

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, June 23, 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

OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes from June 9, 2025

Approval of Claims

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

OLD BUSINESS

NEW BUSINESS

Resolution 25-133: Confirmatory Resolution Amendment to Economic Revitalization Area for Northpoint Business Park

Presented by: Claire Gelinas

Public Hearing: June 23, 2025

Adoption Consideration: June 23, 2025

Resolution 25-134: Real Property Tax Abatement (Vikan North America)

Presented by: Claire Gelinas

Adoption Consideration: June 23, 2025

Ordinance 25-39: 199th & Monon PUD District

Staff Planner: Daine Crabtree/Council Sponsor: Joe Duepner

First Reading: June 23, 2025
APC Public Hearing: July 7, 2025
APC Workshop: August 18, 2025
APC Recommendation: September 2, 2025
Adoption Consideration: September 8, 2025

Ordinance 25-40: Wheeler Landing PUD Amendment X (Police Headquarters)
Staff Planner: Ryan Collingwood/Council Sponsor: Victor McCarty
First Reading: June 23, 2025
APC Public Hearing: July 7, 2025
APC Workshop: August 18, 2025
APC Recommendation: September 2, 2025
Adoption Consideration: September 8, 2025

Resolution 25-137: Common Council of the City of Westfield, Indiana, Correcting a Scrivener's Error in Ordinance 24-03
Presented by: Lauren Gillingham-Teague
Adoption Consideration: June 23, 2025

CITY COUNCIL COMMENTS

MAYOR COMMENTS

ADJOURNMENT

Westfield City Council Members

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



CITY OF WESTFIELD, IN
City Council Meeting Minutes - 6/9/2025
Monday, June 9, 2025 at 7:00 PM

CALL TO ORDER

Pledge of Allegiance

Invocation by: Daniel Hester, Chaplain for the Hamilton County Sheriff's Office/ Mr. Hester was unable to attend

OPENING OF MEETING

Note the presence of a quorum

All Council members were present, excluding Councilor, Chad Huff. Others present included Mayor, Scott Willis, Chief of Legal, Kaitlin Glazier, and Clerk-Treasurer, Marla Ailor. The meeting was called to order at 7 PM.

Approval of Minutes from May 27, 2025

Motion to approve made by: Kurt Wanninger

Seconded by: Victor McCarty

Vote: Yes-6; No-0. Motion carried.

Approval of Claims

Motion to approve made by: Victor McCarty

Seconded by: Kurt Wanninger

Vote: Yes-6; No-0. Motion carried

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

None

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Update on 191st Street Construction Projects-John Nail

Director of Public Works, John Nail, joining virtually presented. Mr. Nail introduced projects to be completed related to 191st St. including a pedestrian bridge (in Phase 1). The project will commence in 2 phases. There was an accompanying PowerPoint presentation that covered the dates and phases in bullet points. Phase 2 includes the construction of 2 roundabouts. A conceptual preference leaves off a "fourth branch" of the Horton Road RAB in order to leave a much larger parcel for occupants. The timeline is aggressive.

Councilor Wanninger appreciated the timeliness of the presentation as constituents have been asking questions about what would happen in the area. He also reminded residents that 146th and SR 32 are under the purview of INDOT, not Westfield. Mr. Nail mentioned that

and for drivers to pay attention in the work zones.

Councilor Herron asked for an explanation of timelines and the design of 191st Street. Currently, there are a lot of 3-way stops and the goal is to connect a number of streets. Director Nail indicated storm sewers and the value of the ground located west of Horton Road creates a parcel of 30 acres (rather than dividing it). The flexibility for future development is a catalyst for the current design.

Councilor Duepner asked about plans east of US 31 on 191st Street. Mr. Nail explained that some parts of the street are still under Hamilton County's control. Updates to roundabouts and repaving projects are scheduled there, but there are no current plans to widen to four lanes on the east side. Current development and traffic trends indicate 4 lanes are necessary for 191st Street west of US 31.

Mayor Willis stated he's hearing a lot of complaints from residents. This is part of his "catch up" plan to meet demands that should have, perhaps, been addressed as much as seven years ago. He explained that the City is often at the mercy of companies who can complete projects while they are viable, whereas, simply waiting until a more convenient time means higher costs.

OLD BUSINESS

Resolution 25-129: Expanding the Established Economic Revitalization Area/Northpoint Business Park

Presented by: Claire Gelinas

First Reading: May 27, 2025

Adoption Consideration: June 9, 2025

Claire Gelinas presented the request to expand the North Point business park ERA to include the most recently annexed rezoned parcel located on E 196th Street. (Map shown.) Ms. Gelinas stated the importance of the approval, which would allow the Council to review all future real and personal property abatements should a future client request one.

Motion to approve made by: Kurt Wanninger

Seconded by: Jon Dartt

Vote: Yes-6; No-0. Motion carried.

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: Waived

APC Recommendation: June 2, 2025

Adoption Consideration: June 9, 2025

Weston Rogers presented the proposed amendment for 11 acres northwest of the intersection of 191st Street and Winter Wheat Lane. The proposal would add 35 single-family lots to the 235 residential lots approved in District 4 of the existing PUD. It is a rear-loaded product and the developer is proposing a voluntary zoning commitment that would require 85% of the units to be owner-occupied. It received a favorable (7-1) APC recommendation.

Ed Freeman, with David Weekley Homes, discussed off-site parking, golf cart parking and some further amenities. Leases must be 1-year leases, and they will be adding (per request from council) additional landscaping. Previously, the lot count approved was 410. They will be building 309 plus the additional density.

Councilor Wanninger asked if the pond to the south was being constructed at one time, and if there was a commitment that it would be built and commercial development would not go in right next to the residential area. The petitioner stated it is being reviewed by engineers at this time. Councilor Wanninger also asked if there was language within the PUD that ensured subleasing of a leased home would not be permitted. The petitioner stated that currently there is not, but this is a voluntary commitment that they are willing to add to the covenants for the neighborhood, but this is not part of today's amendment. The controlling body would be the HOA. A management company has been hired by David Weekley to manage the neighborhood at this time. Councilor Wanninger asked that it be vetted out a little more to protect the other homeowners that live there.

Councilor Tamm noted that the proposed amendment up for adoption consideration adds 35 additional housing units, using a different kind of product to a parcel previously approved for housing.

Councilor Herron remarked that he was not in love with the layout and compared it to packing sardines in a can. He stated he personally feels it does not have enough green space, and he does not like it.

Councilor Duepner reiterated his position, stating he wouldn't have approved this neighborhood in the first place. Considering what the plan is for the road, it is not an appropriate place for a neighborhood. He thinks the former product is better than the current one.

Motion to approve made by: Victor McCarty

Seconded by: Jon Dartt

Vote: Yes-4; No-2 (N. Herron/J. Duepner). Motion carried.

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: Waived

APC Recommendation: June 2, 2025

Adoption Consideration: June 9, 2025

Weston Rogers presented an amendment to Osborne Trails PUD. The real estate is approximately 25 acres in size, and is located at Horton and 191st Street. This amendment proposes up to 104 townhomes and includes a commercial recreational facility. The petition is proposing a voluntary commitment that would require 85% of the units to be owner-occupied. The remaining 15% could be rental units following the conditions outlined by language included in the commitment.

President Tamm asked for updated renderings. Mr. Rogers showed the proposed townhome elevations, including some detailed architectural elements that emulate West Fork Whiskey.

Councilor Duepner stated he still doesn't think residential belongs on 191st Street. However, it is a unique parcel, and he feels they have a good project that works by adding commercial business in front. Councilor McCarty shared his appreciation of the petitioner, stating a lot of work has gone into this project, including feedback from Council and Community Development staff. Councilor Wanninger said the petitioner and Dave McIntyre worked very hard on the development of this project, and he looks forward to seeing it completed.

Motion to approve made by: Kurt Wanninger
Seconded by: Victor McCarty
Vote: Yes- 6;No-0. Motion carried.

NEW BUSINESS

Resolution 25-132: Approving Amendment to the Declaratory Resolution and the Economic Development Plan for the East Side Economic Development Area and Creation of the Park & Poplar allocation Area

Presented by: Rachel Baker and Dustin Meeks, Barnes and Thornburg

Adoption Consideration: June 9, 2025

Rachel Baker presented, and Dustin Meeks was in attendance. This resolution approves the RDC resolution that was passed to amend the Eastside Economic Development Area and creates the Park and Poplar allocation area (shown on the map).

Dustin Meeks gave an overview, explaining that the city has an existing allocated area, and due to a specific project that the city is going to be involved in, there is a need to create a site-specific allocation area. This would allow revenues from the proposed project to be tied to the financing of infrastructure for that project. This marks the parcels where the Park and Poplar development is going, and approves the plan supplement for the proposed assistance the city will provide.

Motion to approve made by: Kurt Wanninger
Seconded by: Victor McCarty
Vote: Yes-6; No-0. Motion carried.

Resolution 25-135: Finding Property Owners in Substantial Compliance for 2025 Tax Abatement Purposes

Presented by: Claire Gelinas

Adoption Consideration: June 9, 2025

Claire Gelinas presenting the tax abatement compliance resolution. She gave a brief description of how tax abatements are presented, including the reliance on the SB-1 Form. Once the Council approves it, the client must, each year, complete a CF-1 Form that explains if they are achieving their goals. Capital Investments exceeded estimates for real property investment, while personal property investments fell only slightly short as some of the companies are still ramping up.

Councilor Dartt asked about companies whose abatement would be falling off the list because they had met their 10-year obligation. Ms. Gelinas replied that she was not certain of the number, but she thought 3 or 4 companies were falling off next year, but would get back with a definite number.

Motion to approve made by: Kurt Wanninger
Seconded by: Jon Dartt
Vote: Yes-6; No-0. Motion carried.

Resolution 25-136: Approving & Authorizing the Pledge of Certain General Revenues of the City to the Westfield RDC in Connection with the Lease Rental Revenue Bonds (Grand Park District Projects)

Presented by: Dustin Meeks, Barnes & Thornburg

Adoption Consideration: June 9, 2025

Dustin Meeks presented the resolution which is related to the Grand Park District project. As the bonds are prepared to go to market, the SB-1/SEA-1 has impacted the financing of this project. The income tax stream is no longer certain and, because of those changes in structure, the city does intend to use the TIF, but will also be pledging general revenues of the city. While a brief resolution, it is very complex. After all other claims are paid, the revenues of the city can be used to pay the bond. The expectation is not that LIT won't be there, but rather, it helps solidify the market. TIF is expected to be more than adequate.

Mayor Willis explained that S&P has said the impact of this bill has a negative impact where bond rates are concerned. The main goal is to save a few points on the interest rate.

Councilor Wanninger asked if this would take away from anything in the future and the Mayor stated we will not be budgeting for this item in 2026. President Tamm asked about LIT failure and Mr. Meeks responded that it would be a "weird world" if LIT should go away. The mayor has been told that this issue is going to get fixed, and he's been speaking with our legislators to emphasize the problems this bill has created.

Motion to approve made by: Kurt Wanninger
Seconded by: Victor McCarty
Vote: Yes-6; No-0. Motion carried.

CITY COUNCIL COMMENTS

Victor McCarty gave an APC update

MAYOR COMMENTS

The mayor stated there would be a Watch Party occurring at Grand Junction for the next two home games to support the Pacers. He reminded everyone to support the local businesses.

ADJOURNMENT

Victor McCarty made the motion to adjourn
Meeting Adjourned at: 7:55 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.

June 18, 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 18 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 18 day of June, 2025

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

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

Purchase Invoice Register

City of Westfield

Report Date Range: 06/06/25..06/18/25

6/18/2025 3:30 PM

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WESTFIELD\KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Administration									
VEN001537	Payroll	APP128764	6/17/2025	101001111	ADM-SALARY	sal	30,499.34	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101001120	ADM-FICA /MEDICARE	fica	1,824.24	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101001120	ADM-FICA /MEDICARE	med	426.64	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101001121	ADM-PERF	perf	4,330.90	500001179	6/17/2025
VEN001953	Thomson West	APP128796	6/18/2025	101001331	ADM-CONSULTING	May services	272.00		
VEN001881	Taft Stettinius and Hollister	APP128829	6/18/2025	101001330	ADM-	March services	17,988.50		
VEN000263	Bose Public Affairs Group LLC	APP128837	6/18/2025	101001331	ADM-CONSULTING	May services	5,000.00		
VEN011840	C L Coonrod and Co	APP128839	6/18/2025	101001331	ADM-CONSULTING	May services	7,513.00		
VEN005574	Bose McKinney and Evans LLP	APP128854	6/18/2025	101001331	ADM-CONSULTING	Feb March and April services	9,610.00		
Subtotal for Administration							77,464.62		
Police									
VEN002123	Westfield-Washington Schools	APP128586	6/10/2025	101002223	POLICE-OFFICE SUPPLIES	Paper	58.96		
VEN001537	Payroll	APP128764	6/17/2025	101002111	POLICE-SALARY	sal	337,381.51	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101002120	POLICE-FICA/MEDICARE	fica	5,215.10	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101002120	POLICE-FICA/MEDICARE	med	4,704.16	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101002121	POLICE-PERF	perf	12,448.12	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101002121	POLICE-PERF	perf77	49,458.84	500001179	6/17/2025
VEN009188	Ultimate Canine	APP128843	6/18/2025	101002355	POLICE-K-9 MAINT	Deposit for 4th Dog	1,000.00	500001182	6/18/2025
VEN011388	Classic Cleaners	APP128846	6/17/2025	101002229	POLICE-UNIFORMS	Dry Cleaning	1,422.50		
VEN000478	Crown Trophy	APP128847	6/18/2025	101002347	POLICE-PROMOTIONS	Retirement Plaque Lt.	95.00		
VEN001856	Sun Badge Co	APP128848	6/18/2025	101002229	POLICE-UNIFORMS	Retired Lt Badge	187.50		
VEN001686	Robert Dine	APP128849	6/18/2025	101002334	POLICE-	Reimburse for training	900.00		
VEN012242	Laurie Faust	APP128850	6/18/2025	101002229	POLICE-UNIFORMS	DTF Custom Garment	574.00		
VEN000314	C.A.R. Clinic	APP128858	6/18/2025	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	16,224.58		
VEN001225	Law Enforcement Training Board	APP128859	6/18/2025	101002334	POLICE-	Instructor Development-	550.00		
VEN001225	Law Enforcement Training Board	APP128860	6/18/2025	101002334	POLICE-	Senior Instructor Course-	275.00		
VEN009277	Nelson and Co LLC	APP128861	6/18/2025	101002229	POLICE-UNIFORMS	Class A Jacket- Chief Keen	49.95		
VEN009277	Nelson and Co LLC	APP128862	6/18/2025	101002229	POLICE-UNIFORMS	Keen Body Armor	989.95		
VEN009277	Nelson and Co LLC	APP128864	6/18/2025	101002229	POLICE-UNIFORMS	Nichols, Less Lethal Pouch,	1,798.50		
VEN011312	Veridus Group	APP128865	6/18/2025	101002349	POLICE-SERVICES	Owners Rep Phase II-V	5,645.00		
VEN012040	Thomson Reuters	APP128867	6/18/2025	101002350	POLICE-	Clear Software Subscription	820.01		
VEN000859	Hare Chevrolet	APP128868	6/18/2025	101002360	POLICE-VEHICLE REPAIR	Transmission Replacement	6,480.98		

Purchase Invoice Register

City of Westfield

Report Date Range: 06/06/25..06/18/25

6/18/2025 3:30 PM

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WESTFIELD\KAGNON

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									
VEN012320	Copeland Law LLC	APP128869	6/18/2025	101002330	POLICE-LEGAL	Attorney Services for Merit	2,000.00		
VEN000777	Glass America	APP128870	6/18/2025	101002360	POLICE-VEHICLE REPAIR	Alvarez Winshield Repair	399.89		
VEN010335	Legal and Liability Risk Mgmt Inst	APP128871	6/18/2025	101002334	POLICE-	FTO Course, Adley, Terry, L	495.00		
VEN011793	Keystone Cooperative Inc	APP128872	6/18/2025	101002226	POLICE-VEHICLE	Fuel	11,868.65		
Subtotal for Police							461,043.20		
Economic and Community Development									
VEN001537	Payroll	APP128764	6/17/2025	101003111	ECD-SALARY	sal	56,009.57	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101003111	ECD-SALARY	sal	6,859.75	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101003120	ECD-FICA/MEDICARE	fica	3,378.72	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101003120	ECD-FICA/MEDICARE	fica	425.30	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101003120	ECD-FICA/MEDICARE	med	790.15	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101003120	ECD-FICA/MEDICARE	med	99.47	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101003121	ECD-PERF	perf	7,917.14	500001179	6/17/2025
VEN000296	Browning Day Mullins Dierdorf	APP128787	6/18/2025	101003310	ECD-PLANNING	Westfield Downtown	6,147.30		
VEN010114	Rundell Ernstberger Assoc Inc	APP128813	6/18/2025	101003310	ECD-PLANNING	Comp and Trans Plan	16,533.42		
VEN005583	Urban Land Institute	APP128840	6/18/2025	101003350	ECD-	ULI membership	1,280.00		
Subtotal for Economic and Community Development							99,440.82		
F and E									
VEN002336	Citizens Westfield	APP128528	6/6/2025	101004328	F AND E-HEAT/GAS	City Hall	55.98	81063	6/6/2025
VEN002336	Citizens Westfield	APP128529	6/6/2025	101004342	F AND E-WATER/SEWER	PSB	588.41	81064	6/6/2025
VEN002336	Citizens Westfield	APP128530	6/6/2025	101004328	F AND E-HEAT/GAS	PSB	295.12	81065	6/6/2025
VEN002336	Citizens Westfield	APP128531	6/6/2025	101004342	F AND E-WATER/SEWER	Sta 83	549.84	81066	6/6/2025
VEN002336	Citizens Westfield	APP128554	6/9/2025	101004328	F AND E-HEAT/GAS	Sta 83	105.32	81073	6/9/2025
VEN002336	Citizens Westfield	APP128555	6/9/2025	101004328	F AND E-HEAT/GAS	CSC	165.91	81074	6/9/2025
VEN002336	Citizens Westfield	APP128555	6/9/2025	101004342	F AND E-WATER/SEWER	CSC	1,982.77	81074	6/9/2025
VEN002336	Citizens Westfield	APP128556	6/9/2025	101004342	F AND E-WATER/SEWER	City Hall	77.97	81075	6/9/2025
VEN002336	Citizens Westfield	APP128557	6/9/2025	101004328	F AND E-HEAT/GAS	Sta 81	307.59	81076	6/9/2025
VEN002336	Citizens Westfield	APP128557	6/9/2025	101004342	F AND E-WATER/SEWER	Sta 81	1,044.86	81076	6/9/2025
VEN011909	Connor Laramie	APP128577	6/10/2025	101004347	F AND E-PROMOTIONS	Jams at Junction	300.00		
VEN011882	Avant Garde Limousines	APP128582	6/10/2025	101004347	F AND E-PROMOTIONS	Jams at Junction	720.00		
VEN000469	Crawford Water Care	APP128584	6/10/2025	101004343	F AND E-BUILDING MAINT	PSB	175.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 06/06/25..06/18/25

6/18/2025 3:30 PM

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WESTFIELD\KGAGNON

	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name									
101	General									
	F and E									
	VEN000469	Crawford Water Care	APP128584	6/10/2025	101004343	F AND E-BUILDING MAINT	Sta 81	585.00		
	VEN000469	Crawford Water Care	APP128584	6/10/2025	101004343	F AND E-BUILDING MAINT	Sta 82	385.00		
	VEN000469	Crawford Water Care	APP128584	6/10/2025	101004343	F AND E-BUILDING MAINT	Sta 83	1,081.50		
	VEN000301	Buckeye Power Sales Co	APP128585	6/10/2025	101004343	F AND E-BUILDING MAINT	Sta 83 generator	3,372.40		
	VEN004872	Officeworks	APP128703	6/16/2025	101004349	F AND E-SERVICES	Workstations	24,715.38		
	VEN011315	Leach and Russell Mechanical	APP128704	6/16/2025	101004343	F AND E-BUILDING MAINT	Sta 81 chiller repair	385.00		
	VEN011909	Connor Laramie	APP128705	6/16/2025	101004347	F AND E-PROMOTIONS	June 27 JAJ	300.00		
	VEN011071	Brads Garage Doors	APP128706	6/16/2025	101004343	F AND E-BUILDING MAINT	Sta 82	3,908.35		
	VEN011417	Joseph Christianson	APP128707	6/16/2025	101004347	F AND E-PROMOTIONS	Equipment prep	187.50		
	VEN011417	Joseph Christianson	APP128708	6/16/2025	101004347	F AND E-PROMOTIONS	June 27 JAJ	600.00		
	VEN000676	Fabulously Fun Co	APP128709	6/16/2025	101004347	F AND E-PROMOTIONS	June 27 JAJ	540.00		
	VEN010561	Northside Window	APP128710	6/16/2025	101004343	F AND E-BUILDING MAINT	CSC Window cleaning and	2,295.12		
	VEN010561	Northside Window	APP128710	6/16/2025	101004343	F AND E-BUILDING MAINT	Sta 81 Window cleaning	1,945.00		
	VEN010561	Northside Window	APP128710	6/16/2025	101004343	F AND E-BUILDING MAINT	Sta 82 Window cleaning	395.00		
	VEN010561	Northside Window	APP128710	6/16/2025	101004343	F AND E-BUILDING MAINT	City Hall Window cleaning	1,631.88		
	VEN010561	Northside Window	APP128710	6/16/2025	101004343	F AND E-BUILDING MAINT	PSB Window cleaning	1,465.00		
	VEN010561	Northside Window	APP128710	6/16/2025	101004343	F AND E-BUILDING MAINT	PW Window cleaning	1,035.00		
	VEN001537	Payroll	APP128764	6/17/2025	101004111	F AND E-SALARY	sal	33,129.33	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101004120	F AND E-FICA/MEDICARE	fica	1,955.61	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101004120	F AND E-FICA/MEDICARE	med	457.37	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101004121	F AND E-PERF	perf	3,884.99	500001179	6/17/2025
	VEN010561	Northside Window	APP128769	6/17/2025	101004343	F AND E-BUILDING MAINT	CSC window cleaning	2,295.12		
	VEN010561	Northside Window	APP128769	6/17/2025	101004343	F AND E-BUILDING MAINT	Sta 81 window cleaning	1,945.00		
	VEN010561	Northside Window	APP128769	6/17/2025	101004343	F AND E-BUILDING MAINT	Sta 82 window cleaning	395.00		
	VEN010561	Northside Window	APP128769	6/17/2025	101004343	F AND E-BUILDING MAINT	City Hall window cleaning	1,631.88		
	VEN010561	Northside Window	APP128769	6/17/2025	101004343	F AND E-BUILDING MAINT	PSB window cleaning	1,465.00		
	VEN012158	PME Services LLC	APP128791	6/18/2025	101004347	F AND E-PROMOTIONS	WR4	15,300.00		
	VEN008187	Ace Party Rental	APP128792	6/18/2025	101004347	F AND E-PROMOTIONS	WR4	20,692.58		
	VEN007391	Queen City Pyro Production	APP128793	6/18/2025	101004347	F AND E-PROMOTIONS	WR4	27,500.00		
	VEN000301	Buckeye Power Sales Co	APP128873	6/18/2025	101004343	F AND E-BUILDING MAINT	Sta 81 Generator service	700.00		
	VEN012498	Evens Time Inc	APP128874	6/18/2025	101004343	F AND E-BUILDING MAINT	Flowbird Kiosk	10,778.08		
	Subtotal for F and E							173,325.86		

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Fund No.	Fund Name								
101	General								
	Parks								
VEN002336	Citizens Westfield	APP128532	6/6/2025	101005342	PARKS-WATER/SEWER	Parks	459.11	81067	6/6/2025
VEN002336	Citizens Westfield	APP128553	6/9/2025	101005342	PARKS-WATER/SEWER	Parks	270.98	81072	6/9/2025
VEN002336	Citizens Westfield	APP128559	6/9/2025	101005328	PARKS-GAS HEAT	GRJN	51.85	81077	6/9/2025
VEN002336	Citizens Westfield	APP128559	6/9/2025	101005342	PARKS-WATER/SEWER	GRJN	2,978.45	81077	6/9/2025
VEN001537	Payroll	APP128764	6/17/2025	101005111	PARKS-SALARY	sal	20,947.97	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101005120	PARKS-FICA/MEDICARE	fica	1,260.07	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101005120	PARKS-FICA/MEDICARE	med	328.62	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101005121	PARKS-PERF	perf	2,873.23	500001179	6/17/2025
VEN008377	Commercial Recreation Group LLC	APP128798	6/18/2025	101005345	PARKS-EQUIP REPAIR	Spring Rocker Cap	50.24		
VEN000921	Huston Electric	APP128800	6/18/2025	101005349	PARKS-SERVICES	225 S Union	3,027.00		
VEN008377	Commercial Recreation Group LLC	APP128830	6/18/2025	101005345	PARKS-EQUIP REPAIR	Freedom Trail Park	2,000.00		
	Subtotal for Parks						34,247.52		
	Economic Dev								
VEN011964	JS Held	APP128578	6/10/2025	101006349	ECONOMIC DEV-SERVICE	Union Square	3,582.00		
VEN012019	CivicLink LLC	APP128579	6/10/2025	101006349	ECONOMIC DEV-SERVICE	May services	5,000.00		
VEN005897	Hamilton County Reporter	APP128587	6/10/2025	101006349	ECONOMIC DEV-SERVICE	Declaratory Resolution	37.47		
VEN001537	Payroll	APP128764	6/17/2025	101006111	ECONOMIC DEV-SALARY	sal	24,047.77	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101006120	ECONOMIC DEV-	fica	1,429.37	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101006120	ECONOMIC DEV-	med	334.29	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101006121	ECONOMIC DEV-PERF	perf	3,414.78	500001179	6/17/2025
VEN005583	Urban Land Institute	APP128840	6/18/2025	101006350	ECONOMIC DEV-	ULI membership	595.00		
VEN012087	Adam Grubb Media	APP128853	6/18/2025	101006349	ECONOMIC DEV-SERVICE	Raw Footage Release	750.00		
VEN012087	Adam Grubb Media	APP128853	6/18/2025	101006349	ECONOMIC DEV-SERVICE	Hard Drive purchase	85.00		
	Subtotal for Economic Dev						39,275.68		
	Informatics								
VEN001537	Payroll	APP128764	6/17/2025	101007111	IT-SALARY	sal	26,771.53	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101007120	IT-FICA/MEDICARE	fica	1,574.00	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101007120	IT-FICA/MEDICARE	med	368.11	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101007121	IT-PERF	perf	3,801.55	500001179	6/17/2025
VEN005996	Konica Minolta Premier Fin	APP128801	6/18/2025	101007337	IT-PRINTING	Copy machine rentals	808.38		
VEN000604	Eastern Engineering Supply	APP128803	6/18/2025	101007337	IT-PRINTING	Banner	1,115.35		
VEN011073	Resultant LLC	APP128810	6/18/2025	101007331	IT-CONSULTING	MS App	7,315.00		

