2025	101013349	PW-CONTRACTUAL	Valet Parking for Jan	9,315.75			
VEN000402	Cintas	APP124781	2/5/2025	101013229	PW-UNIFORMS	Uniforms	85.00			
VEN000589	Duke Energy	APP124797	2/5/2025	101013341	PW-ELECTRIC	PW	114.57	79974	2/5/2025	
Subtotal for Public Works							159,826.75			
	Communications									
VEN012127	Indy Business Promotions LLC	APP124510	1/28/2025	101020349	COMM-SERVICES	Police Dept HQ and Sta 84	7,000.00			
VEN009810	Kayla Arnold	APP124511	1/28/2025	101020347	COMM-PROMOTIONS	Lunch meeting	16.00			
VEN009810	Kayla Arnold	APP124511	1/28/2025	101020347	COMM-PROMOTIONS	Breakfast meeting	51.41			
VEN000480	CSI Signs	APP124513	1/28/2025	101020347	COMM-PROMOTIONS	Embroidery logo	94.00			
VEN000480	CSI Signs	APP124514	1/28/2025	101020337	COMM-PRINTING	Golf Trail	260.86			
VEN012246	City Cty Comm and Marketing Assoc	APP124520	1/28/2025	101020350	COMM-DUES MEMBERSHIP	Membership	400.00			
VEN001537	Payroll	APP124605	1/29/2025	101020111	COMM-SALARY	sal	12,215.20	5000001112	1/29/2025	
VEN001537	Payroll	APP124605	1/29/2025	101020120	COMM-FICA/MEDICARE	fica	724.77	5000001112	1/29/2025	
VEN001537	Payroll	APP124605	1/29/2025	101020120	COMM-FICA/MEDICARE	med	169.50	5000001112	1/29/2025	
VEN001537	Payroll	APP124605	1/29/2025	101020121	COMM-PERF	perf	1,734.55	5000001112	1/29/2025	
VEN000480	CSI Signs	APP124624	1/30/2025	101020337	COMM-PRINTING	DORA signs	2,339.34			
VEN000229	Beth Maier Photography	APP124686	2/4/2025	101020347	COMM-PROMOTIONS	Farm to Glass	100.00			
VEN006678	Amazon Capital Services	APP124687	2/4/2025	101020347	COMM-PROMOTIONS	Camera and equipment	6,420.90			
VEN011692	Carrie Cason Communications LLC	APP124726	2/3/2025	101020331	COMM- CONSULT	Consulting services	1,000.00			
VEN011693	Kate Snedeker Communications LLC	APP124727	2/3/2025	101020331	COMM- CONSULT	Consulting Services	1,000.00			
VEN000229	Beth Maier Photography	APP124810	2/5/2025	101020347	COMM-PROMOTIONS	Winter Market	210.00			
Subtotal for Communications							33,736.53			

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 7 of 15

WESTFIELD\MFARRAR

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								
	Human Resources								
VEN002020	United Healthcare	APP124565	1/29/2025	101022119	HR-HEALTH/DENTAL	Jan 25 Medical Ins	357,409.41	500001113	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	101022111	HR -SALARY	sal	15,345.94	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	101022120	HR-FICA/MEDICARE	fica	946.14	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	101022120	HR-FICA/MEDICARE	med	221.27	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	101022121	HR-PERF	perf	1,372.22	5000001112	1/29/2025
VEN001988	Travelers	APP124637	1/31/2025	101022339	HR-INSURANCE	Comm1 Pkg	58.00		
VEN011420	ProTeam Wellness	APP124638	1/31/2025	101022119	HR-HEALTH/DENTAL	PS Mental Health Meet and	5,800.00		
VEN012248	Travelin Toms Coffee Truck	APP124639	1/31/2025	101022347	HR- PROMOTIONS	Kick off event	1,400.00		
VEN008022	Travelers	APP124640	1/31/2025	101022339	HR-INSURANCE	Deductible for Law	3,022.50		
VEN002020	United Healthcare	APP124657	2/3/2025	101022119	HR-HEALTH/DENTAL	Feb medical trf	365,171.28	500001114	2/4/2025
	Subtotal for Human Resources						750,746.76		
Subtotal for Fund 101 General							2,152,922.86		
Fund No. Fund Name									
103	Fire Operating								
	Fire								
VEN000589	Duke Energy	APP124429	1/24/2025	103012346	FIRE-TORNADO SIREN	Sirens	74.90	79778	1/24/2025
VEN007814	Teleflex Funding LLC	APP124498	1/28/2025	103012224	FIRE-OPERATING		2,750.00		
VEN010843	Fikes Fresh Brands LLC	APP124499	1/28/2025	103012224	FIRE-OPERATING	brushes/pail/foam etc	826.77		
VEN002425	AFC International Inc	APP124500	1/28/2025	103012242	FIRE-HAZMAT	Rep oxy sensors etc	313.50		
VEN000903	Hoosier Fire Equipment	APP124501	1/28/2025	103012229	FIRE-UNIFORMS	mens fire boots	656.40		
VEN000065	Airgas Mid America	APP124502	1/28/2025	103012224	FIRE-OPERATING	oxygen st81/84	330.73		
VEN001341	MES-Indiana	APP124503	1/28/2025	103012472	FIRE-EQUIP	Hydrotest airpacks	504.00		
VEN001341	MES-Indiana	APP124504	1/28/2025	103012229	FIRE-UNIFORMS	shirts/boots	846.90		
VEN007709	MacQueen Emergency Group	APP124505	1/28/2025	103012472	FIRE-EQUIP	GAUGES	314.39		
VEN000266	Bound Tree Medical	APP124526	1/28/2025	103012224	FIRE-OPERATING	ems supplies	1,248.16		
VEN001537	Payroll	APP124605	1/29/2025	103012111	FIRE-SALARY	sal	442,017.81	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	103012120	FIRE-FICA AND MEDICARE	fica	5,033.47	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	103012120	FIRE-FICA AND MEDICARE	med	6,200.22	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	103012121	FIRE-PERF	perf	79,618.69	5000001112	1/29/2025
VEN006426	DISA Inc	APP124670	2/3/2025	103012354	FIRE-MEDICAL	Drug testing	562.00		
VEN000682	Fastenal	APP124671	2/3/2025	103012472	FIRE-EQUIP	battery pack	563.84		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 8 of 15

WESTFIELD\MFARRAR

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									
103 Fire Operating									
Fire									
VEN011793	Keystone Cooperative Inc	APP124672	2/3/2025	103012226	FIRE-VEHICLE	st81 fuel.def/st83 fuel	2,419.56		
VEN000065	Airgas Mid America	APP124673	2/3/2025	103012224	FIRE-OPERATING	oxygen st83	65.01		
VEN002425	AFC International Inc	APP124674	2/3/2025	103012242	FIRE-HAZMAT	RECHARBL LI-ION BATT	367.49		
VEN000266	Bound Tree Medical	APP124675	2/3/2025	103012224	FIRE-OPERATING	EMS Supplies	3,378.82		
VEN000266	Bound Tree Medical	APP124676	2/3/2025	103012472	FIRE-EQUIP	AED/Oxg Packs	2,260.55		
VEN011793	Keystone Cooperative Inc	APP124677	2/3/2025	103012226	FIRE-VEHICLE	st83/84 fleet fuel	1,742.58		
VEN011839	Bravia Services LLC	APP124678	2/3/2025	103012349	FIRE-SERVICES	st84/85 projects	8,400.00		
VEN011391	Ryan Flora	APP124679	2/3/2025	103012229	FIRE-UNIFORMS	duty shoes	74.85		
VEN009277	Nelson and Co LLC	APP124680	2/3/2025	103012229	FIRE-UNIFORMS	Tact boots	149.99		
VEN000682	Fastenal	APP124681	2/3/2025	103012224	FIRE-OPERATING	BINS-QUARTMASTR	905.89		
VEN003876	THE KNOX CO	APP124682	2/3/2025	103012244	FIRE-PREVENTION/PUBLIC	ELOCK CORE	6,602.00		
VEN010962	MedBill	APP124683	2/3/2025	103012349	FIRE-SERVICES	Ambulance Billing	8,903.37		
VEN012157	UnitedHealthcare Community Plan	APP124740	2/4/2025	103012349	FIRE-SERVICES	ems reimbursement	91.61		
VEN012157	UnitedHealthcare Community Plan	APP124741	2/4/2025	103012349	FIRE-SERVICES	EMS Reimbursement	13.41		
VEN012258	Matthew Miller	APP124742	2/4/2025	103012349	FIRE-SERVICES	EMS Reimbursement	300.00		
VEN012257	Doris J. Hemmerlein	APP124743	2/4/2025	103012349	FIRE-SERVICES	EMS Reimbursement	182.50		
VEN012256	Jeanne M. Birmingham	APP124744	2/4/2025	103012349	FIRE-SERVICES	EMS Reimbursement	70.00		
VEN012255	Robert T. Walker	APP124745	2/4/2025	103012349	FIRE-SERVICES	EMS Reimbursement	111.81		
VEN007814	Teleflex Funding LLC	APP124746	2/4/2025	103012224	FIRE-OPERATING	5boxes ez stabilizer	200.00		
VEN011793	Keystone Cooperative Inc	APP124791	2/5/2025	103012226	FIRE-VEHICLE	Fuel	1,643.95		
VEN005717	BChex	APP124811	2/5/2025	103012349	FIRE-SERVICES	Background checks	115.60		
Subtotal for Fire							579,860.77		
Subtotal for Fund 103 Fire Operating							579,860.77		

Fund No. Fund Name

201 Motor Vehicle Highway (MVH)

Public Works									
VEN000589	Duke Energy	APP124427	1/24/2025	201013341	MVH-ELECTRIC	Streets	1,836.63	79777	1/24/2025
VEN000589	Duke Energy	APP124429	1/24/2025	201013341	MVH-ELECTRIC	Streets	873.91	79778	1/24/2025
VEN001537	Payroll	APP124605	1/29/2025	201013111	MVH-SALARY	sal	10,701.82	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	201013120	MVH-FICA/MEDICARE	fica	638.62	5000001112	1/29/2025
VEN001537	Payroll	APP124605	1/29/2025	201013120	MVH-FICA/MEDICARE	med	149.36	5000001112	1/29/2025

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 9 of 15

WESTFIELD\MFARRAR

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								
201	Motor Vehicle Highway (MVH)								
	Public Works								
VEN001537	Payroll	APP124605	1/29/2025	201013121	MVH-PERF	perf	1,519.66	5000001112	1/29/2025
VEN005917	The Etica Group Inc	APP124764	2/4/2025	201013349	MVH-CONTRACTUAL SERV	161st St Trail Design	20,250.40		
VEN005565	Nathan Pflugh	APP124770	2/5/2025	201013360	MVH-VEHICLE REPAIR	CDL	36.13		
VEN000332	Cargill	APP124777	2/5/2025	201013231	MVH-SUBGRADE	Salt	25,748.84		
VEN000332	Cargill	APP124778	2/5/2025	201013231	MVH-SUBGRADE	Salt	24,252.16		
VEN003284	Practical Property Group	APP124779	2/5/2025	201013349	MVH-CONTRACTUAL SERV	Jan 10 snow removal	13,000.00		
VEN003284	Practical Property Group	APP124779	2/5/2025	201013349	MVH-CONTRACTUAL SERV	Jan 8 snow removal	13,000.00		
VEN009542	H and N Outdoor Services LLC	APP124782	2/5/2025	201013349	MVH-CONTRACTUAL SERV	Snow removal Jan 10	7,671.44		
VEN000975	Indiana Oxygen Company	APP124783	2/5/2025	201013231	MVH-SUBGRADE	Gases	71.92		
VEN004589	United Feeds Transit Inc	APP124785	2/5/2025	201013345	MVH-EQUIP REPAIR	Wheel for Truck 1991	359.63		
VEN004589	United Feeds Transit Inc	APP124785	2/5/2025	201013345	MVH-EQUIP REPAIR	Repair Truck 1891	2,217.12		
VEN000332	Cargill	APP124786	2/5/2025	201013231	MVH-SUBGRADE	Salt	20,002.01		
VEN001705	Roudebush Equipment	APP124787	2/5/2025	201013345	MVH-EQUIP REPAIR	Massey Repairs	966.77		
VEN011793	Keystone Cooperative Inc	APP124788	2/5/2025	201013226	MVH-VEHICLE GAS/	Fuel	251.49		
VEN011793	Keystone Cooperative Inc	APP124790	2/5/2025	201013226	MVH-VEHICLE GAS/	Fuel	645.61		
VEN011793	Keystone Cooperative Inc	APP124791	2/5/2025	201013226	MVH-VEHICLE GAS/	Fuel	9,819.38		
VEN012166	Equipment Marketing Co	APP124817	2/5/2025	201013349	MVH-CONTRACTUAL SERV	Patcher rental	4,800.00		
	Subtotal for Public Works						158,812.90		
	Subtotal for Fund 201 Motor Vehicle Highway (MVH)						158,812.90		
Fund No.	Fund Name								
202	Local Road and Street (LRS)								
	Public Works								
VEN001829	Stello Products Inc	APP124771	2/5/2025	202013228	LRS-SIGNS AND POSTS	Signs	6,460.85		
VEN007929	Abrasive Waterjet of Indiana LLC	APP124773	2/5/2025	202013228	LRS-SIGNS AND POSTS	Plates for signs	429.43		
VEN001829	Stello Products Inc	APP124784	2/5/2025	202013228	LRS-SIGNS AND POSTS	Guardrail Delineators	1,045.56		
VEN001829	Stello Products Inc	APP124815	2/5/2025	202013228	LRS-SIGNS AND POSTS	Signs	3,708.50		
	Subtotal for Public Works						11,644.34		
	Subtotal for Fund 202 Local Road and Street (LRS)						11,644.34		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 10 of 15

