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, April 28, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

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

CALL TO ORDER

Pledge of Allegiance

Invocation given by Steve Carlock, Pastor at HeartPointe Church

OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes from April 14, 2025

Approval of Claims for April 28, 2025

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

OLD BUSINESS

Resolution 25-113: Fiscal Plan for Ordinance 25-19 (Annexation Northpoint II, Phase I)
Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner
Adoption Consideration: April 28, 2025

Ordinance 25-19: Annexing Certain Real Estate to the City of Westfield, Hamilton County, Indiana (Northpoint II Phase 1)
Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner
First Reading and Public Hearing: April 14, 2025
Adoption Consideration: April 28, 2025

Resolution 25-116: Fiscal Plan for Ordinance 25-21 (Finley Creek)
Staff Planner: Ryan Collingwood/Council Sponsor: Victor McCarty
Adoption Consideration: April 28, 2025

Ordinance 25-21: Annexing Certain Real Estate to the City of Westfield, Hamilton County, Indiana (Finley Creek)
Staff Planner: Ryan Collingwood/Council Sponsor: Victor McCarty
First Reading and Public Hearing: April 14, 2025
Adoption Consideration: April 28, 2025

Resolution 25-120: Common Council of the City of Westfield, Indiana Making a Preliminary Determination to Enter Into a Lease Agreement
Presented by: Danielle Carey-Tolan
First Reading and First Public Hearing: April 14, 2025
Second Public Hearing: April 28, 2025
Adoption Consideration: April 28, 2025

Ordinance 25-23: Approving Economic Development Bonds for the Grand Millenium Center Project
Presented by: Dustin Meeks, Barnes and Thornburg
First Reading: April 14, 2025
Adoption Consideration: April 28, 2025

Ordinance 25-24: Approving the Lease and Issuance of the Westfield Redevelopment Authority Bonds & Bond Anticipation Notes, Series 2025, and Appropriating the Proceeds Received From the Sale of the Leased Premises
Presented by: Dustin Meeks
First Reading and Public Hearing: April 14, 2025
Adoption Consideration: April 28, 2025

Ordinance 25-25: Common Council of the City of Westfield, Indiana Establishing the Westfield Mayor's Youth Council
Presented by: Mayor Willis
First Reading: April 14, 2025
Adoption Consideration: April 28, 2025

NEW BUSINESS

Resolution 25-123: Additional Business to Dora District
Presented by: Kayla Arnold
Adoption Consideration: April 28, 2025

Resolution 25-124: Approving an Amendment to the Declaratory Resolution for Wheeler Landing Economic Development Area
Presented by Rachel Baker ITEM PULLED
Adoption Consideration: April 28, 2025

Ordinance 25-26: 196th Street and East Street PUD
Staff Planner: Daine Crabtree/Council Sponsor: Joe Duepner
First Reading: April 28, 2025
APC Public Hearing: May 5, 2025
APC Workshop: June 16, 2025
APC Recommendation: July 7, 2025
Adoption Consideration: July 14, 2025

Ordinance 25-27: Woods Robinson Briggs PUD Amendment III
Staff Planner: Weston Rogers/Council Sponsor: Joe Duepner
First Reading: April 28, 2025
APC Public Hearing: May 5, 2025
APC Workshop: June 16, 2025
APC Recommendation: July 7, 2025
Adoption Consideration: July 14, 2025

Ordinance 25-28: Osborne Trails PUD, Amendment VI
Staff Planner: Weston Rogers/Council Sponsor: Joe Duepner
First Reading: April 28, 2025
APC Public Hearing: May 5, 2025
APC Workshop: June 16, 2025
APC Recommendation: July 7, 2025
Adoption Consideration: July 14, 2025

Ordinance 25-29: Common Council of the City of Westfield, Indiana, Approving a Lease Agreement and the Issuance of Bonds Related to the Fire Station #84 Project and Related Matters
Presented by:Zack Klutz, Taft Law
First Reading and Public Hearing: April 28, 2025
Adoption Consideration: May 12, 2025

CITY COUNCIL COMMENTS

MAYOR COMMENTS

ADJOURNMENT

CALL TO ORDER

Mayor Scott Willis presided and turned the meeting over to Council President, Patrick Tamm at 7:00 PM.

Pledge of Allegiance

Invocation: Phil Hoard, Union Bible College & Academy

OPENING OF MEETING

Note the presence of a quorum

Patrick Tamm, Victor McCarty, Chad Huff, Kurt Wanninger, Joe Duepner, and Noah Herron were in attendance. Jon Dartt attended virtually. Mayor Willis, Clerk-Treasurer, Marla Ailor and City Attorney Kaitlin Glazier were also present.

Approval of Minutes from March 24, 2025

Motion to approve the March 24, 2025, minutes made by: Kurt Wanninger
Seconded by: Victor McCarty
Vote: Yes-7; No-0. Motion carried.

Approval of Claims

Clerk Treasurer explained about issuing a credit memo on the $600,000 item regarding the reimbursement.

Motion to approve made by: Victor McCarty
Seconded by: Chad Huff
Vote: Yes-7;No-0. Motion carried.

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

Bill Koss spoke regarding the Easter holiday and cautioned the Council as local leaders to ensure they serve the people of the community and not businesses' or their own personal agendas. He noted that integrity is one of the most important things an elected official can have, and he doesn't want them to lose theirs. He encouraged them to stick to their core values and noted that transparency would be appreciated. He mentioned something about an agenda item and suggested that an item shouldn't be removed once it has been put on the

agenda, but never mentioned the item specifically.

Nedra Hoard, representing the surgery center on Westfield Boulevard, addressed the council regarding a proposed development that would directly impact their facility. She explained that the project includes constructing a building in front of the surgery center, which would significantly obstruct its visibility from Westfield Boulevard.

Ms. Hoard expressed strong opposition to the proposed apartment complex, stating that she had previously been informed the land would be developed for additional medical offices. She also noted that the original plans indicated the southeastern corner would feature a building with upscale shops and restaurants—features that are now absent from the current proposal.

She urged council members to carefully consider whether the proposed use of the land for residential apartments is truly in the best interest of the community, or if a development more aligned with promoting the health and well-being of Westfield residents would be more appropriate.

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Proclamation Declaring April 25, 2025, Arbor Day in the City of Westfield, Indiana
Mayor Willis read a proclamation related to Arbor Day. The mayor declared April 25th as Arbor Day in Westfield.

OLD BUSINESS

Resolution 25-118: Fiscal Plan for Ordinance 24-63 (Annexation of Midtown at Westfield Phase I)
Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner
Adoption Consideration: April 14, 2025

Ryan Collingwood presented. This is the fiscal plan corresponding to Ordinance 24-63 (Annexation of Midtown @ Westfield, Phase I), which is the 100% voluntary annexation of 39 acres located on the east side of East Street and south of 191st Street.

Motion to approve made by: Kurt Wanninger
Seconded by: Noah Herron
Vote: Yes-7;No-0. Motion carried.

Ordinance 24-63: Annexing Certain Real Estate to the City of Westfield, Hamilton County, IN (Midtown at Westfield Phase I)
Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner
First Reading and Public Hearing: March 24, 2025
Adoption Consideration: April 14, 2025

Second part of the conversation related to the precious resolution. (Annexation Midtown at Westfield, Phase I)

Motion to approve made by: Victor McCarty
Seconded by: Kurt Wanninger
Vote: Yes-7;No-0. Motion carried.

Resolution 25-110: Fiscal Plan for Ordinance 25-11 (Annexation East Street)
Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner
Adoption Consideration: April 14, 2025

Ryan Collingwood presented the Resolution stating it is the fiscal plan for the 100% voluntary annexation of 16.2 acres, located on the south side of E 196th Street and West of Flippins Road.

Motion to approve made by: Kurt Wanninger
Seconded by: Victor McCarty
Vote: Yes-7;No-0. Motion carried.

Ordinance 25-11: Annexing Certain Real Estate to the City of Westfield, Hamilton County, Indiana (East Street)
Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner
First Reading and Public Hearing: March 24, 2025
Adoption Consideration: April 14, 2025

Ordinance related to previous resolution. (Annexation East Street)

Motion to approve made by: Victor McCarty
Seconded by: Kurt Wanninger
Vote: Yes-7;No-0. Motion carried.

Ordinance 25-14: Amendment to the Maple Knoll PUD District being that of Ordinance 04-02, as Amended, and the UDO (Maple Knoll PUD-Gutrich Amendment)
Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Victor McCarty
First Reading: March 24, 2025
APC Public Hearing: April 7, 2025
APC Workshop: Waived
APC Recommendation: April 7, 2025
Adoption Consideration: April 14, 2025

Lauren Gillingham Teague presented stating this is an amendment to the mixed-use district of the Maple Knoll PUD. The amendment proposes to modify the use standards to permit a pet store as a permitted use and modify the applicable sign standards. The language will prohibit

the sale of cats and dogs, which was suggested by Chief of Legal, Kaitlin Glazier, and will be binding on any future owners of the property. The lighting on the signage was changed from being internally illuminated, to now being ground lit or reverse channel.

Motion to approve made by: Victor McCarty
Seconded by: Kurt Wanninger
Vote: Yes-7;No-0. Motion carried.

Ordinance 25-15: Chatham Commons PUD Amendment I
Staff Planner: Daine Crabtree/Council Sponsor: Joe Duepner
First Reading: March 24, 2025
APC Public Hearing: April 7, 2025
APC Workshop: Waived
APC Recommendation: April 7, 2025
Adoption Consideration: April 14, 2025

Kevin Todd presented the amendment to the Chatham Commons PUD specific to approximately 2.7 acres located west of Westmore Lane and north of 191st Street, southwest of the existing Spring Hill Suites Hotel. The proposed amendment is for architectural modifications only and the character exhibits within the PUD will apply instead of the US 31 Overlay. This item received a unanimous favorable recommendation at APC and is being forwarded to council tonight for adoption consideration.

Motion to approve made by: Noah Herron
Seconded by: Kurt Wanninger
Vote: Yes-7;No-0. Motion carried.

Ordinance 25-17: Grand Park Village PUD Amendment VI
Staff Planner: Daine Crabtree/Joe Duepner
First Reading: March 24, 2025
APC Public Hearing: April 7, 2025
APC Workshop: Waived
APC Recommendation: April 7, 2025
Adoption Consideration: April 14, 2025

Kevin Todd presented. The proposed amendment pertains to the existing Bike Hub, located at the northwest corner of John Dipple Blvd. and Wheeler Road, which would permit a list of business uses that could be located within the bike hub building. Currently, the number of permitted uses is very limited. The workshop for this item was waived, and the APC is forwarding this to the council for approval with a unanimous favorable recommendation.

Motion to approve made by: Noah Herron
Seconded by: Victor McCarty
Vote: Yes-7;No-0. Motion carried.

Ordinance 25-18: Common Council of the City of Westfield, Indiana, Authorizing and Approving Additional Appropriations of Funds From the IT-Revenue Fund
Presented by: Chris Larsen
First Reading and Public Hearing: March 24, 2025
Adoption Consideration: April 14, 2025

Chris Larsen presented relaying that no changes have been made since introduction. Revenue from the GPSE agreement will go into this fund (270).

Motion to approve made by: Kurt Wanniger
Seconded by: Victor McCarty
Vote: Yes-7;No-0. Motion carried.

Ordinance 24-71: Grand Millennium Center Amendment IV
Staff Presenter: Ryan Collingwood/Council Sponsor: Noah Herron
First Reading: December 9, 2024
APC Public Hearing: January 14, 2025
APC Recommendation: April 7, 2025
Adoption Consideration: April 14, 2025

Ryan Collinwood presented. The proposed amendment to the Grand Millennium Center PUD (which consists of approximately 17.1 acres) incorporates a new development concept plan and character exhibits into the PUD. The amendment requests three new mixed-use buildings, two of which will have mixed-use components as well as other site improvements. Since council introduction, a request was added to increase the maximum unit count to permit an additional 20 housing units. A developer commitment exhibit has been included that outlines how development occurs only if an agreement with the Economic Development Department is reached. The APC held a public hearing at the January 14th meeting. This item received a 7-0 favorable recommendation at their April 7th meeting and is forwarded to council for adoption consideration.

David George, of CRG Residential, discussed the commitments. Mr. George commented on the concerns that Ms. Hoard expressed pertaining to the Surgery Center.

Motion to approve made by: Noah Herron
Seconded by: Kurt Wanninger
Vote: Yes-7;No-0. Motion carried.

NEW BUSINESS

Ordinance 25-19: Annexing Certain Real Estate to the City of Westfield, Hamilton County, Indiana (Northpoint II Phase 1)
Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner
First Reading: April 14, 2025
Public Hearing: April 14, 2025
Adoption Consideration: April 28, 2025

Ryan Collingwood stated this is a 100% Voluntary Annexation request for the Northpoint 2, Phase 1 development plan area. The annexation area is 14.17 acres on the north side of SR 38. A public hearing was noticed for this item tonight.

Public Hearing Open: 7:31 PM/No comments
Public Hearing Closed: 7:32 PM

This item will be back at the April 28th meeting for adoption consideration.

Ordinance 25-21: Annexing Certain Real Estate to the City of Westfield, Hamilton County, Indiana (Finley Creek)
Staff Planner: Ryan Collingwood/Council Sponsor: Victor McCarty
First Reading: April 14, 2025
Public Hearing: April 14, 2025
Adoption Consideration: April 28, 2025

Ryan Collingwood presented the 100% Voluntary Annexation request for the Finley Creek Planned Development area, which is approximately 34.3 acres in size. The parcels are located on the north side of 193rd Street and east of Freemont Moore Road.

Public Hearing Opened: 7:33 PM/No comments
Public Hearing Closed: 7:33 PM

This item will be back at the April 28th meeting for adoption consideration.

Ordinance 25-22: Amending Provisions to the Westfield-Washington Township Unified Development Ordinance (US 31 Overlay Uses)
Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Victor McCarty
First Reading: April 14, 2025
APC Public Hearing: May 5, 2025
APC Workshop: Waived (tentative)
APC Recommendation: May 5, 2025 (tentative)
Adoption Consideration: May 12, 2025 (tentative)

Lauren Gillingham-Teague introduced an amendment to the UDO that would limit the number of low-taxable and non-taxable uses within the 31 Overlay District. The majority of the parcels that this pertains to are at the far north end of the township. This will not apply to already permitted uses through a PUD variance, or predates the creation of the 31 Overlay District. The amendment adds the definition of truck stop which would apply to the entire Westfield

Washington Township, not just the 31 Overlay. The current UDO language does not prevent a gas station from having semi-fueling or parking spaces. This amendment would prevent that.

The mayor added that they want to limit semi-traffic in roundabouts on city streets along US 31.

Resolution 25-117: Approving Amendment to the Declaratory Resolution & Economic Development Plan for the East Side Economic Development Area & the Creation of the Grand Millennium Center Allocation Areas
Presented by: Jenell Fairman, Economic Director and Brad Bingham, Barnes and Thornburg
Adoption Consideration: April 14, 2025

Jenell Fairman from the Economic Development presented. The Declaratory Resolution showing the map of the proposed areas was shown on the screen. The Declaratory Resolution was approved by the RDC and the same version was approved at the APC. Removing parcels from the East Side allocation area and establishing three new TIF allocation areas within the economic development area will allow for the issuance of one or more bonds associated with the Grand Millennium Center Project.

Brad Bingham from Barnes and Thornberg noted that this resolution will help with the issuance of bonds in the amount of up to $25 million dollars.

Motion to approve made by: Kurt Wanninger
Seconded by: Victor McCarty
Vote: Yes-7;No-0. Motion carried.

Ordinance 25-23: Approving Economic Development Bonds for the Grand Millennium Center Project
Presented by: Brad Bingham, Barnes & Thornburg
First Reading: April 14, 2025
Adoption Consideration: April 28, 2025

Brad Bingham stated that this Bond Ordinance will authorize the issuance of Economic Development Revenue bonds in one or more series for the Grand Millennium Center projects to support CRG Development. The maximum term of any series is 25 years and the maximum interest on this developer-backed bond rate is 8%.

Ordinance 25-24: Approving the Lease & Issuance of the Westfield Redevelopment Authority Bonds & Bond Anticipation Notes, Series 2025, and Appropriating the Proceeds Received From the Sale of the Leased Premises
Presented by: Brad Bingham, Barnes & Thornburg
First Reading: April 14, 2025
Public Hearing: April 14, 2025
Adoption Consideration: April 28, 2025

Jenell Fairman presented stating this is the first bond supporting the Grand Park District. The phase 1 development plan is currently in the conceptual phase with Keystone. This is associated with the development area north of 186th St. and south of the Grand Park Events Center. Within that development area is a parcel of land owned by Craig Wood which is going

to be purchased. Phase 1 will have 2, possibly 3 parking garages. The first garage would have approximately 600 spaces. We are looking at $25-$27 million to build the first parking garage. The bond would be used to purchase the land from Mr. Wood, and to build the municipal parking garage.

Brad Bingham says this is a lease-financing bond. Certified shares will be pledged (avoiding debt limitations). Lease rental bonds' maximum term is 30 years with $3.5 million maximum annual lease rental payments. This also authorizes the issuance of the Redevelopment Authority's bonds. There is a requirement that the council sign off on the impending issuance of those bonds. Bond anticipation notes may be issued to provide interim financing. The maximum amount of all of that cannot exceed $40 million dollars and would require an additional appropriation. The Authority would use the bond proceeds to buy the lease premises from the city and the city would use those proceeds via the Redevelopment Commission to purchase the land and construct the garage. The roadways are the leased premises backing the bond. The BAN is anticipated to close in mid-June.

Chad Huff questioned if a timeline had been laid out. He wants to know exactly what projects are included in each phase. The mayor spoke up in response, but stated that nothing can happen unless we have replacement parking for the surface parking lot.

Jenell said the existing parking lot would be displaced by new development as mentioned by the mayor, and it is important to have a parking garage built in phase 1. A championship field and a championship diamond will need to be relocated for a portion of the development. The new location and costs of moving these needs to be considered. Phase 2 would include the championship field and diamond. Phase 3 would be the Craig Wood parcel to the south. The hope is to break ground on phase one by the end of this year, which would include additional infrastructure to start developing the parking garage. It is the expectation that within two years to have the groundbreaking for a hotel and other developments.

Councilor Herron asked about timing and payments. Ms. Fairman replied that if the parking garage is built with the original bond, we can build a multifamily development around it or on an adjacent parcel. The TIF received from that development can help fund additional infrastructure.

Oscar Gutierrez from Bondry said the existing TIFs would cover the payments of the $40 million dollars. Joe Duepner asked where the TIF allocation area is that would be generating this money. Mr. Gutierrez noted that Grand Junction would be used to pay the payments on the bond. He stated there is enough coverage to handle it. The plan has changed regarding land acquisition. A private developer purchased some of that land, so that leaves some money allowed for the acquisitions to be used towards constructing the parking garage.

Joe Duepner asked about the Grand Park district and who would own what. Is the new parcel part of the GPSE lease? The reply was no, the land would be a part of the Grand Park master planand the location of the stadium and other development sites. Councilor Wanninger asked about the price of the parcel. The price was negotiated by the DWCDC.

Public Hearing Opened: 7:56 PM/No comments
Public Hearing Closed at 7:57 PM.

Resolution 25-119: Common Council of the City of Westfield, Indiana Determining the Need for Fire Station #84 Project & Entering Into a Lease Agreement
Presented by: Danielle Carey-Tolan
Adoption Consideration: April 14, 2025

Danielle Carey-Tolan stated this resolution determines that we have a need for a new fire station, and would allow the city to enter into a lease agreement with the Westfield Building Corporation to facilitate the financing of the project.
Zach Klutz of Taft Law Firm, serving as bond counsel for the financing of Fire Station 84, stated the resolution before you tonight is part of the preliminary process required before moving forward with the project. The adoption of this resolution confirms that the council finds a need for the project, which is Fire Station 84, and authorizes the negotiation of a lease between the city and Westfield Building Corporation. The Building Corporation will construct the fire station and lease it to the city. The lease payments will be via a property tax pledge.

Motion to approve made by: Victor McCarty
Seconded by: Kurt Wanninger
Vote: Yes-6;No-0. Motion carried. *Jon Dartt left the meeting/re-entered later

Resolution 25-120: Common Council of the City of Westfield, Indiana Making a Preliminary Determination to Enter Into a Lease Agreement
Presented by: Danielle Carey-Tolan and Zach Klutz, Taft Law
First Reading: April 14, 2025
Public Hearing: April 14, 2025
Adoption Consideration: April 28, 2025

Zach Klutz relayed that the construction of Fire Station 84 will be a controlled project because property taxes are being used and the price of the project is in excess of $6.3 million dollars. There will be two preliminary determination hearings, the first being held tonight and has been properly noticed. This resolution is a preliminary determination to move forward with a lease rental financing, which will involve a lease term of not to exceed 20 years, and lease rental payments not to exceed $1,288,000 during any given year of lease and bonds to be issued in an amount not to exceed $12,500,00 which would be issued by the Building Corporation. The estimated interest rate range is between 3.0% and 6.0%. Bond approvals should be made before the end of June.

Public Hearing Opened: 8:00 PM/No comments
Public Hearing Closed: 8:01 PM

Ordinance 25-25: Common Council of the City of Westfield, Indiana Establishing the Westfield Mayor's Youth Council
Presented by: Mayor Willis
First Reading: April 14th, 2025
Adoption Consideration: April 28, 2025
Mayor Willis gave a quick presentation. The mission is to empower and inspire youth and connect them with various community leaders. It's coming as an ordinance in order to be funded by the government. They will be bringing a project at the end of each term. They will be required to attend four public meetings. The goal is to educate children and get them engaged. They will be involved in the election process and city events by serving the

community. The application process opened on April 9th and will run through May 9th. Meetings will be held at the YMCA with 17 scheduled meetings.

Councilor Wanninger wanted to know how many students would be selected. Kayla's employee, Logan Charlesworth, will be vetting the candidates. The Mayor supports this program but wants to stay away from the process of selecting candidates. He feels Logan is doing a great job planning the program and reviewing best practices from other communities. Councilor Duepner agreed that it seems like a great program.

Councilor Wanninger asked about the amount of funds that would be requested. It has yet to be determined, but a cap will be set. Kayla Arnold said this would be a 2026 budget request.

CITY COUNCIL COMMENTS

Victor McCarty-all items previously approved were on tonight's agenda.
Patrick Tamm- encouraged the public to take an interest and support local businesses during construction.

MAYOR COMMENTS

The mayor said the agenda would continue to be a little "beefy." He asked the public to vacate the building quickly due to an Executive Session following the Council meeting.

ADJOURNMENT

Meeting Adjourned at: 8:12 PM

_____ _____

Clerk-Treasurer 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

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.

April 28, 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 13 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 28 day of April, 2025

Signatures of Governing Board

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

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								
VEN003195	CIRTA	APP127128	4/22/2025	101001350	ADM-SUB/DUES/MEMBERS	Partner Contributions 2025	8,303.00		
VEN001881	Taft Stettinius and Hollister	APP127129	4/22/2025	101001330	ADM-	Feb services	1,587.50		
VEN012320	Copeland Law LLC	APP127130	4/22/2025	101001330	ADM-	March Services	467.50		
VEN005717	BChex	APP127131	4/22/2025	101001349	ADM-SERVICES	Background check	14.45		
VEN001881	Taft Stettinius and Hollister	APP127132	4/22/2025	101001330	ADM-	Feb services	16,691.50		
VEN012370	Alliance For Innovation	APP127133	4/22/2025	101001350	ADM-SUB/DUES/MEMBERS	Annual membership	2,550.00		
VEN005661	Barnes and Thornburg LLP	APP127134	4/22/2025	101001330	ADM-	Training Center	12,616.00		
Subtotal for Administration							**42,229.95**		
	Police								
VEN001537	Payroll	APP126796	4/10/2025	101002111	POLICE-SALARY	OT Adjustments	1,480.70	50001144	4/10/2025
VEN012214	Preston Howard	APP126959	4/18/2025	101002334	POLICE-	Reimburse for food during	13.36		
VEN009277	Nelson and Co LLC	APP126960	4/18/2025	101002229	POLICE-UNIFORMS	Grimes Concealable Body	989.95		
VEN000747	Galls	APP126961	4/18/2025	101002472	POLICE-EQUIPMENT	ALS Duty Holster Level III	244.33		
VEN011388	Classic Cleaners	APP126962	4/18/2025	101002229	POLICE-UNIFORMS	Dry Cleaning	1,208.89		
VEN011312	Veridus Group	APP126963	4/18/2025	101002349	POLICE-SERVICES	Owners Rep Services- Phase	5,978.10		
VEN009277	Nelson and Co LLC	APP126964	4/18/2025	101002229	POLICE-UNIFORMS	Bowell Molle Carrier, Trauma	1,137.69		
VEN009277	Nelson and Co LLC	APP126965	4/18/2025	101002229	POLICE-UNIFORMS	Adams Class A Promotion	23.36		
VEN009277	Nelson and Co LLC	APP126966	4/18/2025	101002229	POLICE-UNIFORMS	Cornwell Sgt Sleeve Chevron	3.15		
VEN009277	Nelson and Co LLC	APP126967	4/18/2025	101002229	POLICE-UNIFORMS	E McCarthy Name Bar	17.95		
VEN009277	Nelson and Co LLC	APP126969	4/18/2025	101002229	POLICE-UNIFORMS	Class A Jacket- Pin On Rank	5.99		
VEN000314	C.A.R. Clinic	APP126970	4/18/2025	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	8,775.61		
VEN012040	Thomson Reuters	APP126973	4/18/2025	101002350	POLICE-	Online/Software Subscription	819.96		
VEN009277	Nelson and Co LLC	APP126974	4/18/2025	101002229	POLICE-UNIFORMS	Alterations for Adams	10.00		
VEN000370	Charles Hollowell	APP126975	4/18/2025	101002334	POLICE-	Reimburse for Grant Writing	50.00		
VEN000926	IACP	APP126976	4/18/2025	101002350	POLICE-	Sworn Officers Dues-	85.00		
VEN000926	IACP	APP126977	4/18/2025	101002350	POLICE-	Active Dues for Jim Lilly 2025	220.00		
VEN011793	Keystone Cooperative Inc	APP127135	4/22/2025	101002226	POLICE-VEHICLE	Fuel	12,151.55		
VEN012036	Dewberry Architects Inc	APP127137	4/22/2025	101002349	POLICE-SERVICES	Const Docs	13,223.00		
VEN009277	Nelson and Co LLC	APP127138	4/22/2025	101002229	POLICE-UNIFORMS	L Ottenweller Concealable	989.95		
VEN000480	CSI Signs	APP127139	4/22/2025	101002349	POLICE-SERVICES	Signs for Mission and Values	790.56		
VEN006222	SuperFleet Master Card	APP127140	4/22/2025	101002226	POLICE-VEHICLE	Vehicle Gas	140.39		

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								
VEN008443	CovertTrack Group	APP127141	4/22/2025	101002349	POLICE-SERVICES	Tracking Service: Stealth	600.00		
Subtotal for Police							**48,959.49**		
	Economic and Community Development								
VEN000296	Browning Day Mullins Dierdorf	APP126906	4/16/2025	101003310	ECD-PLANNING	Downtown Plan Update	55,989.82		
VEN002123	Westfield-Washington Schools	APP127062	4/22/2025	101003223	ECD-OFFICE SUPPLIES	Paper	29.20		
Subtotal for Economic and Community Development							**56,019.02**		
	F and E								
VEN000589	Duke Energy	APP126838	4/15/2025	101004341	F AND E-ELECTRIC	Camilla Ct	193.07	80647	4/15/2025
VEN002336	Citizens Westfield	APP126839	4/15/2025	101004342	F AND E-WATER/SEWER	PSB	605.67	80644	4/15/2025
VEN012035	Wiss Janney Elstner Assoc Inc	APP126845	4/15/2025	101004349	F AND E-SERVICES	US Parking Garage	452.50		
VEN001235	Lee Supply Corp	APP126988	4/21/2025	101004349	F AND E-SERVICES	CSC rework electric	2,595.00		
VEN001747	Scat Pest Control	APP126989	4/21/2025	101004343	F AND E-BUILDING MAINT	PSB	425.00		
VEN001783	Sherwin-Williams	APP126990	4/21/2025	101004349	F AND E-SERVICES	Paint for CSC remodel	972.95		
VEN012057	Card My Yard	APP127075	4/22/2025	101004347	F AND E-PROMOTIONS	WIF	115.00		
VEN011882	Avant Garde Limousines	APP127076	4/22/2025	101004347	F AND E-PROMOTIONS	WIF	720.00		
VEN012054	Fuego Nuevo USA Inc	APP127077	4/22/2025	101004347	F AND E-PROMOTIONS	WIF	1,500.00		
VEN011071	Brads Garage Doors	APP127078	4/22/2025	101004343	F AND E-BUILDING MAINT	PW barn door	205.00		
VEN011071	Brads Garage Doors	APP127078	4/22/2025	101004343	F AND E-BUILDING MAINT	PSB	800.00		
VEN001783	Sherwin-Williams	APP127080	4/22/2025	101004349	F AND E-SERVICES	CSC remodel	234.65		
VEN000301	Buckeye Power Sales Co	APP127083	4/22/2025	101004343	F AND E-BUILDING MAINT	PSB generator service	480.00		
VEN000301	Buckeye Power Sales Co	APP127084	4/22/2025	101004343	F AND E-BUILDING MAINT	Sta 82 generator maint	340.00		
VEN000301	Buckeye Power Sales Co	APP127101	4/22/2025	101004343	F AND E-BUILDING MAINT	Sta 83 generator maint	490.00		
VEN000301	Buckeye Power Sales Co	APP127102	4/22/2025	101004343	F AND E-BUILDING MAINT	CSC PW generator maint	590.00		
VEN012404	Hamilton CO Llamas Inc	APP127125	4/22/2025	101004347	F AND E-PROMOTIONS	WIF	1,000.00		
VEN010132	The T A G Art Company	APP127126	4/22/2025	101004347	F AND E-PROMOTIONS	WIF	4,100.00		
VEN000676	Fabulously Fun Co	APP127127	4/22/2025	101004347	F AND E-PROMOTIONS	WIF	810.00		
VEN005717	BChex	APP127131	4/22/2025	101004349	F AND E-SERVICES	Background checks	72.25		
VEN009668	Sewa International Inc	APP127136	4/22/2025	101004347	F AND E-PROMOTIONS	WIF	1,000.00		
Subtotal for F and E							**17,701.09**		

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								
VEN002336	Citizens Westfield	APP126842	4/15/2025	101005328	PARKS-GAS HEAT	GRJN	53.57	80645	4/15/2025
VEN012147	Noblesville Creates	APP127000	4/21/2025	101005349	PARKS-SERVICES	Arts consultation services	10,000.00		
VEN000301	Buckeye Power Sales Co	APP127001	4/21/2025	101005343	PARKS-BUILDING	Parks	360.00		
VEN001869	Swank Motion Pictures	APP127002	4/21/2025	101005347	PARKS-PROMOTION	Movies in the Park	2,520.00		
VEN005709	Service Sanitation Inc	APP127121	4/22/2025	101005349	PARKS-SERVICES	Deer Walk	182.80		
VEN005709	Service Sanitation Inc	APP127121	4/22/2025	101005349	PARKS-SERVICES	166th St	160.00		
Subtotal for Parks							**13,276.37**		
	Economic Dev								
VEN007428	GIS Planning Inc	APP126864	4/15/2025	101006350	ECONOMIC DEV-	Zoom Prospector	5,970.00		
VEN011964	JS Held	APP126868	4/15/2025	101006349	ECONOMIC DEV-SERVICE	Union Square	2,344.50		
Subtotal for Economic Dev							**8,314.50**		
	Informatics								
VEN005897	Hamilton County Reporter	APP126846	4/15/2025	101007349	IT-SERVICES	Hearing BOT	23.67	80654	4/22/2025
VEN009187	Auvik Networks Inc	APP126847	4/15/2025	101007389	IT-SOFTWARE LICENSING	Backup software	9,084.81		
VEN001940	The Times	APP126848	4/15/2025	101007349	IT-SERVICES	Notice	25.32		
VEN007202	TopoWorks	APP126849	4/15/2025	101007331	IT-CONSULTING	GIS services for March	275.00		
VEN010873	Zayo Group LLC	APP126850	4/15/2025	101007349	IT-SERVICES	April services	31,631.13		
VEN000604	Eastern Engineering Supply	APP126851	4/15/2025	101007337	IT-PRINTING	Epson matte	262.25		
VEN005134	Lifeline Data Centers	APP126852	4/15/2025	101007349	IT-SERVICES	March services	1,159.03		
VEN012155	Safari Micro Inc	APP126854	4/15/2025	101007389	IT-SOFTWARE LICENSING	Metalogix	3,266.34		
VEN012155	Safari Micro Inc	APP126855	4/15/2025	101007451	IT-COMPUTER/EQUIP	Tablet	1,168.66		
VEN012155	Safari Micro Inc	APP126855	4/15/2025	101007451	IT-COMPUTER/EQUIP	Lenovo	1,042.38		
VEN011868	Sikich LLP	APP126856	4/15/2025	101007389	IT-SOFTWARE LICENSING	Dynamics	8,532.00		
VEN000660	ESRI	APP126857	4/15/2025	101007389	IT-SOFTWARE LICENSING	Enterprise Agreement	39,700.00		
VEN008285	EnvelopIQ LLC	APP126858	4/15/2025	101007349	IT-SERVICES	Access Control Maint	1,645.00		
VEN004591	Virtusa Corporation	APP126859	4/15/2025	101007349	IT-SERVICES	March services	939.00		
VEN006678	Amazon Capital Services	APP126860	4/15/2025	101007451	IT-COMPUTER/EQUIP	LLSWRM	1,777.30		
VEN006333	Axon Enterprise Inc	APP126861	4/15/2025	101007334	IT-	Conference	1,698.00		
VEN005146	Konica Minolta Business	APP126862	4/15/2025	101007337	IT-PRINTING	Click Charges	849.68		
VEN010130	ITSavvy LLC	APP126865	4/15/2025	101007349	IT-SERVICES	Microsoft 365	26.00		
VEN010130	ITSavvy LLC	APP127079	4/22/2025	101007349	IT-SERVICES	NuWave	712.15		
VEN011945	Governmentjobscom Inc	APP127081	4/22/2025	101007389	IT-SOFTWARE LICENSING	2025 renewal	57,278.20		

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								
VEN010130	ITSavvy LLC	APP127086	4/22/2025	101007349	IT-SERVICES	Microsoft 365	49.13		
VEN011073	Resultant LLC	APP127088	4/22/2025	101007349	IT-SERVICES	April services	3,300.00		
VEN005146	Konica Minolta Business	APP127089	4/22/2025	101007337	IT-PRINTING	Click Charges	425.87		
VEN005996	Konica Minolta Premier Fin	APP127092	4/22/2025	101007337	IT-PRINTING	Copy machine rentals	808.38		
VEN001762	Seiler Instrument and Mfg Co	APP127098	4/22/2025	101007451	IT-COMPUTER/EQUIP	M3E SEI	4,996.00		
VEN011073	Resultant LLC	APP127100	4/22/2025	101007349	IT-SERVICES	March services	3,300.00		
VEN005146	Konica Minolta Business	APP127103	4/22/2025	101007337	IT-PRINTING	Click Charges	739.89		
VEN007296	First Arriving iO	APP127104	4/22/2025	101007389	IT-SOFTWARE LICENSING	Dashboard renewal	1,197.00		
VEN004591	Virtusa Corporation	APP127108	4/22/2025	101007349	IT-SERVICES	April services	939.00		
VEN000617	eImagine Technology Group	APP127110	4/22/2025	101007331	IT-CONSULTING	March services	8,700.00		
	Subtotal for Informatics						**185,551.19**		
	Clerk Treasurer								
VEN004297	ADP-Payroll	APP126843	4/15/2025	101008349	CT-SERVICES	March services	7,916.10	500001147	4/15/2025
VEN000847	Hamilton County Recorder	APP127123	4/22/2025	101008338	CT-LEGAL NOTICES	ordinances	125.00	80660	4/22/2025
	Subtotal for Clerk Treasurer						**8,041.10**		
	Public Works								
VEN000589	Duke Energy	APP126853	4/15/2025	101013341	PW-ELECTRIC	PW	161.89	80649	4/15/2025
VEN000402	Cintas	APP127024	4/22/2025	101013229	PW-UNIFORMS	Uniforms	80.84		
VEN000402	Cintas	APP127057	4/22/2025	101013229	PW-UNIFORMS	Uniforms	79.80		
	Subtotal for Public Works						**322.53**		
	Communications								
VEN000480	CSI Signs	APP127074	4/22/2025	101020347	COMM-PROMOTIONS	Barricades signs	420.00		
VEN003995	Prestige Performance II Inc	APP127091	4/22/2025	101020347	COMM-PROMOTIONS	Pen roller sets	755.49		
VEN006678	Amazon Capital Services	APP127099	4/22/2025	101020347	COMM-PROMOTIONS	Tablecloth	16.14		
VEN011489	Marketpro Inc	APP127106	4/22/2025	101020347	COMM-PROMOTIONS	Jotter Pens	1,685.33		
VEN006678	Amazon Capital Services	APP127107	4/22/2025	101020347	COMM-PROMOTIONS	Chair	143.98		
	Subtotal for Communications						**3,020.94**		
	Human Resources								
VEN009058	ISolved Benefit Services	APP126902	4/16/2025	101022119	HR-HEALTH/DENTAL	Cobra	1,420.01		
VEN011650	ADVISA	APP126903	4/16/2025	101022349	HR-SERVICE	2025 Leadership	26,400.00		
VEN009811	CuraLinc LLC	APP126905	4/16/2025	101022119	HR-HEALTH/DENTAL	2nd Quart EAP	1,615.68		
VEN001988	Travelers	APP126944	4/17/2025	101022339	HR-INSURANCE	April installment	145,154.00	80650	4/17/2025