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Fund No.	Fund Name									
101	General									
	Informatics									
VEN011073	Resultant LLC	APP128810	6/18/2025	101007331	IT-CONSULTING	June services	3,300.00			
VEN012155	Safari Micro Inc	APP128811	6/18/2025	101007389	IT-SOFTWARE LICENSING	Adobe Acrobat	693.65			
VEN010873	Zayo Group LLC	APP128815	6/18/2025	101007349	IT-SERVICES	June services	19,566.48			
VEN005146	Konica Minolta Business	APP128825	6/18/2025	101007337	IT-PRINTING	Click charges	701.09			
VEN005146	Konica Minolta Business	APP128831	6/18/2025	101007337	IT-PRINTING	Click charges	412.23			
VEN005134	Lifeline Data Centers	APP128832	6/18/2025	101007349	IT-SERVICES	May services	1,159.03			
VEN012008	Indiana State University	APP128833	6/18/2025	101007334	IT-	Spring Summer tuition	4,716.00			
VEN003729	Metronet	APP128834	6/18/2025	101007335	IT-TELEPHONE	PSB	1,107.40	81213	6/18/2025	
VEN003729	Metronet	APP128834	6/18/2025	101007349	IT-SERVICES	PSB	767.50	81213	6/18/2025	
VEN000604	Eastern Engineering Supply	APP128836	6/18/2025	101007337	IT-PRINTING	Banner	570.68			
VEN010130	ITSavvy LLC	APP128838	6/18/2025	101007349	IT-SERVICES	Microsoft 365	26.00			
VEN010377	Center for Internet Security Inc	APP128841	6/18/2025	101007349	IT-SERVICES	CrowdStrike	29,040.00			
VEN000697	Finley and Cook	APP128842	6/18/2025	101007389	IT-SOFTWARE LICENSING	Maint and Enhancement	25,359.61			
Subtotal for Informatics							129,173.59			
	Clerk Treasurer									
VEN002123	Westfield-Washington Schools	APP128586	6/10/2025	101008223	CT-OFFICE SUPPLIES	Paper	58.96			
VEN004297	ADP-Payroll	APP128699	6/16/2025	101008331	CT-CONSULTING	May services	4,932.40	500001174	6/16/2025	
VEN004297	ADP-Payroll	APP128700	6/16/2025	101008331	CT-CONSULTING	May 31 service	869.00	500001175	6/16/2025	
VEN001537	Payroll	APP128764	6/17/2025	101008111	CT-SALARY	sal	21,265.26	500001179	6/17/2025	
VEN001537	Payroll	APP128764	6/17/2025	101008120	CT-FICA/MEDICARE	fica	1,265.61	500001179	6/17/2025	
VEN001537	Payroll	APP128764	6/17/2025	101008120	CT-FICA/MEDICARE	med	295.99	500001179	6/17/2025	
VEN001537	Payroll	APP128764	6/17/2025	101008121	CT-PERF	perf	2,579.75	500001179	6/17/2025	
Subtotal for Clerk Treasurer							31,266.97			
	Mayor									
VEN001537	Payroll	APP128764	6/17/2025	101009111	MAYOR-SALARY	sal	4,948.92	500001179	6/17/2025	
VEN001537	Payroll	APP128764	6/17/2025	101009120	MAYOR- FICA/MEDICARE	fica	288.25	500001179	6/17/2025	
VEN001537	Payroll	APP128764	6/17/2025	101009120	MAYOR- FICA/MEDICARE	med	67.41	500001179	6/17/2025	
VEN001537	Payroll	APP128764	6/17/2025	101009121	MAYOR-PERF	perf	702.75	500001179	6/17/2025	
Subtotal for Mayor							6,007.33			
	City Council									
VEN001537	Payroll	APP128764	6/17/2025	101010111	CITY COUNCIL-SALARY	sal	28,696.00	500001179	6/17/2025	
VEN001537	Payroll	APP128764	6/17/2025	101010120	CITY COUNCIL-	fica	1,693.13	500001179	6/17/2025	

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Fund No.	Fund Name									
101	General									
	City Council									
	VEN001537	Payroll	APP128764	6/17/2025	101010120	CITY COUNCIL-	med	395.96	500001179	6/17/2025
	Subtotal for City Council							30,785.09		
	Board of Works									
	VEN001537	Payroll	APP128764	6/17/2025	101011111	BOARD OF WORKS-	sal	262.50	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101011120	BOARD OF WORKS-	fica	16.27	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101011120	BOARD OF WORKS-	med	3.80	500001179	6/17/2025
	Subtotal for Board of Works							282.57		
	Public Works									
	VEN000589	Duke Energy	APP128533	6/6/2025	101013341	PW-ELECTRIC	PW	91.16	81069	6/6/2025
	VEN000589	Duke Energy	APP128688	6/13/2025	101013341	PW-ELECTRIC	PW	156.06	81204	6/13/2025
	VEN006426	DISA Inc	APP128711	6/16/2025	101013349	PW-CONTRACTUAL	Drug testing	210.00		
	VEN000402	Cintas	APP128712	6/16/2025	101013229	PW-UNIFORMS	Uniforms	84.44		
	VEN001940	The Times	APP128720	6/16/2025	101013349	PW-CONTRACTUAL	Notice	25.03		
	VEN000402	Cintas	APP128729	6/16/2025	101013229	PW-UNIFORMS	Uniforms	84.44		
	VEN001537	Payroll	APP128764	6/17/2025	101013111	PW-SALARY	sal	72,225.10	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101013120	PW-FICA/MEDICARE	fica	4,391.08	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101013120	PW-FICA/MEDICARE	med	1,026.96	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101013121	PW-PERF	perf	10,255.96	500001179	6/17/2025
	VEN000733	Freije Engineered Solutions Co	APP128802	6/18/2025	101013472	PW-EQUIPMENT	PW salt barn	6,504.75		
	VEN001277	Macallister Machinery Co	APP128816	6/18/2025	101013224	PW-OPERATING SUPPLIES	Demo Saw	1,997.60		
	VEN011743	Tier One Valet LLC	APP128820	6/18/2025	101013349	PW-CONTRACTUAL	Valet parking for May	7,230.50		
	VEN001257	Logo USA	APP128821	6/18/2025	101013229	PW-UNIFORMS	Hats	1,946.70		
	VEN011961	Samsara Inc	APP128835	6/18/2025	101013389	PW-SOFTWARE LICENSING	Fleet tracking software	4,764.72		
	Subtotal for Public Works							110,994.50		
	Communications									
	VEN000929	IBJ Media	APP128690	6/13/2025	101020347	COMM-PROMOTIONS	Brickyard Sponsorship	7,950.00		
	VEN001537	Payroll	APP128764	6/17/2025	101020111	COMM-SALARY	sal	13,278.05	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101020120	COMM-FICA/MEDICARE	fica	785.72	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101020120	COMM-FICA/MEDICARE	med	183.75	500001179	6/17/2025
	VEN001537	Payroll	APP128764	6/17/2025	101020121	COMM-PERF	perf	1,815.20	500001179	6/17/2025
	Subtotal for Communications							24,012.72		

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Fund No. Fund Name									
101 General									
Human Resources									
VEN000534	Delta Dental	APP128514	6/6/2025	101022119	HR-HEALTH/DENTAL	June Ins	26,320.14	81062	6/6/2025
VEN005662	Rocchio Kiley Ins	APP128621	6/11/2025	101022122	HR- WORKERS COMP	Semi annual Workers Comp	224,798.00	81201	6/11/2025
VEN001537	Payroll	APP128764	6/17/2025	101022111	HR -SALARY	sal	8,808.39	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101022119	HR-HEALTH/DENTAL	hsa	249,500.00	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101022120	HR-FICA/MEDICARE	fica	539.37	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101022120	HR-FICA/MEDICARE	med	126.14	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	101022121	HR-PERF	perf	1,250.79	500001179	6/17/2025
VEN001988	Travelers	APP128768	6/17/2025	101022119	HR-HEALTH/DENTAL	June Installment	77,114.66	81212	6/17/2025
VEN012346	Woodlinn Enterprises	APP128823	6/18/2025	101022349	HR-SERVICE	May services	7,350.00		
Subtotal for Human Resources							595,807.49		
Subtotal for Fund 101 General							1,813,127.96		
Fund No. Fund Name									
103 Fire Operating									
Fire									
VEN000065	Airgas Mid America	APP128592	6/10/2025	103012224	FIRE-OPERATING	oxygen all stations	4,437.60		
VEN001542	Pearson	APP128593	6/10/2025	103012334	FIRE-	textbook recruit	4,011.55		
VEN011793	Keystone Cooperative Inc	APP128594	6/10/2025	103012226	FIRE-VEHICLE	fleet fuel 81	1,740.81		
VEN002326	OREILLY AUTO	APP128595	6/10/2025	103012360	FIRE-VEHICLE MAINT	statement	1,118.51		
VEN007709	MacQueen Emergency Group	APP128596	6/10/2025	103012360	FIRE-VEHICLE MAINT	VALVE DRAIN E383	228.60		
VEN009277	Nelson and Co LLC	APP128597	6/10/2025	103012229	FIRE-UNIFORMS	Armor E384	9,038.75		
VEN001029	International Assoc of Fire Chiefs	APP128598	6/10/2025	103012350	FIRE-	2025 membership	573.36		
VEN012488	Cory Camp	APP128599	6/10/2025	103012349	FIRE-SERVICES	ems reimbursement	1,650.00		
VEN012157	UnitedHealthcare Community Plan	APP128600	6/10/2025	103012349	FIRE-SERVICES	ems reimbursement	176.30		
VEN004879	Penn Care Inc	APP128601	6/10/2025	103012472	FIRE-EQUIP	valve solenoid	143.30		
VEN009277	Nelson and Co LLC	APP128660	6/12/2025	103012229	FIRE-UNIFORMS	ARMOR E384	141.70		
VEN000266	Bound Tree Medical	APP128661	6/12/2025	103012224	FIRE-OPERATING	ems supplies	3,626.88		
VEN009426	Best One of Tipton	APP128662	6/12/2025	103012360	FIRE-VEHICLE MAINT	tires	1,241.20		
VEN001537	Payroll	APP128764	6/17/2025	103012111	FIRE-SALARY	sal	496,634.97	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	103012120	FIRE-FICA AND MEDICARE	fica	4,901.13	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	103012120	FIRE-FICA AND MEDICARE	med	6,932.61	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	103012121	FIRE-PERF	perf	11,406.13	500001179	6/17/2025

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Fund No. Fund Name									
103	Fire Operating								
Fire									
VEN001537	Payroll	APP128764	6/17/2025	103012121	FIRE-PERF	perf77	74,235.00	500001179	6/17/2025
VEN009277	Nelson and Co LLC	APP128770	6/17/2025	103012229	FIRE-UNIFORMS	new hires	1,897.26		
VEN011793	Keystone Cooperative Inc	APP128771	6/17/2025	103012226	FIRE-VEHICLE	fleet fuel	2,890.58		
VEN008147	Move Over Outfitters Inc	APP128772	6/17/2025	103012337	FIRE-PRINTING	vinyl print	125.49		
VEN010997	Lexipol LLC	APP128773	6/17/2025	103012349	FIRE-SERVICES	grant writting	5,700.00		
VEN001508	Palmer Power and Truck Equipment	APP128774	6/17/2025	103012360	FIRE-VEHICLE MAINT	oil leak fix	5,053.94		
VEN002088	Webb Effects	APP128775	6/17/2025	103012337	FIRE-PRINTING	vinyl ems #'s	40.00		
VEN005358	Pro Air Midwest	APP128776	6/17/2025	103012349	FIRE-SERVICES	service agrmnt	3,218.00		
VEN000903	Hoosier Fire Equipment	APP128777	6/17/2025	103012472	FIRE-EQUIP	hose	28,166.00		
VEN011571	StudioAxis	APP128778	6/17/2025	103012349	FIRE-SERVICES	st84/st85	33,296.22		
VEN000266	Bound Tree Medical	APP128779	6/17/2025	103012224	FIRE-OPERATING	ems supplies	3,088.72		
VEN003752	MATCO TOOLS	APP128851	6/18/2025	103012472	FIRE-EQUIP	scantool	8,500.00		
VEN011793	Keystone Cooperative Inc	APP128872	6/18/2025	103012226	FIRE-VEHICLE	Fuel	1,645.83		
Subtotal for Fire							715,860.44		
Subtotal for Fund 103 Fire Operating							715,860.44		
Fund No. Fund Name									
176	ARP2021-Covid Recovery								
City Council									
VEN005661	Barnes and Thornburg LLP	APP128588	6/10/2025	176010330	ARP2021-COUNCIL LEGAL	April services	246.00		
Subtotal for City Council							246.00		
Subtotal for Fund 176 ARP2021-Covid Recovery							246.00		
Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Public Works									
VEN001384	Milestone Contractors LP	APP128714	6/16/2025	201013231	MVH-SUBGRADE	Surface	2,428.80		
VEN008522	Tom OBrien	APP128730	6/16/2025	201013345	MVH-EQUIP REPAIR	Truck 1892	558.00		
VEN001384	Milestone Contractors LP	APP128736	6/16/2025	201013231	MVH-SUBGRADE	Surface	215.97		
VEN001537	Payroll	APP128764	6/17/2025	201013111	MVH-SALARY	sal	12,418.32	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	201013120	MVH-FICA/MEDICARE	fica	745.05	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	201013120	MVH-FICA/MEDICARE	med	174.25	500001179	6/17/2025
VEN001537	Payroll	APP128764	6/17/2025	201013121	MVH-PERF	perf	1,690.00	500001179	6/17/2025

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Fund No.	Fund Name								
201	Motor Vehicle Highway (MVH)								
	Public Works								
VEN001384	Milestone Contractors LP	APP128804	6/18/2025	201013231	MVH-SUBGRADE	Surface	741.06		
VEN001384	Milestone Contractors LP	APP128805	6/18/2025	201013231	MVH-SUBGRADE	Surface	516.81		
VEN011793	Keystone Cooperative Inc	APP128807	6/18/2025	201013226	MVH-VEHICLE GAS/	Fuel	1,218.20		
VEN001384	Milestone Contractors LP	APP128808	6/18/2025	201013231	MVH-SUBGRADE	Surface	741.06		
VEN002123	Westfield-Washington Schools	APP128812	6/18/2025	201013226	MVH-VEHICLE GAS/	Diesel	9,286.29		
VEN000166	Auto Outfitters	APP128814	6/18/2025	201013360	MVH-VEHICLE REPAIR	LED	763.76		
VEN000166	Auto Outfitters	APP128814	6/18/2025	201013360	MVH-VEHICLE REPAIR	Mini Bar	689.98		
VEN000166	Auto Outfitters	APP128814	6/18/2025	201013360	MVH-VEHICLE REPAIR	AC Superior Signals	592.50		
VEN000166	Auto Outfitters	APP128814	6/18/2025	201013360	MVH-VEHICLE REPAIR	Mini Bar and KIT Traffic	1,362.22		
VEN009426	Best One of Tipton	APP128817	6/18/2025	201013345	MVH-EQUIP REPAIR	Tire repair 1891	507.75		
VEN001277	Macallister Machinery Co	APP128824	6/18/2025	201013345	MVH-EQUIP REPAIR	Jackhammer	3,934.32		
VEN004464	Altec Industries	APP128827	6/18/2025	201013345	MVH-EQUIP REPAIR	Repair to bucket truck	893.15		
VEN000223	Best Equipment Co Inc	APP128828	6/18/2025	201013345	MVH-EQUIP REPAIR	Repair to small sweeper	967.08		
VEN011793	Keystone Cooperative Inc	APP128872	6/18/2025	201013226	MVH-VEHICLE GAS/	Fuel	9,762.53		
Subtotal for Public Works							50,207.10		
PW Restrict									
VEN000596	E and B Paving Inc	APP128844	6/16/2025	201024349	MVH-RESTRICT CONT	2025 Resurfacing Program	576,397.60		
Subtotal for PW Restrict							576,397.60		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							626,604.70		

Fund No. Fund Name

202 Local Road and Street (LRS)

Public Works									
VEN000921	Huston Electric	APP128715	6/16/2025	202013349	LRS-SERVICES	181st	507.00		
VEN007225	Peyton Farms LLC	APP128716	6/16/2025	202013432	LRS-SIDEWALK	Topsoil	750.00		
VEN001778	Shelby Materials	APP128719	6/16/2025	202013432	LRS-SIDEWALK	Concrete	2,948.50		
VEN007593	A 1 Concrete Leveling	APP128731	6/16/2025	202013432	LRS-SIDEWALK	Sidewalk repair	2,445.00		
VEN001778	Shelby Materials	APP128732	6/16/2025	202013432	LRS-SIDEWALK	Concrete	1,203.00		
VEN001778	Shelby Materials	APP128732	6/16/2025	202013432	LRS-SIDEWALK	Concrete	534.50		
VEN000921	Huston Electric	APP128799	6/18/2025	202013349	LRS-SERVICES	GHP and Academy	2,466.02		
VEN000921	Huston Electric	APP128799	6/18/2025	202013349	LRS-SERVICES	33 Hoover	271.00		
VEN000921	Huston Electric	APP128799	6/18/2025	202013349	LRS-SERVICES	147th and GHP	743.00		

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Fund No.	Fund Name									
202	Local Road and Street (LRS)									
	Public Works									
VEN001829	Stello Products Inc	APP128809	6/18/2025	202013228	LRS-SIGNS AND POSTS	Signs and Posts	3,281.73			
	Subtotal for Public Works							15,149.75		
Subtotal for Fund 202 Local Road and Street (LRS)							15,149.75			
Fund No.	Fund Name									
204	Park Impact									
	Parks									
VEN006748	V3 Companies	APP128780	6/17/2025	204005349	PARK IMPACT-SERVICES	Simon Moon Exp Design CO	43,735.00			
VEN011883	Norcon Incorporated	APP128788	6/18/2025	204005474	PARK IMPACT-	Simon Moon Park Phase I	199,816.24			
	Subtotal for Parks							243,551.24		
Subtotal for Fund 204 Park Impact							243,551.24			
Fund No.	Fund Name									
239	Law Enforcement									
	Police									
VEN001178	Kiesler's Police Supply	APP128866	6/18/2025	239002334	LAW ENFORCE-	Simunition Supplies	4,540.00			
	Subtotal for Police							4,540.00		
Subtotal for Fund 239 Law Enforcement							4,540.00			
Fund No.	Fund Name									
244	Redevelopment District Capital									
	RDC									
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Ambrose	2,970.00	81211	6/17/2025	
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	BW Jersey	1,595.00	81211	6/17/2025	
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Camilla	275.00	81211	6/17/2025	
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Comm Hospital	55.00	81211	6/17/2025	
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Gr Millen	1,705.00	81211	6/17/2025	
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	General	6,332.50	81211	6/17/2025	
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Gr Millen	2,035.00	81211	6/17/2025	
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Gr Park	4,840.00	81211	6/17/2025	
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Gr Park South	220.00	81211	6/17/2025	

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Fund No. Fund Name									
244 Redevelopment District Capital									
RDC									
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Ham Cross	110.00	81211	6/17/2025
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Ice Fac	3,080.00	81211	6/17/2025
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Lantern	275.00	81211	6/17/2025
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	McClure	55.00	81211	6/17/2025
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	North	660.00	81211	6/17/2025
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Park St	1,430.00	81211	6/17/2025
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Regal	110.00	81211	6/17/2025
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Spring Mill	385.00	81211	6/17/2025
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Towne Run	110.00	81211	6/17/2025
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Union	6,360.00	81211	6/17/2025
VEN011751	Wallack Somers and Haas PC	APP128568	6/10/2025	244018330	REDEVELOP DISTRICT	Wood Wind	1,265.00	81211	6/17/2025
VEN000103	American Structurepoint Inc	APP128569	6/10/2025	244018349	REDEVELOP DISTRICT	SR 32 parcels	4,950.00	81205	6/17/2025
VEN000961	Indiana Dept Of Transportation	APP128570	6/9/2025	244018400	REDEVELOP DISTRICT	Quitclaim Deed	95,025.00	81209	6/17/2025
VEN000919	Hunden Strategic Partners	APP128571	6/9/2025	244018349	REDEVELOP DISTRICT	General	675.00	81208	6/17/2025
VEN000919	Hunden Strategic Partners	APP128571	6/9/2025	244018349	REDEVELOP DISTRICT	General	790.00	81208	6/17/2025
VEN000919	Hunden Strategic Partners	APP128571	6/9/2025	244018349	REDEVELOP DISTRICT	General	462.50	81208	6/17/2025
VEN000919	Hunden Strategic Partners	APP128571	6/9/2025	244018349	REDEVELOP DISTRICT	Park and Polar	4,162.50	81208	6/17/2025
VEN005897	Hamilton County Reporter	APP128572	6/9/2025	244018349	REDEVELOP DISTRICT	Bond Old Town Companies	41.42	81207	6/17/2025
VEN005661	Barnes and Thornburg LLP	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	4,810.00	81206	6/17/2025
VEN005661	Barnes and Thornburg LLP	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	780.00	81206	6/17/2025
VEN005661	Barnes and Thornburg LLP	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	1,884.00	81206	6/17/2025
VEN005661	Barnes and Thornburg LLP	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	4,355.00	81206	6/17/2025
VEN005661	Barnes and Thornburg LLP	APP128573	6/9/2025	244018330	REDEVELOP DISTRICT	April services	1,170.00	81206	6/17/2025
VEN005897	Hamilton County Reporter	APP128574	6/9/2025	244018349	REDEVELOP DISTRICT	Declaratory Resolution	38.46	81207	6/17/2025
VEN011964	JS Held	APP128575	6/9/2025	244018349	REDEVELOP DISTRICT	COW Program Management	1,421.90	81210	6/17/2025
VEN011964	JS Held	APP128575	6/9/2025	244018349	REDEVELOP DISTRICT	COW Program Management	3,481.50	81210	6/17/2025
VEN000919	Hunden Strategic Partners	APP128576	6/9/2025	244018349	REDEVELOP DISTRICT	Ice Facility developer	50,000.00	81208	6/17/2025
Subtotal for RDC							207,914.78		
Subtotal for Fund 244 Redevelopment District Capital							207,914.78		

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Fund No. Fund Name									
255	F and E Programming/Events								
F and E									
VEN012490	Indy Fresh Catering	APP128583	6/10/2025	255004347	F AND E-EVENT PROG	WIF	550.00		
VEN011760	Jaison Baker	APP128789	6/18/2025	255004347	F AND E-EVENT PROG	WR4	3,800.00		
VEN010132	The T A G Art Company	APP128790	6/18/2025	255004347	F AND E-EVENT PROG	WR4	10,000.00		
VEN007801	Jump for Joy	APP128794	6/18/2025	255004347	F AND E-EVENT PROG	WR4	17,884.93		
Subtotal for F and E							32,234.93		
Subtotal for Fund 255 F and E Programming/Events							32,234.93		
Fund No. Fund Name									
262	Parks Rental								
Parks									
VEN012496	Brenna Whitaker	APP128795	6/18/2025	262005371	PARKS-CREDIT CARD FEE	Deposit refund	500.00		
Subtotal for Parks							500.00		
Subtotal for Fund 262 Parks Rental							500.00		
Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN001710	RQAW Corp	APP128797	6/18/2025	264013349	ROAD IMPACT-SERVICES	Towne Rd and 151st RAB	955.00		
Subtotal for Public Works							955.00		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							955.00		
Fund No. Fund Name									
266	Capital Projects								
RDC									
VEN012366	Envoy Construction Services LLC	APP128826	6/18/2025	266018474	CAPITAL PROJECT-	Sta 84	804,711.32		
Subtotal for RDC							804,711.32		
Subtotal for Fund 266 Capital Projects							804,711.32		
Fund No. Fund Name									
269	Training Facility Center								
Public Safety (Police and Fire)									
VEN002191	City of Noblesville Utilities	APP128527	6/6/2025	269014342	TRAINING FAC-	Training Facility	64.32	81068	6/6/2025
VEN009231	CenterPoint Energy	APP128558	6/9/2025	269014328	TRAINING FAC-HEAT/GAS	Training Facility	18.28	81071	6/9/2025

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Fund No.	Fund Name									
269	Training Facility Center									
	Public Safety (Police and Fire)									
VEN000589	Duke Energy	APP128687	6/13/2025	269014341	TRAINING FAC-ELECTRIC	Training Facility	17.53	81203	6/13/2025	
VEN000434	Comcast Cable	APP128689	6/13/2025	269014350	TRAINING FAC-	Training Facility	315.20	81202	6/13/2025	
	Subtotal for Public Safety (Police and Fire)							415.33		
Subtotal for Fund 269 Training Facility Center							415.33			
Fund No.	Fund Name									
305	Grand Junction TIF									
	Sport Campus Indoor Event Ctr									
VEN000920	Huntington National Bank	APP128589	6/10/2025	305023380	GRAND JUNCT-GPEC DEBT	2024 Bond	395,000.00	500001169	6/10/2025	
VEN000920	Huntington National Bank	APP128589	6/10/2025	305023381	GRAND JUNCT-GPEC DEBT	2024 Bond	477,500.00	500001169	6/10/2025	
VEN000920	Huntington National Bank	APP128701	6/16/2025	305023349	GRAND JUNCT-GPEC	Admin Fees 2024 Lease	1,500.00			
	Subtotal for Sport Campus Indoor Event Ctr							874,000.00		
Subtotal for Fund 305 Grand Junction TIF							874,000.00			
Fund No.	Fund Name									
309	Eagletown TIF									
	RDC									
VEN000920	Huntington National Bank	APP128580	6/10/2025	309018380	EAGLETOWN TIF BOND	2016 Bond	100,000.00	81200	6/10/2025	
VEN000920	Huntington National Bank	APP128580	6/10/2025	309018381	EAGLETOWN TIF BOND	2016 Bond	74,902.50	81200	6/10/2025	
	Subtotal for RDC							174,902.50		
Subtotal for Fund 309 Eagletown TIF							174,902.50			
Fund No.	Fund Name									
311	Spring Mill Centre TIF									
	RDC									
VEN008527	BOK Financial	APP128581	6/10/2025	311018381	SPRINGMILL CENTRE TIF-	2020 Bond	30,000.00	500001172	6/11/2025	
VEN008527	BOK Financial	APP128581	6/10/2025	311018381	SPRINGMILL CENTRE TIF-	2020 Bond	500.00	500001172	6/11/2025	
	Subtotal for RDC							30,500.00		
Subtotal for Fund 311 Spring Mill Centre TIF							30,500.00			

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Fund No.	Fund Name									
326	LIT Bond 2018									
	Grand Park									
VEN002178	Capital One Public Funding	APP128632	6/11/2025	326015380	LIT BONDS 2018-PRINCIPAL	2018 LIT RDA Bond	490,000.00	500001176	6/16/2025	
VEN002178	Capital One Public Funding	APP128632	6/11/2025	326015381	LIT BONDS 2018-INTEREST	2018 LIT RDA Bond	376,079.00	500001176	6/16/2025	
	Subtotal for Grand Park							866,079.00		
Subtotal for Fund 326 LIT Bond 2018							866,079.00			
Fund No.	Fund Name									
341	Park District Bond2024-Db Serv									
	Parks									
VEN000920	Huntington National Bank	APP128622	6/11/2025	341005380	PARK DISTRICT BD2024-PK	2024 Bond	1,945,000.00	500001178	6/17/2025	
VEN000920	Huntington National Bank	APP128622	6/11/2025	341005381	PARK DISTRICT BD2024-PK	2024 Bond	301,713.89	500001178	6/17/2025	
	Subtotal for Parks							2,246,713.89		
Subtotal for Fund 341 Park District Bond2024-Db Serv							2,246,713.89			
Fund No.	Fund Name									
351	Go Bond 2020 Debt Service									
	Police									
VEN006813	Key Government Finance Inc	APP128702	6/16/2025	351002380	GO BOND 2020 DB PRIN-PD	2020 GO bond	61,600.00	500001177	6/16/2025	
VEN006813	Key Government Finance Inc	APP128702	6/16/2025	351002381	GO BOND 2020 DB INT-PD	2020 GO bond	622.16	500001177	6/16/2025	
	Subtotal for Police							62,222.16		
	Fire									
VEN006813	Key Government Finance Inc	APP128702	6/16/2025	351012380	GO BOND 2020 DB PRIN-FD	2020 GO bond	95,200.00	500001177	6/16/2025	
VEN006813	Key Government Finance Inc	APP128702	6/16/2025	351012381	GO BOND 2020 DB INT-FD	2020 GO bond	961.52	500001177	6/16/2025	
	Subtotal for Fire							96,161.52		
	Public Works									
VEN006813	Key Government Finance Inc	APP128702	6/16/2025	351013380	GO BOND 2020 DB PRIN-PW	2020 GO bond	403,200.00	500001177	6/16/2025	
VEN006813	Key Government Finance Inc	APP128702	6/16/2025	351013381	GO BOND 2020 DB INT-PW	2020 GO bond	4,072.32	500001177	6/16/2025	
	Subtotal for Public Works							407,272.32		
Subtotal for Fund 351 Go Bond 2020 Debt Service							565,656.00			
Fund No.	Fund Name									
355	Go Bond 2023A Debt Service									
	Informatics									
VEN000920	Huntington National Bank	APP128602	6/10/2025	355007380	GO BOND 2023 PRIN-IT	2023 Bond	75,939.50	500001170	6/10/2025	