WESTFIELD\MFARRAR

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								
204	Park Impact								
	Parks								
	VEN006748 V3 Companies	APP124669	2/3/2025	204005349	PARK IMPACT-SERVICES	Simon Moon Exp Design	45,643.69		
	Subtotal for Parks						45,643.69		
	Subtotal for Fund 204 Park Impact						45,643.69		
Fund No.	Fund Name								
254	Mayor Grand Gala								
	F and E								
	VEN012245 Advancing Westfield Foundation Inc	APP124767	2/5/2025	254004439	F AND E MAYOR GALA-	Grant Agreement COW and	499,000.60		
	Subtotal for F and E						499,000.60		
	Subtotal for Fund 254 Mayor Grand Gala						499,000.60		
Fund No.	Fund Name								
255	F and E Programming/Events								
	F and E								
	VEN010132 The T A G Art Company	APP124518	1/28/2025	255004347	F AND E-EVENT PROG	Shamrock Drop	900.00		
	VEN012247 Highland Reign	APP124519	1/28/2025	255004347	F AND E-EVENT PROG	Shamrock Drop	1,500.00		
	VEN002121 Westfield Youth Assistance	APP124521	1/28/2025	255004347	F AND E-EVENT PROG	WIL	1,600.00		
	Subtotal for F and E						4,000.00		
	Subtotal for Fund 255 F and E Programming/Events						4,000.00		
Fund No.	Fund Name								
264	Road and Street Improvement (Road Impact)								
	Public Works								
	VEN011646 Wolfe House Mover of Indiana LLC	APP124775	2/5/2025	264013474	ROAD IMPACT-	102 Union	3,100.00		
	VEN011646 Wolfe House Mover of Indiana LLC	APP124776	2/5/2025	264013474	ROAD IMPACT-	102 Union	5,300.00		
	VEN007716 United Rentals	APP124780	2/5/2025	264013474	ROAD IMPACT-	Ericas project	792.00		
	VEN007716 United Rentals	APP124789	2/5/2025	264013474	ROAD IMPACT-	Erikas project	360.00		
	VEN007716 United Rentals	APP124789	2/5/2025	264013474	ROAD IMPACT-	Erikas project	1,480.00		
	VEN000562 DLZ	APP124807	2/5/2025	264013349	ROAD IMPACT-SERVICES	181st St and Grand Park Blvd	7,830.00		
	VEN007716 United Rentals	APP124816	2/5/2025	264013474	ROAD IMPACT-	Fencing around Erikas	792.00		
	Subtotal for Public Works						19,654.00		
	Subtotal for Fund 264 Road and Street Improvement (Road Impact)						19,654.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 11 of 15

WESTFIELDIMFARRAR

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								
269	Training Facility Center								
	Public Safety (Police and Fire)								
VEN000589	Duke Energy	APP124429	1/24/2025	269014341	TRAINING FAC-ELECTRIC	Training Facility	443.69	79778	1/24/2025
VEN000405	Citizens Energy Group	APP124431	1/24/2025	269014342	TRAINING FAC-	Training Facility	43.10	79775	1/24/2025
VEN010310	Premier Commercial Services	APP124730	2/4/2025	269014343	TRAINING FAC-BUILDING	Training Facility	166.67		
VEN002191	City of Noblesville Utilities	APP124803	2/5/2025	269014342	TRAINING FAC-	Training Facility	64.32	79973	2/5/2025
	Subtotal for Public Safety (Police and Fire)						717.78		
Subtotal for Fund 269 Training Facility Center							717.78		
Fund No.	Fund Name								
340	Park District Bond2024								
	Parks								
VEN011682	S and P Global Ratings	APP124436	1/27/2025	340005475	PARK DISTRICT BD2024-	Park District Bond 2024	19,550.00	79920	1/28/2025
	Subtotal for Parks						19,550.00		
Subtotal for Fund 340 Park District Bond2024							19,550.00		
Fund No.	Fund Name								
354	Go Bond 2023								
	Informatics								
VEN008285	EnvelopIQ LLC	APP124527	1/23/2025	354007472	BO BOND 2023 IT	COW card access upgrade	21,741.67		
	Subtotal for Informatics						21,741.67		
Subtotal for Fund 354 Go Bond 2023							21,741.67		
Fund No.	Fund Name								
427	Cum. Capital Development								
	Public Works								
VEN002678	Brandeis	APP124768	2/5/2025	427013472	CCD-PW EQUIPMENT	Tandem Roller	71,500.00		
VEN002678	Brandeis	APP124768	2/5/2025	427013472	CCD-PW EQUIPMENT	Takeuchi Excavator	54,000.00		
VEN002678	Brandeis	APP124768	2/5/2025	427013472	CCD-PW EQUIPMENT	Takeuchi Loader	89,484.00		
VEN005997	Shucks Welding and Fabrication	APP124769	2/5/2025	427013472	CCD-PW EQUIPMENT	Materials for Salt Brine Unit	17,553.00		
VEN005997	Shucks Welding and Fabrication	APP124769	2/5/2025	427013472	CCD-PW EQUIPMENT	Storage Tank	16,273.00		
VEN005997	Shucks Welding and Fabrication	APP124769	2/5/2025	427013472	CCD-PW EQUIPMENT	Brine Units	22,082.00		
	Subtotal for Public Works						270,892.00		
Subtotal for Fund 427 Cum. Capital Development							270,892.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 12 of 15

WESTFIELDIMFARRAR

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									
596	Park DNR Grant-Tree Inv									
	Parks									
VEN012088	Andre Parnell	APP124735	2/4/2025	596005349	WW IAC ARTS PROJECT	City Concrete Bench	500.00			
	Subtotal for Parks							500.00		
Subtotal for Fund 596 Park DNR Grant-Tree Inv							500.00			
Fund No.	Fund Name									
640	Sports Campus Operating									
	Grand Park									
VEN000589	Duke Energy	APP124428	1/24/2025	640015341	SPORTS CAMPUS-	Diam	7,739.83	5373	1/24/2025	
VEN000589	Duke Energy	APP124428	1/24/2025	640015341	SPORTS CAMPUS-	Field	6,108.28	5373	1/24/2025	
VEN000589	Duke Energy	APP124428	1/24/2025	640015341	SPORTS CAMPUS-	General	3,070.19	5373	1/24/2025	
VEN010969	Waste Management	APP124430	1/24/2025	640015349	SPORTS CAMPUS-	Trash	261.50	5375	1/24/2025	
VEN000589	Duke Energy	APP124432	1/24/2025	640015341	SPORTS CAMPUS-	GP field	21.26	5374	1/24/2025	
VEN012250	Westfield Sports Commission	APP124766	2/5/2025	640015349	SPORTS CAMPUS-	Grant Agreement with COW	29,000.00			
	Subtotal for Grand Park							46,201.06		
	Sport Campus Indoor Event Ctr									
VEN000589	Duke Energy	APP124428	1/24/2025	640023341	GP INDOOR-ELECTRIC	GPEC	31,014.37	5373	1/24/2025	
VEN012017	Culligan Ultrapure Inc	APP124522	1/28/2025	640023343	GP INDOOR-BLDG MAINT	Water GPEC	95.00			
VEN001277	Macallister Machinery Co	APP124523	1/28/2025	640023345	GP INDOOR-EQUIP REPAIR	E Arena HVAC repairs	1,051.90			
VEN007684	Perfection Group Inc	APP124524	1/28/2025	640023345	GP INDOOR-EQUIP REPAIR	E Arena HVAC repairs inst	35,000.00			
VEN007012	Elwood Fire Equipment	APP124728	2/4/2025	640023343	GP INDOOR-BLDG MAINT	C4 annual inspec retest	245.00			
VEN001277	Macallister Machinery Co	APP124806	2/5/2025	640023345	GP INDOOR-EQUIP REPAIR	Scissor lift for HVAC repair	237.73			
	Subtotal for Sport Campus Indoor Event Ctr							67,644.00		
Subtotal for Fund 640 Sports Campus Operating							113,845.06			
Fund No.	Fund Name									
701	Payroll									
	Clerk Treasurer									
VEN000703	Fire Fighters Credit Union	APP124549	1/29/2025	701008141	PAYROLL-UNION DUES	Union Dues WFD	121.00	18667	1/29/2025	
VEN000703	Fire Fighters Credit Union	APP124550	1/29/2025	701008141	PAYROLL-UNION DUES	Union Dues 4416	6,012.76	18668	1/29/2025	
VEN003131	Huntington Bank	APP124551	1/29/2025	701008131	PAYROLL-EMPLOYER'S	FICA	29,534.32	701000018	1/29/2025	
VEN003131	Huntington Bank	APP124551	1/29/2025	701008132	PAYROLL-EMPLOYER'S	Medicare	15,508.20	701000018	1/29/2025	
VEN003131	Huntington Bank	APP124551	1/29/2025	701008921	PAYROLL-FEDERAL	Federal	98,585.92	701000018	1/29/2025	
VEN003131	Huntington Bank	APP124551	1/29/2025	701008922	PAYROLL-EMPLOYEE FICA	FICA	29,534.33	701000018	1/29/2025	

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 13 of 15

WESTFIELDIMFARRAR

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									
VEN003131	Huntington Bank	APP124551	1/29/2025	701008922	PAYROLL-EMPLOYEE FICA	Medicare	15,508.25	701000018	1/29/2025
VEN000959	Indiana Dept Of Revenue	APP124552	1/29/2025	701008923	PAYROLL-STATE	State	29,977.72	701000020	1/29/2025
VEN000959	Indiana Dept Of Revenue	APP124552	1/29/2025	701008923	PAYROLL-STATE	COIT	14,321.48	701000020	1/29/2025
VEN001864	Supporting Heroes	APP124553	1/29/2025	701008991	PAYROLL-MISC	Supporting Heroes	63.90	18670	1/29/2025
VEN000948	IN Family and Social Services	APP124554	1/29/2025	701008140	PAYROLL-SUPPORT	Child Support	760.00	701000019	1/29/2025
VEN001390	MiSDU	APP124555	1/29/2025	701008140	PAYROLL-SUPPORT	Child Support	443.45	18669	1/29/2025
VEN000163	Aul Retirement	APP124561	1/29/2025	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	51,487.01	701000017	1/29/2025
VEN002020	United Healthcare	APP124564	1/29/2025	701008930	PAYROLL-INS. DED	Jan ins	22,506.66	701000022	1/29/2025
VEN004836	Nationwide Retirement Solutions	APP124566	1/30/2025	701008931	PAYROLL-401A MATCHING-	Contributions	10,721.52	18671	1/30/2025
VEN000812	Greg Sherley	APP124585	1/30/2025	701008110	PAYROLL-NET SALARIES	Direct Deposit Error	4,201.06	18672	1/30/2025
VEN008975	Ryan Moore	APP124597	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	331.86	18675	1/30/2025
VEN011201	Zack Keller	APP124598	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	126.63	18676	1/30/2025
VEN012251	Jeffrey Johnson	APP124599	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	257.04	18673	1/30/2025
VEN012252	Ryan Herron	APP124600	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	281.70	18674	1/30/2025
VEN012156	Danny Summers	APP124601	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	270.35	18678	1/30/2025
VEN012253	Abigail Poynter	APP124602	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	274.14	18677	1/30/2025
VEN012227	Ingrid Ortega	APP124603	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	84.05	18679	1/30/2025
VEN001537	Payroll	APP124604	1/29/2025	701008110	PAYROLL-NET SALARIES	net	874,993.78	701000021	1/29/2025
VEN012254	Josh Brown	APP124607	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	3,670.89	18680	1/30/2025
VEN001756	Scott Wolfe	APP124608	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	3,556.26	18681	1/30/2025
VEN008971	Rafael Diaz	APP124609	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	76.16	18684	1/30/2025
VEN012229	Adrian Alvarez	APP124610	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	76.16	18682	1/30/2025
VEN007008	Javier Contreras Flores	APP124611	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	67.85	18683	1/30/2025
VEN012211	Nicholas Miller	APP124612	1/30/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	459.50	18685	1/30/2025
VEN002177	Indiana Members Credit Union	APP124633	1/31/2025	701008930	PAYROLL-INS. DED	Emplr HSA	5,213.41	18686	1/31/2025
VEN000008	77 Police and Fire Fund	APP124635	1/31/2025	701008133	PAYROLL-PERF	Non Civilian PERF	62,746.86	701000023	1/31/2025
VEN001550	PERF	APP124636	1/31/2025	701008133	PAYROLL-PERF	Civilian PERF	67,966.88	701000024	1/31/2025
VEN012212	Jeremy Thomas	APP124641	1/31/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	79.34	18688	1/31/2025
VEN006968	Chad Tribbett	APP124642	1/31/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	3,146.75	18687	1/31/2025
VEN008294	Marcus Harris	APP124643	1/31/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	1,134.51	18690	1/31/2025
VEN000293	Broc Larrison	APP124644	1/31/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	80.94	18689	1/31/2025
VEN001380	Mike Wheeler	APP124645	1/31/2025	701008110	PAYROLL-NET SALARIES	Reim Wheeler	529.22	18691	1/31/2025