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								
VEN003841	4Imprint Inc	APP127111	4/22/2025	101022347	HR- PROMOTIONS	Promo items	5,116.57		
	Subtotal for Human Resources						**179,706.26**		
Subtotal for Fund 101 General							**563,142.44**		
Fund No.	**Fund Name**								
103	**Fire Operating**								
	Fire								
VEN011793	Keystone Cooperative Inc	APP126863	4/15/2025	103012226	FIRE-VEHICLE	st81/84 fuel	1,638.46		
VEN011880	Hannah Adams	APP126876	4/15/2025	103012334	FIRE-	fdic parking	13.00		
VEN009863	Taylor DeBaun	APP126877	4/15/2025	103012229	FIRE-UNIFORMS	duty shoes	100.00		
VEN011832	Brody Kirby	APP126878	4/15/2025	103012229	FIRE-UNIFORMS	duty shoes	100.00		
VEN009277	Nelson and Co LLC	APP126879	4/15/2025	103012229	FIRE-UNIFORMS	tailor uniform	13.00		
VEN000065	Airgas Mid America	APP126880	4/15/2025	103012224	FIRE-OPERATING	cylinder oxyg rental	759.35		
VEN008992	ProTeam Tactical Performance	APP126881	4/15/2025	103012354	FIRE-MEDICAL	T Barnett DOS	182.45		
VEN011839	Bravia Services LLC	APP126883	4/15/2025	103012349	FIRE-SERVICES	St85 project	9,378.50		
VEN012208	Aaron Wardlaw	APP126884	4/15/2025	103012334	FIRE-	Indiana Smoke Divers	250.00		
VEN007709	MacQueen Emergency Group	APP126885	4/15/2025	103012472	FIRE-EQUIP	Battery Fan Mezz	2,061.18		
VEN002326	OREILLY AUTO	APP126886	4/15/2025	103012360	FIRE-VEHICLE MAINT	M382	112.63		
VEN000426	CLIA Laboratory Program	APP126907	4/16/2025	103012354	FIRE-MEDICAL	CLIA cert	248.00		
VEN000682	Fastenal	APP126994	4/21/2025	103012472	FIRE-EQUIP	drill battery/bins	258.54		
VEN004834	Westfield Washington Township	APP126995	4/21/2025	103012334	FIRE-	grant writing workshop	100.00		
VEN001849	Stryker Sales	APP126996	4/21/2025	103012224	FIRE-OPERATING	restraints	852.80		
VEN009277	Nelson and Co LLC	APP126997	4/21/2025	103012229	FIRE-UNIFORMS	tactical boots	129.99		
VEN000266	Bound Tree Medical	APP126998	4/21/2025	103012224	FIRE-OPERATING	ems supplies	2,479.28		
VEN000488	Custom Truck and Auto	APP126999	4/21/2025	103012360	FIRE-VEHICLE MAINT	tire repair	25.00		
VEN002123	Westfield-Washington Schools	APP127062	4/22/2025	103012223	FIRE-OFFICE SUPPLIES	Paper	87.60		
VEN002371	Federal Signal Corp	APP127115	4/22/2025	103012346	FIRE-TORNADO SIREN		16,544.00		
VEN000266	Bound Tree Medical	APP127116	4/22/2025	103012224	FIRE-OPERATING	glucose meter etc	176.15		
VEN007709	MacQueen Emergency Group	APP127117	4/22/2025	103012229	FIRE-UNIFORMS	boots	400.62		

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	APP127135	4/22/2025	103012226	FIRE-VEHICLE	Fuel	1,685.06		
	Subtotal for Fire						**37,595.61**		
Subtotal for Fund 103 Fire Operating							**37,595.61**		
Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN001364	Midwest Paving LLC	APP127017	4/22/2025	201013349	MVH-CONTRACTUAL SERV	2025 Concrete Street	152,929.53		
VEN009613	IMI Aggregates LLC	APP127019	4/22/2025	201013231	MVH-SUBGRADE	Stone	494.91		
VEN000975	Indiana Oxygen Company	APP127020	4/22/2025	201013226	MVH-VEHICLE GAS/	Gases	73.78		
VEN011793	Keystone Cooperative Inc	APP127022	4/22/2025	201013226	MVH-VEHICLE GAS/	Fuel	563.32		
VEN001384	Milestone Contractors LP	APP127023	4/22/2025	201013231	MVH-SUBGRADE	Surface	623.76		
VEN000596	E and B Paving Inc	APP127060	4/22/2025	201013231	MVH-SUBGRADE	Surface	261.96		
VEN002678	Brandeis	APP127087	4/22/2025	201013345	MVH-EQUIP REPAIR	Takeuchi repair	552.03		
VEN000332	Cargill	APP127093	4/22/2025	201013231	MVH-SUBGRADE	Salt	16,959.62		
VEN001277	Macallister Machinery Co	APP127094	4/22/2025	201013474	MVH-CONSTRUCTION	161st Demo	10,678.44		
VEN011794	Caldwells Inc	APP127095	4/22/2025	201013474	MVH-CONSTRUCTION	Demo on Springmill	13,251.42		
VEN000332	Cargill	APP127096	4/22/2025	201013231	MVH-SUBGRADE	Salt	8,316.33		
VEN002123	Westfield-Washington Schools	APP127097	4/22/2025	201013226	MVH-VEHICLE GAS/	Diesel	2,229.47		
VEN011793	Keystone Cooperative Inc	APP127135	4/22/2025	201013226	MVH-VEHICLE GAS/	Fuel	9,995.58		
	Subtotal for Public Works						**216,930.15**		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							**216,930.15**		
Fund No.	**Fund Name**								
202	**Local Road and Street (LRS)**								
	Public Works								
VEN006770	Michael Todd and Company Inc	APP127082	4/22/2025	202013228	LRS-SIGNS AND POSTS	Markers	695.70		
VEN007593	A 1 Concrete Leveling	APP127085	4/22/2025	202013432	LRS-SIDEWALK	Shady Lake	850.00		
VEN007593	A 1 Concrete Leveling	APP127090	4/22/2025	202013432	LRS-SIDEWALK	Walkway repair	4,915.00		
	Subtotal for Public Works						**6,460.70**		
Subtotal for Fund 202 Local Road and Street (LRS)							**6,460.70**		

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								
VEN011883	Norcon Incorporated	APP126978	4/18/2025	204005474	PARK IMPACT-	Simon Moon Park Phase I	100,670.31		
VEN006748	V3 Companies	APP127005	4/21/2025	204005349	PARK IMPACT-SERVICES	Simon Moon Park Phase One	13,850.00		
	Subtotal for Parks						**114,520.31**		
Subtotal for Fund 204 Park Impact							**114,520.31**		
Fund No.	**Fund Name**								
244	**Redevelopment District Capital**								
	RDC								
VEN005897	Hamilton County Reporter	APP126866	4/15/2025	244018349	REDEVELOP DISTRICT	Addl Appropriation GP	34.52	80654	4/22/2025
VEN005897	Hamilton County Reporter	APP126867	4/15/2025	244018349	REDEVELOP DISTRICT	Hearing	70.02	80654	4/22/2025
VEN000103	American Structurepoint Inc	APP126869	4/15/2025	244018349	REDEVELOP DISTRICT	GP Blvd and 186th	19,800.00	80659	4/22/2025
VEN012262	GANGGANG	APP126870	4/15/2025	244018349	REDEVELOP DISTRICT	March Services	6,666.00	80653	4/22/2025
VEN011840	C L Coonrod and Co	APP126871	4/15/2025	244018349	REDEVELOP DISTRICT	Dec services	1,340.00	80652	4/22/2025
VEN011840	C L Coonrod and Co	APP126871	4/15/2025	244018349	REDEVELOP DISTRICT	Feb services	1,338.00	80652	4/22/2025
VEN001881	Taft Stettinius and Hollister	APP126872	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	3,360.50	80657	4/22/2025
VEN001881	Taft Stettinius and Hollister	APP126872	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	1,689.50	80657	4/22/2025
VEN001881	Taft Stettinius and Hollister	APP126872	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	1,054.50	80657	4/22/2025
VEN011870	LVR International	APP126873	4/15/2025	244018349	REDEVELOP DISTRICT	Master Parking Consulting	1,012.50	80655	4/22/2025
VEN011870	LVR International	APP126873	4/15/2025	244018349	REDEVELOP DISTRICT	Master Parking Consulting	618.75	80655	4/22/2025
VEN011870	LVR International	APP126873	4/15/2025	244018349	REDEVELOP DISTRICT	Master Parking Consulting	281.25	80655	4/22/2025
VEN005661	Barnes and Thornburg LLP	APP126874	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	520.00	80651	4/22/2025
VEN005661	Barnes and Thornburg LLP	APP126874	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	3,676.30	80651	4/22/2025
VEN005661	Barnes and Thornburg LLP	APP126874	4/15/2025	244018330	REDEVELOP DISTRICT	Feb services	975.00	80651	4/22/2025
VEN005897	Hamilton County Reporter	APP126875	4/15/2025	244018349	REDEVELOP DISTRICT	Hearing Ambrose	36.49	80654	4/22/2025
VEN012368	Near North Title Group	APP126882	4/15/2025	244018349	REDEVELOP DISTRICT	Recording and service fee	158.00	80656	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Ambrose	495.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Jersey	1,265.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	GP Card	495.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Comm Hospital	55.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Edge Rock	6,160.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Fire Sta	46.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	General	2,689.50	80658	4/22/2025

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**								
244	**Redevelopment District Capital**								
RDC									
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	GrMillen	2,545.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Gr Park	3,575.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	GP South	89.93	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Gr Univ	1,485.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Ham Cross	165.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Ice Facility	935.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Jaffe	55.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Latern	165.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Mill St	55.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Park St	880.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Regal	55.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Towne Run	330.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	April services	55.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Union	660.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Village Park	55.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Woods	55.00	80658	4/22/2025
VEN011751	Wallack Somers and Haas PC	APP126923	4/16/2025	244018330	REDEVELOP DISTRICT	Wood Wind	990.00	80658	4/22/2025
VEN011892	DWCDC	APP127120	4/22/2025	244018474	REDEVELOP DISTRICT	Portal Diabetes Project	100,000.00	500001148	4/22/2025
Subtotal for RDC							**165,986.76**		
Subtotal for Fund 244 Redevelopment District Capital							**165,986.76**		
Fund No.	**Fund Name**								
262	**Parks Rental**								
Parks									
VEN010376	Lucia Bertaggia	APP127003	4/21/2025	262005371	PARKS-CREDIT CARD FEE	Refund	55.00		
Subtotal for Parks							**55.00**		
Subtotal for Fund 262 Parks Rental							**55.00**		
Fund No.	**Fund Name**								
264	**Road and Street Improvement (Road Impact)**								
Public Works									
VEN005475	Estridge Development Mgmt	APP127058	4/22/2025	264013349	ROAD IMPACT-SERVICES	Midland Road Impact reim	358,869.79		
VEN012372	Westfield Commercial Ventrues	APP127109	4/22/2025	264013349	ROAD IMPACT-SERVICES	Barakfellers	155,584.00		

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**								
264	**Road and Street Improvement (Road Impact)**								
	Public Works								
VEN012372	Westfield Commercial Ventrues	APP127109	4/22/2025	264013349	ROAD IMPACT-SERVICES	Graeters	116,714.00		
	Subtotal for Public Works						**631,167.79**		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							**631,167.79**		
Fund No.	**Fund Name**								
266	**Capital Projects**								
	RDC								
VEN012402	Daniel Duffer	APP127118	4/22/2025	266018474	CAPITAL PROJECT-	204 Jersey St	720,000.00		
VEN012403	Compound Maple LLC	APP127119	4/22/2025	266018474	CAPITAL PROJECT-	330 Jersey St	900,000.00		
	Subtotal for RDC						**1,620,000.00**		
Subtotal for Fund 266 Capital Projects							**1,620,000.00**		
Fund No.	**Fund Name**								
269	**Training Facility Center**								
	Public Safety (Police and Fire)								
VEN000434	Comcast Cable	APP126837	4/15/2025	269014350	TRAINING FAC-	Training Facility	315.20	80646	4/15/2025
VEN009231	CenterPoint Energy	APP126840	4/15/2025	269014328	TRAINING FAC-HEAT/GAS	Training Facility	107.07	80643	4/15/2025
VEN000589	Duke Energy	APP126841	4/15/2025	269014341	TRAINING FAC-ELECTRIC	Training Facility	18.51	80648	4/15/2025
	Subtotal for Public Safety (Police and Fire)						**440.78**		
Subtotal for Fund 269 Training Facility Center							**440.78**		
Fund No.	**Fund Name**								
340	**Park District Bond2024**								
	Parks								
VEN000920	Huntington National Bank	APP126836	4/15/2025	340005349	PARK DISTRICT BD2024-	Admin Fee	1,000.00		
	Subtotal for Parks						**1,000.00**		
Subtotal for Fund 340 Park District Bond2024							**1,000.00**		

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**								
352	**Go Bond 2022**								
	Public Works								
VEN007292	GAI Consultants	APP126887	4/10/2025	352013474	GO BOND 2022 PW	Cherry Street	1,515.28		
	Subtotal for Public Works						**1,515.28**		
Subtotal for Fund 352 Go Bond 2022							**1,515.28**		
Fund No.	**Fund Name**								
354	**Go Bond 2023**								
	Informatics								
VEN008285	EnvelopIQ LLC	APP127072	4/22/2025	354007472	BO BOND 2023 IT	COW card access upgrade	8,361.50		
	Subtotal for Informatics						**8,361.50**		
Subtotal for Fund 354 Go Bond 2023							**8,361.50**		
Fund No.	**Fund Name**								
427	**Cum. Capital Development**								
	Police								
VEN012347	Stop Stick Ltd	APP126968	4/18/2025	427002472	CCD-PD EQUIPMENT	9' Stop Stick Kit w/Tray-Red	5,333.00		
VEN006333	Axon Enterprise Inc	APP126971	4/18/2025	427002472	CCD-PD EQUIPMENT	Prof License, Storage,	28,410.00		
VEN006333	Axon Enterprise Inc	APP126972	4/18/2025	427002472	CCD-PD EQUIPMENT	Prof License, Auto Tagging,	49,362.00		
	Subtotal for Police						**83,105.00**		
Subtotal for Fund 427 Cum. Capital Development							**83,105.00**		
Fund No.	**Fund Name**								
640	**Sports Campus Operating**								
	Sport Campus Indoor Event Ctr								
VEN001277	Macallister Machinery Co	APP126844	4/15/2025	640023345	GP INDOOR-EQUIP REPAIR	Boom	733.64		
VEN008285	EnvelopIQ LLC	APP127073	4/22/2025	640023451	GP INDOOR-COMPUTER	GP Access Control Project	9,653.00		
	Subtotal for Sport Campus Indoor Event Ctr						**10,386.64**		
Subtotal for Fund 640 Sports Campus Operating							**10,386.64**		
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN000008	77 Police and Fire Fund	APP126780	4/10/2025	701008133	PAYROLL-PERF	Non Civilian PERF	152,506.24	701000061	4/10/2025
VEN001550	PERF	APP126781	4/10/2025	701008133	PAYROLL-PERF	Civilian PERF	69,825.57	701000062	4/10/2025

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								
VEN005722	Aflac Premium Holding	APP126822	4/15/2025	701008930	PAYROLL-INS. DED	April Ins	3,738.48	18740	4/15/2025
	Subtotal for Clerk Treasurer						**226,070.29**		
Subtotal for Fund 701 Payroll							**226,070.29**		
Fund No.	**Fund Name**								
900	**Stormwater**								
	Stormwater								
VEN011793	Keystone Cooperative Inc	APP127018	4/22/2025	900016226	STORM-VEHICLE GAS	Fuel	69.37		
VEN012373	Mark Dieterle	APP127026	4/22/2025	900016370	STORMWATER-REFUND		21.43		
VEN012373	Mark Dieterle	APP127026	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	15.99		
VEN004247	Darnell Williams	APP127027	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	43.38		
VEN012377	Andrew Warner	APP127028	4/22/2025	900016370	STORMWATER-REFUND		14.27		
VEN012377	Andrew Warner	APP127028	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	18.90		
VEN012374	George Alex	APP127029	4/22/2025	900016370	STORMWATER-REFUND		12.86		
VEN005273	Jennifer Foster	APP127030	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	8.34		
VEN012375	Monica Richard	APP127031	4/22/2025	900016370	STORMWATER-REFUND		9.56		
VEN012378	Suzanne Van Wagner	APP127032	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	15.82		
VEN012379	William Haughs	APP127033	4/22/2025	900016370	STORMWATER-REFUND		18.13		
VEN012380	Thomas Agnew	APP127034	4/22/2025	900016370	STORMWATER-REFUND		11.82		
VEN012380	Thomas Agnew	APP127034	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	15.99		
VEN012381	Audrey Wilcoxson	APP127035	4/22/2025	900016370	STORMWATER-REFUND		19.65		
VEN012382	Jeremy Eaton	APP127037	4/22/2025	900016370	STORMWATER-REFUND		3.48		
VEN012382	Jeremy Eaton	APP127037	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	15.99		
VEN012383	Caleb Henstein	APP127038	4/22/2025	900016370	STORMWATER-REFUND		9.14		
VEN012384	SR 19 Properties LLC	APP127039	4/22/2025	900016370	STORMWATER-REFUND		65.23		
VEN012385	Jesse Femat	APP127040	4/22/2025	900016370	STORMWATER-REFUND		29.00		
VEN012384	SR 19 Properties LLC	APP127041	4/22/2025	900016370	STORMWATER-REFUND		27.55		
VEN012386	Brennan Greer	APP127042	4/22/2025	900016370	STORMWATER-REFUND		17.17		
VEN012387	Joanna Campbell	APP127043	4/22/2025	900016370	STORMWATER-REFUND		11.65		
VEN012388	202 NP LLC	APP127044	4/22/2025	900016370	STORMWATER-REFUND		83.34		

Fund No.	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**									
900	**Stormwater**									
	Stormwater									
	VEN012389	Michael Webb	APP127045	4/22/2025	900016370	STORMWATER-REFUND		27.37		
	VEN012390	Austin Kays	APP127046	4/22/2025	900016370	STORMWATER-REFUND		16.74		
	VEN012391	Claudia Gruett	APP127047	4/22/2025	900016370	STORMWATER-REFUND		10.88		
	VEN012392	Todd Johnson	APP127048	4/22/2025	900016370	STORMWATER-REFUND		43.52		
	VEN012393	Courtney Casteel Schenberg	APP127049	4/22/2025	900016370	STORMWATER-REFUND		12.51		
	VEN012394	Andrew Williams	APP127050	4/22/2025	900016370	STORMWATER-REFUND		14.25		
	VEN012394	Andrew Williams	APP127050	4/22/2025	900016370	STORMWATER-REFUND		15.99		
	VEN012395	Sang Zhong Tan and Feng Qin Xu	APP127052	4/22/2025	900016370	STORMWATER-REFUND		17.23		
	VEN012396	April Long	APP127053	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	135.00		
	VEN012397	Michael Webster	APP127054	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	202.74		
	VEN012398	Rodney and Lori McKinlay	APP127055	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	194.56		
	VEN012399	Tracy Drew	APP127056	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	236.60		
	VEN002835	WGH Indiana LLC	APP127059	4/22/2025	900016370	STORMWATER-REFUND		9.30		
	VEN003987	Indiana Reclamation and Excavating	APP127105	4/22/2025	900016433	STORM-INFRASTRUCTURE	161st St	9,240.00		
	VEN012376	Cooperstown Partners LLC	APP127112	4/22/2025	900016370	STORMWATER-REFUND		5.21		
	VEN012376	Cooperstown Partners LLC	APP127112	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	15.99		
	VEN012376	Cooperstown Partners LLC	APP127113	4/22/2025	900016370	STORMWATER-REFUND		73.83		
	VEN012376	Cooperstown Partners LLC	APP127113	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	226.42		
	VEN012376	Cooperstown Partners LLC	APP127114	4/22/2025	900016370	STORMWATER-REFUND		104.23		
	VEN012376	Cooperstown Partners LLC	APP127114	4/22/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	319.64		
	Subtotal for Stormwater							**11,480.07**		
Subtotal for Fund 900 Stormwater								**11,480.07**		
Posted Invoices Total								**3,698,218.32**		

Credit Memos

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

Credit Memos

	Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	**Fund Name**							
101	**General**							
	Informatics							
	VEN006333	Axon Enterprise Inc	ACP002940	4/15/2025	101007334	IT-Travel/Training/Seminars	IT-Travel/Training/Seminars	1,698.00
	Subtotal for							**1,698.00**
Subtotal by Fund 101 General								**1,698.00**
Fund No.	**Fund Name**							
266	**Capital Projects**							
	RDC							
	VEN012366	Envoy Construction Services LLC	ACP002937	4/15/2025	266018474	Capital Project-Constr Serv	Capitial Project-Infrast Serv	584,664.00
	Subtotal for							**584,664.00**
Subtotal by Fund 266 Capital Projects								**584,664.00**
Credit Memo Total								**586,362.00**

RESOLUTION 25-113

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 25-19

WHEREAS, the City of Westfield (the "City") desires to annex certain parcels as identified in **Exhibit A** and **Exhibit B** (the "Annexation Area") into the municipality; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and,

WHEREAS, the required fiscal plan, included as **Exhibit C** (the "Fiscal Plan") and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF APRIL, 2025, BY THE WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

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 RESOLUTION 25-113 was delivered to the Mayor of Westfield

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

_____
Marla Ailor, Clerk Treasurer

I hereby APPROVE Resolution 25-113

this _____ day of April, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Resolution 25-113

this _____ day of April, 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: Ryan Collingwood

Prepared by: Ryan Collingwood, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
ANNEXATION AREA

Annexation Area

EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N
W
E
S

EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes portions of three (3) parcels of land:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST (BEARINGS ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY STOEPPELWORTH AND CERTIFIED BY BRUCE E. STRACK, PS #20200057 ON JANUARY 17, 2019) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 4 EAST A DISTANCE OF 101.75 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 29 SECONDS EAST A DISTANCE OF 361.22 FEET TO A WEST LINE OF THE LAND DESCRIBED IN A DEED TO ALICE E. DREXLER, ET AL RECORDED AT INSTRUMENT #2007-063319; THENCE SOUTH 00 DEGREES 24 MINUTES 08 SECONDS WEST ALONG SAID LINE AND INTO THE AFORESAID NORTHWEST QUARTER OF SECTION 20 A DISTANCE OF 346.11 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 85 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 1729.08 FEET TO AN EAST LINE OF SAID DREXLER LAND; THENCE SOUTH 00 DEGREES 01 MINUTES 17 SECONDS EAST ALONG SAID LINE A DISTANCE OF 948.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 38; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: 1) NORTH 61 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 691.86 FEET; 2) NORTH 60 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 125.11 FEET; 3) SOUTH 28 DEGREES 51 MINUTES 17 SECONDS WEST A DISTANCE OF 10.00 FEET; 4) NORTH 60 DEGREES 52 MINUTES 35 SECONDS WEST A DISTANCE OF 824.96 FEET; 5) NORTH 60 DEGREES 41 MINUTES 08 SECONDS WEST A DISTANCE OF 326.89 FEET TO THE AFORESAID WEST LINE OF DREXLER; THENCE NORTH 00 DEGREES 24 MINUTES 08 SECONDS EAST ALONG SAID LINE A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 21.54 ACRES, MORE OR LESS.

Fiscal Plan for the Voluntary Annexation of Real Estate Contiguous to the City of Westfield, Indiana

Described as real estate generally located on the north side of State Road 38

This Fiscal Plan Supports Ordinance 25-19

This Fiscal Plan is Exhibit C of Resolution 25-113

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield, Hamilton County, Indiana (the "City") and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the "Annexation Area", as further described herein, and is located adjacent to the existing corporate limits of the City. The annexation is one hundred percent (100%) voluntary.

The Indiana Statute (I.C. § 36-4-3-13(d)) governing annexation activity by the City requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to address the following, as further summarized herein and the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3)**.
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the City's corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6)**.
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 3** and **Exhibit 4)**.
8. Estimated impact on political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6)**.
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5)**.

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield
Annexation Philosophy and Plan

A. Fiscal Policy of the City

The annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City.

B. General Philosophy and Plan

The philosophy and plan of the City is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City with a broad, stable and growing economic tax base; and,
2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,
3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,
4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is the preference of the City to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (I.C. § 36-4-3-5);
2. Enhance the existing assessed valuation of the municipality through voluntary annexations;
3. Consider any requests for voluntary annexation from existing parcels; and
4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

[The remainder of page intentionally left blank.]

Parcel Analysis

A. Description

The Annexation Area is located on the north side of State Road 38 (see attached **Exhibit 1**) and encompasses an area of approximately 21.54 acres.

B. Contiguity

Property contiguous with the City's corporate limits may be annexed into the City's corporate limits (I.C. § 36-4-3-1.5). I.C. § 36-4-3-1.5 provides that property is considered "contiguous" if at least one-eighth (1/8) of the aggregate external boundaries of the property coincides with the boundaries of the City's corporate limits. In determining if property is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the City's corporate limits to the Annexation Area is not considered a part of the boundaries of either the City's corporate limits or the property to be annexed. The Annexation Area meets the contiguity requirements of I.C. § 36-4-3-1.5.

C. Population and Structures

The Annexation Area contains no structures or inhabitants.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is: Northpoint II Planned Unit Development (PUD) District.

E. Property Tax Assessment

The 2024 pay 2025 total gross assessed valuation of all real property and its improvements located within the Annexation Area is $115, 000.

F. Municipal Property Tax Rate

The existing 2024 pay 2025 property tax rate assessed to all real property and its improvements within the Annexation Area is $1.9402 per $100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

Site construction for the Annexation Area began in October of 2025, vertical construction is planned by the developer to be initiated in October of 2025. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Non-Residential Structures[1]:

- 2025: One (1) with an estimated market value of $1,650,000 per unit.
- 2026: One (1) with an estimated market value of $1,870,000 per unit.
- 2027: One (1) with an estimated market value of $2,530,000 per unit.
- 2028: One (1) with an estimated market value of $2,750,000 per unit.
- 2029: One (1) with an estimated market value of $3,300,000 per unit.

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 3**, Table 1 and Table 2.

[The remainder of page intentionally left blank.]

[1] Improvements are estimated to be comparable to the Northpoint Business Park in Westfield.

Municipal Services

The City currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Clerk-Treasurer's Office, Informatics, Administration, Guest Services, Grand Park, Westfield Welcome, and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments, with the exception of Grand Park, were analyzed to determine the extent of the effect of annexation. The Police, Fire, Public Works, Clerk-Treasurer's Office, Informatics, Administration, Guest Services, Westfield Welcome, and Community Development were identified as being affected by the annexation of new territory.

The cost estimates of planned services to be furnished to the Annexation Area have been computed based on the 2020 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet all the requirements of Indiana Code § 36-4-3. Each capital service was assessed by Department of Public Works and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the Annexation Area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the Annexation Area, in a manner equivalent in standard and scope to the services being providing within the City's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The seventy-five (75) dedicated, professional men and women of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have not been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The City will provide police service to the Annexation Area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts pressure on the existing staffing levels.

Provision of planned services of a capital improvement nature within three years**:** Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

B. Fire Department

The Westfield Fire Department is an all-hazard department that provides fire and prevention services, Advanced Life Support (ALS) ambulance transport services, Community Paramedic and Opioid services, as well as hazardous materials, technical rescues, and water rescue incidents throughout the City of Westfield and Westfield Washington Township, as well as Hamilton County. Automatic Aid and Mutual Aid responses are provided by the surrounding fire jurisdictions of Carmel, Noblesville, Fishers, Sheridan, Jackson Township, Cicero, and Wayne Township when service levels drop below minimum.
The Department is budgeted for ninety-seven (97) dedicated men and women who provide fire and life safety services via a command and business center and three (3) fire stations. The Command and Business Center as well as Station 381 is located at 17535 Dartown Road and is staffed with one Battalion Chief, one engine company, one truck company, and one ALS transport ambulance. Station 382 is located at 1920 East 151st Street, and is staffed with one engine company and one ALS transporting ambulance. Station 383 is located at 17944 Grassy Branch Road and is staffed with one ALS engine company.
Annexation of additional territory does not automatically lead to the need for additional personnel or fixed facilities. The department conducts an annual analysis of performance which is what drives the request for additional personnel and fixed facility investments.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3, and Table 4.

C. Public Works Department

a. Engineering

The Engineering division manages and provides guidance for the city departments and commissions concerning the planning, design, construction, and maintenance of private and public works projects including roadway construction, pavement maintenance, storm drainage, sidewalks, handicap accessibility and other private & public development projects within the city.

b. Parks and Recreation Department

Services by the Parks and Recreation Department of the City are funded out of the City's Parks and Recreation Department budget. The existing inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The existing inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The Annexation Area is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

c. Stormwater Services

Westfield's Stormwater utility is designated as an MS4 (Municipal Separate Storm Sewer Systems) by the State of Indiana and the US EPA. MS4 is defined as a conveyance or system of conveyances owned by a state, city, town, or other public entity that discharges to waters of the United States and is designed or used for collecting or conveying storm water. The Stormwater division handles all drainage and stormwater related issues. These include sump lines, standing water, flooding, erosion control and water quality practices.

d. Street Division

The Street Division is part of the Public Works Department of the City and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the corporate limits of the City. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and policing of rights-of-way to support safe travel.

e. Street and Road Maintenance

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway ("MVH") fund, the Local Road and Street Fund ("LR&S"), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S is estimated to be $7.80 million in 2025, which is approximately $30,903 per road mile [2].

[2] Based on an estimated two hundred and fifty-two miles of road.

Provision of planned service of a non-capital nature within one year**:** Street Division services can be provided for the Annexation Area with existing personnel, based upon an estimated 1.0 miles to be built by the developer within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The intent of the City with respect to future road construction is to require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development. Potential road improvements are evaluated each year and the Annexation Area will be part of that annual review process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

D. Clerk-Treasurer's Office

The Clerk-Treasurer is the Fiscal Officer for the City of Westfield. The Clerk Treasurer serves as the Investment Officer of the City. The Clerk-Treasurer is also responsible for the maintenance of all City Records.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

E. Informatics

Informatics supports all City departments with the technology needed to provide services to the citizens of Westfield. The group also helps track all data on properties within city limits with GIS. As new efficiencies and processes are developed, the Informatics Department makes it easier for citizens to interact with the City and get information.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

F. Administration

a. Communications

The Communications Department effectively engages the community through created and acquired content used in newsletters, social media, local and national media, produced videos and community events. The department uses effective community outreach and messaging tools to create a hospitality industry, to make Westfield a desirable destination for visitors and a source of pride for residents.

b. City Council

The City Council is the legislative branch of our local government. In addition to adopting budgets, levying taxes, and authorizing financial appropriations to fund city operations, the council is responsible for enacting, repealing, and amending local laws.

c. Economic Development

The Economic Development Department of the City is responsible for all of the economic development functions within the corporate limits of the City. No service level increases are expected with respect to the Annexation Area.

d. Enterprise Development

The Enterprise Development Department aids the city departments in negotiating contracts and agreements while striving to develop new and creative programs and services to increase efficiency.

e. Human Resources

This Human Resources department maintains the City of Westfield employee benefits programs. This includes health, dental, vision and life insurance as well as retirement planning. Human Resources also oversees all employee worker's compensation claims, personnel and medical files coordination and the development and administration of personnel policies and procedures.

f. Mayor

As the chief executive, the mayor has the duty to oversee city government's various departments. The Mayor also has the power to either approve or veto bills passed by the City Council, the legislative branch.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

G. Guest Services

a. At the City of Westfield, the Guest Services Department works hard to meet every residents request in a welcoming and informative manner. Personnel, located in the Westfield City Services building, field service requests in person, online and via the phone.

b. Billing Services

The Guest Services Department is responsible for the invoicing and collection of revenues for trash, recycling, and stormwater; building permits; and any miscellaneous fees associated with permits, license fees and public information requests.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

H. Westfield Welcome

Westfield Welcome serves city residents and visitors by planning events and offering engagement and volunteer opportunities. In 2019, the city hosted more than 30,000 attendees at community events and logged more than 3,700 volunteer hours to make them happen.

Within the last year, Westfield Welcome launched three new events and several community engagement initiatives including the Westfield Way Hospitality Training program, New Resident program, and the Westfield Way Award recognition program.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

I. Community Development Department

a. Building and Construction Services

The Community Development Department of the City currently processes building permits throughout the entire Township. It conducts inspections on new buildings and unsafe structures. Since this service is already being provided throughout the entire Township, no service level increases are expected with respect to the Annexation Area.

b. Planning and Zoning Services

The Community Development Department of the City is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan Commission and the Westfield-Washington Township Board of Zoning Appeals, including administration of the Unified Development Ordinance. These responsibilities currently involve the entire Township; therefore, no service level increases are expected for this division with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

Other Services

A. Water and Sewer Services

Citizens Westfield Water, LLC and Citizens Westfield Wastewater, LLC (collectively the "Utility") operates the water and wastewater works within the City. Services for both water and sewer are provided within the corporate limits of the City and into portions of the Township. The Annexation Area is not currently served by the Utility's water and sewer service.

The Utility provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. The Utility meets the parameters of providing access to water utility service, to a property, when a water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel.

Fire hydrants are generally supported by the user charge system of the Utility. The developer of any new development is generally responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire, unless otherwise provided by the Utility or the Utility's policies.

The installation and extension of sewer service for any proposed development in the Annexation Area will be provided in accordance with the Utility's policies. The Utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the City. The Utility meets the parameters of providing access to wastewater service when the parcel is within the drainage watershed of a major interceptor, trunk or lateral sewer which ultimately delivers wastewater to the wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when the Utility's sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

Property tax revenues are not a part of the Utility's budget. In addition to monthly service charges, the Utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending water and wastewater lines within the Utility's service area is done in accordance with the Utility's policies. The Utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

Financial Summary

The Annexation Area has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is $115,000. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately 1.0 miles of road.

As a result of additional population and road miles, the City also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

The property within the Annexation Area will be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2025, will not be realized until May and November of 2026. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

Currently, the Annexation Area is not subdivided and the City will receive nominal property taxes from the existing assessed value within the Annexation Area. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2025 is $1.9402. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to $2.2347 an increase of $0.3845. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction

Annexation Area

EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N

W

E

S

Exhibit 2

Annexation Area: Legal Description

This description includes portions of three (3) parcels of land:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST (BEARINGS ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY STOEPPELWORTH AND CERTIFIED BY BRUCE E. STRACK, PS #20200057 ON JANUARY 17, 2019) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 4 EAST A DISTANCE OF 101.75 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 29 SECONDS EAST A DISTANCE OF 361.22 FEET TO A WEST LINE OF THE LAND DESCRIBED IN A DEED TO ALICE E. DREXLER, ET AL RECORDED AT INSTRUMENT #2007-063319; THENCE SOUTH 00 DEGREES 24 MINUTES 08 SECONDS WEST ALONG SAID LINE AND INTO THE AFORESAID NORTHWEST QUARTER OF SECTION 20 A DISTANCE OF 346.11 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 85 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 1729.08 FEET TO AN EAST LINE OF SAID DREXLER LAND; THENCE SOUTH 00 DEGREES 01 MINUTES 17 SECONDS EAST ALONG SAID LINE A DISTANCE OF 948.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 38; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: 1) NORTH 61 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 691.86 FEET; 2) NORTH 60 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 125.11 FEET; 3) SOUTH 28 DEGREES 51 MINUTES 17 SECONDS WEST A DISTANCE OF 10.00 FEET; 4) NORTH 60 DEGREES 52 MINUTES 35 SECONDS WEST A DISTANCE OF 824.96 FEET; 5) NORTH 60 DEGREES 41 MINUTES 08 SECONDS WEST A DISTANCE OF 326.89 FEET TO THE AFORESAID WEST LINE OF DREXLER; THENCE NORTH 00 DEGREES 24 MINUTES 08 SECONDS EAST ALONG SAID LINE A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 21.54 ACRES, MORE OR LESS.