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Fund No. Fund Name									
355	Go Bond 2023A Debt Service								
	Informatics								
VEN000920	Huntington National Bank	APP128602	6/10/2025	355007381	GO BOND 2023 DB INT-IT	2023 Bond	21,801.31	500001170	6/10/2025
	Subtotal for Informatics						97,740.81		
	Fire								
VEN000920	Huntington National Bank	APP128602	6/10/2025	355012380	GO BOND 2023 DB PRIN-FD	2023 Bond	215,806.50	500001170	6/10/2025
VEN000920	Huntington National Bank	APP128602	6/10/2025	355012381	GO BOND 2023 DB INT-FD	2023 Bond	61,955.44	500001170	6/10/2025
	Subtotal for Fire						277,761.94		
	Public Works								
VEN000920	Huntington National Bank	APP128602	6/10/2025	355013380	GO BOND 2023 DB PRIN-PW	2023 Bond	163,254.00	500001170	6/10/2025
VEN000920	Huntington National Bank	APP128602	6/10/2025	355013381	GO BOND 2023 DB INT-PW	2023 Bond	46,868.25	500001170	6/10/2025
	Subtotal for Public Works						210,122.25		
Subtotal for Fund 355 Go Bond 2023A Debt Service							585,625.00		
Fund No. Fund Name									
443	Cash W/Fiscal Agent-Metro								
	RDC								
VEN000920	Huntington National Bank	APP128591	6/10/2025	443018380	CWFA-METRO 15BD PRIN	2015 Bond	19,470.43	400000121	6/16/2025
VEN000920	Huntington National Bank	APP128591	6/10/2025	443018381	CWFA-METRO 15BD INT	2015 Bond	45,000.00	400000121	6/16/2025
	Subtotal for RDC						64,470.43		
Subtotal for Fund 443 Cash W/Fiscal Agent-Metro							64,470.43		
Fund No. Fund Name									
556	Community Crossing Grant								
	Public Works								
VEN000596	E and B Paving Inc	APP128844	6/16/2025	556013349	COMMUNITY CROSSING	2025 Resurfacing Program	576,397.60		
	Subtotal for Public Works						576,397.60		
Subtotal for Fund 556 Community Crossing Grant							576,397.60		
Fund No. Fund Name									
701	Payroll								
	Clerk Treasurer								
VEN000058	AFLAC	APP128511	6/6/2025	701008930	PAYROLL-INS. DED	Jund Ins	6,575.66	18793	6/6/2025
VEN005722	Aflac Premium Holding	APP128512	6/6/2025	701008930	PAYROLL-INS. DED	June Ins	3,738.50	18794	6/6/2025

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN000534	Delta Dental	APP128513	6/6/2025	701008930	PAYROLL-INS. DED	June Ins	435.30	18795	6/6/2025
VEN002177	Indiana Members Credit Union	APP128552	6/9/2025	701008930	PAYROLL-INS. DED	Emplr HSA	750.00	18796	6/9/2025
VEN000163	Aul Retirement	APP128665	6/12/2025	701008931	PAYROLL-401A MATCHING-	Jan 16 Adj	38,515.21	701000098	6/12/2025
VEN000163	Aul Retirement	APP128665	6/12/2025	701008931	PAYROLL-401A MATCHING-	Jan 30 Adj	36,986.45	701000098	6/12/2025
VEN000163	Aul Retirement	APP128665	6/12/2025	701008931	PAYROLL-401A MATCHING-	Feb 13 Adj	45,217.43	701000098	6/12/2025
VEN000163	Aul Retirement	APP128665	6/12/2025	701008931	PAYROLL-401A MATCHING-	Feb 27	39,284.19	701000098	6/12/2025
VEN000163	Aul Retirement	APP128665	6/12/2025	701008931	PAYROLL-401A MATCHING-	Mar 13	40,831.68	701000098	6/12/2025
VEN000163	Aul Retirement	APP128665	6/12/2025	701008931	PAYROLL-401A MATCHING-	Mar 27	40,545.33	701000098	6/12/2025
VEN000163	Aul Retirement	APP128665	6/12/2025	701008931	PAYROLL-401A MATCHING-	Apr 10	39,863.18	701000098	6/12/2025
VEN000163	Aul Retirement	APP128665	6/12/2025	701008931	PAYROLL-401A MATCHING-	Apr 24	39,359.65	701000098	6/12/2025
VEN000163	Aul Retirement	APP128665	6/12/2025	701008931	PAYROLL-401A MATCHING-	May 8	38,809.22	701000098	6/12/2025
VEN000163	Aul Retirement	APP128665	6/12/2025	701008931	PAYROLL-401A MATCHING-	May 22	39,304.69	701000098	6/12/2025
VEN012495	Michael Pearce	APP128746	6/17/2025	701008110	PAYROLL-NET SALARIES	June 18 pay	3,555.26	18797	6/17/2025
VEN000703	Fire Fighters Credit Union	APP128755	6/17/2025	701008141	PAYROLL-UNION DUES	Union Dues WFD	120.00	18798	6/17/2025
VEN000703	Fire Fighters Credit Union	APP128756	6/17/2025	701008141	PAYROLL-UNION DUES	Union Dues 4416	6,063.42	18799	6/17/2025
VEN001864	Supporting Heroes	APP128757	6/17/2025	701008991	PAYROLL-MISC	Supporting Heroes	63.90	18802	6/17/2025
VEN000959	Indiana Dept Of Revenue	APP128758	6/17/2025	701008923	PAYROLL-STATE	State	32,927.49	701000103	6/17/2025
VEN000959	Indiana Dept Of Revenue	APP128758	6/17/2025	701008923	PAYROLL-STATE	COIT	15,764.06	701000103	6/17/2025
VEN000920	Huntington National Bank	APP128759	6/17/2025	701008131	PAYROLL-EMPLOYER'S	FICA	32,707.07	701000101	6/17/2025
VEN000920	Huntington National Bank	APP128759	6/17/2025	701008132	PAYROLL-EMPLOYER'S	Medicare	16,953.95	701000101	6/17/2025
VEN000920	Huntington National Bank	APP128759	6/17/2025	701008921	PAYROLL-FEDERAL	Federal	110,652.64	701000101	6/17/2025
VEN000920	Huntington National Bank	APP128759	6/17/2025	701008922	PAYROLL-EMPLOYEE FICA	FICA	32,707.03	701000101	6/17/2025
VEN000920	Huntington National Bank	APP128759	6/17/2025	701008922	PAYROLL-EMPLOYEE FICA	Medicare	16,953.99	701000101	6/17/2025
VEN004836	Nationwide Retirement Solutions	APP128760	6/17/2025	701008931	PAYROLL-401A MATCHING-	Contributions	10,671.14	18801	6/17/2025
VEN000163	Aul Retirement	APP128761	6/17/2025	701008931	PAYROLL-401A MATCHING-	AUL SS	35,454.15	701000099	6/17/2025
VEN000948	IN Family and Social Services	APP128762	6/17/2025	701008140	PAYROLL-SUPPORT	Child Support	2,166.00	701000102	6/17/2025
VEN001390	MISDU	APP128763	6/17/2025	701008140	PAYROLL-SUPPORT	Child Support	443.45	18800	6/17/2025
VEN001537	Payroll	APP128766	6/17/2025	701008110	PAYROLL-NET SALARIES	net sal	872,822.83	701000104	6/17/2025
VEN000163	Aul Retirement	APP128767	6/17/2025	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	61,396.02	701000100	6/17/2025
VEN002177	Indiana Members Credit Union	APP128845	6/18/2025	701008930	PAYROLL-INS. DED	Emplr HSA	251,000.00	18805	6/18/2025
VEN000163	Aul Retirement	APP128855	6/18/2025	701008931	PAYROLL-401A MATCHING-	June 5 pay SS	42,945.21		

Purchase Invoice Register

City of Westfield

Report Date Range: 06/06/25..06/18/25

6/18/2025 3:30 PM

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WESTFIELD\KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN000163	Aul Retirement	APP128856	6/18/2025	701008931	PAYROLL-401A MATCHING-	June 18 pay SS	39,784.45		
Subtotal for Clerk Treasurer							1,995,368.55		
Subtotal for Fund 701 Payroll							1,995,368.55		
Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN002193	Christopher Burke	APP128663	6/11/2025	900016309	STORM-CONSULTING FEES	On Call	2,311.66		
VEN012492	Ryan Warzynski Outdoor Living	APP128713	6/16/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	200.00		
VEN011793	Keystone Cooperative Inc	APP128717	6/16/2025	900016226	STORM-VEHICLE GAS	Fuel	68.09		
VEN002424	IUPPS	APP128718	6/16/2025	900016309	STORM-CONSULTING FEES	May tickets	1,667.25		
VEN012477	Jeff Grant	APP128721	6/16/2025	900016370	STORMWATER-REFUND	COW	41.42		
VEN012478	Mitchell Aaron	APP128722	6/16/2025	900016370	STORMWATER-REFUND		13.38		
VEN012478	Mitchell Aaron	APP128722	6/16/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	244.24		
VEN002508	WW Real Estate LLC	APP128723	6/16/2025	900016370	STORMWATER-REFUND	0 PARK ST ACCT 000	46.97		
VEN002508	WW Real Estate LLC	APP128723	6/16/2025	900016370	STORMWATER-REFUND	0 PARKWAY CIR ACCT 001	19.45		
VEN012479	Billy and Christa Young	APP128724	6/16/2025	900016370	STORMWATER-REFUND	COW	31.11		
VEN012480	Terri McCarthy	APP128725	6/16/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	12.86		
VEN012481	Linda Cooke	APP128726	6/16/2025	900016370	STORMWATER-REFUND	OVER PAYMENT	68.33		
VEN012482	Heidi Lewis	APP128727	6/16/2025	900016370	STORMWATER-REFUND	COW	18.68		
VEN012483	Eric Morris	APP128728	6/16/2025	900016370	STORMWATER-REFUND	COW	10.95		
VEN012485	Tom Curran	APP128733	6/16/2025	900016370	STORMWATER-REFUND	COW	9.73		
VEN012486	Ricardo Quinones Acevedo	APP128734	6/16/2025	900016370	STORMWATER-REFUND	COW	34.51		
VEN012487	Melissa Scaparro	APP128735	6/16/2025	900016370	STORMWATER-REFUND	COW	18.77		
VEN001537	Payroll	APP128765	6/17/2025	900016111	STORM-SALARY	sal	17,414.54	900000410	6/17/2025
VEN001537	Payroll	APP128765	6/17/2025	900016120	STORM-FICA/MEDICARE	fica	1,019.01	900000410	6/17/2025
VEN001537	Payroll	APP128765	6/17/2025	900016120	STORM-FICA/MEDICARE	med	238.31	900000410	6/17/2025
VEN001537	Payroll	APP128765	6/17/2025	900016121	STORM-PERF	perf	2,472.86	900000410	6/17/2025
VEN010277	Resolution Group	APP128806	6/17/2025	900016349	STORM-SERVICE	Private BMP Inventory	3,220.71		
VEN012364	Publiq LLC	APP128818	6/18/2025	900016349	STORM-SERVICE	Utility billing	4,696.13		

Purchase Invoice Register

City of Westfield

Report Date Range: 06/06/25..06/18/25

6/18/2025 3:30 PM

Page 18 of 18

WESTFIELD\KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date	
Fund No. Fund Name										
900	Stormwater									
	Stormwater									
VEN008448	Springbrook Holding LLC	APP128819	6/18/2025	900016349	STORM-SERVICE	CivicPay fees	835.00			
VEN002424	IUPPS	APP128822	6/18/2025	900016309	STORM-CONSULTING FEES	March tickets	1,597.90			
	Subtotal for Stormwater							36,311.86		
Subtotal for Fund 900 Stormwater							36,311.86			
Fund No. Fund Name										
902	SW 2017 B and I Sinking									
	Stormwater									
VEN000920	Huntington National Bank	APP128590	6/10/2025	902016380	STORM-2017 BD SINKING	2017 Bond	165,000.00	43819	6/10/2025	
VEN000920	Huntington National Bank	APP128590	6/10/2025	902016381	STORM-2017 BD SINKING	2017 Bond	13,248.00	43819	6/10/2025	
	Subtotal for Stormwater							178,248.00		
Subtotal for Fund 902 SW 2017 B and I Sinking							178,248.00			
Posted Invoices Total							12,660,084.28			
Credit Memos										
Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount			
Fund No. Fund Name										
101	General									
	F and E									
VEN010561	Northside Window	ACP002977	6/16/2025	101004343	F and E-Building Maint	F and E-Building Maint	2,295.12			
VEN010561	Northside Window	ACP002977	6/16/2025	101004343	F and E-Building Maint	F and E-Building Maint	1,945.00			
VEN010561	Northside Window	ACP002977	6/16/2025	101004343	F and E-Building Maint	F and E-Building Maint	395.00			
VEN010561	Northside Window	ACP002977	6/16/2025	101004343	F and E-Building Maint	F and E-Building Maint	1,631.88			
VEN010561	Northside Window	ACP002977	6/16/2025	101004343	F and E-Building Maint	F and E-Building Maint	1,465.00			
VEN010561	Northside Window	ACP002977	6/16/2025	101004343	F and E-Building Maint	F and E-Building Maint	1,035.00			
	Subtotal for							8,767.00		
Subtotal by Fund 101 General							8,767.00			
Credit Memo Total							8,767.00			

RESOLUTION NO. 25-133

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, CONFIRMING THE AMENDMENT OF AN ECONOMIC REVITALIZATION AREA

WHEREAS, pursuant to Ind. Code § 6-1.1-12.1-1, et. seq., as amended (the “Act”), the City of Westfield, Indiana (the “City”), by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the “Council”), has the authority to declare one or more areas of the City to be an “economic revitalization area” under the Act, and to grant property tax deductions with respect to the payment of real and/or personal property taxes for real and/or personal property located within an area declared by the Council to be an “economic revitalization areas”; and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an economic revitalization area and, after preparing maps and plats or a description of the boundaries of the area, may by adoption of a resolution declare such area to be an economic revitalization area, which resolution, following notice and a public hearing thereon, may be confirmed, modified and confirmed, or rescinded; and

WHEREAS, the Council previously adopted its Resolution No. 19-121 on September 9, 2019, as subsequently confirmed by Resolution No. 19-125 adopted by the Council on October 14, 2019, following a public hearing, designating an area whose boundaries are located within the corporate boundaries of the City generally located on the northeast corner of 196th Street and East Street, Westfield, Indiana, to be an economic revitalization area under the Act, known as the Northpoint Business Park Economic Revitalization Area (the “Original Area”), in which property owners and lessees making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act; and

WHEREAS, the Council has studied that area of the City surrounding the Original Area, which is more particularly described in Exhibit A attached hereto and made a part hereof (the “Expansion Area”), which is also depicted on the map attached as Exhibit B hereto and made a part hereof, and desires to declare the Expansion Area to be an economic revitalization area under the Act, in which property owners and lessees in the Expansion Area making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act.

WHEREAS, the Expansion Area is located within the jurisdiction of the City for the purposes set forth in IC 6-1.1-12.1-2; and

WHEREAS, pursuant to IC 6-1.1-12.1-2, on June 9, 2025, the Council adopted Resolution No. 25-129 (the “Declaratory Resolution”), which declared the Expansion Area as an “economic revitalization area” pursuant the Act; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, the Council published notice (the “Notice”) describing the adoption and substance of the Declaratory Resolution and stating that, on

June 23, 2025, the Council would hold a public hearing (the “Public Hearing”) at which it will receive and hear all remonstrances and objections from interested persons, with respect to the Declaratory Resolution; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, the Council filed, with each taxing unit that has authority to levy property taxes in the Area, a copy of the Notice; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, on June 23, 2025, the Council held the Public Hearing at which it received, heard and considered evidence concerning the Declaratory Resolution and any remonstrances or objections with respect to the Declaratory Resolution; and

WHEREAS, pursuant to IC 6-1.1-12.1-2.5, the Council now desires to take final action confirming the Declaratory Resolution;

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

1. The Council hereby finds that (i) the Expansion Area is within the corporate boundaries of the City and (ii) the Expansion Area has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented a normal development of property and use of property.

2. The Expansion Area is hereby declared to be an “economic revitalization area” pursuant to the Act for purposes of permitting such real and personal property tax deductions, if subsequently approved by the Council, pursuant to the Act. For the avoidance of doubt, the Expansion Area shall only include that portion of existing tax parcel number 08-06-30-00-006.000 that is located to the east of East Street. A determination of the number of years a deduction under section 3, 4.5, or 4.8 of the Act is allowable shall be determined by the Council at such time as a taxpayer submits an application requesting the Council grant property tax deductions with respect to the payment of real and/or personal property taxes for real and/or personal property located within the Original Area, as expanded to include the Expansion Area.

3. The Council hereby confirms the Declaratory Resolution, and the actions set forth in this Resolution are final, except for the limited rights of appeal provided under IC 6-1.1-12.1-2.5.

4. Each of the Mayor and the Clerk-Treasurer is hereby authorized to make all filings necessary or desirable and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.

5. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

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 RESOLUTION 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 Resolution No. 25-____

I hereby VETO Resolution No. 25-____

this ____ day of _____, 2025.

Scott A. Willis, Mayor

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 Original Area and Expansion Area

Existing Parcels	Northpoint Business Park ERA
08-06-19-00-00-006.000	
08-06-19-00-00-007.000	
08-06-19-00-00-008.000	
08-06-19-00-00-009.000	
08-06-19-00-02-003.000	
08-06-19-00-02-004.000	
08-06-19-00-02-005.000	
08-06-19-00-02-005.001	
08-06-20-00-00-001.002	
08-06-20-00-00-001.102	
08-06-20-00-00-001.112	
08-06-20-00-00-001.122	
08-06-20-00-00-001.132	
08-06-20-00-00-001.142	
08-06-20-00-00-001.222	
08-06-20-00-00-001.232	
09-06-19-00-00-004.000	
09-06-19-00-00-004.001	
09-06-19-00-00-004.102	
09-06-19-00-00-004.202	
09-06-19-00-00-004.302	
09-06-19-00-00-004.402	
09-06-19-00-01-001.004	
09-06-19-00-01-001.115	
09-06-19-00-01-001.125	
09-06-19-00-01-001.205	
09-06-19-00-01-001.206	
Added Parcel	Northpoint Business Park ERA
08-06-30-00-00-006.000	Parcel to be split (1-West of East Street 2- East of East Street)

LEGAL DESCRIPTION OF EXPANSION AREA

The following is a legal description of the Expansion Area which is located east of East Street, and is expected to be split into two separate tax parcels from the existing tax parcel 08-06-30-00-006.000.

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.

RESOLUTION NO. 25-134

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA APPROVING THE DEDUCTION FROM ASSESSED VALUE OF CERTAIN REAL PROPERTY TO BE INSTALLED BY VIKAN NORTH AMERICA

WHEREAS, pursuant to Ind. Code § 6-1.1-12.1-1, *et. seq.* (the “Act”), the City of Westfield, Indiana (the “City”), by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the “Council”), has the authority to declare one or more areas of the City to be an “economic revitalization area” under the Act, and to grant property tax deductions with respect to the payment of real and/or personal property taxes for real and/or personal property located within an area declared by the Council to be an “economic revitalization area”;

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an economic revitalization area and, after preparing maps and plats or a description of the boundaries of the area, may by adoption of a resolution declare such area to be an economic revitalization area, which resolution, following notice and a public hearing thereon, may be confirmed, modified and confirmed, or rescinded;

WHEREAS, the Council previously adopted its Resolution No. 19-121 on September 9, 2019, as subsequently confirmed by Resolution No. 19-125 adopted by the Council on October 14, 2019, following a public hearing, designating an area whose boundaries are located within the corporate boundaries of the City generally located on the northeast corner of 196th Street and East Street, Westfield, Indiana, to be an economic revitalization area under the Act, known as the Northpoint Business Park Economic Revitalization Area (the “Original Area”), in which property owners and lessees making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act; and

WHEREAS, the Council adopted Resolution Number 25-129 (the “Declaratory Resolution”) on June 9, 2025, pursuant to the Act, to expand the Original Area by declaring a certain area in the City surrounding the Original Area, as more particularly described in Exhibit A hereto (the “Expansion Area”), to be an economic revitalization area under the Act, in which property owners and lessees in the Original Area, as expanded to include the Expansion Area (collectively, the “Area”), making application to the City pursuant to the Act subsequently approved by this Council pursuant to the

Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council, after following all applicable procedures of the Act including receiving and hearing all remonstrances and objections from interested persons, adopted Resolution Number 25-133 on June 23, 2025, taking final action to confirm the Declaratory Resolution, thereby establishing the Expansion Area to be an “economic revitalization area” under the Act;

WHEREAS, Vikan North America (the “Applicant”) has filed with this Council a Statement of Benefits, Real Property (Form SB-1/RP) (“Form SB-1”) attached hereto as Exhibit B which describes the construction of a new 80,000 SF facility to support the warehouse and office needs of the applicant (such improvements, collectively, the “Project”), all of which is to be constructed at the location commonly known as 2255 E. 196th Street Westfield, IN 46074 (the improvements comprising the Project, collectively, the “Real Property”), in order to receive real property tax abatement for the Project;

WHEREAS, the Project includes the construction of an 80,000 square foot warehouse and office building that is anticipated to be 70,000 square feet dedicated to the warehouse and 10,000 square feet dedicated to office use by the Applicant in its operations located in the Area to be completed within three (3) years of incentive approvals;

WHEREAS, this Council has reviewed the Form SB-1; and

WHEREAS, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:**

SECTION I. The proposed Project will be located in the Area which has been confirmed as an “economic revitalization area” pursuant to the Act.

SECTION II. Based upon the information in the Form SB-1, the Council makes the following findings:

- (1) That the estimate of the cost of the new 80,000 square foot building is reasonable for real estate of that type.
- (2) That the estimate of the number of individuals who will be employed or whose employment will be retained (i.e., approximately 56 new full-time equivalent jobs to the community) can be reasonably expected to result from the proposed construction of the Real Property.
- (3) That the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained (i.e., estimated aggregate annual salaries (excluding benefits) of \$3,900,000) can be reasonably expected to result from the proposed construction of the Real Property.
- (4) The other benefits about which information has been presented to the Council are benefits that can be reasonably expected to result from the completion of construction of the Real Property within three (3) years of the incentives being approved.
- (5) The totality of benefits from the proposed construction of the Real Property is sufficient to justify the granting of a ten (10) year real property tax deduction period to the Applicant.

SECTION III.

The Form SB-1 submitted by the Applicant is approved. Based on the information in the Form SB-1 and the foregoing findings, the Council, pursuant to Ind. Code § 6-1.1-12.1, hereby approves and allows the Applicant real property tax deductions for ten (10) years as set forth in Section IV hereof for the Real Property located in the Area.

SECTION IV.

With respect to the Real Property, the percentage of deductions for each of said ten (10) years shall be as set forth in the following schedule:

Year 1 – 100%

Year 2 – 95%

Year 3 – 90%
Year 4 – 85%
Year 5 – 80%
Year 6 – 75%
Year 7 – 70%
Year 8 – 45%
Year 9 – 20%
Year 10 – 10%

SECTION V. Pursuant to the Act, the Council shall cause to be filed a certified copy of this Resolution with the Hamilton County Auditor.

SECTION VI. This Resolution shall be in full force and effect immediately upon its adoption.

ADOPTED AND APPROVED at a meeting of the Common Council of Westfield, Indiana, held on the __ day of _____, 2025.

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

Marla Ailor, Clerk-Treasurer

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

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

Scott A. Willis, Mayor

Scott A. Willis, Mayor

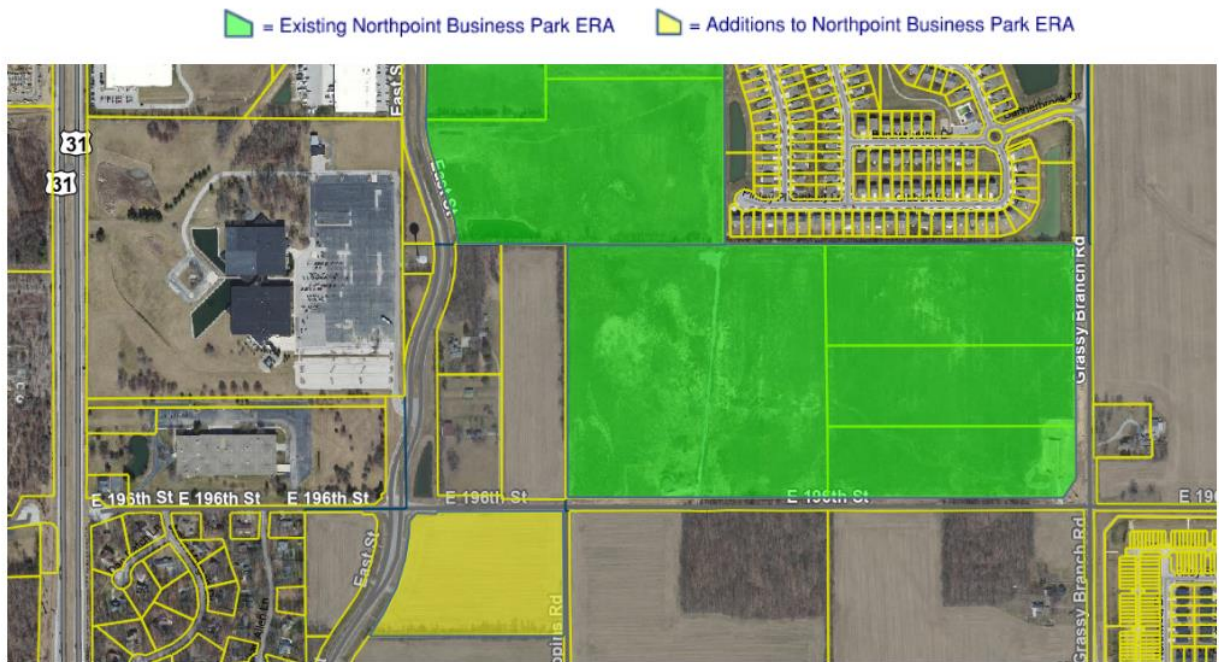
This document was prepared by Kaitlin Glazier; City of Westfield; 2728 E. 171st Street, Westfield, IN.

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

EXHIBIT A

ERA Location Map

Northpoint Business Park - ERA Area Closeup (South)



Project Legal Description

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.