Purchase Invoice Register

City of Westfield

Report Date Range: 01/23/25..02/05/25

2/5/2025 2:27 PM

Page 14 of 15

WESTFIELD\MFARRAR

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								
VEN002020	United Healthcare	APP124658	2/3/2025	701008930	PAYROLL-INS. DED	Feb medical trf	23,023.00		
VEN011081	Dakota Foote	APP124659	2/3/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	1,612.18	18692	2/3/2025
VEN008972	David Dugger	APP124660	2/3/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	171.67	18693	2/3/2025
VEN012213	Andrew Howell	APP124765	2/4/2025	701008110	PAYROLL-NET SALARIES	Reim ADP error	82.78	18694	2/4/2025
VEN000008	77 Police and Fire Fund	APP124814	1/31/2025	701008133	PAYROLL-PERF	Non Civilian PERF	84,677.12		
Subtotal for Clerk Treasurer							1,464,278.61		
Subtotal for Fund 701 Payroll							1,464,278.61		
Fund No. Fund Name									
900	Stormwater								
	Stormwater								
VEN001537	Payroll	APP124606	1/29/2025	900016111	STORM-SALARY	sal	23,889.32	90000400	1/29/2025
VEN001537	Payroll	APP124606	1/29/2025	900016120	STORM-FICA/MEDICARE	fica	1,393.17	90000400	1/29/2025
VEN001537	Payroll	APP124606	1/29/2025	900016120	STORM-FICA/MEDICARE	med	325.83	90000400	1/29/2025
VEN001537	Payroll	APP124606	1/29/2025	900016121	STORM-PERF	perf	3,280.29	90000400	1/29/2025
Subtotal for Stormwater							28,888.61		
Subtotal for Fund 900 Stormwater							28,888.61		
Fund No. Fund Name									
950	Trash								
	Trash								
VEN008448	Springbrook Holding LLC	APP124774	2/5/2025	950017371	TRASH-CREDIT CARD	CivicPay	1,892.00		
Subtotal for Trash							1,892.00		
Subtotal for Fund 950 Trash							1,892.00		
Posted Invoices Total							5,393,844.89		

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount

Report Date Range:

Credit Memos

	Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name							
101	General							
	Administration							
	VEN011751	Wallack Somers and Haas PC	ACP002896	1/28/2025	101001330	Adm-Attorney/Consultant	Adm-Attorney/Consultant	1,075.00
	Subtotal for							1,075.00
Subtotal by Fund 101 General								1,075.00
Credit Memo Total								1,075.00

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 1 of 18

WESTFIELDMIFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Administration									
820544687	AMAZON.COM, INC.	GJPCARD0111262	2/4/2025	101001223	Adm-Office Supplies	OFFICE/BREAKROOM	32.41		
202936165	AMAZON.COM, INC.	GJPCARD0111270	2/4/2025	101001223	Adm-Office Supplies	OFFICE/BREAKROOM	84.76		
VEN002097	Westfield Chamber Of Commerce	GJPCARD0111272	2/4/2025	101001347	Adm-Promotions	FEBRUARY LUNCHEON	320.00		
VEN007922	Kroger Limited Partnership	GJPCARD0111360	2/4/2025	101001347	Adm-Promotions	DIRECTORS MEETING	38.32		
VEN001820	SQUARE, INC.	GJPCARD0111363	2/4/2025	101001347	Adm-Promotions	DIRECTORS MEETING	26.70		
383941930	PARKMOBILE, LLC	GJPCARD0111410	2/4/2025	101001334	Adm-	MEETING	2.35		
VEN002022	UNITED STATES POSTAL SERV	GJPCARD0111453	2/4/2025	101001333	Adm-Postage	CERTIFIED MAILINGS -	32.97		
237330575	FOUNDERS 1905 COFFEE COMP	GJPCARD0111468	2/4/2025	101001347	Adm-Promotions	ADMIN. OFFICE COFFEE	120.00		
202936165	AMAZON.COM, INC.	GJPCARD0111470	2/4/2025	101001223	Adm-Office Supplies	MEDICINE PACKETS	94.50		
710415188	WAL-MART STORES, INC.	GJPCARD0111503	2/4/2025	101001347	Adm-Promotions	LEADERSHIP	86.11		
VEN011261	OBERERS FLOWERS	GJPCARD0111528	2/4/2025	101001347	Adm-Promotions	SALES TAX	-6.59		
463115122	PATREON INC	GJPCARD0111565	2/4/2025	101001350	Adm-Sub/Dues/Members	ADMIN.	100.70		
042723701	PANERA, LLC	GJPCARD0111566	2/4/2025	101001347	Adm-Promotions	ADMIN. COMMS LUNCH	41.03		
470912023	LINKEDIN CORPORATION	GJPCARD0111589	2/4/2025	101001350	Adm-Sub/Dues/Members	ADMIN.	74.89		
760206539	KOLACHE FACTORY INC	GJPCARD0111614	2/4/2025	101001347	Adm-Promotions	LEADERSHIP MEETING	114.83		
873249417	SALADWORKS HAMILTON	GJPCARD0111615	2/4/2025	101001347	Adm-Promotions	LUNCH - MAYOR, LEGAL,	41.69		
VEN011261	OBERERS FLOWERS	GJPCARD0111620	2/4/2025	101001347	Adm-Promotions	FUNERAL FLOWERS -	94.49		
820544687	AMAZON.COM, INC.	GJPCARD0111628	2/4/2025	101001224	Adm-Operating Supplies	OFFICE CHAIRS.	269.94		
202936165	AMAZON.COM, INC.	GJPCARD0111634	2/4/2025	101001223	Adm-Office Supplies	MANAGER/LEADERSHIP	89.99		
VEN000416	CLANCYS INC	GJPCARD0111639	2/4/2025	101001347	Adm-Promotions	FINANCE LUNCH	43.52		
202936165	AMAZON.COM, INC.	GJPCARD0111640	2/4/2025	101001224	Adm-Operating Supplies	CHRISTMAS TREE	30.99		
202936165	AMAZON.COM, INC.	GJPCARD0111646	2/4/2025	101001224	Adm-Operating Supplies	CHRISTMAS ORNAMENT	39.99		
202936165	AMAZON.COM, INC.	GJPCARD0111663	2/4/2025	101001223	Adm-Office Supplies	MANAGER/LEADERSHIP	17.74		
VEN001536	PAYPAL	GJPCARD0111687	2/4/2025	101001224	Adm-Operating Supplies	PAYPAL	4.20		
Subtotal for Administration							1,795.53		
Police									
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111216	2/4/2025	101002224	Police-Operating Supplies	COFFEE AND FILTERS	13.01		
VEN000539	DENISON PARKING INC	GJPCARD0111218	2/4/2025	101002334	Police-	PARKING FOR	30.00		
VEN000539	DENISON PARKING INC	GJPCARD0111234	2/4/2025	101002334	Police-	PARKING FOR	30.00		
VEN000539	DENISON PARKING INC	GJPCARD0111243	2/4/2025	101002334	Police-	PARKING FOR	34.00		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0111247	2/4/2025	101002360	Police-Vehicle Repair	BODY SHOP LABOR,	1,114.80		
VEN000539	DENISON PARKING INC	GJPCARD0111249	2/4/2025	101002334	Police-	PARKING FOR	25.00		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 2 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Police									
473175020	CHICALL, LLC	GJPCARD0111252	2/4/2025	101002333	Police-Postage	SHIPPING	21.75		
812983623	CONDUENT BUSINESS SERVIC	GJPCARD0111254	2/4/2025	101002334	Police-	PARKING FOR	7.00		
812983623	CONDUENT BUSINESS SERVIC	GJPCARD0111255	2/4/2025	101002334	Police-	PARKING FOR	8.75		
208789885	RAY ALLEN MANUFACTURING	GJPCARD0111268	2/4/2025	101002355	Police-K-9 Maint	CREDIT- RETURNED	-337.04		
202936165	AMAZON.COM, INC.	GJPCARD0111275	2/4/2025	101002472	Police-Equipment	CSO EQUIPMENT	81.82		
465267885	HARRAHS LAS VEGAS LLC	GJPCARD0111277	2/4/2025	101002334	Police-	HOTEL FOR	563.48		
880097966	HARRAHS LAS VEGAS LLC	GJPCARD0111281	2/4/2025	101002334	Police-	FOOD DURING	7.10		
VEN000908	HOST INTERNATIONAL INC	GJPCARD0111282	2/4/2025	101002334	Police-	FOOD DURING	54.20		
202936165	AMAZON.COM, INC.	GJPCARD0111287	2/4/2025	101002472	Police-Equipment	CSO EQUIPMENT	115.96		
844491780	LOVE FROM MISSION JV , L	GJPCARD0111292	2/4/2025	101002334	Police-	FOOD DURING	28.80		
465267885	HARRAHS LAS VEGAS LLC	GJPCARD0111296	2/4/2025	101002334	Police-	HOTEL FOR	563.48		
880097966	HARRAHS LAS VEGAS LLC	GJPCARD0111297	2/4/2025	101002334	Police-	FOOD DURING	7.10		
VEN000992	INDIANAPOLIS AIRPORT AUTH	GJPCARD0111298	2/4/2025	101002334	Police-	PARKING FOR TRAVEL-	92.00		
833175141	JUSTICE CLEARINGHOUSE	GJPCARD0111306	2/4/2025	101002334	Police-	NACA ACO L LL	709.02		
202936165	AMAZON.COM, INC.	GJPCARD0111308	2/4/2025	101002224	Police-Operating Supplies	5-TACTICAL GEAR	197.50		
202936165	AMAZON.COM, INC.	GJPCARD0111312	2/4/2025	101002224	Police-Operating Supplies	10-USB MEMORY CARDS	74.90		
202936165	AMAZON.COM, INC.	GJPCARD0111313	2/4/2025	101002224	Police-Operating Supplies	CAMERAS, USB CARD	2,223.55		
202936165	AMAZON.COM, INC.	GJPCARD0111314	2/4/2025	101002224	Police-Operating Supplies	4 -LEATHER OFFICE	406.00		
880103265	WHITTLESEA BLUE CAB COM	GJPCARD0111317	2/4/2025	101002334	Police-	TRANSPORTATION	42.09		
880097966	HARRAHS LAS VEGAS LLC	GJPCARD0111320	2/4/2025	101002334	Police-	FOOD DURING	7.10		
VEN000388	CHIPOTLE MEXICAN GRILL	GJPCARD0111321	2/4/2025	101002334	Police-	FOOD DURING	26.34		
880441266	NIGHT MARKET LLC	GJPCARD0111325	2/4/2025	101002334	Police-	FOOD DURING	59.50		
742158707	NATIONAL ANIMAL CARE AND	GJPCARD0111333	2/4/2025	101002350	Police-Subscriptions/Dues	MEMBERSHIP JOIN FEE	25.00		
880441266	NIGHT MARKET LLC	GJPCARD0111336	2/4/2025	101002334	Police-	FOOD DURING	53.71		
384061754	ARLO TECHNOLOGIES, INC.	GJPCARD0111349	2/4/2025	101002350	Police-Subscriptions/Dues	MONTHLY STATEMENT	61.95		
VEN004513	Evident	GJPCARD0111352	2/4/2025	101002224	Police-Operating Supplies	SHIPPING FOR EVIDENT	22.91		
264646019	SHOPIFY PAYMENTS (USA) I	GJPCARD0111365	2/4/2025	101002334	Police-	GRANT TRAINING	1,785.00		
880441266	NIGHT MARKET LLC	GJPCARD0111366	2/4/2025	101002334	Police-	FOOD DURING	74.12		
VEN002073	WALGREEN CO	GJPCARD0111368	2/4/2025	101002334	Police-	FOOD DURING	16.18		
823661311	CURB MOBILITY, LLC	GJPCARD0111369	2/4/2025	101002334	Police-	TRANSPORTATION	38.51		
364873973	CABELA'S WHOLESALE, LLC	GJPCARD0111371	2/4/2025	101002355	Police-K-9 Maint	K9 KENNEL	451.24		
364873973	CABELA'S WHOLESALE, LLC	GJPCARD0111372	2/4/2025	101002355	Police-K-9 Maint	REFUND FOR CABELAS	-451.24		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 3 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Police									
VEN004513	Evident	GJPCARD0111374	2/4/2025	101002224	Police-Operating Supplies	SCALE AND DUAL	67.25		
VEN004513	Evident	GJPCARD0111375	2/4/2025	101002224	Police-Operating Supplies	EVIDENT ORDER	18.00		
VEN004513	Evident	GJPCARD0111376	2/4/2025	101002224	Police-Operating Supplies	EVIDENT ORDER	18.00		
VEN004513	Evident	GJPCARD0111377	2/4/2025	101002224	Police-Operating Supplies	WHITE FEATHER	138.00		
VEN004513	Evident	GJPCARD0111378	2/4/2025	101002224	Police-Operating Supplies	BLACK FINGERPRINT	38.75		
VEN001337	Menards	GJPCARD0111379	2/4/2025	101002224	Police-Operating Supplies	CSO GEAR AND TOTES	240.37		
351696078	AUTOMOTIVE ACTION II INC	GJPCARD0111380	2/4/2025	101002360	Police-Vehicle Repair	TIRE REPAIR	20.00		
261186682	SIRCHIE ACQUISITION COMPA	GJPCARD0111382	2/4/2025	101002224	Police-Operating Supplies	PLASTIC PHOTO	248.66		
261186682	SIRCHIE ACQUISITION COMPA	GJPCARD0111388	2/4/2025	101002224	Police-Operating Supplies	SUPPLIES FOR	86.72		
202936165	AMAZON.COM, INC.	GJPCARD0111394	2/4/2025	101002224	Police-Operating Supplies	LANYARD FOR DRONE	14.98		
954817565	VICAR OPERATING INC	GJPCARD0111402	2/4/2025	101002355	Police-K-9 Maint	ONGOING TREATMENT	6,728.02		
874762415	DTC HOSPITALITY LLC	GJPCARD0111414	2/4/2025	101002334	Police-	HOTEL FOR TRAINING-	220.00		
311451405	STOP STICK LTD	GJPCARD0111415	2/4/2025	101002334	Police-	STOP STICK TRAINING	354.00		
202936165	AMAZON.COM, INC.	GJPCARD0111422	2/4/2025	101002355	Police-K-9 Maint	CITRIC ACID - 1 POUND	9.99		
820544687	AMAZON.COM, INC.	GJPCARD0111423	2/4/2025	101002334	Police-	HAND WARMERS FOR	29.24		
202936165	AMAZON.COM, INC.	GJPCARD0111424	2/4/2025	101002355	Police-K-9 Maint	K9 PROOFING SUPPLIES	85.91		
874762415	DTC HOSPITALITY LLC	GJPCARD0111426	2/4/2025	101002334	Police-	PARKING FOR	50.00		
202936165	AMAZON.COM, INC.	GJPCARD0111431	2/4/2025	101002472	Police-Equipment	TRIPOD, VORTEX	1,141.65		
954318504	PANDA EXPRESS INC	GJPCARD0111433	2/4/2025	101002347	Police-Promotions	BURTRON- SIU LUNCH	40.22		
371652702	PHILLIPS 66 COMPANY	GJPCARD0111434	2/4/2025	101002334	Police-	FOOD FOR TRAINING-	3.73		
710727492	MURPHY OIL USA, INC.	GJPCARD0111435	2/4/2025	101002334	Police-	FOOD FOR TRAINING-	6.73		
710727492	MURPHY OIL USA, INC.	GJPCARD0111436	2/4/2025	101002226	Police-Vehicle Gas/Supplies	GAS WHILE AT	35.00		
383555823	FBI NATIONAL ACADEMY ASSO	GJPCARD0111443	2/4/2025	101002350	Police-Subscriptions/Dues	FBI INDIANA CHAPTER	125.00		
383555823	FBI NATIONAL ACADEMY ASSO	GJPCARD0111444	2/4/2025	101002350	Police-Subscriptions/Dues	GRIMES RENEWAL	125.00		
830356648	ELITE K9 INC	GJPCARD0111451	2/4/2025	101002355	Police-K-9 Maint	K9 TRAINING SUPPLIES	134.52		
202936165	AMAZON.COM, INC.	GJPCARD0111469	2/4/2025	101002224	Police-Operating Supplies	ADJUSTABLE STANDING	253.23		
VEN001820	SQUARE, INC.	GJPCARD0111472	2/4/2025	101002334	Police-	FOOD FOR TRAINING-	21.66		
454168768	TOAST, INC.	GJPCARD0111473	2/4/2025	101002334	Police-	FOOD FOR TRAINING-	24.75		
820544687	AMAZON.COM, INC.	GJPCARD0111487	2/4/2025	101002472	Police-Equipment	HOLSTER FOR NEW	57.99		
VEN010278	Tri-tech Forensics	GJPCARD0111491	2/4/2025	101002472	Police-Equipment	TOURNIQUETS (5)	766.06		
VEN002022	UNITED STATES POSTAL SERV	GJPCARD0111496	2/4/2025	101002333	Police-Postage	SHIPPING FEES-	17.50		
820544687	AMAZON.COM, INC.	GJPCARD0111506	2/4/2025	101002472	Police-Equipment	HOLSTERS FOR NEW	239.52		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 4 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Police									
814688311	PHONESKOPE LLC	GJPCARD0111515	2/4/2025	101002472	Police-Equipment	OPTIC ADAPTER,	155.96		
VEN002022	UNITED STATES POSTAL SERV	GJPCARD0111519	2/4/2025	101002333	Police-Postage	SHIPPING COSTS	28.50		
VEN006898	Supply Warehouse Inc	GJPCARD0111532	2/4/2025	101002224	Police-Operating Supplies	COFFEE, TOILET	240.51		
VEN009277	Nelson and Co LLC	GJPCARD0111537	2/4/2025	101002229	Police-Uniforms	CLOTHING FOR CSO	1,732.49		
VEN010847	Police Executive Research Forum	GJPCARD0111538	2/4/2025	101002350	Police-Subscriptions/Dues	VICKROY MEMBERSHIP	250.00		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111542	2/4/2025	101002334	Police-	SNACKS FOR WPD	83.78		
880335067	BRIDGESTONE AMERICAS, INC	GJPCARD0111544	2/4/2025	101002360	Police-Vehicle Repair	NEW TIRES AND TIRE	595.56		
VEN001922	THE HOME DEPOT	GJPCARD0111554	2/4/2025	101002472	Police-Equipment	CONTRERAS TOOLS	448.97		
721601420	AFFINIPAY LLC	GJPCARD0111555	2/4/2025	101002350	Police-Subscriptions/Dues	NATIONAL ASSOC OF	50.00		
VEN001922	THE HOME DEPOT	GJPCARD0111557	2/4/2025	101002472	Police-Equipment	REFUND FROM HOME	-229.00		
VEN001922	THE HOME DEPOT	GJPCARD0111558	2/4/2025	101002472	Police-Equipment	REFUND FOR ITEMS	-219.00		
VEN001504	Paddacks Wrecker Service	GJPCARD0111572	2/4/2025	101002360	Police-Vehicle Repair	TOWING FOR 2010	103.00		
VEN012115	ASPCA	GJPCARD0111573	2/4/2025	101002355	Police-K-9 Maint	ANIMAL POISON	100.00		
381909144	BELLE TIRE DISTRIBUTORS I	GJPCARD0111575	2/4/2025	101002360	Police-Vehicle Repair	NEW TIRES FOR 2010	951.44		
VEN001504	Paddacks Wrecker Service	GJPCARD0111580	2/4/2025	101002360	Police-Vehicle Repair	TOWING FOR 2020 JEEP	133.00		
880721965	APS HOSPITALITY INC	GJPCARD0111581	2/4/2025	101002360	Police-Vehicle Repair	HOTEL FOR VICTIM OF	141.45		
465267885	HARRAHS LAS VEGAS LLC	GJPCARD0111583	2/4/2025	101002334	Police-	HOTEL DURING	222.22		
011111111	SHOPIFY PAYMENTS (USA) IN	GJPCARD0111585	2/4/2025	101002334	Police-	BASIC CRIMINAL	850.00		
465267885	HARRAHS LAS VEGAS LLC	GJPCARD0111588	2/4/2025	101002334	Police-	HOTEL FOR	222.22		
470979240	MEYER DISTRIBUTING PARTNE	GJPCARD0111603	2/4/2025	101002472	Police-Equipment	WIPER BLADES	170.55		
202597227	GOOGLE PAYMENT CORP.	GJPCARD0111606	2/4/2025	101002349	Police-Services	MONTHLY STATEMENT	82.98		
351696078	AUTOMOTIVE ACTION II INC	GJPCARD0111607	2/4/2025	101002360	Police-Vehicle Repair	TIRE PATCH	20.00		
011111111	SHOPIFY PAYMENTS (USA) IN	GJPCARD0111609	2/4/2025	101002334	Police-	BASIC CRIMINAL	2,550.00		
952043126	FAA	GJPCARD0111617	2/4/2025	101002350	Police-Subscriptions/Dues	DRONE REGISTRATIONS	20.00		
820544687	AMAZON.COM, INC.	GJPCARD0111621	2/4/2025	101002224	Police-Operating Supplies	DIPLOMA FRAME X10	101.50		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111637	2/4/2025	101002334	Police-	FOOD FOR ESU	73.77		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111641	2/4/2025	101002334	Police-	FOOD FOR ESU	98.63		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111642	2/4/2025	101002334	Police-	FOOD FOR ESU	125.42		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111643	2/4/2025	101002334	Police-	FOOD FOR ESU	94.44		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111652	2/4/2025	101002334	Police-	FOOD FOR ESU	43.47		
202936165	AMAZON.COM, INC.	GJPCARD0111653	2/4/2025	101002224	Police-Operating Supplies	CARDSTOCK	15.62		
133550016	BERLITZ CORPORATION	GJPCARD0111662	2/4/2025	101002349	Police-Services	6 SPANISH SPEAKING	390.00		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 5 of 18

WESTFIELDIMFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Subtotal for Police							29,292.52		
Economic and Community Development									
770510487	PAYPAL	GJPCARD0111230	2/4/2025	101003338	ECD-Legal	LEGAL_HCR_BZA_43.16_	43.16		
VEN001820	SQUARE, INC.	GJPCARD0111233	2/4/2025	101003347	ECD-Promotions	COFFEE COMP PLAN -	64.20		
812983623	CONDUENT BUSINESS SERVIC	GJPCARD0111256	2/4/2025	101003334	ECD-	TRAVEL_PARKINDY_ME	2.00		
202936165	AMAZON.COM, INC.	GJPCARD0111355	2/4/2025	101003347	ECD-Promotions	PROMO_AMAZON_OUTT	155.98		
770510487	PAYPAL	GJPCARD0111358	2/4/2025	101003338	ECD-Legal	LEGAL_HCR_APC_24.94	24.94		
202936165	AMAZON.COM, INC.	GJPCARD0111408	2/4/2025	101003347	ECD-Promotions	PROMO_AMAZON_OUTE	53.57		
842071533	MAVERICK WORK WEAR INC	GJPCARD0111437	2/4/2025	101003347	ECD-Promotions	PROMO_BRUNT_OUTER	333.82		
800350420	DOXPOP, LLC	GJPCARD0111478	2/4/2025	101003338	ECD-Legal	SUPPLIES_DOXPOP_10.	10.00		
202936165	AMAZON.COM, INC.	GJPCARD0111479	2/4/2025	101003347	ECD-Promotions	PROMO_AMAZON_OUTE	158.99		
770510487	PAYPAL	GJPCARD0111592	2/4/2025	101003338	ECD-Legal	LEGAL_HCR_BZA_19.18_	19.18		
770510487	PAYPAL	GJPCARD0111593	2/4/2025	101003338	ECD-Legal	LEGAL_HCR_APC_26.86	26.86		
462967004	FINNER LLC	GJPCARD0111671	2/4/2025	101003347	ECD-Promotions	PROMO_LUNCH_TEAME	160.28		
Subtotal for Economic and Community Development							1,052.98		
F and E									
VEN001337	Menards	GJPCARD0111213	2/4/2025	101004224	F and E- Operating Supplies	CSC /BOLTS LADDER	125.48		
VEN006898	Supply Warehouse Inc	GJPCARD0111237	2/4/2025	101004224	F and E- Operating Supplies	DISH SOAP STREET	83.83		
820544687	AMAZON.COM, INC.	GJPCARD0111238	2/4/2025	101004349	F and E-Services	BOOKSHELF FOR	167.99		
820544687	AMAZON.COM, INC.	GJPCARD0111273	2/4/2025	101004349	F and E-Services	DESK FOR MAYOR	279.99		
453254103	PAYNEARME MT, INC.	GJPCARD0111335	2/4/2025	101004342	F and E-Water/Sewer	PSB WATER SEWER	1,539.95		
VEN002125	Wheeling Park Commission	GJPCARD0111406	2/4/2025	101004334	F and E-Travel/Training	EVENT MANAGEMENT	37.83		
VEN002125	Wheeling Park Commission	GJPCARD0111447	2/4/2025	101004334	F and E-Travel/Training	DINING DURING EVENT	79.00		
VEN002097	Westfield Chamber Of Commerce	GJPCARD0111471	2/4/2025	101004347	F and E-Promotions	CHAMBER OF	360.00		
VEN001337	Menards	GJPCARD0111480	2/4/2025	101004343	F and E-Building Maint	CSC FIR AIR UNIT	14.99		
VEN002125	Wheeling Park Commission	GJPCARD0111481	2/4/2025	101004334	F and E-Travel/Training	EVENT MANAGEMENT	7.48		
VEN001337	Menards	GJPCARD0111502	2/4/2025	101004343	F and E-Building Maint	PW SALT/GAR DOOR	70.10		
851332059	NHB LLC	GJPCARD0111511	2/4/2025	101004334	F and E-Travel/Training	DINING DURING EVENT	63.00		
VEN002125	Wheeling Park Commission	GJPCARD0111533	2/4/2025	101004334	F and E-Travel/Training	EVENT MANAGEMENT	7.48		
VEN002125	Wheeling Park Commission	GJPCARD0111541	2/4/2025	101004334	F and E-Travel/Training	DINING DURING EVENT	22.00		
VEN001337	Menards	GJPCARD0111577	2/4/2025	101004343	F and E-Building Maint	KEY SETS FOR CSC	79.01		
870282025	CRICUT, INC.	GJPCARD0111579	2/4/2025	101004350	F and E-Subscriptions/Dues	CRICUT DESIGN	102.59		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 6 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
F and E									
351990539	CEM	GJPCARD0111598	2/4/2025	101004343	F and E-Building Maint	BLINDS	240.00		
VEN006898	Supply Warehouse Inc	GJPCARD0111600	2/4/2025	101004224	F and E- Operating Supplies	CSC CLEANING/RR	574.14		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111613	2/4/2025	101004347	F and E-Promotions	CUPS FOR STAFF	14.37		
262104214	WIX.COM LUXEMBOURG SARL	GJPCARD0111644	2/4/2025	101004349	F and E-Services	WESTFIELD WELCOME	119.88		
Subtotal for F and E							3,989.11		
Parks									
560748358	LOWES COMPANIES, INC.	GJPCARD0111227	2/4/2025	101005224	Parks-Operating Supplies	SHRINK WRAP PALLETS	149.90		
844332073	WESTFIELD ACE, LLC	GJPCARD0111267	2/4/2025	101005224	Parks-Operating Supplies	VALVE FOR WATER	9.71		
560748358	LOWES COMPANIES, INC.	GJPCARD0111283	2/4/2025	101005224	Parks-Operating Supplies	GRAND JUNCTION	807.00		
844332073	WESTFIELD ACE, LLC	GJPCARD0111327	2/4/2025	101005224	Parks-Operating Supplies	1/4 INCH - RATCHETS	38.86		
560748358	LOWES COMPANIES, INC.	GJPCARD0111342	2/4/2025	101005224	Parks-Operating Supplies	SPACE HEATERS	299.94		
202936165	AMAZON.COM, INC.	GJPCARD0111364	2/4/2025	101005228	Parks-Signs and Posts	SIGN BRACKETS FOR	208.50		
560748358	LOWES COMPANIES, INC.	GJPCARD0111455	2/4/2025	101005224	Parks-Operating Supplies	GJ SUPPLIES	79.92		
VEN001277	Macallister Machinery Co	GJPCARD0111501	2/4/2025	101005472	Parks-Equipment	KUBOTA RTV - PARTS	273.37		
VEN000977	Indiana Parks and Recreation Assoc	GJPCARD0111529	2/4/2025	101005334	Parks-	CPSI COURSE FOR	575.00		
VEN000977	Indiana Parks and Recreation Assoc	GJPCARD0111530	2/4/2025	101005334	Parks-	IPRA PROGRAMMING	25.00		
901016978	ASPIRE PROPERTY INTELLIGE	GJPCARD0111632	2/4/2025	101005472	Parks-Equipment	PROPERTY INTEL	64.35		
VEN011808	PIP Printing	GJPCARD0111669	2/4/2025	101005228	Parks-Signs and Posts	RINK SIGNAGE	910.27		
VEN001417	Napa Auto Parts	GJPCARD0111688	2/4/2025	101005472	Parks-Equipment	WESTFIELD NAPA	36.09		
Subtotal for Parks							3,477.91		
Economic Dev									
455289172	TOAST INC	GJPCARD0111260	2/4/2025	101006347	Economic Dev-Promotions	MEETING WITH	27.45		
VEN002029	URBAN LAND INSTITUTE	GJPCARD0111271	2/4/2025	101006334	Economic Dev-Travel/Training	REGISTRATION - URBAN	635.00		
VEN001820	SQUARE, INC.	GJPCARD0111291	2/4/2025	101006347	Economic Dev-Promotions	INTRODUCTORY	4.54		
VEN001820	SQUARE, INC.	GJPCARD0111405	2/4/2025	101006347	Economic Dev-Promotions	MEETING WITH LOCAL	6.48		
VEN000090	AMERICAN AIRLINES	GJPCARD0111416	2/4/2025	101006334	Economic Dev-Travel/Training	FLIGHT - KOREA TRIP	4,664.91		
VEN000944	IN ASSN CITIES & TOWNS	GJPCARD0111448	2/4/2025	101006334	Economic Dev-Travel/Training	AIM DEVELOPMENT	25.00		
830522225	JUNIPER ON MAIN INC	GJPCARD0111449	2/4/2025	101006334	Economic Dev-Travel/Training	LUNCH FOR ECONOMIC	145.94		
042896127	STAPLES INC	GJPCARD0111504	2/4/2025	101006334	Economic Dev-Travel/Training	STICKY EASEL PAPER -	42.79		
650483737	CNU	GJPCARD0111559	2/4/2025	101006350	Economic Dev-Subscrip/Dues	CONGRESS FOR THE	500.00		
061578063	HIGHER ONE INC.	GJPCARD0111560	2/4/2025	101006334	Economic Dev-Travel/Training	LAUREN WAHL - BALL	745.00		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 7 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Economic Dev									
300103185	FULLSTEAM OPERATIONS LLC	GJPCARD0111630	2/4/2025	101006350	Economic Dev-Subscrip/Dues	MEMBERSHIP - INDIANA	85.00		
Subtotal for Economic Dev							6,882.11		
Informatics									
VEN000388	CHIPOTLE MEXICAN GRILL	GJPCARD0111226	2/4/2025	101007347	IT-Promotion	WORKING LUNCH:	45.02		
825311431	SLASHDEVSLASHFINANCE INC	GJPCARD0111263	2/4/2025	101007389	IT-Software Licensing	CLEANBROWSING	450.00		
202936165	AMAZON.COM, INC.	GJPCARD0111264	2/4/2025	101007451	IT-Computer/Equip	JLAB WIRELESS	49.99		
VEN000660	ESRI	GJPCARD0111265	2/4/2025	101007332	IT-Cell Phones	CASE	450.00		
202936165	AMAZON.COM, INC.	GJPCARD0111266	2/4/2025	101007224	IT-Operating Supplies	IT-Operating Supplies	29.43		
VEN000533	DELTA AIRLINES INC	GJPCARD0111278	2/4/2025	101007334	IT-Travel/Training/Seminars	ROTARY	820.01		
820544687	AMAZON.COM, INC.	GJPCARD0111279	2/4/2025	101007451	IT-Computer/Equip	IPAD ACCESSORY:	71.00		
202936165	AMAZON.COM, INC.	GJPCARD0111302	2/4/2025	101007451	IT-Computer/Equip	1X USB-C VIDEO CABLE	17.91		
202936165	AMAZON.COM, INC.	GJPCARD0111326	2/4/2025	101007334	IT-Travel/Training/Seminars	PRE-CONFERENCE -	26.74		
202936165	AMAZON.COM, INC.	GJPCARD0111338	2/4/2025	101007451	IT-Computer/Equip	DYMO LABELS AND 4TB	266.60		
202936165	AMAZON.COM, INC.	GJPCARD0111339	2/4/2025	101007223	IT-Office Supplies	RHINO LABEL MAKER	300.24		
881579289	DON RIGO 2 INC	GJPCARD0111340	2/4/2025	101007347	IT-Promotion	GRAND PARK SWITCH	65.75		
202936165	AMAZON.COM, INC.	GJPCARD0111341	2/4/2025	101007451	IT-Computer/Equip	IPHONE ACCESSORY:	31.90		
820544687	AMAZON.COM, INC.	GJPCARD0111353	2/4/2025	101007451	IT-Computer/Equip	HARDWARE FEE:	17.99		
202936165	AMAZON.COM, INC.	GJPCARD0111367	2/4/2025	101007223	IT-Office Supplies	DYMO LABEL	57.86		
202936165	AMAZON.COM, INC.	GJPCARD0111395	2/4/2025	101007451	IT-Computer/Equip	SPARE ARRAY DRIVES	123.74		
453481385	GO DADDY OPERATING COMPAN	GJPCARD0111396	2/4/2025	101007389	IT-Software Licensing	WEBSITE FEE: EMAIL	146.04		
453481385	GO DADDY OPERATING COMPAN	GJPCARD0111397	2/4/2025	101007389	IT-Software Licensing	DOMAIN RENEWAL FEE:	35.16		
202936165	AMAZON.COM, INC.	GJPCARD0111428	2/4/2025	101007451	IT-Computer/Equip	SPARE ARRAY DRIVES	240.00		
843871927	LOS AGAVE	GJPCARD0111456	2/4/2025	101007347	IT-Promotion	WORKING MEETING:	136.97		
611648780	ZOOM VIDEO COMMUNICATIONS	GJPCARD0111458	2/4/2025	101007389	IT-Software Licensing	SOFTWARE RENEWAL:	140.00		
202936165	AMAZON.COM, INC.	GJPCARD0111459	2/4/2025	101007451	IT-Computer/Equip	NETWORK PATCH	131.32		
202936165	AMAZON.COM, INC.	GJPCARD0111463	2/4/2025	101007451	IT-Computer/Equip	HARDWARE: 10GB SFP	149.66		
VEN000969	Indiana Geographic Information	GJPCARD0111464	2/4/2025	101007334	IT-Travel/Training/Seminars	STATE GIS	325.00		
202936165	AMAZON.COM, INC.	GJPCARD0111494	2/4/2025	101007451	IT-Computer/Equip	HARDWARE: DVR	187.99		
VEN004277	Server supply.com	GJPCARD0111497	2/4/2025	101007451	IT-Computer/Equip	SWITCH RAILS	66.50		
942819853	AUTODESK INC.	GJPCARD0111498	2/4/2025	101007389	IT-Software Licensing	SOFTWARE RENEWAL:	27,199.40		
453481385	GO DADDY OPERATING COMPAN	GJPCARD0111499	2/4/2025	101007389	IT-Software Licensing	WEBSITE FEE:	55.16		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 8 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Informatics									
202936165	AMAZON.COM, INC.	GJPCARD0111500	2/4/2025	101007334	IT-Travel/Training/Seminars	TRAINING FEE: BOOK	80.79		
202936165	AMAZON.COM, INC.	GJPCARD0111522	2/4/2025	101007451	IT-Computer/Equip	NETWORK PATCH	187.99		
820544687	AMAZON.COM, INC.	GJPCARD0111526	2/4/2025	101007451	IT-Computer/Equip	5X WIRELESS MICE	69.90		
811335285	WASABI TECHNOLOGIES	GJPCARD0111545	2/4/2025	101007349	IT-Services	MONTHLY RENEWAL	292.02		
202936165	AMAZON.COM, INC.	GJPCARD0111546	2/4/2025	101007451	IT-Computer/Equip	NETWORK PATCH	200.96		
820544687	AMAZON.COM, INC.	GJPCARD0111582	2/4/2025	101007451	IT-Computer/Equip	NETWORK PATCH	189.52		
813206627	BOSTON ACADEMIC PUBLISHI	GJPCARD0111602	2/4/2025	101007334	IT-Travel/Training/Seminars	TRAINING FEE: BOOK	102.49		
202936165	AMAZON.COM, INC.	GJPCARD0111618	2/4/2025	101007451	IT-Computer/Equip	IPAD CASE	26.99		
VEN012008	Indiana State University	GJPCARD0111619	2/4/2025	101007334	IT-Travel/Training/Seminars	TRAINING FEE: FEE FOR	4,716.00		
812340430	HEARTLAND PAYMENT SYSTEMS	GJPCARD0111622	2/4/2025	101007334	IT-Travel/Training/Seminars	TRAINING FEE: FEE TO	139.12		
VEN003379	LIQUIDFILES	GJPCARD0111623	2/4/2025	101007389	IT-Software Licensing	SOFTWARE	569.00		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0111627	2/4/2025	101007389	IT-Software Licensing	SOFTWARE	3,782.25		
450479415	BLUESNAP INC	GJPCARD0111673	2/4/2025	101007451	IT-Computer/Equip	NETWORK SCANNING	629.00		
770493581	GOOGLE LLC	GJPCARD0111679	2/4/2025	101007389	IT-Software Licensing	COUNCIL GSUITE	68.74		
202936165	AMAZON.COM, INC.	GJPCARD0111684	2/4/2025	101007451	IT-Computer/Equip	1X USB HUB WITH	19.99		
Subtotal for Informatics							42,712.14		
Clerk Treasurer									
814397272	TI-KO INC	GJPCARD0111556	2/4/2025	101008347	CT-Promotions	CT-Promotions	31.44		
VEN000708	FIRST WATCH	GJPCARD0111574	2/4/2025	101008347	CT-Promotions	CT-Promotions	44.99		
Subtotal for Clerk Treasurer							76.43		
Mayor									
462967004	FINNER LLC	GJPCARD0111315	2/4/2025	101009347	Mayor-Promotions	WORKING LUNCH -	16.99		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111316	2/4/2025	101009347	Mayor-Promotions	REFRESHMENTS FOR	20.73		
VEN004809	OneZone	GJPCARD0111334	2/4/2025	101009347	Mayor-Promotions	ONE ZONE, EGGS	35.00		
522055918	MARRIOTT INTERNATIONAL AD	GJPCARD0111385	2/4/2025	101009334	Mayor-	LODGING FOR MAYOR	2,421.91		
522055918	MARRIOTT INTERNATIONAL AD	GJPCARD0111413	2/4/2025	101009347	Mayor-Promotions	MEAL EXPENSE - 1/18 -	36.80		
VEN000090	AMERICAN AIRLINES	GJPCARD0111418	2/4/2025	101009334	Mayor-	AMERICAN AIRLINES	4,664.91		
VEN000992	INDIANAPOLIS AIRPORT AUTH	GJPCARD0111419	2/4/2025	101009334	Mayor-	PARKING FEE FOR	92.00		
522055918	MARRIOTT INTERNATIONAL AD	GJPCARD0111430	2/4/2025	101009334	Mayor-	LUNCH FOR MAYOR	22.70		
VEN001820	SQUARE, INC.	GJPCARD0111454	2/4/2025	101009347	Mayor-Promotions	MEAL EXPENSE - 1/18 -	30.49		
813206627	BOSTON ACADEMIC PUBLISHI	GJPCARD0111467	2/4/2025	101009334	Mayor-	INFORMATION SYSTEMS	38.34		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111527	2/4/2025	101009347	Mayor-Promotions	REFRESHMENTS FOR	23.98		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 9 of 18

WESTFIELDIMFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Mayor									
VEN000667	EVENTBRITE INC.	GJPCARD0111601	2/4/2025	101009347	Mayor-Promotions	INDY CHAMBER TICKET	17.85		
274749749	TOAST INC	GJPCARD0111659	2/4/2025	101009347	Mayor-Promotions	MAYOR BREAKFAST	83.71		
VEN002896	HILTON	GJPCARD0111689	2/4/2025	101009334	Mayor-	HILTON	35.00		
Subtotal for Mayor							7,540.41		
City Council									
202425418	STUDENT IMPACT OF WESTFIE	GJPCARD0111229	2/4/2025	101010347	City Council-Promotions	COUNCIL ATTENDING	900.00		
Subtotal for City Council							900.00		
Public Works									
VEN001337	Menards	GJPCARD0111212	2/4/2025	101013224	PW-Operating Supplies	SHOP VAC FILTER	14.99		
874180750	CHARWEST LLC	GJPCARD0111217	2/4/2025	101013347	PW-Promotions	JANUARY BIRTHDAY	208.00		
133139732	TRACTOR SUPPLY CO	GJPCARD0111242	2/4/2025	101013224	PW-Operating Supplies	SIGN BASE PAINT	31.98		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111276	2/4/2025	101013224	PW-Operating Supplies	SHOP TOWELS - INV.	75.96		
261081729	BOOT BARN, INC	GJPCARD0111307	2/4/2025	101013229	PW-Uniforms	SUTTLES BOOTS	166.49		
261081729	BOOT BARN, INC	GJPCARD0111309	2/4/2025	101013229	PW-Uniforms	LOSURE BOOTS	134.99		
844332073	WESTFIELD ACE, LLC	GJPCARD0111323	2/4/2025	101013224	PW-Operating Supplies	WATER TANK REPAIR	13.73		
202936165	AMAZON.COM, INC.	GJPCARD0111328	2/4/2025	101013224	PW-Operating Supplies	SHOVELS	91.18		
201083890	TEXAS ROADHOUSE INC	GJPCARD0111391	2/4/2025	101013347	PW-Promotions	ENGINEERING	60.11		
VEN008108	Kimball Midwest	GJPCARD0111446	2/4/2025	101013224	PW-Operating Supplies	SHOP SUPPLIES	705.70		
844332073	WESTFIELD ACE, LLC	GJPCARD0111457	2/4/2025	101013224	PW-Operating Supplies	CEMENT PRIMER FOR	12.59		
844332073	WESTFIELD ACE, LLC	GJPCARD0111492	2/4/2025	101013224	PW-Operating Supplies	SHOP SUPP (HOSE BIB,	28.75		
VEN007500	BAMWX LLC	GJPCARD0111505	2/4/2025	101013350	PW-Subs/Dues	WEATHER SERVICE FOR	1,310.00		
261081729	BOOT BARN, INC	GJPCARD0111525	2/4/2025	101013229	PW-Uniforms	BOOTS FOR WES	200.05		
843871927	LOS AGAVE	GJPCARD0111561	2/4/2025	101013347	PW-Promotions	STAFF LUNCH	378.20		
133139732	TRACTOR SUPPLY CO	GJPCARD0111570	2/4/2025	101013229	PW-Uniforms	WORK WINTER JACKET	128.39		
933355248	PERSEUS PAYMENTS	GJPCARD0111591	2/4/2025	101013224	PW-Operating Supplies	SNOW BLOWERS	2,844.11		
VEN001820	SQUARE, INC.	GJPCARD0111624	2/4/2025	101013347	PW-Promotions	PW SNOW CREW	173.29		
VEN007922	Kroger Limited Partnership	GJPCARD0111625	2/4/2025	101013347	PW-Promotions	PW SNOW CREW	44.93		
863357429	BRIDGESTONE RESTAURANT GR	GJPCARD0111626	2/4/2025	101013347	PW-Promotions	PW SNOW CREW	152.38		
VEN001337	Menards	GJPCARD0111635	2/4/2025	101013224	PW-Operating Supplies	HEATERS FOR SHOP.	579.79		
454168768	TOAST, INC.	GJPCARD0111645	2/4/2025	101013347	PW-Promotions	SODA FOR SHIFT	26.10		
VEN001337	Menards	GJPCARD0111650	2/4/2025	101013343	PW-Bldg Maint	PORTS SALT BARN	5.38		
454168768	TOAST, INC.	GJPCARD0111660	2/4/2025	101013347	PW-Promotions	PIZZA FOR SHIFT	202.54		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 10 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Public Works									
202936165	AMAZON.COM, INC.	GJPCARD0111678	2/4/2025	101013224	PW-Operating Supplies	LENS WIPES SAFETY	26.95		
VEN003222	DUNKIN DONUTS	GJPCARD0111690	2/4/2025	101013347	PW-Promotions	DUNKIN DONUTS	40.47		
VEN003132	Starbucks	GJPCARD0111691	2/4/2025	101013347	PW-Promotions	STARBUCKS	43.60		
Subtotal for Public Works							7,700.65		
Communications									
853082781	OPENAI, LLC	GJPCARD0111214	2/4/2025	101020350	Comm-Dues membership	GENERATIVE TEXT	20.00		
201665019	FACEBOOK INC.	GJPCARD0111215	2/4/2025	101020347	Comm-Promotions	FACEBOOK MARKETING	22.89		
VEN000135	APPLE, INC. USA RETAIL	GJPCARD0111225	2/4/2025	101020350	Comm-Dues membership	MAPPING AND FLIGHT	26.74		
VEN012260	TRUE GRIT TEXTURE	GJPCARD0111231	2/4/2025	101020350	Comm-Dues membership	TEXTURE PACKS FOR	665.60		
273918344	SKILLSHARE, INC.	GJPCARD0111232	2/4/2025	101020350	Comm-Dues membership	EDUCATIONAL	100.73		
582554149	THE ROCKET SCIENCE GROUP,	GJPCARD0111293	2/4/2025	101020350	Comm-Dues membership	E-NEWSLETTER AND	110.00		
201665019	FACEBOOK INC.	GJPCARD0111295	2/4/2025	101020347	Comm-Promotions	ADVERTISING	21.00		
VEN011808	PIP Printing	GJPCARD0111359	2/4/2025	101020337	Comm-Printing	BUSINESS CARDS AND	688.31		
262104214	WIX.COM LUXEMBOURG SARL	GJPCARD0111409	2/4/2025	101020350	Comm-Dues membership	2 YEAR DOMAIN	62.50		
VEN011967	Gannett Indiana Kentucky LocaliQ	GJPCARD0111411	2/4/2025	101020350	Comm-Dues membership	INDY STAR	19.99		
VEN000090	AMERICAN AIRLINES	GJPCARD0111412	2/4/2025	101020334	Comm- Training	AMERICAN AIRLINES RT	4,664.91		
VEN001820	SQUARE, INC.	GJPCARD0111483	2/4/2025	101020347	Comm-Promotions	REFRESHMENTS FOR	250.00		
VEN011808	PIP Printing	GJPCARD0111484	2/4/2025	101020337	Comm-Printing	QUARTERLY MAILER	972.10		
VEN011808	PIP Printing	GJPCARD0111485	2/4/2025	101020337	Comm-Printing	POLICE BUSINESS	262.48		
VEN011808	PIP Printing	GJPCARD0111486	2/4/2025	101020337	Comm-Printing	ED BUSINESS	95.81		
202936165	AMAZON.COM, INC.	GJPCARD0111518	2/4/2025	101020223	Comm- Office supp	DISPLAY HOLDERS	22.99		
391837105	4IMPRINT, INC	GJPCARD0111524	2/4/2025	101020347	Comm-Promotions	AWARDS	327.83		
262104214	WIX.COM LUXEMBOURG SARL	GJPCARD0111568	2/4/2025	101020349	Comm-Services	PHOTOGRAPHY	600.00		
202936165	AMAZON.COM, INC.	GJPCARD0111569	2/4/2025	101020223	Comm- Office supp	2025 CALENDAR	13.99		
770510487	PAYPAL	GJPCARD0111594	2/4/2025	101020347	Comm-Promotions	ICE RIBBON HAMILTON	345.00		
770510487	PAYPAL	GJPCARD0111595	2/4/2025	101020347	Comm-Promotions	WESTFIELD IN LIGHTS	530.00		
271771199	PRINTBEAR, LLC	GJPCARD0111599	2/4/2025	101020337	Comm-Printing	WINDOW DECALS AND	397.00		
131582190	PUBLIC RELATIONS SOCIETY	GJPCARD0111664	2/4/2025	101020334	Comm- Training	REGISTRATION FOR	749.00		
812151656	HILTON WORLDWIDE	GJPCARD0111682	2/4/2025	101020334	Comm- Training	ROOM CONFIRMATION	335.10		
362837061	LAWRENCE RAGAN COMMUNICA	GJPCARD0111683	2/4/2025	101020334	Comm- Training	RAGAN	2,799.00		
201665019	FACEBOOK INC.	GJPCARD0111686	2/4/2025	101020347	Comm-Promotions	META ADVERTISING	7.61		
Subtotal for Communications							14,110.58		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 11 of 18

WESTFIELDMFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Human Resources									
462967004	FINNER LLC	GJPCARD0111540	2/4/2025	101022347	HR- Promotions	20250113 NEW HIRE	205.00		
351337046	BARDACH AWARDS INC	GJPCARD0111636	2/4/2025	101022347	HR- Promotions	EMPLOYEE	2,306.27		
260129478	INDEED, INC.	GJPCARD0111680	2/4/2025	101022347	HR- Promotions	RECRUITMENT	200.00		
Subtotal for Human Resources							2,711.27		
Subtotal for Fund 101 General							122,241.64		
Fund No. Fund Name									
103 Fire Operating									
Fire									
202936165	AMAZON.COM, INC.	GJPCARD0111209	2/4/2025	103012224	Fire-Operating Supplies	PICTURE FRAMES	33.99		
954604723	TELEFLORA LLC	GJPCARD0111210	2/4/2025	103012347	Fire-Promotions	SYMPATHY FLOWERS	70.56		
481269700	PLATINUM EDUCATIONAL GRO	GJPCARD0111220	2/4/2025	103012334	Fire-Travel/Training/Seminars	M. BERNATH LIFE LINE	90.00		
481269700	PLATINUM EDUCATIONAL GRO	GJPCARD0111221	2/4/2025	103012334	Fire-Travel/Training/Seminars	L. CICHENAS LIFE LINE	90.00		
VEN011967	Gannett Indiana Kentucky LocaliQ	GJPCARD0111222	2/4/2025	103012350	Fire-Subscriptions/Dues	INDY STAR	19.99		
202597227	GOOGLE PAYMENT CORP.	GJPCARD0111224	2/4/2025	103012349	Fire-Services	YOUTUBE TV	122.97		
VEN006898	Supply Warehouse Inc	GJPCARD0111228	2/4/2025	103012224	Fire-Operating Supplies	LAUNDRY DETERGENT	57.38		
1216563227		GJPCARD0111235	2/4/2025	103012349	Fire-Services	SOFTWARE FOR	129.99		
943225917	HAMMERHEAD INDUSTRIES IN	GJPCARD0111236	2/4/2025	103012224	Fire-Operating Supplies	GEAR KEEPERS	30.00		
VEN012187	INTERNATIONAL TRANSACTION	GJPCARD0111244	2/4/2025	103012349	Fire-Services	INT CHARGE	0.21		
654706886		GJPCARD0111245	2/4/2025	103012350	Fire-Subscriptions/Dues	EMS SUBSCRIPTION	20.88		
VEN001337	Menards	GJPCARD0111246	2/4/2025	103012343	Fire-Building Maintenance	ST81SINK REPAIR	33.96		
833052786	FOAMFRAT LLC	GJPCARD0111248	2/4/2025	103012350	Fire-Subscriptions/Dues	YEARLY SUBSCRIPTION	159.99		
VEN001698	Rogue Fitness	GJPCARD0111253	2/4/2025	103012472	Fire-Equip	GYM EQUIPMENT	629.79		
202936165	AMAZON.COM, INC.	GJPCARD0111257	2/4/2025	103012223	Fire-Office Supplies	PAPER FILE	19.99		
203103307	DREAMSEATS LLC	GJPCARD0111269	2/4/2025	103012472	Fire-Equip	FURNITURE HQ	2,193.00		
820544687	AMAZON.COM, INC.	GJPCARD0111274	2/4/2025	103012224	Fire-Operating Supplies	ENVELOPES	34.18		
262188108	WAYFAIR LLC	GJPCARD0111280	2/4/2025	103012343	Fire-Building Maintenance	DESK/CHAIR W. RIPPY	479.81		
202936165	AMAZON.COM, INC.	GJPCARD0111284	2/4/2025	103012224	Fire-Operating Supplies	DOLLY	133.68		
VEN006898	Supply Warehouse Inc	GJPCARD0111285	2/4/2025	103012224	Fire-Operating Supplies	HQ SUPPLIES	987.01		
202936165	AMAZON.COM, INC.	GJPCARD0111286	2/4/2025	103012224	Fire-Operating Supplies	PAPER TWL KEYS	17.98		
VEN001337	Menards	GJPCARD0111289	2/4/2025	103012343	Fire-Building Maintenance	SPLIT -	15.33		
VEN001337	Menards	GJPCARD0111290	2/4/2025	103012343	Fire-Building Maintenance	SPLIT - TEFLON TAPE	21.24		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 12 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
103 Fire Operating									
Fire									
770510487	PAYPAL	GJPCARD0111294	2/4/2025	103012472	Fire-Equip	TRT EQUIPMENT	774.63		
VEN001337	Menards	GJPCARD0111299	2/4/2025	103012334	Fire-Travel/Training/Seminars	OSB SHEATHING	2,471.52		
205359204	FUERST GROUP INC.	GJPCARD0111300	2/4/2025	103012229	Fire-Uniforms	DUTY BOOTS SZ14	107.50		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111301	2/4/2025	103012360	Fire-Vehicle Maint	BATTERY	64.08		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111304	2/4/2025	103012360	Fire-Vehicle Maint	CORE	-10.00		
VEN001337	Menards	GJPCARD0111318	2/4/2025	103012334	Fire-Travel/Training/Seminars	SAND	69.60		
131102020	THE NEW YORK TIMES COMPAN	GJPCARD0111319	2/4/2025	103012350	Fire-Subscriptions/Dues	NEW YORK TIMES	4.00		
VEN000533	DELTA AIRLINES INC	GJPCARD0111324	2/4/2025	103012334	Fire-Travel/Training/Seminars	AIR FARE TO	401.36		
853082781	OPENAI, LLC	GJPCARD0111330	2/4/2025	103012350	Fire-Subscriptions/Dues	CHATGPT	60.00		
752303920	TYLER TECHNOLOGIES	GJPCARD0111331	2/4/2025	103012334	Fire-Travel/Training/Seminars	CONFERENCE	1,199.00		
721601420	AFFINIPAY LLC	GJPCARD0111332	2/4/2025	103012347	Fire-Promotions	2025 TRAINING	300.00		
011111111	SHOPIFY PAYMENTS (USA) IN	GJPCARD0111343	2/4/2025	103012334	Fire-Travel/Training/Seminars	HEAVY DUTY	1,550.00		
VEN000135	APPLE, INC. USA RETAIL	GJPCARD0111347	2/4/2025	103012350	Fire-Subscriptions/Dues	STORAGE	0.99		
820544687	AMAZON.COM, INC.	GJPCARD0111351	2/4/2025	103012334	Fire-Travel/Training/Seminars	RECRUIT CLASS	191.84		
202936165	AMAZON.COM, INC.	GJPCARD0111354	2/4/2025	103012223	Fire-Office Supplies	PENS	17.20		
202936165	AMAZON.COM, INC.	GJPCARD0111356	2/4/2025	103012334	Fire-Travel/Training/Seminars	RECRUIT CLASS	879.82		
VEN001337	Menards	GJPCARD0111357	2/4/2025	103012224	Fire-Operating Supplies	2" DECK STAR DRIVE	29.47		
721601420	AFFINIPAY LLC	GJPCARD0111370	2/4/2025	103012334	Fire-Travel/Training/Seminars	2025 ANNUAL	300.00		
131878775	NATIONAL FIRE SPRINKLER	GJPCARD0111373	2/4/2025	103012350	Fire-Subscriptions/Dues	YEARLY MEMBERSHIP	50.00		
721601420	AFFINIPAY LLC	GJPCARD0111381	2/4/2025	103012334	Fire-Travel/Training/Seminars	2025 ANNUAL	300.00		
311537655	MARATHON PETROLEUM COMPAN	GJPCARD0111383	2/4/2025	103012226	Fire-Vehicle Gas/Supplies	HAD TO GET FUEL AT	70.02		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111384	2/4/2025	103012347	Fire-Promotions	PIZZA AFTER FIRE	73.52		
202936165	AMAZON.COM, INC.	GJPCARD0111386	2/4/2025	103012224	Fire-Operating Supplies	O'CEDAR MOP	68.94		
202936165	AMAZON.COM, INC.	GJPCARD0111387	2/4/2025	103012224	Fire-Operating Supplies	CLEANING	209.64		
202936165	AMAZON.COM, INC.	GJPCARD0111389	2/4/2025	103012224	Fire-Operating Supplies	REUSABLE CABLE TIES	6.98		
VEN001815	Speedway Superamerica	GJPCARD0111390	2/4/2025	103012226	Fire-Vehicle Gas/Supplies	FUEL	76.47		
202936165	AMAZON.COM, INC.	GJPCARD0111392	2/4/2025	103012224	Fire-Operating Supplies	WASH CLOTHS ST83	17.99		
202936165	AMAZON.COM, INC.	GJPCARD0111393	2/4/2025	103012224	Fire-Operating Supplies	REFUND ON BATTERIES	-366.24		
202936165	AMAZON.COM, INC.	GJPCARD0111398	2/4/2025	103012343	Fire-Building Maintenance	WATER COOLER	199.99		
202936165	AMAZON.COM, INC.	GJPCARD0111399	2/4/2025	103012224	Fire-Operating Supplies	COOKING	38.98		
VEN000800	Grainger	GJPCARD0111400	2/4/2025	103012224	Fire-Operating Supplies	EMS BINS	28.18		
202936165	AMAZON.COM, INC.	GJPCARD0111401	2/4/2025	103012224	Fire-Operating Supplies	FEMALE HYG	108.49		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 13 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
103 Fire Operating									
Fire									
VEN001337	Menards	GJPCARD0111404	2/4/2025	103012472	Fire-Equip	RATCHET STRAPS	23.53		
VEN001337	Menards	GJPCARD0111407	2/4/2025	103012334	Fire-Travel/Training/Seminars	FRAMING MATERIALS	428.50		
VEN000384	CHICK-FIL-A CORP	GJPCARD0111417	2/4/2025	103012334	Fire-Travel/Training/Seminars	NEW HIRE LUNCH	57.66		
852055324	THAI DELIGHT RESTAURANT L	GJPCARD0111425	2/4/2025	103012334	Fire-Travel/Training/Seminars	STUDENT LUNCH	57.92		
205359204	FUERST GROUP INC.	GJPCARD0111427	2/4/2025	103012229	Fire-Uniforms	DUTY BOOTS SZ15	107.50		
202936165	AMAZON.COM, INC.	GJPCARD0111429	2/4/2025	103012224	Fire-Operating Supplies	SILVERWARE/DIGITAL	103.95		
991030356	TOAST INC	GJPCARD0111432	2/4/2025	103012347	Fire-Promotions	HAMILTON CO SOCIAL	37.23		
202936165	AMAZON.COM, INC.	GJPCARD0111438	2/4/2025	103012224	Fire-Operating Supplies	RECHARGEABLE	29.99		
202936165	AMAZON.COM, INC.	GJPCARD0111439	2/4/2025	103012223	Fire-Office Supplies	SIGNATURE PAD	27.93		
820544687	AMAZON.COM, INC.	GJPCARD0111440	2/4/2025	103012224	Fire-Operating Supplies	PICTURE FRAMES	33.90		
202936165	AMAZON.COM, INC.	GJPCARD0111441	2/4/2025	103012224	Fire-Operating Supplies	IPHONE CHARGER	5.99		
202936165	AMAZON.COM, INC.	GJPCARD0111442	2/4/2025	103012224	Fire-Operating Supplies	BATH/HAND TOWELS	91.17		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111452	2/4/2025	103012334	Fire-Travel/Training/Seminars	NEW HIRE LUNCH	19.26		
VEN006898	Supply Warehouse Inc	GJPCARD0111460	2/4/2025	103012224	Fire-Operating Supplies	OLIVE OIL ST82	45.80		
VEN001476	Office Depot	GJPCARD0111461	2/4/2025	103012334	Fire-Travel/Training/Seminars	NEW HIRE SUPPLIES	424.04		
VEN006426	DISA Inc	GJPCARD0111462	2/4/2025	103012334	Fire-Travel/Training/Seminars	BR IU HEALTH FOR	63.69		
202936165	AMAZON.COM, INC.	GJPCARD0111466	2/4/2025	103012224	Fire-Operating Supplies	FEMALE PRODUCTS	147.18		
202936165	AMAZON.COM, INC.	GJPCARD0111475	2/4/2025	103012224	Fire-Operating Supplies	FEMALE PRODUCTS	219.48		
300711910	ACI PAYMENTS INC	GJPCARD0111488	2/4/2025	103012334	Fire-Travel/Training/Seminars	J. SOUTHERLAND	942.30		
300711910	ACI PAYMENTS INC	GJPCARD0111489	2/4/2025	103012334	Fire-Travel/Training/Seminars	J. SOUTHERLAND	45.00		
202936165	AMAZON.COM, INC.	GJPCARD0111490	2/4/2025	103012224	Fire-Operating Supplies	ST84 BAY TV	329.18		
VEN001337	Menards	GJPCARD0111493	2/4/2025	103012343	Fire-Building Maintenance	SHELVING ST81	29.98		
202936165	AMAZON.COM, INC.	GJPCARD0111495	2/4/2025	103012224	Fire-Operating Supplies	ST82 KITCHEN	55.68		
VEN000090	AMERICAN AIRLINES	GJPCARD0111508	2/4/2025	103012334	Fire-Travel/Training/Seminars	IAAI /FULLER/FLORA	470.68		
VEN000090	AMERICAN AIRLINES	GJPCARD0111509	2/4/2025	103012334	Fire-Travel/Training/Seminars	IAAI /FULLER/FLORA	470.68		
VEN000090	AMERICAN AIRLINES	GJPCARD0111510	2/4/2025	103012334	Fire-Travel/Training/Seminars	IAAI /FULLER/FLORA	35.33		