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"
Parcel # 08-06-20-00-00-001.003
Parcel # 08-06-20-00-00-001.000
Parcel # 08-06-20-00-00-009.000

Computation of Estimated Property Taxes

Year	Estimated Assessed Value	Exemptions	Estimated Net Assessed Value	Tax Rate	Estimated Tax Revenue
1st	$1,650,000	$0	$1,650,000	0.7164	$11,821
2nd	$1,870,000	$0	$1,870,000	0.7164	$13,397
3rd	$2,530,000	$0	$2,530,000	0.7164	$18,125
4th	$2,750,000	$0	$2,750,000	0.7164	$19,701
5th	$3,300,000	$0	$3,300,000	0.7164	$23,641

Assumption 1: The City will begin receiving property tax from the annexed area starting in taxes payable 2027. (See Financial Summary).

Assumption 2: The tax rate for all years will be the 2025 tax rate of 0.7164.

EXHIBIT 3

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"

Estimated Revenue Generated

	1st Year	2nd Year	3rd Year	4th Year
Net Assessed Value	$1,650,000	$1,870,000	$2,530,000	$2,750,000
Property Tax Revenue	11,821	13,397	18,125	19,701
Income Tax (LIT)	0	0	0	0
Excise Tax (CVET)	0	0	0	0
Circuit Breaker Reduction	0	0	0	0
Motor Vehicle Highway	21.54	21.54	0	0
Local Road and Street	14	14	0	0
Total Revenue	$11,856	$13,432	$18,125	$19,701

EXHIBIT 3

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"

Estimated Non-Capital Costs

	1st Year	2nd Year	3rd Year	4th Year
Police	$792	$792	$792	$792
Fire	1,055	1,055	1,055	1,055
Lighting	0	0	0	0
Fire Hydrants	0	0	0	0
Streets and Roads Maintenance	227	227	227	227
Parks	182	182	182	182
Admin & General Departments				
Administrative	177	177	177	177
Community Development Planning	57	57	57	57
Building Department	147	147	147	147
Information Technology	194	194	194	194
Clerk	85	85	85	85
Mayor	15	15	15	15
City Council	10	10	10	10
Street Department	314	314	314	314
Total Non-Capital Costs	$3,255	$3,255	$3,255	$3,255

EXHIBIT 3

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"

Estimated Capital Costs

	1st Year	2nd Year	3rd Year	4th Year
Street Department	$0	$0	$0	$0
Street Lighting	0	0	0	0
Wastewater	0	0	0	0
Water	0	0	0	0
Electric	0	0	0	0
Cumulative Capital	0	0	0	0
Total Capital Costs	$0	$0	$0	$0

Assumption: No capital costs are expected to be incurred, in this time period, in the Annexation Area.

EXHIBIT 3

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"

Fiscal Plan Summary

	1st Year	2nd Year	3rd Year	4th Year
Revenue	$11,856	$13,432	$18,125	$19,701
Non-Capital Costs	3255	3,255	3,255	3,255
Capital Costs	0	0	0	0
Net	$8,601	$10,177	$14,869	$16,446

EXHIBIT 4

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"
Parcel # 08-06-20-00-00-001.003
Parcel # 08-06-20-00-00-001.000
Parcel # 08-06-20-00-00-009.000

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change

	Westfield Taxing District	Westfield-Washington Twp. Taxing District
Homestead Portion		
Net Assessed Value	$0	$0
Pay 2024 Tax Rate (not including referendum)	2.0910	1.7065
Circuit Breaker Credit (1% cap)	0	0
Estimated Net Property Taxes Paid by Owner	0	0
Agricultural/Rental Portion		
Net Assessed Value	115,000	115,000
Pay 2024 Tax Rate (not including referendum)	2.0910	1.7065
Circuit Breaker Credit (2% cap)	105	0
Estimated Net Property Taxes Paid by Owner	2,300	1,962
Non-Homestead Portion		
Net Assessed Value	0	0
Pay 2024 Tax Rate (not including referendum)	2.3247	1.9402
Circuit Breaker Credit (3% cap)	0	0
Estimated Net Property Taxes Paid by Owner	0	0
Total Estimated Net Property Taxes Paid by Owner	2.0910	1.7065
Plus School Referendum (Total Tax Rate of 0.2575)	26,876	26,876
Total Estimated Net Property Taxes Paid by Owner	$26,878	$26,877

EXHIBIT 4

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"

Property Tax Impact & Circuit Breaker Report

Before Annexation

	Pay 2025 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credits	Estimated Net Property Tax
Hamilton County	0.2737	14.11%	$315	$0	$315
Washington Township	0.3464	17.85%	$398	$0	$398
Westfield Public Library	0.0406	2.09%	$47	$0	$47
Westfield-Washington School Corp.	1.2771	65.82%	$1,469	$0	$1,469
Solid Waste District	0.0024	0.12%	$3	$0	$3
Total	1.9402		$2,231	$0	$2,231

After Annexation

	Pay 2025 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credits	Estimated Net Property Tax
Hamilton County	0.2737	11.77%	$315	$44	$271
Washington Township	0.0145	0.62%	$17	$2	$14
Westfield Public Library	0.0406	1.75%	$47	$7	$40
Westfield-Washington School Corp.	1.2771	54.94%	$1,469	$205	$1,264
Solid Waste District	0.0024	0.10%	$3	$0	$2
City of Westfield	0.7164	30.82%	$824	$115	$709
Total	2.3247		$2,673	$373	$2,300

EXHIBIT 4

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"

Estimated Allocation of Annual Property Tax

Before Annexation

	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	0.2737	0.2737	0.2737	0.2737
Washington Township	0.3464	0.3464	0.3464	0.3464
Westfield Public Library	0.0406	0.0406	0.0406	0.0406
Westfield-Washington School Corp.	1.2771	1.2771	1.2771	1.2771
Solid Waste District	0.0024	0.0024	0.0024	0.0024
Total	1.9402	1.9402	1.9402	1.9402

After Annexation

	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	0.2737	0.2737	0.2737	0.2737
Washington Township	0.0145	0.0145	0.0145	0.0145
Westfield Public Library	0.0406	0.0406	0.0406	0.0406
Westfield-Washington School Corp.	1.2771	1.2771	1.2771	1.2771
Solid Waste District	0.0024	0.0024	0.0024	0.0024
City of Westfield	0.7164	0.7164	0.7164	0.7164
Total	2.3247	2.3247	2.3247	2.3247

EXHIBIT 5

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"
Parcel # 08-06-20-00-00-001.003
Parcel # 08-06-20-00-00-001.003
Parcel # 08-06-20-00-00-009.000

Estimated Allocation of Annual Property Tax and Circuit Breaker Credits

Parcel ID	Owner	Parcel Address	2024 Payable 2025 Assessed Value	Remonstrance Waiver
08-06-20-00-00-001.003	Bryant Investments LLC	0 Sheridan Road, Westfield, IN 46062	$16,200	No
08-06-20-00-00-001.000	Wiehe, Richard E.	0 Sheridan Road, Westfield, IN 46062	$51,500	No
08-06-20-00-00-009.000	Green TAT Farms LLC	0 Sheridan Road, Westfield, IN 46062	$47,300	No
Total			$115,000	

EXHIBIT 6

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"
Parcel # 08-06-20-00-00-001.003
Parcel # 08-06-20-00-00-001.000
Parcel # 08-06-20-00-00-009.000

Estimated Impact to Other Governmental Entities - Local Income Tax

	Actual 2025	Estimated Year 1 Annexation	Estimated Year 2 Annexation	Estimated Year 3 Annexation	Estimated Year 4 Annexation
Hamilton County	$73,103,049	$73,103,049	$73,103,049	$73,103,049	$73,103,049
Adams Township	$377,324	$377,324	$377,324	$377,324	$377,324
Clay Township	$3,067,047	$3,067,047	$3,067,047	$3,067,047	$3,067,047
Delaware Township	$694,109	$694,109	$694,109	$694,109	$694,109
Fall Creek Township	$1,019,497	$1,019,497	$1,019,497	$1,019,497	$1,019,497
Jackson Township	$916,098	$916,098	$916,098	$916,098	$916,098
Noblesville Township	$1,303,171	$1,303,171	$1,303,171	$1,303,171	$1,303,171
Washington Township	$1,123,059	$1,123,059	$1,123,059	$1,123,059	$1,123,059
Wayne Township	$408,621	$408,621	$408,621	$408,621	$408,621
White River Township	$360,865	$360,865	$360,865	$360,865	$360,865
Carmel Civil City	$64,933,012	$64,933,012	$64,933,012	$64,933,012	$64,933,012
Noblesville Civil City	$35,888,647	$35,888,647	$35,888,647	$35,888,647	$35,888,647
Arcadia Civil Town	$492,882	$492,882	$492,882	$492,882	$492,882
Atlanta Civil Town	$154,551	$154,551	$154,551	$154,551	$154,551
Cicero Civil Town	$1,854,219	$1,854,219	$1,854,219	$1,854,219	$1,854,219
Fishers Civil City	$36,216,739	$36,216,739	$36,216,739	$36,216,739	$36,216,739
Sheridan Civil Town	$1,359,511	$1,359,511	$1,359,511	$1,359,511	$1,359,511
Westfield Civil City	$27,292,985	$27,292,985	$27,292,985	$27,292,985	$27,292,985
Hamilton North Public Library	$235,568	$235,568	$235,568	$235,568	$235,568
Carmel-Clay Public Library	$4,377,580	$4,377,580	$4,377,580	$4,377,580	$4,377,580
Hamilton East Public Library	$4,775,746	$4,775,746	$4,775,746	$4,775,746	$4,775,746
Sheridan Public Library	$247,271	$247,271	$247,271	$247,271	$247,271
Westfield Public Library	$974,330	$974,330	$974,330	$974,330	$974,330
Hamilton Co. Solid Waste Mgmt. Dist.	$758,529	$758,529	$758,529	$758,529	$758,529
Hamilton Co. Airport Auth.	$110,464	$110,464	$110,464	$110,464	$110,464

EXHIBIT 6

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"
Parcel # 08-06-20-00-00-001.003
Parcel # 08-06-20-00-00-001.000
Parcel # 08-06-20-00-00-009.000

Estimated Impact to Other Governmental Entities - Circuit Breaker Credits

	Estimated 2025	Estimated Year 1 Annexation	Estimated Year 2 Annexation	Estimated Year 3 Annexation	Estimated Year 4 Annexation
Hamilton County	$6,447,483	$6,447,483	$6,447,483	$6,447,483	$6,447,483
Adams Township	$0	$0	$0	$0	$0
Clay Township	$366,097	$366,097	$366,097	$366,097	$366,097
Delaware Township	$9,668	$9,668	$9,668	$9,668	$9,668
Fall Creek Township	$17,371	$17,371	$17,371	$17,371	$17,371
Jackson Township	$66,692	$66,692	$66,692	$66,692	$66,692
Noblesville Township	$3,662	$3,662	$3,662	$3,662	$3,662
Washington Township	$40,990	$40,990	$40,990	$40,990	$40,990
Wayne Township	$24,449	$24,449	$24,449	$24,449	$24,449
White River Township	$2,062	$2,062	$2,062	$2,062	$2,062
Carmel Civil City	$4,558,592	$4,558,592	$4,558,592	$4,558,592	$4,558,592
Noblesville Civil City	$7,671,508	$7,671,508	$7,671,508	$7,671,508	$7,671,508
Arcadia Civil Town	$55,877	$55,877	$55,877	$55,877	$55,877
Atlanta Civil Town	$5,592	$5,592	$5,592	$5,592	$5,592
Cicero Civil Town	$112,842	$112,842	$112,842	$112,842	$112,842
Fishers Civil City	$3,536,768	$3,536,768	$3,536,768	$3,536,768	$3,536,768
Sheridan Civil Town	$427,882	$427,882	$427,882	$427,882	$427,882
Westfield Civil City	$3,868,177	$3,868,177	$3,868,177	$3,868,177	$3,868,177
Hamilton Southeastern School Corp.	$306,528	$306,528	$306,528	$306,528	$306,528
Hamilton Heights School Corp.	$5,355,721	$5,355,721	$5,355,721	$5,355,721	$5,355,721
Westfield-Washington School Corp.	$5,142,843	$5,142,843	$5,142,843	$5,142,843	$5,142,843
Sheridan Community Schools	$269,813	$269,813	$269,813	$269,813	$269,813
Carmel-Clay School Corp.	$3,565,037	$3,565,037	$3,565,037	$3,565,037	$3,565,037
Noblesville School Corp.	$4,633,836	$4,633,836	$4,633,836	$4,633,836	$4,633,836
Hamilton North Public Library	$16,648	$16,648	$16,648	$16,648	$16,648
Carmel-Clay Public Library	$361,379	$361,379	$361,379	$361,379	$361,379
Hamilton East Public Library	$601,952	$601,952	$601,952	$601,952	$601,952
Sheridan Public Library	$18,352	$18,352	$18,352	$18,352	$18,352
Westfield Public Library	$226,339	$226,339	$226,339	$226,339	$226,339
Hamilton Co. Solid Waste Mgmt. Dist.	$59,143	$59,143	$59,143	$59,143	$59,143

Annexation Area

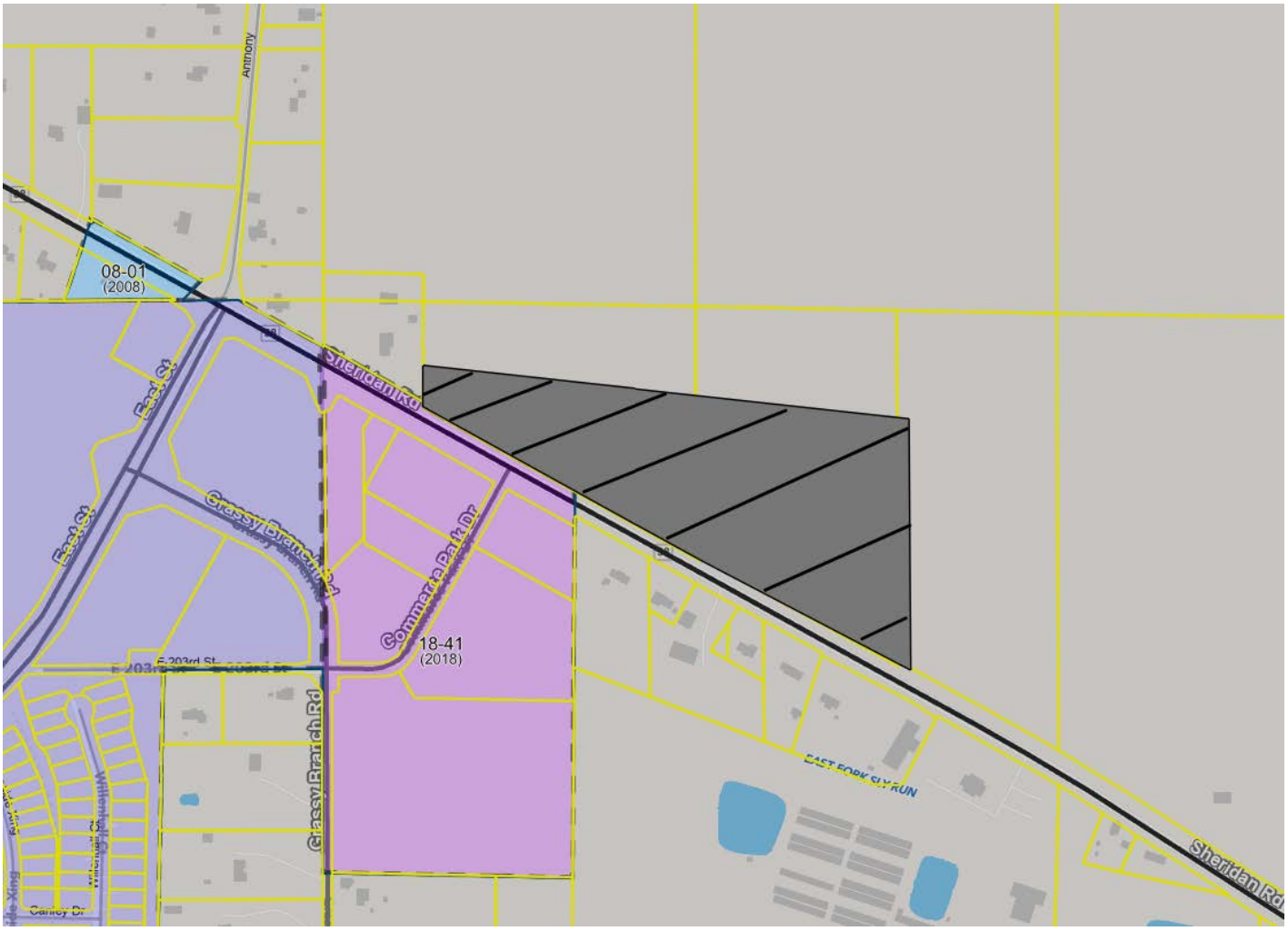


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N
W E
S

EXHIBIT 3

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-113"

Fiscal Plan Summary

	1st Year	2nd Year	3rd Year	4th Year
Revenue	$11,856	$13,432	$18,125	$19,701
Non-Capital Costs	3255	3,255	3,255	3,255
Capital Costs	0	0	0	0
Net	$8,601	$10,177	$14,869	$16,446

ORDINANCE 25-19

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the "Council") has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the "Annexation Area") have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing on April 14, 2025 as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 25-113); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located on the north side of State Road 38, and adjacent to the existing corporate limits along Southwestern boundary of the parcels, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS_____DAY OF APRIL, 2025.

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 25-19** was delivered to the Mayor of Westfield

on the_____day of April, 2025, at_____m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-19

this_____day of April, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-19

this_____day of April, 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: Ryan Collingwood

Prepared by: Ryan Collingwood, Associate Planner
City of Westfield Community Development Department
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A

Annexation Area

EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N
W
E
S

EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes portions of three (3) parcels of land:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST (BEARINGS ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY STOEPPELWORTH AND CERTIFIED BY BRUCE E. STRACK, PS #20200057 ON JANUARY 17, 2019) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 4 EAST A DISTANCE OF 101.75 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 29 SECONDS EAST A DISTANCE OF 361.22 FEET TO A WEST LINE OF THE LAND DESCRIBED IN A DEED TO ALICE E. DREXLER, ET AL RECORDED AT INSTRUMENT #2007-063319; THENCE SOUTH 00 DEGREES 24 MINUTES 08 SECONDS WEST ALONG SAID LINE AND INTO THE AFORESAID NORTHWEST QUARTER OF SECTION 20 A DISTANCE OF 346.11 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 85 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 1729.08 FEET TO AN EAST LINE OF SAID DREXLER LAND; THENCE SOUTH 00 DEGREES 01 MINUTES 17 SECONDS EAST ALONG SAID LINE A DISTANCE OF 948.00 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF STATE ROAD 38; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: 1) NORTH 61 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 691.86 FEET; 2) NORTH 60 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 125.11 FEET; 3) SOUTH 28 DEGREES 51 MINUTES 17 SECONDS WEST A DISTANCE OF 10.00 FEET; 4) NORTH 60 DEGREES 52 MINUTES 35 SECONDS WEST A DISTANCE OF 824.96 FEET; 5) NORTH 60 DEGREES 41 MINUTES 08 SECONDS WEST A DISTANCE OF 326.89 FEET TO THE AFORESAID WEST LINE OF DREXLER; THENCE NORTH 00 DEGREES 24 MINUTES 08 SECONDS EAST ALONG SAID LINE A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING; CONTAINING 21.54 ACRES, MORE OR LESS.

Annexation Area

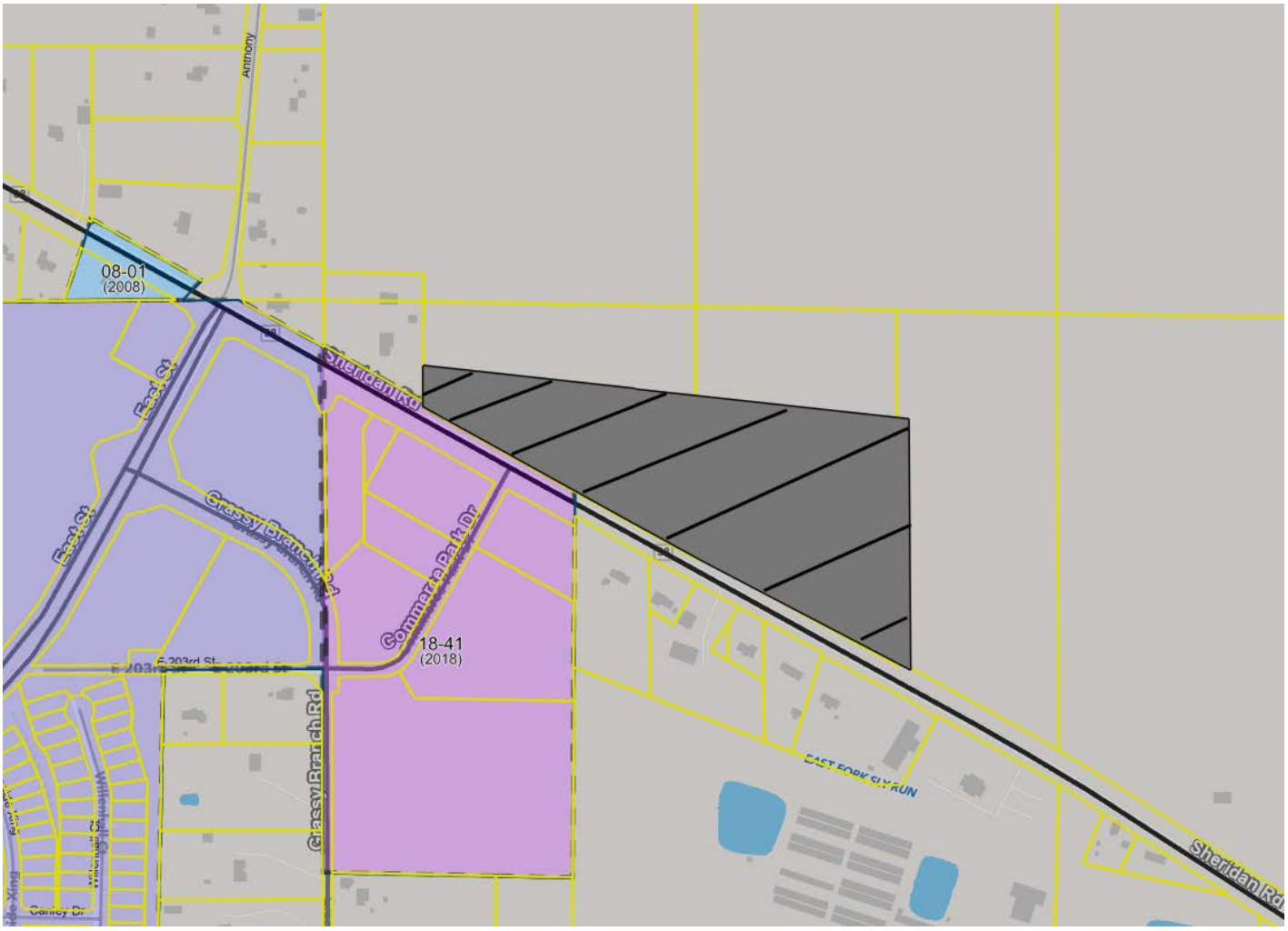


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N
W E
S

RESOLUTION 25-116

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 25-21

WHEREAS, the City of Westfield (the "City") desires to annex certain parcels as identified in **Exhibit A** and **Exhibit B** (the "Annexation Area") into the municipality; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and,

WHEREAS, the required fiscal plan, included as **Exhibit C** (the "Fiscal Plan") and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF APRIL, 2025, BY THE WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

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 RESOLUTION 25-116 was delivered to the Mayor of Westfield

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

_____

Marla Ailor, Clerk Treasurer

I hereby APPROVE Resolution 25-116

this _____ day of April, 2025.

_____

Scott A. Willis, Mayor

I hereby VETO Resolution 25-116

this _____ day of April, 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: Ryan Collingwood

Prepared by: Ryan Collingwood, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
ANNEXATION AREA

Annexation Area

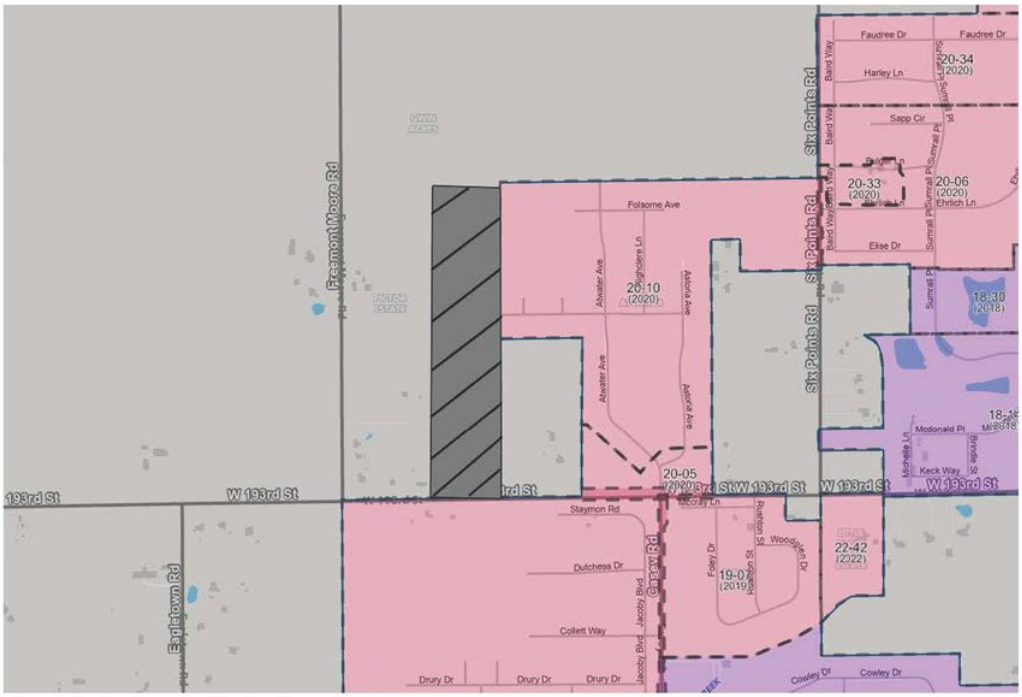


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N
W
E
S

EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes two (2) parcels of land:

A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East and a part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 28, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 39 seconds East (assumed bearing), 1325.70 feet to a Harrison marker at the Southeast corner of the Northeast Quarter of said Northeast Quarter (said Harrison marker being North 89 degrees 30 minutes 09 seconds East, 1325.33 feet, more or less, from the Harrison marker at the Southwest corner of the Northeast Quarter of said Northeast Quarter); thence South 89 degrees 30 minutes 09 seconds West, 587.33 feet along the South line of said Northeast Quarter of the Northeast Quarter and along the approximate centerline of 193rd Street to a mag nail (said mag nail being North 89 degrees 30 minutes 09 seconds East 736 feet from the centerline of Freemont Moore Road); thence North 00 degrees 01 minutes 43 seconds East, 1325.08 feet parallel with the centerline of said Freemont Moore Road to 5/8 inch iron rod with yellow cap stamped Miller Surveying on the North line of said Northeast Quarter; thence North 89 degrees 26 minutes 29 seconds East, 19.55 feet, more or less, along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being South 89 degrees 26 minutes 29 seconds West, 566.87 feet from the Southeast corner of the Southeast Quarter of Section 21, Township 19 North, Range 3 East; thence North 00 degrees 02 minutes 20 seconds East, 1279.08 feet parallel with the East line of said Southeast Quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying; thence South 87 degrees 22 minutes 11 seconds East, 567.42 feet to a 5/8 inch iron rod with yellow cap stamped Miller surveying on the East line of said Southeast Quarter; thence South 00 degrees 02 minutes 20 seconds West, 1248.11 feet to the point of beginning, containing 17.865 acres, more or less, in the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East and 16.447 acres, more or less in the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East for a total of 34.303 acres, more or less.

Fiscal Plan for the Voluntary Annexation of Real Estate Contiguous to the City of Westfield, Indiana

Described as real estate generally located on the north side of W. 193rd Street, West of the Atwater subdivision, East of Freemont Moore Road

This Fiscal Plan Supports Ordinance 25-21

This Fiscal Plan is Exhibit C of Resolution 25-116

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield, Hamilton County, Indiana (the "City") and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the "Annexation Area", as further described herein, and is located adjacent to the existing corporate limits of the City. The annexation is one hundred percent (100%) voluntary.

The Indiana Statute (I.C. § 36-4-3-13(d)) governing annexation activity by the City requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to address the following, as further summarized herein and the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3)**.
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the City's corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6)**.
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 3** and **Exhibit 4)**.
8. Estimated impact on political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6)**.
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5)**.

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield
Annexation Philosophy and Plan

A. Fiscal Policy of the City

The annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City.

B. General Philosophy and Plan

The philosophy and plan of the City is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City with a broad, stable and growing economic tax base; and,
2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,
3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,
4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is the preference of the City to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (I.C. § 36-4-3-5);
2. Enhance the existing assessed valuation of the municipality through voluntary annexations;
3. Consider any requests for voluntary annexation from existing parcels; and
4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

[The remainder of page intentionally left blank.]

Parcel Analysis

A. Description

The Annexation Area is located on the north side of W. 193rd Street, West of the Atwater subdivision, East of Freemont Moore Road (see attached **Exhibit 1**) and encompasses an area of approximately 34.3 acres.

B. Contiguity

Property contiguous with the City's corporate limits may be annexed into the City's corporate limits (I.C. § 36-4-3-1.5). I.C. § 36-4-3-1.5 provides that property is considered "contiguous" if at least one-eighth (1/8) of the aggregate external boundaries of the property coincides with the boundaries of the City's corporate limits. In determining if property is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the City's corporate limits to the Annexation Area is not considered a part of the boundaries of either the City's corporate limits or the property to be annexed. The Annexation Area meets the contiguity requirements of I.C. § 36-4-3-1.5.

C. Population and Structures

The Annexation Area contains no structures or inhabitants.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is: Finley Creek Estates Planned Unit Development (PUD) District.

E. Property Tax Assessment

The 2024 pay 2025 total gross assessed valuation of all real property and its improvements located within the Annexation Area is $90,400.

F. Municipal Property Tax Rate

The existing 2024 pay 2025 property tax rate assessed to all real property and its improvements within the Annexation Area is $1.9402 per $100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 2.

H. Proposed Build-out

The build-out of the Annexation Area is planned to include residential development pursuant to the approved Somerset Planned Unit Development District. Site construction for the Annexation Area began in October of 2025, vertical construction is planned by the developer to be initiated in October 2025. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Single-Family Homes[1]:

- 2025: Forty (40) with an estimated market value of $550,000 per unit.
- 2026: Forty (40) with an estimated market value of $550,000 per unit.
- 2027: Six (6) with an estimated market value of $550,000 per unit.
- 2028: No additional structures to be completed.
- 2029: No additional structures to be completed.

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 3**, Table 1 and Table 2.

[The remainder of page intentionally left blank.]

[1] Improvements are estimated to be comparable to the Somerset West subdivision in Westfield.

Municipal Services

The City currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Clerk-Treasurer's Office, Informatics, Administration, Guest Services, Grand Park, Westfield Welcome, and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments, with the exception of Grand Park, were analyzed to determine the extent of the effect of annexation. The Police, Fire, Public Works, Clerk-Treasurer's Office, Informatics, Administration, Guest Services, Westfield Welcome, and Community Development were identified as being affected by the annexation of new territory.

The cost estimates of planned services to be furnished to the Annexation Area have been computed based on the 2020 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet all the requirements of Indiana Code § 36-4-3. Each capital service was assessed by Department of Public Works and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the Annexation Area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the Annexation Area, in a manner equivalent in standard and scope to the services being providing within the City's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The seventy-five (75) dedicated, professional men and women of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have not been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The City will provide police service to the Annexation Area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts pressure on the existing staffing levels.

Provision of planned services of a capital improvement nature within three years**:** Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

B. Fire Department

The Westfield Fire Department is an all-hazard department that provides fire and prevention services, Advanced Life Support (ALS) ambulance transport services, Community Paramedic and Opioid services, as well as hazardous materials, technical rescues, and water rescue incidents throughout the City of Westfield and Westfield Washington Township, as well as Hamilton County. Automatic Aid and Mutual Aid responses are provided by the surrounding fire jurisdictions of Carmel, Noblesville, Fishers, Sheridan, Jackson Township, Cicero, and Wayne Township when service levels drop below minimum.
The Department is budgeted for ninety-seven (97) dedicated men and women who provide fire and life safety services via a command and business center and three (3) fire stations. The Command and Business Center as well as Station 381 is located at 17535 Dartown Road and is staffed with one Battalion Chief, one engine company, one truck company, and one ALS transport ambulance. Station 382 is located at 1920 East 151st Street, and is staffed with one engine company and one ALS transporting ambulance. Station 383 is located at 17944 Grassy Branch Road and is staffed with one ALS engine company.
Annexation of additional territory does not automatically lead to the need for additional personnel or fixed facilities. The department conducts an annual analysis of performance which is what drives the request for additional personnel and fixed facility investments.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3, and Table 4.

C. Public Works Department

a. Engineering

The Engineering division manages and provides guidance for the city departments and commissions concerning the planning, design, construction, and maintenance of private and public works projects including roadway construction, pavement maintenance, storm drainage, sidewalks, handicap accessibility and other private & public development projects within the city.

b. Parks and Recreation Department

Services by the Parks and Recreation Department of the City are funded out of the City's Parks and Recreation Department budget. The existing inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The existing inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The Annexation Area is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

c. Stormwater Services

Westfield's Stormwater utility is designated as an MS4 (Municipal Separate Storm Sewer Systems) by the State of Indiana and the US EPA. MS4 is defined as a conveyance or system of conveyances owned by a state, city, town, or other public entity that discharges to waters of the United States and is designed or used for collecting or conveying storm water. The Stormwater division handles all drainage and stormwater related issues. These include sump lines, standing water, flooding, erosion control and water quality practices.

d. Street Division

The Street Division is part of the Public Works Department of the City and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the corporate limits of the City. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and policing of rights-of-way to support safe travel.

e. Street and Road Maintenance

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway ("MVH") fund, the Local Road and Street Fund ("LR&S"), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S is estimated to be $7.80 million in 2025, which is approximately $30,903 per road mile [2].

[2] Based on an estimated two hundred and fifty-two miles of road.

Provision of planned service of a non-capital nature within one year**:** Street Division services can be provided for the Annexation Area with existing personnel, based upon an estimated 0.86 miles to be built by the developer within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The intent of the City with respect to future road construction is to require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development. Potential road improvements are evaluated each year and the Annexation Area will be part of that annual review process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

D. Clerk-Treasurer's Office

The Clerk-Treasurer is the Fiscal Officer for the City of Westfield. The Clerk Treasurer serves as the Investment Officer of the City. The Clerk-Treasurer is also responsible for the maintenance of all City Records.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

E. Informatics

Informatics supports all City departments with the technology needed to provide services to the citizens of Westfield. The group also helps track all data on properties within city limits with GIS. As new efficiencies and processes are developed, the Informatics Department makes it easier for citizens to interact with the City and get information.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

F. Administration

a. Communications

The Communications Department effectively engages the community through created and acquired content used in newsletters, social media, local and national media, produced videos and community events. The department uses effective community outreach and messaging tools to create a hospitality industry, to make Westfield a desirable destination for visitors and a source of pride for residents.

b. City Council

The City Council is the legislative branch of our local government. In addition to adopting budgets, levying taxes, and authorizing financial appropriations to fund city operations, the council is responsible for enacting, repealing, and amending local laws.

c. Economic Development

The Economic Development Department of the City is responsible for all of the economic development functions within the corporate limits of the City. No service level increases are expected with respect to the Annexation Area.

d. Enterprise Development

The Enterprise Development Department aids the city departments in negotiating contracts and agreements while striving to develop new and creative programs and services to increase efficiency.

e. Human Resources

This Human Resources department maintains the City of Westfield employee benefits programs. This includes health, dental, vision and life insurance as well as retirement planning. Human Resources also oversees all employee worker's compensation claims, personnel and medical files coordination and the development and administration of personnel policies and procedures.

f. Mayor

As the chief executive, the mayor has the duty to oversee city government's various departments. The Mayor also has the power to either approve or veto bills passed by the City Council, the legislative branch.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

G. Guest Services

a. At the City of Westfield, the Guest Services Department works hard to meet every residents request in a welcoming and informative manner. Personnel, located in the Westfield City Services building, field service requests in person, online and via the phone.

b. Billing Services

The Guest Services Department is responsible for the invoicing and collection of revenues for trash, recycling, and stormwater; building permits; and any miscellaneous fees associated with permits, license fees and public information requests.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

H. Westfield Welcome

Westfield Welcome serves city residents and visitors by planning events and offering engagement and volunteer opportunities. In 2019, the city hosted more than 30,000 attendees at community events and logged more than 3,700 volunteer hours to make them happen.