Project Location Map

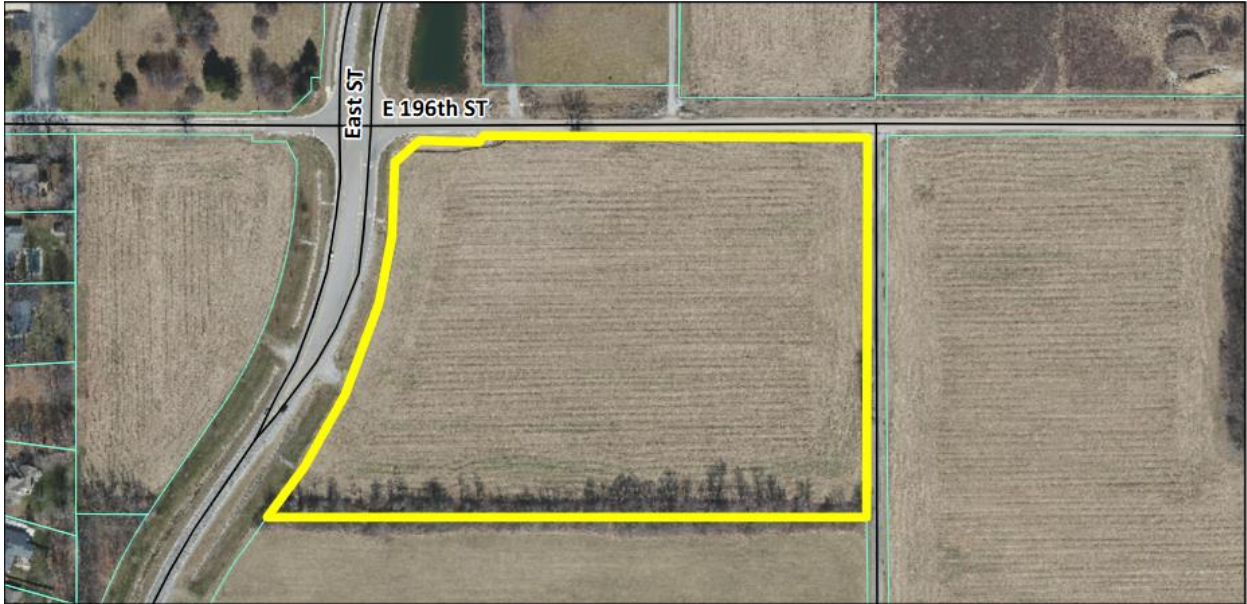


Exhibit B
Statement of Benefits Real Property Form



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Vikan North America Corporation					
Address of taxpayer (number and street, city, state, and ZIP code) 4735 W 106th Street, Zionsville, IN 46077					
Name of contact person Lindsay Adams		Telephone number (317) 876-9856		E-mail address ladams@vikan.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Westfield City Council				Resolution number	
Location of property 2255 E. 196th Street		County Hamilton		DLGF taxing district number 015	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of an approximate 80,000 square foot facility (70,000 SF warehouse and 10,000 SF office space)				Estimated start date (month, day, year) 09/01/2025	
				Estimated completion date (month, day, year) 5/31/2026	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
56.00	\$3,900,000.00	56.00	\$3,900,000.00	0.00	\$0.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project					
Less values of any property being replaced					
Net estimated values upon completion of project					
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits Taxpayer intends to relocate its North America headquarters to Westfield.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Lindsay Adams				Date signed (month, day, year) 5/13/2025	
Printed name of authorized representative Lindsay Adams				Title Executive Vice President	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

ORDINANCE NUMBER 25-39

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

“199th & Monon”

This is a Planned Unit Development District Ordinance (to be known as the "**199th & Monon PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 25__-PUD-__**), 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 **Petition No. 25__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation** (x-x vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on ____ __, 2025;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**199th & Monon 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 City of Westfield

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 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 Area: A discrete geographic area within the District. The District contains two (2) Areas, "Area A", "Area B", and "Area C", which are conceptually represented on Page 2 of the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.
- 2.2 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to be a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be at least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.

- 2.6 **Subject Home.** A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.7 **Same Elevation:** The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, Costal Farmhouse, and Traditional.
- 2.8 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.
- 3.3 The Concept Plan, shall be supplemented by the vehicular and pedestrian access and lot configuration illustrated on the Cluster Courtyard Exhibit represented on **Exhibit C**. Area C shall be developed in general conformance with the Cluster Courtyard as determined and approved by the Director.
- 3.4 Area A, Area B and Area C are conceptually represented on Page 2 of the Concept Plan and regulated further by the terms of this Ordinance. Area A, Area B and Area C (as illustrated on page 2 of the Concept Plan) may be reduced or enlarged in area and number of lots by up to fifteen (15) percent of the total number of permitted Lots.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF4: Single Family Medium Density 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.

- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one-hundred and twenty-five (125).

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

- 6.1 The following standards for shall be applied to the three (3) Areas:

Standard	Area A	Area B	Area C
Minimum Lot Area	6,250 SF	5,000 SF	3,600 SF
Minimum Lot Frontage	40’	40’	Not Applicable
Minimum Building Setback Lines			
Front Yard	15’	15’	*10’
Side Yard	5’	5’	**0’ / 10’
Rear Yard	15’	15’	5’
Minimum Lot Width	50'	50'	Not Applicable
Max. Building Height	2 ½ stories		
Minimum Living Area (Total)			
One Story Dwellings	2,400 SF	1,800 SF	1,800 SF
Two Story Dwellings	2,400 SF	1,800 SF	1,800 SF

* Measured from public right of way adjacent to Cluster Court.

** Ten (10) feet shall be the required minimum building separation.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

- A. The Architectural Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

- B. **Streetscape Diversity**: Article 6.3(C)(2) shall not apply. It is not the intent to limit the architectural styles shown in the Character Exhibit, attached hereto as **Exhibit D**, but to encourage a diversity in architectural styles of Dwellings within the District. Therefore, the following shall apply:

4	4
3	3
2	2
1	1
Subject Home	1
1	1
2	2
3	3
4	4

- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- 2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- 3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 4** Homes may be identical to the Subject Home.

- C. **Additional Architectural Standards**: The following shall apply to all Dwellings:

- i. **Minimum Overhang**: The roof overhang or eaves shall be a minimum of six (6) inches, as measured prior to the installation of Masonry Materials.
- ii. **Garage Composition and Orientation**:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) In order to vary the appearance of garage doors, garage door designs shall include a variety of design elements. A minimum of two (2) basic garage door styles (individual bay

door / multi-bay door, with windows / without windows, with and without hardware) matching the door style shall be utilized and a variety of color packages will be utilized. No more than fifty (50) percent of the Lots within each Area shall have garage doors including the same window and hardware treatment.

- c) All garage doors shall have trim of no less than four (4") inch nominal width unless surrounded by masonry in which case trim is not required.

iii. Building Materials:

- a) In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- b) Masonry Requirements: A minimum of a 24-inch wainscot but no higher than the first-floor windows is required on all 4 sides of the home.

iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:

- a) Side load or courtyard garage.
- b) Covered front porch (with a minimum of twenty-one square feet).
- c) Roofline direction change or roofline height change greater than sixteen (16) inches.
- d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
- e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum three and one-half inch (3-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
- f) A minimum of a four-foot (4') deep offset at one (1) or more points along the front elevation or a two-foot (2') deep offset at two (2) or more points along the front elevation.
- g) A minimum roof pitch of 6/12 for the primary roof and 8/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.

- h) Separate overhead garage door per garage bay.
 - i) Roof design featuring one of the following: a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - j) Bay window (a minimum of six (6) feet wide).
 - k) Transom window, palladium window or at least one front door sidelight.
 - l) Garage doors containing decorative windows.
 - m) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - n) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade.
- a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - e) A minimum of two (2) or more windows with an aggregate minimum of twenty-one (21) square feet in size, on the Side Building Façade.
 - f) Bay window (a minimum of six (6) feet wide).
 - g) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - h) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
 - i) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.

- j) Covered porch, sunroom or screened porch (a minimum of one hundred and twenty (120) square feet in size).

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

- A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;
 - i. Lots in Area A and Area B shall require a minimum of two (2) trees (shade, evergreen or ornamental) and six (6) shrubs.
 - ii. Lots in Area C shall require a minimum of one (1) tree (shade, evergreen or ornamental) and six (6) shrubs.
 - iii. At a minimum, the Established Front Yard of all Lots shall be sodded and the remainder of the Lot shall be seeded.
- C. Perimeter Street Frontage Landscaping: Article 6.8(M) Perimeter Street Frontage Landscaping Requirements shall be required along 199th Street.
- D. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified below.
 - i. No buffer yard shall be required along the east perimeter of the Real Estate and adjacent to the small strip of real estate along the Monon Trail which small strip is zoned AG-SF1.
 - ii. Tree Preservation shall remain within the Monon Trail property allowing for sidewalk and utility crossings.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 9.1 Article 8.6 Easement Standards: Shall apply except as modified below:
- A. Cluster Courtyards. Private Cluster Courtyards shall be permitted in Area C.
- 9.2 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.
- A. Article 8.6.C Access: Easements providing access to required Open Space shall be not less than eight (8) feet in width.
- B. Pedestrian Path Network: A network of paths and sidewalks shall be installed as generally depicted on **Exhibit B**. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.
- C. Amenities: The following amenities shall be provided:
- i. Gathering Areas: Outdoor gathering areas shall be provided in the Greenspace and Court and Courtyard areas as noted on the Concept Plan and detailed as illustrated on **Exhibit E**. Gathering areas shall include but are not limited to site furniture, landscaping, and specialty pavement as detailed as illustrated on **Exhibit E**.
 - ii. Community Facilities: For the benefit of residents and Monon Trail users, facilities shall be provided (i.e., bike racks, a bike repair station, seating).
- 9.3 Article 8.7 Pedestrian Network Standards: Article 8.7(D) shall apply with the following modifications:
- A. Paths shall be constructed as generally illustrated on the Concept Plan. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.
- B. The minimum sidewalk width within public right-of-way shall be five (5) feet; all other sidewalk locations shall be a minimum of three (3) feet.
- C. Sidewalks shall not be required on either side of internal private streets.
- D. Connection(s) to the Monon shall accommodate Golf Cart use.

Section 10. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by

January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 11. **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.

Section 12. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 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 25-39** was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-39
this _____ day of _____, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-39
this _____ day of _____, 2025.

Scott A. Willis, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger. 550 Congressional Blvd, Suite
210, Carmel, IN 46032 (317) 844-0106
199th and Monon PUD 6 060625

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan / Area MaP
Exhibit C	Cluster Courtyard
Exhibit D	Architectural Character Exhibit
Exhibit E	Character Exhibits

REAL ESTATE

(Page 1 of 2)

A part of the land described in Instrument Number 200300035246, Karl Manders, in the Office of the Recorder, Hamilton County, Indiana, being a part of the East Half of Section 23, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Southeast Quarter of Section 23, Township 19 North, Range 3 East, thence North 00 degrees 08 minutes 09 seconds East (assumed from deed bearing) 329.15 feet to the Northwest corner of 10 acres off the South end of said Northwest Quarter of the Southeast Quarter, said point also being the Point of Beginning; thence North 00 degrees 08 minutes 09 seconds East 992.94 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter, thence North 00 degrees 03 minutes 15 seconds East 659.61 feet to the Northwest corner of the South half of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 89 degrees 43 minutes 43 seconds East 439.18 feet to the west line of real estate described in Instrument Number 2015028430, Chatham Hills, LLP, being a line 40.00 feet southwest and parallel with the centerline of the former Monon Railroad; thence South 33 degrees 28 minutes 32 seconds East along said west line 1525.28 feet to the northern corner of land conveyed to City of Westfield, known as "Monon Trail, Phase 7, Parcel 19 fee;" thence South 00 degrees 08 minutes 39 seconds West 59.60' to the southern corner thereof; thence South 33 degrees 29 minutes 09 seconds East along the westerly line thereof 374.74 feet to a point 330 feet north of the South line of the Northeast Quarter of the Southeast Quarter of said Section 23, thence South 89 degrees 38 minutes 22 seconds West 166.02 feet parallel with the South line of said Northeast Quarter of the Southeast Quarter to a point on the East line of the Northwest Quarter of the Southeast Quarter of said Section 23, thence South 00 degrees 10 minutes 30 seconds West 0.85 feet to the Northeast corner of 10 acres off the South end of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 38 minutes 22 seconds West 1324.07 feet to the place of beginning.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 25 -PUD-.

EXHIBIT B

CONCEPT PLAN
(Page 2 of 2)

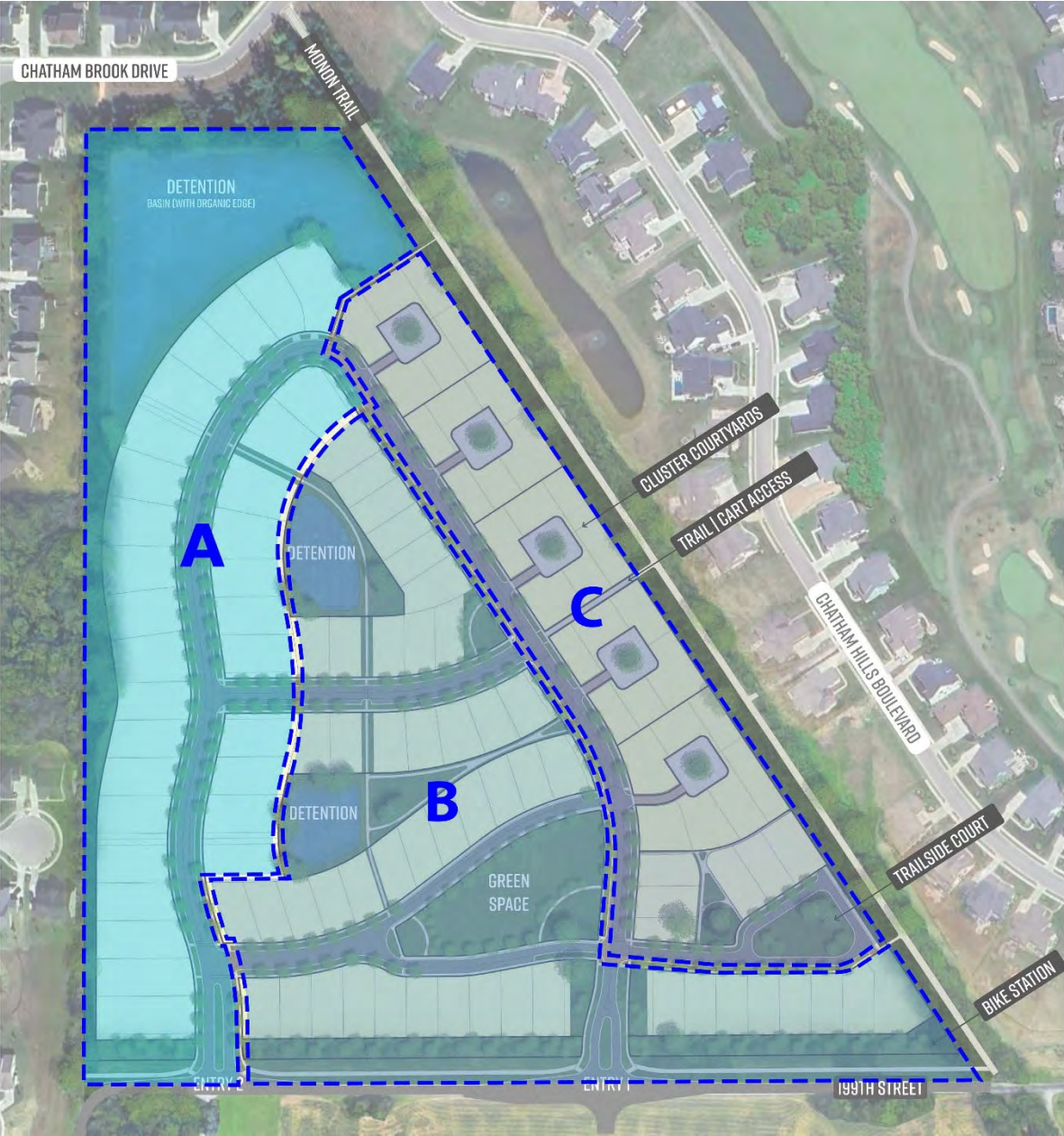


EXHIBIT C

Cluster Courtyard
(Page 1 of 1)

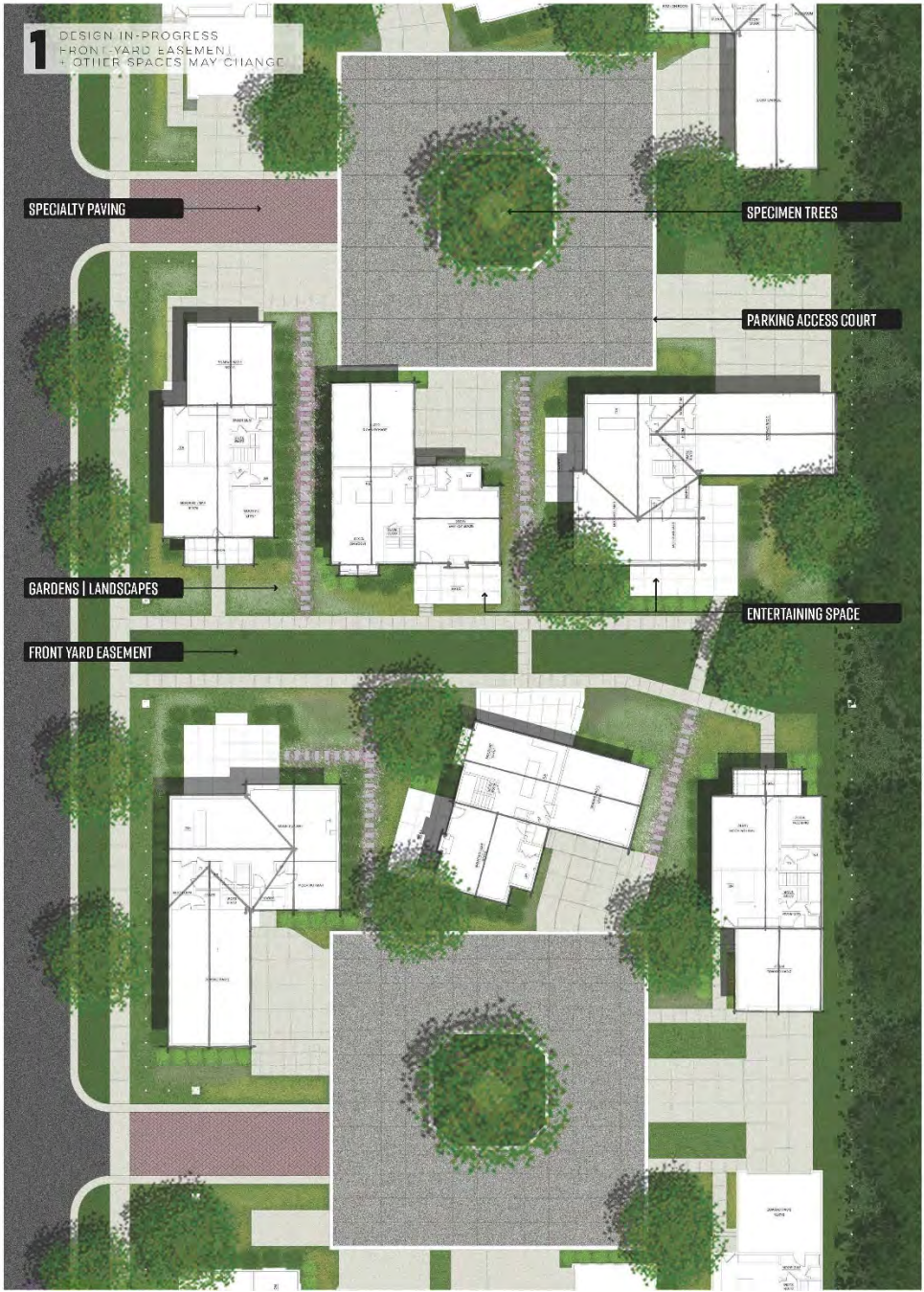


EXHIBIT D

CHARACTER EXHIBITS

(See following 22 pages)

SEGMENT 1
28' WIDE REAR LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - A



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - B



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - C



ALT. WRAP AROUND PORCH



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - D



ALT. WRAP AROUND PORCH

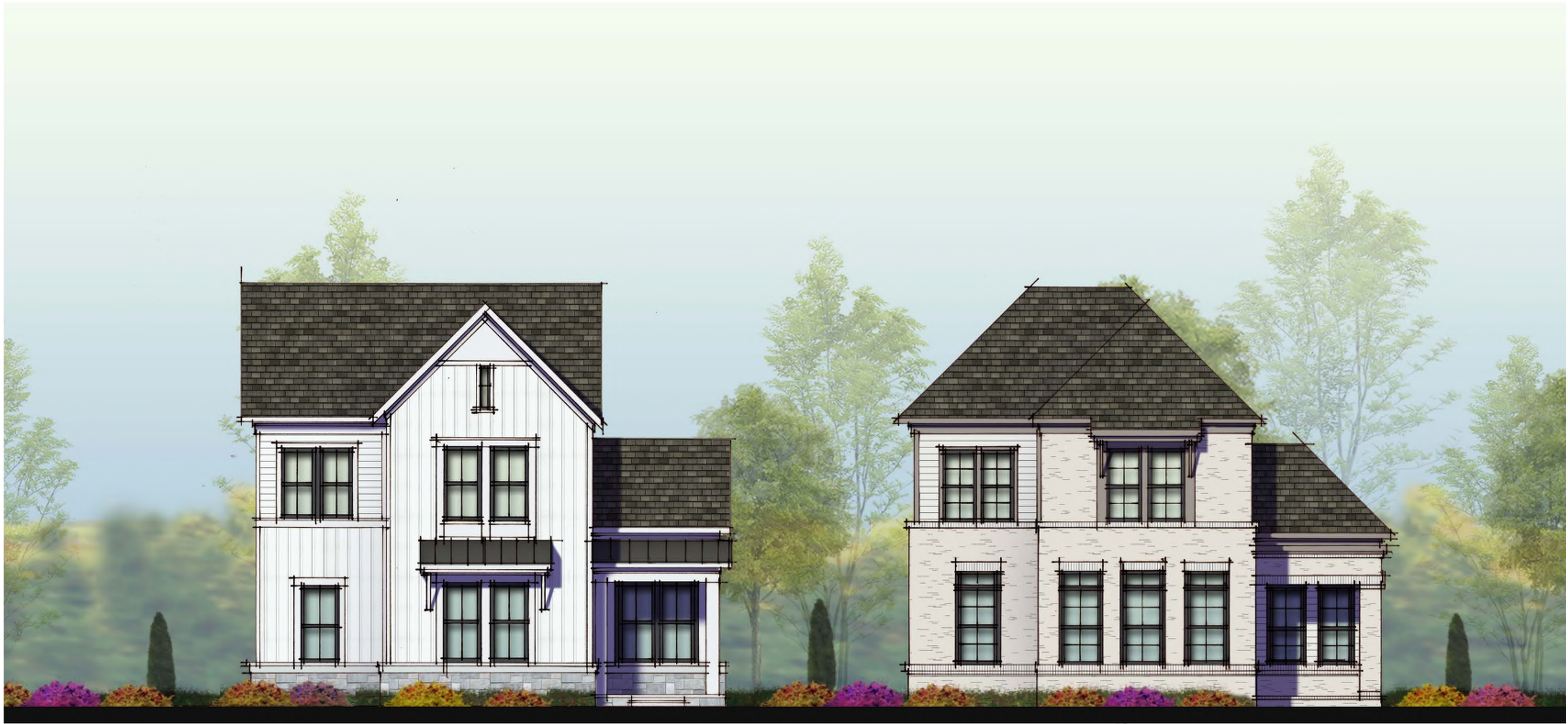


ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - E

SEGMENT 2
38' WIDE REAR LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - A



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - B



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - C



ELEVATION 2

ELEVATION 1

SEGMENT 2

38' WIDE REAR LOADED - D

SEGMENT 3
42' WIDE FRONT & SIDE LOADED



ELEVATION 2

ELEVATION 1

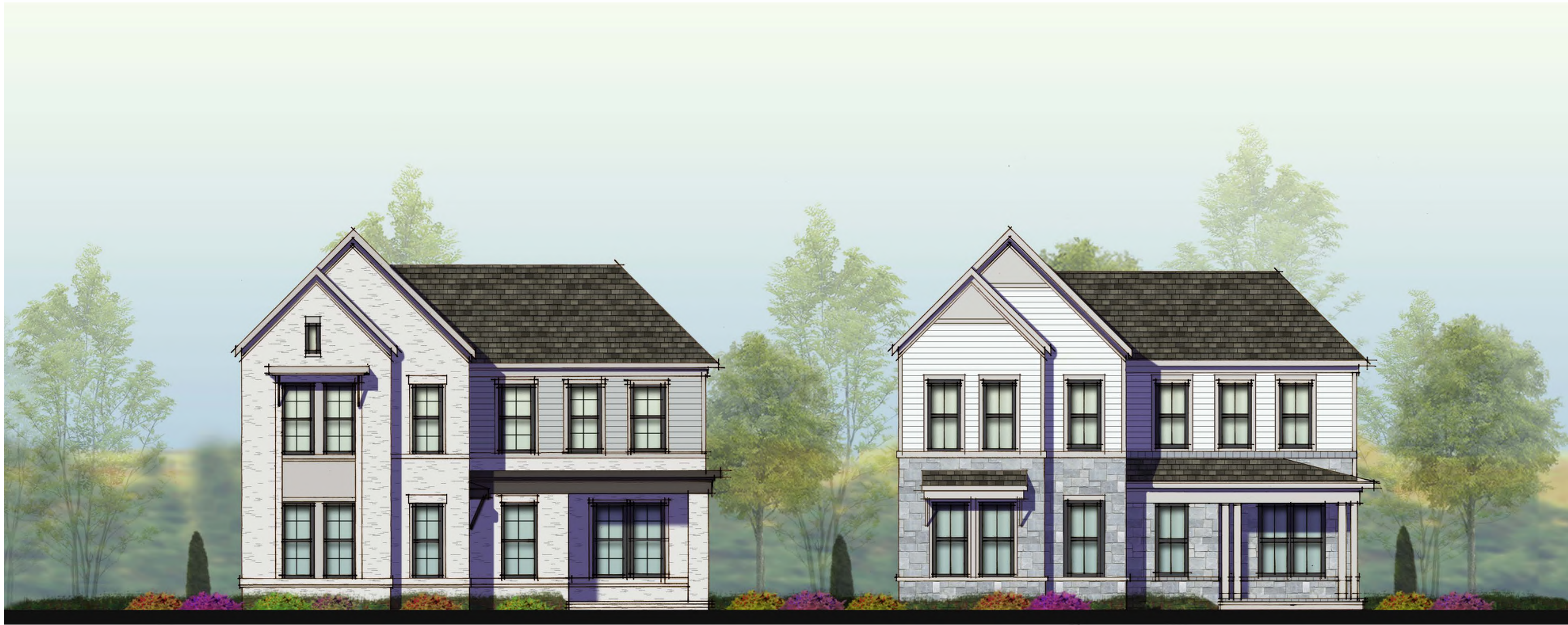
SEGMENT 3
42' WIDE FRONT LOADED - A



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE FRONT LOADED - B



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - C



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - D



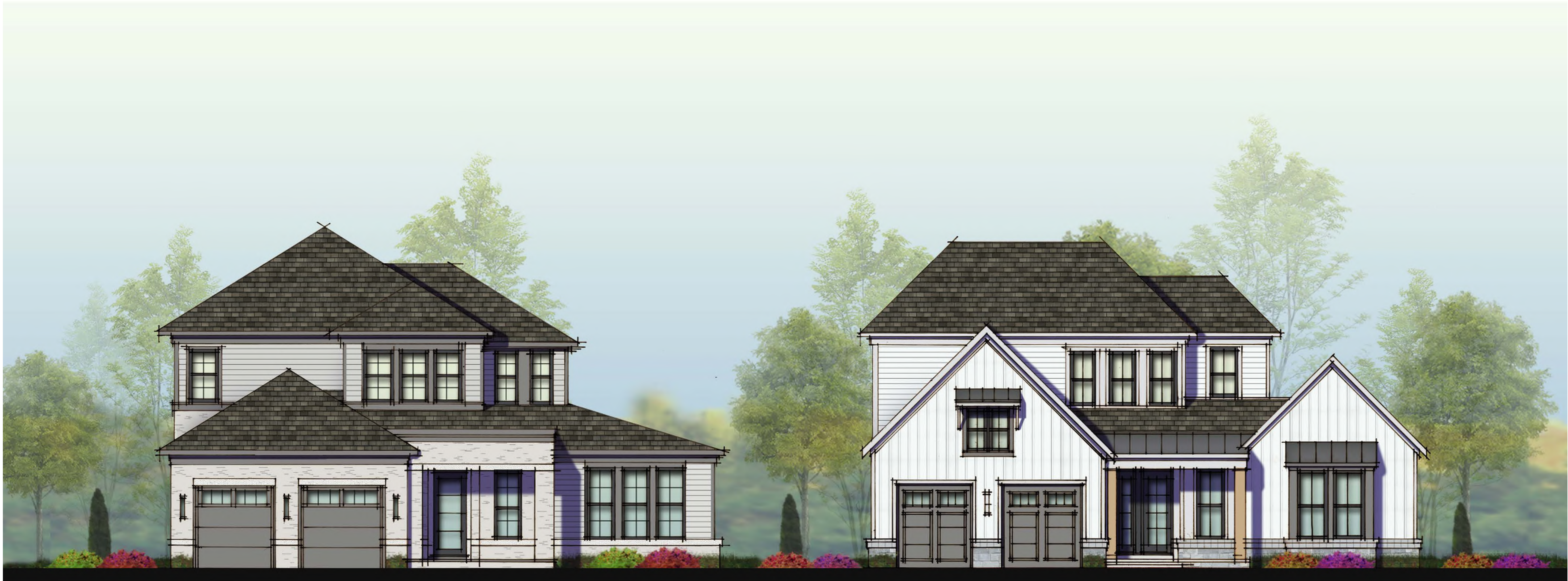
ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - E