202936165	AMAZON.COM, INC.	GJPCARD0111512	2/4/2025	103012224	Fire-Operating Supplies	SHEET PAN ST83	25.97		
VEN006898	Supply Warehouse Inc	GJPCARD0111513	2/4/2025	103012224	Fire-Operating Supplies	ST 82/84 SUPPLIES	321.37		
202936165	AMAZON.COM, INC.	GJPCARD0111514	2/4/2025	103012224	Fire-Operating Supplies	CLOCK RADIO/LABEL	25.98		
340526850	SHERWIN WILLIAMS CO	GJPCARD0111516	2/4/2025	103012343	Fire-Building Maintenance	REFUND ST83 PAINT	-53.45		
231147939	TELEFLEX LLC	GJPCARD0111517	2/4/2025	103012224	Fire-Operating Supplies	EMS NEEDLES	2,750.00		
VEN000090	AMERICAN AIRLINES	GJPCARD0111520	2/4/2025	103012334	Fire-Travel/Training/Seminars	IAAI /FULLER/FLORA	35.33		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 14 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
103 Fire Operating									
Fire									
770433330	FEDEX OFFICE AND PRINT SE	GJPCARD0111523	2/4/2025	103012334	Fire-Travel/Training/Seminars	RECRUIT BOOKS	988.58		
135613797	AMERICAN HEART ASSOC	GJPCARD0111531	2/4/2025	103012224	Fire-Operating Supplies	BLS CARDS	68.00		
VEN001820	SQUARE, INC.	GJPCARD0111534	2/4/2025	103012334	Fire-Travel/Training/Seminars	DIVER CLASS	509.85		
202936165	AMAZON.COM, INC.	GJPCARD0111535	2/4/2025	103012224	Fire-Operating Supplies	BADGE HOLDER/GEAR	142.99		
202936165	AMAZON.COM, INC.	GJPCARD0111536	2/4/2025	103012224	Fire-Operating Supplies	PUSH BROOM	25.89		
844332073	WESTFIELD ACE, LLC	GJPCARD0111539	2/4/2025	103012224	Fire-Operating Supplies	REFILL LP	17.72		
300711910	ACI PAYMENTS INC	GJPCARD0111547	2/4/2025	103012334	Fire-Travel/Training/Seminars	J.SOUTHERLAND	70.00		
300711910	ACI PAYMENTS INC	GJPCARD0111548	2/4/2025	103012334	Fire-Travel/Training/Seminars	J.SOUTHERLAND	1,620.00		
202936165	AMAZON.COM, INC.	GJPCARD0111549	2/4/2025	103012224	Fire-Operating Supplies	SHARPIES/BINDER	13.86		
820544687	AMAZON.COM, INC.	GJPCARD0111550	2/4/2025	103012350	Fire-Subscriptions/Dues	AUDIBLE	16.00		
042896127	STAPLES INC	GJPCARD0111551	2/4/2025	103012223	Fire-Office Supplies	OFFICE SUPPLIES	523.23		
340526850	SHERWIN WILLIAMS CO	GJPCARD0111553	2/4/2025	103012343	Fire-Building Maintenance	PAINT FOR ST83	53.45		
340526850	SHERWIN WILLIAMS CO	GJPCARD0111576	2/4/2025	103012343	Fire-Building Maintenance	PAINT FOR ST83	49.95		
VEN000135	APPLE, INC. USA RETAIL	GJPCARD0111586	2/4/2025	103012350	Fire-Subscriptions/Dues	STORAGE	0.99		
237159433	IAAI	GJPCARD0111587	2/4/2025	103012334	Fire-Travel/Training/Seminars	FLORA ITC	903.00		
202936165	AMAZON.COM, INC.	GJPCARD0111590	2/4/2025	103012224	Fire-Operating Supplies	BATTERIES SCBA	366.24		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0111596	2/4/2025	103012334	Fire-Travel/Training/Seminars	ANNUAL EMT TESTING	1,280.00		
202597227	GOOGLE PAYMENT CORP.	GJPCARD0111597	2/4/2025	103012349	Fire-Services	YOUTUBE TV	112.97		
VEN006426	DISA Inc	GJPCARD0111604	2/4/2025	103012334	Fire-Travel/Training/Seminars	DRUG SC IU FOR	47.99		
824369995	EMS TRAINING SCHOOL LLC	GJPCARD0111610	2/4/2025	103012334	Fire-Travel/Training/Seminars	FINAL LAB SKILLS	1,000.00		
VEN006898	Supply Warehouse Inc	GJPCARD0111611	2/4/2025	103012224	Fire-Operating Supplies	OLIVE OIL ST83	91.60		
820544687	AMAZON.COM, INC.	GJPCARD0111629	2/4/2025	103012224	Fire-Operating Supplies	BATTERIES SCBA	41.12		
VEN006898	Supply Warehouse Inc	GJPCARD0111633	2/4/2025	103012224	Fire-Operating Supplies	TOILET PAPER/COFFEE	576.21		
VEN001337	Menards	GJPCARD0111647	2/4/2025	103012343	Fire-Building Maintenance	SPLIT - 3WAY TOGGLE	4.67		
VEN001337	Menards	GJPCARD0111648	2/4/2025	103012343	Fire-Building Maintenance	SPLIT - 5/6" RETRO	16.98		
161687235	MEIJER GREAT LAKES LIMITE	GJPCARD0111649	2/4/2025	103012224	Fire-Operating Supplies	KITCHEN SUPPLIES	84.18		
542053612	CENTER FOR PUBLIC SAFETY	GJPCARD0111655	2/4/2025	103012334	Fire-Travel/Training/Seminars	FIRE EMER SER	650.00		
133139732	TRACTOR SUPPLY CO	GJPCARD0111657	2/4/2025	103012224	Fire-Operating Supplies	TOTES/BUCKETS/DECK	48.35		
237159433	IAAI	GJPCARD0111658	2/4/2025	103012350	Fire-Subscriptions/Dues	IAAI MEMBERSHIP	73.00		
237159433	IAAI	GJPCARD0111661	2/4/2025	103012350	Fire-Subscriptions/Dues	BLECH MEMBERSHIP	123.00		
200361664	KULLY SUPPLY INC	GJPCARD0111665	2/4/2025	103012343	Fire-Building Maintenance	WATER FILTERS	109.30		
161005969	FIELDTEX PRODUCTS INC	GJPCARD0111667	2/4/2025	103012224	Fire-Operating Supplies	INTUBATION BAG	99.98		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 15 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
103 Fire Operating									
Fire									
VEN001135	Jones and Bartlett Learning LLC	GJPCARD0111668	2/4/2025	103012334	Fire-Travel/Training/Seminars	PARAMEDIC EXAM	31.25		
820544687	AMAZON.COM, INC.	GJPCARD0111672	2/4/2025	103012224	Fire-Operating Supplies	WHITEBOARD	4.68		
202936165	AMAZON.COM, INC.	GJPCARD0111674	2/4/2025	103012224	Fire-Operating Supplies	BATTERIES	62.73		
202936165	AMAZON.COM, INC.	GJPCARD0111675	2/4/2025	103012343	Fire-Building Maintenance	WATER FILTERS	226.00		
770467272	NETFLIX, INC.	GJPCARD0111676	2/4/2025	103012350	Fire-Subscriptions/Dues	NETFLIX	30.98		
200361664	KULLY SUPPLY INC	GJPCARD0111685	2/4/2025	103012343	Fire-Building Maintenance	WATER FILTERS	109.30		
VEN003173	AMAZON MKTPLCE	GJPCARD0111692	2/4/2025	103012224	Fire-Operating Supplies	AMAZON MKTPL	61.89		
VEN012259	BS BAGALS	GJPCARD0111693	2/4/2025	103012347	Fire-Promotions	BS BAGALS	34.36		
Subtotal for Fire							32,384.94		
Subtotal for Fund 103 Fire Operating							32,384.94		
Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
351445752	CREW CARWASH INC	GJPCARD0111223	2/4/2025	201013360	MVH-Vehicle Repair	500 FLEET CAR WASHES	4,100.00		
351183669	SOUTHERN INDIANA TIRE INC	GJPCARD0111239	2/4/2025	201013345	MVH-Equip Repair	TIRES FOR TRKS #2393	920.08		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111240	2/4/2025	201013360	MVH-Vehicle Repair	BATTERY CORE	-22.00		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111241	2/4/2025	201013360	MVH-Vehicle Repair	TRUCK #1702 BATTERY -	143.29		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111251	2/4/2025	201013360	MVH-Vehicle Repair	OIL CHANGE #1721 - INV.	107.85		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111258	2/4/2025	201013360	MVH-Vehicle Repair	OIL FILTER #2101 - INV.	5.76		
202936165	AMAZON.COM, INC.	GJPCARD0111259	2/4/2025	201013226	MVH-Vehicle Gas/ Supplies	VEHICLE CLEANING	25.95		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111261	2/4/2025	201013360	MVH-Vehicle Repair	OIL RESTOCK; DRILL	201.74		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111311	2/4/2025	201013360	MVH-Vehicle Repair	BATTERY CORE	-66.00		
844332073	WESTFIELD ACE, LLC	GJPCARD0111322	2/4/2025	201013345	MVH-Equip Repair	KUBOTA REPAIR PART	12.95		
VEN008967	J and F Distributing Co	GJPCARD0111329	2/4/2025	201013345	MVH-Equip Repair	HYDRAULIC FITTINGS -	79.05		
133139732	TRACTOR SUPPLY CO	GJPCARD0111346	2/4/2025	201013345	MVH-Equip Repair	FILLED NEW PROPANE	90.50		
VEN008108	Kimball Midwest	GJPCARD0111348	2/4/2025	201013345	MVH-Equip Repair	PLOW NUTS FOR SNOW	61.00		
VEN011879	Academy Chrysler Dodge	GJPCARD0111420	2/4/2025	201013360	MVH-Vehicle Repair	REPLACEMENT GRILL	169.51		
381909144	BELLE TIRE DISTRIBUTORS I	GJPCARD0111421	2/4/2025	201013360	MVH-Vehicle Repair	NEW TIRES FOR TRUCK	884.95		
844332073	WESTFIELD ACE, LLC	GJPCARD0111450	2/4/2025	201013345	MVH-Equip Repair	KOBOTA PLOW PARTS	28.78		
844332073	WESTFIELD ACE, LLC	GJPCARD0111507	2/4/2025	201013345	MVH-Equip Repair	FASTENERS TRK #1891	2.52		
920586309	PCW VI LLC	GJPCARD0111567	2/4/2025	201013360	MVH-Vehicle Repair	ANNUAL CAR WASH	599.90		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 16 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
201	Motor Vehicle Highway (MVH)								
	Public Works								
920586309	PCW VI LLC	GJPCARD0111605	2/4/2025	201013360	MVH-Vehicle Repair	CARWASH AND DETAIL	44.00		
VEN005564	Penhall Company	GJPCARD0111612	2/4/2025	201013345	MVH-Equip Repair	BRINE TANK PREP.	575.00		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111631	2/4/2025	201013345	MVH-Equip Repair	BATTERIES FOR #1891 -	475.35		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0111651	2/4/2025	201013226	MVH-Vehicle Gas/ Supplies	FUEL ADDITIVE - INV	179.88		
VEN008108	Kimball Midwest	GJPCARD0111666	2/4/2025	201013345	MVH-Equip Repair	PLOW STOCK ITEMS	1,236.25		
381909144	BELLE TIRE DISTRIBUTORS I	GJPCARD0111670	2/4/2025	201013360	MVH-Vehicle Repair	TIRES FOR TRK #2244.	1,132.95		
	Subtotal for Public Works						10,989.26		
	Subtotal for Fund 201 Motor Vehicle Highway (MVH)						10,989.26		
Fund No.	Fund Name								
202	Local Road and Street (LRS)								
	Public Works								
VEN001337	Menards	GJPCARD0111310	2/4/2025	202013228	LRS-Signs and Posts	MAILBOX HARDWARE	432.87		
VEN001337	Menards	GJPCARD0111563	2/4/2025	202013228	LRS-Signs and Posts	MAILBOXES	172.95		
	Subtotal for Public Works						605.82		
	Subtotal for Fund 202 Local Road and Street (LRS)						605.82		
Fund No.	Fund Name								
239	Law Enforcement								
	Police								
061578063	HIGHER ONE INC.	GJPCARD0111608	2/4/2025	239002334	Law Enforce-Travel/Train	W OTTENWELLER	4,632.75		
061578063	HIGHER ONE INC.	GJPCARD0111616	2/4/2025	239002334	Law Enforce-Travel/Train	L OTTENWELLER	1,827.36		
	Subtotal for Police						6,460.11		
	Subtotal for Fund 239 Law Enforcement						6,460.11		
Fund No.	Fund Name								
244	Redevelopment District Capital								
	RDC								
VEN002022	UNITED STATES POSTAL SERV	GJPCARD0111677	2/4/2025	244018349	Redevelop District Cap-Serv	WHEELER LANDING	51.48		
	Subtotal for RDC						51.48		
	Subtotal for Fund 244 Redevelopment District Capital						51.48		