Within the last year, Westfield Welcome launched three new events and several community engagement initiatives including the Westfield Way Hospitality Training program, New Resident program, and the Westfield Way Award recognition program.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

I. Community Development Department

a. Building and Construction Services

The Community Development Department of the City currently processes building permits throughout the entire Township. It conducts inspections on new buildings and unsafe structures. Since this service is already being provided throughout the entire Township, no service level increases are expected with respect to the Annexation Area.

b. Planning and Zoning Services

The Community Development Department of the City is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan Commission and the Westfield-Washington Township Board of Zoning Appeals, including administration of the Unified Development Ordinance. These responsibilities currently involve the entire Township; therefore, no service level increases are expected for this division with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

Other Services

A. Water and Sewer Services

Citizens Westfield Water, LLC and Citizens Westfield Wastewater, LLC (collectively the "Utility") operates the water and wastewater works within the City. Services for both water and sewer are provided within the corporate limits of the City and into portions of the Township. The Annexation Area is not currently served by the Utility's water and sewer service.

The Utility provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. The Utility meets the parameters of providing access to water utility service, to a property, when a water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel.

Fire hydrants are generally supported by the user charge system of the Utility. The developer of any new development is generally responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire, unless otherwise provided by the Utility or the Utility's policies.

The installation and extension of sewer service for any proposed development in the Annexation Area will be provided in accordance with the Utility's policies. The Utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the City. The Utility meets the parameters of providing access to wastewater service when the parcel is within the drainage watershed of a major interceptor, trunk or lateral sewer which ultimately delivers wastewater to the wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when the Utility's sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

Property tax revenues are not a part of the Utility's budget. In addition to monthly service charges, the Utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending water and wastewater lines within the Utility's service area is done in accordance with the Utility's policies. The Utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

Financial Summary

The Annexation Area has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is $90,400. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately 0.89 miles of road.

As a result of additional population and road miles, the City also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

The property within the Annexation Area will be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2025, will not be realized until May and November of 2026. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

Currently, the Annexation Area is not subdivided and the City will receive nominal property taxes from the existing assessed value within the Annexation Area. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2025 is $1.9402. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to $2.3247, an increase of $0.3845. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction

Annexation Area

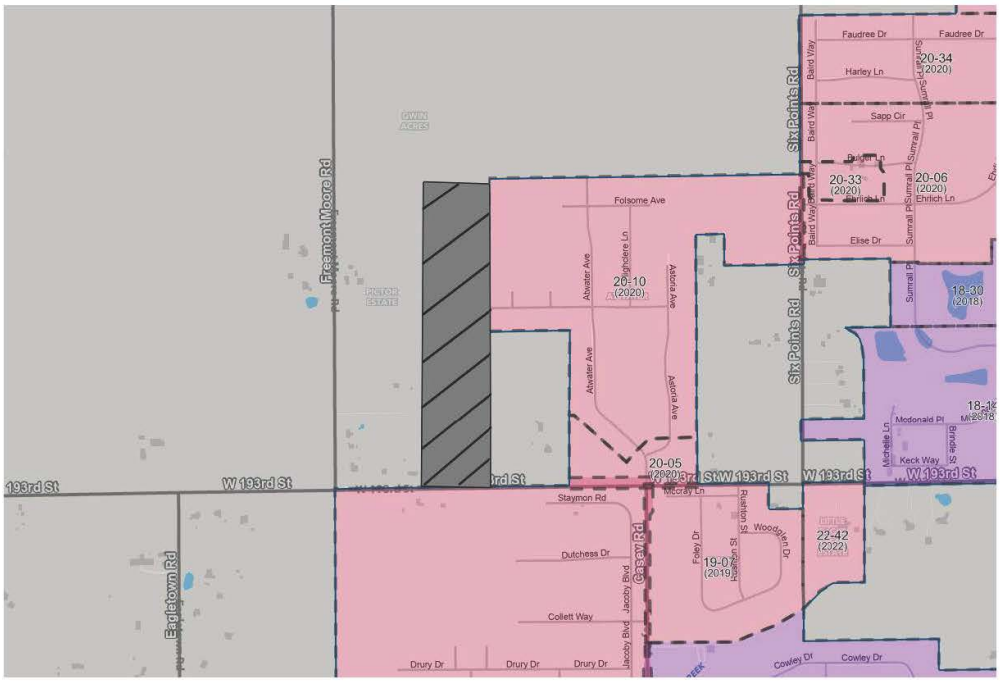


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N
W
E
S

Exhibit 2

Annexation Area: Legal Description

This description includes two (2) parcels of land:

A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East and a part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 28, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 39 seconds East (assumed bearing), 1325.70 feet to a Harrison marker at the Southeast corner of the Northeast Quarter of said Northeast Quarter (said Harrison marker being North 89 degrees 30 minutes 09 seconds East, 1325.33 feet, more or less, from the Harrison marker at the Southwest corner of the Northeast Quarter of said Northeast Quarter); thence South 89 degrees 30 minutes 09 seconds West, 587.33 feet along the South line of said Northeast Quarter of the Northeast Quarter and along the approximate centerline of 193rd Street to a mag nail (said mag nail being North 89 degrees 30 minutes 09 seconds East 736 feet from the centerline of Freemont Moore Road); thence North 00 degrees 01 minutes 43 seconds East, 1325.08 feet parallel with the centerline of said Freemont Moore Road to 5/8 inch iron rod with yellow cap stamped Miller Surveying on the North line of said Northeast Quarter; thence North 89 degrees 26 minutes 29 seconds East, 19.55 feet, more or less, along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being South 89 degrees 26 minutes 29 seconds West, 566.87 feet from the Southeast corner of the Southeast Quarter of Section 21, Township 19 North, Range 3 East; thence North 00 degrees 02 minutes 20 seconds East, 1279.08 feet parallel with the East line of said Southeast Quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying; thence South 87 degrees 22 minutes 11 seconds East, 567.42 feet to a 5/8 inch iron rod with yellow cap stamped Miller surveying on the East line of said Southeast Quarter; thence South 00 degrees 02 minutes 20 seconds West, 1248.11 feet to the point of beginning, containing 17.865 acres, more or less, in the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East and 16.447 acres, more or less in the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East for a total of 34.303 acres, more or less.

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"
Parcel # 08-05-21-00-00-013.001
Parcel # 08-05-28-00-00-009.001

Computation of Estimated Property Taxes

Year	Estimated Assessed Value	Exemptions	Estimated Net Assessed Value	Tax Rate	Estimated Tax Revenue
1st	$22,000,000	$0	$22,000,000	0.7164	$157,608
2nd	$22,000,000	$0	$22,000,000	0.7164	$157,608
3rd	$3,300,000	$0	$3,300,000	0.7164	$23,641
4th	$0	$0	$0	0.7164	$0
5th	$0	$0	$0	0.7164	$0

Assumption 1: The City will begin receiving property tax from the annexed area starting in taxes payable 2027. (See Financial Summary).

Assumption 2: The tax rate for all years will be the 2025 tax rate of 0.7164.

EXHIBIT 3

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"

Estimated Revenue Generated

	1st Year	2nd Year	3rd Year	4th Year
Net Assessed Value	$22,000,000	$22,000,000	$3,300,000	$0
Property Tax Revenue	157,608	157,608	23,641	0
Income Tax (LIT)	95,891	95,891	14,384	0
Excise Tax (CVET)	6,838	6,838	1,026	0
Circuit Breaker Reduction	0	0	0	0
Motor Vehicle Highway	2,006	0	0	0
Local Road and Street	2,006	0	0	0
Total Revenue	$264,350	$260,338	$39,051	$0

EXHIBIT 3

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"

Estimated Non-Capital Costs

	1st Year	2nd Year	3rd Year	4th Year
Police	$31,663	$31,663	$4,749	$0
Fire	42,218	42,218	6,333	0
Lighting	0	0	0	0
Fire Hydrants	0	0	0	0
Streets and Roads Maintenance	9,075	9,075	1,361	0
Parks	7,281	7,281	1,092	0
Admin & General Departments				
Administrative	7,086	7,086	1,063	0
Community Development Planning	2,272	2,272	341	0
Building Department	5,864	5,864	880	0
Information Technology	7,772	7,772	1,166	0
Clerk	3,416	3,416	512	0
Mayor	615	615	92	0
City Council	408	408	61	0
Street Department	12,550	12,550	1,882	0
Total Non-Capital Costs	$130,219	$130,219	$19,533	$0

EXHIBIT 3

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"

Estimated Capital Costs

	1st Year	2nd Year	3rd Year	4th Year
Street Department	$0	$0	$0	$0
Street Lighting	0	0	0	0
Wastewater	0	0	0	0
Water	0	0	0	0
Electric	0	0	0	0
Cumulative Capital	0	0	0	0
Total Capital Costs	$0	$0	$0	$0

Assumption: No capital costs are expected to be incurred, in this time period, in the Annexation Area.

EXHIBIT 3

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"

Fiscal Plan Summary

	1st Year	2nd Year	3rd Year	4th Year
Revenue	$264,350	$260,338	$39,051	$0
Non-Capital Costs	130,219	130,219	19,533	-
Capital Costs	0	0	0	0
Net	$134,131	$130,119	$19,518	$0

EXHIBIT 4

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"
Parcel # 08-05-21-00-00-013.001
Parcel # 08-05-28-00-00-009.001

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change

	Westfield Taxing District	Westfield-Washington Twp. Taxing District
Homestead Portion		
Net Assessed Value	$0	$0
Pay 2025 Tax Rate (not including referendum)	2.0910	1.7065
Circuit Breaker Credit (1% cap)	0	0
Estimated Net Property Taxes Paid by Owner	0	0
Agricultural/Rental Portion		
Net Assessed Value	90,400	90,400
Pay 2025 Tax Rate (not including referendum)	2.0910	1.7065
Circuit Breaker Credit (2% cap)	82	0
Estimated Net Property Taxes Paid by Owner	1,808	1,543
Non-Homestead Portion		
Net Assessed Value	0	0
Pay 2025 Tax Rate (not including referendum)	2.0910	1.7065
Circuit Breaker Credit (3% cap)	0	0
Estimated Net Property Taxes Paid by Owner	0	0
Total Estimated Net Property Taxes Paid by Owner	1,808	1,543
Plus School Referendum (Total Tax Rate of 0.2575)	21,126	21,126
Total Estimated Net Property Taxes Paid by Owner	$22,934	$22,669

EXHIBIT 4

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"

Property Tax Impact & Circuit Breaker Report

Before Annexation

	Pay 2025 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credits	Estimated Net Property Tax
Hamilton County	0.2737	14.11%	$247	$0	$247
Washington Township	0.3464	17.85%	$313	$0	$313
Westfield Public Library	0.0406	2.09%	$37	$0	$37
Westfield-Washington School Corp.	1.2771	65.82%	$1,154	$0	$1,154
Solid Waste District	0.0024	0.12%	$2	$0	$2
Total	1.9402		$1,754	$0	$1,754

After Annexation

	Pay 2025 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credits	Estimated Net Property Tax
Hamilton County	0.2737	11.77%	$247	$35	$213
Washington Township	0.0145	0.62%	$13	$2	$11
Westfield Public Library	0.0406	1.75%	$37	$5	$32
Westfield-Washington School Corp.	1.2771	54.94%	$1,154	$161	$993
Solid Waste District	0.0024	0.10%	$2	$0	$2
City of Westfield	0.7164	30.82%	$648	$90	$557
Total	2.3247		$2,102	$294	$1,808

EXHIBIT 4

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"

Estimated Allocation of Annual Property Tax

Before Annexation

	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	0.2737	0.2737	0.2737	0.2737
Washington Township	0.3464	0.3464	0.3464	0.3464
Westfield Public Library	0.0406	0.0406	0.0406	0.0406
Westfield-Washington School Corp.	1.2771	1.2771	1.2771	1.2771
Solid Waste District	0.0024	0.0024	0.0024	0.0024
Total	1.9402	1.9402	1.9402	1.9402

After Annexation

	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	0.2737	0.2737	0.2737	0.2737
Washington Township	0.0145	0.0145	0.0145	0.0145
Westfield Public Library	0.0406	0.0406	0.0406	0.0406
Westfield-Washington School Corp.	1.2771	1.2771	1.2771	1.2771
Solid Waste District	0.0024	0.0024	0.0024	0.0024
City of Westfield	0.7164	0.7164	0.7164	0.7164
Total	2.3247	2.3247	2.3247	2.3247

EXHIBIT 5

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"
Parcel # 08-05-21-00-00-0013.001
Parcel # 08-05-28-00-00-009.001

Estimated Allocation of Annual Property Tax and Circuit Breaker Credits

Parcel ID	Owner	Parcel Address	2024 Payable 2025 Assessed Value	Remonstrance Waiver
08-05-21-00-00-013.001	Wilfong, Ralph L. II Charitable Remainder Unitrust	0 W 193rd St, Sheridan, IN 46069	$38,300	No
08-05-28-00-00-009.001	Wilfong, Ralph L. II Charitable Remainder Unitrust	0 W 193rd St, Sheridan, IN 46069	$52,100	No
Total			$90,400	

EXHIBIT 6

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"
Parcel # 08-05-21-00-00-013.001
Parcel # 08-05-28-00-00-009.001

Estimated Impact to Other Governmental Entities - Local Income Tax

	Actual 2025	Estimated Year 1 Annexation	Estimated Year 2 Annexation	Estimated Year 3 Annexation	Estimated Year 4 Annexation
Hamilton County	$73,103,049	$73,103,049	$73,073,163	$73,068,676	$73,068,676
Adams Township	$377,324	$377,324	$377,170	$377,147	$377,147
Clay Township	$3,067,047	$3,067,047	$3,065,793	$3,065,605	$3,065,605
Delaware Township	$694,109	$694,109	$693,825	$693,783	$693,783
Fall Creek Township	$1,019,497	$1,019,497	$1,019,080	$1,019,018	$1,019,018
Jackson Township	$916,098	$916,098	$915,723	$915,667	$915,667
Noblesville Township	$1,303,171	$1,303,171	$1,302,638	$1,302,558	$1,302,558
Washington Township	$1,123,059	$1,123,059	$1,122,600	$1,122,531	$1,122,531
Wayne Township	$408,621	$408,621	$408,454	$408,429	$408,429
White River Township	$360,865	$360,865	$360,717	$360,695	$360,695
Carmel Civil City	$64,933,012	$64,933,012	$64,906,466	$64,902,481	$64,902,481
Noblesville Civil City	$35,888,647	$35,888,647	$35,873,975	$35,871,772	$35,871,772
Arcadia Civil Town	$492,882	$492,882	$492,681	$492,650	$492,650
Atlanta Civil Town	$154,551	$154,551	$154,488	$154,478	$154,478
Cicero Civil Town	$1,854,219	$1,854,219	$1,853,461	$1,853,347	$1,853,347
Fishers Civil City	$36,216,739	$36,216,739	$36,201,933	$36,199,710	$36,199,710
Sheridan Civil Town	$1,359,511	$1,359,511	$1,358,955	$1,358,872	$1,358,872
Westfield Civil City	$27,292,985	$27,388,876	$27,484,768	$27,499,152	$27,499,152
Hamilton North Public Library	$235,568	$235,568	$235,472	$235,457	$235,457
Carmel-Clay Public Library	$4,377,580	$4,377,580	$4,375,790	$4,375,522	$4,375,522
Hamilton East Public Library	$4,775,746	$4,775,746	$4,773,794	$4,773,500	$4,773,500
Sheridan Public Library	$247,271	$247,271	$247,170	$247,155	$247,155
Westfield Public Library	$974,330	$974,330	$973,932	$973,872	$973,872
Hamilton Co. Solid Waste Mgmt. Dist.	$758,529	$758,529	$758,219	$758,172	$758,172
Hamilton Co. Airport Auth.	$110,464	$110,464	$110,419	$110,412	$110,412

EXHIBIT 6

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"
Parcel # 08-05-21-00-00-013.001
Parcel # 08-05-28-00-00-009.001

Estimated Impact to Other Governmental Entities - Circuit Breaker Credits

	Estimated 2025	Estimated Year 1 Annexation	Estimated Year 2 Annexation	Estimated Year 3 Annexation	Estimated Year 4 Annexation
Hamilton County	$6,447,483	$6,447,483	$6,447,483	$6,447,483	$6,447,483
Adams Township	$0	$0	$0	$0	$0
Clay Township	$366,097	$366,097	$366,097	$366,097	$366,097
Delaware Township	$9,668	$9,668	$9,668	$9,668	$9,668
Fall Creek Township	$17,371	$17,371	$17,371	$17,371	$17,371
Jackson Township	$66,692	$66,692	$66,692	$66,692	$66,692
Noblesville Township	$3,662	$3,662	$3,662	$3,662	$3,662
Washington Township	$40,990	$40,990	$40,990	$40,990	$40,990
Wayne Township	$24,449	$24,449	$24,449	$24,449	$24,449
White River Township	$2,062	$2,062	$2,062	$2,062	$2,062
Carmel Civil City	$4,558,592	$4,558,592	$4,558,592	$4,558,592	$4,558,592
Noblesville Civil City	$7,671,508	$7,671,508	$7,671,508	$7,671,508	$7,671,508
Arcadia Civil Town	$55,877	$55,877	$55,877	$55,877	$55,877
Atlanta Civil Town	$5,592	$5,592	$5,592	$5,592	$5,592
Cicero Civil Town	$112,842	$112,842	$112,842	$112,842	$112,842
Fishers Civil City	$3,536,768	$3,536,768	$3,536,768	$3,536,768	$3,536,768
Sheridan Civil Town	$427,882	$427,882	$427,882	$427,882	$427,882
Westfield Civil City	$3,868,177	$3,868,177	$3,868,177	$3,868,177	$3,868,177
Hamilton Southeastern School Corp.	$306,528	$306,528	$306,528	$306,528	$306,528
Hamilton Heights School Corp.	$5,355,721	$5,355,721	$5,355,721	$5,355,721	$5,355,721
Westfield-Washington School Corp.	$5,142,843	$5,142,843	$5,142,843	$5,142,843	$5,142,843
Sheridan Community Schools	$269,813	$269,813	$269,813	$269,813	$269,813
Carmel-Clay School Corp.	$3,565,037	$3,565,037	$3,565,037	$3,565,037	$3,565,037
Noblesville School Corp.	$4,633,836	$4,633,836	$4,633,836	$4,633,836	$4,633,836
Hamilton North Public Library	$16,648	$16,648	$16,648	$16,648	$16,648
Carmel-Clay Public Library	$361,379	$361,379	$361,379	$361,379	$361,379
Hamilton East Public Library	$601,952	$601,952	$601,952	$601,952	$601,952
Sheridan Public Library	$18,352	$18,352	$18,352	$18,352	$18,352
Westfield Public Library	$226,339	$226,339	$226,339	$226,339	$226,339
Hamilton Co. Solid Waste Mgmt. Dist.	$59,143	$59,143	$59,143	$59,143	$59,143

Annexation Area

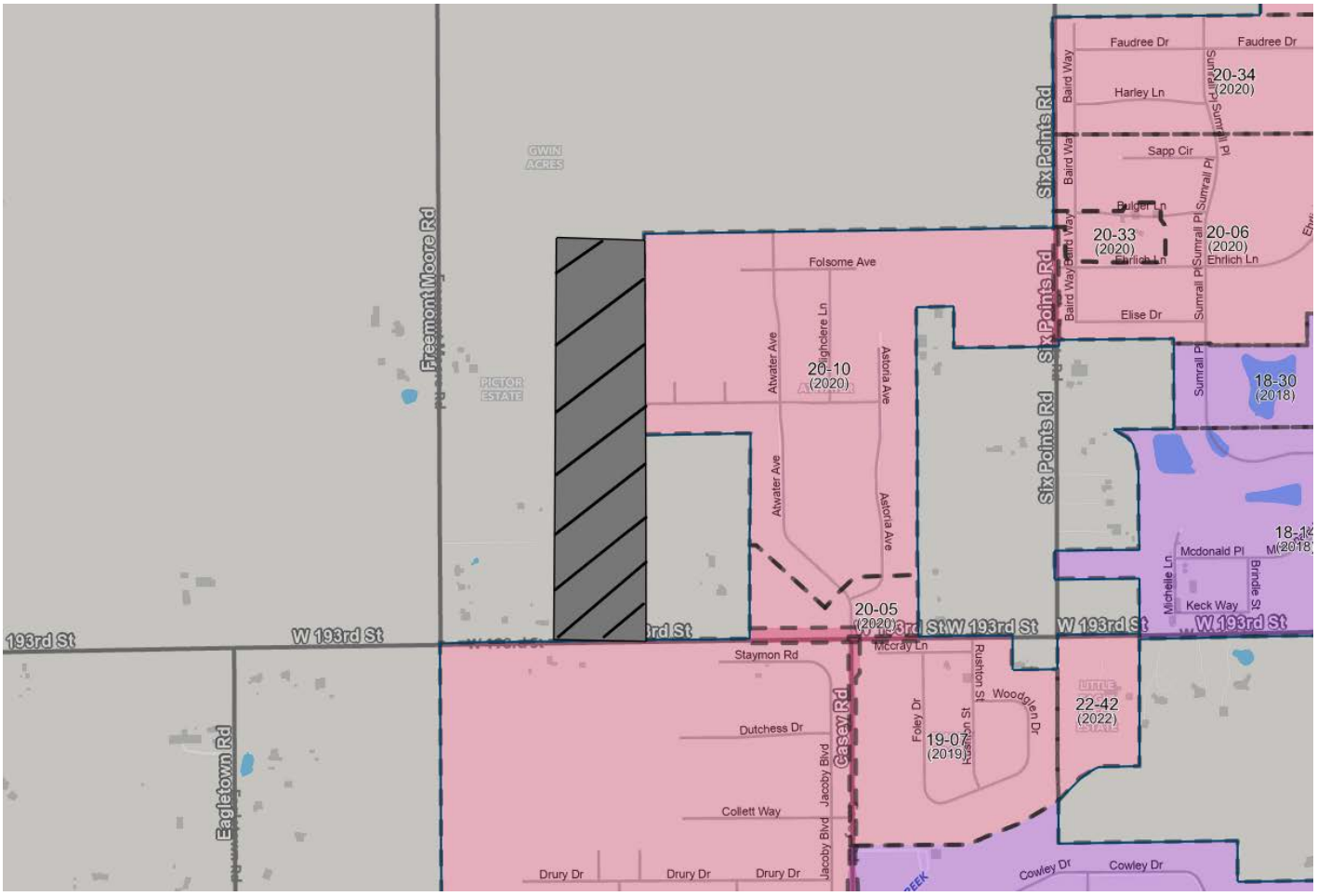


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N
W
E
S

EXHIBIT 3

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-116"

Fiscal Plan Summary

	1st Year	2nd Year	3rd Year	4th Year
Revenue	$264,350	$260,338	$39,051	$0
Non-Capital Costs	130,219	130,219	19,533	-
Capital Costs	0	0	0	0
Net	$134,131	$130,119	$19,518	$0

ORDINANCE 25-21

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the "Council") has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the "Annexation Area") have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing on April 14, 2025 as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 25-116); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located on the north side of W. 193rd Street, West of the Atwater subdivision, East of Freemont Moore Road, and adjacent to the existing corporate limits along portions of the East and South boundaries of the parcels, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS_____DAY OF APRIL, 2025.

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 25-21** was delivered to the Mayor of Westfield

on the_____day of April, 2025, at_____m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-21

this_____day of April, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-21

this_____day of April, 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: Ryan Collingwood

Prepared by: Ryan Collingwood, Associate Planner
City of Westfield Community Development Department
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A

Annexation Area

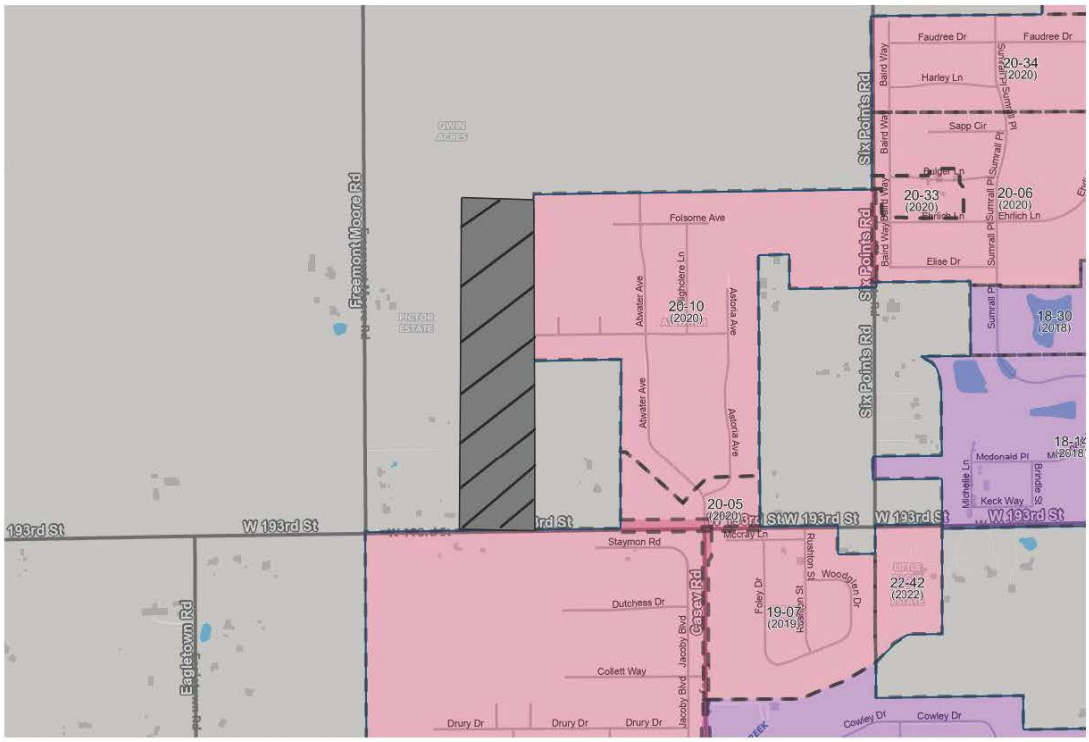


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N W E S

<u>EXHIBIT B</u>
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes two (2) parcels of land:

A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East and a part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 28, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 39 seconds East (assumed bearing), 1325.70 feet to a Harrison marker at the Southeast corner of the Northeast Quarter of said Northeast Quarter (said Harrison marker being North 89 degrees 30 minutes 09 seconds East, 1325.33 feet, more or less, from the Harrison marker at the Southwest corner of the Northeast Quarter of said Northeast Quarter); thence South 89 degrees 30 minutes 09 seconds West, 587.33 feet along the South line of said Northeast Quarter of the Northeast Quarter and along the approximate centerline of 193rd Street to a mag nail (said mag nail being North 89 degrees 30 minutes 09 seconds East 736 feet from the centerline of Freemont Moore Road); thence North 00 degrees 01 minutes 43 seconds East, 1325.08 feet parallel with the centerline of said Freemont Moore Road to 5/8 inch iron rod with yellow cap stamped Miller Surveying on the North line of said Northeast Quarter; thence North 89 degrees 26 minutes 29 seconds East, 19.55 feet, more or less, along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being South 89 degrees 26 minutes 29 seconds West, 566.87 feet from the Southeast corner of the Southeast Quarter of Section 21, Township 19 North, Range 3 East; thence North 00 degrees 02 minutes 20 seconds East, 1279.08 feet parallel with the East line of said Southeast Quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying; thence South 87 degrees 22 minutes 11 seconds East, 567.42 feet to a 5/8 inch iron rod with yellow cap stamped Miller surveying on the East line of said Southeast Quarter; thence South 00 degrees 02 minutes 20 seconds West, 1248.11 feet to the point of beginning, containing 17.865 acres, more or less, in the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East and 16.447 acres, more or less in the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East for a total of 34.303 acres, more or less.

Annexation Area

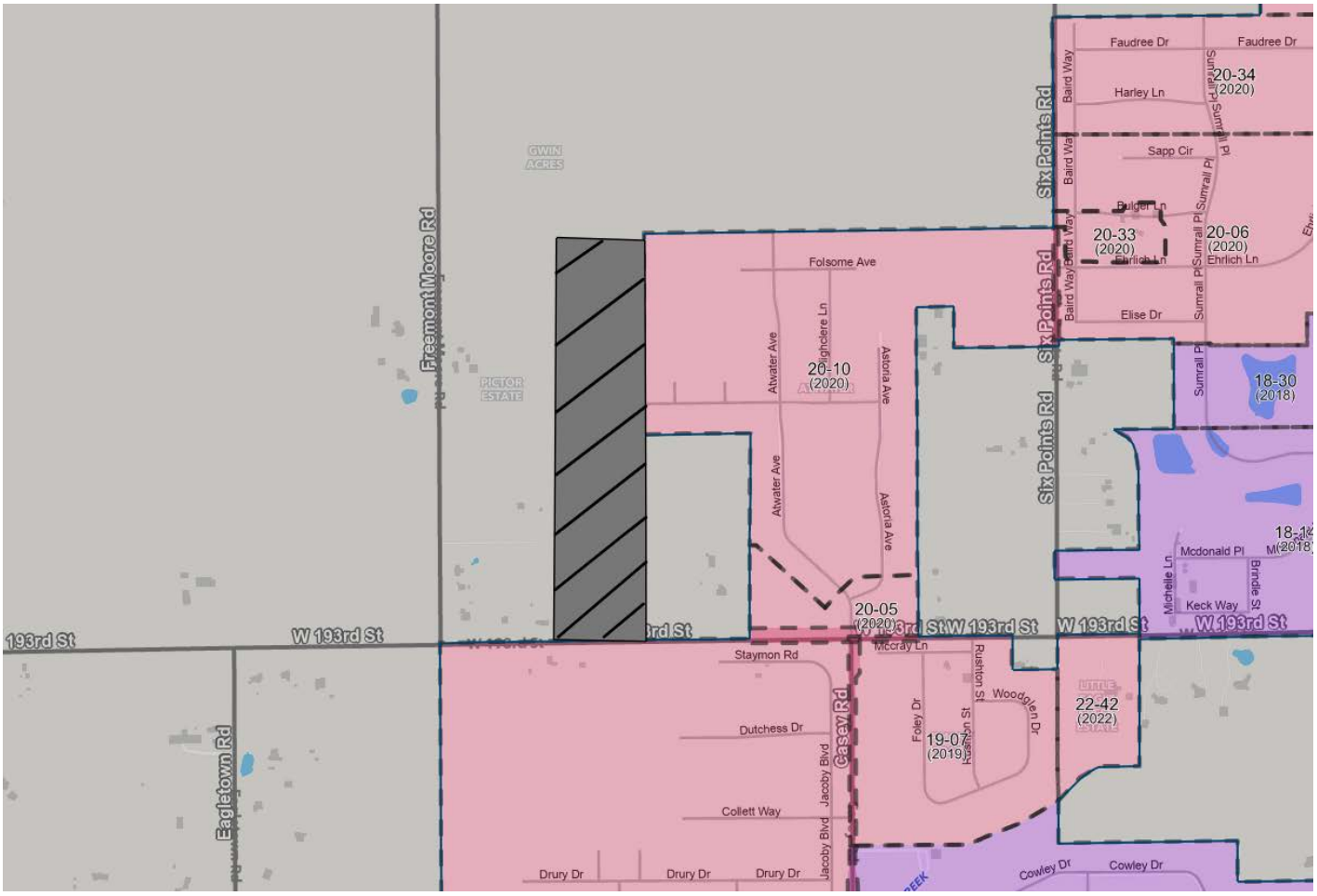


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N
W
E
S

RESOLUTION NO. 25-120

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA MAKING A PRELIMINARY DETERMINATION TO ENTER INTO A LEASE AGREEMENT

WHEREAS, the Common Council (the "Council") of the City of Westfield, Indiana (the "City") caused to be published (i) a notice of the first preliminary determination hearing to be held by this Council on April 14, 2025 in the *Hamilton County Reporter* on March 31, 2025, and in *The Times* on April 2, 2025 and posted in three public places in the City on April 3, 2025; and (ii) a notice of the second preliminary determination hearing to be held by this Council on April 28, 2025 in the *Hamilton County Reporter* on April 14, 2025, and in *The Times* on April 16, 2025, and mailed both notices to the Hamilton County Circuit Court Clerk and to any organizations requesting such notice as provided in INDIANA CODE 6-1.1-20-3.1; and

WHEREAS, the City has provided proper notice and the preliminary determination hearings have been held in accordance with Indiana law; and

WHEREAS, the City has made available the information required by INDIANA CODE 6-1.1-20-3.1;

WHEREAS, the Council has investigated and considered the need for funding of a new City Fire Station #84 to be located at 1315 E 191st Street, Westfield, Indiana 46074 in the City, and other improvements related thereto (collectively, the "Project"); and

WHEREAS, the Council has determined that it is in the best interest of the City and its residents to proceed with the Project;

NOW THEREFORE BE IT RESOLVED, the Council, after investigation, determines that a need exists for the Project and that such Project cannot be financed from available funds of the City.

BE IT FURTHER RESOLVED, that this Council preliminarily determines to enter into a lease to pay the cost of the design, development, construction and equipping of the Project, and paying all necessary and incidental costs of issuance of such debt including capitalized interest on the Bonds, if necessary, a municipal bond insurance policy, funding a debt service reserve fund or the cost of a reserve surety, if necessary.

BE IT FURTHER RESOLVED that the lease will have a maximum term of 20 years, with a maximum annual lease rental attributable to the Project of not to exceed $1,288,000 during any

given year of the lease. The maximum annual lease rental has been estimated based upon an estimated principal amount of bonds of $12,500,000 and an estimated interest rate range of between 3.0% to 6.0% for a total estimated interest costs of $9,350,000. The City's total debt service levy for pay year 2025 is $0.1165 and the estimated pay year 2026 total debt service rate is [$0.0_____], all based on a net assessed valuation of $6,230,069,468. After the City enters into the proposed lease and the proposed bonds are issued, the maximum debt service levy for the proposed bonds and lease will add an amount not to exceed $1,223,600 for 2026 and the total maximum debt service rate attributable to the bonds and lease will add $0.0196, [however with an increase in assessed valuation and certain outstanding indebtedness being paid off, the overall total aggregate levy for the City will not increase because of the bonds and lease]. The purpose of the lease is to provide for the construction of the Project.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to cause to be published the notice of and mailing of this preliminary determination in accordance with Indiana law.

[Remainder of this page intentionally left blank – signature pages follow]

ALL OF WHICH IS HEREBY ADOPTED BY THE COMMON COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 28th DAY OF APRIL 2025.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

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 RESOLUTION 25-120 was delivered to the Mayor of Westfield, Indiana, on the _____ day of April 2025 at _____ _____m

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Resolution 25-120

this _____ day of April 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Resolution 25-120

this _____ day of April 2025.