SEGMENT 4

53' WIDE FRONT & SIDE LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 4

53' WIDE FRONT LOADED - A



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE FRONT LOADED - B



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE SIDE LOADED - C



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE SIDE LOADED - D

EXHIBIT E

CHARACTER EXHIBITS

(Page 1 of 5)



EXHIBIT E

CHARACTER EXHIBITS
(Page 2 of 5)



VIGNETTES

- 1. CLUSTER COURT GARDENS
- 2. VILLAGE GREEN GATHERING SPACE
- 3. VILLAGE GREEN SEATING CORNER
- 4. SECOND SEATING CORNER

199 AND MONON AMENITY KEY MAP

MAY 20, 2025



EXHIBIT E

CHARACTER EXHIBITS

(Page 3 of 5)



EXHIBIT E

CHARACTER EXHIBITS

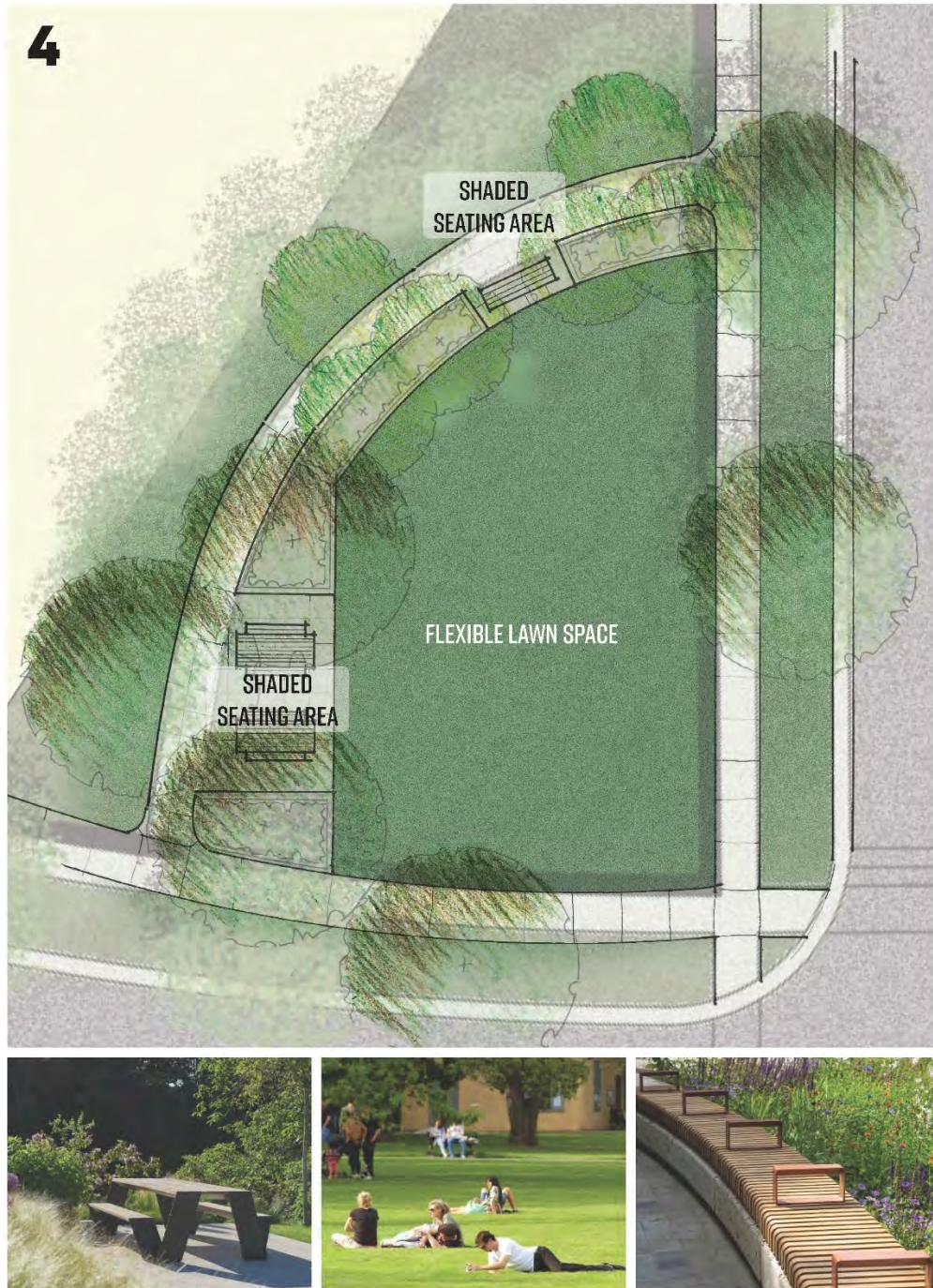
(Page 4 of 5)



EXHIBIT E

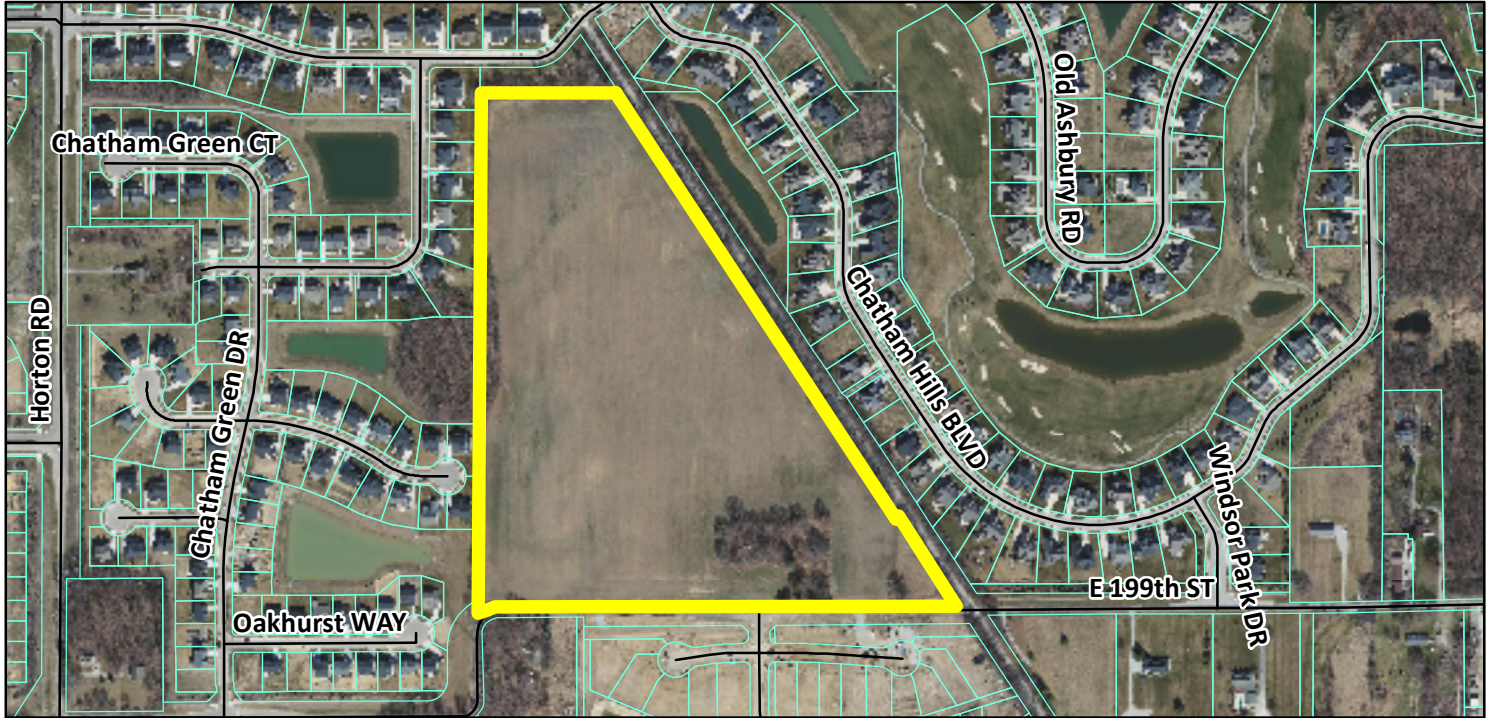
CHARACTER EXHIBITS

(Page 5 of 5)

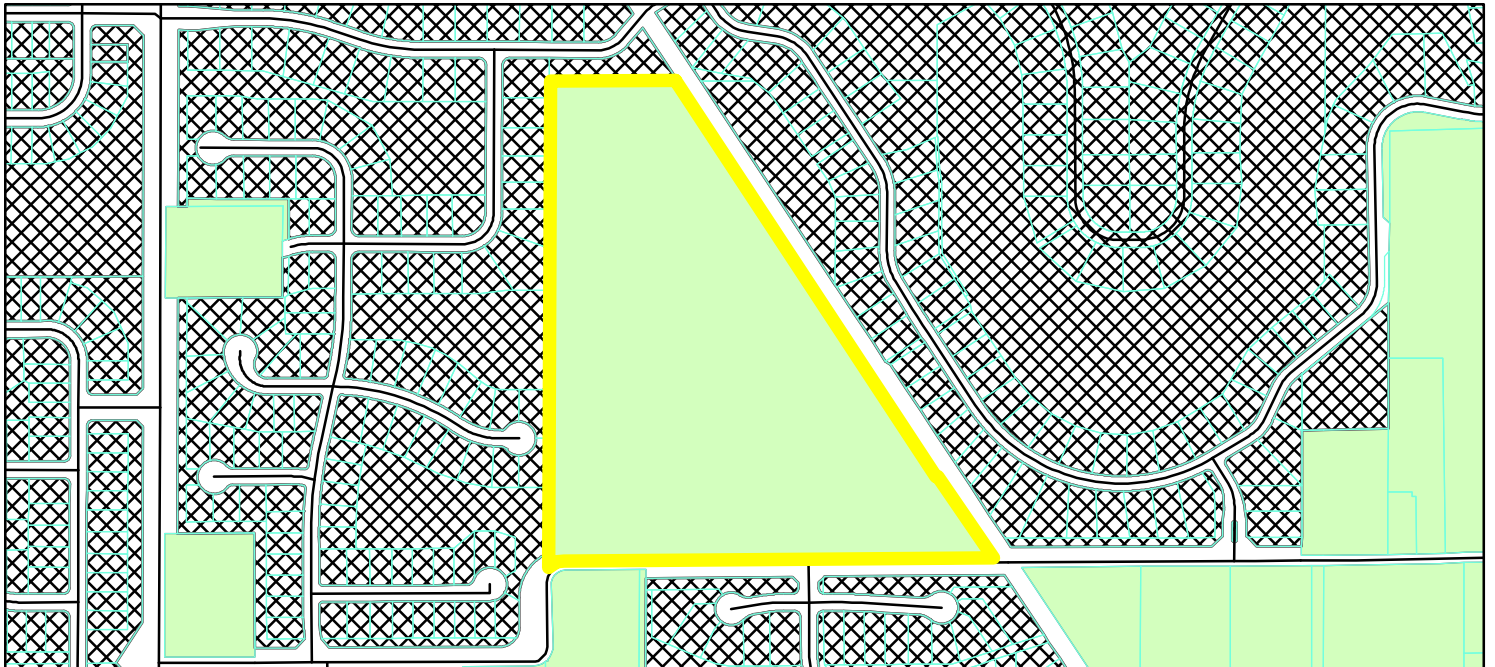


Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Zoning - All
AG-SF1 (Agriculture - Single Family - 1)
PUD (Planned Unit Development)

0 0.075 0.15
Miles



SEGMENT 1
28' WIDE REAR LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - A



28X54 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
OAE001
SCALE: 3/16"=1' (S) 22'x36"
SCALE: 3/32"=1' (S) 11'x17'



ELEVATION 2

ELEVATION 1

SEGMENT 1 28' WIDE REAR LOADED - B



28X60 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/19/25
OAE001

INDIANA

ONYX + EAST

SCALE: 3/16"=1' (S) 22'x36"
SCALE: 3/32"=1' (S) 11'x17'



ELEVATION 2

ELEVATION 1

SEGMENT 1 28' WIDE REAR LOADED - C



28X60 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/19/25
ONE001

INDIANA

ONYX + EAST

SCALE: 3/16"=1' (S) 28'x60'
SCALE: 3/32"=1' (S) 11'x47'



ALT. WRAP AROUND PORCH



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - D



28X60 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
ONE001
SCALE: 3/16"=1' (S) 28'x60'
SCALE: 3/32"=1' (S) 11'x47'



ALT. WRAP AROUND PORCH



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - E



28X60 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/19/25
ONE001

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (S) 28'x60'
SCALE: 3/32" = 1' (S) 11'x47'

SEGMENT 2
38' WIDE REAR LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 2 38' WIDE REAR LOADED - A



38X72.5 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/19/25
OAE001

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (S) 22'x36"
SCALE: 3/32" = 1' (S) 11'x17'

13



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - B



38X70 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
OAE001
SCALE: 3/16"=1' (S) 22'x36"
SCALE: 3/32"=1' (S) 11'x17'



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - C



38X68 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
OAE001
SCALE: 3/16"=1' (S) 3/32"=1' (T)
SCALE: 3/32"=1' (S) 1/8"=1' (T)



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - D



38X64 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/19/25
OAE001

INDIANA

ONYX + EAST

SCALE: 3/16"=1' (S) 3/32"=1' (L)
SCALE: 3/32"=1' (S) 1/4"=1' (L)

SEGMENT 3
42' WIDE FRONT & SIDE LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE FRONT LOADED - A



42X53 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
ONE001
SCALE: 3/16"=1' (S) 22'x36"
SCALE: 3/32"=1' (S) 11'x17'



ELEVATION 2

ELEVATION 1

SEGMENT 3 42' WIDE FRONT LOADED - B



42X55 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/19/25
OAE001

INDIANA

ONYX + EAST

SCALE: 3/16"=1' (S) 22'x30'
SCALE: 3/32"=1' (S) 11'x17'



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - C



42X45 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
ONE001
SCALE: 3/16"=1' (S) 22'x30'
SCALE: 3/32"=1' (S) 11'x17'



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - D



42X49 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
OAE001
SCALE: 3/16"=1' (S) 22'x36"
SCALE: 3/32"=1' (S) 11'x17'



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - E



42X55 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
OAE001
SCALE: 3/16"=1' (S) 22'x36"
SCALE: 3/32"=1' (S) 11'x17'

SEGMENT 4
53' WIDE FRONT & SIDE LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE FRONT LOADED - A



53X70 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
OAE001

SCALE: 3/16"=1' (S) 3/32"=1' (E)
SCALE: 3/32"=1' (S) 1/4"=1' (E)



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE FRONT LOADED - B



53X66 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
OAE001
SCALE: 3/16"=1' (S) 22'x36"
SCALE: 3/32"=1' (S) 11'x17'



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE SIDE LOADED - C



53X85 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/19/25
OAE001
SCALE: 3/16"=1' (S) 3/32"=1' (E)
SCALE: 3/32"=1' (S) 1/4"=1' (E)



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE SIDE LOADED - D



53X85 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/19/25
OAE001

INDIANA

ONYX + EAST

SCALE: 3/16"=1' (S) 22'x30"
SCALE: 3/32"=1' (S) 11'x17'

EXHIBIT B
CONCEPT PLAN
 (Page 1 of 2)



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EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)

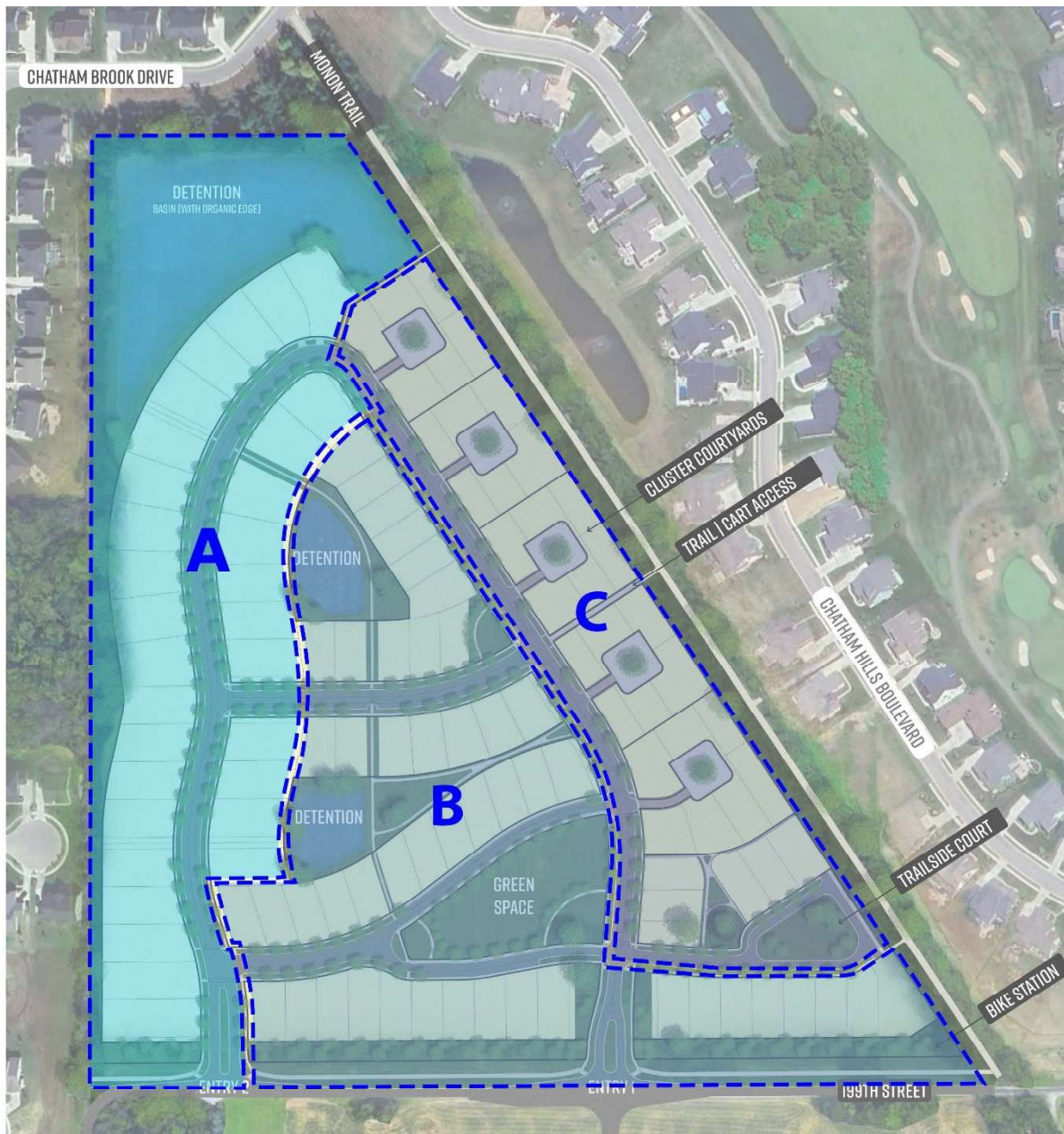






EXHIBIT E
CHARACTER EXHIBITS
 (Page 2 of 5)



VIGNETTES
 1) CLUSTER COURT GARDENS
 2) VILLAGE GREEN GATHERING SPACE
 3) VILLAGE GREEN SEATING CORNER
 4) SECOND SEATING CORNER

199 AND MONON AMENITY KEY MAP
 MAY 25, 2023



EXHIBIT E

CHARACTER EXHIBITS

(Page 3 of 5)

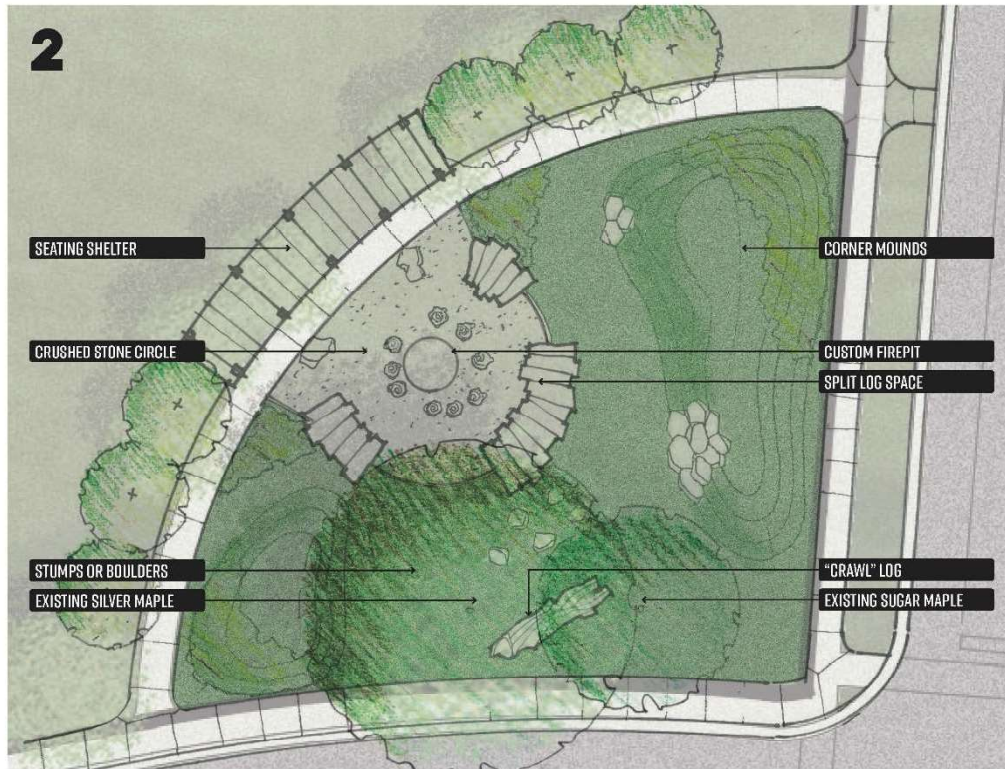


EXHIBIT E

CHARACTER EXHIBITS

(Page 4 of 5)



EXHIBIT E

CHARACTER EXHIBITS

(Page 5 of 5)





ONYX+**EAST**
URBAN BUILDS

199TH & Monon Trail

Proposed For-Sale Housing Community in Westfield, IN

ABOUT ONYX+EAST



Indiana

Corporate Office

460 Virginia Avenue
Indianapolis, IN 46203
317-559-0169



Land Acquisition



Development



Operations+Construction



Design



Sales + Marketing



Customer Experience



LOCATOR MAPS



1. Respect Monon Trail frontage
2. Creative design solution for homes along Monon
3. Sensitivity to adjacent neighborhoods
4. Strong sense of place within the neighborhood
5. Intricate design of semi-custom homes

SITE PLAN



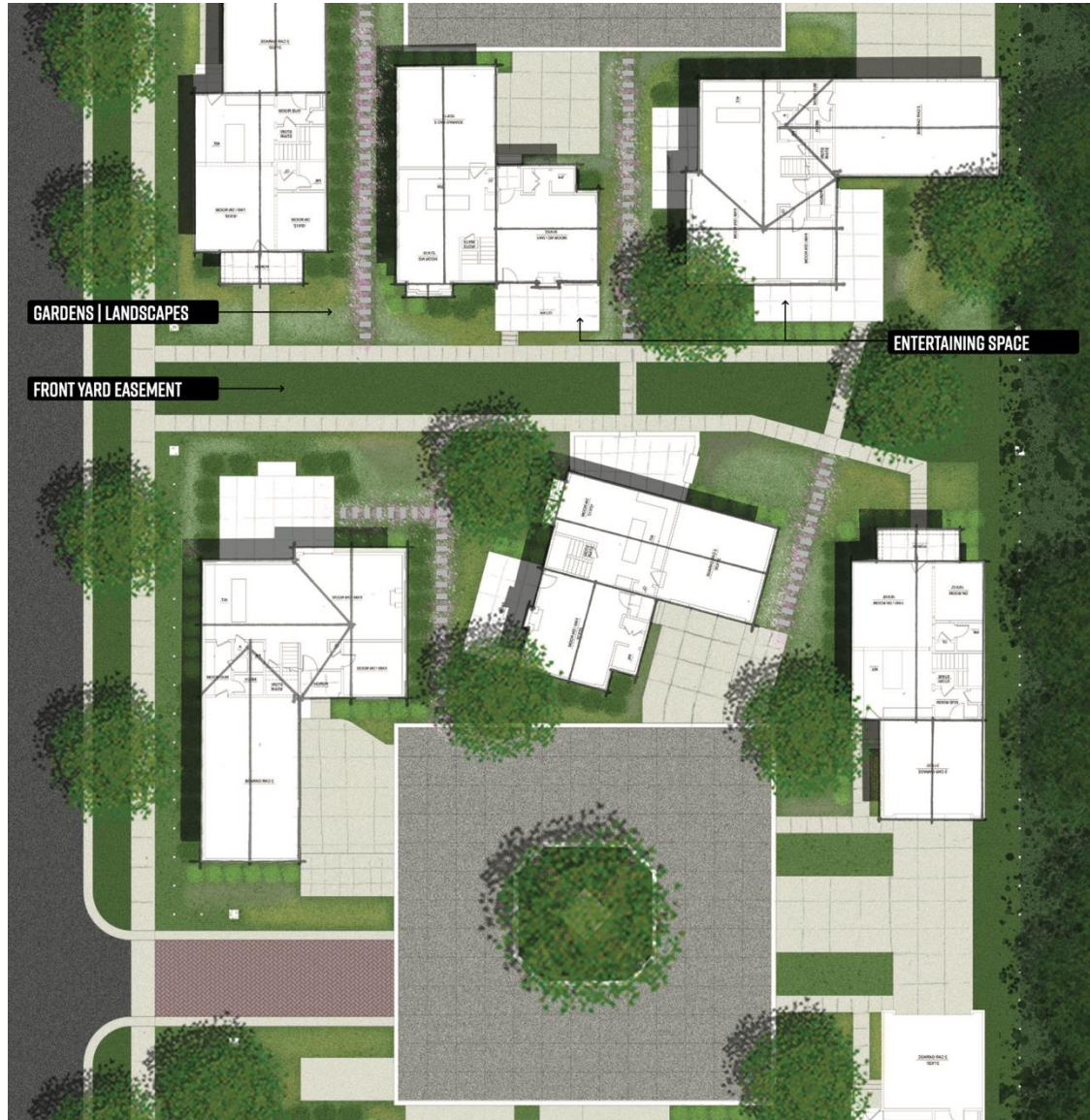
Parcel Area:	+/- 40 acres
Open Space:	+/- 9.5 acres (~24%)
Density:	Up to 125 Homes
Lot Types:	65', 54', Courtyard
Streets:	Public