Purchase Card Register

City of Westfield

2/5/2025 2:19 PM

Page 17 of 18

WESTFIELD\MFARRAR

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
255 F and E Programming/Events									
F and E									
710415188	WAL-MART STORES, INC.	GJPCARD0111288	2/4/2025	255004347	F and E-Event Prog	CASE OF WATER FOR	3.64		
202936165	AMAZON.COM, INC.	GJPCARD0111337	2/4/2025	255004347	F and E-Event Prog	CART FOR WESTFIELD	60.48		
202936165	AMAZON.COM, INC.	GJPCARD0111350	2/4/2025	255004347	F and E-Event Prog	SUPPLIES FOR	106.77		
262104214	WIX.COM LUXEMBOURG SARL	GJPCARD0111361	2/4/2025	255004347	F and E-Event Prog	PHOTOGRAPHY FOR	300.00		
201665019	FACEBOOK INC.	GJPCARD0111482	2/4/2025	255004347	F and E-Event Prog	FACEBOOK ADS FOR	83.00		
201665019	FACEBOOK INC.	GJPCARD0111578	2/4/2025	255004347	F and E-Event Prog	FACEBOOK ADS FOR	83.00		
VEN003173	AMAZON MKTPLACE	GJPCARD0111694	2/4/2025	255004349	F and E-Event Prog Services	AMAZON MKTPL	20.89		
VEN011808	PIP Printing	GJPCARD0111695	2/4/2025	255004349	F and E-Event Prog Services	PIP PRINTING	295.83		
VEN011808	PIP Printing	GJPCARD0111696	2/4/2025	255004349	F and E-Event Prog Services	PIP PRINTING	204.88		
VEN009928	Oglebay Resort and Conference	GJPCARD0111697	2/4/2025	255004347	F and E-Event Prog	SARITAS OGLEBAY	6.12		
VEN009928	Oglebay Resort and Conference	GJPCARD0111698	2/4/2025	255004347	F and E-Event Prog	SARITAS OGLEBAY	9.98		
VEN009928	Oglebay Resort and Conference	GJPCARD0111699	2/4/2025	255004347	F and E-Event Prog	SARITAS OGLEBAY	56.56		
VEN001776	SHEETZ INC	GJPCARD0111700	2/4/2025	255004347	F and E-Event Prog	SHEETZ	18.94		
VEN01070	PCard Federal ID-VEN01070 has no	GJPCARD0111701	2/4/2025	255004347	F and E-Event Prog	WAVE MATT RAWLINGS	1,300.00		
VEN004496	MAILCHIP	GJPCARD0111702	2/4/2025	255004347	F and E-Event Prog	MAILCHIP	100.00		
Subtotal for F and E							2,650.09		
Subtotal for Fund 255 F and E Programming/Events							2,650.09		
Fund No. Fund Name									
269 Training Facility Center									
Public Safety (Police and Fire)									
VEN001337	Menards	GJPCARD0111703	2/4/2025	269014224	Training Fac-Oper Supplies	MENARDS	57.70		
VEN001337	Menards	GJPCARD0111704	2/4/2025	269014224	Training Fac-Oper Supplies	MENARDS	6.18		
VEN001337	Menards	GJPCARD0111705	2/4/2025	269014224	Training Fac-Oper Supplies	MENARDS	39.11		
VEN001337	Menards	GJPCARD0111706	2/4/2025	269014224	Training Fac-Oper Supplies	MENARDS	364.03		
VEN001337	Menards	GJPCARD0111707	2/4/2025	269014224	Training Fac-Oper Supplies	MENARDS	137.82		
VEN001337	Menards	GJPCARD0111708	2/4/2025	269014224	Training Fac-Oper Supplies	MENARDS	102.90		
VEN001337	Menards	GJPCARD0111709	2/4/2025	269014224	Training Fac-Oper Supplies	MENARDS	134.45		
VEN001337	Menards	GJPCARD0111710	2/4/2025	269014224	Training Fac-Oper Supplies	MENARDS	80.61		

Purchase Card Register

City of Westfield

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
269	Training Facility Center								
	Public Safety (Police and Fire)								
VEN001337	Menards	GJPCARD0111711	2/4/2025	269014224	Training Fac-Oper Supplies	MENARDS	74.32		
	Subtotal for Public Safety (Police and Fire)						997.12		
Subtotal for Fund 269 Training Facility Center							997.12		
Posted Invoices Total							176,380.46		