_____
Scott A. Willis, Mayor

ORDINANCE NO. 25-23

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING THE ISSUANCE OF ECONOMIC DEVELOPMENT TAX INCREMENT REVENUE BONDS TO SUPPORT THE GRAND MILLENNIUM CENTER PROJECTS, AND AUTHORIZING AND APPROVING OTHER ACTIONS IN RESPECT THERETO

WHEREAS, the City of Westfield, Indiana (the "City"), is a municipal corporation and political subdivision of the State of Indiana and by virtue of I.C. 36-7-11.9 and I.C. 36-7-12 (collectively, the "Act"), is authorized and empowered to adopt this ordinance (this "Bond Ordinance") and to carry out its provisions;

WHEREAS, CRG Residential LLC or an affiliate thereof (the "Company"), desires to finance the design and construction of certain improvements described in Exhibit A hereto which will be located in the East Side Economic Development Area (collectively, the "Projects");

WHEREAS, the Company has advised the City of Westfield Economic Development Commission (the "Commission") and the City that it proposes that the City issue its taxable or tax-exempt Economic Development Tax Increment Revenue Bonds, Series 20__ (Grand Millennium Center Projects), in one or more series (with such different or additional series designation determined to be necessary or appropriate) in an aggregate amount not to exceed Twenty-Five Million Dollars ($25,000,000) (the "Bonds"), under the Act and provide the proceeds of such Bonds to the Company for the purpose of financing the Projects;

WHEREAS, the completion of the Projects will result in the diversification of industry, the creation of jobs and the creation of business opportunities in the City;

WHEREAS, pursuant to I.C. § 36-7-12-24, the Commission published notice of a public hearing (the "Public Hearing") on the proposed issuance of the Bonds to finance the Projects;

WHEREAS, on the date specified in the notice of the Public Hearing, the Commission held the Public Hearing on the Projects; and

WHEREAS, the Commission has performed all actions required of it by the Act preliminary to the adoption of this Bond Ordinance and has approved and forwarded to the Common Council the forms of: (1) a Financing Agreement between the City and the Company (the "Financing Agreement"); (2) a Trust Indenture between a trustee to be selected by the Clerk-Treasurer of the City (the "Trustee") and the City (the "Indenture"); (3) the Bonds; and (4) this Bond Ordinance (the Financing Agreement, the Indenture, the Bonds, and this Bond Ordinance, collectively, the "Financing Agreements");

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, THAT:

Section 1. Findings; Public Benefits. The Common Council hereby finds and determines that the Projects involve the acquisition, construction and equipping of an "economic development facility" as that phrase is used in the Act; that the Projects will increase

employment opportunities and increase diversification of economic development in the City, will improve and promote the economic stability, development and welfare in the City, will encourage and promote the expansion of industry, trade and commerce in the City and the location of other new industries in the City; that the public benefits to be accomplished by this Bond Ordinance, in tending to overcome insufficient employment opportunities and insufficient diversification of industry, are greater than the cost of public services (as that phrase is used in the Act) which will be required by the Projects; and, therefore, that the financing of the Projects by the issue of the Bonds under the Act: (i) will be of benefit to the health and general welfare of the City; and (ii) complies with the Act.

Section 2. Approval of Financing. The proposed financing of the Projects by the issuance of the Bonds under the Act, in the form that such financing was approved by the Commission, is hereby approved.

Section 3. Authorization of the Bonds. The issuance of the Bonds, payable solely from revenues and receipts derived from the Financing Agreements, is hereby authorized.

Section 4. Terms of the Bonds. (a) The Bonds, in the aggregate principal amount not to exceed Twenty-Five Million Dollars ($25,000,000), shall (i) be executed at or prior to the closing date by the manual or facsimile signatures of the Mayor and the Clerk of the City; (ii) be dated as of the date of their delivery; (iii) for each series of the Bonds, mature on a date not later than twenty-five (25) years after the date of the first draw of principal on such series of the Bonds; (iv) bear interest at such rates as determined with the purchaser thereof (the "Purchaser") in an amount not to exceed eight percent (8.00%) per annum, with such interest payable as provided in the Financing Agreements, and which interest may be taxable or tax-exempt, as determined by the Mayor and the Clerk-Treasurer of the City, with the advice of the City's bond counsel, prior to the issuance of the Bonds; (v) be issuable in such denominations as set forth in the Financing Agreements; (vi) be issuable only in fully registered form; (vii) be subject to registration on the bond register as provided in the Indenture; (viii) be payable in lawful money of the United States of America; (ix) be payable at an office of the Trustee as provided in the Indenture; (x) be subject to optional redemption prior to maturity and subject to redemption as otherwise provided in the Financing Agreements; (xi) be issued in one or more series; and (xii) contain such other terms and provisions as may be provided in the Financing Agreements.

(b) The Bonds and the interest thereon do not and shall never constitute an indebtedness of, or a charge against the general credit or taxing power of, the City, but shall be special and limited obligations of the City, payable solely from revenues and other amounts derived from the Financing Agreements. Forms of the Financing Agreements are before this meeting and are by this reference incorporated in this Bond Ordinance, and the Clerk of the City is hereby directed, in the name and on behalf of the City, to insert them into the minutes of the Common Council and to keep them on file.

Section 5. Sale of the Bonds. The Mayor is hereby authorized and directed, in the name and on behalf of the City, to sell the Bonds to the Purchaser at such prices as are determined on the date of sale and approved by the Mayor of the City.

Section 6. Execution and Delivery of Financing Agreements. The Mayor and the Clerk of the City are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse and deliver the Financing Agreement, the Indenture, and the Bonds, submitted to the Common Council, which are hereby approved in all respects.

Section 7. Changes in Financing Agreements. The Mayor and the Clerk of the City are hereby authorized, in the name and on behalf of the City, without further approval of the Common Council or the Commission, to approve such changes in the Financing Agreements as may be permitted by Act, such approval to be conclusively evidenced by their execution thereof. In particular, at the request of the Company, the Mayor, the Clerk-Treasurer and any other officer of the City are hereby authorized and directed, in the name and on behalf of the City, to execute, attest and deliver a Loan Agreement with the Company (in lieu of the Financing Agreement), in such form as such officers shall approve, such approval to be conclusively evidenced by their execution thereof.

Section 8. Reimbursement from Bond Proceeds. The City hereby declares its intent to issue the Bonds for the purpose of financing the Projects, which Bonds will not exceed Twenty-Five Million Dollars ($25,000,000), and pursuant to Treas. Reg. §1.150-2 and IC 5-1-14-6(c), to reimburse costs of the Projects (including costs of issuing the Bonds) from proceeds of the sale of such Bonds.

Section 9. General. The Mayor and any other officer of the City, and each of them, are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse any and all agreements, documents and instruments, perform any and all acts, approve any and all matters, and do any and all other things deemed by them, or either of them, to be necessary or desirable in order to carry out and comply with the intent, conditions and purposes of this Bond Ordinance (including the preambles hereto and the documents mentioned herein), the Projects, the issuance and sale of the Bonds, and the securing of the Bonds under the Financing Agreements, and any such execution, endorsement, performance or doing of other things heretofore effected be, and hereby is, ratified and approved.

Section 10. Binding Effect. The provisions of this Bond Ordinance and the Financing Agreements shall constitute a binding contract between the City and the holders of the Bonds, and after issuance of the Bonds this Bond Ordinance shall not be repealed or amended in any respect which would adversely affect the rights of the holders of the Bonds as long as the Bonds or interest thereon remains unpaid.

Section 11. Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 12. Effective Date. This Bond Ordinance shall be in full force and effect immediately upon adoption and compliance with I.C. § 36-4-6-14.

Section 13. Copies of Financing Agreements on File. Two copies of the Financing Agreements incorporated into this Bond Ordinance were duly filed in the office of the Clerk of the City, and are available for public inspection in accordance with I.C. § 36-1-5-4.

[Signature Page Follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, THIS ___ DAY OF _____, 2025.

WESTFIELD COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Kurt J. Wanninger	Kurt J. Wanninger	Kurt J. Wanninger

ATTEST:

_____

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE NO. 25-___ was delivered by me to the Mayor of the City of Westfield, Indiana, on the _____ day of _____, 2025, at _____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance No. 25-____

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance No. 25-____

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

Prepared by: Bradley J. Bingham, Esq.
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

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/ Bradley J. Bingham.

EXHIBIT A

DESCRIPTION OF THE PROJECTS

All or any portion of the design and construction of infrastructure improvements, including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, parking costs and/or road, trail and sidewalk or other local public improvements (collectively the "Projects"), located in, physically connected to, or directly serving or benefitting the Grand Millennium Center - Lot A Allocation Area, the Grand Millennium Center - Lot B Allocation Area and the Grand Millennium Center – Lot C Allocation Area (collectively, the "Grand Millennium Center Allocation Areas") to be established within the East Side Economic Development Area (the "Area"), all in support a mixed-use development in the Area which will occur in phases and include: (i) a new 250,000-square-foot mixed-use building consisting of 200 luxury apartments, 10,000 square-foot retail space, and parking garage consisting of 280 parking spaces, (ii) a new 170,000-square-foot mixed-use building consisting of 140 luxury apartments, 1,200 square-foot retail space, and podium parking consisting of 145 parking spaces, (iii) a new 60,000 square-foot medical office building with 245 surface parking spaces and related infrastructure improvements, with a current estimated total development cost of $110,000,000 (collectively, the "Grand Millennium Center Development").

ORDINANCE NO. 25-24

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING A LEASE, PLEDGING CERTIFIED SHARES, APPROVING OBLIGATIONS OF THE REDEVELOPMENT AUTHORITY, APPROVING THE TRANSFER OF CERTAIN REAL ESTATE, AND MAKING AN ADDITIONAL APPROPRIATION ALL IN CONNECTION WITH CERTAIN LAND ACQUISITION AND CAPITAL PROJECTS FOR THE GRAND PARK DISTRICT

WHEREAS, the City of Westfield Redevelopment Authority (the "Authority") has been created pursuant to Indiana Code 36-7-14.5 as a separate body corporate and politic, and as an instrumentality of the City of Westfield, Indiana (the "City") to finance local public improvements for lease to the City of Westfield Redevelopment Commission (the "Commission"), as the governing body of the City of Westfield Department of Redevelopment (the "Department") and the City of Westfield Redevelopment District (the "District"); and

WHEREAS, the Authority has adopted, or is expected to adopt, one or more resolutions indicating its intent to issue one or more series of its lease rental revenue bonds, all or any portion of which may be taxable or tax-exempt for federal income tax purposes, in the maximum aggregate principal amount of Forty Million Dollars ($40,000,000) (collectively, the "Bonds"), to provide funds for the purposes of: (a) financing the acquisition by the Authority from the City of all or any portion of the real property described in Exhibit B to the form of the Lease (as hereinafter defined) (the "Real Property"), and the use by the Commission, on behalf of the Department and the City, of the proceeds of such sale to finance or reimburse the costs of (i) the acquisition of certain real property to be used by the Commission in furthering the development of the Grand Park District within the City, and (ii) the design, acquisition, construction, installation and equipping of a new parking garage and related facilities to serve and benefit the Grand Park District of the City (clause (a), collectively, the "Projects"); (b) funding a debt service reserve fund for the Bonds, if necessary; (c) paying capitalized interest on any series of the Bonds, if necessary; and (d) paying all costs incurred on account of or in connection with the issuance and sale of the Bonds, including the premiums for any credit enhancement or credit facility purchased in connection with the issuance of the Bonds (clauses (a) through and including (d), collectively, the "Costs of the Projects"); and

WHEREAS, the Authority and the Commission have adopted, or are expected to adopt, resolutions approving a Lease Agreement between the Authority, as lessor, and the Commission, as lessee (the "Lease"), for the purpose of paying the principal and interest on the Bonds issued pursuant to Indiana Code 36-7-14.5 to finance the Costs of the Projects; and

WHEREAS, the annual rentals (the "Lease Rentals") payable by the Commission under the Lease will be pledged by the Authority to pay debt service on the Bonds; and

WHEREAS, the Hamilton County Income Tax Council has imposed a county option income tax pursuant to IC 6-3.5-6 (repealed) on the adjusted gross income of Hamilton County, Indiana (the "County") taxpayers, which now has been codified at IC 6-3.6 and reclassified as the certified shares component of additional revenue derived from the expenditure rate tax under IC 6-3.6 (the certified shares component thereof referred to herein as the "LIT"); and

WHEREAS, IC 6-3.6-9, as amended, provides that revenue derived from the imposition of the LIT shall be distributed to the County monthly on the first day of each month (the City's share of each such monthly distribution of LIT, the "Certified Shares"); and

WHEREAS, pursuant to IC 36-7-14-25.5, the City is authorized to pledge its Certified Shares to pay bonds issued under IC 36-7-14-25.1 or to pay lease rental payments on leases entered into under IC 36-7-14-25.2; and

WHEREAS, the Common Council of the City (the "Common Council") has previously pledged and assigned the Certified Shares to secure each of the following outstanding obligations: (i) the lease agreement, as amended, between the Authority, as lessor, and the Commission, as lessee, related to the Authority's County Option Income Tax Lease Rental Revenue Bonds, Series 2016 (the "2016 Lease"); (ii) the lease agreement, as amended, between the Authority, as lessor, and the Commission, as lessee, related to the Authority's Local Income Tax Lease Rental Revenue Bonds, Series 2018 (the "2018 Lease"); (iii) the lease agreement, as amended, between the Authority, as lessor, and the Commission, as lessee, related to the Authority's Taxable Economic Development Lease Rental Revenue Bonds, Series 2022 (the "2022 Lease"); and (iv) the lease agreement, as amended, between the Authority, as lessor, and the Commission, as lessee, related to the Authority's Local Income Tax Lease Rental Revenue Bonds, Series 2023 (the "2023 Lease" and, together with the 2016 Lease, the 2018 Lease, the 2022 Lease, and the 2023 Lease, the "Outstanding Obligations"); and

WHEREAS, pursuant to each of the resolutions or ordinances of the Common Council pledging the Certified Shares to the Outstanding Obligations, the Common Council has reserved the right to issue or incur additional obligations, including bonds, notes, warrants or other evidence of indebtedness, any lease or any other obligation and to make additional pledges of Certified Shares to other obligations, including bonds, notes, warrants or other evidence of indebtedness, any lease or any other obligation, with such additional obligations to be secured by and payable from Certified Shares on a parity with the pledge thereof to the Outstanding Obligations, if certain conditions are satisfied, and the Common Council has determined that such conditions can be satisfied; and

WHEREAS, the payment of the Lease Rentals will be secured solely from the Certified Shares, which are hereby, to the extent necessary to pay the Lease Rentals, pledged and assigned by the City, and to be transferred to and received by the Commission in accordance with Indiana Code 6-3.6-10; provided, however, the Commission may pay any amounts due under the Lease from any other revenues legally available to the Commission, but the Commission shall be under no obligation to pay any amounts due under the Lease from any moneys or properties of the Commission, except the Certified Shares received by the Commission; and

WHEREAS, the Commission scheduled a public hearing regarding the Lease pursuant to Indiana Code 36-7-14-25.2, as amended, and published a notice of such public hearing pursuant to Indiana Code 5-3-1, and said public hearing has been held and all interested parties were provided the opportunity to be heard at the hearings; and

WHEREAS, pursuant to Indiana Code 36-7-14.5-14 and Indiana Code 36-7-14-25.2, the Commission has adopted a resolution finding that the lease rental payments to be paid by the Commission to the Authority pursuant to the Lease are fair and reasonable, and that the terms of the Lease are based upon the value of the Leased Premises (as defined in the form of Lease) and the use

of the Leased Premises and the Projects throughout the term of the Lease will serve the public purpose of the City and are in the best interests of its residents; and

WHEREAS, the Common Council desires to approve the form of the Lease pursuant to Indiana Code 36-7-14-25.2, which provides that any lease approved by a resolution of the Commission must be approved by an ordinance or resolution of the fiscal body of the City; and

WHEREAS, the proceeds of the sale of the Real Property to the Authority (the "Sale Proceeds") have not been included in the existing budget for the City, and the City now desires to appropriate the Sale Proceeds for the purpose of being applied to the payment of the Costs of the Projects; and

WHEREAS, notice of a hearing on said appropriation has been duly given by publication as required by law, and the hearing on said appropriation has been held, at which all taxpayers had an opportunity to appear and express their views as to such appropriation;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, as follows:

Section 1. Approval of Lease, Bonds and Trust Indenture. The Common Council hereby approves the issuance of the Bonds by the Authority pursuant to Indiana Code 36-7-14.5-19, the execution and delivery of the Lease, as approved by the Commission, pursuant to Indiana Code 36-7-14-25.2, including the pledge and assignment of the Certified Shares to the Commission pursuant to Indiana Code 6-3.6-10 during the term of the Lease to provide necessary funds from which to pay the Lease Rentals under the Lease, the execution and delivery of a Trust Indenture for the Bonds, to be entered into between the Authority and a trustee bank to be chosen by the Clerk-Treasurer, as trustee, and the pledge of the lease rentals thereunder to the payment of the Bonds, pursuant to Indiana Code 36-7-14.5-21, all subject to the following conditions: (a) the maximum aggregate original principal amount of the Bonds shall not exceed $40,000,000; (b) any series of Bonds shall have a term not longer than thirty (30) years, commencing from the date of issuance of such series of bonds; (c) the maximum aggregate annual lease rental payments during the terms of the Lease shall not exceed Three Million Five Hundred Thousand Dollars ($3,500,000); (d) the maximum interest rate on the Bonds shall not exceed six percent (6.0%) per annum; (e) the Bonds may be subject to redemption prior to maturity on any date not earlier than eight (8) years following the date of issuance of the applicable series of Bonds, with such specific dates and redemption terms determined at the time of the sale of such series of Bonds and approved by the Authority in the purchase agreement for the applicable series of Bonds, all upon the advice of the financial advisor to the Authority; (f) the maximum term of any Lease shall not exceed thirty (30) years following the commencement of such term; and (g) interest on any series of the Bonds may be capitalized for a period not to exceed three (3) years from the date of issuance thereof. Notwithstanding anything herein to the contrary, the Common Council acknowledges and agrees that the Authority and the Commission may execute one or more leases in order to effectuate the intent of this Ordinance, so long as the terms and conditions of such leases, in the aggregate, are consistent with the terms and conditions of this Ordinance.

Section 2. Approval of Bond Anticipation Notes. Pending the issuance of the Bonds, the Common Council hereby approves the issuance of bond anticipation notes of the Authority (the "BANs") in a maximum aggregate principal amount not to exceed $40,000,000. The BANs shall mature not more than five (5) years from the date of issuance; may be prepayable on terms and

conditions determined by the President of the Authority at the time of the sale of the BANs; shall bear interest at a rate not exceeding 6.00% per annum, payable upon maturity or redemption of the BANs and shall be sold at a discount not exceeding 1.00% of the principal amount thereof. Pursuant to Indiana Code 5-1-14-5, it shall not be necessary for the Authority to repeat the procedures for the issuance of the Bonds, as the procedures followed before the issuance of the BANs are for all purposes sufficient to authorize the issuance of the Bonds and to use proceeds thereof to repay the principal of and interest on the BANs.

Section 3. Sale of Right-of-Way; Appropriation of Sale Proceeds. The Common Council hereby authorizes the sale to the Authority of the existing Real Property which will comprise or be included in the Leased Premises under the Lease, for a price sufficient to cover the Costs of the Projects, but in any event not to exceed $40,000,000. The Mayor, Clerk-Treasurer and other officers of the City are hereby authorized to take such actions and execute such documents as may be necessary to effectuate such sale and transfer. There is hereby appropriated a sum of $40,000,000, together with all investment earnings thereon, to be provided for out of the Sale Proceeds for the purpose of providing funds to be applied to the Costs of the Projects. Such appropriation shall be in addition to all appropriations provided for in the existing budget and shall continue in effect until the completion of the Projects. The Mayor and the Clerk-Treasurer are hereby authorized to take all such actions and execute all such instruments as are necessary or desirable to effectuate this appropriation, including the filing of a report of this appropriation with the Indiana Department of Local Government Finance.

Section 4. Pledge of City's Certified Shares. Pursuant to Indiana Code 5-1-14-4, Indiana Code 6-3.6-10, and Indiana Code 36-7-14-25.5, the Common Council, on behalf of the City, hereby pledges and assigns the City's Certified Shares to the Commission for payment of the Lease Rentals and any other amounts due under the Lease for a term of years not less than the term of the Lease. The pledge of the City's Certified Shares to secure payments due under the Lease shall be effective as set forth in Indiana Code 5-1-14-4 without the necessity of filing or recording this Ordinance or any other instrument except in the records of the City. The pledge of the City's Certified Shares to secure payments due under the Lease set forth herein shall automatically terminate upon the earlier of the final maturity, defeasance or redemption in full of the Bonds. The pledge of the City's Certified Shares to secure payments due under the Lease shall be a first charge lien upon the City's Certified Shares, on parity with the pledge thereof to the Outstanding Obligations. Except for the Outstanding Obligations, the City has not pledged or otherwise encumbered the City's Certified Shares, and there are no other prior liens, encumbrances or other restrictions on the City's Certified Shares or on the City's ability to pledge and assign the Certified Shares to the Commission for the payment of the Lease Rentals. Except for the City's Certified Shares, no other funds of the City are pledged and assigned by the City to the Commission for the purpose of paying the Lease Rentals or other amounts due under the Lease.

Section 5. Additional Parity Obligations. The Common Council, on behalf of the City, reserves the right to authorize and issue additional bonds, enter into additional leases or incur other obligations entitled to the pledge of the City's Certified Shares, in whole or in part, or any combination thereof, and otherwise pledge the City's Certified Shares to secure bonds, lease rental payments or other obligations ranking on a parity with the pledge thereof to the Lease and the Outstanding Obligations (such additional bonds, lease rental payments or other obligations, collectively, the "Parity Obligations"). The authorization and issuance of Parity Obligations shall be subject to the following conditions precedent:

(a) All payments due under the Lease and all payments due on the Outstanding Obligations shall be current to date in accordance with the terms thereof, with no payment in arrears.

(b) As of the time of issuance of the proposed Parity Obligations, to the extent that the Bonds and any Outstanding Obligations are secured by one or more debt service reserve funds shall be outstanding, the balance in such debt service reserve funds shall be at least equal to the respective reserve requirements thereof; provided, however, this condition shall be deemed satisfied if any required amount is to be provided from the proceeds of the proposed Parity Obligations or other funds of the County;

(c) The City shall have received a certificate prepared by an independent certified public accountant or an independent financial consultant certifying the amount of the City's Certified Shares estimated to be received in each succeeding year, not exceeding the current distribution certified by the State of Indenture, is estimated to be at least equal to one hundred twenty-five percent (125%) of the maximum annual debt service or lease rental requirements due under the Lease, the Outstanding Obligations and the proposed Parity Obligations for each respective year during the remaining term of the Bonds, the Outstanding Obligations and the additional Parity Obligations proposed to be issued or incurred.

(d) Payments of any additional Parity Obligations payable from the Monthly Obligations shall be payable semi-annually on January 1 and July 1 of each year.

The terms and conditions of any Parity Obligations shall be set forth in the ordinance or resolution authorizing such Parity Obligations. The Common Council shall approve and confirm the figures and estimates set forth in the above-described certificate in any resolution or ordinance authorizing the proposed Parity Obligations.

The City may issue obligations payable from the City's Certified Shares on a junior and subordinate basis to the pledge thereof to secure payments under the Lease and the Outstanding Obligations. However, any such junior and subordinate obligations payable from the City's Certified Shares shall be payable semi-annually on January 1 and July 1 of each year.

Section 6. Authorization of Other Actions. Each of the Mayor, any member of the Common Council and the Clerk-Treasurer, and any other officer, employee or agent of the City is hereby authorized and directed, for and on behalf of the City, to execute and deliver any contract, deed, agreement, certificate, instrument or other document and to take any action as such person determines to be necessary or appropriate to accomplish the purposes of this Ordinance, such determination to be conclusively evidenced by such person's execution of such contract, deed, agreement, certificate, instrument or other document or such person's taking of such action.

Section 7. Effectiveness. This Ordinance shall be in full force and effect from and after its adoption by the Common Council and upon compliance with the procedures required by law.

[Signature Page Follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, THIS ___ DAY OF _____, 2025.

WESTFIELD COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Kurt J. Wanninger	Kurt J. Wanninger	Kurt J. Wanninger

ATTEST:

_____

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE NO. 25-___ was delivered by me to the Mayor of the City of Westfield, Indiana, on the _____ day of _____, 2025, at _____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance No. 25-____

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance No. 25-____

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

Prepared by: Bradley J. Bingham, Esq.
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204

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/ Bradley J. Bingham

ORDINANCE 25-25

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA ESTABLISHING THE WESTFIELD MAYOR'S YOUTH COUNCIL

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

WHEREAS, the City recognizes the value of the education and experiences of its youth; and

WHEREAS, the Mayor and Council have determined that the creation of the Westfield Mayor's Youth Council will provide meaningful educational opportunities for the high school students residing in the City.

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

Section 1. **Recitals:** The foregoing recitals are incorporated herein by reference,

Section 2. **Establishment:** The Westfield Mayor's Youth Council ("WMYC") is hereby established.

Section 3. **Mission Statement:** To inspire and empower exceptional young adults in Westfield by providing unique leadership and service opportunities that benefit both the youth and the Westfield community at large.

Section 4. **Members:** All members of the WMYC must be residents of Westfield, Indiana, and currently enrolled as high school students in Indiana.

Section 5. **Constitution:** The Constitution of the WMYC is attached to this ordinance as "Exhibit 1". This Constitution outlines the duties and responsibilities within the WMYC, and may be amended as provided therein.

Section 6. **Bylaws:** The WMYC shall propose its own bylaws. Any proposed bylaws or amendments to the bylaws must be approved by the Mayor before adoption or amendment.

Section 7. **Conflict:** Should any parts of this Ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 8. **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-___

this _____ day of _____, 2024.

_____
Scott A. Willis, Mayor

I hereby VETO ORDINANCE 25-____

this _____ day of _____, 2024.

_____
Scott A. Willis, Mayor

This document was prepared by Kaitlin Glazier; City of Westfield, 2728 East 171st Street, Westfield, IN 46074; 317-804-3150.

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 1

Constitution of the Westfield Mayor's Youth Council

Article 1. **Organization Name**

A. The name of this organization shall be the Westfield Mayor's Youth Council ("WMYC"). This name may only be changed by unanimous consent of the elected Executive Committee and approval by the Mayor of the City of Westfield ("Mayor"). The organization will use the full name or its acronym (WMYC) in all official materials and correspondence.

Article 2. **Mission Statement**

A. The mission of the WMYC is to inspire and empower exceptional young adults in Westfield by providing unique leadership and service opportunities that benefit both the youth and the Westfield community at large.

Article 3. **Constitutional Authority**

A. This Constitution defines the structure, duties, and procedures of the WMYC and shall serve as the guiding document for the WMYC. In the event of a conflict, the provisions in this Constitution shall take precedence over any other WMYC documents or actions.
B. Bylaws may be established to govern administrative and procedural matters (such as the scheduling of meetings). Bylaws shall not contradict the Constitution. Bylaws may be adopted, amended, or temporarily suspended by a majority vote of members present at a meeting with a quorum. All bylaw changes must be approved by both the Mayor and the elected Executive Committee (by a majority vote).

Article 4. **Organization Membership**

A. All members of the WMYC must be residents of Westfield, Indiana, and active students at a high school (public, private, or home-based) within the state.
B. Eligibility for membership or for any appointed or elected officer positions shall not be restricted on the basis of race, religion, national origin, ethnicity, color, age, gender, gender identity, marital status, citizenship, sexual orientation, or disability. The organization shall not adopt or enforce any discriminatory rules or policies.
C. Membership selection is an annual process, subject to the approval of the Mayor. The WMYC Advisor selected by the Mayor may recommend the number of students to be involved.

Article 5. **Executive Committee**

A. The Executive Committee leads the WMYC throughout the year, working together under the leadership of the Council President and the WMYC Advisor to set goals, establish timelines, and manage the implementation of activities. The Mayor holds final executive authority over the WMYC's decisions and actions.
B. The Executive Committee of the WMYC shall consist of the following officers: Council President, Vice-President, Secretary, Communications Chair, and Events Chair. Officers may be added and elected as needs arise.
C. All executive officers must fulfill the following criteria:
    a. Must be a Westfield resident.

b. Must be a high school student at a school or home-based learning program operating within the state.
c. Must maintain the GPA they entered the WMYC with throughout his/her tenure.

D. Any officer who ceases to be a voting member or fails to meet these criteria during their term shall be removed from office, and a replacement shall be elected in a special election as set by the WMYC Advisor.

Article 6. **Duties and Powers of Executive Officers**

A. President: Subject to the veto authority of the Mayor, the President has executive authority over all decisions and actions of the WMYC, including a tie breaking vote. The President will create meeting agendas, lead discussions at both executive and full-council meetings, act as the primary representative of the organization, delegate responsibilities, and ensure that the WMYC remains on track. The President has the authority to schedule meetings and call special meetings as needed.

B. Vice President: The Vice President oversees all activities and committees, assists committee chairs, provides progress updates to the President and WMYC, assumes the President's duties in their absence, and ensures accountability for attendance and responsibilities.

C. Secretary: The Secretary attends all meetings, records meeting minutes, tracks attendance at meetings and activities, maintains an archive of WMYC records, and works with the Communications Chair to distribute meeting notes to members who were absent.

D. Communications Chair: The Communications Chair manages communication with members about upcoming meetings and activities, serves as the liaison between the WMYC and the public/media, maintains social media and the WMYC's website with up-to-date information, and leads the publicity committee for events.

E. Events Chair: The Events Chair manages event coordination as needed by the WMYC, serves as the official liaison to the Westfield Mayor's Grand Gala planning team, and coordinates volunteer efforts. They may also work with the Communications Chair to ensure all information online about WMYC events is accurate and up-to-date.

Article 7. **WMYC Meetings & Attendance Policy**

A. Full WMYC meetings will be held bi-weekly during the academic year, unless otherwise noted. Executive Committee meetings will also be scheduled once per month during the academic school year.
B. The President may call additional special meetings or cancel regular meetings at their discretion (an adult authorized to represent the City of Westfield must be present at each meeting). WMYC business cannot be conducted unless a quorum of members is present. Members must be present to vote on any topics.
C. Members are allowed no more than two unexcused absences per year (including both full WMYC and Executive Committee meetings). If a member exceeds this limit, they may be

removed from the WMYC by a two-thirds majority vote of the Executive Committee and approval from the Mayor. Excused absences will not count toward this number.

Article 8. **Council Advisors**

A. The Mayor serves as the primary advisor to the WMYC. The Mayor may approve a WMYC Advisor to assist with day-to-day operations of the WMYC.
B. All decisions made by the WMYC must be submitted to and approved by the Mayor. The Mayor has the authority to remove any member from the WMYC, with or without approval from the Executive Committee.

Article 9. **Disciplinary Actions**

A. Members of the WMYC are expected to adhere to the rules and regulations outlined in their respective high school student handbooks.
B. Violations of the student handbook or WMYC policies may result in disciplinary action, including expulsion from the WMYC with or without a majority vote.

Article I0. **Amendments**

A. Proposed amendments to this Constitution must be presented in writing to the full WMYC one meeting prior to the meeting where the amendment will be voted upon.
B. The Executive Committee will review proposed amendments and provide recommendations to the full WMYC before the vote.
C. Amendments to the Constitution require approval by two-thirds of voting members present at a regular meeting and final approval of the Mayor. Amendments will take effect immediately unless otherwise specified.

RESOLUTION 25-123

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA APPROVING RIVET LLC D/B/A RIVET COFFEE BAR AND ROASTERY AS A DESIGNATED PERMITTEE WITHIN THE DOWNTOWN WESTFIELD DESIGNATED OUTDOOR REFRESHMENT AREA

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

WHEREAS, the City established the Downtown Westfield Designated Outdoor Refreshment Area ("Downtown Westfield DORA") via Ordinance 24-34, for the purposes of facilitating economic development and creating an inviting atmosphere for residents and visitors patronizing restaurants and businesses located within the Downtown Westfield DORA;

WHEREAS, pursuant to Ordinance 24-34, any retailer permittee with licensed premises located within the Downtown Westfield 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 to the City, which may be approved by Resolution of the Council;

WHEREAS, the Council has received a request from Rivet LLC d/b/a Rivet Coffee Bar and Roastery ("Rivet Coffee Bar and Roastery"), located at 337 Jersey Street, to be designated as a Designated Permittee within the Downtown Westfield DORA and granted a refreshment area designation;

WHEREAS, the Council recognizes the importance of providing opportunities for local businesses, such as Rivet Coffee Bar and Roastery, to participate in and benefit from the Downtown Westfield DORA;

WHEREAS, the inclusion of an additional Designated Permittee within the Downtown Westfield DORA will promote economic development and enhance the overall experience for City residents and visitors; and

WHEREAS, City administration has reviewed the request and application submitted by Rivet Coffee Bar and Roastery, and determined that all necessary criteria to become a Designated Permittee have been met.

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

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

Section 2. The Council finds that Rivet Coffee Bar and Roastery has a licensed premises within the Downtown Westfield DORA and has submitted a completed application to the City to participate in the Downtown Westfield DORA as a Designated Permittee. The location of Rivet Coffee Bar and Roastery is indicated on the map attached hereto as ***Exhibit A.*** The City finds that Rivet Coffee Bar and Roastery is an appropriate Designated Permittee and approves such designation, and requests that the Indiana Alcohol and Tobacco Commission issue Rivet Coffee Bar and Roastery a refreshment area designation pursuant to Ind. Code § 7.1-3-31-9(b).

Section 3. Rivet Coffee Bar and Roastery shall have all rights granted to Designated Permittees pursuant to Ordinance 24-34, and shall comply with all requirements and regulations therein, as well as all applicable public health and safety requirements.

Section 4. The City Administration is hereby authorized and directed to take all necessary actions to implement this Resolution, including updating any relevant maps or documentation to reflect the addition of a new Designated Permittee within the Downtown Westfield DORA.

Section 5. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

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

WESTFIELD COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
Kurt J Wanninger	Kurt J Wanninger	Kurt J Wanninger
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 RESOLUTION 25-123 was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 25-123
this _____ day of _____, 2025.

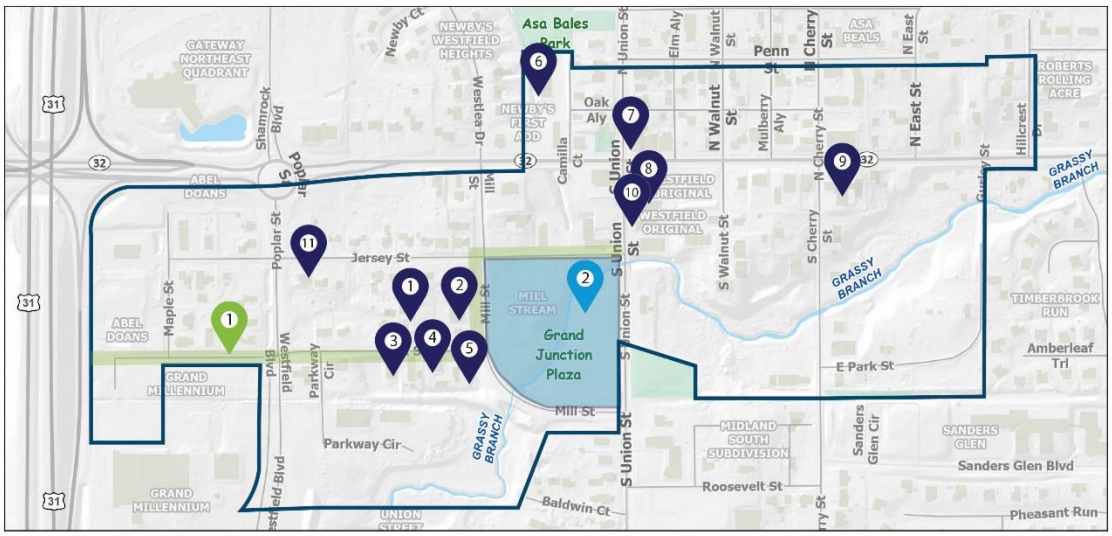
_____
Scott A. Willis, Mayor

I hereby VETO RESOLUTION 25-123

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

Exhibit A
Downtown Westfield DORA Map



Designated Permittees

1. Chiba
2. Something Splendid
3. Westfield Greek's Pizzeria
4. The Italian House
5. Nyla's
6. Four Finger Distillery
7. Westfield Wine Vault
8. Jan's Village Pizza
9. Field Brewing
10. Gringtinos
11. RIVET Coffee

DORA Boundaries
1 Park St Vendor Area
2 Grand Junction Plaza Vendor Area

ORDINANCE NUMBER ___-___

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

"196th & East PUD"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered Petition No. _____-PUD-___ (the "Petition"), requesting an amendment to the UDO 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 the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a _____ recommendation (___-___ 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 Council on September 4, 2024;

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

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

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "196th & East 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 UDO, as amended and applicable to the Underlying Zoning District (defined in Section 4 herein) 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 UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Façade, Primary. The primary architectural façade which contains commercial public entrances, or a façade facing East Street or 196th Street. The east façade of the Building depicted on the Concept Plan shall not be considered a Primary Façade until such time as an Improvement Location Permit is issued for an addition to the Building within the area labeled as "Future Expansion" on the Concept Plan.

2.2 Façade, Secondary. Any façade that is not a Primary Façade.

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

Section 4. Underlying Zoning District. The "Underlying Zoning District" for the Real Estate shall be EI: Enclosed Industrial District.

Section 5. Permitted Uses. The permitted uses shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except the following:

- Convent, monastery
- Auction rooms
- Amusement parks
- Tavern (or Nightclub)
- Composting facility, commercial
- Industry, extraction
- Material Recycling Facility (MRF)
- Heliports
- Wireless Communication Service Facilities

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.

Section 7. Character Exhibits. The Character Exhibits, attached hereto as Exhibit C (the "Character Exhibits") are hereby incorporated as a compilation of images designed to capture the intended quality of the Building to be constructed in the District. The Building shall be constructed substantially similar to those in the Character Exhibits as determined by the Director of Community Development.

Section 8. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District unless otherwise provided herein:

8.1 Architectural Standards. Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall apply:

a. Roof Design. The following shall apply to roof design for all façades except as otherwise specified below:

i. Roofs may be either residential character or low slope (a maximum slope of 2" rise for 12" run). Primary Façade rooflines shall incorporate parapets and/or modulation similar to roof examples shown in the Character Exhibits. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

ii. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

iii. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

iv. Where pitched roofs are used, the main pitch of the roof shall be not less than 6:12.

c. Façade Materials.

i. Primary Façade Materials.

1. Permitted building finish materials for the Primary Façade include: Masonry Material, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), EIFS (Dryvit) wall systems (if used for a maximum of 20% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

2. A minimum of three (3) of the following material finishes from the following list must be included on a Primary Façade: Masonry Material, architectural pre-cast panels, engineered or synthetic wood architectural accents or entrance articulations, architectural metal panels, glass, or ornamental metal. One (1) of these materials must be Masonry Material or architectural pre-cast panels.

3. Prohibited building finish materials on all Primary Façades include: wood (not including engineered or synthetic wood architectural accents or entrance articulations), plywood, unfinished concrete or unfinished concrete panels, smooth-face concrete block, plastics, reflective glass, standing seam panels, vinyl siding.

4. Primary Façades may have window glazing, glass curtain walls, or glass storefronts.

5. Permitted building trim materials include: Masonry Material, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Dryvit).

6. Colors used on building façades must be complementary. Natural, muted colors should serve as the Primary Façade color, with brighter colors used as limited accents.

ii. Secondary Façade Materials.

1. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.

2. Prohibited building finish materials for Secondary Façades include: wood (not including engineered or synthetic wood architectural accents or entrance articulations), plywood, unfinished concrete or unfinished concrete panels, smooth-face concrete block, plastics, reflective glass, and vinyl siding.

3. Colors used on building façades must be complementary. Natural, muted colors should serve as the Secondary Façade color, with brighter colors as limited accents, if used.

d. Wall Planes. Primary Façades with a length greater than ninety (90) feet shall utilize one or more of the following architectural features:

ii. Change in materials on the same vertical plane occurring with a separation of no more than sixty (60) feet between material changes with a width of at least four (4) feet and an offset of no less than eight (8) inches; or

iii. A change in paint colors or materials of the same type with a separation of no less than sixty (60) feet and a change in color which is at least six (6) feet in width and an offset of no less than eight (8) inches. The change in paint colors must be significant enough to provide a meaningful and visually apparent contrast as determined by the Director of Community Development.

e. Roofline Modulation. Roofline modulation shall be required on Primary Façades in a manner consistent with those shown in the Character Exhibits as determined by the Director of Community Development.

f. Openings.

i. Design elements of all Façades shall be organized such that openings (including windows, doors, loading berths faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings as illustrated in the Character Exhibits. Compliance shall be determined by the Director of Community Development.

ii. Openings in/on a Building Façade shall be arranged in a balanced and relatively uniform fashion as illustrated in the Character Exhibits. Compliance shall be determined by the Director of Community Development.

iii. Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site. These exceptions shall be determined at the discretion of the Director of Community Development.

g. Entrances. All buildings shall be designed with at least one (1) primary entrance with enhanced use of glass, Masonry Material and/or architectural ornamentation at the entrance as shown in the Character Exhibits. Compliance shall be determined by the Director of Community Development.

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

A. Service and Loading Areas: Article 6.8(H)(2) General Screening Standards shall apply except as modified below:

i. A forty feet (40’) tree preservation area shall be provided along the south property line of the Real Estate.

ii. No additional screening shall be required along the south property line of the Real Estate.

B. Foundation Plantings: Article 6.8(L)(1) shall not apply to the south elevation of Building(s) on the Real Estate.

C. External Street Frontage Landscaping Requirements: Article 6.8(M)(2) shall not apply to the east street frontage of the Real Estate until such time as an Improvement Location Permit is issued for an addition to the Building within the area labeled as "Future Expansion" on the Concept Plan.

D. Buffer Yard Requirements: Article 6.8(N) shall not apply to the south property line of the Real Estate. Instead, a forty feet (40') tree preservation area shall be provided along the south property line of the Real Estate.

E. Perimeter Parking Lot Landscaping: The landscaping requirements set forth in Article 6.8(O)(2) shall not apply to the easternmost terminus of the north parking lot shown on the Concept Plan until such time as an Improvement Location Permit is issued for an addition to the Building within the area labeled as "Future Expansion" on the Concept Plan.

Section 9. Infrastructure Standards. Mounds and plantings shall not be required where drainage and utility infrastructure prevents installation. The eight feet (8') asphalt path along the east property line of the Real Estate shall not be required until such time as an Improvement Location Permit is issued for an addition to the Building within the area labeled as "Future Expansion" on the Concept Plan.

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.

The remainder of this page is intentionally left blank.

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE ___-___** was delivered to the Mayor of Westfield on the ___ day of _____, 2025, at _____ ___m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE __-__**

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO **ORDINANCE __-__**

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

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

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

EXHIBIT A

"Real Estate"

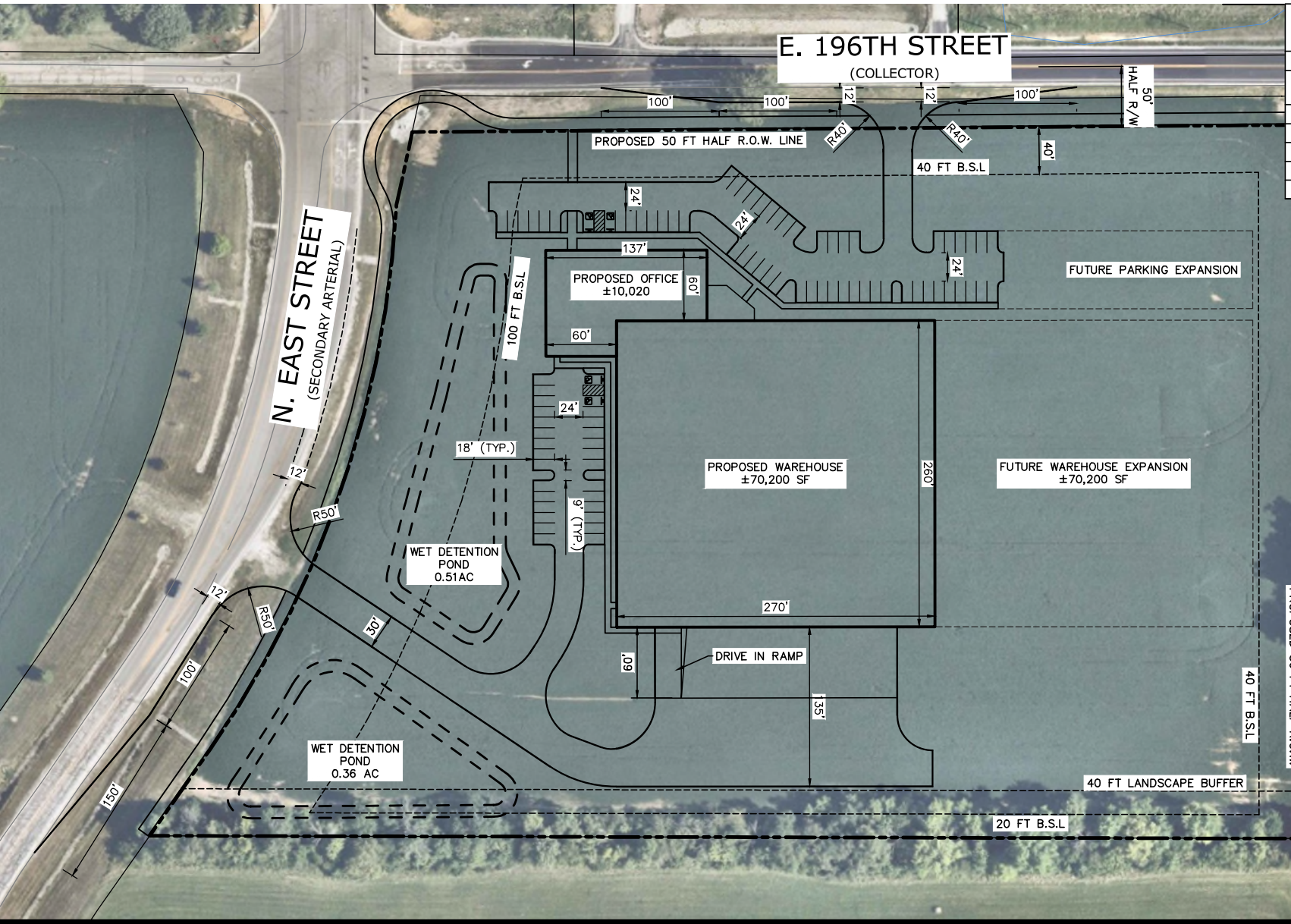
A part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, Hamilton County, Indiana

Commencing at the Northwest Quarter of said Northeast Quarter of the Northwest Quarter of Section 30, Township 19 North Range 4 East; thence North 89 degrees 54 minutes 02 seconds East (basis of bearing Hamilton County Zone of the Indiana Geospatial Coordinate System) 664.21 feet along the North line of said Northeast Quarter of the Northwest Quarter to the Northeast corner of a tract of land granted to the City of Westfield, Indiana in Instrument No. 2019060992 in the Office of the Recorder of Hamilton County, Indiana, said point being the Point of Beginning of this description; thence continue North 89 degrees 54 minutes 02 seconds East 658.29 feet along said North Line to the Northeast Corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 24 minutes 55 seconds East 649.46 feet along the East Line of said Northeast Quarter of the Northwest Quarter to the southern boundary line of a tract of land granted to David Maurice Chance in Instrument Nos. 2023033466 & 2023033399 and Affidavit of Correction in Instrument No. 2023033853; thence North 89 degrees 54 minutes 08 seconds West 1006.84 feet along said southern boundary line to the eastern right of way line of East Street as described in Instrument No. 2013056342; the next two (2) courses are along said eastern right of way line; (1) thence North 34 degrees 43 minutes 09 seconds East 89.04 feet to the point of curvature of a curve concave westerly; (2) thence northerly along said curve having a radius of 885.34 feet and an arc length of 540.82 feet being subtended by a long chord with a bearing of North 17 degrees 18 minutes 18 seconds East and a chord length of 532.45 feet; then next three (3) courses are along said City of Westfield Tract; (1) thence North 43 degrees 16 minutes 31 seconds East 50.97 feet; (2) thence North 89 degrees 35 minutes 58 seconds East 100.00 feet; (3) North 00 degrees 24 minutes 02 seconds West 27.22 feet to the point of beginning, containing 12.632 acres more or less.

EXHIBIT B

"Concept Plan"

The Concept Plan appears on the following page of this Ordinance.



SITE DATA TABLE

MIN. REQUIRED PARKING (OFFICE)	30
MIN. REQUIRED PARKING (WAREHOUSE)	2 PER EMPLOYEE ON MAX SHIFT
NORTH LOT PARKING COUNT	56
SOUTH LOT PARKING COUNT	27
TOTAL ADA PARKING COUNT	4
TOTAL LOT PARKING COUNT	87
TOTAL LOT ACREAGE	±11.55 AC

0' 40' 80'

SCALE: 1"=80'

March 25, 2025

CONCEPT SITE EXHIBIT

N EAST ST & E 196TH ST
WESTFIELD, IN

AMERICAN STRUCTUREPOINT INC.

2024.02013

EXHIBIT C

"Character Exhibits"
(page 1 of 3)

EXHIBIT C

"Character Exhibits"
(page 2 of 3)

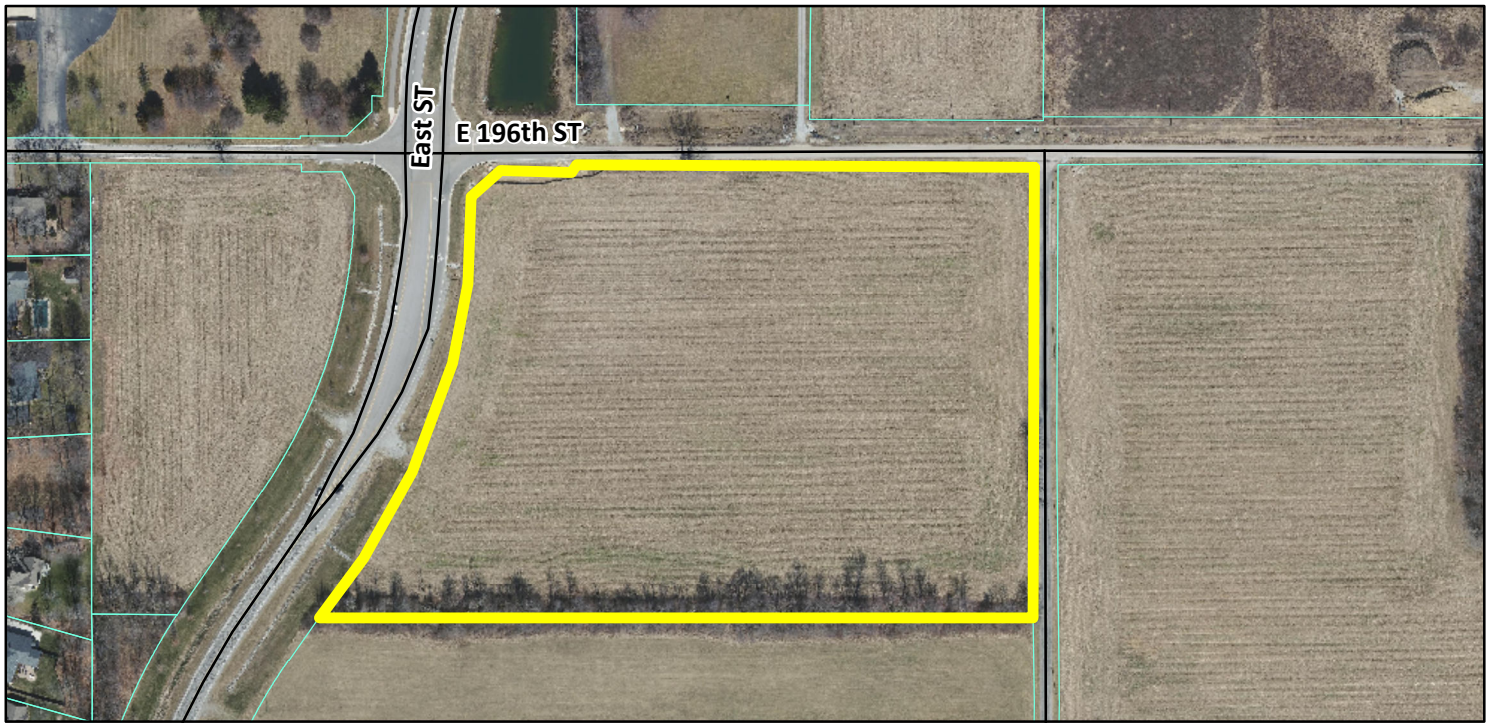
EXHIBIT C

"Character Exhibits"
(page 3 of 3)

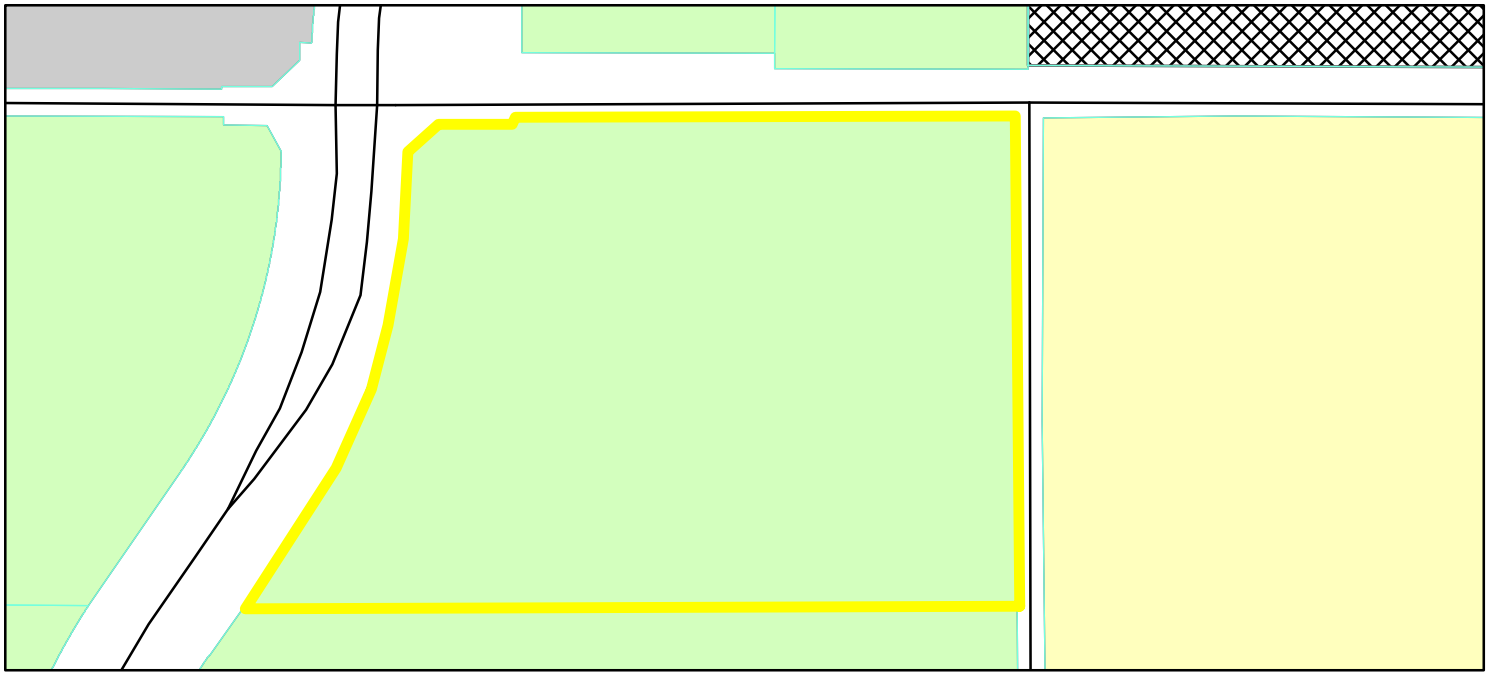
196th & East PUD

Aerial Location Map

Site



Zoning Map

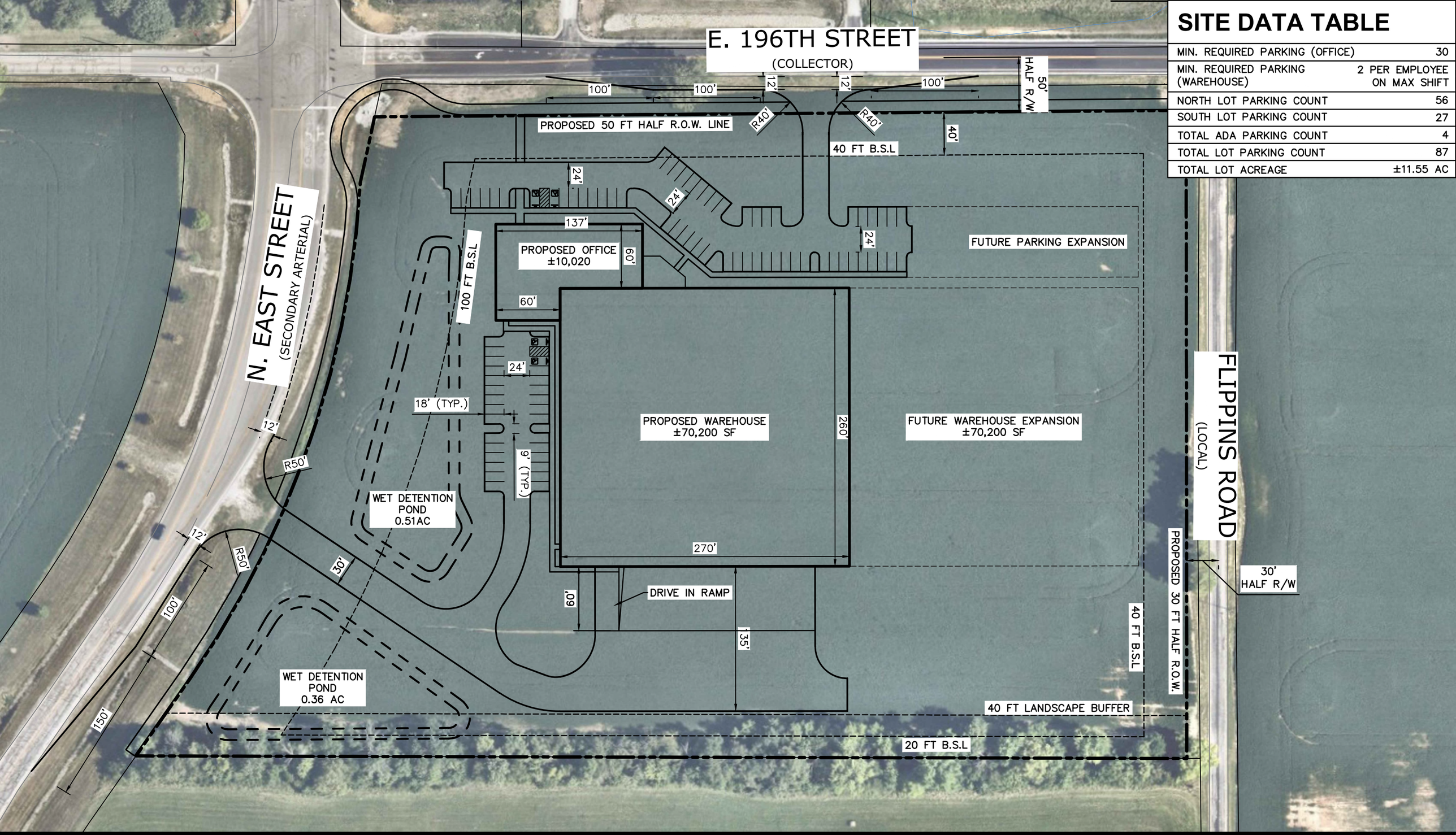


GIS.DBO.PW_Streets
Parcel
Zoning - All

Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)

0 0.025 0.05
Miles

N
W E
S



SITE DATA TABLE

MIN. REQUIRED PARKING (OFFICE)	30
MIN. REQUIRED PARKING (WAREHOUSE)	2 PER EMPLOYEE ON MAX SHIFT
NORTH LOT PARKING COUNT	56
SOUTH LOT PARKING COUNT	27
TOTAL ADA PARKING COUNT	4
TOTAL LOT PARKING COUNT	87
TOTAL LOT ACREAGE	±11.55 AC

0' 40' 80'

SCALE: 1"=80'

March 25, 2025

CONCEPT SITE EXHIBIT

N EAST ST & E 196TH ST
WESTFIELD, IN

AMERICAN STRUCTUREPOINT INC.

2024.02013

PLOT DATE (17"x11"): 3/25/2025 4:06 PM
DRAWING FILE: P:\2024\02013\D. Drawings\Civil\Exhibits\2025-03-25 REMCO\REMCO Update.dwg

Narrative Statement

196th & East PUD

Southeast corner of East Street and East 196th Street

The 196th & East Planned Unit Development is proposed to permit the construction of the North American headquarters for a specialty tool supply company, including operations, sales and marketing, as well as all corporate functions. The planned improvements on the property include office space, warehouse space and room for future expansion. The architectural standards proposed are consistent with the recently amended Northpoint PUD architectural standards. This project is planned for groundbreaking later this year.

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING

AMENDMENT TO UNIFIED DEVELOPMENT ORDINANCE

Cross Reference the following Instrument Numbers: 2021027349, 2022026290, 2023006573, and 2021076504 as recorded in the Hamilton County Recorder's Official Records

This is an ordinance to amend the Westfield Washington Township UDO of the city of Westfield and Washington Township, Hamilton County, Indiana UDO enacted by the city of Westfield pursuant to its authority under the laws of the state of Indiana, Ind. Code § 36-7-4 et seq., as amended

WHEREAS, the city of Westfield IN (the "City") and the Township of Washington, 'both of Hamilton County, Indiana are subject to a unified development ordinance;

WHEREAS, the common council enacted ordinance number 21-10, the Woods Robinson Briggs Planned Unit Development ("PUD")on March 22, 2021;

WHEREAS, the Westfield Washington Advisory Plan Commission (the "Commission") enacted ordinance 22-05 the Woods Robinson Briggs PUD Amendment I on May 11, 2022;

WHEREAS, the Westfield Washington Advisory Plan Commission enacted ordinance 22-29 the Woods Robinson Briggs PUD Amendment II on February 15, 2023.

WHEREAS,THE Commission considered a petition (_____), requesting: (i) a amendment to the Unified Development ordinance and the Zoning Map with regard to the subject real estate more particularly described in Exhibit A, which is a legal description of the 10.98 acres of the northern, residential area of the westernmost parcel in District 4 of the Woods Robinson Briggs PUD (the "Property"), Exhibit B, which shows the Briggs Parcel, Exhibit C which is the legal description from the Original Woods Robinson Briggs PUD real Estate, Exhibit D the concept plan for this Amendment III and Exhibit E which are illustrative renderings of the homes proposed in the Amendment III to the Woods Robinson Briggs PUD Ordinance;

WHEREAS the secretary of the Commission certified the action of the commission to Common Council on _____ _____, 2025;

WHEREAS, the common council is subject to the provisions of the Indiana Code § 36-7-4' et seq., as amended and Indiana Code § 36-7-4-15'12 concerning and 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 Woods Robinson Briggs PUD Ordinance, Unified Development ordinance, and The zoning Map are hereby amendment as follows:

Section 1, Applicability of Ordinance,

1.1 'This PUD District Ordinance Amendment (this "Ordinance") applies to the subject Real Estate,

1.2 Development of the Real Estate shah be governed by (i) the provisions of this Amendment and its exhibits, (ii) the provisions of the Woods Robinson Briggs PUD, as amended, and (iii) 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 Amendment to the Woods Robinson Briggs Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance,

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

Section 3 Concept Plant, The Buffer Yard Plan, attached hereto as Exhibit 10, is hereby incorporated in accordance with Article 10.9(E)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

Section 4 District 4, the Small Lot Single- Family (South) District shall be amended as follows:

Minimum Lot area	2,100 SF
Minimum Lot Frontage	22 Feet
Minimum Lot Width at Building Line	27 Feet
Minimum Living Area	1590 SF
Maximum Number of Lots	270 Lots

Character exhibits, attached hereto as Exhibit E, are to be incorporated herein for illustrative purposes.

Section 5 Duration. Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by , 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification to revert to the previous zoning),

Section6. 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 LEFT INTENTIONALLY BLANK

SIGNATURE PAGE FOLLOWS

ALL OF WHICH IS ORBAINED/RESOLVED THIS _____ DAT OF_____, 2025

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____

_____, Clerk Treasurer

I affirm under the penalties for perjury, that I have taken reasonable oars to redact each Social Security Number in this document, unless required by law: Ed Freeman

This Instrument prepared by: Ed Freeman, David Weekley Homes, Indianapolis, Indiana 46260

I hereby certify that ORDINANCE _____ was delivered to the Mayor of Westfield

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

_____

_____, Clerk-Treasurer

I hereby APPROVE ORDINANCE _____ on this the _____ day of _____, 2025.

_____

Scott Willis, Mayor of Westfield, Indiana

I hereby VETO ORDIANCE _____ on this the _____ day of _____, 2025.

_____

Scott Willis, Mayor of Westfield, Indiana

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description of the Briggs Property a portion of "District 4"
Exhibit B	Depiction of the Residential Area of Briggs
Exhibit C	Overall Woods Robinson Brigg's Real Estate
Exhibit D	Concept Plan for Amended PUD Area
Exhibit E	Illustrative Renderings of the homes at the Cottages at Harvest-Trail

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING A PART OF THAT 20 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAXTER JR., -INDIANA PROFESSIONAL SURVEYOR NUMBER LS20400029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION BEING MARKED BY A MAG NAIL; THENCE ON AND ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST (BEARINGS ARE DERIVED FROM COORDINATES BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) EPOCH 2010.0) 1323.22 FEET TO THE SOUTHEAST CORNER OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2021076504 MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012"; THENCE ON AND ALONG SAID WARRANTY DEED NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 462.01 FEET TO THE **POINT OF BEGINNING**; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 661.66 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED BEING MARKED BY A 5/8-INCH DIAMETER REBAR WITH CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE" REBAR); PROCEED THENCE ON AND ALONG THE PERIMETER OF SAID WARRANTY DEED FOR THE FOLLOWING THREE (3) CALLS: 1) THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO THE NORTHWEST CORNER THEREOF BEING MARKED BY A WEIHE REBAR; 2) THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO THE NORTHEAST CORNER THEREOF BEING MARKED BY AN IRON PIPE; 3) THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 723.04 FEET TO THE **POINT OF BEGINNING** CONTAINING 10.98 ACRES, MORE OR LESS.

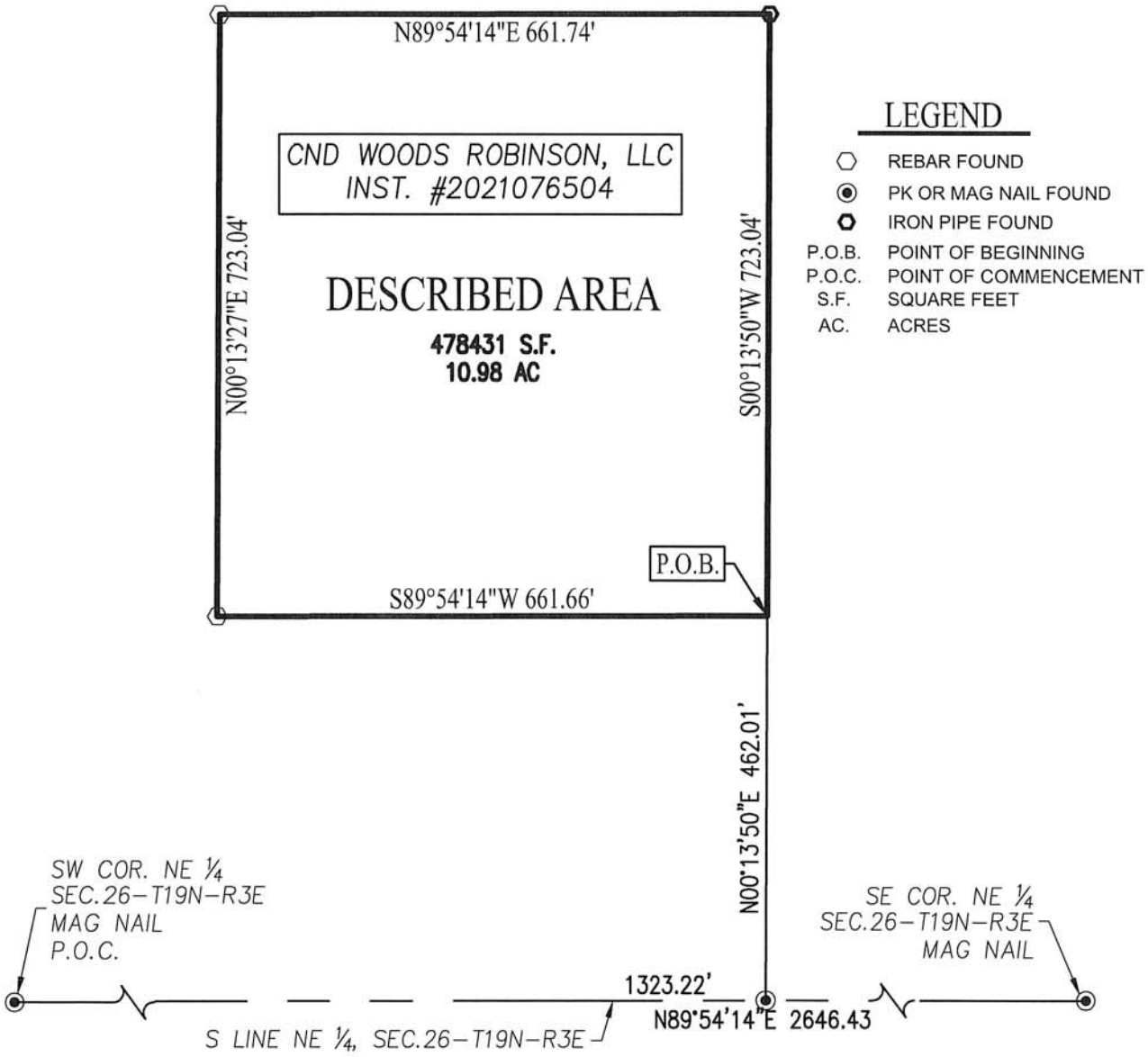
This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

BRIGGS PROPERTY LEGAL 1
PAGE 1 OF 2

DATE: JANUARY 15, 2025

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

LOCATION: H:\2020\W200155\Section 3\Surveying\Easements&Exhibits\W200155-3 Briggs Property Legal Description 1 Exhibit.dwg
DATE/TIME: 1/15/2025 3:14:41 PM
PLOTTED BY: Mason Tweddell



LEGEND

⬡	REBAR FOUND
◉	PK OR MAG NAIL FOUND
⬢	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET
AC.	ACRES

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

BRIGGS PROPERTY LEGAL 1
PAGE 2 OF 2

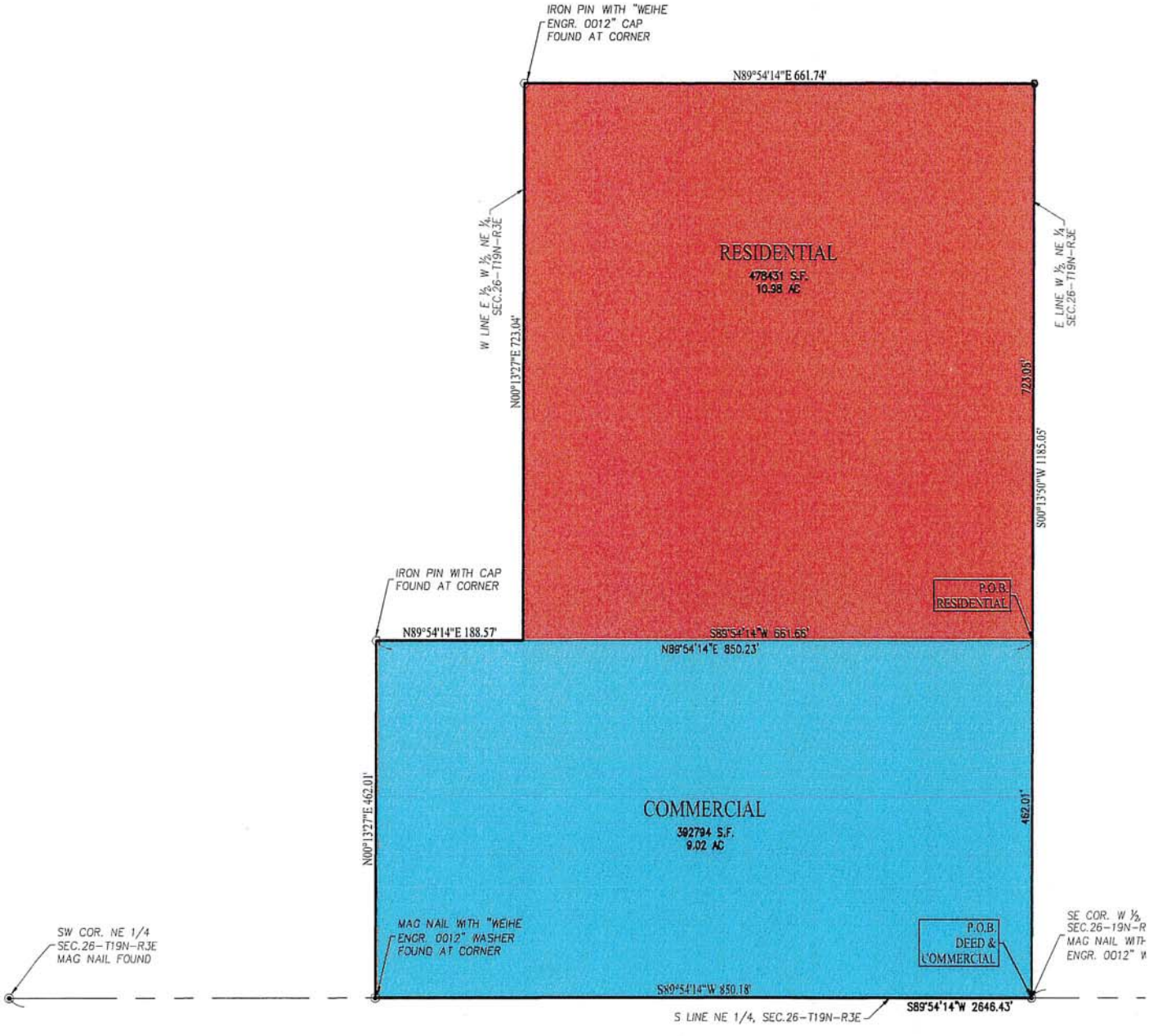
DATE: JANUARY 15, 2025

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

SCALE: 1" = 200'
0 50 150 200

N W E S

EXHIBIT B



BRIGGS PROPERTY

PAGE 1 OF 1

DATE: MARCH 06, 2025

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

This drawing is nc
survey, or a Surve

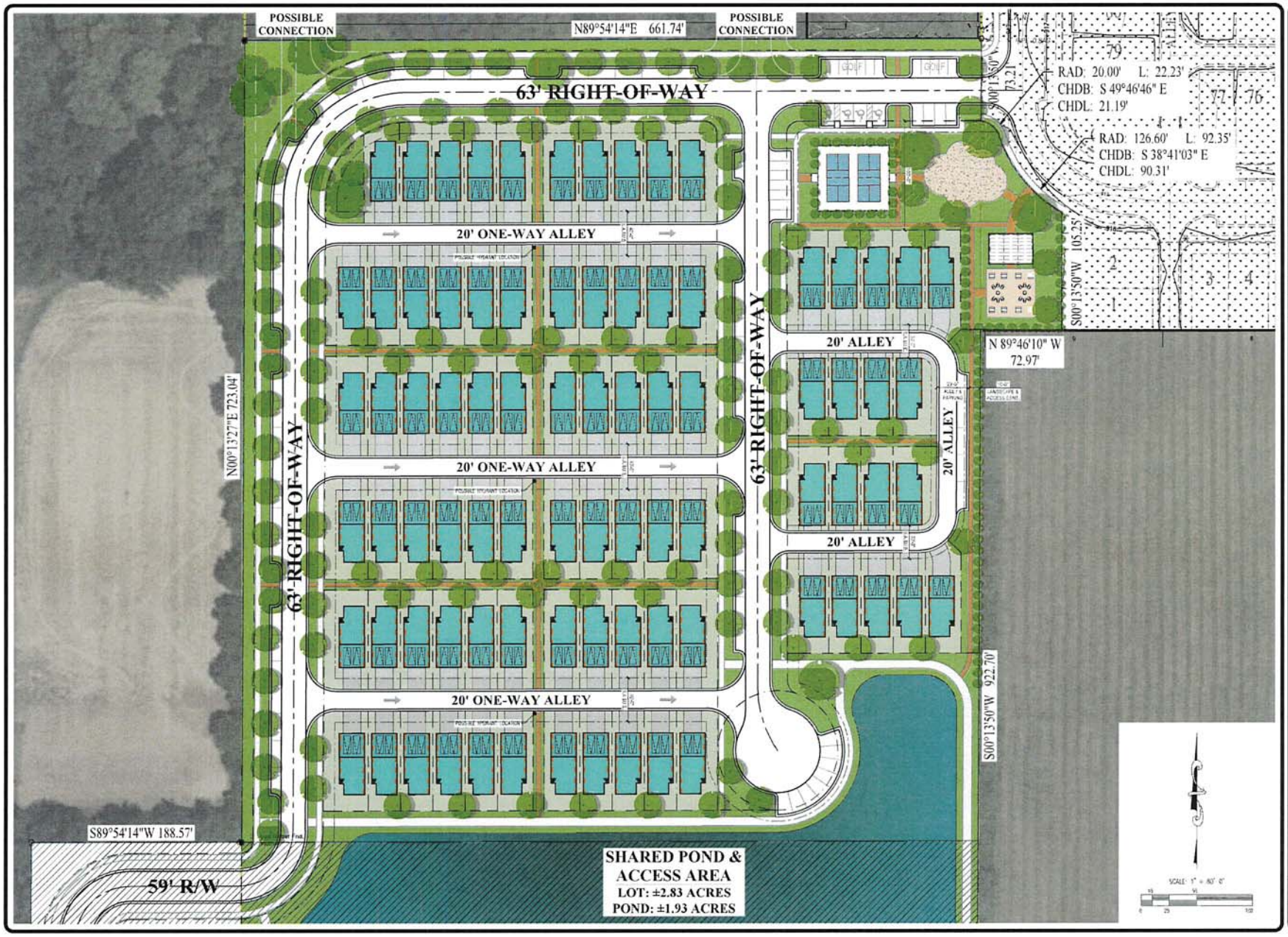
EXHIBIT C

EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

EXHIBIT D



David Weekley Homes

N·C·B·D·C

Copyright © 2024 Weekley Homes L.P.
Some rights reserved.
Any unauthorized use or distribution of this document or any of the information therein may be subject to legal action.

PRODUCT INFO.

Unit Count	Similar Community and/or Plans	
83	GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / B762)	
Product # & Color: GREEN	Pad Size: 22'-8" x 55'	Typical Lot Size: 29' x 75' / 90'
	Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
	Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

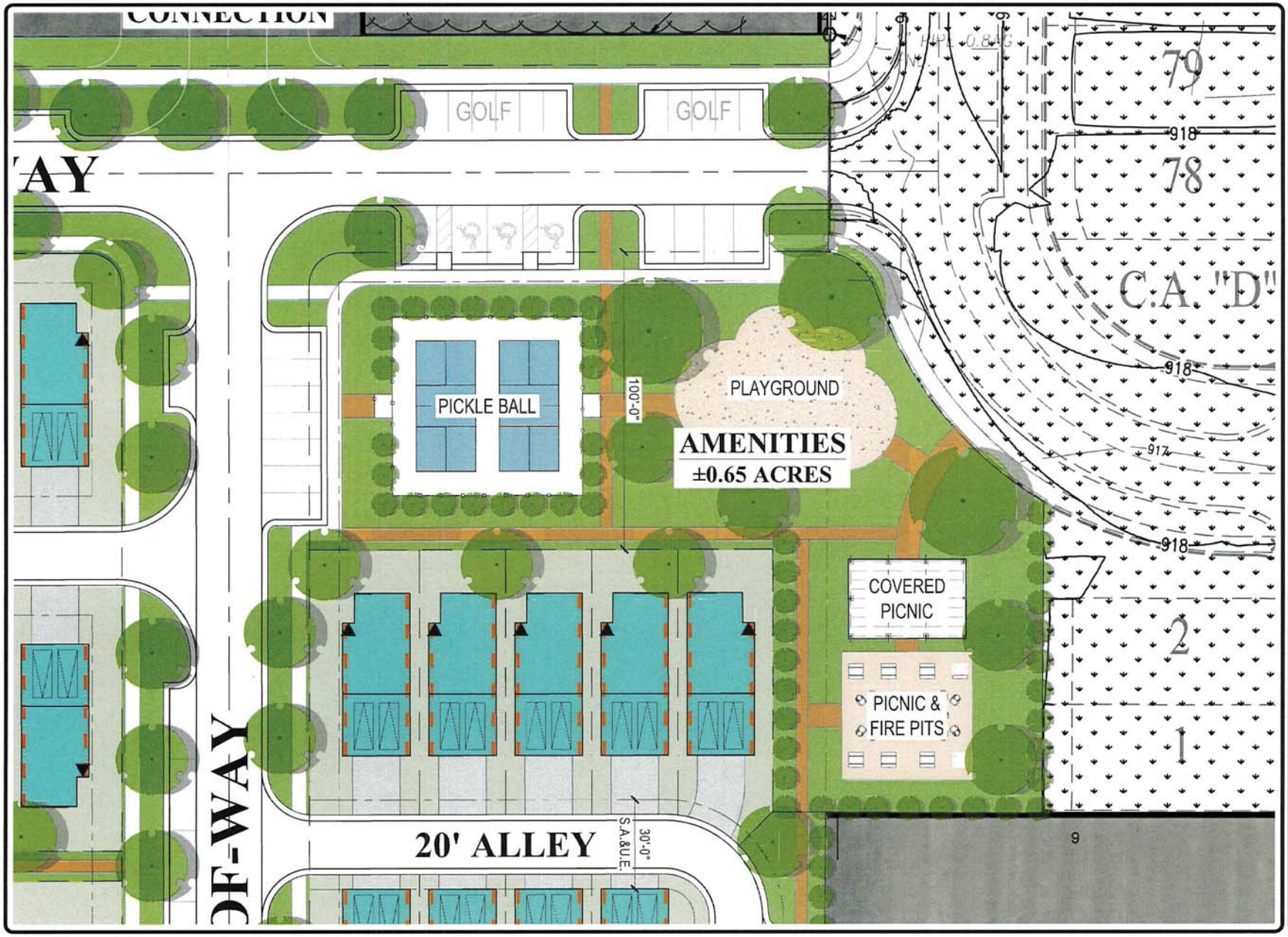
TOTAL SITE AREA:	±881,689 sqft / 20.24 acres
E 191st ST. R/W DEDICATION:	±64,189 sqft / 1.47 acres
COMMERCIAL PARCEL:	±328,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE	±488,894 sqft / 11.22 acres
JOINT DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±122,702 sqft / 2.82 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	6'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±382 spaces (4.6 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±66 spaces (0.8 per UNIT)
AMENITY PARKING:	30 spaces
CAR PARKING:	14 spaces (10 standard + 4 ADA)
GOLF CART PARKING:	16 spaces

SITE PLAN

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE

Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 80'-0"	SCALE: 1" = 40'-0"



David Weekley Homes

Copyright © 2024 Weekley Homes L.P.
Some rights reserved.
Any unauthorized use or distribution of this document or any of the information therein may be subject to legal action.

PRODUCT INFO.

Unit Count	Similar Community and/or Plans	
83	GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / B762)	
Product # & Color: GREEN	Pod Size: 22'-8" x 55'	Typical Lot Size: 29' x 75' / 90'
	Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
	Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

TOTAL SITE AREA:	±881,689 sqft / 20.24 acres
E 191st ST. R/W DEDICATION:	±64,169 sqft / 1.47 acres
COMMERCIAL PARCEL:	±326,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE:	±488,894 sqft / 11.22 acres
JOINT DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±122,702 sqft / 2.82 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	6'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±382 spaces (4.6 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±66 spaces (0.8 per UNIT)
AMENITY PARKING:	30 spaces
CAR PARKING:	14 spaces (10 standard + 4 ADA)
GOLF CART PARKING:	16 spaces

AMENITY AREA

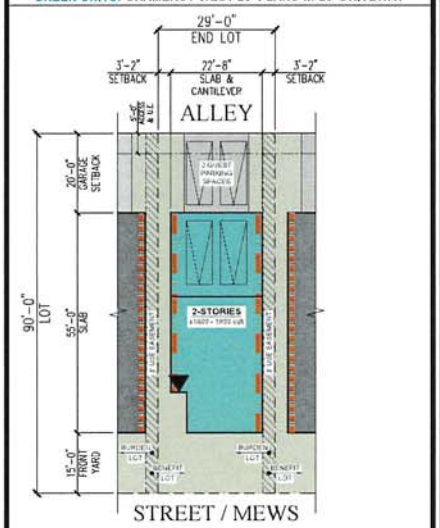
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE

Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 30'-0"	SCALE: 1" = 15'-0"

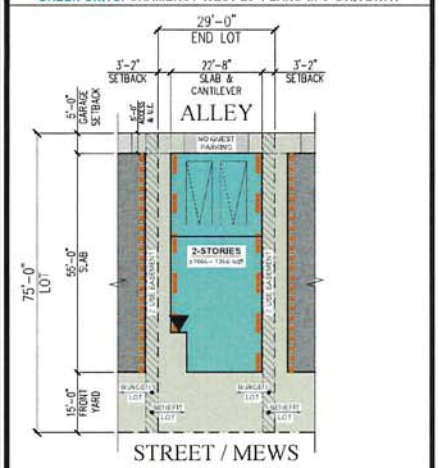
TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 20' DRIVEWAY



TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 5' DRIVEWAY



David Weekley Homes

Copyright © 2024 Weekley Homes L.P.
Some rights reserved.
Any unauthorized use or distribution of this document or any of the information therein may be subject to legal action.

PRODUCT INFO.

Product # & Color	Unit Count	Similar Community and/or Plans	
GREEN	83	GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / 8762)	
		Pad Size: 22'-8" x 55'	Typical Lot Size: 29' x 75' / 90'
		Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
		Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

TOTAL SITE AREA:	±881,689 sqft / 20.24 acres
E 191st ST., R/W DEDICATION:	±64,189 sqft / 1.47 acres
COMMERCIAL PARCEL:	±326,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE:	±488,894 sqft / 11.22 acres
SHARED DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±123,205 sqft / 2.83 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	8'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±374 spaces (4.5 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±58 spaces (0.7 per UNIT)
AMENITY PARKING:	27 spaces
CAR PARKING:	15 spaces (11 standard + 4 ADA)
GOLF CART PARKING:	12 spaces

EXHIBITS

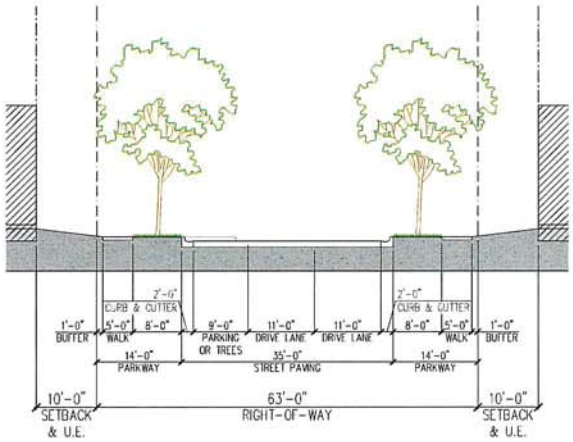
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE

Media @ 11"x17"	Media @ 22"x34"
VARIES	VARIES

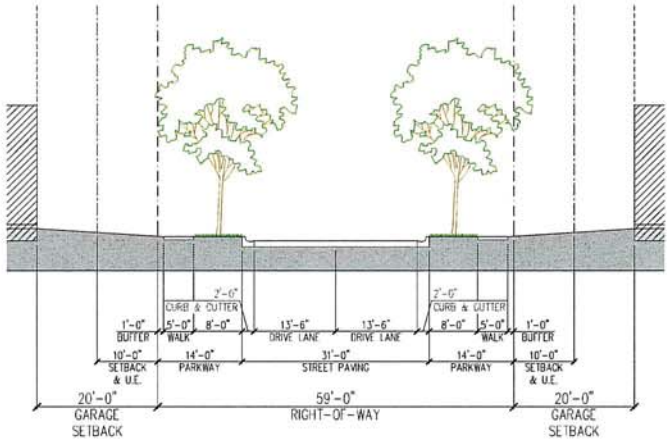
TYPICAL STREET SECTION

RESIDENTIAL STREET with ONE-SIDE PARKING: 63' RIGHT-OF-WAY



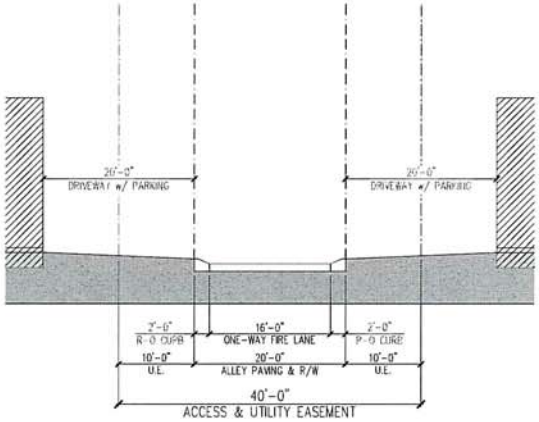
TYPICAL STREET SECTION

RESIDENTIAL STREET with NO PARKING: 59' RIGHT-OF-WAY



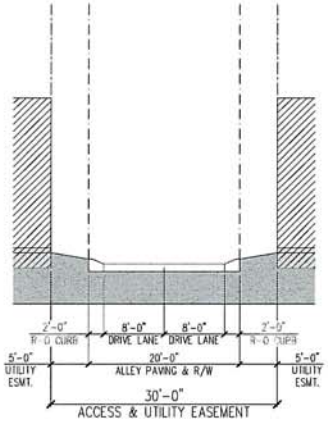
TYPICAL STREET SECTION

RESIDENTIAL ALLEY with ONE-WAY FIRE LANE: 40' ACCESS & UTILITY EASEMENT



TYPICAL STREET SECTION

RESIDENTIAL ALLEY with NO FIRE LANE: 30' ACCESS & UTILITY EASEMENT



David Weekley Homes

N·C·B·D·C

Copyright © 2024 Weekley Homes L.P.
Some rights reserved.
Any unauthorized use or distribution of this document or any of the information therein may be subject to legal action.

PRODUCT INFO.

Unit Count	Similar Community and/or Plans	
83	GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / B762)	
Product # & Color: GREEN	Pod Size: 22'-8" x 55'	Typical Lot Size: 29' x 75' / 90'
	Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
	Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

TOTAL SITE AREA:	±881,689 sqft / 20.24 acres
E 191st ST. R/W DEDICATION:	±64,189 sqft / 1.47 acres
COMMERCIAL PARCEL:	±328,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE:	±488,894 sqft / 11.22 acres
SHARED DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±123,205 sqft / 2.83 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	6'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±374 spaces (4.5 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±58 spaces (0.7 per UNIT)
AMENITY PARKING:	27 spaces
CAR PARKING:	15 spaces (11 standard + 4 ADA)
GOLF CART PARKING:	12 spaces

EXHIBITS

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE

Media @ 11"x17"	Media @ 22"x34"
VARIES	VARIES

EXHIBIT E

804

810

811

817

822

823

1926
The Sterling

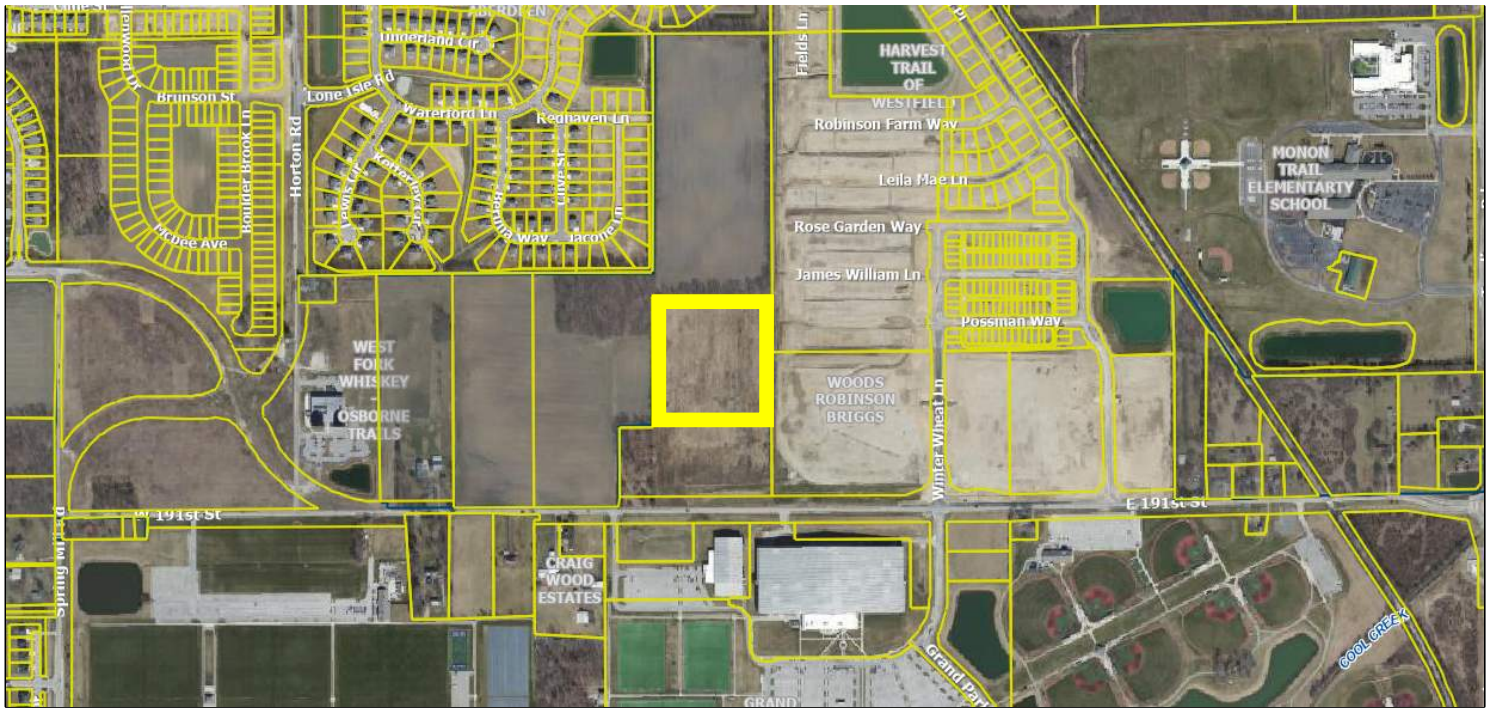
19326
The Sterling

445

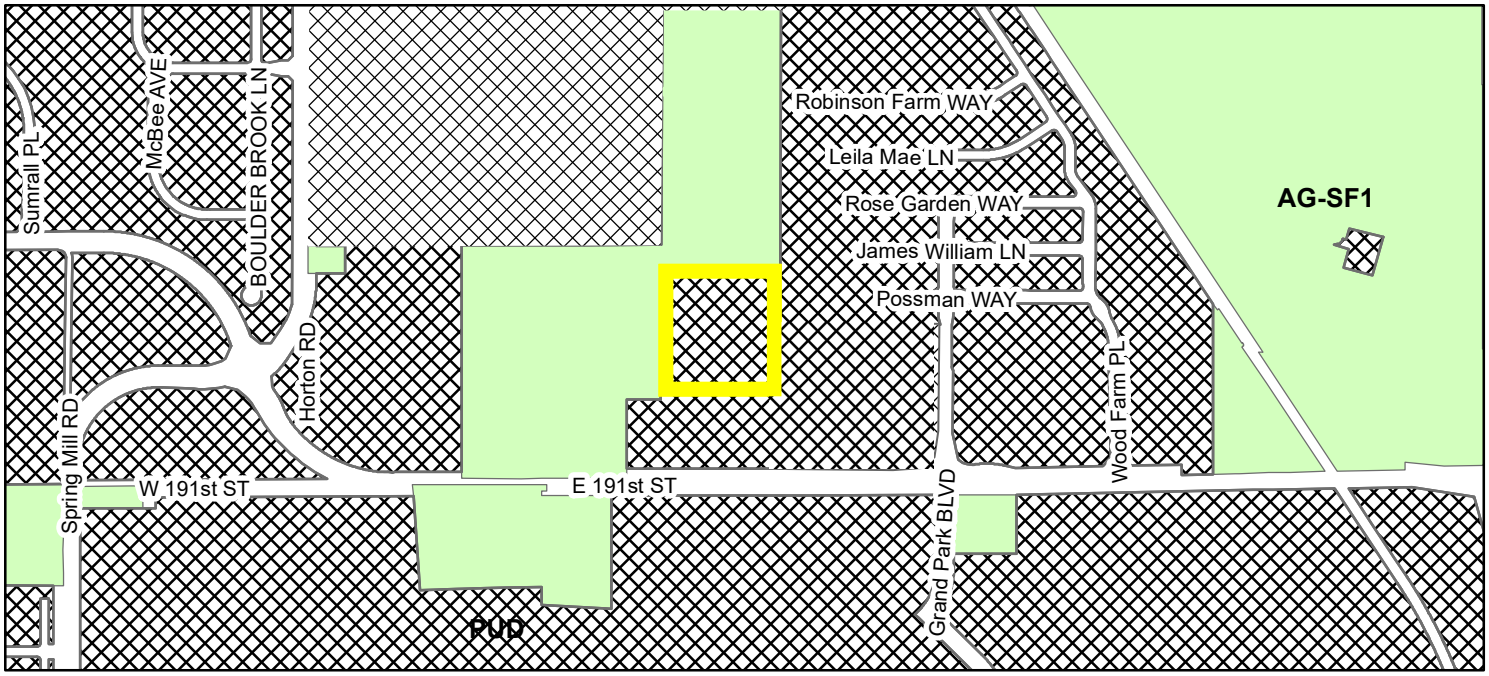
Property Location Map
Woods Robinson Briggs PUD Amendment III
2505-PUD-09

Not To Scale

Aerial Location Map



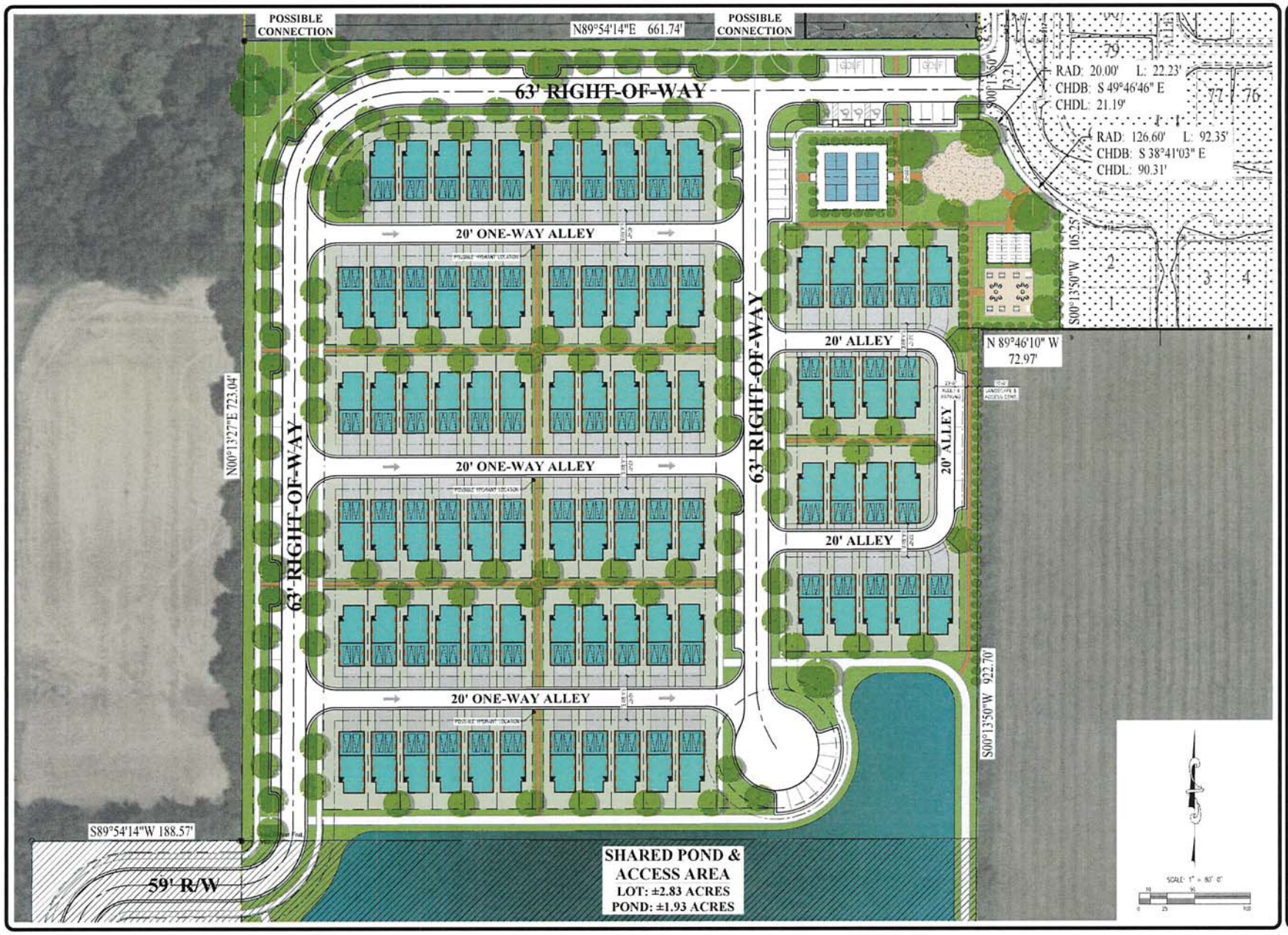
Zoning Map



Zoning

PUD (Planned Unit Development)

AG-SF1 (Agriculture - Single Family - 1)



David Weekley Homes

N·C·B·D·C

Copyright © 2024 Weekley Homes, L.P.
Some rights reserved.
Any unauthorized use or distribution of this document or any of the information therein may be subject to legal action.

PRODUCT INFO.

Unit Count	Similar Community and/or Plans	
83	GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / B762)	
Product / & Color GREEN	Pad Size 22'-8" x 55'	Typical Lot Size 29' x 75' / 90'
	Number of Floors 2 STORIES	Target Living Area ±1600 - 1900 sqft
	Living/Dining/Kitchen 1st	Master Suite 2nd

TOTAL UNIT COUNT

83

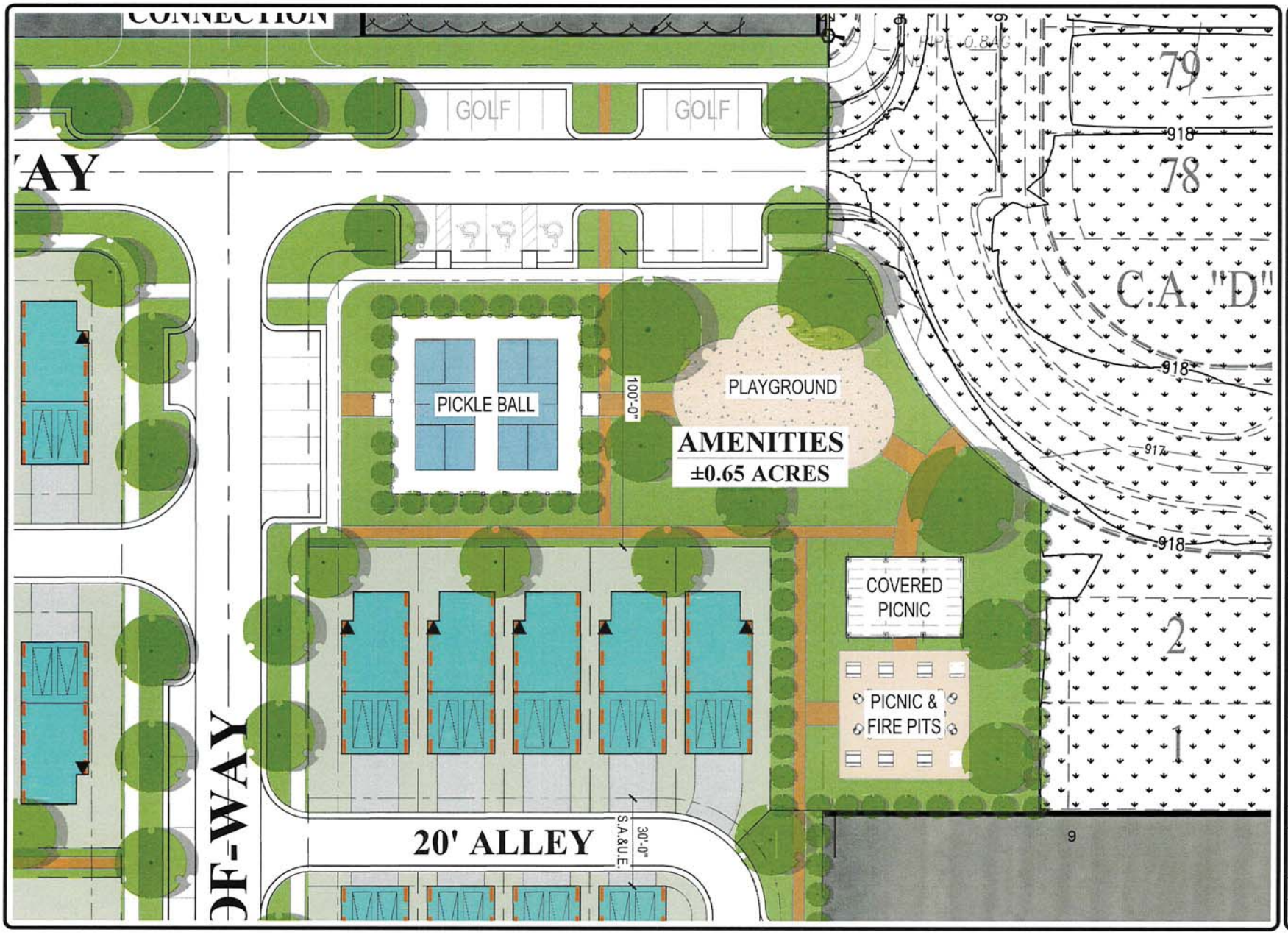
COMMUNITY INFO.

TOTAL SITE AREA:	±881,669 sqft / 20.24 acres
E 191st ST. R/W DEDICATION:	±64,189 sqft / 1.47 acres
COMMERCIAL PARCEL:	±328,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE	±488,894 sqft / 11.22 acres
JOINT DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±122,702 sqft / 2.82 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	6'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±382 spaces (4.6 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±66 spaces (0.8 per UNIT)
AMENITY PARKING:	30 spaces
CAR PARKING:	14 spaces (10 standard + 4 ADA)
GOLF CART PARKING:	16 spaces

SITE PLAN

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE
Media @ 11"x17" SCALE: 1" = 80'-0"		Media @ 22"x34" SCALE: 1" = 40'-0"



David Weekley Homes

N·C·B·D·C

Copyright © 2024 Weekley Homes L.P.
Some rights reserved.
Any unauthorized use or distribution of this document or any of the information therein may be subject to legal action.

PRODUCT INFO.

Product # & Color	Unit Count	Similar Community and/or Plans	
GREEN	83	GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / B762)	
		Pod Size: 22'-8" x 55'	Typical Lot Size: 29' x 75' / 90'
		Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
		Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

TOTAL SITE AREA:	±881,689 sqft / 20.24 acres
E 191st ST. R/W DEDICATION:	±64,189 sqft / 1.47 acres
COMMERCIAL PARCEL:	±326,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE:	±488,894 sqft / 11.22 acres
JOINT DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±122,702 sqft / 2.82 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	6'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±382 spaces (4.6 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±66 spaces (0.8 per UNIT)
AMENITY PARKING:	30 spaces
CAR PARKING:	14 spaces (10 standard + 4 ADA)
GOLF CART PARKING:	16 spaces

AMENITY AREA

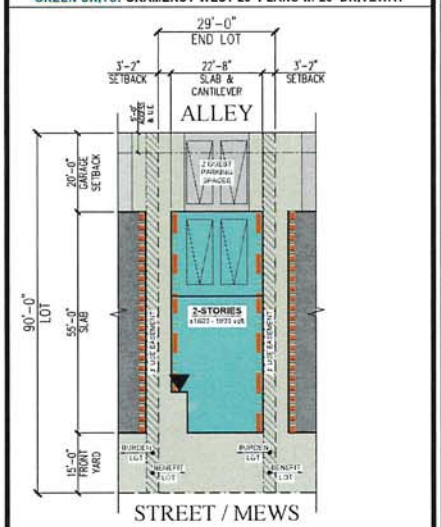
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE

Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 30'-0"	SCALE: 1" = 15'-0"

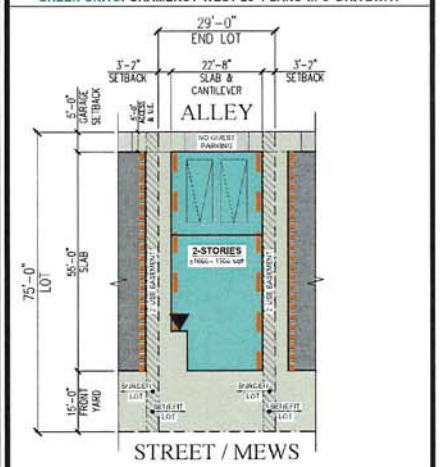
TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 20' DRIVEWAY



TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 5' DRIVEWAY



David Weekley Homes

N·C·B·D·C

Copyright © 2024 Weekley Homes L.P.
Some rights reserved.
Any unauthorized use or distribution of this document or any of the information therein may be subject to legal action.

PRODUCT INFO.

Product # & Color	Unit Count	Similar Community and/or Plans	
GREEN	83	GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / B762)	
		Pad Size: 22'-8" x 55'	Typical Lot Size: 29' x 75' / 90'
		Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
		Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

TOTAL SITE AREA:	±881,669 sqft / 20.24 acres
E 191st ST., R/W DEDICATION:	±64,189 sqft / 1.47 acres
COMMERCIAL PARCEL:	±326,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE:	±488,894 sqft / 11.22 acres
SHARED DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±123,205 sqft / 2.83 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	6'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±374 spaces (4.5 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±58 spaces (0.7 per UNIT)
AMENITY PARKING:	27 spaces
CAR PARKING:	15 spaces (11 standard + 4 ADA)
GOLF CART PARKING:	12 spaces

EXHIBITS

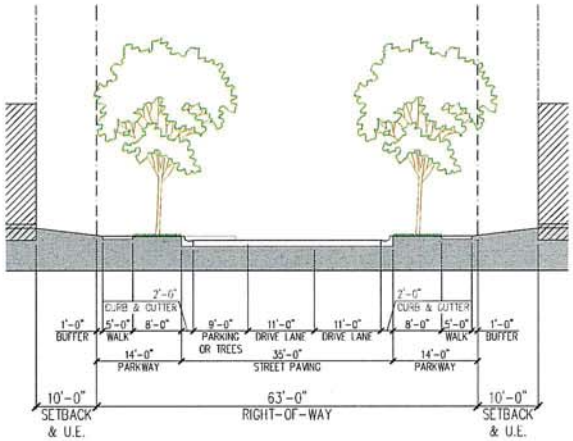
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE

Media @ 11"x17"	Media @ 22"x34"
VARIES	VARIES

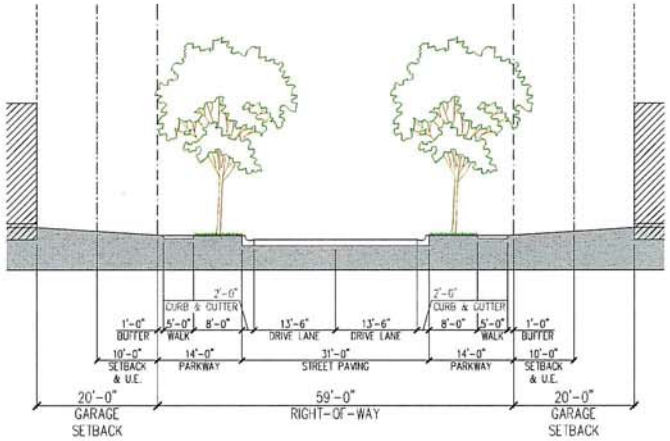
TYPICAL STREET SECTION

RESIDENTIAL STREET with ONE-SIDE PARKING: 63' RIGHT-OF-WAY



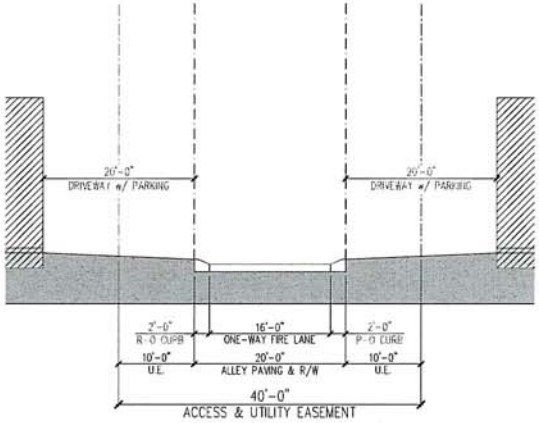
TYPICAL STREET SECTION

RESIDENTIAL STREET with NO PARKING: 59' RIGHT-OF-WAY



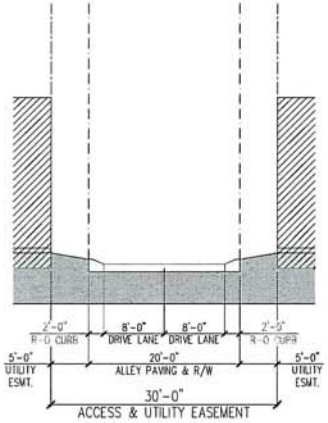
TYPICAL STREET SECTION

RESIDENTIAL ALLEY with ONE-WAY FIRE LANE: 40' ACCESS & UTILITY EASEMENT



TYPICAL STREET SECTION

RESIDENTIAL ALLEY with NO FIRE LANE: 30' ACCESS & UTILITY EASEMENT



David Weekley Homes

N·C·B·D·C

Copyright © 2024 Weekley Homes L.P.
Some rights reserved.
Any unauthorized use or distribution of this document or any of the information therein may be subject to legal action.

PRODUCT INFO.

Unit Count	Similar Community and/or Plans	
83	GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / B762)	
Product / & Color: GREEN	Pad Size: 22'-8" x 55'	Typical Lot Size: 29' x 75' / 90'
	Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
	Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

TOTAL SITE AREA: ±881,689 sqft / 20.24 acres
E 191st ST. R/W DEDICATION: ±54,189 sqft / 1.47 acres
COMMERCIAL PARCEL: ±328,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE: ±488,894 sqft / 11.22 acres

SHARED DETENTION AREA: ±123,205 sqft / 2.83 acres
(±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)

DWH SITE DENSITY: 7.40 D.U./acre
MAX. DENSITY (per ZONING): ##.## D.U./acre

DIST. BETWEEN RESIDENCE (detached) 6'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~ N/A

RESIDENT & GUEST PARKING: ±374 spaces (4.5 per UNIT)
DRIVEWAY SPACES: 150 spaces (1.8 per UNIT)
GARAGE SPACES: 166 spaces (2.0 per UNIT)
ON-STREET SPACES: ±58 spaces (0.7 per UNIT)
AMENITY PARKING: 27 spaces
CAR PARKING: 15 spaces (11 standard + 4 ADA)
GOLF CART PARKING: 12 spaces

EXHIBITS

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE
Media @ 11"x17"	Media @ 22"x34"	
VARIES	VARIES	

ORDINANCE NUMBER 25-__

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

This is an Ordinance (this "Ordinance") to amend the Osborne Trails Planned Unit Development District that of Ordinance 16-44 (as amended) ("Osborne Trails Ordinance") and 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 of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO");

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Osborne Trails Ordinance as Ordinance 16-44, which has been amended on five (5) occasions through Ordinances 17-21, 20-29, 21-60, 21-23, and 22-10;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 25__ - PUD - ___)** filed with the Commission 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** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No. 25__ - PUD - ___** to the Common Council with a _____recommendation (_____(__) in favor, ____ (__) against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

Section 1. Applicability of Ordinance.

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Osborne Trails Ordinance except as revised, modified supplemented or expressly made inapplicable hereby; and (iii) 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.

1.2 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.

1.3 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. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

2.1 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial conformance with the Concept Plan as determined by the Director of Community Development; this shall include, but is not limited to, the size and scope of buildings, parking area, vehicular ways, and general design of Commercial Area. This Concept Plan shall supersede any Concept Plans previously presented for the Real Estate. The area shown as Commercial Area on the concept plan shall be utilized only for uses permitted in Area A of Osborne Trails Ordinance (as amended).

Section 4. **Uses.** Section 5 of the Osborne Trails Ordinance (as amended) shall apply to the Real Estate, except as otherwise modified below:

A. Additional uses: The following uses shall be added to Section 5.1 and 5.3 of the Osborne Trails Ordinance (Area A) and permitted in the areas shown on the Concept Plan attached hereto:

1. Townhouse Dwellings. A maximum of 104 Townhouse Dwellings shall be permitted on the Real Estate.
    a. Home Businesses shall be permitted in Townhouse Dwellings. However, no standalone commercial use shall be permitted in a Townhouse Dwelling.
2. A permanent stage or amphitheater installation for use in conjunction with a Temporary Use and Event.
3. Commercial Recreational Facility, including indoor and outdoor operations.

B. Prohibited uses: The following uses shall be prohibited on the Real Estate:

1. Assisted Living Facility
2. Childcare/daycare center
3. Civic Club
4. Private Club
5. Tavern/nightclub, as a standalone use
    - Microbrewery shall be permitted
6. Takeout and Deli-style restaurant, with drive-thru facilities
7. The following Medium-Intensity Retail Uses: Auto parts sales, auto rental, building finishes store, coin shop, discount store, furrier shop, locksmith shop, liquor sales, pawn shop, tobacco shop
    - Cigar shop/cigar bar shall be permitted

Section 5. **Development Standards.** Section 7 of the Osborne Trails Ordinance (Ord. 16-44 (as amended)) and Chapter 6 of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

A. The following standards shall apply to the development of Townhome Dwellings in the areas depicted on the Concept Plan:

Standard	**2-Story Townhomes**
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front Yard	0’
Side Yard	0’
Rear Yard	0’
Minimum Distance Between Buildings	10’
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	5
Maximum Building Height	35’
Minimum Building Height	25’

Minimum Living Area (Total) Per Dwelling Unit	1400 SF

B. Article 6.3 Architectural Standards: Section 6.3 of UDO shall not apply to the development of Townhome Dwellings on the Real Estate, rather, the following shall apply:

i. Townhome Elevations: The Townhouse Dwellings are intended to complement the architecture style of Westfork Distillery building utilizing a Modern Farmhouse Architecture. All of the buildings may be permitted to have identical exterior architecture and may utilize the same colors to each other. The townhomes shall be constructed in substantial compliance with **Exhibit C** (the "**Townhome Elevations**"). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.

ii. Building Materials: Vinyl and aluminum siding shall be prohibited. The Townhome Elevations shall include the following materials: masonry, fiber cement siding and aluminum gutters..

iii. Garages: All Townhouse Dwellings shall have a minimum two (2) car attached garage.

C. Article 6.3 Architectural Standards: Commercial Area

i. As to any Commercial Recreational Facility shall comply with the following architectural standards:

a. Facade Materials.

1. Primary Façade Materials.

A. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural concrete block (textured, ground face or other architectural finish) and EIFS (Dryvit) wall systems steel (for areas above eight (8) feet from ground elevation) and pre-finished metal panel systems.

B. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, vinyl siding and reflective glass.

C. Primary Facades may have window glazing or glass storefronts.

D. Permitted building trim and accent materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted

aluminum, formed polymers, pre-finished metal panels and EIFS (Dryvit).

E. Colors used on building facades must be complementary.

F. Overhead doors may be permitted on the Primary Facade elevations, but shall not be utilized for deliveries/loading/unloading. Overhead doors in a Primary Façade shall have at least one decorative feature (e.g. decorative windows, decorative hardware).

2.Secondary Façades Materials.

A. Materials permitted for the Primary Façade shall also be permitted on the Secondary Facade.

B. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass and vinyl siding.

C. Overhead doors for deliveries/loading/unloading are permitted on Secondary Facade elevations.

3. Screening requirements. Any loading spaces or loading docks located on an External Façade, shall be screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.

ii. As to any non-Commercial Recreational Facility, Section 7.1 of the Osborne Trails Ordinance (as Amended) shall apply to the Commercial Area on the Concept Plan, except as modified hereby:

a. References to State Road 32 Right of Way within Article 5.3(K) shall apply to the 191st Street Right of Way.

b. Sections 5.3(G)(1), 5.3(I) and 5.3(M) shall apply.

iii. The following shall apply regardless of the use on the Commercial Area:

a, Project Perimeter Setback: None.

b. Minimum Side Yard Setback: 15 feet.

c. Minimum Rear Yard Setback: 20 feet.

d. No Minimum Lot Frontage shall apply. However, all lots shall have vehicular access to a Street.

iv. Commercial Recreational Facility buildings and/or improvements to be located on the Commercial Area as shown on the Concept Plan shall be developed in general compliance with the images shown **Exhibit D** as determined by the Director of Community Development. In the event that a proposed building/improvement is deemed as generally compliant with the images in **Exhibit D** but is in conflict with the architectural standards hereof, the character images in **Exhibit D** shall control.

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

i. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply to the Townhome Dwellings except as modified and enhanced below:

a. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

b. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.

c. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Tree in either Front Yard.

d. No Street Trees shall be required for in front of a Townhouse Building which landscaping plantings meet the requirements herein.

ii. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.

a. North Property Line Buffer Yard landscaping shall be provided per the following:

1. Existing trees within 10 feet of the property line shall remain undisturbed with the exception of diseased, dying or invasive instances. Trees may also be removed to accommodate required drainage easements required for approved engineering plans at the discretion of the Public Works Department

2. A minimum of 5 trees (2 canopy trees and 3 ornamental trees) per each linear 100 feet as measured along the property line.

b. No internal buffer yards shall be required on the Real Estate between different uses, except as specifically provided herein.

1. A ten (10) foot buffer yard shall be located on the north boundary of the Commercial Area. This buffer yard shall be improved with three (3) trees (either shade tree or evergreen trees) and five (5) shrubs per one hundred lineal feet. No mounding shall be required.

c. Perimeter buffer yards shall be required to be at least ten (10) feet in depth. This buffer yard shall be improved with three (3) trees (either shade tree or evergreen trees) and five (5) shrubs per one hundred lineal feet.

d. Buffering consisting of plantings of at least one (1) tree and four (4) bushes shall be planted at the east and west end of Alley A, the west end of Alley C and D, and the south end of Alley B as shown on the Concept Plan.

E. Parking. Article 6.14(G)(11) of the UDO shall apply, except as modified below:

i. Attached garages shall count toward the required off-street parking spaces for Townhome Dwellings. On-street parking shall still be required and available for Townhome Dwelling visitors and guests on Streets A and B adjacent to lots developed with Townhome Dwellings.

i. Subject to final engineering, on-street parking areas adjacent to Townhome Dwellings for Streets A and B shall be developed as shown on the Concept Plan with the bump out areas being required to be provided no less than every six (6) parking spaces on Street A and B in the area adjacent to the Townhome Dwellings.

Section 6. **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 modified below, or 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.

Section 7. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

7.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:

A. Open Space: The minimum Open Space required shall be 15% and may include ponds.

B. Amenities: An overall amenity plan shall be designed to provide amenities and foster connectivity to the West Fork Distillery and adjacent Townhouse Dwellings. The Concept Plan shows approximate locations of the proposed open space amenities.

Images made a part of **Exhibit E** are hereby incorporated to show intended design and quality of improvements to be constructed as open space amenities. These open space amenities, which shall include an auxiliary building/rack house, permanent stage, multiple seating areas, and gathering areas shall be constructed in substantially similar design as shown in these exhibits as determined by the Director of Community Development.

Open spaces will be connected through the use of sidewalks, walking paths and/or trails. In addition to sidewalks adjacent to public rights-of-way

required by City of Westfield Construction Standards, a multi-modal path shall be constructed on the Property that has the ability to accommodate pedestrian, bicycle, and golf cart traffic. This path shall provide connectivity to all commercial and residential areas on the Property.

There shall be other passive recreational facilities such as bocce ball and bean bag toss. The locations of amenities are approximate and are subject to utility and drainage conflicts. If the amenities cannot be located in the areas shown in on the Concept Plan due to a conflict, the Director of Community Development shall determine an alternate location. The amenity plan shall be reviewed as part of a Detailed Development Plan for the Townhome Development.

Section 8. **Annexation**. The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. A Minor Subdivision for the purpose of Annexation is exempt from this standard.

Section 9. **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 LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	John Dartt
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Kurt J. Wanninger	Kurt J. Wanninger	Kurt J. Wanninger

ATTEST:

_____

Marla Ailor, Clerk Treasurer

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

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-___

this _____ day of _____, 2025.

_____
Scott Willis, Mayor

I hereby VETO Ordinance 25-__

this _____ day of _____, 2025.

_____
Scott Willis, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Townhome Elevations

Exhibit D Representative Commercial Recreational Facility Buildings and Improvements

Exhibit E Amenity Character Exhibits

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST (ASSUMED BEARING) 448.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF A 3.01 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 2005-025459, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 60.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST 14.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 703.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 654.43 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE, SAID POINT BEING SOUTH 53 DEGREES 07 MINUTES 11 SECONDS WEST 703.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 53 DEGREES 07 MINUTES 11 SECONDS EAST 260.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 464.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO THE POINT OF REVERSE CURVATURE OF SAID CURVE, SAID POINT BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 464.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 60.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 87 DEGREES 38 MINUTES 33 SECONDS WEST 60.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 02 DEGREES 21 MINUTES 27 SECONDS WEST 44.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 38 DEGREES 29 MINUTES 17 SECONDS WEST 389.38 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT OF NON-TANGENCY ON SAID CURVE, SAID POINT BEING SOUTH 57 DEGREES 32 MINUTES 09 SECONDS EAST 389.38 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 31 DEGREES 53 MINUTES 28 SECONDS EAST 141.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 06 MINUTES 32 SECONDS WEST 570.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 89 DEGREES 49 MINUTES 52 SECONDS EAST 570.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 58.06 FEET TO THE SOUTH LINE OF THE 0.75-ACRE PARCEL DESCRIBED IN INSTRUMENT NO. 2017-024590 RECORDED IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY LINES OF

SAID 0.75 ACRE PARCEL: (1) NORTH 89 DEGREES 43 MINUTES 27 SECONDS EAST 160.92 FEET; (2) NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 150.00 FEET TO THE NORTH LINE OF A 16.10 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NUMBER 200000015416 IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID 16.10 ACRE PARCEL: (1) NORTH 89 DEGREES 48 MINUTES 11 SECONDS EAST 651.16 FEET; (2) SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST 1,319.97 FEET TO THE PLACE OF BEGINNING, CONTAINING 25.413 ACRES, MORE OR LESS.

LESS:

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26; THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST (BASIS OF BEARINGS IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER 448.39 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NO. 2018007905, RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (THE FOLLOWING SIXTEEN COURSES ARE ALONG THE SOUTHERN, WESTERN, AND NORTHERN BOUNDARY OF SAID DESCRIBED IAND); (1) THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; (2) THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST 60.00 FEET; (3) THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST 14.83 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 703.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST; (4) THENCE WESTERLY ALONG SAID CURVE 22.43 FEET TO THE POINT OF BEGINNING AND A CURVE TO THE RIGHT HAVING A RADIUS OF 703.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 01 DEGREES 36 MINUTES 45 SECONDS EAST; (5) THENCE NORTHWESTERLY ALONG SAID CURVE 632.00 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 260.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 53 DEGREES 07 MINUTES 16 SECONDS EAST; (6) THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 464.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 69 DEGREES 57 MINUTES 30 SECONDS WEST; (7) THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 54 DEGREES 36 MINUTES 39 SECONDS EAST; (8) THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO A POINT WHICH BEARS SOUTH 87 DEGREES 38 MINUTES 38 SECONDS WEST FROM SAID RADIUS POINT; (9) THENCE NORTH 02 DEGREES 21 MINUTES 22 SECONDS WEST 44.63 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 389.38 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 38 DEGREES 29 MINUTES 12 SECONDS WEST; (10) THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT WHICH BEARS SOUTH 57 DEGREES 32 MINUTES 04 SECONDS EAST FROM SAID RADIUS POINT; (11) THENCE NORTH 31 DEGREES 53 MINUTES 33 SECONDS EAST 141.97 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 58 DEGREES 06 MINUTES 27 SECONDS WEST; (12) THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 49 MINUTES 47 SECONDS EAST FROM SAID RADIUS POINT; (13) THENCE NORTH 00 DEGREES 10 MINUTES 13 SECONDS EAST 58.03 FEET; (14) THENCE NORTH 89 DEGREES 45 MINUTES 36 SECONDS EAST 160.92 FEET; (15) THENCE NORTH 00 DEGREES 11 MINUTES

33 SECONDS EAST 151.64 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; (16) THENCE NORTH 89 DEGREES 45 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE 226.74 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 26 SECONDS EAST 1261.47 FEET TO THE POINT OF BEGINNING, CONTAINING 12.828 ACRES, MORE OR LESS.

ALSO

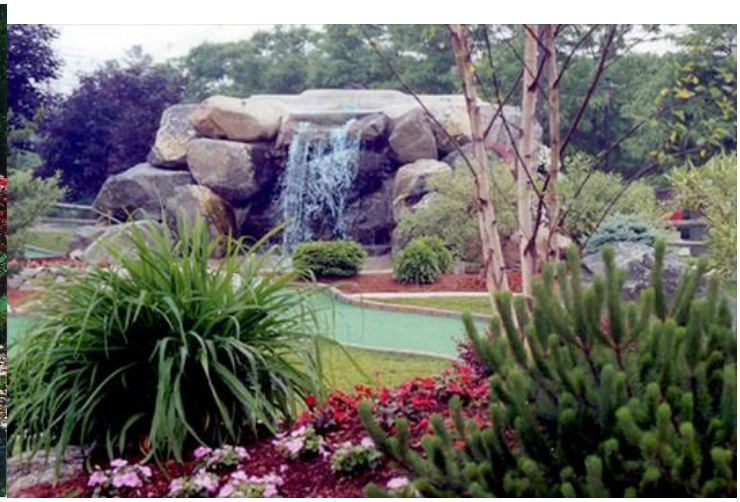
BLOCK "A" IN WEST FORK WHISKEY – OSBORNE TRAILS, AN ADDITION TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, AS PER MINOR PLAT THEREOF RECORDED MAY 12, 2021 IN PLAT CABINET 6, SLIDE 106, AS INSTRUMENT 2021039145, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B
WEST FORK DISTRICT CONCEPT PLAN

EXHIBIT C
TOWNHOME ELEVATIONS

EXHIBIT D

REPRESENTATIVE COMMERCIAL RECREATIONAL FACILITY BUILDINGS AND IMPROVEMENTS



PEARL
UCI

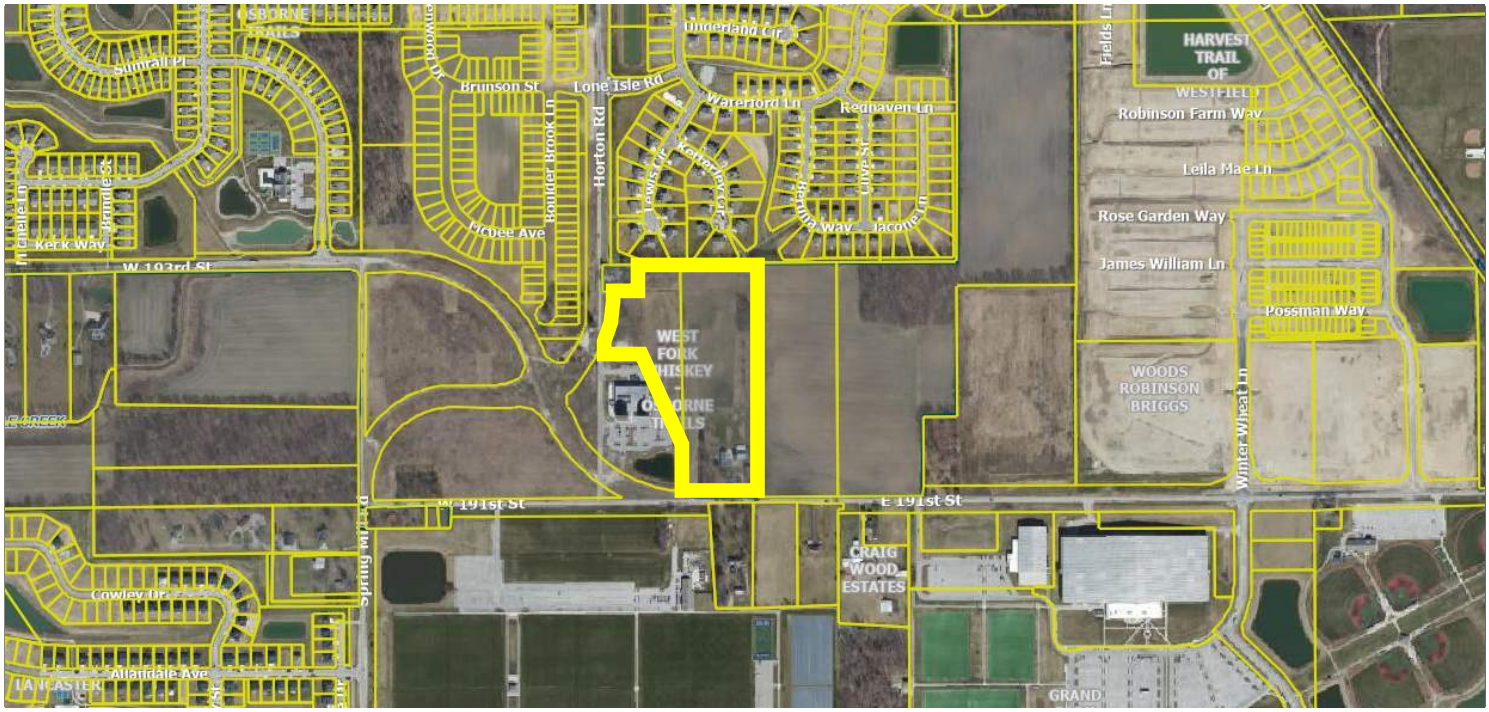
EXHIBIT E

AMENITY CHARACTER EXHIBITS

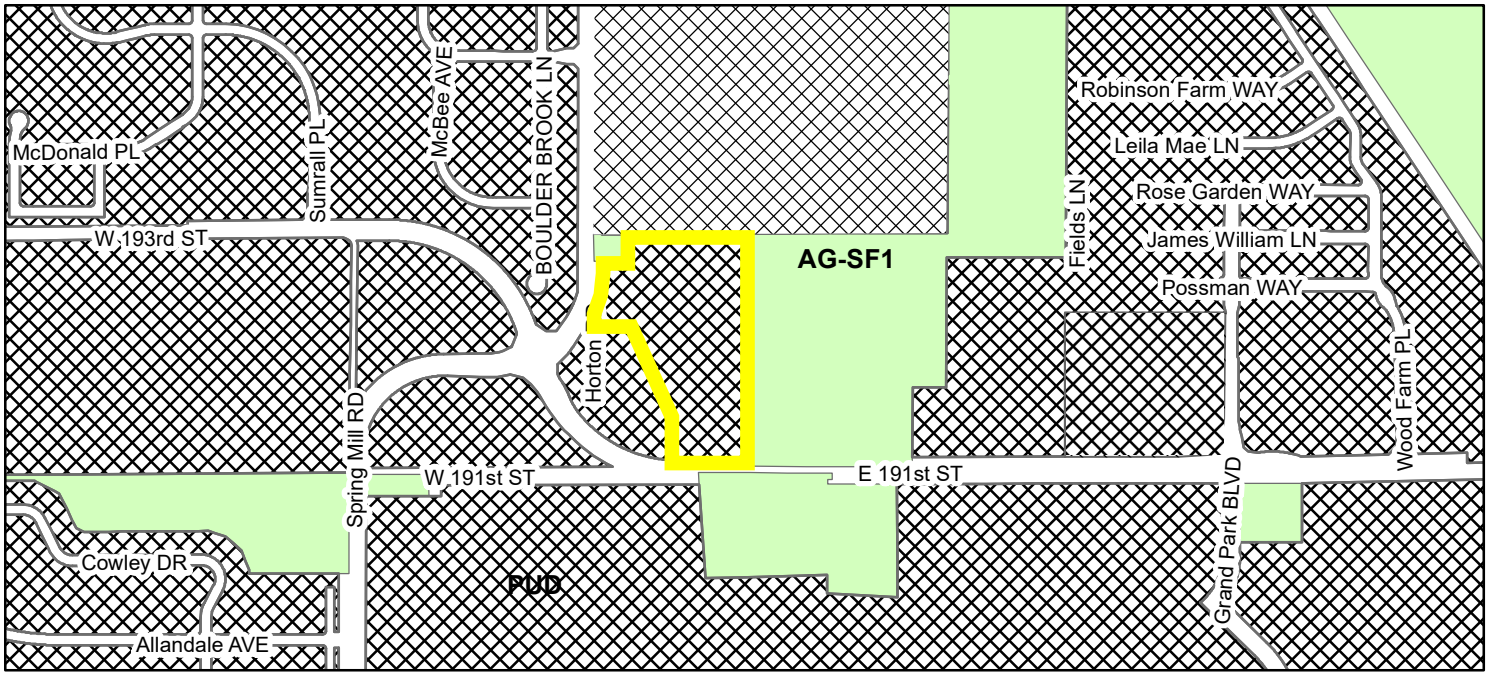
Property Location Map
Osborne Trails Amendment VI
2505-PUD-11

Not To Scale

Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

WEST FORK DISTRICT

CONCEPTUAL SITE PLAN - SCALE: 1" = 60'-0"

BLACKLINE

ORDINANCE NO. 25-29

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING A LEASE AGREEMENT AND THE ISSUANCE OF BONDS RELATED TO THE FIRE STATION NO. 84 PROJECT AND RELATED MATTERS

WHEREAS, on April 14, 2025, pursuant to Resolution No. 25-119, the Common Council (the "Council") of the City of Westfield, Indiana (the "City") determined that there is a need for and in the best interest of the City to undertake a capital improvement project within the City consisting of the design, development, construction and equipping of a fire station for the use and benefit of the City's Fire Department, to be designated Fire Station No. 84 (the "Fire Station No. 84 Project"), together with paying all necessary and incidental costs of issuance of debt (including capitalized interest, if necessary) required for such Fire Station No. 84 Project;

WHEREAS, the Council reasonably expects the City of Westfield Building Corporation (the "Building Corporation"), formed as a not-for-profit corporation to assist in the financing of public facilities, such as the Fire Station No. 84 Project, to partially finance the costs the Fire Station No. 84 Project, including all other necessary and incidental costs of issuance, with the proceeds of *ad valorem* property tax lease rental bonds issued for or on behalf of the City by the Building Corporation;

WHEREAS, the Council, being duly advised, finds that there are not sufficient funds available to fully fund the Fire Station No. 84 Project and that it is in the best interests of the City and its citizens to enter into a lease agreement (the "Lease") with the Building Corporation, as lessor, and the City, as lessee, for the Fire Station No. 84 Project pursuant to Indiana Code 36-1-10, for the purpose of partially financing a portion of such Fire Station No. 84 Project, including the necessary and incidental costs related thereto, and issuance of the bonds by the Building Corporation to partially finance the Fire Station No. 84 Project in an aggregate amount not to exceed Twelve Million Five Hundred Thousand Dollars ($12,500,000);

WHEREAS, preliminary drawings, plans, specifications and estimates for the acquisition, construction and equipping of the Fire Station No. 84 Project, and the form of Lease approved, or to be approved, by the Building Corporation, have been prepared and submitted to the Council;

WHEREAS, lease rentals owed by the City under the Lease will be payable from a general obligation pledge of *ad valorem* property taxes of the City together with other legally available revenues of the City, and the Lease between the Building Corporation, as lessor, and City, as lessee, provides for fair and reasonable lease rentals;

WHEREAS, prior to the adoption of this Ordinance, the City accepted a taxpayer petition certified by the Hamilton County Auditor in accordance with Indiana Code 36-10-14 and also conducted a public hearing on the Lease in accordance with Indiana Code 36-1-10-13 at which public hearing all interested parties were provided with the opportunity to be heard;

WHEREAS, the Council now desires to approve and authorize the execution and delivery of the Lease;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, THAT:

Section 1. The petition of taxpayers signed by fifty (50) or more taxpayers of the City submitted to the City and filed with the Clerk-Treasurer pursuant to Indiana Code 36-1-10-7 relating to the proposed Fire Station No. 84 Project is hereby accepted.

Section 2. The Council hereby finds that the Fire Station No. 84 Project is of public utility and will benefit the City's fire department and emergency responders and that it is in the best interest of the City and its citizens for the Building Corporation to undertake and complete the Fire Station No. 84 Project. The terms and conditions of the proposed form of the Lease and the preliminary drawings, plans, specifications and estimates for the design, development, construction and equipping of the Fire Station No. 84 Project, which are on file with the City, are approved and agreed to, and that prior to the adoption of this Ordinance, public hearings were previously held by the Council regarding (i) the Council's preliminary determination to make lease rental payments to support the financing of the Fire Station No. 84 Project, and (ii) whether the lease rentals provided therein are fair and reasonable rentals for the proposed Fire Station No. 84 Project. The Mayor and the Clerk-Treasurer are authorized and directed to execute and deliver the aforesaid Lease in substantially the form presented at this meeting with such changes in form and substance as the Mayor shall approve, such approval to be conclusively evidenced by the execution thereof.

Section 3. It is hereby determined that the aggregate annual lease rentals payable pursuant to the Lease providing for the use and occupancy of the Fire Station No. 84 Project, in an amount not to exceed One Million Two Hundred Eighty-Eight Thousand Dollars ($1,288,000) during any given year of the Lease term, shall be and is hereby appropriated to support the Fire Station No. 84 Project, together with expenses in connection with the issuance of the Bonds. Such appropriation shall be in addition to all appropriations provided for in the existing applicable budget and levy, and shall continue in effect until the lease rentals payable under the Lease have resulted payment in full of the Bonds.

Section 4. The full faith and credit of the City are hereby irrevocably pledged to the punctual payment of the lease rentals in accordance with the terms of the Lease. The City covenants that it will cause a property tax for the payment of the lease rentals to be levied, collected, appropriated and applied for that purpose as set forth in Indiana Code 6-1.1-18.5-8. There shall be levied in each year upon all taxable property in the City, real and personal, and collected a tax in an amount and in such manner sufficient to meet and pay the lease rental payments as they become due under the Lease commencing not earlier than July 1, 2025, and the proceeds of this tax are hereby pledged solely to the payment of the lease rentals due under the Lease.

Section 5. The issuance, sale and delivery by the Building Corporation of lease rental bonds, in one or more series, designated as its Ad Valorem Property Tax Lease Rental Bonds, Series 2025 (Fire Station No. 84 Project) (with series designation updated and completed as relevant) in the aggregate principal amount not to exceed Twelve Million Five Hundred Thousand Dollars ($12,500,000) (the "Bonds"), is hereby approved by the Council, which Bond proceeds will be used for the purpose of partially funding the Fire Station No. 84 Project, capitalized interest

on the Bonds, if necessary, a municipal bond insurance policy, funding a debt service reserve fund or the cost of a reserve surety, if necessary, costs of issuance of the Bonds and reimbursement of costs of the Fire Station No. 84 Project incurred by the City prior to the issuance of the Bonds, in accordance with Section 1.150-2 of the United States Treasury Regulations.

Section 6. Upon the redemption or retirement of the Bonds to be issued by the Building Corporation in connection with the financing of the Fire Station No. 84 Project, the City will accept all or any portion of the Fire Station No. 84 Project and real estate from the Building Corporation, as existing or as constructed, free and clear of all liens and encumbrances thereon, except as otherwise provided therefor in the Lease.

Section 7. Distribution of an Official Statement (preliminary and final) or other such offering documents, as deemed necessary to sell the Bonds, for the Bonds prepared by the City's municipal advisor, on behalf of the City, is hereby authorized and approved, and the Mayor, Council President, or Clerk-Treasurer are authorized and directed to execute the Official Statement on behalf of the City in a form consistent with this Ordinance. The Mayor or Clerk-Treasurer are hereby authorized to designate the Official Statement as nearly final for purposes of Rule 15c2-12, as amended, promulgated by the Securities and Exchange Commission.

Section 8. The President of the Council, the Mayor and the Clerk-Treasurer of the City are each hereby authorized and directed to perform any and all actions and to execute any and all documents on behalf of the City which may be necessary to provide for the issuance and sale of the Bonds and the design, development, construction, equipping and leasing of the Fire Station No. 84 Project, including the execution and delivery of any contract, agreement, certificate, Trust Indenture, Continuing Disclosure Undertaking Agreement, Bond Purchase Agreement, addendums to the Lease, together with any documents in connection with any municipal bond insurance, debt service reserve sureties or ratings obtained in connection with the Bonds, any official statements or other offering documents related to the Bonds, and to take any action as such person determines to be necessary or appropriate to accomplish the purposes of this Ordinance and the sale and issuance of the Bonds, with such determination to be conclusively evidenced by such person's execution of such contract, agreement, certificate, instrument or other document or such person's taking of such action.

Section 9. Upon approval and execution of the Lease by the Building Corporation, the Clerk-Treasurer of the City is hereby authorized and directed, on behalf of the City, to publish notice of the execution of the Lease as required by law.

Section 10. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 11. All ordinances or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed or amended.

Section 12. This Ordinance and the Lease may, from time to time hereafter, be amended and supplemented without the consent of the owners of the Bonds, if such amendment shall not adversely affect the rights of the owners of any of the Bonds.

Section 13. This Ordinance shall be in full force and effect immediately upon its execution by the Council.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 28th DAY OF APRIL, 2025.

CITY OF WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

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

172264087v1

I hereby certify that ORDINANCE 25-29 was delivered to the Mayor of Westfield, Indiana, on the ___ day of April, 2025 at _____ _____m

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-29

this ___ day of April, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO ORDINANCE 25-29

this ___ day of April, 2025.

_____
Scott A. Willis, Mayor

Prepared by:

Zachary E. Klutz, Esq., Taft Stettinius & Hollister LLP, One Indiana Square, Indianapolis, Indiana 46204.

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/ *Zachary E. Klutz*

172264087v1