AMENITIES



1. Cluster courtyards
2. Village Green gathering space
3. Village Green seating corner
4. Pocket Park
5. Bike fix-it station
6. Walking paths
7. Monon Trail connection

AMENITIES



1. Cluster courtyards

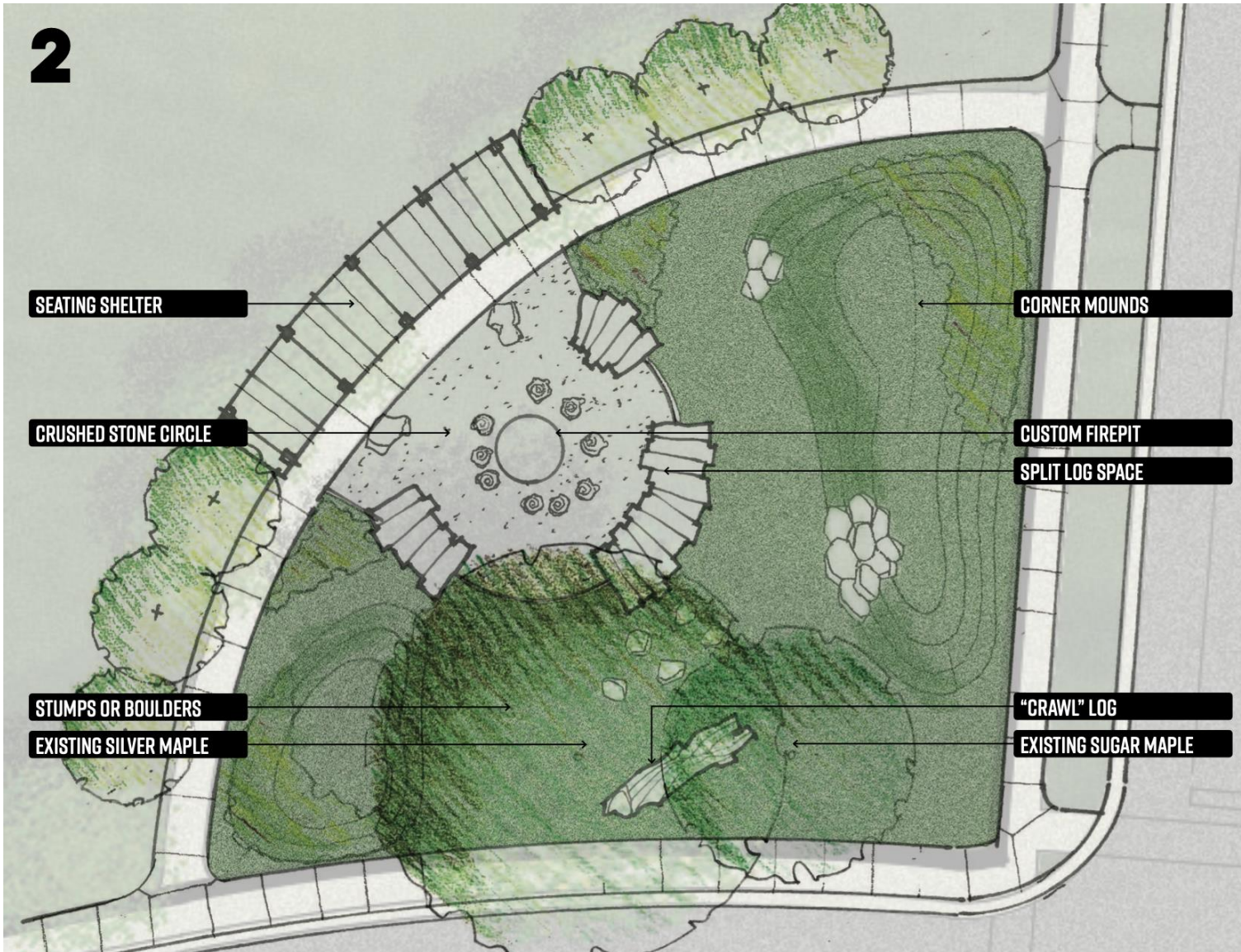
- 2. Village Green gathering space
- 3. Village Green seating corner
- 4. Pocket Park
- 5. Bike fix-it station
- 6. Walking paths
- 7. Monon Trail connection

AMENITIES



1. Cluster courtyards
- 2. Village Green gathering space**
3. Village Green seating corner
4. Pocket Park
5. Bike fix-it station
6. Walking paths
7. Monon Trail connection

2



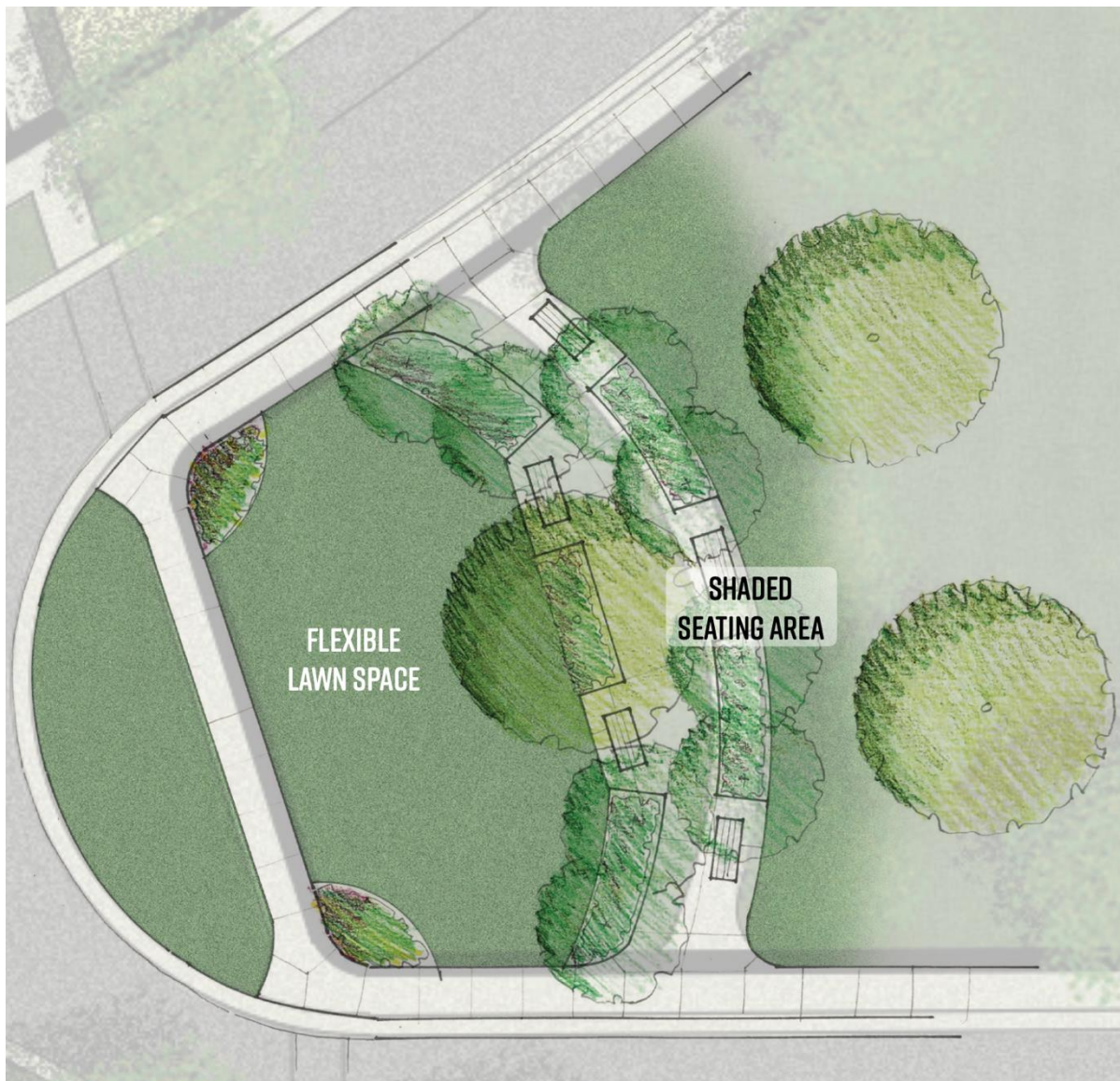
1. Cluster courtyards
- 2. Village Green gathering space**
3. Village Green seating corner
4. Pocket Park
5. Bike fix-it station
6. Walking paths
7. Monon Trail connection

AMENITIES



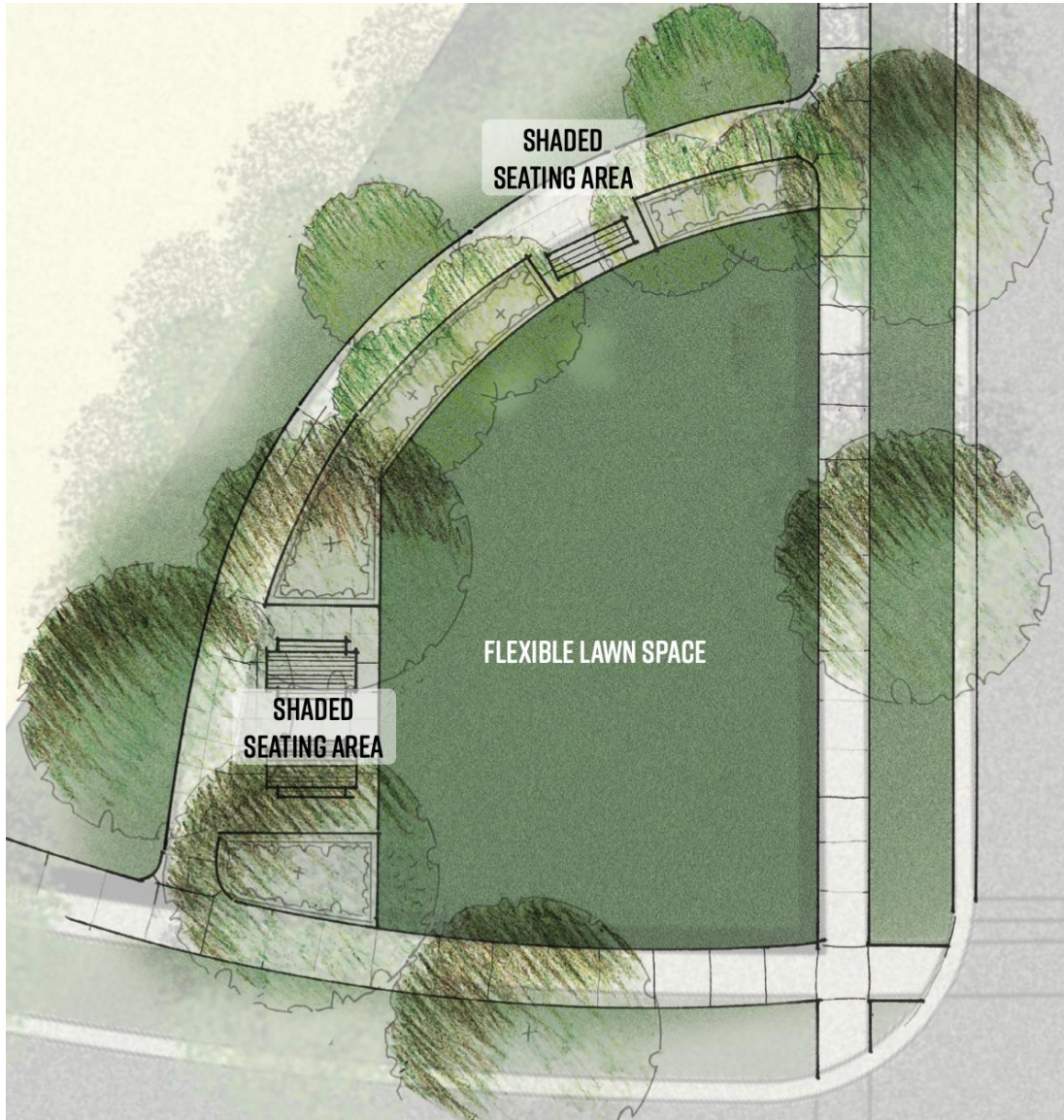
1. Cluster courtyards
- 2. Village Green gathering space**
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5. Bike fix-it station
6. Walking paths
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AMENITIES



1. Cluster courtyards
2. Village Green gathering space
- 3. Village Green seating corner**
4. Pocket Park
5. Bike fix-it station
6. Walking paths
7. Monon Trail connection

AMENITIES



1. Cluster courtyards
2. Village Green gathering space
3. Village Green seating corner
- 4. Pocket Park**
5. Bike fix-it station
6. Walking paths
7. Monon Trail connection

AMENITIES



1. Cluster courtyards
2. Village Green gathering space
3. Village Green seating corner
4. Pocket Park
- 5. Bike fix-it station**
- 6. Walking paths**
- 7. Monon Trail connection**

CLUSTER COURTYARDS



CLUSTER COURTYARDS



TYPICAL STREETSCAPE



















ORDINANCE NUMBER 25-40

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

This is an Ordinance Amendment (to be known as the “WHEELER LANDING PUD AMENDMENT X”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance 18-04 (the “Wheeler Landing PUD Ordinance”), on September 24th, 2018 as amended by Ordinance 19-37 (the “Wheeler Landing PUD Amendment I”), enacted by the Council on September 9th, 2019; Ordinance 19-62 (the “Wheeler Landing PUD Amendment II”) enacted by the Council on November 25, 2019; Ord. 20-08 (July 13, 2020), Ord. 21-05 (February 22, 2021), Ord. 22-40 (October 10, 2022), Ord. 22-52 (September 11, 2023), Ord. 23-03 (May 8, 2023); Ord. 23-21 (November 13, 2023), and Ord. 23-25 (October 9, 2023)

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2507-PUD-15**), requesting an amendment to Wheeler Landing PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2507-PUD-15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X - X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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 Wheeler Landing PUD Ordinance, Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Wheeler Landing PUD ordinance, as applicable to the Real Estate. Development of Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance; and (iii) the provision 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 or the Wheeler Landing PUD Ordinance, as amended.
- 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 (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD 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 or the Wheeler Landing PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Architectural Standards. The standards of *Wheeler Landing PUD Ordinance* shall apply to the development of the District, except as otherwise modified below.

- 3.1 *Architectural Standards:* The building on Lot 2 of Exhibit A (Real Estate) shall be constructed in substantial compliance with Exhibit B (the Illustrative Character Exhibit).

Section 4. Sign Standards. The standards of *Wheeler Landing PUD Ordinance* shall apply to the development of the District, except as otherwise modified below.

- 4.1 *Sign Standards:* Signs constructed on Lot 2 of Exhibit A (Real Estate) shall be constructed in substantial compliance with Exhibit C (the Illustrative Character Exhibit).

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-40** was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-40**
this _____ day of _____, 2025.

I hereby VETO **ORDINANCE 25-40**
this _____ day of _____, 2025.

Scott Willis, Mayor

Scott Willis, Mayor

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit (Elevations)

Exhibit C Illustrative Character Exhibit (Signs)

EXHIBIT A
REAL ESTATE (Legal Description)

LOT 2 OF WHEELER LANDING, SECTION 2, BLOCK “F” – LOT 2,
PER PLAT THEREOF RECORDED MARCH 11, 2025, IN PLAT
CABINET 6, SLIDE 622 AS INSTRUMENT NUMBER 2025009294 IN
THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA,
CONTAINING 11.69 ACRES, MORE OR LESS.

WHEELER LANDING, SECTION 2, BLOCK 'F' - LOT 2

REPLAT OF WHEELER LANDING SECTION 2 BLOCK 'F' - INST. #2024007922
PART OF THE SOUTHEAST QUARTER, NORTHEAST QUARTER- SEC. 35 - T19N - R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

PIDN - 29-05-35-000-009.001-015

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
11 day of March, 2025
[Signature] Auditor of Hamilton County
Parcel # _____

Parcel

KIMLEY-HORN
500 EAST 96TH STREET, SUITE
300
INDIANAPOLIS, INDIANA 46240
(317) 218-9560
SURVEYOR

NORMAN H. HISELMAN
PROFESSIONAL SURVEYOR
#LS0461
SCHNEIDER GEOMATICS
HISTORIC FORT HARRISON
3901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100

JOB #14838
February 19, 2025

LEGEND	
U/E	UTILITY EASEMENT
D.A.U.E.	DEVELOPER'S & UTILITY EASEMENT
EX	EXISTING
R/W	RIGHT-OF-WAY
INST.	INSTRUMENT
	5/8" REBAR WITH YELLOW CAP STAMPED "SCHNEIDER - FRM #001" FOUND
	5/8" REBAR WITH YELLOW CAP STAMPED "SCHNEIDER - FRM #001" SET

ORDINANCE 18-24 1803-PUD-08		AREA III & IV DEVELOPMENT STANDARDS	
FRONT YARD	25'		
SIDE YARD	0' (INTERNAL TO DISTRICT)		
SIDE YARD	20' (ABUTTING DISTRICT)		
REAR YARD	20'		
MAX HEIGHT	7.5'		
MIN. DISTANCE BETWEEN	15'		

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°18'34"E	45.27'
L2	S82°40'54"E	117.44'
L3	S00°19'06"W	65.66'
L4	N89°40'55"W	152.29'
L5	N64°43'36"E	17.72'
L6	N72°41'01"W	30.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	60°38'29"	40.00'	42.34'	N59°59'52"E	40.39'

SW COR., E 1/2, NE 1/4,
SEC. 35--T19N-R3E
HARRISON MONUMENT (DAMAGED)

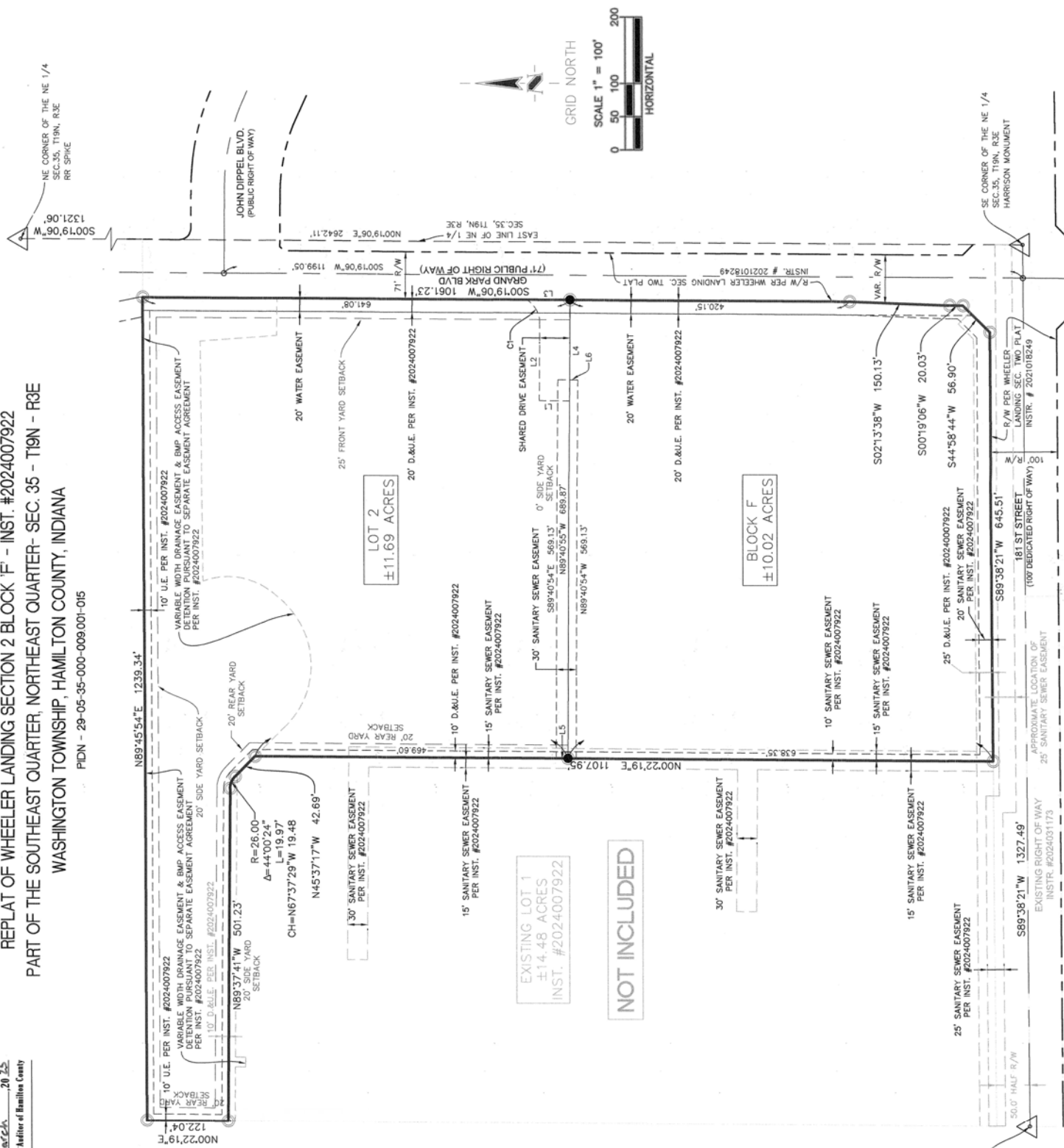
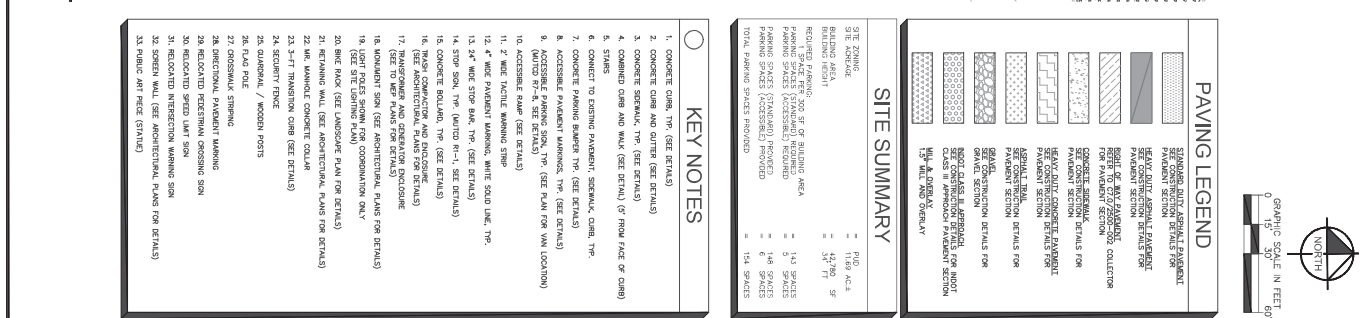


EXHIBIT B

ILLUSTRATIVE CHARACTER EXHIBITS FOLLOW NEXT PAGES



SITE SUMMARY

PAVING LEGEND

[illegible]

A graphic scale in feet is shown, with markings for 0, 15, 30, and 60 feet. Below the scale is a north arrow pointing towards the top of the page.

PLANNING COMMENTS	05/23/25	AMS
PLANNING COMMENTS	05/27/25	AMS

PLANNING COMMENTS	05/27/23	RMS

Page 15

REVISIONS

Page 155 of 179

SITE PLAN



maht

NOT APPROVED FOR CONSTRUCTION

ALEXANDER, J. D.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
NO. 12345

SCALE:	AS NOTED
DESIGNED BY:	AMS
DRAWN BY:	CWF
CHECKED BY:	AMS



© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 500 EAST 96TH STREET, SUITE 300,
 INDIANAPOLIS, IN 46240
 PHONE: 317-217-9560
WWW.KIMLEY-HORN.COM

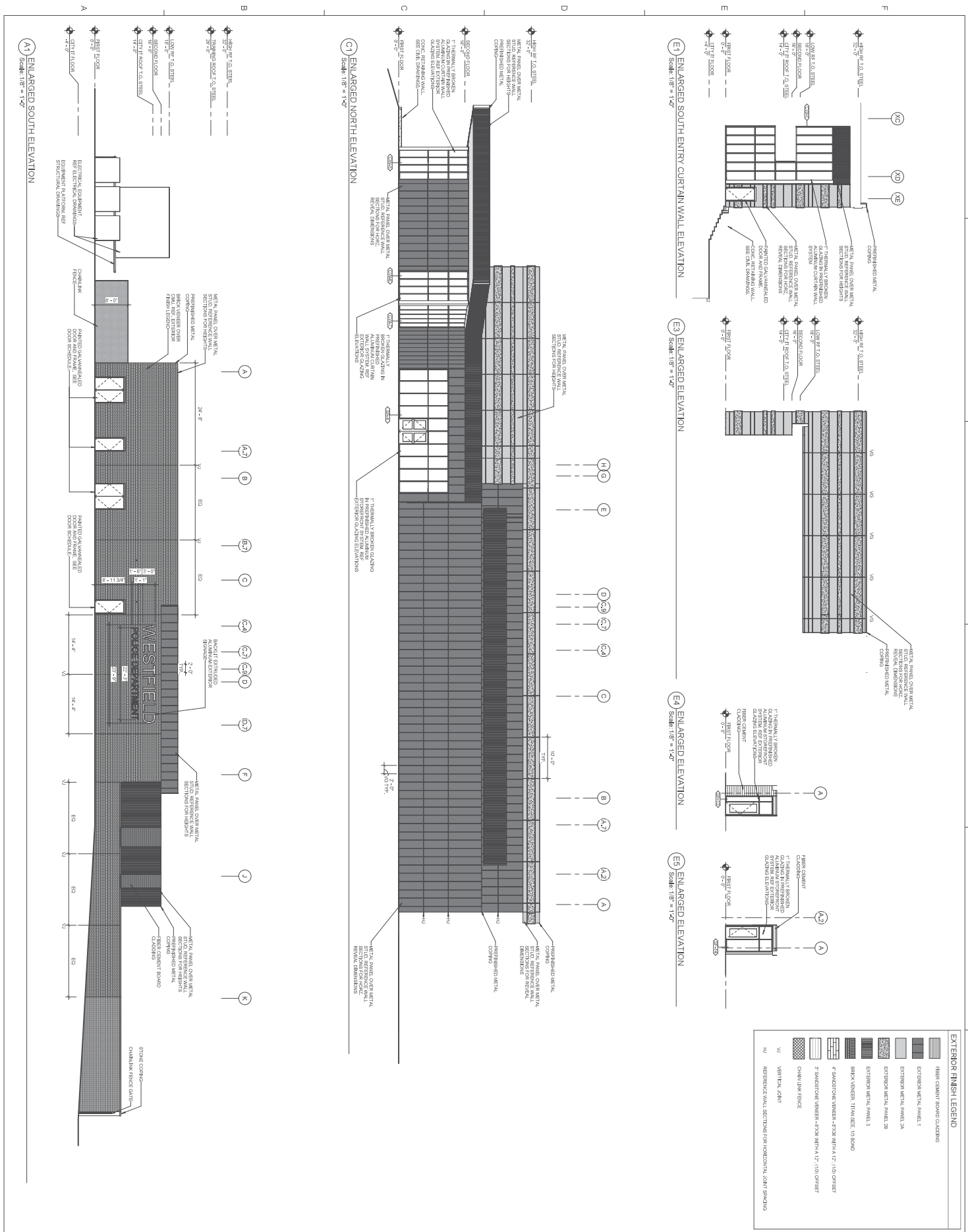
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2	PLANNING C
No.	REVISION:

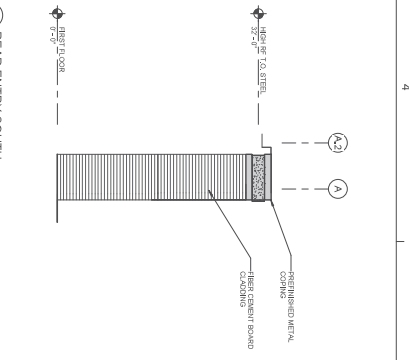
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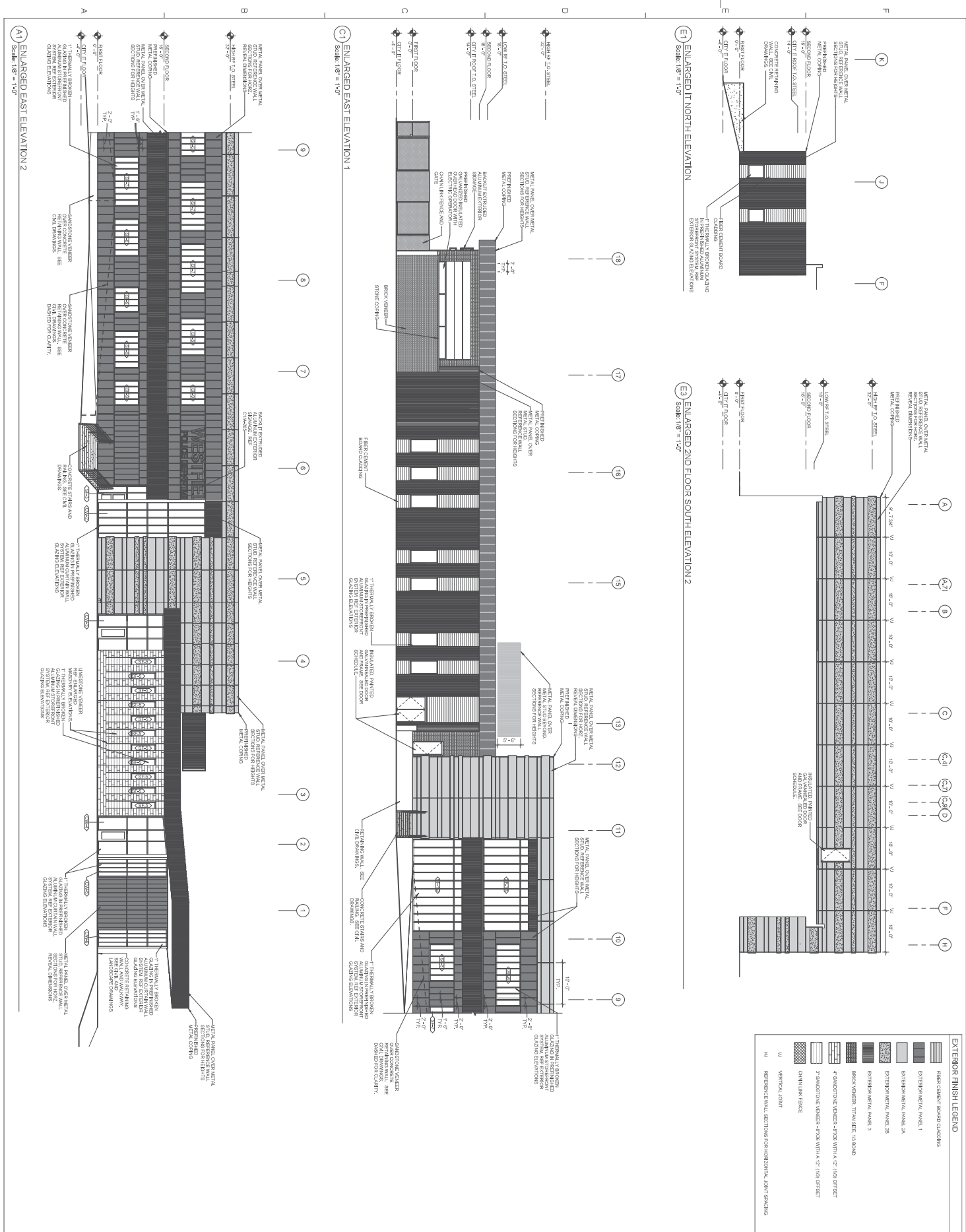
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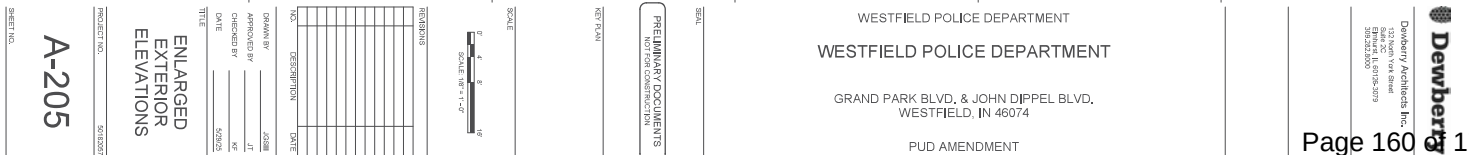
03/04/2023
KHA PROJECT NO
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SHEET NUMBER









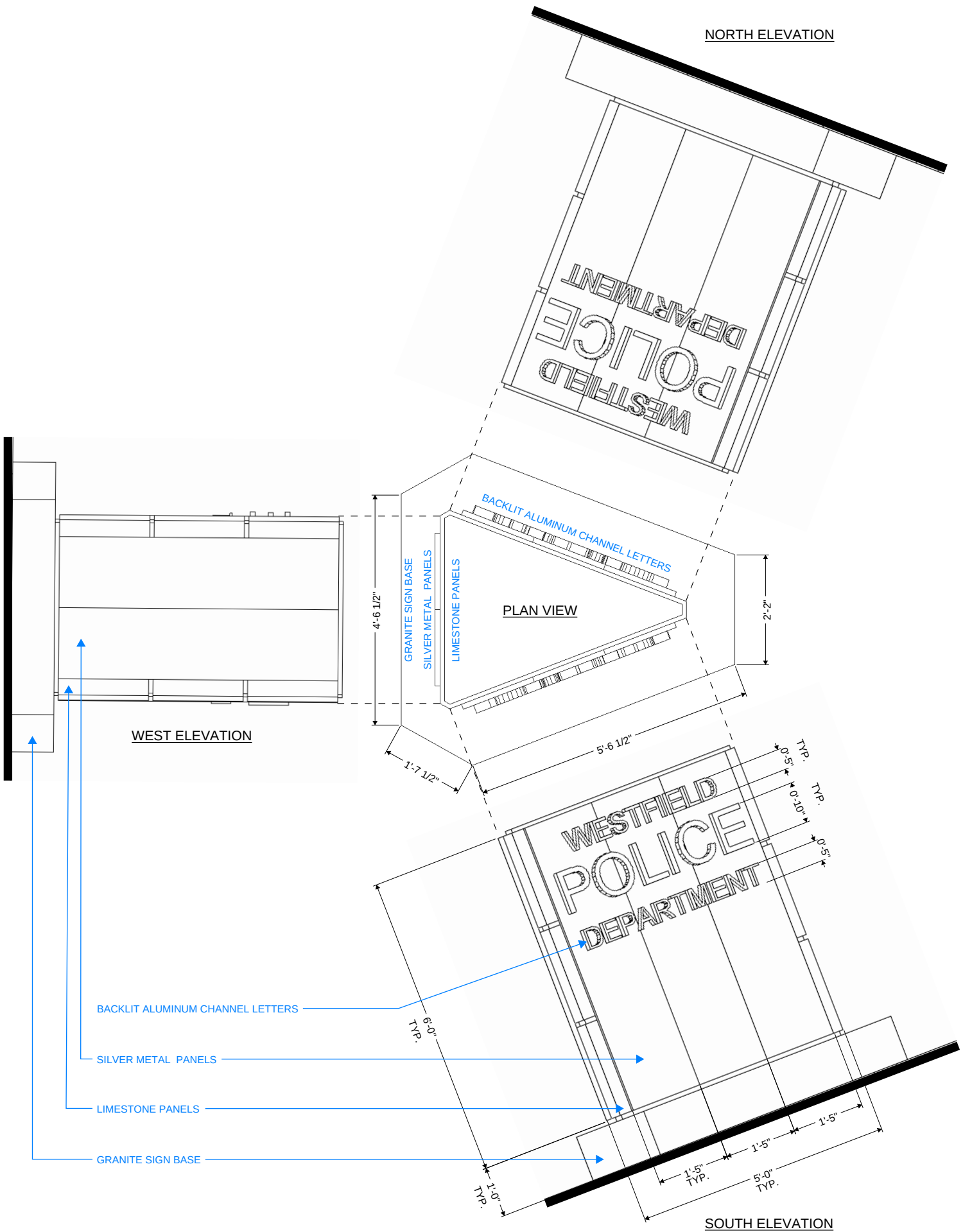




WESTFIELD POLICE DEPARTMENT SITE ADJACENCIES

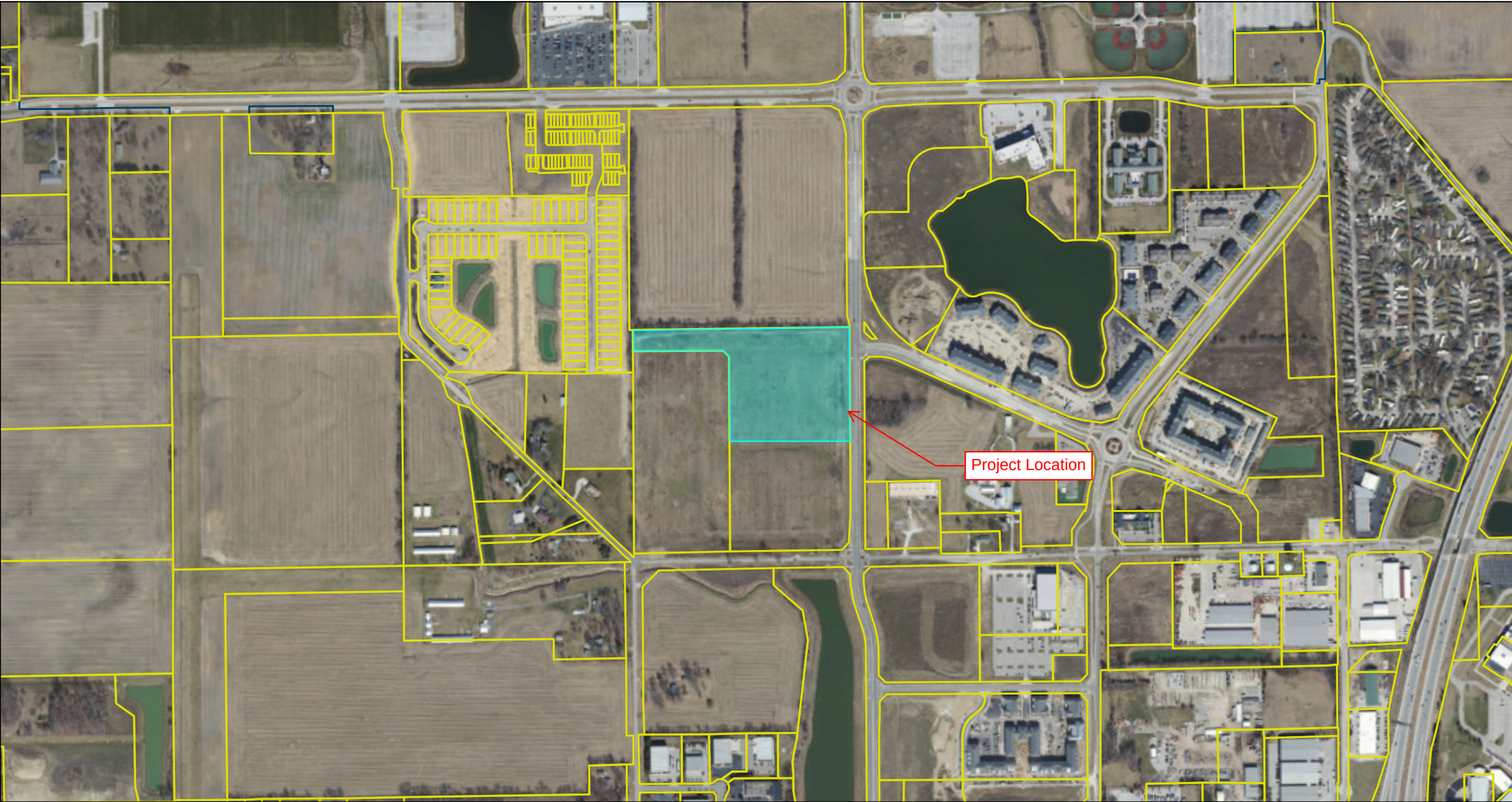
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ILLUSTRATIVE CHARACTER EXHIBITS FOLLOW NEXT PAGES



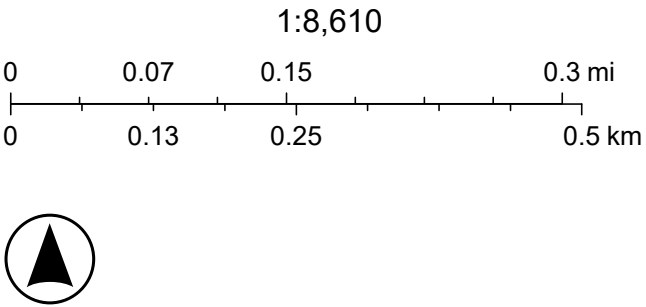
MONUMENT SIGN SIGNAGE EXHIBIT

City of Westfield, Indiana



1/31/2025, 9:27:01 AM

-  Hamilton County Parcels
-  Westfield Boundary



1 2 3 4 5 6

F

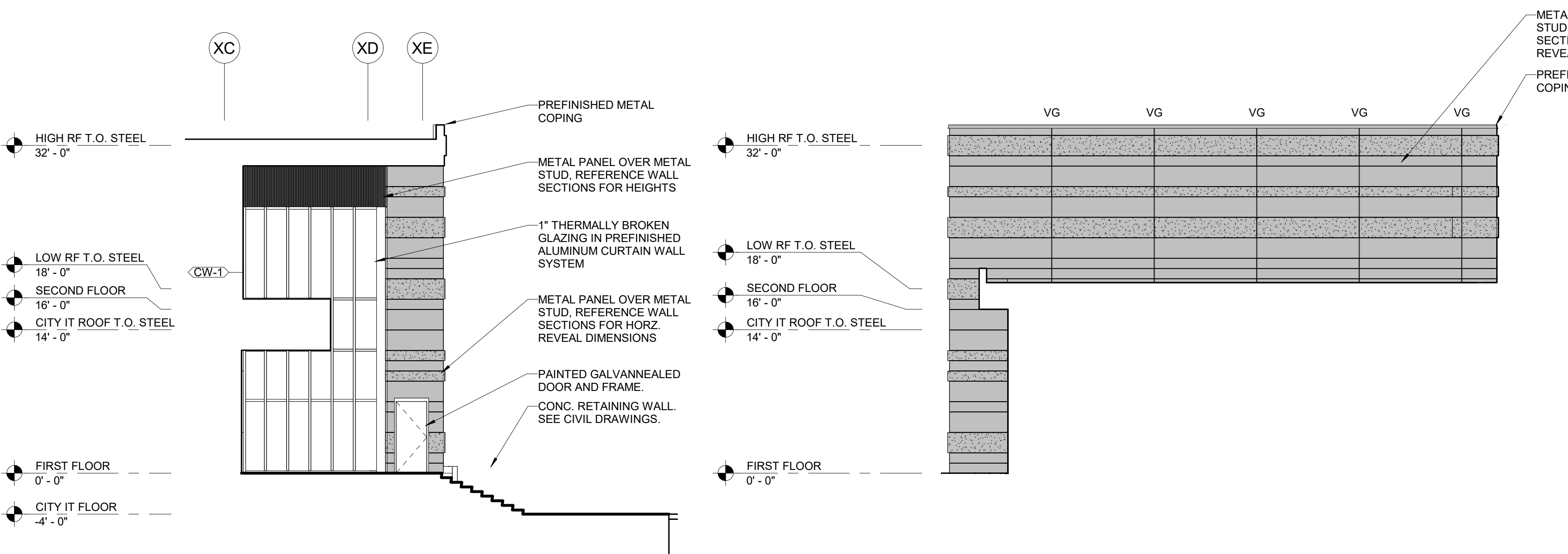
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D

C

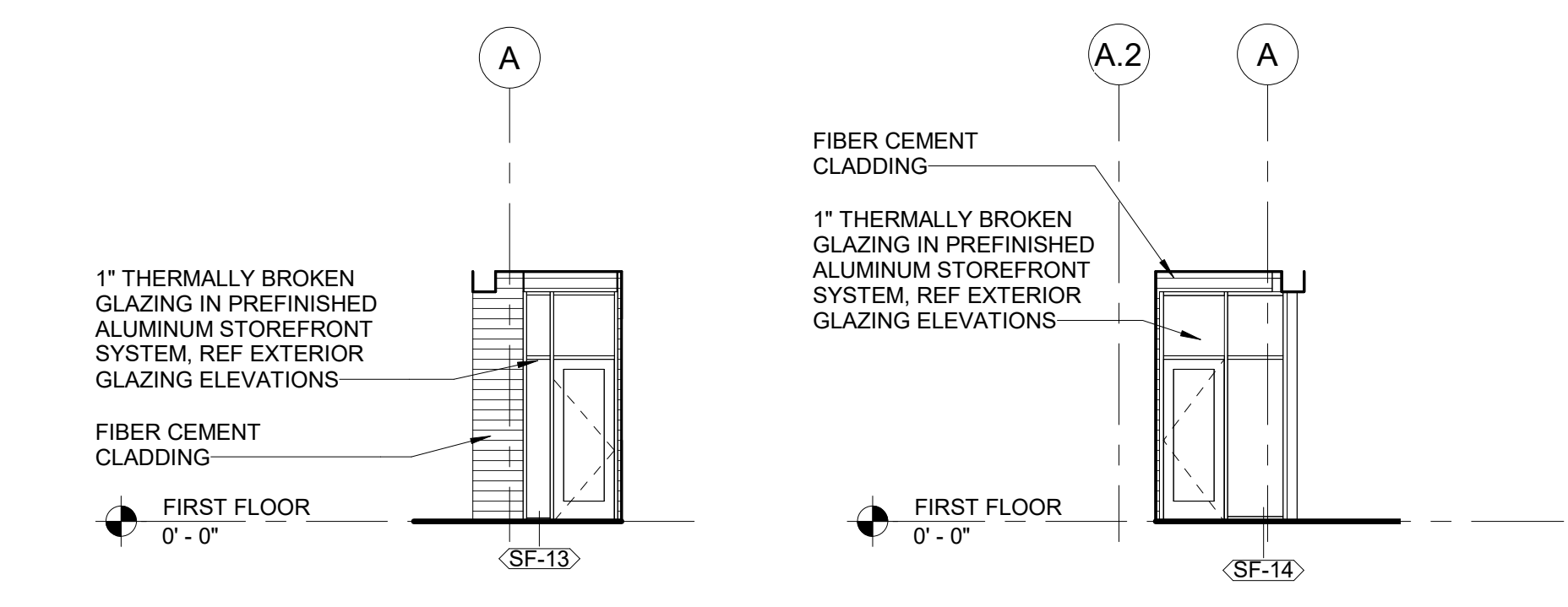
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A



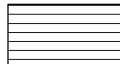
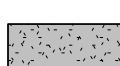
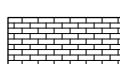
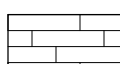
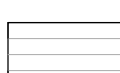
E1 ENLARGED SOUTH ENTRY CURTAIN WALL ELEVATION
Scale: 1/8" = 1'-0"

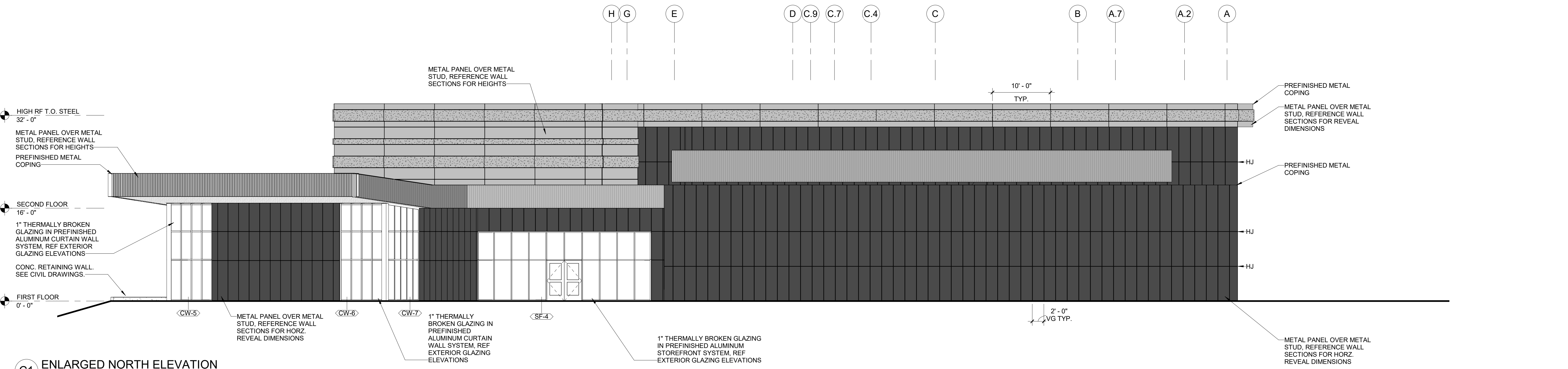
E3 ENLARGED ELEVATION
Scale: 1/8" = 1'-0"



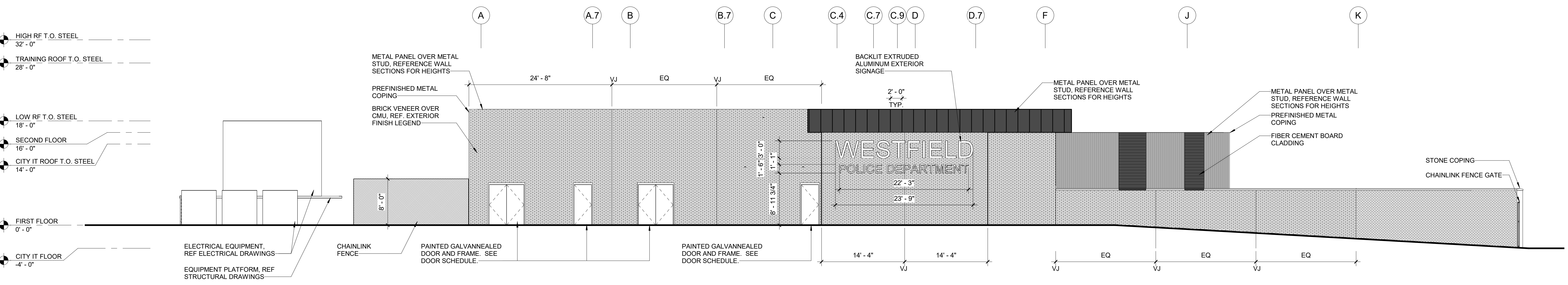
E4 ENLARGED ELEVATION
Scale: 1/8" = 1'-0"

E5 ENLARGED ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
	FIBER CEMENT BOARD CLADDING
	EXTERIOR METAL PANEL 1
	EXTERIOR METAL PANEL 2A
	EXTERIOR METAL PANEL 2B
	EXTERIOR METAL PANEL 3
	BRICK VENEER, TITAN SIZE, 1/3 BOND
	4" SANDSTONE VENEER - 8"X36 WITH A 12", (1/3) OFFSET
	3" SANDSTONE VENEER - 8"X36 WITH A 12", (1/3) OFFSET
	CHAIN LINK FENCE
VJ	VERTICAL JOINT
HJ	REFERENCE WALL SECTIONS FOR HORIZONTAL JOINT SPACING



C1 ENLARGED NORTH ELEVATION
Scale: 1/8" = 1'-0"



A1 ENLARGED SOUTH ELEVATION
Scale: 1/8" = 1'-0"

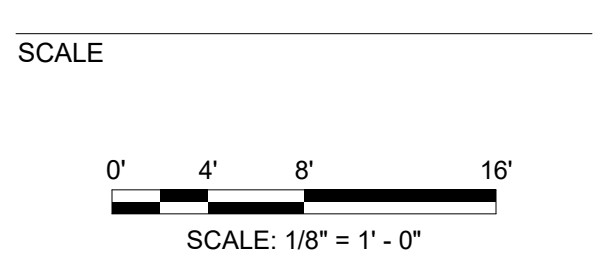


Dewberry Architects Inc.
132 North York Street
Suite 2C
Evanston, IL 60126-3079
309.282.8000

WESTFIELD POLICE DEPARTMENT
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GRAND PARK BLVD. & JOHN DIPPEL BLVD.
WESTFIELD, IN 46074
PUD AMENDMENT

SEAL
PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN



REVISIONS		
NO.	DESCRIPTION	DATE

DRAWN BY JGSIII
APPROVED BY JT
CHECKED BY KF
DATE 5/29/25
TITLE

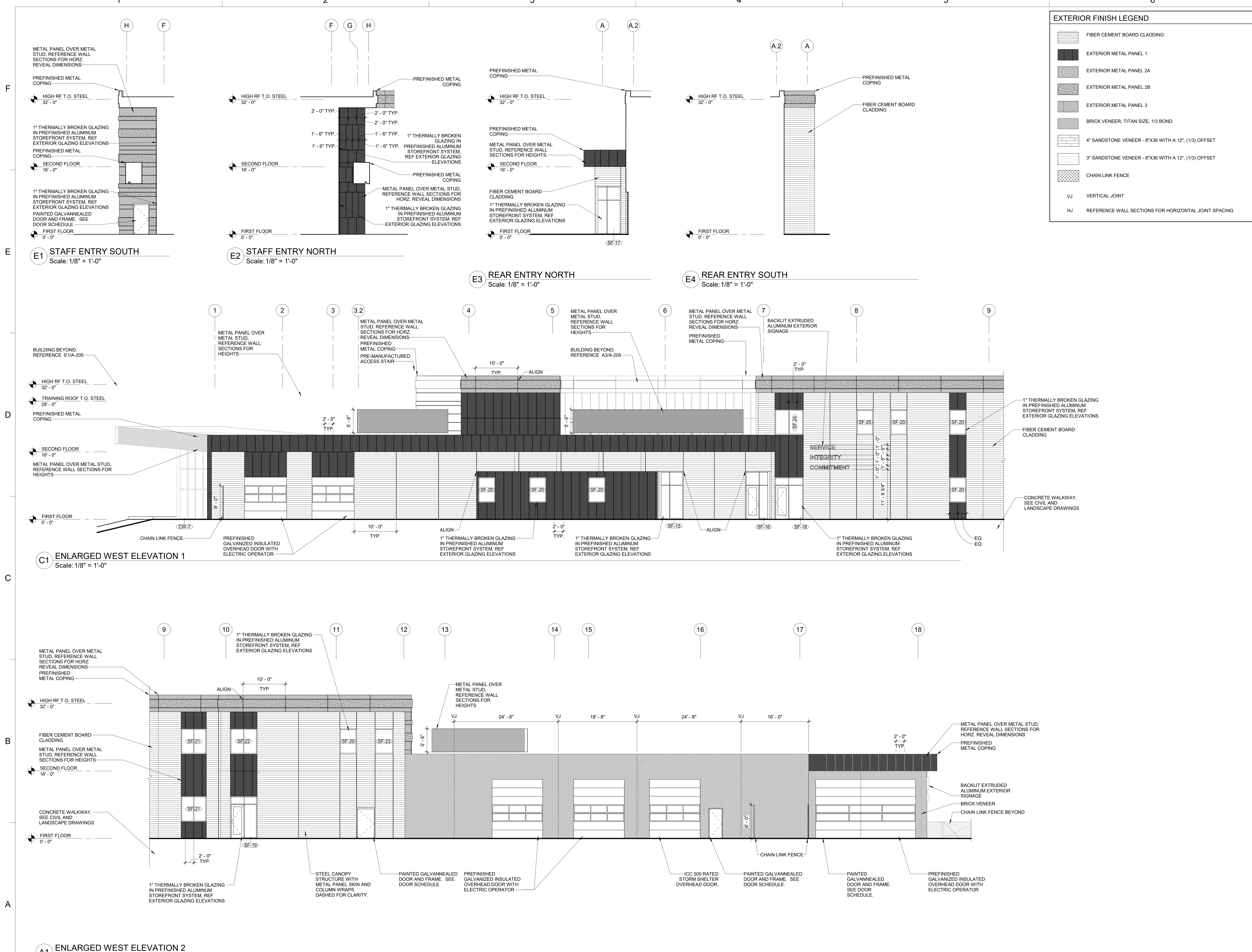
ENLARGED
EXTERIOR
ELEVATIONS

PROJECT NO. 50182057

A-202

SHEET NO.

5/12/2025 4:51:44 PM



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309.282.8000

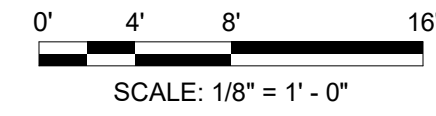
WESTFIELD POLICE DEPARTMENT
WESTFIELD POLICE DEPARTMENT
GRAND PARK BLVD. & JOHN DIPPEL BLVD.
WESTFIELD, IN 46074
PUD AMENDMENT

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE



REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY JGSIII
APPROVED BY JT
CHECKED BY KF
DATE 5/29/25
TITLE

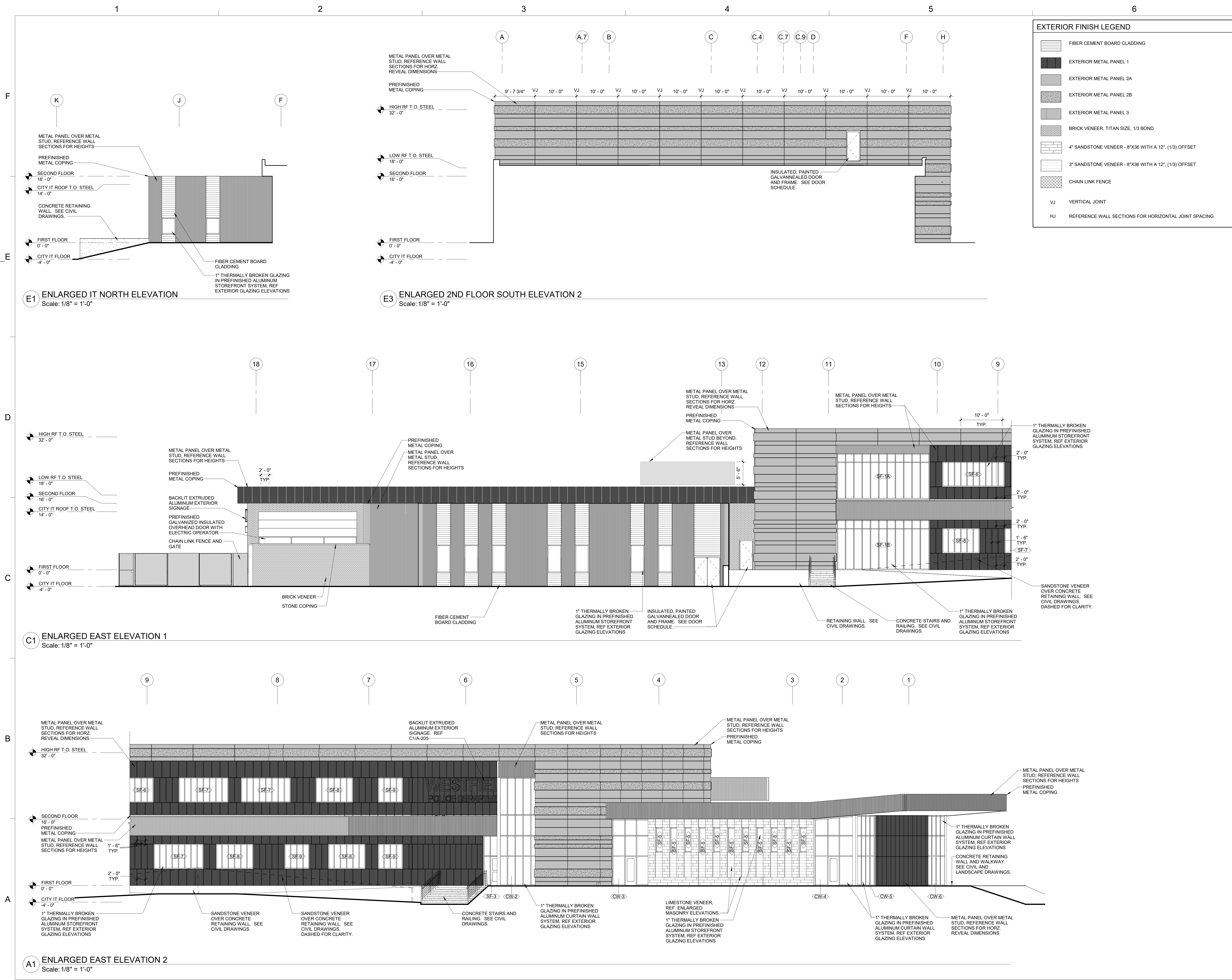
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EXTERIOR
ELEVATIONS

PROJECT NO. 50182057

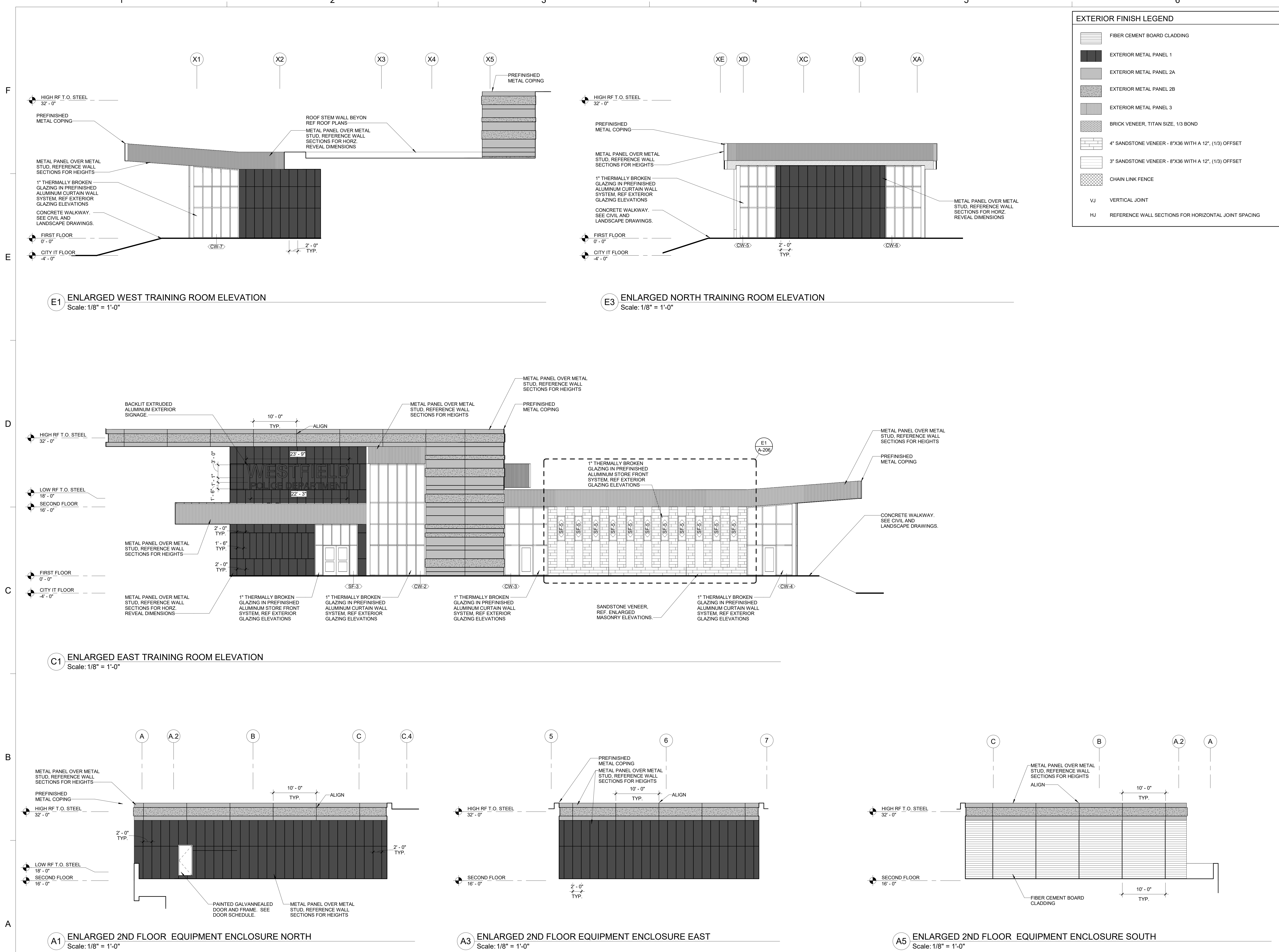
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5/12/2025 4:51:54 PM



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WESTFIELD, IN 46074
PUD AMENDMENT

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE

0' 4' 8' 16'

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

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWN BY JGSIII
APPROVED BY JT
CHECKED BY KF
DATE 5/29/25
TITLE

ENLARGED
EXTERIOR
ELEVATIONS

PROJECT NO. 50182057

A-205

SHEET NO.

WESTFIELD POLICE DEPARTMENT

WESTFIELD POLICE DEPARTMENT

GRAND PARK BLVD. & JOHN DIPPEL BLVD.
WESTFIELD, IN 46074

PUD AMENDMENT

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE

0' 2' 4' 6'

SCALE: $3/8" = 1' - 0"$

0' 4' 8' 16'

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

REVISIONS

[illegible]

DRAWN BY	Author
APPROVED BY	Approver
CHECKED BY	Checker
DATE	5/29/25

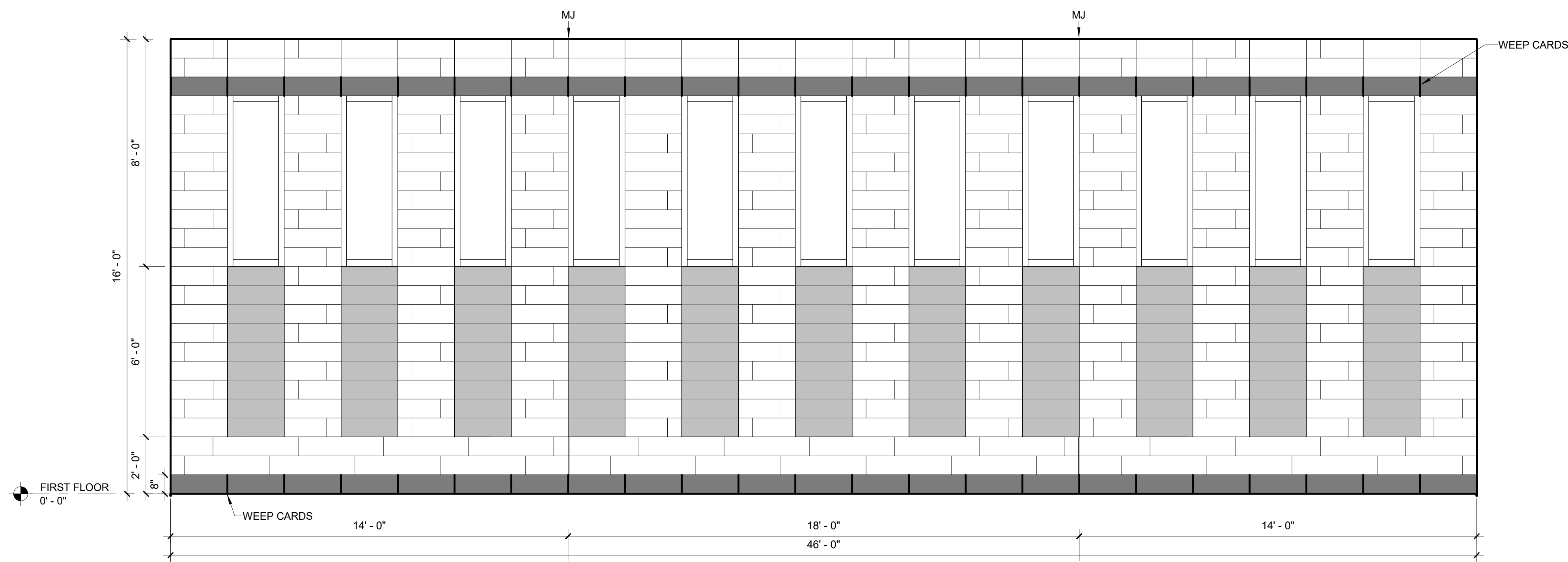
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ENLARGED
MASONRY
ELEVATION

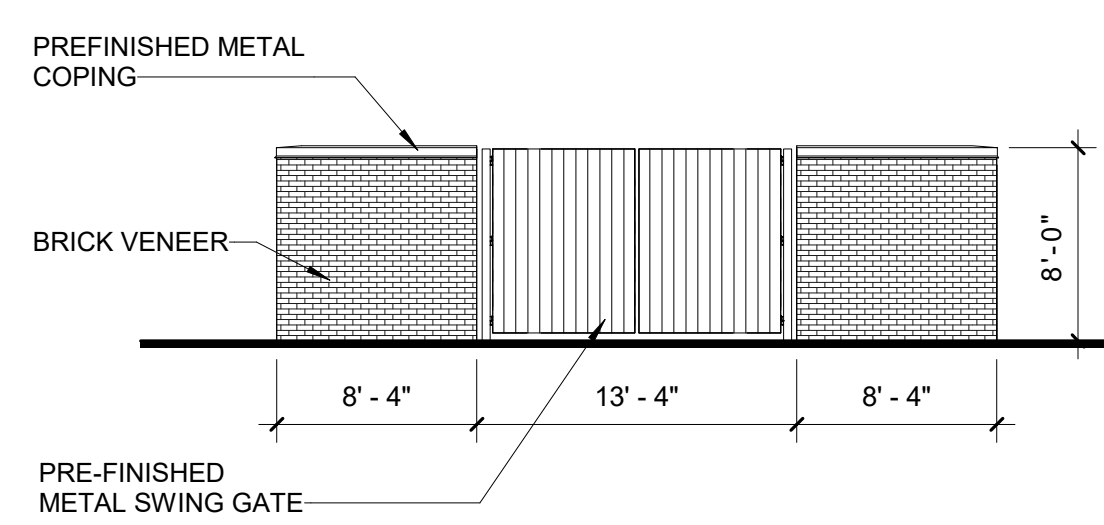
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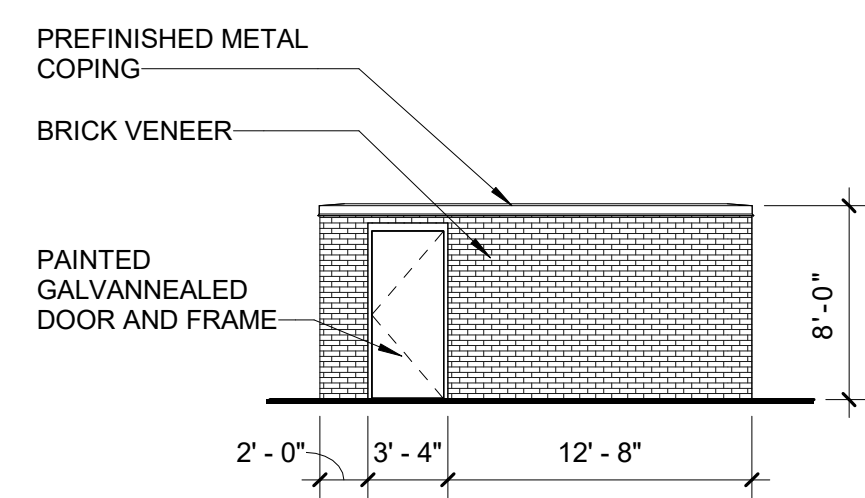
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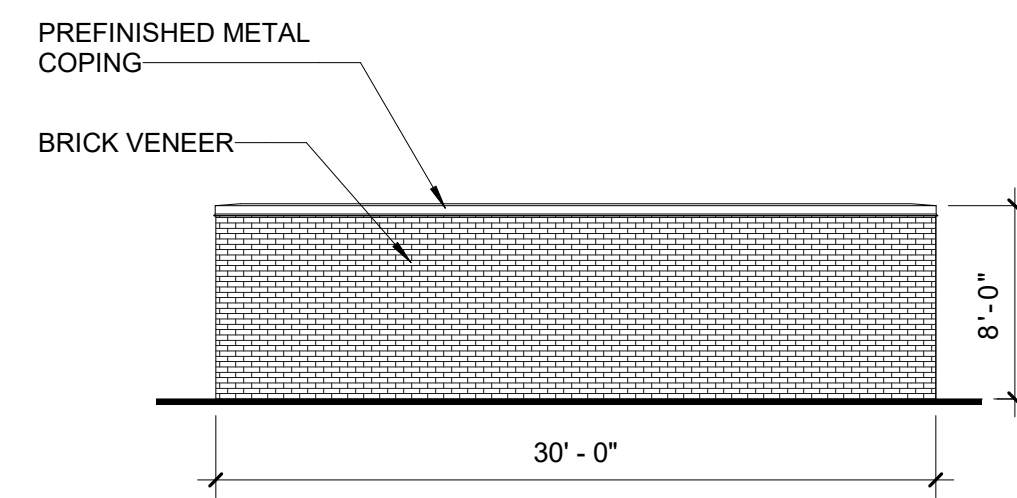
E1 ENLARGED EAST TRAINING ROOM MASONRY ELEVATION
Scale: 3/8" = 1'-0"



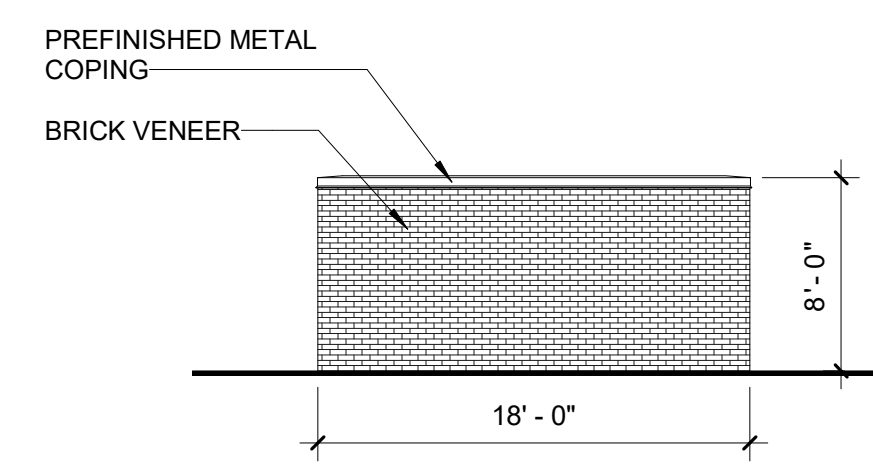
B1 DUMPSTER ENCLOSURE EAST ELEV.
Scale: 1/8" = 1'-0"



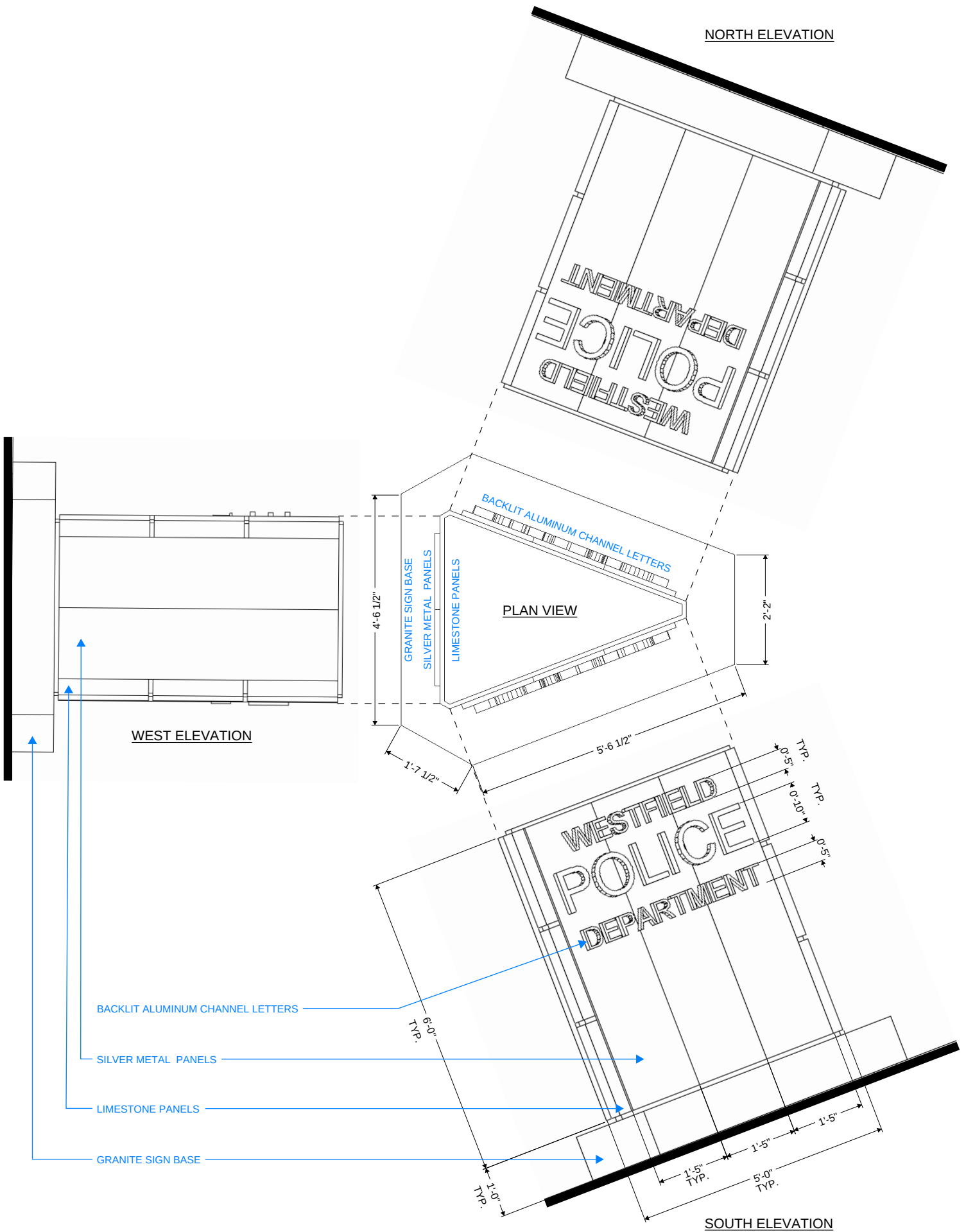
B2 DUMPSTER ENCLOSURE NORTH ELEV.
Scale: 1/8" = 1'-0"



B3 DUMPSTER ENCLOSURE WEST ELEV.
Scale: 1/8" = 1'-0"



B4 DUMPSTER ENCLOSURE SOUTH ELEV.
Scale: 1/8" = 1'-0"



MONUMENT SIGN SIGNAGE EXHIBIT



WESTFIELD POLICE DEPARTMENT SITE ADJACENCIES

RESOLUTION NO. 25 -137

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, CORRECTING A SCRIVENER'S ERROR IN ORDINANCE 24-03

WHEREAS, on February 12, 2024, the Common Council of the City of Westfield, Indiana (“Council”), adopted Ordinance 24-03, titled *Grand Millennium PUD District Amendment III* (the “Amended Ordinance”); and

WHEREAS, the Amended Ordinance proposed adding an additional parcel, located generally at 298 David Brown Dr, on the south side of Westfield Blvd and David Brown Dr., directly East and south of Tom Roush Mazda (“Parcel”), to the Grand Millennium PUD District; and

WHEREAS, Section 2 of the Amended Ordinance included a scrivener error wherein it stated that Multi-Family is a permitted use for the Parcel; and

WHEREAS, the Amended Ordinance was first introduced at the Council meeting on January 29, 2024, and subsequently referred to the Advisory Plan Commission (“APC”) for review and recommendation pursuant to I.C. 36-7-4 *et seq.*; and

WHEREAS, during the APC review process, including public discussions, staff reports, and presentations, it was consistently stated and agreed upon by staff and the Parcel owner that “Multi-Family” would not be a permitted use for the Parcel; and

WHEREAS, on February 5, 2024, staff presented the Amended Ordinance to the APC, with five supporting exhibits. The staff report noted in part that, “[g]iven the Comp Plan and the general desire for more density in this area, Staff does not believe stand-alone multifamily is an appropriate use. For this reason, Staff requests that the real estate is limited to the Commercial and Mixed-Use Districts only...”; and

WHEREAS, during the same APC meeting, staff reiterated that the Parcel should be added to the Grand Millennium PUD District but that stand-alone Multi-Family use should be excluded. Staff further indicated support for waiving the workshop requirement contingent upon the removal of the Multi-Family use, which the APC approved along with the amendment; and

WHEREAS, at the February 12, 2024, Council meeting, staff presented both a redlined and a clean version of the Amended Ordinance. The redlined version correctly removed the Multi-Family District from Section 2 of the Amended Ordinance as a permitted use; and

WHEREAS, however, the clean version of the Amended Ordinance inadvertently retained language in Section 2 assigning the Parcel to the “Commercial District, Mixed-Use District, and Multi-Family District,” thereby creating a scrivener error; and

WHEREAS, in addition to the redlined and clean versions of the Amended Ordinance, the Council received four additional supporting documents in its packet for review including the APC Certification, the Department Report, a Location Map, and Neighborhood Meeting Notes; and

WHEREAS, the Department Report and the Neighborhood Meeting Notes support that Multi-Family will not be a permitted use. Further, the redline version of the Amended Ordinance presented to Council strikes Multi-Family as a permitted use; and

WHEREAS, the APC Certification and the location map are silent on the proposed uses for the Parcel; and

WHEREAS, the clean version of the Amended Ordinance presented to Council, contains a scrivener error that failed to remove Multi-Family as a permitted use; and

WHEREAS, the Council finds that the inclusion of “Multi-Family” as a permitted use in the clean version of the Amended Ordinance was an unintentional scrivener error, inconsistent with the Council's intent, the APC recommendation, the staff report, and supporting documents; and

WHEREAS, the Council now desires to correct this error to reflect the accurate intent of the amendment.

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

Section 1. The Council hereby acknowledges that the inclusion of “Multi-Family” as a permitted use in Section 2 of Ordinance 24-03 was a scrivener error. The correct language of Section 2 shall read as follows:

Section 2. District Area Assignment. The Real Estate is hereby assigned to the Commercial District and Mixed-Use District of Ordinance 16-51 and subsequent amendments (the “Assigned Area”). The standards of the Grand Millennium Center Planned Unit Development applicable to the Assigned Area shall apply to the Development of the Real Estate.

2.1 The Concept Plan, attached hereto as Exhibit B (the “Concept Plan”) is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan of the UDO. Development of the parcel shall be in accordance with Exhibit B.

Section 2. The Council authorizes and approves the preparation, execution, and filing of all necessary documents, including but not limited to affidavits, corrections to the Ordinance itself, or other appropriate documentation, to correct Section 2 of Ordinance 24-03 to reflect the removal of “Multi-Family” as a permitted use.

Section 3. This Resolution shall be in full force and effect from and after its

passage by the Council and approval by the Mayor, and in accordance with Indiana law.

Approved and adopted this ____ day of _____, 2025, by the Common Council of the City of Westfield, Indiana.

WESTFIELD COMMON COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Kurt J Wanninger	_____ Kurt J Wanninger	_____ Kurt 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 25-137 was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at __m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 25-137

I hereby VETO RESOLUTION 25-137

This _____ day of _____,
2025.

This _____ day of _____,
2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor