



CITY OF WESTFIELD, IN
City Council Meeting Agenda

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, August 25, 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: Brian White, Pastor at Harvest Church

OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes

Approval of Claims

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Communications Presentation- Kayla Arnold

Council Appointment to the Fire Merit Board

OLD BUSINESS

Resolution 25-140: Fiscal Plan for Ordinance 25-44 (Northpoint II Phase II)

Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner

Adoption Consideration : August 25, 2025

Ordinance 25-44: Northpoint II Phase II Annexation

Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner

First Reading & Public Hearing: July 28, 2025

Adoption Consideration: August 25, 2025

Ordinance 25-48: Common Council of the City of Westfield, Indiana Authorizing the Vacation of a Public Way or a Public Place

Presented by: Lauren Wahl

First Reading: August 11, 2025

Public Hearing: August 25, 2025

Adoption Consideration: August 25, 2025

Ordinance 25-49: Common Council of the City of Westfield, Indiana Approving a Lease Rental Agreement Between the City of Westfield, Redevelopment Authority and the City of Westfield Redevelopment Commission, Approving the Transfer of Certain Real Estate and the Issuance of Bonds by the Westfield Redevelopment Authority, All in Connection with Certain Land Acquisition and Road Improvement Projects.

Presented by: Zach Klutz, Taft Stettinius and Hollister

First Reading: August 11, 2025

Adoption Consideration: August 25, 2025

Ordinance 25-50: Common Council of the City of Westfield, Indiana Concerning Fund 266 (Capital Projects Fund)

Presented by: Jenell Fairman

First Reading: August 11, 2025

Adoption Consideration: August 25, 2025

NEW BUSINESS

Resolution 25-144: Authorizing a Grant of Funds from the Capital Projects Fund to the Redevelopment District Capital Fund

Presented by: Jenell Fairman

Adoption Consideration: August 25, 2025

Ordinance 25-31: 1303 E SR 38 Annexation

Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner

First Reading: August 25, 2025

Public Hearing: August 25, 2025

Adoption Consideration: September 9, 2025

Ordinance 25-37: Common Council of the City of Westfield, Indiana Amending the Fee Schedules Set Forth in Ordinance 24-74

Presented by: Danielle Carey-Tolan

First Reading: August 25, 2025

Adoption Consideration: September 9, 2025

Ordinance 25-51: Common Council of the City of Westfield, Indiana Authorizing the Vacation of a Public Way or Public Place Pursuant to IND. Code § 36-7-3-12 (Park St. W of Maple St).

Presented by: Jenell Fairman

First Reading: August 25, 2025

Public Hearing & Adoption Consideration: September 8, 2025

Ordinance 25-52: Approving a Lease, Pledging Certain Revenues of the City, Approving Obligations of the Redevelopment Authority, Approving the Transfer of Certain Real Estate, and Making Additional Appropriation, all in Connection with Certain Land Acquisition and Capital Projects for the Grand Park District.

Presented by: Brad Bingham, Barnes & Thornburg

First Reading: August 25, 2025

Public Hearing: August 25, 2025

Adoption Consideration: September 8, 2025

Ordinance 25-55: Amending the Parking Ordinance

Presented by: Danielle Carey-Tolan

First Reading: August 14, 2025

Adoption Consideration: September 8, 2025

CITY COUNCIL COMMENTS

MAYOR COMMENTS

ADJOURNMENT



CITY OF WESTFIELD, IN
City Council Meeting Minutes - 8/11/2025
Monday, August 11, 2025 at 7:00 PM

CALL TO ORDER

Pledge of Allegiance

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

OPENING OF MEETING

Mayor Willis called the meeting to order at 7 pm.

Note the presence of a quorum

All council members were present except for Joe Duepner. Mayor Willis, City Attorney, Kaitlin Glazier, and Deputy Clerk, Kim Strang were present as well.

Approval of Minutes

Motion to approve made by: Victor McCarty

Seconded by: Jon Dartt

Vote: Yes-6; No-0 Motion carried

Approval of Claims

Motion to approve made by: Noah Herron

Seconded by: Kurt Wanninger

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

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

There was no one present that wished to speak.

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Special Recognition- Westfield Boys Golf Team

Mayor Willis congratulated the Westfield boys golf team on their 4th State Championship, and gave statistics on the accomplishments of the team this year. In appreciation, the mayor gave each member of the team and the coaches a ticket to the LIV golf event on Friday on behalf of the city.

Police Presentation by Chief Keen

Chief Keen presented the overview of the 5-year strategic plan for the Police Department. Last year, Chief Keen went through a 4-month interview process, where he interviewed each member of the department, to see what they thought the department had done well, and where improvements could be made. Chief Keen received feedback on areas where improvements are needed by communicating with our elected officials, as well as a community survey. Conversations with area police chiefs and sheriffs provided insight into what worked for them and what they would like to see done in the future. Between 2020 and 2023, the City of Westfield had a 24.4% population growth, yet both violent and property crime rates remained low in comparison to state and national rates. If you look at the police department employees, both sworn and civilian ratio per resident, Westfield has a lower ratio than both state and national ratios.

The survey responses from citizens had four main areas of focus: 1) Prioritizing traffic enforcement, 2) policing and visibility in neighborhoods, 3) preventive policing methods, and 4) school safety. With Westfield being the fastest-growing city in Indiana, the police department is tasked with preventing crime and providing a safe environment for all members of the community.

Chief Keen said trust, integrity, and respect must guide all of our actions and be at the forefront of our decision-making.

Chief Keen then discussed the five main areas being focused on with the department's strategic plan. 1) Community Safety & Crime Prevention, 2) Community Partnerships & Engagement, 3) Infrastructure and Technology, 4) Staffing and Training, 5) Officer Wellness, Retention, and Recruitment. Some key take-a-ways were: starting next week, officers will be patrolling the

trails, especially in high-traffic areas and on weekends. Officers will be assigned a specific district and will be responsible for everything within that district. If a district has five neighborhoods or trail runs, that is under the ownership of the officer assigned to that district. Two additional officers are budgeted in 2026 to be placed in the schools, and there will be a discussion with the school corporation requesting that they budget for additional officers.

Mayor Willis thanked Chief Keen for bringing his vision to the police department. He thanked the chief and the entire staff for the work they do to keep the citizens of Westfield safe.

*The full presentation is available for viewing at: <https://www.youtube.com/cityofwestfieldin>

Council Appointment to the Fire Merit Board

Tabled

OLD BUSINESS

Ordinance 25-45: Chatham Hills PUD Amendment X (Ivy Ridge Preserve)

Staff Planner: Daine Crabtree/Council Sponsor: Joe Duepner

First Reading: July 28, 2025

APC Public Hearing: August 4, 2025

APC Workshop: Waived

APC Recommendation: August 4, 2025

Adoption Consideration: August 11, 2025

Daine Crabtree presented the proposed amendment of approximately 11.5 acres to be added to the existing Chatham Hills PUD. This would accommodate the development of three estate lots with a minimum lot size of two acres. Architecturally, the lots would be required to follow the existing standards set forth in section 16 of the original Chatham Hills PUD. The APC forwarded this with unanimous favorable recommendation.

Motion to approve made by: Noah Herron

Seconded by: Victor McCarty

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

NEW BUSINESS

Vote-Proposed Purdue Pharma Bankruptcy Plan and Governmental Entities Settlement Agreement

Presented by: Kaitlin Glazier

Approval Vote: August 11, 2024

Kaitlin Glazier presented the ongoing opioid litigation specific to the Purdue Pharma/Sackler family settlement. Generally, no action from cities or towns is needed when the state joins the settlement; the cities and towns just automatically participate. Outside counsel, representing most cities and towns, has strongly advised their clients to vote yes to the Purdue Pharma bankruptcy plan and execute the forms/settlement agreements that go along with it. This item will be brought to the Board of Public Works for approval as well.

Motion to approve made by: Kurt Wanniger

Seconded by: Victor McCarty

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

Ordinance 25-47: UDO Amendment Park & Jersey Street Overlay District

Presented by: Kevin Todd

First Reading: August 11, 2025

APC Public Hearing: September 2, 2025

APC Workshop: September 9, 2025

APC Recommendation: October 6, 2025

Adoption Consideration: October 13, 2025

Kevin Todd presented. This amendment would add a new overlay district to the UDO. The boundaries would be Jersey St. to the N, Midland Trace Trail to the S, Poplar St. to the W, and Mill Street to the E. with a handful of exempt parcels. The purpose of the overlay is to help ensure that development is consistent with the city's plan and vision for this area, being a cultural dining and shopping destination that is walkable, and very pedestrian-friendly. The overlay will include both minimum and maximum lot size requirements.

Moves on to APC

Ordinance 25-48: Common Council of the City of Westfield, Indiana Authorizing the Vacation of a Public Way or a Public Place

Presented by: Lauren Wahl

First Reading: August 11, 2025

Public Hearing and Adoption Consideration: August 25, 2025

Lauren Wahl presented the vacation of a 14.5-foot alley within the Jersey 32 project boundary along Poplar St and 32. DWDCD is the adjacent property owner, so technically they are the applicant. This is an introduction only. This item will be back at the August 25th meeting for a public hearing and adoption consideration.

Ordinance 25-49: Common Council of the City of Westfield, Indiana Approving a Lease Rental Agreement Between the City of Westfield, Indiana, Redevelopment Authority and the City of Westfield Redevelopment Commission, Approving the Transfer of Certain Real Estate and the Issuance of Bonds by the Westfield Redevelopment Authority, All in Connection with Certain Land Acquisition and Road Improvement Projects

Presented by: Zach Klutz, Taft Stettinius and Hollister

First Reading: August 11, 2025

Adoption Consideration: August 25, 2025

Zach Klutz with Taft Law, presented. The ordinance allows the Redevelopment Authority to move forward with the issuance of its lease rental bonds. The bonds will fund a variety of road and street improvements that are included in the city's capital improvement plan. The ordinance meets statutory requirements which are required for the RDA and RDC to move forward, approving a lease agreement between the two. It authorizes the RDA to issue the bonds, and authorizes the RDC to levy a special benefit tax to pay the lease rental payments to the RDA. The bonds are anticipated to be at a maximum amount not to exceed \$40M with a term not to exceed 20 years, and an interest rate not to exceed 6%. This item will be back for adoption consideration at the August 25th meeting.

Ordinance 25-50: Common Council of the City of Westfield, Indiana Concerning Fund 266 (Capital Projects Fund)

Presented by: Jenell Fairman

First Reading: August 11, 2025

Adoption Consideration: August 25, 2025

Jenell Fairman presented. Fund 266 was established by Ordinance 25-01 earlier this year. The fund was identified for capital funds for the city. There is a portion of the fund that is allocated specifically to the Redevelopment Department (018). In order for the Redevelopment Department to spend these funds under the guidance of the Redevelopment Commission as intended, there is a need to modify the language in section 4 of the existing ordinance to allow the granting of funds to separate taxing districts. Ms. Fairman stated there would be a request coming later this month to grant money from fund 266 to fund 244 Redevelopment Capital Fund, and in order to do so, a change to the existing ordinance needs to be made.

CITY COUNCIL COMMENTS

Victor McCarty-Gave an APC update.

Patrick Tamm-Census coming in the mail, encouraged everyone to participate. Thanked WPD for their professionalism in handling the situation on Tuesday.

MAYOR COMMENTS

Mayor Willis encouraged everyone to fill out the Census coming in the mail. Thanked everyone involved with the LIV event for their efforts getting ready for this weekend.

ADJOURNMENT

Motion to adjourn made by: Victor McCarty

Meeting Adjourned at: 7:58 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>

RESOLUTION 25-140

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 25-44

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

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

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

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

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

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that RESOLUTION 25-140 was delivered to the Mayor of Westfield
on the _____ day of August, 2025, at _____ m.

Marla Ailor, Clerk Treasurer

I hereby APPROVE Resolution 25-140
this _____ day of August, 2025.

I hereby VETO Resolution 25-140
this _____ day of August, 2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

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

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

EXHIBIT A

Annexation Area

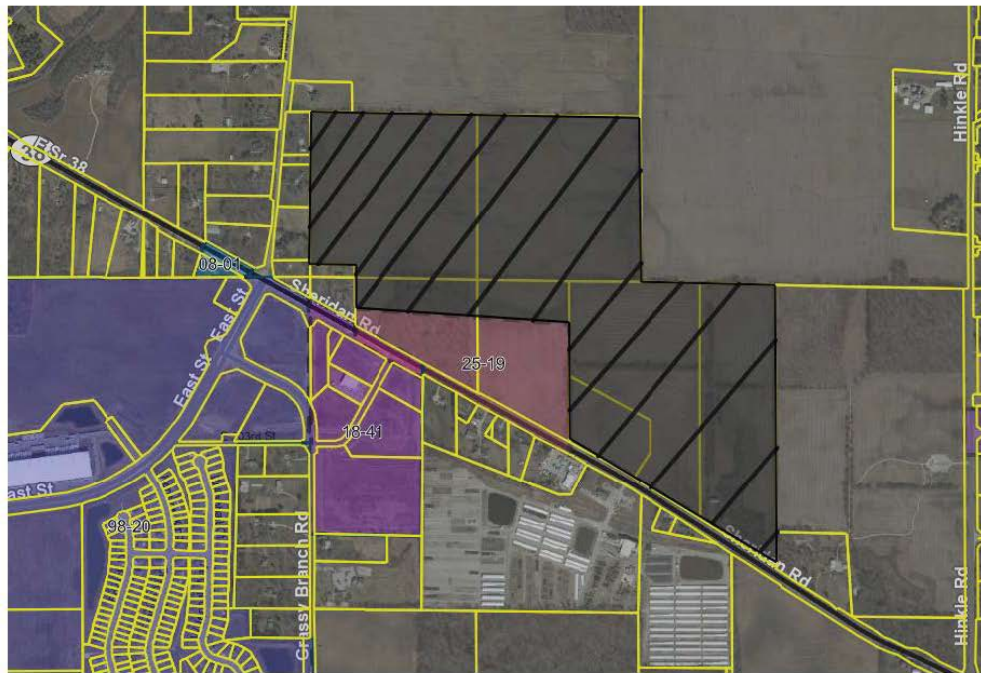


EXHIBIT LEGEND

	ANNEXATION AREA		PARCELS
	EXISTING CITY LIMITS		STREETS

Not To Scale

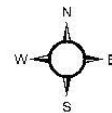


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes portions of seven (7) parcels of land:

LAND DESCRIPTION

A part of the Southwest Quarter of Section 17, and a part of the Northwest Quarter of Section 20, both being in Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the South half of the Southwest Quarter of said Section 17; thence South 88 degrees 39 minutes 34 seconds East, along the North line of said South Half 2,666.11 feet to the East line of said Southwest Quarter; thence South 00 degrees 21 minutes 20 seconds West 1327.71 feet along said East line to the Southeast corner of said Southwest Quarter; thence South 88 degrees 26 minutes 52 seconds East 1083.99 feet along the North line of the Northeast Quarter in said Section 20 ; thence South 00 degrees 07 minute 42 seconds West 2278.22 feet to the North right of way of State Road 38 per INDOT Project STP-5229 (008); thence along said right of way the following three (3) courses: 1) North 56 degrees 59 minutes 24 seconds West 1031.18 feet; 2) 603.22 feet along an arc to the left having a radius of 8732.36 feet and subtended by a chord bearing North 58 degrees 58 minutes 08 seconds West 603.10 feet; 3) North 60 degrees 56 minutes 52 seconds West 318.82 feet; thence North 00 degrees 02 minutes 56 seconds East 947.86 feet; thence North 85 degrees 27 minutes 06 seconds West 1728.65 feet to the east line of the land described in Instrument 2019025668 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 24 minutes 08 seconds East 346.11 feet along said east line to the north line of said tract; thence North 88 degrees 19 minutes 29 seconds West 361.22 feet along said north line to the west line of the Southwest Quarter of said Section 17; thence North 00 degrees 15 minutes 44 seconds East 1228.55 feet along said west line to the Point of Beginning; containing 159.75 acres, more or less.



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

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

**This Fiscal Plan Supports
Ordinance 25-44**

**This Fiscal Plan is Exhibit C
of Resolution 25-140**

Introduction

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

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

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

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

City of Westfield Annexation Philosophy and Plan

A. Fiscal Policy of the City

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

B. General Philosophy and Plan

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

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

C. Further the City Shall:

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

[The remainder of page intentionally left blank.]

Parcel Analysis

A. Description

The Annexation Area is located at the southwest corner of located on the north side of State Road 38(see attached **Exhibit 1**) and encompasses an area of approximately 159.75 acres.

B. Contiguity

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

C. Population and Structures

The Annexation Area contains no structures or inhabitants.

D. Zoning

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

E. Property Tax Assessment

The 2024 pay 2025 total gross assessed valuation of all real property and its improvements located within the Annexation Area is \$456,874.

F. Municipal Property Tax Rate

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

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

Site construction for the Annexation Area began in April 2026, vertical construction is planned by the developer to be initiated in April 2026. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Non-Residential Structures¹:

- 2026: Three (3) with an estimated market value of \$8,520,571.
- 2027: Three (3) with an estimated market value of \$8,520,571.
- 2028: Three (3) with an estimated market value of \$8,520,571.
- 2029: Three (3) with an estimated market value of \$8,520,571.
- 2030: Three (3) with an estimated market value of \$8,520,571.

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

[The remainder of page intentionally left blank.]

¹ Improvements are estimated to be comparable to the Northpoint development in Westfield.

Municipal Services

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

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

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

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

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

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

A. Police Department

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

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

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

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

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

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

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

B. Fire Department

The Westfield Fire Department is an all-hazard department that provides fire and prevention services, Advanced Life Support (ALS) ambulance transport services, Community Paramedic and Opioid services, as well as hazardous materials, technical rescues, and water rescue incidents throughout the City of Westfield and Westfield Washington Township, as well as Hamilton County. Automatic Aid and Mutual Aid responses are provided by the surrounding fire jurisdictions of Carmel, Noblesville, Fishers, Sheridan, Jackson Township, Cicero, and Wayne Township when service levels drop below minimum.

The Department is budgeted for ninety-seven (97) dedicated men and women who provide fire and life safety services via a command and business center and three (3) fire stations.

The Command and Business Center as well as Station 381 is located at 17535 Dartown Road and is staffed with one Battalion Chief, one engine company, one truck company, and one ALS transport ambulance. Station 382 is located at 1920 East 151st Street, and is staffed with one engine company and one ALS transporting ambulance. Station 383 is located at 17944 Grassy Branch Road and is staffed with one ALS engine company.

Annexation of additional territory does not automatically lead to the need for additional personnel or fixed facilities. The department conducts an annual analysis of performance which is what drives the request for additional personnel and fixed facility investments.

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

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

C. Public Works Department

a. Engineering

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

b. Parks and Recreation Department

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

c. Stormwater Services

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

d. Street Division

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

e. Street and Road Maintenance

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway ("MVH") fund, the Local Road and Street Fund ("LR&S"), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S is estimated to be \$7.80 million in 2025, which is approximately \$30,903 per road mile².

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

Provision of planned service of a non-capital nature within one year: Street Division services can be provided for the Annexation Area with existing personnel, based upon an estimation of no additional roads to be built by the developer within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

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

D. Clerk-Treasurer's Office

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

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

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

E. Informatics

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

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

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

F. Administration

a. Communications

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

b. City Council

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

c. Economic Development

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

d. Enterprise Development

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

e. Human Resources

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

f. Mayor

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

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

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

G. Guest Services

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

b. Billing Services

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

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

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

H. Westfield Welcome

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

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

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

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

I. Community Development Department

a. Building and Construction Services

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

b. Planning and Zoning Services

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

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

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

Other Services

A. Water and Sewer Services

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

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

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

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

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

Financial Summary

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

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is \$456,874. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately 0 miles of road.

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

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

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

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

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

Exhibit 1

Annexation Area: Graphic Depiction

Annexation Area

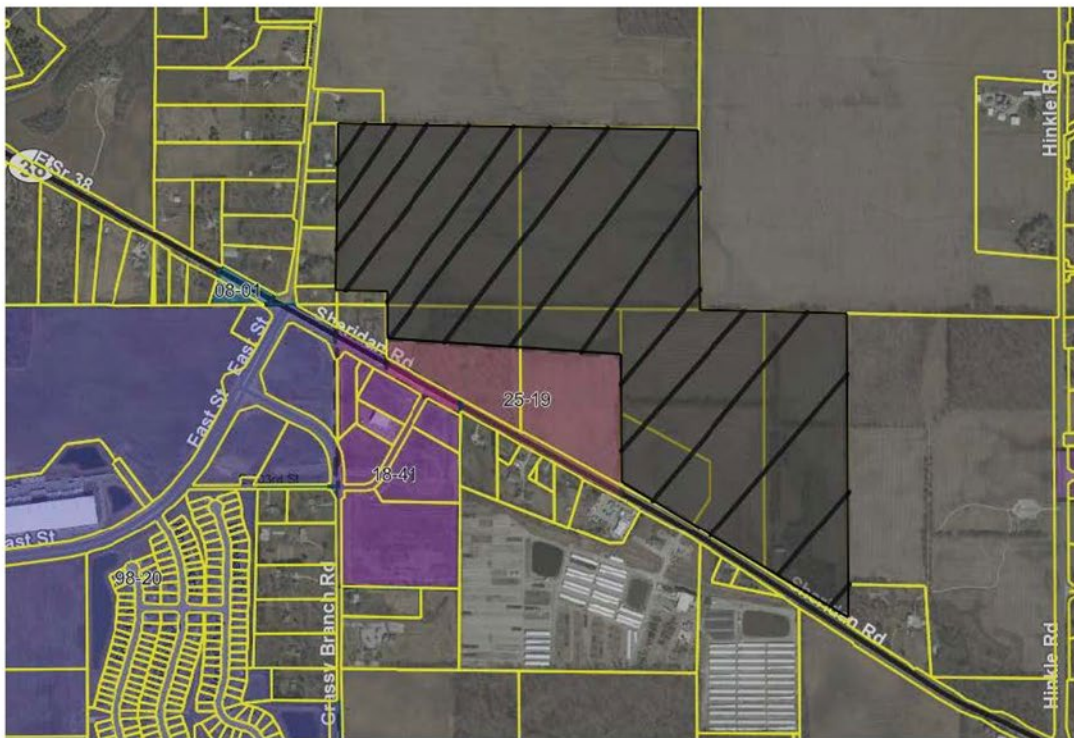


EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

Not To Scale

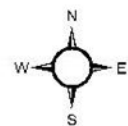


Exhibit 2

Annexation Area: Legal Description

This description includes portions of seven (7) parcels of land:

LAND DESCRIPTION

A part of the Southwest Quarter of Section 17, and a part of the Northwest Quarter of Section 20, both being in Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the South half of the Southwest Quarter of said Section 17; thence South 88 degrees 39 minutes 34 seconds East, along the North line of said South Half 2,666.11 feet to the East line of said Southwest Quarter; thence South 00 degrees 21 minutes 20 seconds West 1327.71 feet along said East line to the Southeast corner of said Southwest Quarter; thence South 88 degrees 26 minutes 52 seconds East 1083.99 feet along the North line of the Northeast Quarter in said Section 20 ; thence South 00 degrees 07 minute 42 seconds West 2278.22 feet to the North right of way of State Road 38 per INDOT Project STP-5229 (008); thence along said right of way the following three (3) courses: 1) North 56 degrees 59 minutes 24 seconds West 1031.18 feet; 2) 603.22 feet along an arc to the left having a radius of 8732.36 feet and subtended by a chord bearing North 58 degrees 58 minutes 08 seconds West 603.10 feet; 3) North 60 degrees 56 minutes 52 seconds West 318.82 feet; thence North 00 degrees 02 minutes 56 seconds East 947.86 feet; thence North 85 degrees 27 minutes 06 seconds West 1728.65 feet to the east line of the land described in Instrument 2019025668 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 24 minutes 08 seconds East 346.11 feet along said east line to the north line of said tract; thence North 88 degrees 19 minutes 29 seconds West 361.22 feet along said north line to the west line of the Southwest Quarter of said Section 17; thence North 00 degrees 15 minutes 44 seconds East 1228.55 feet along said west line to the Point of Beginning; containing 159.75 acres, more or less.

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Parcel # 08-06-17-00-00-007.002
Parcel # 08-06-17-00-00-007.000
Parcel # 08-06-20-00-00-010.001
Parcel # 08-06-20-00-00-010.000
Parcel # 08-06-20-00-00-009.001
Parcel # 08-06-20-00-00-001.000 (*partial*)
Parcel # 08-06-20-00-00-001.003 (*partial*)

Computation of Estimated Property Taxes

<u>Year</u>	<u>Estimated Assessed Value</u>	<u>Exemptions</u>	<u>Estimated Net Assessed Value</u>	<u>Tax Rate</u>	<u>Estimated Tax Revenue</u>
1st	\$12,450,000	\$0	\$12,450,000	0.7164	\$89,192
2nd	\$14,110,000	\$0	\$14,110,000	0.7164	\$101,084
3rd	\$19,090,000	\$0	\$19,090,000	0.7164	\$136,761
4th	\$20,750,000	\$0	\$20,750,000	0.7164	\$148,653
5th	\$24,900,000	\$0	\$24,900,000	0.7164	\$178,384

Assumption 1: The City will begin receiving property tax from the annexed area starting in taxes payable 2026. (See Financial Summary).

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

EXHIBIT 3

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Estimated Revenue Generated

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Net Assessed Value	\$12,450,000	\$14,110,000	\$19,090,000	\$20,750,000
Property Tax Revenue	89,192	101,084	136,761	148,653
Income Tax (LIT)	0	0	0	0
Excise Tax (CVET)	3,870	4,386	5,934	6,450
Circuit Breaker Reduction	0	0	0	0
Motor Vehicle Highway	0	0	0	0
Local Road and Street	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Revenue	<u><u>\$93,062</u></u>	<u><u>\$105,470</u></u>	<u><u>\$142,695</u></u>	<u><u>\$155,103</u></u>

EXHIBIT 3

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Estimated Non-Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Police	\$2,186	\$2,186	\$2,186	\$2,186
Fire	2,954	2,954	2,954	2,954
Lighting	0	0	0	0
Fire Hydrants	0	0	0	0
Streets and Roads Maintenance	533	533	533	533
Parks	0	0	0	0
Admin & General Departments				
Administrative	0	0	0	0
Community Development Planning	0	0	0	0
Building Department	383	383	383	383
Information Technology	0	0	0	0
Clerk	154	154	154	154
Mayor	0	0	0	0
City Council	0	0	0	0
Street Department	<u>1,459</u>	<u>1,459</u>	<u>1,459</u>	<u>1,459</u>
Total Non-Capital Costs	<u><u>\$7,670</u></u>	<u><u>\$7,670</u></u>	<u><u>\$7,670</u></u>	<u><u>\$7,670</u></u>

EXHIBIT 3

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Estimated Capital Costs

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

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

EXHIBIT 3

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Fiscal Plan Summary

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Revenue	\$93,062	\$105,470	\$142,695	\$155,103
Non-Capital Costs	7670	7,670	7,670	7,670
Capital Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net	<u>\$85,392</u>	<u>\$97,800</u>	<u>\$135,025</u>	<u>\$147,433</u>

EXHIBIT 4

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Parcel # 08-06-17-00-00-007.002
Parcel # 08-06-17-00-00-007.000
Parcel # 08-06-20-00-00-010.001
Parcel # 08-06-20-00-00-010.000
Parcel # 08-06-20-00-00-009.001
Parcel # 08-06-20-00-00-001.000 *(partial)*
Parcel # 08-06-20-00-00-001.003 *(partial)*

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

	<u>Westfield Taxing District</u>	<u>Westfield-Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Net Assessed Value	\$0	\$0
Pay 2025 Tax Rate (not including referendum)	2.3247	1.9402
Circuit Breaker Credit (1% cap)	<u>0</u>	<u>0</u>
Estimated Net Property Taxes Paid by Owner	<u>0</u>	<u>0</u>
<u>Agricultural/Rental Portion</u>		
Net Assessed Value	456,874	456,874
Pay 2024 Tax Rate (not including referendum)	2.3247	1.9402
Circuit Breaker Credit (2% cap)	<u>1,483</u>	<u>0</u>
Estimated Net Property Taxes Paid by Owner	<u>9,137</u>	<u>8,864</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	0	0
Pay 2024 Tax Rate (not including referendum)	2.3247	1.9402
Circuit Breaker Credit (3% cap)	<u>0</u>	<u>0</u>
Estimated Net Property Taxes Paid by Owner	<u>0</u>	<u>0</u>
Total Estimated Net Property Taxes Paid by Owner	<u>-</u>	<u>-</u>
Plus School Referendum (Total Tax Rate of 0.2337)	106,771	106,771
Total Estimated Net Property Taxes Paid by Owner	<u>\$115,909</u>	<u>\$115,636</u>

EXHIBIT 4

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Property Tax Impact & Circuit Breaker Report

Before Annexation

	<u>Pay 2025 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credits</u>	<u>Estimated Net Property Tax</u>
Hamilton County	0.2737	14.11%	\$1,250	\$0	\$1,250
Washington Township	0.3464	17.85%	\$1,583	\$0	\$1,583
Westfield Public Library	0.0406	2.09%	\$185	\$0	\$185
Westfield-Washington School Corp.	1.2771	65.82%	\$5,835	\$0	\$5,835
Solid Waste District	<u>0.0024</u>	0.12%	<u>\$11</u>	<u>\$0</u>	<u>\$11</u>
Total	<u>1.9402</u>		<u>\$8,864</u>	<u>\$0</u>	<u>\$8,864</u>

After Annexation

	<u>Pay 2025 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credits</u>	<u>Estimated Net Property Tax</u>
Hamilton County	0.2737	11.77%	\$1,250	\$175	\$1,076
Washington Township	0.0145	0.62%	\$66	\$9	\$57
Westfield Public Library	0.0406	1.75%	\$185	\$26	\$160
Westfield-Washington School Corp.	1.2771	54.94%	\$5,835	\$815	\$5,020
Solid Waste District	0.0024	0.10%	\$11	\$2	\$9
City of Westfield	<u>0.7164</u>	30.82%	<u>\$3,273</u>	<u>\$457</u>	<u>\$2,816</u>
Total	<u>2.3247</u>		<u>\$10,621</u>	<u>\$1,483</u>	<u>\$9,137</u>

EXHIBIT 4

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Estimated Allocation of Annual Property Tax

Before Annexation

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

After Annexation

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

EXHIBIT 5

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Parcel # 08-06-17-00-00-007.002

Parcel # 08-06-17-00-00-007.000

Parcel # 08-06-20-00-00-010.001

Parcel # 08-06-20-00-00-010.000

Parcel # 08-06-20-00-00-009.001

Parcel # 08-06-20-00-00-001.000 (*partial*)

Parcel # 08-06-20-00-00-001.003 (*partial*)

Estimated Allocation of Annual Property Tax and Circuit Breaker Credits

<u>Parcel ID</u>	<u>Owner</u>	<u>Parcel Address</u>	2024 Payable 2025 <u>Assessed Value</u>	Remonstrance <u>Waiver</u>
08-06-17-00-00-007.002	Bryant Investments LLC	0 Sheridan Road, Westfield, IN 46062	\$98,500	No
08-06-17-00-00-007.000	Wiehe, Richard E.	0 Sheridan Road, Westfield, IN 46062	\$94,400	No
08-06-20-00-00-010.001	Rock Mueller LLC	4712 Sheridan Rd, Westfield, IN 46062	\$0	No
08-06-20-00-00-010.000	Thunder Island Real Estate LLC	0 Sheridan Road, Westfield, IN 46062	\$237,600	No
08-06-20-00-00-009.001	Bryant Investments LLC	0 Sheridan Road, Westfield, IN 46062	\$0	No
08-06-20-00-00-001.000*	Wiehe, Richard E.	0 Sheridan Road, Westfield, IN 46062	\$21,600	No
08-06-20-00-00-001.003*	Bryant Investments LLC	0 Sheridan Road, Westfield, IN 46062	\$4,774	No
Total			<u>\$456,874</u>	

* indicates partial annexation

EXHIBIT 6

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Parcel # 08-06-17-00-00-007.002

Parcel # 08-06-17-00-00-007.000

Parcel # 08-06-20-00-00-010.001

Parcel # 08-06-20-00-00-010.000

Parcel # 08-06-20-00-00-009.001

Parcel # 08-06-20-00-00-001.000 (*partial*)

Parcel # 08-06-20-00-00-001.003 (*partial*)

Estimated Impact to Other Governmental Entities - Local Income Tax

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

EXHIBIT 6

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Parcel # 08-06-17-00-00-007.002

Parcel # 08-06-17-00-00-007.000

Parcel # 08-06-20-00-00-010.001

Parcel # 08-06-20-00-00-010.000

Parcel # 08-06-20-00-00-009.001

Parcel # 08-06-20-00-00-001.000 *(partial)*

Parcel # 08-06-20-00-00-001.003 *(partial)*

Estimated Impact to Other Governmental Entities - Circuit Breaker Credits

	Actual <u>2025</u>	Estimated Year 1 <u>Annexation</u>	Estimated Year 2 <u>Annexation</u>	Estimated Year 3 <u>Annexation</u>	Estimated Year 4 <u>Annexation</u>
Hamilton County	\$6,594,137	\$6,594,137	\$6,594,137	\$6,594,137	\$6,594,137
Adams Township	\$0	\$0	\$0	\$0	\$0
Clay Township	\$183,369	\$183,369	\$183,369	\$183,369	\$183,369
Delaware Township	\$23,964	\$23,964	\$23,964	\$23,964	\$23,964
Fall Creek Township	\$15,037	\$15,037	\$15,037	\$15,037	\$15,037
Jackson Township	\$5,929	\$5,929	\$5,929	\$5,929	\$5,929
Noblesville Township	\$40,605	\$40,605	\$40,605	\$40,605	\$40,605
Washington Township	\$126,415	\$126,415	\$126,415	\$126,415	\$126,415
Wayne Township	\$23,639	\$23,639	\$23,639	\$23,639	\$23,639
White River Township	\$1,830	\$1,830	\$1,830	\$1,830	\$1,830
Carmel Civil City	\$2,515,140	\$2,515,140	\$2,515,140	\$2,515,140	\$2,515,140
Noblesville Civil City	\$8,787,286	\$8,787,286	\$8,787,286	\$8,787,286	\$8,787,286
Arcadia Civil Town	\$56,140	\$56,140	\$56,140	\$56,140	\$56,140
Atlanta Civil Town	\$6,468	\$6,468	\$6,468	\$6,468	\$6,468
Cicero Civil Town	\$77,112	\$77,112	\$77,112	\$77,112	\$77,112
Fishers Civil City	\$3,138,317	\$3,138,317	\$3,138,317	\$3,138,317	\$3,138,317
Sheridan Civil Town	\$340,697	\$340,697	\$340,697	\$340,697	\$340,697
Westfield Civil City	\$5,739,241	\$5,739,241	\$5,739,241	\$5,739,241	\$5,739,241
Hamilton Southeastern School Corp.	\$4,753,827	\$4,753,827	\$4,753,827	\$4,753,827	\$4,753,827
Hamilton Heights School Corp.	\$260,568	\$260,568	\$260,568	\$260,568	\$260,568
Westfield-Washington School Corp.	\$8,430,001	\$8,430,001	\$8,430,001	\$8,430,001	\$8,430,001
Sheridan Community Schools	\$322,077	\$322,077	\$322,077	\$322,077	\$322,077
Carmel-Clay School Corp.	\$1,896,463	\$1,896,463	\$1,896,463	\$1,896,463	\$1,896,463
Noblesville School Corp.	\$5,721,627	\$5,721,627	\$5,721,627	\$5,721,627	\$5,721,627
Hamilton North Public Library	\$12,043	\$12,043	\$12,043	\$12,043	\$12,043
Carmel-Clay Public Library	\$190,089	\$190,089	\$190,089	\$190,089	\$190,089
Hamilton East Public Library	\$594,629	\$594,629	\$594,629	\$594,629	\$594,629
Sheridan Public Library	\$19,799	\$19,799	\$19,799	\$19,799	\$19,799
Westfield Public Library	\$327,680	\$327,680	\$327,680	\$327,680	\$327,680
Hamilton Co. Solid Waste Mgmt. Dist.	\$58,274	\$58,274	\$58,274	\$58,274	\$58,274

EXHIBIT 3

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 25-140"

Fiscal Plan Summary

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>
Revenue	\$93,062	\$105,470	\$142,695	\$155,103
Non-Capital Costs	7670	7,670	7,670	7,670
Capital Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net	<u>\$85,392</u>	<u>\$97,800</u>	<u>\$135,025</u>	<u>\$147,433</u>

Annexation Area

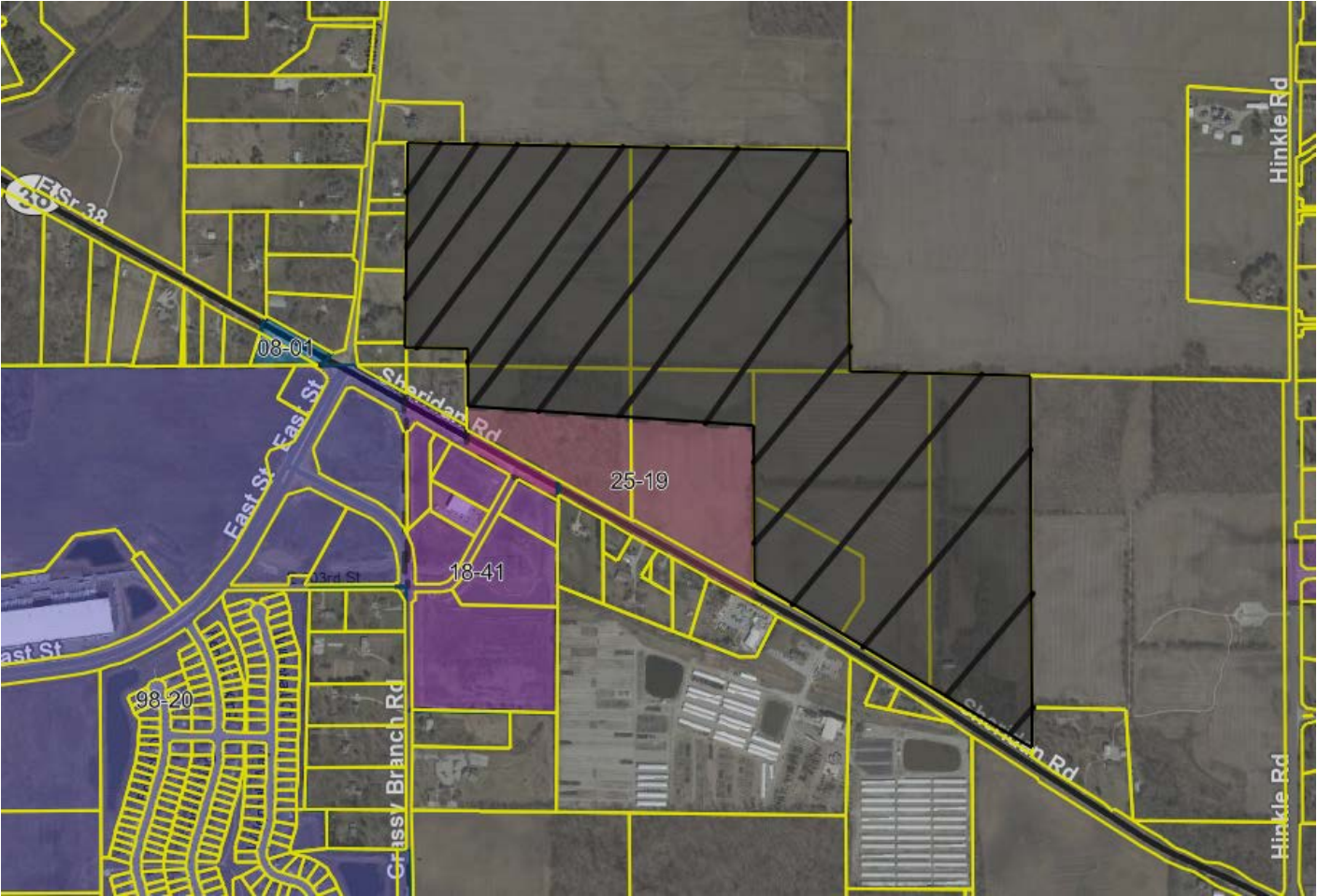


EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

ORDINANCE 25-44

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

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

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

WHEREAS, the Council has conducted a public hearing on July 28, 2025 as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 25-140); and,

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

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

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

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

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

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF AUGUST, 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 25-44** was delivered to the Mayor of Westfield
on the _____ day of August, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-44

this _____ day of August, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-44

this _____ day of August,
2025.

Scott A. Willis, Mayor

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

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

Annexation Area

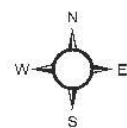
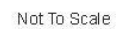


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes portions of seven (7) parcels of land:

LAND DESCRIPTION

A part of the Southwest Quarter of Section 17, and a part of the Northwest Quarter of Section 20, both being in Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the South half of the Southwest Quarter of said Section 17; thence South 88 degrees 39 minutes 34 seconds East, along the North line of said South Half 2,666.11 feet to the East line of said Southwest Quarter; thence South 00 degrees 21 minutes 20 seconds West 1327.71 feet along said East line to the Southeast corner of said Southwest Quarter; thence South 88 degrees 26 minutes 52 seconds East 1083.99 feet along the North line of the Northeast Quarter in said Section 20 ; thence South 00 degrees 07 minute 42 seconds West 2278.22 feet to the North right of way of State Road 38 per INDOT Project STP-5229 (008); thence along said right of way the following three (3) courses: 1) North 56 degrees 59 minutes 24 seconds West 1031.18 feet; 2) 603.22 feet along an arc to the left having a radius of 8732.36 feet and subtended by a chord bearing North 58 degrees 58 minutes 08 seconds West 603.10 feet; 3) North 60 degrees 56 minutes 52 seconds West 318.82 feet; thence North 00 degrees 02 minutes 56 seconds East 947.86 feet; thence North 85 degrees 27 minutes 06 seconds West 1728.65 feet to the east line of the land described in Instrument 2019025668 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 24 minutes 08 seconds East 346.11 feet along said east line to the north line of said tract; thence North 88 degrees 19 minutes 29 seconds West 361.22 feet along said north line to the west line of the Southwest Quarter of said Section 17; thence North 00 degrees 15 minutes 44 seconds East 1228.55 feet along said west line to the Point of Beginning; containing 159.75 acres, more or less.

Annexation Area

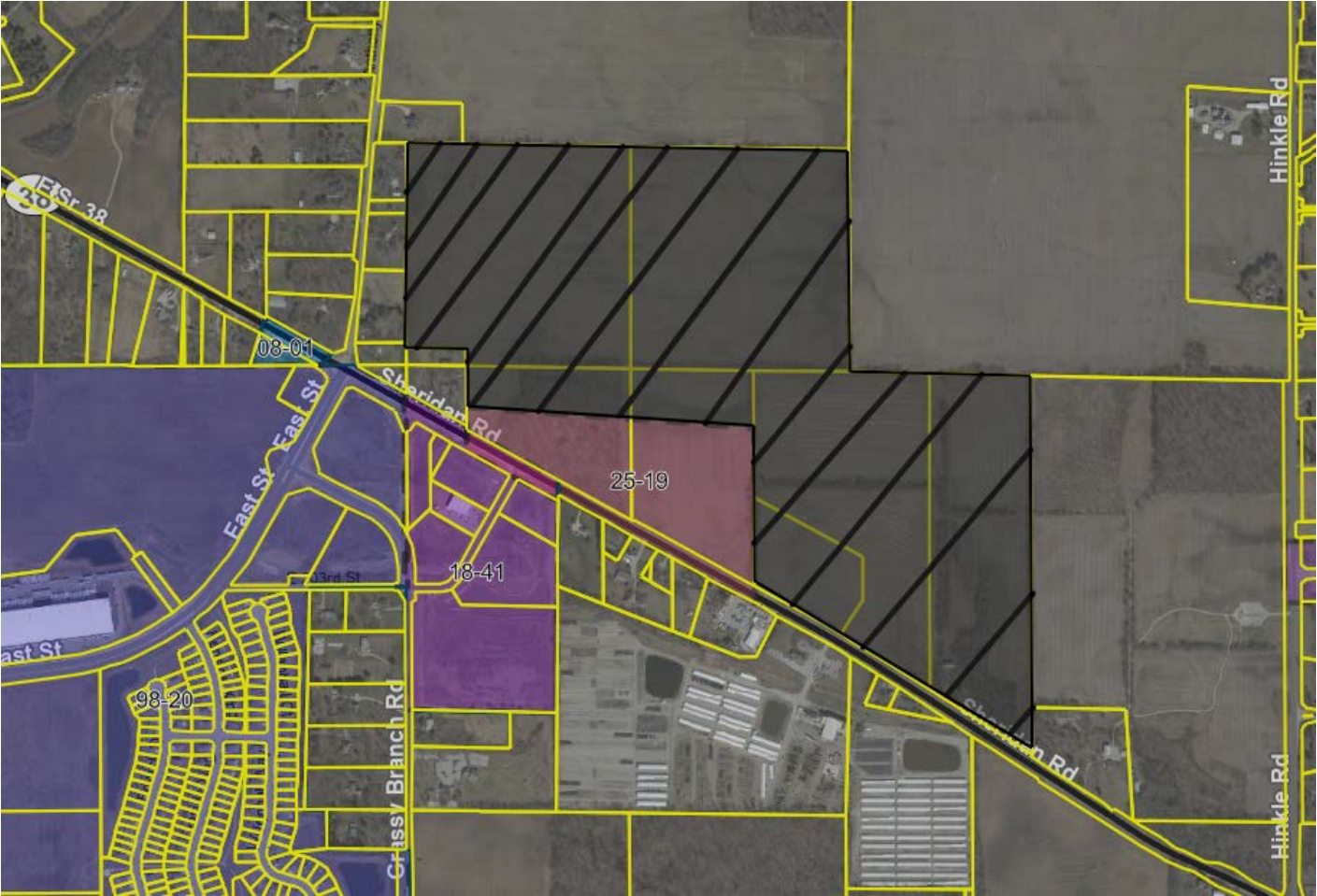
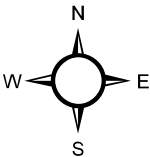


EXHIBIT LEGEND

- | | | | |
|---|----------------------|---|---------|
|  | ANNEXATION AREA |  | PARCELS |
|  | EXISTING CITY LIMITS |  | STREETS |

Not To Scale



ORDINANCE 25-48

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AUTHORIZING THE VACATION OF A PUBLIC WAY OR PUBLIC PLACE PURSUANT TO IND. CODE § 36-7-3-12

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

WHEREAS, the Downtown Westfield Community Development Corporation ("Petitioner") filed a Petition to Vacate Public Ways or Public Places Located Entirely Within the Corporate Boundaries of the City of Westfield, Indiana ("Petition") with the City pursuant to Ind. Code § 36-7-3-12(b), which Petition is attached and incorporated herein as Exhibit A;

WHEREAS, the public way or public place to be vacated is located entirely within the corporate boundaries of the City of Westfield, Indiana, and is located generally north of 330 Jersey Street, and is more particularly described below and in Exhibit B, attached hereto and incorporated herein ("Public Ways");

WHEREAS, Petitioner owns or is interested in lots or parts of lots contiguous to the Public Ways;

WHEREAS, pursuant to Ind. Code §§ 36-7-3-12(c) and 5-14-1.5, a properly noticed public hearing regarding the proposed vacation of the Public Ways and the Petition was held by the Council on August 25, 2025, and notice was given via certified mail as required by statute; and

WHEREAS, at the conclusion of the public hearing, the Council concluded that the vacation of the Public Ways, pursuant to the Petition, is necessary and desirable for the purposes reflected in the Petition.

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

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

Section 2. The Council approves the Petition.

Section 3. Pursuant to Ind. Code § 36-7-3-12, the following Public Ways are hereby vacated:

Part of that 14.5-foot alley lying north of and adjacent to Lot 36 in Doan's Addition to Westfield, Hamilton County, Indiana, the plat thereof recorded in Deed Book 49, Page 516, in the Office of the Recorder of Hamilton County, Indiana, said part of the 14.5-foot alley more particularly described as follows:

Beginning at the northeast corner of said Lot 36; thence South 89 degrees 36 minutes 5 seconds West 79.10 feet along the north line of said lot to the southerly right-of-way line of SR 32 per INDOT Project No. 0710215; thence North 58 degrees 3 minutes 6 seconds East 27.71 feet along said right-of-way to the north line of said 14.5-foot alley; thence North 89 degrees 36 minutes 5 seconds East 55.79 feet along said north line to the northwest corner of Parcel V described in the Special Warranty Deed recorded as Instrument No. 2024035069; thence South 0 degrees 49 minutes 40 seconds West 14.50 feet along the west line of said Parcel V to the point of beginning and containing 978 square feet or 0.022 acres, more or less.

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

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

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

Section 7. The Clerk of the Council shall furnish a copy of this Ordinance to the County Recorder and to the County Auditor.

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

WESTFIELD COMMON COUNCIL

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

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-48 was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-48

this _____ day of _____,
2025.

I hereby VETO ORDINANCE 25-48

this _____ day of _____,
2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

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

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

Exhibit A

PETITION TO VACATE PUBLIC WAYS OR PUBLIC PLACES LOCATED ENTIRELY WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF WESTFIELD, INDIANA

1. Downtown Westfield Community Development Corporation, an Indiana nonprofit corporation ("Petitioner"), pursuant to Ind. Code § 36-7-3-12, does hereby respectfully petition the Common Council of the City of Westfield, Indiana (the "City"), to vacate certain public ways or public places located entirely within the corporate boundaries of the City, located generally north of 330 Jersey Street, Westfield, Indiana 46074, and specifically described in **Exhibit 1**, attached hereto and made a part hereof (the "Public Ways").
2. In support of this Petition, Petitioner submits the following:
 - a. Petitioner owns and/or has interest in lots or parts of lots contiguous to the Public Ways.
 - b. The Public Ways are located entirely within the corporate boundaries of the City.
 - c. Petitioner intends to redevelop or cause the redevelopment of the parcels adjoining the Public Ways and needs the Public Ways vacated for such purpose.
 - d. This Petition does not hinder, violate, or aggrieve any abutting landowner pursuant to Ind. Code § 36-7-3-13.
 - e. City Chief of Legal and the City Director of Public Works have approved and support this Petition.
3. The following are the names and addresses of all owners of land abutting the Public Ways proposed to be vacated:
 - a. Downtown Westfield Community Development Corporation, an Indiana nonprofit corporation:
 - a. 326 Jersey Street, Westfield, Indiana 46074; Parcel No. 09-09-01-02-03-017.000
 - b. 120 Poplar Street, Westfield, Indiana 46074; Parcel No. 09-09-01-02-03-028.000
 - c. Parcel No. 09-09-01-02-03-021.000

WHEREFORE, Petitioner respectfully requests that the Common Council vacate the Public Ways described herein.

**Downtown Westfield Community
Development Corporation, an Indiana
nonprofit corporation**

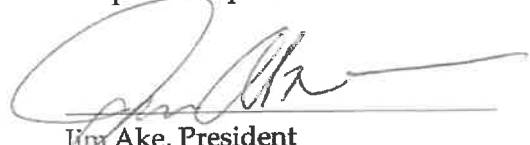

Jim Ake, President
Dated: 7-31-25

EXHIBIT 1

LEGAL DESCRIPTION OF THE PUBLIC WAYS

Part of that 14.5-foot alley lying north of and adjacent to Lot 36 in Doan's Addition to Westfield, Hamilton County, Indiana, the plat thereof recorded in Deed Book 49, Page 516, in the Office of the Recorder of Hamilton County, Indiana, said part of the 14.5-foot alley more particularly described as follows:

Beginning at the northeast corner of said Lot 36; thence South 89 degrees 36 minutes 5 seconds West 79.10 feet along the north line of said lot to the southerly right-of-way line of SR 32 per INDOT Project No. 0710215; thence North 58 degrees 3 minutes 6 seconds East 27.71 feet along said right-of-way line to the north line of said 14.5-foot alley; thence North 89 degrees 36 minutes 5 seconds East 55.79 feet along said north line to the northwest corner of Parcel V described in the Special Warranty Deed recorded as Instrument No. 2024035069; thence South 0 degrees 49 minutes 40 seconds West 14.50 feet along the west line of said Parcel V to the point of beginning and containing 978 square feet or 0.022 acres, more or less.

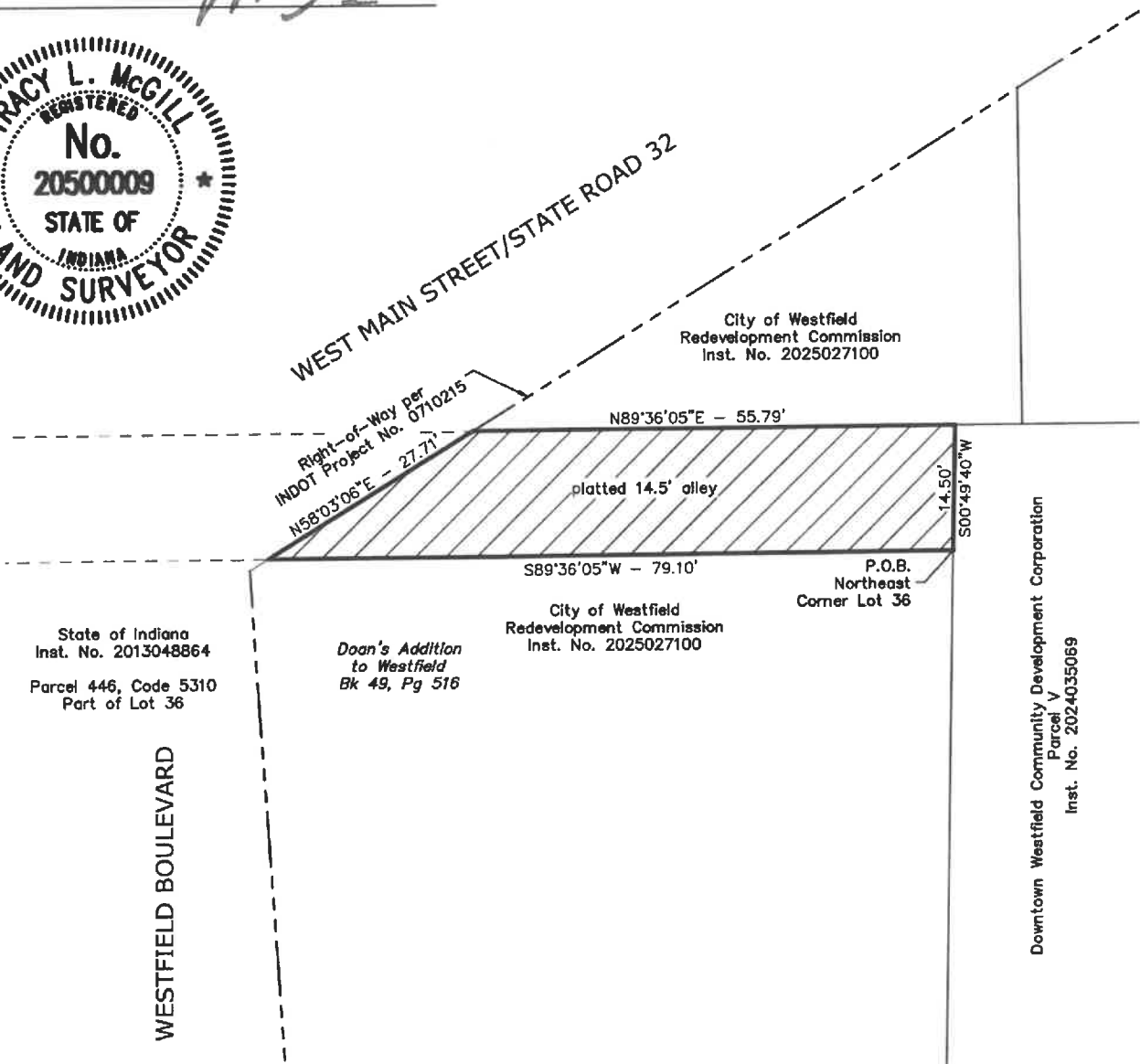
Exhibit B

ALLEY VACATION – WESTFIELD, INDIANA

Part of that 14.5-foot alley lying north of and adjacent to Lot 36 in Doan's Addition to Westfield, Hamilton County, Indiana, the plat thereof recorded in Deed Book 49, Page 516, in the Office of the Recorder of Hamilton County, Indiana, said part of the 14.5-foot alley more particularly described as follows:

Beginning at the northeast corner of said Lot 36; thence South 89 degrees 36 minutes 5 seconds West 79.10 feet along the north line of said lot to the southerly right-of-way line of SR 32 per INDOT Project No. 0710215; thence North 58 degrees 3 minutes 6 seconds East 27.71 feet along said right-of-way line to the north line of said 14.5-foot alley; thence North 89 degrees 36 minutes 5 seconds East 55.79 feet along said north line to the northwest corner of Parcel V described in the Special Warranty Deed recorded as Instrument No. 2024035069; thence South 0 degrees 49 minutes 40 seconds West 14.50 feet along the west line of said Parcel V to the point of beginning and containing 978 square feet or 0.022 acres, more or less.

Prepared by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 25th day of July, 2025.



ORDINANCE NO. ~~25~~—25-49

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF WESTFIELD, INDIANA, REDEVELOPMENT AUTHORITY AND THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION, APPROVING THE TRANSFER OF CERTAIN REAL ESTATE AND THE ISSUANCE OF BONDS BY THE WESTFIELD REDEVELOPMENT AUTHORITY, ALL IN CONNECTION WITH CERTAIN LAND ACQUISITION AND ROAD IMPROVEMENT PROJECTS.

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

WHEREAS, the Authority has adopted, or is expected to adopt, one or more resolutions indicating its intent to issue one or more series of its ad valorem property tax lease rental bonds in the maximum aggregate principal amount of Forty Million Dollars (\$40,000,000) (collectively, the “Bonds”), to provide funds for the purposes of: (a) financing the acquisition by the Authority from the City of all or any portion of the real property described in the form of the Lease (as hereinafter defined) (the “Real Property”), and the use by the Commission, on behalf of the Department and the City, of the proceeds of such sale to finance or reimburse the costs of the design, construction and improvement of local road, street systems and arterial road improvements including road widening, roundabout construction and road and street resurfacing improvements (clause (a), collectively, the “Road Projects”); (b) paying capitalized interest on any series of the Bonds, if necessary; and (c) paying all costs incurred on account of or in connection with the issuance and sale of the Bonds, including the premiums for any credit enhancement or credit facility purchased in connection with the issuance of the Bonds (clauses (a) through and including (c), collectively, the “Costs of the Projects”); and

WHEREAS, the Council has been presented with a proposed lease agreement between the Commission and the Authority (the “Lease Agreement”) for the lease by the Commission of the Road Projects, including the Leased Premises, from the Authority; and

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

WHEREAS, the Council has been advised that the Commission, following a public hearing thereon, has adopted a resolution authorizing the execution of the Lease Agreement, finding, pursuant to Indiana Code 36-7-14.5-14, that the lease rental payments to be paid by the Commission to the Authority pursuant to the Lease Agreement are fair and reasonable and finding, pursuant to Indiana Code 36-7-14-25.2, that the use of the Road Projects, including the Leased Premises, throughout the term of the Lease Agreement will serve the public purpose of the City and is in the best interest of its residents; and

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

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

WHEREAS, to facilitate the sale of and secure the Bonds to be issued by the Authority to finance the cost of the Road Projects, the Commission intends to levy and pledge a special benefits tax levied under Indiana Code 36-7-14-27 (the "Special Benefits Tax"); provided, however, the Commission may pay any amounts due under the Lease from any other revenues legally available to the Commission, but the Commission shall be under no obligation to pay any amounts due under the Lease from any moneys or properties of the Commission, except the Special Benefits Tax received by the Commission; and

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

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

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

1. Approval of Lease, Bonds and Trust Indenture. The Common Council hereby approves the issuance of the Bonds, in one or more series, by the Authority pursuant to Indiana Code 36-7-14.5-19, the execution and delivery of the Lease, as approved by the Commission, pursuant to Indiana Code 36-7-14-25.2, including the levy and pledge of a Special Benefits Tax pursuant to Indiana Code 36-7-14-27 during the term of the Lease to provide necessary funds from which to pay the Lease Rentals under the Lease, the execution and delivery of a Trust Indenture for the Bonds, to be entered into between the Authority and a trustee bank to be chosen by the Clerk-Treasurer, as trustee, and the pledge of the lease rentals thereunder to the payment of the Bonds, pursuant to Indiana Code 36-7-14.5-21, all subject to the following conditions: (a) the maximum aggregate original principal amount of the Bonds shall not exceed Forty Million Dollars (\$40,000,000); (b) any series of Bonds shall have a term not longer than twenty (20) years, commencing from the date of issuance of such series of bonds; (c) the maximum aggregate annual lease rental payments during the terms of the Lease shall not exceed ~~Five~~Seven Million Five Hundred Thousand Dollars (~~\$5,500,000~~\$7,500,000) during any given year of the Bonds; (d) the maximum interest rate on the Bonds shall not exceed six percent (6.0%) per annum; (e) the Bonds may be subject to redemption prior to maturity on any date not earlier than eight (8) years following the date of issuance of the applicable series of Bonds, with such specific dates and redemption terms determined at the time of the sale of such series of Bonds

and approved by the Authority in the purchase agreement for the applicable series of Bonds, all upon the advice of the financial advisor to the Authority; (f) the maximum term of any Lease shall not exceed twenty (20) years following the commencement of such term; and (g) interest on any series of the Bonds may be capitalized for a period not to exceed three (3) years from the date of issuance thereof. Notwithstanding anything herein to the contrary, the Common Council acknowledges and agrees that the Authority and the Commission may execute one or more leases in order to effectuate the intent of this Ordinance, so long as the terms and conditions of such leases, in the aggregate, are consistent with the terms and conditions of this Ordinance.

2. Sale of Real Property Right-of-Way. The Common Council hereby authorizes the sale to the Authority of the existing Real Property which will comprise or be included in the Leased Premises under the Lease, for a price mutually agreeable to the City and the Authority, but in any event not to exceed Forty Million Dollars (\$40,000,000). The Mayor, Clerk-Treasurer and other officers of the City are hereby authorized to take such actions and execute such documents as may be necessary to effectuate such sale and transfer.

3. Levy and Pledge of Special Benefits Tax. Pursuant to Indiana Code 36-7-14-27, the Council, as the legislative body of the City, hereby approves the levy and pledge by the Commission of the Special Benefits Tax for the payment of lease rentals due under the Lease Agreement. The Special Benefits Tax shall be levied by the Commission pursuant to Indiana Code 36-7-14-27 in order to pay the lease rentals under the Lease Agreement.

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

5. After the issuance of the Bonds and so long as such are outstanding, this Ordinance shall not be repealed, amended or modified in any respect which will materially adversely affect the rights or interests of the owners of the Bonds.

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

7. Unless the context or law clearly requires otherwise, references herein to statutes or other laws include the same as modified, supplemented or superseded from time to time.

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

[Remainder of Page Left Blank]

**ALL OF WHICH IS HEREBY ADOPTED BY THE COMMON COUNCIL OF THE
CITY OF WESTFIELD, INDIANA, THIS ____ DAY OF AUGUST, 2025.**

WESTFIELD COMMON COUNCIL

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

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE NO. ~~25~~25-49 was delivered by me to the Mayor of the City of Westfield, Indiana, on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk Treasurer

I hereby APPROVE Ordinance No. ~~25~~25-49 this _____ day of _____, 2025

I hereby VETO Ordinance No. 25-_____
this _____ day of _____, 2025

Scott A. Willis, Mayor

Scott A. Willis, Mayor

Prepared by: Zachary E. Klutz, Esq.
Taft Stettinius & Hollister LLP
One Indiana Square, Suite 3500
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/ *Zachary E. Klutz*

Summary report: Litera Compare for Word 11.8.0.56 Document comparison done on 8/18/2025 9:22:18 AM	
Style name: TaftStandard	
Intelligent Table Comparison: Active	
Original DMS: iw://taft-mobility.imatech.com/ACTIVE/174551866/1	
Modified DMS: iw://taft-mobility.imatech.com/ACTIVE/174551866/3	
Changes:	
<u>Add</u>	8
Delete	8
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	16

ORDINANCE NO. 25-49

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF WESTFIELD, INDIANA, REDEVELOPMENT AUTHORITY AND THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION, APPROVING THE TRANSFER OF CERTAIN REAL ESTATE AND THE ISSUANCE OF BONDS BY THE WESTFIELD REDEVELOPMENT AUTHORITY, ALL IN CONNECTION WITH CERTAIN LAND ACQUISITION AND ROAD IMPROVEMENT PROJECTS.

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

WHEREAS, the Authority has adopted, or is expected to adopt, one or more resolutions indicating its intent to issue one or more series of its ad valorem property tax lease rental bonds in the maximum aggregate principal amount of Forty Million Dollars (\$40,000,000) (collectively, the “Bonds”), to provide funds for the purposes of: (a) financing the acquisition by the Authority from the City of all or any portion of the real property described in the form of the Lease (as hereinafter defined) (the “Real Property”), and the use by the Commission, on behalf of the Department and the City, of the proceeds of such sale to finance or reimburse the costs of the design, construction and improvement of local road, street systems and arterial road improvements including road widening, roundabout construction and road and street resurfacing improvements (clause (a), collectively, the “Road Projects”); (b) paying capitalized interest on any series of the Bonds, if necessary; and (c) paying all costs incurred on account of or in connection with the issuance and sale of the Bonds, including the premiums for any credit enhancement or credit facility purchased in connection with the issuance of the Bonds (clauses (a) through and including (c), collectively, the “Costs of the Projects”); and

WHEREAS, the Council has been presented with a proposed lease agreement between the Commission and the Authority (the “Lease Agreement”) for the lease by the Commission of the Road Projects, including the Leased Premises, from the Authority; and

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

WHEREAS, the Council has been advised that the Commission, following a public hearing thereon, has adopted a resolution authorizing the execution of the Lease Agreement, finding, pursuant to Indiana Code 36-7-14.5-14, that the lease rental payments to be paid by the Commission to the Authority pursuant to the Lease Agreement are fair and reasonable and finding, pursuant to Indiana Code 36-7-14-25.2, that the use of the Road Projects, including the Leased Premises, throughout the term of the Lease Agreement will serve the public purpose of the City and is in the best interest of its residents; and

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

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

WHEREAS, to facilitate the sale of and secure the Bonds to be issued by the Authority to finance the cost of the Road Projects, the Commission intends to levy and pledge a special benefits tax levied under Indiana Code 36-7-14-27 (the "Special Benefits Tax"); provided, however, the Commission may pay any amounts due under the Lease from any other revenues legally available to the Commission, but the Commission shall be under no obligation to pay any amounts due under the Lease from any moneys or properties of the Commission, except the Special Benefits Tax received by the Commission; and

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

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

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

1. Approval of Lease, Bonds and Trust Indenture. The Common Council hereby approves the issuance of the Bonds, in one or more series, by the Authority pursuant to Indiana Code 36-7-14.5-19, the execution and delivery of the Lease, as approved by the Commission, pursuant to Indiana Code 36-7-14-25.2, including the levy and pledge of a Special Benefits Tax pursuant to Indiana Code 36-7-14-27 during the term of the Lease to provide necessary funds from which to pay the Lease Rentals under the Lease, the execution and delivery of a Trust Indenture for the Bonds, to be entered into between the Authority and a trustee bank to be chosen by the Clerk-Treasurer, as trustee, and the pledge of the lease rentals thereunder to the payment of the Bonds, pursuant to Indiana Code 36-7-14.5-21, all subject to the following conditions: (a) the maximum aggregate original principal amount of the Bonds shall not exceed Forty Million Dollars (\$40,000,000); (b) any series of Bonds shall have a term not longer than twenty (20) years, commencing from the date of issuance of such series of bonds; (c) the maximum aggregate annual lease rental payments during the terms of the Lease shall not exceed Seven Million Five Hundred Thousand Dollars (\$7,500,000) during any given year of the Bonds; (d) the maximum interest rate on the Bonds shall not exceed six percent (6.0%) per annum; (e) the Bonds may be subject to redemption prior to maturity on any date not earlier than eight (8) years following the date of issuance of the applicable series of Bonds, with such specific dates and redemption terms determined at the time of the sale of such series of Bonds and approved by the Authority in the

purchase agreement for the applicable series of Bonds, all upon the advice of the financial advisor to the Authority; (f) the maximum term of any Lease shall not exceed twenty (20) years following the commencement of such term; and (g) interest on any series of the Bonds may be capitalized for a period not to exceed three (3) years from the date of issuance thereof. Notwithstanding anything herein to the contrary, the Common Council acknowledges and agrees that the Authority and the Commission may execute one or more leases in order to effectuate the intent of this Ordinance, so long as the terms and conditions of such leases, in the aggregate, are consistent with the terms and conditions of this Ordinance.

2. Sale of Real Property Right-of-Way. The Common Council hereby authorizes the sale to the Authority of the existing Real Property which will comprise or be included in the Leased Premises under the Lease, for a price mutually agreeable to the City and the Authority, but in any event not to exceed Forty Million Dollars (\$40,000,000). The Mayor, Clerk-Treasurer and other officers of the City are hereby authorized to take such actions and execute such documents as may be necessary to effectuate such sale and transfer.

3. Levy and Pledge of Special Benefits Tax. Pursuant to Indiana Code 36-7-14-27, the Council, as the legislative body of the City, hereby approves the levy and pledge by the Commission of the Special Benefits Tax for the payment of lease rentals due under the Lease Agreement. The Special Benefits Tax shall be levied by the Commission pursuant to Indiana Code 36-7-14-27 in order to pay the lease rentals under the Lease Agreement.

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

5. After the issuance of the Bonds and so long as such are outstanding, this Ordinance shall not be repealed, amended or modified in any respect which will materially adversely affect the rights or interests of the owners of the Bonds.

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

7. Unless the context or law clearly requires otherwise, references herein to statutes or other laws include the same as modified, supplemented or superseded from time to time.

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

[Remainder of Page Left Blank]

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

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE NO. 25-49 was delivered by me to the Mayor of the City of Westfield, Indiana, on the _____ day of _____, 2025, at _____m.

Marla Ailor, Clerk Treasurer

I hereby APPROVE Ordinance No. 25-49
this _____ day of _____, 2025

I hereby VETO Ordinance No. 25-_____
this _____ day of _____, 2025

Scott A. Willis, Mayor

Scott A. Willis, Mayor

Prepared by: Zachary E. Klutz, Esq.
Taft Stettinius & Hollister LLP
One Indiana Square, Suite 3500
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/ *Zachary E. Klutz*

ORDINANCE 25-50

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA CONCERNING FUND NO. 266 (CAPITAL PROJECTS FUND)

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

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

WHEREAS, Fund No. 266 (Capital Projects Fund) was established by Ordinance 25-01, for revenues and expenditures related to certain capital projects; and

WHEREAS, to promote transparency and consistency, the Council desires to amend and clarify various information related to Fund No. 266, pursuant to SBOA guidance.

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

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

Section 2. Fund No. 266. Fund No. 266, properly established by Ordinance 25-01, is entitled the Capital Projects Fund.

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

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

districts or nonprofit corporations to support the acquisition, construction, and/or maintenance of capital infrastructure.

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

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

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

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

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

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

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Kurt J Wanninger

Kurt J Wanninger

Kurt J Wanninger

Chad Huff

Chad Huff

Chad Huff

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Joe Duepner

Joe Duepner

Joe Duepner

Jon Dartt

Jon Dartt

Jon Dartt

Noah Herron

Noah Herron

Noah Herron

Victor McCarty

Victor McCarty

Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-50 was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-50

I hereby VETO ORDINANCE 25-50

this _____ day of _____,
2024.

this _____ day of _____,
2024.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

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

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*

RESOLUTION 25-144

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AUTHORIZING A GRANT OF FUNDS FROM THE CAPITAL PROJECTS FUND TO THE REDEVELOPMENT DISTRICT CAPITAL FUND

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

WHEREAS, the City of Westfield Redevelopment District ("Redevelopment District") is a duly formed special taxing district pursuant to Ind. Code § 36-7-14-1, *et seq.*, as amended ("Act"), whose boundaries are coterminous with the City and is governed by the Westfield Redevelopment Commission ("Redevelopment Commission");

WHEREAS, pursuant to Section 12.2(a)(23) of the Act, the Redevelopment Commission is authorized to accept loans, grants, and other forms of financial assistance from the federal government, the state government, a municipal corporation, a special taxing district, a foundation, or any other source;

WHEREAS, the City's Capital Projects Fund No. 266 is expected to have an unencumbered fund balance as of December 31, 2025, in excess of \$13,000,000.00; and

WHEREAS, the Council, on behalf of the City, desires to make a grant to the Redevelopment District in the amount of \$13,000,000.00 from the City's Fund No. 266, which grant shall be deposited by the Redevelopment Commission into the Redevelopment District Capital Fund No. 244, and applied by the Redevelopment Commission for economic development and redevelopment purposes as permitted by the Act.

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

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

Section 2. Transfer of Grant Funds. The Council hereby approves, authorizes, and directs the Clerk Treasurer to transfer funds necessary to make the following grant, in a timely and orderly fashion.

Granted from:

Fund No. 266 appropriation line item #266-018-474

\$13,000,000.00

Granted to:

Redevelopment District Capital Fund No. 244 appropriation line item 244-018-474

\$13,000,000.00.

Section 3. Conflict. Should any part of this Resolution be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

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

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

WESTFIELD COMMON COUNCIL

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

Jon Dartt

Jon Dartt

Jon Dartt

Noah Herron

Noah Herron

Noah Herron

Victor McCarty

Victor McCarty

Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 25-144 was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 25-144 I hereby VETO RESOLUTION 25-144

this _____ day of _____, 2025. this _____ day of _____,
2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

ORDINANCE 25-31

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

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

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

WHEREAS, the Council has conducted a public hearing on August 25, 2025 as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 25-126); and,

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

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

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

Section 1. The Annexation Area, generally located on the south side of SR 38, north of Chatham Ridge Court, and adjacent to the existing corporate limits along southern boundary of the parcels, is hereby annexed to and declared to be a part of the City.

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

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF SEPTEMBER, 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 25-31** was delivered to the Mayor of Westfield
on the _____ day of September, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-31

this _____ day of September, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-31

this _____ day of September,
2025.

Scott A. Willis, Mayor

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

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

EXHIBIT A

Annexation Area

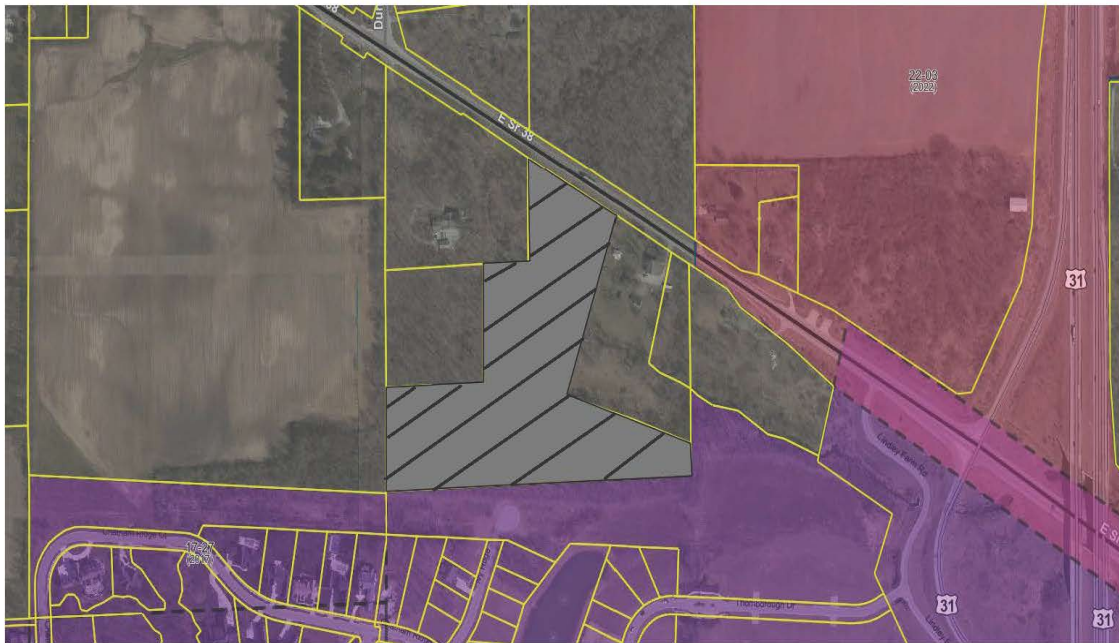


EXHIBIT LEGEND

	ANNEXATION AREA		PARCELS
	EXISTING CITY LIMITS		STREETS

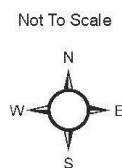


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes one (1) whole parcel and portions of one (1) parcel of land:

A part of the Northeast Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of Block 1 of Chatham Hills – Section 7A as recorded as Instrument Number 2021011797 in Plat Cabinet 6, Slide 58 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 16 seconds East (basis of bearings is Indiana State Plane, East Zone, Grid Bearing) along the West line of the Northwest Quarter 317.14 feet; thence North 87 degrees 56 minutes 44 seconds East 361.50 feet; thence North 00 degrees 12 minutes 16 seconds East 361.81 feet; thence North 87 degrees 53 minutes 50 seconds East 166.44 feet; thence North 00 degrees 12 minutes 16 seconds East 362.91 feet; thence South 60 degrees 57 minutes 20 seconds East 379.77 feet; thence South 18 degrees 16 minutes 30 seconds West 618.09 feet; thence South 73 degrees 00 minutes 42 seconds East 266.09 feet; thence South 70 degrees 45 minutes 10 seconds East 120.39 feet; thence South 71 degrees 24 minutes 39 seconds East 95.26 feet; thence South 00 degrees 12 minutes 16 seconds West 97.99 feet to the North boundary of said Chatham Hills Section 7A; thence South 87 degrees 46 minutes 26 seconds West along the said North line 1128.44 feet to the POINT OF BEGINNING, containing 11.895 acres, more or less.

Annexation Area

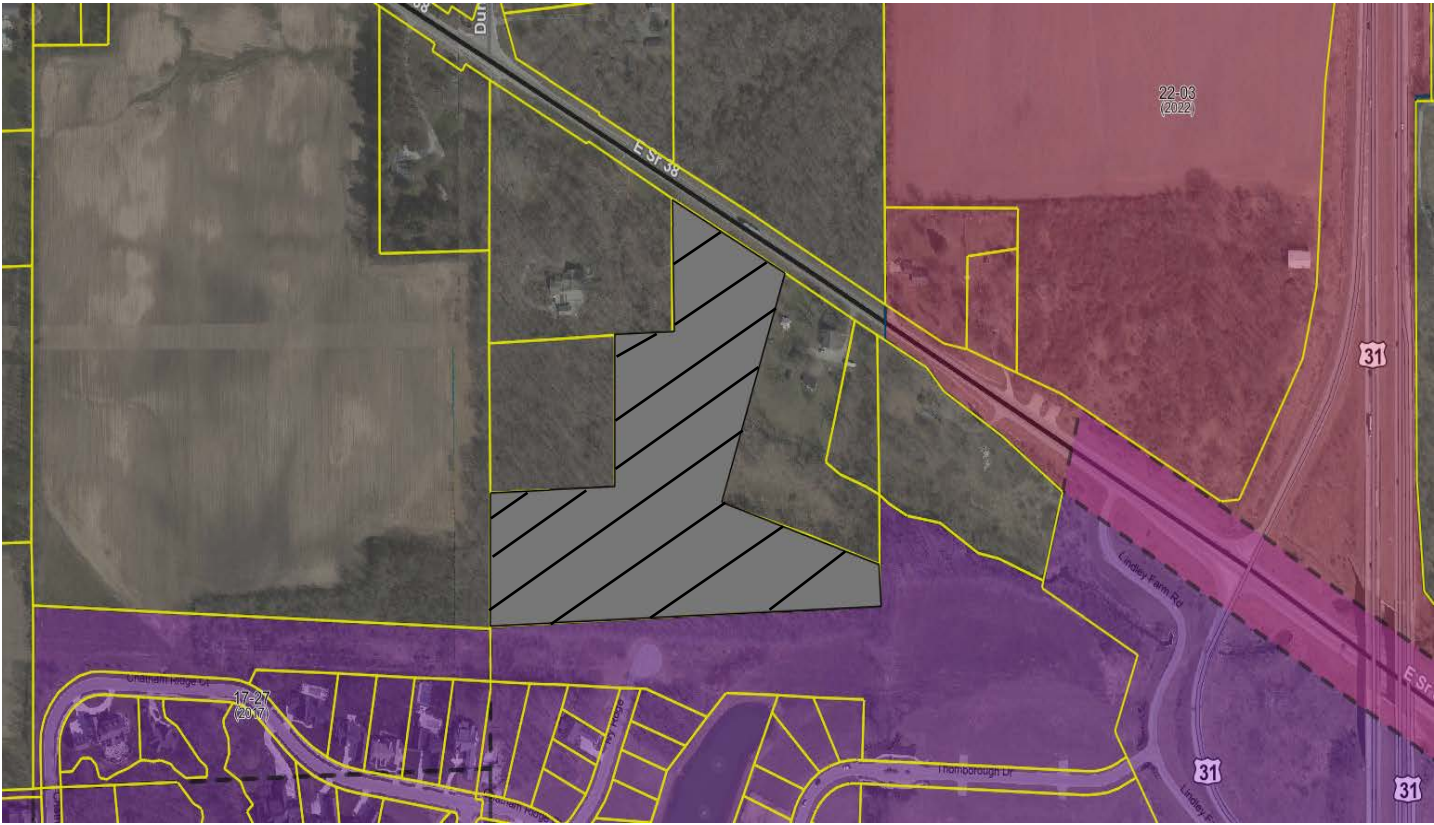


EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

ORDINANCE 25-37
AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF
WESTFIELD, INDIANA AMENDING THE FEE SCHEDULES SET
FORTH IN ORDINANCE 24-74

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

WHEREAS, the Council has established a fee schedule for the certification, copying, and transmission of City documents, as well as standardized inspections and charges; and

WHEREAS, the City’s fee schedule should now be updated and amended to conform with applicable law and/or to reflect fee modifications.

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

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

Section 2. As set forth below, each Department of the City shall charge the following fees, which fees shall not exceed the fees permitted by Indiana state law.

(A) Community Development- With respect to all fees set forth in the tables below: (1) Fractional acreage or square feet shall be rounded up to the next whole number for purposes of calculating fees; (2) Application fees do not include costs associated with an applicant’s public noticing requirements.

1) Planning and Zoning Fees:

Zoning Map Change	
Standard Zoning District	\$800 + \$40/acre
Planned Unit Development District	\$1,500 + \$40/acre
PUD District Ordinance Amendment	\$1,000 + \$40/acre
Modification of Commitments	\$550

Subdivision	
Primary Plat	\$1,000 + \$35/lot
Secondary Plat	\$500 + \$35/lot
Plat Amendment (Replat)	\$250 + \$35/lot
Condominium Review	\$55 + \$15/unit
Minor Plat/Lot Combination	\$250 + \$35/lot
Certificate of Correction	\$250 + \$35/lot
Plat Vacation	\$525

Overall Development Plan	
Residential	\$1,000 + \$35/acre
Non-Residential	\$1,000 + \$35/acre
Multi-Family	\$1,000 + \$35/acre
Institution/Non-Profit	\$1,000 + \$35/acre

Detailed Development Plan	
Non-Residential	\$1,000 + \$35/acre
Multi-Family	\$1,000 + \$35/acre
Institution/Non-Profit	\$1,000 + \$35/acre
Without a Building	\$250

Board of Zoning Appeals	
Variance of Development Standard	Single Family: \$450 Other: \$675
Variance of Use	\$675
Special Exception	\$675
Administrative Appeal	\$550
Renewal Request and/or Modification of Condition	\$250
Each Additional Request (VS, VU, or SE)	\$150

Sign Permits	
Permit Review	\$125
Per Square Foot Over 32 Square Feet	\$5

Other Fees	
Certificate of Compliance	\$110
Administrative Determination/Zoning Letter	\$110
Floodplain Development Permit	\$110
Temporary Use/Event Permit	\$250
Mobile Food Vending	\$250
Mobile Food Vending – Reoccurring Events	\$250
Mobile Food Vehicle License	\$150
After June 30th	\$100
Renewal (Subsequent Year)	\$100
Greenhouse Sales Permit	\$425

Required Inspections	
Commercial Landscaping Inspection	\$100 per 100 total plants (rounded to the nearest 100 plants)

Residential Common Area Landscaping Inspection	\$100 per \$100 total plants (rounded to the nearest 100 plants)
First Re-Inspection	n/a
Second Re-Inspection	Same as Initial Inspection Fee
Third Re-Inspection	Double the Initial Inspection Fee
Subsequent Re-Inspections	Triple the Initial Inspection Fee

Zoning Ordinance Penalty/Violation
Any person who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any provision of Title 16 shall be subject to judgement of not less than \$25 nor more than \$300 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

Mobile Food Vending Penalty/Violation
Any person, partnership, limited liability company or corporation which violates any provision of this Ordinance, shall be issued a citation and subjected to the following penalties. Each day the violation exists constitutes a new and separate violation.
a) Operating a Mobile Food Vehicle without a business license: i. First offense: \$1,500 ii. Second offense within any 12-month period: \$3,000 iii. Third offense, or each thereafter, within any 12-month period: \$5,000 b) Failure to comply with any other provisions of Ord. 24-67 or UDO Article 6.18(K) Food Vendors and Food Vending: i. First offense within any 12-month period: \$250 ii. Second offense: \$500 iii. Third offense, or each thereafter, within any 12-month period: \$1,000

2) Building Fees:

Agriculture	
Agriculture/farm buildings (major electrical, plumbing, sewage or water installations)	\$110 + \$.11/sq. ft.
Agriculture/farm buildings without major electrical, plumbing, sewage or water installations	\$110 + \$.11/sq. ft.
Residential	
Single-family/two-family/tri-quad dwelling	\$600 + \$.11/sq. ft.
Multi-family dwelling	\$750 + \$.11/sq. ft.
RESIDENTIAL ACCESSORY STRUCTURES	

(e.g. w/foundations, pools)	\$250 + \$.11/sq. ft.
Residential Addition	\$150 + \$.11/sq. ft.
Non-Residential	
New Construction	\$600 + \$.22/sq. ft.
Remodel/Tenant Finish	\$350 + \$.22/sq. ft.
Commercial Addition	\$600 + \$.22/sq. ft.
Other Fees	
Certificate of Occupancy	\$110/unit
Demolition Permit	\$150/structure
Building Relocation	\$150/structure
Topsoil Replacement Inspection	\$75
Temporary Building/Sales Trailer	\$350/month
Replacement Permit Card	\$30
<i>Occupying Structure without Certificate of Occupancy</i>	
- Residential	\$2,500
- Non-Residential	\$5,000
<i>Commencing Construction without Required Permit(s):</i>	
- Residential	\$500
- Non-Residential	\$1,500

3) Inspection Fees:

Residential	
Footing	\$75
Foundation/Underslab Plumbing	\$75
Rough-in	\$75
Dry-wall	\$75
Final	\$75
Fire Marshal	n/a
Missed	\$350
Cancelled Inspection (not available for Footings)	\$75
Commercial	
Footing	\$110
Foundation/Underslab Plumbing	\$110
Rough-in	\$110
Dry-wall	\$110
Final	\$110
Fire Marshall	\$110
Missed	\$350
Cancelled Inspection (not available for Footings)	\$110
Pool Inspections	

Rough Bonding	\$75
Bonding Grid	\$75
Final	\$75

4) Other Inspection Fees When Required or Requested:

Residential	
Above Ceiling	\$75
Porch	\$75
Pre-Final	\$75
Energy-Insulation	\$75
Trunk line	\$75
Same-day Inspection Request	n/a
All Other Inspections	\$75
After hours or weekend inspection (not to exceed 4 hours door-to-door including inspection time)	\$250
Commercial	
Above Ceiling	\$110
Porch	n/a
Pre-Final	\$110
Energy-Insulation	\$110
Trunk line	n/a
Same-day Inspection Request	n/a
All Other Inspections	\$110
After hours or weekend inspection (not to exceed 4 hours door-to-door including inspection time)	\$250

5) Re-Inspection Fees:

Residential	
First Re-Inspection	\$75
Second Re-Inspection	\$150
Third Re-Inspection	\$300
Fourth Re-Inspection	\$600
Commercial	
First Re-Inspection	\$110
Second Re-Inspection	\$220
Third Re-Inspection	\$440
Fourth Re-Inspection	\$880

(B) Public Works Department

1) Erosion Control Fees:

Perimeter Control Inspection (pre-construction) <i>Inspection to be completed prior to any grading</i>	\$100/hour
Monthly Erosion Control Inspection	\$100/hour
Post Weather Event Walkthrough (as required)	\$100/hour
Performance Bond Walkthrough (punch list)	\$100/hour
Punch List Completion Inspection	\$100/hour
Maintenance Bond Walkthrough (punch list)	\$100/hour
Punch List Completion Inspection (bond release)	\$100/hour

2) Streets and Curbs:

Subgrade Evaluation (proof roll)	\$100/hour
Curb Underdrain Installation	\$100/hour
Soil Stabilization (if applicable)	\$100/hour
Stone Base Inspection (secondary proof roll)	\$100/hour
Curb Placement	\$100/hour
Asphalt Placement Inspection (base)	\$100/hour
Asphalt Placement Inspection (binder)	\$100/hour
Asphalt Placement Inspection (tack coat & surface)	\$100/hour
Concrete Pavement Inspection (if applicable)	\$100/hour
Sidewalk & Walking Path Inspection	\$100/hour
Performance Bond Walkthrough (punch list)	\$100/hour
Maintenance Bond Walkthrough (punch list)	\$100/hour
Punch List Completion Inspection (bond release)	\$100/hour

3) Storm Sewers:

Daily Installation Inspection (installation quality control)	\$100/hour
Performance Bond Walkthrough (punch list)	\$100/hour
Pipe Televising Efforts	\$100/hour
Punch list Completion Inspection	\$100/hour
Maintenance Bond Walkthrough (punch list)	\$100/hour

Punch List Completion Inspection (bond release)	\$100/hour
---	------------

4) Monumentation & Signage:

Regulatory Signage & Inspection (prior to opening)	\$100/hour
Traffic/Road Striping Inspection (prior to opening)	\$100/hour
Subdivision Boundary Inspection (if required)	\$100/hour

5) Miscellaneous/Other:

Traffic Control Inspection (when activities impact right-of-way)	\$100/hour
Safety Inspection (if requested/as required)	\$100/hour
Auxiliary Lane Improvements	\$100/hour
Exterior Road Improvements	\$100/hour
Other Items as Required (per Westfield construction standards)	\$100/hour

6) Rezone Plan Review Fees:

Plan Review Fee	\$100
Additional Fee per Sheet	
1 to 20 Sheets	\$25
21 to 40 Sheets	\$50
41 to 60 Sheets	\$75
61 to 80 Sheets	\$100
Each Additional Sheet	\$1/sheet

7) Planned Unit Development (PUD) Plan Review Fees:

Plan Review Fee	\$750
Additional Fee per Sheet	
1 to 20 Sheets	\$50
21 to 40 Sheets	\$250
41 to 60 Sheets	\$450
61 to 80 Sheets	\$650
Each Additional Sheet	\$20/sheet

8) Development Plan Review Fees: Review fee includes initial review only. An additional charge of \$250 per review will be charged for the second and all subsequent reviews.

Plan Review Fee	\$1050
Additional Fee per Sheet	
1 to 20 Sheets	\$50
21 to 40 Sheets	\$250
41 to 60 Sheets	\$450
61 to 80 Sheets	\$650
Each Additional Sheet	\$20/sheet

9) Specialty Plan Review & Other Fees: If petitioner chooses to select the expedited plan review option this will guarantee that the initial review will be completed and returned within 7 business days. All subsequent re-reviews will be completed and returned within three (3) business days. The expedited plan review option includes the initial review and one re-review, all subsequent review will be billed at a rate of One Hundred and Twenty Dollars (\$120) per hour. The Public Works Department may elect to hire a consultant to perform this review in order to meet deadline requirements.

Primary Plat Review Fee	\$500
Secondary Plat Review Fee	\$500
Construction Sedimentation Control Plan	\$300
Plan re-review fee	\$250
Fire Service Plan Review Fee	\$265
Performance Bond Review & Application Processing	\$250
Maintenance Bond Review & Application Processing	\$250
Private to Public Street Conversion Review	\$500/request
Expedited Plan Review Fee	\$3000 + applicable review fees (see above)

(C) Police Department

Copy of Incident or Case Report (I.C. 5-14-3-8)	
• 0-19 pages (black and white)	\$0.00 per page
• 20 + pages (black and white)	\$2.00 plus \$0.10 per page
• Any color page	\$.25 per page
Crash Report (I.C. 9-26-9-3)	\$5.00
Police Audio/Visual Recording (I.C. 5-14-3-8 and I.C. 5-14-3-2(d)) Law Enforcement Recording (I.C. 5-14-3-2(k))	\$10.00 or direct cost, not to exceed \$150.00
Photo CD (I.C. 5-14-3-8 and I.C. 5-14-3-2(d))	\$10.00
Secondhand Entity Registration (Ord. 14-53)	\$50.00

Fingerprint Card	\$5.00 per card
Gun Permits (I.C. 35-47-2-3; I.C. 35-47-2-4)	
5-year hunting and target	\$0 (effective 7/1/2020)
5-year person protection	\$0 (effective 7/1/2020)
Lifetime hunting and target	\$0 (effective 7/1/2021)
Lifetime personal protection	\$0 (effective 7/1/2021)
Retired Law Enforcement Officer	Fee Exempt
Retired Correctional Officer	Fee Exempt
Officers with at least 20 years of Service	Fee Exempt

1) Title Check Fee:

Title Check	\$5/vehicle
-------------	-------------

2) Golf Cart Permit: Ord. 11-16, Amendment 25-30

1 st Time Permit (2 years)	\$100.00
Renewal (2 years)	\$50.00

(D) Fire Department

1) Ambulance Fees:

BLS	\$1,500
ALS	\$1,950
ALS-2	\$2,250
ALS-Non	\$800
Mileage for Ambulance Fees	\$37.50/per mile

2) EMS Special Events Billing Rates: BLS services include an AED, basic airway adjuncts, oxygen, equipment for bleeding control & injury immobilization. ALS services include all BLS service equipment with the addition of ECG monitoring/defibrillation/cardioversion/pacing, equipment for advanced airway management including endotracheal intubation, vascular access (IV/IO), medication administration.

BLS-1 EMS provider with radio & BLS equipment	\$100/provider per hour
ALS-1 paramedic with radio & ALS equipment	\$200/provider per hour
WFD EMS 80 (ATV) or EMS 81 (cart), staff not included	\$50 per hour
M380 or M389 (ambulance), staff not included	\$100 per hour

EMS Chief or Captain for incident support	\$100 per hour
---	----------------

3) Fire Inspection Fees for New Business:

Occupancy Permit	\$104
If Final Inspection fails:	
1 st Re-inspection	\$104
2 nd Re-inspection	\$208
3 rd Re-inspection	\$500
Apartments	\$102 per building, plus \$102 per unit in each building.

4) Fire Inspection Fees for Existing Businesses:

Annual Inspection	\$ 0
1 st Re-inspection (approx. 30 days)	\$ 0
2 nd Re-inspection (approx. 15 days)	\$100
3 rd and all subsequent (approx. 5 days)	\$250

5) Report Fees:

Basic NFIRS	\$10
EMS Reports	\$20
Report with Pictures	\$30

6) Miscellaneous Fees:

False Alarm Fees (Commercial)	3 rd alarm-\$300/ 4 th alarm-\$400/ 5 th alarm-\$500
Failure to Implement a Required Fire Watch	\$ 350 per day / per person – IDHS notified
Occupancy Without an Occupancy Permit	\$ 250 per day
Tampering with a Life Safety System	\$ 500 each occurrence – ICHS and WPD notified

****Exceptions may be given by the Fire Chief or Fire Marshal depending on the violation cited.*

7) Hourly Fee for Fire & EMS Apparatus including Hazmat Response: Westfield Fire Department bills for incidents involving the release of hazardous materials in accordance with the State of Indiana spiller pay law and the Hamilton County spiller pay ordinance. All billing is at the discretion of the Westfield Fire Department.

Engines/Ladder/Decon (For each vehicle that responds to incident)	\$250/First Hour \$150/per hour after first hour
Battalion/Command Unit Vehicle	\$100/First Hour \$50/per hour after first hour

Spill containment supplies will be billed at our cost from our vendors per state code and may include \$200 shipping cost.

(E) Facilities & Events Department

- 1) Event Fees: Event fees, including but not limited to vendor and registration fees, will not exceed \$600 each depending on operating cost and processing fees associated with the event. Event fees under this section do not apply and are not related to Grand Park.

(F) Parks Department

- 1) Rentals: All Park Shelters and Fields are rented in four (4) hour increments as follows:

Shelter Rental For Westfield residents	\$50
Shelter Rental For Non-Westfield residents	\$75
Field Rental Freedom Trail	\$150

- 2) Service Fees: General property maintenance services includes mowing, landscaping, hardscaping, trash removal, snow removal, and other related or similar services.

3 rd Party Contracted Service Fee	\$30/hr/city employee
Landscape Work Order	\$45/hr
Landscape Inspection Rate	\$50/hr

- 3) Annual Farm Land Rental- Osborne Park: \$150 to \$300 per acre, paid annually

- 4) Special Event Rental Fees: Assessed per event- See, Special Event Policy PK01-11, attached hereto as Exhibit A.

- 5) Program & Event Fees: Event fees, including but not limited to vendor and registration fees, will not exceed \$600 each depending on operating costs and processing fees associated with the event. Event fees under this section do not apply and are not related to Grand Park

Section 3. All prior ordinances, code sections, or resolutions, or parts thereof, inconsistent with any provision of this Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this Ordinance. However, such repeal or amendment does not affect any rights or liabilities accrued, penalties incurred, or proceedings begun prior to the effective date of this Ordinance.

To the extent permitted by law, those rights, liabilities and proceedings are continued, and penalties shall be imposed and enforced under such repealed or amended ordinance as if this Ordinance had not been adopted.

Section 4. Should any parts of this ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full force and effect.

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

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

WESTFIELD COMMON COUNCIL

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

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-37 was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-37
this _____ day of _____, 2025.

I hereby VETO ORDINANCE 25-37
this _____ day of _____,
2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

ORDINANCE 25-51

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AUTHORIZING THE VACATION OF A PUBLIC WAY OR PUBLIC PLACE PURSUANT TO IND. CODE § 36-7-3-12

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

WHEREAS, DLM GJ, LLC (by its managing member, Daniel L. Moyer) (“Petitioner”) filed a Petition to Vacate Public Ways or Public Places Located Entirely Within the Corporate Boundaries of the City of Westfield, Indiana (“Petition”) with the City pursuant to Ind. Code § 36-7-3-12(b), which Petition is attached and incorporated herein as Exhibit A;

WHEREAS, the public way or public place to be vacated is located entirely within the corporate boundaries of the City of Westfield, Indiana, and is located generally at Park Street west of Maple Street, and is more particularly described below and in Exhibit B, attached hereto and incorporated herein (“Public Ways”);

WHEREAS, Petitioner owns or is interested in lots or parts of lots contiguous to the Public Ways;

WHEREAS, vacation of the Public Ways will allow Petitioner to redevelop on a contiguous parcel along the east side of US 31;

WHEREAS, pursuant to Ind. Code §§ 36-7-3-12(c) and 5-14-1.5, a properly noticed public hearing regarding the proposed vacation of the Public Ways and the Petition was held by the Council on September 8, 2025, and notice was given via certified mail as required by statute; and

WHEREAS, at the conclusion of the public hearing, the Council concluded that the vacation of the Public Ways, pursuant to the Petition, is necessary and desirable for the purposes reflected in the Petition.

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

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

Section 2. The Council approves the Petition.

Section 3. Pursuant to Ind. Code § 36-7-3-12, the following Public Ways are hereby vacated:

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of Lot 2 in Grand Millennium, as per plat thereof recorded as Instrument Number 2022057711 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 50 minutes 30 seconds West along the North line thereof a distance of 180.00 feet; thence South 00 degrees 04 minutes 16 seconds West along a West line thereof a distance of 111.01 feet; thence North 89 degrees 55 minutes 47 seconds West along a North line thereof a distance of 103.05 feet to the East Right-of-Way line of US 31; thence North 00 degrees 22 minutes 03 seconds East along the East line thereof a distance of 225.11 feet; thence South 44 degrees 50 minutes 24 seconds East along the East line thereof a distance of 87.91 feet to the North Right-of-Way line of Park Street; thence North 89 degrees 50 minutes 30 seconds East along the North line thereof a distance of 219.55 feet to the West Right-of-Way line of Maple Street; thence South 00 degrees 13 minutes 35 seconds East a distance of 52.00 feet to the Point of Beginning, containing 0.64 Acres, more or less.

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

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

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

Section 7. The Clerk of the Council shall furnish a copy of this Ordinance to the County Recorder and to the County Auditor.

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

WESTFIELD COMMON COUNCIL

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

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-51 was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-51

I hereby VETO ORDINANCE 25-51

this _____ day of _____,
2025.

this _____ day of _____,
2025.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

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

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

PETITION TO VACATE PUBLIC WAYS OR PUBLIC PLACES LOCATED ENTIRELY WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF WESTFIELD, INDIANA

1. DLM GJ, LLC by its managing member, Daniel L. Moyer ("Petitioner"), pursuant to Ind. Code § 36-7-3-12, does hereby respectfully petition the Common Council of the City of Westfield, Indiana ("City"), to vacate certain public ways or public places located entirely within the corporate boundaries of the City, located generally at Park Street west of Maple Street, Westfield, IN and specifically described in **Exhibit 1**, attached hereto and made a part hereof ("Public Ways").

2. In support of this Petition, Petitioner submits the following:

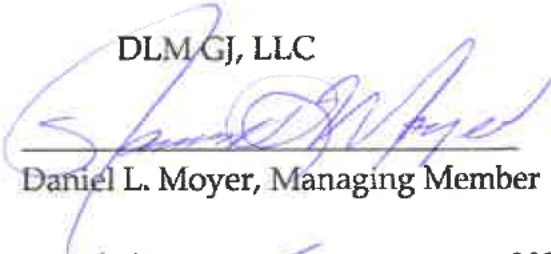
- a. Petitioner owns the Real Estate contiguous to the Public Ways known as Park Street west of Maple Street in the City of Westfield, IN.
- b. The Public Ways are located entirely within the corporate boundaries of the City.
- c. Pursuant to a Development Agreement executed June 26, 2019, in exchange for Petitioner's execution of the Development Agreement and granting the City a Right of Entry allowing the City to immediately access Petitioner's property needed to construct the extension of Westfield Boulevard from Park Street to David Brown Drive, the City agreed to vacating the portion of Park Street Right of Way from the west boundary of Maple Street west to the US 31 road Right of Way being the same property described in Exhibit 1 attached hereto.
- d. The vacation of the Right of Way will enable the growth and development of the property adjoining and contiguous to Park Street; the vacation of the Right of Way will not affect access to any lands other than those owned by Petitioner; the vacation will not hinder or otherwise impact the public's access to a church, school or other public building or place; and the vacation of the Right of Way will not hinder or impact the use of a Public Way to which it is contiguous in that the bordering Real Estate is all owned by Petitioner.

3. The following are the names and addresses of all owners of land abutting the Public Ways proposed to be vacated:

- a. DLM GJ, LLC, 14727 Thatcher Lane, Carmel, IN 46032

WHEREFORE, Petitioner respectfully requests that the Common Council vacate the Public Ways described herein.

DLM/GJ, LLC



Daniel L. Moyer, Managing Member

Dated: August, 5, 2025.

MOYER PARK STREET Right-of-Way

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of Lot 2 in Grand Millennium, as per plat thereof recorded as Instrument Number 2022057711 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 50 minutes 30 seconds West along the North line thereof a distance of 180.00 feet; thence South 00 degrees 04 minutes 16 seconds West along a West line thereof a distance of 111.01 feet; thence North 89 degrees 55 minutes 47 seconds West along a North line thereof a distance of 103.05 feet to the East Right-of-Way line of US 31; thence North 00 degrees 22 minutes 03 seconds East along the East line thereof a distance of 225.11 feet; thence South 44 degrees 50 minutes 24 seconds East along the East line thereof a distance of 87.91 feet to the North Right-of-Way line of Park Street; thence North 89 degrees 50 minutes 30 seconds East along the North line thereof a distance of 219.55 feet to the West Right-of-Way line of Maple Street; thence South 00 degrees 13 minutes 35 seconds East a distance of 52.00 feet to the Point of Beginning, containing 0.64 Acres, more or less.

EXHIBIT B

MOYER PARK STREET Right-of-Way

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of Lot 2 in Grand Millennium, as per plat thereof recorded as Instrument Number 2022057711 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 50 minutes 30 seconds West along the North line thereof a distance of 180.00 feet; thence South 00 degrees 04 minutes 16 seconds West along a West line thereof a distance of 111.01 feet; thence North 89 degrees 55 minutes 47 seconds West along a North line thereof a distance of 103.05 feet to the East Right-of-Way line of US 31; thence North 00 degrees 22 minutes 03 seconds East along the East line thereof a distance of 225.11 feet; thence South 44 degrees 50 minutes 24 seconds East along the East line thereof a distance of 87.91 feet to the North Right-of-Way line of Park Street; thence North 89 degrees 50 minutes 30 seconds East along the North line thereof a distance of 219.55 feet to the West Right-of-Way line of Maple Street; thence South 00 degrees 13 minutes 35 seconds East a distance of 52.00 feet to the Point of Beginning, containing 0.64 Acres, more or less.

ORDINANCE NO. 25-52

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

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

WHEREAS, the Authority has adopted, or is expected to adopt, one or more resolutions indicating its intent to issue one or more series of its lease rental revenue bonds, all or any portion of which may be taxable or tax-exempt for federal income tax purposes, in the maximum aggregate principal amount of Thirty-Three Million Three Hundred Forty-Five Thousand Dollars (\$33,345,000) (collectively, the “Bonds”), to provide funds for the purposes of: (a) financing the acquisition by the Authority from the City of all or any portion of the real property described in Exhibit B to the form of the Lease (as hereinafter defined) (the “Real Property”), and the use by the Commission, on behalf of the Department and the City, of the proceeds of such sale to finance or reimburse the costs of the acquisition of approximately forty-eight (48) acres of real property to be used by the Commission in furthering the development of the South Development Area of the Grand Park District within the City (clause (a), collectively, the “Projects”); (b) funding a debt service reserve fund for the Bonds, if necessary; (c) paying capitalized interest on any series of the Bonds, if necessary; (d) refunding the BANs (as hereinafter defined), if issued; and (e) paying all costs incurred on account of or in connection with the issuance and sale of the Bonds, including the premiums for any credit enhancement or credit facility purchased in connection with the issuance of the Bonds (clauses (a) through and including (e), collectively, the “Costs of the Projects”); and

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

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

WHEREAS, pursuant to IC 36-7-14-25.5, the City is authorized to pledge, on a parity basis with the pledge thereof to certain other Outstanding Obligations (as hereinafter defined), legally available revenues held in any funds or accounts of the City that may be used for the purpose of making payments of rentals under the Lease, after accounting for any prior claims thereon or any other outstanding obligations payable from all or any portion of such general revenues (collectively, the “City General Revenues”) to pay bonds issued under IC 36-7-14-25.1 or to pay lease rental payments on leases entered into under IC 36-7-14-25.2; and

WHEREAS, the City General Revenues shall not in any event include revenues from “property taxes”, as defined in Indiana Code 6-1.1-20-1.6, which are exempt from the levy limitations of Indiana Code 6-1.1-18.5; and

WHEREAS, the Common Council of the City (the “Common Council”) has previously pledged and assigned the City General Revenues to secure each of the following outstanding obligations: (i) the Lease Agreement, dated April 28, 2025, as amended, between the Authority, as lessor, and the Commission, as lessee, related to the Authority’s Lease Rental Revenue Bond Anticipation Notes, Series 2025A and its Lease Rental Revenue Bond Anticipation Notes, Series 2025B (Federally Taxable), each dated June 30, 2025 (the “2025 Grand Park District Lease”) (ii) the Lease Agreement, dated February 24, 2025, as amended, between the Authority, as lessor, and the Commission, as lessee, related to the Authority’s Ad Valorem Property Tax Lease Rental Revenue Bonds, Series 2025A, and Ad Valorem Property Tax Lease Rental Revenue Bonds, Series 2025B, each dated April 30, 2025 (the “2025 Public Safety Facilities Lease”); and (iii) the Lease Agreement, dated April 15, 2024, as amended, between the Authority, as lessor, and the Commission, as lessee, related to the Authority’s Lease Rental Bonds of 2024, dated July 17, 2024 (the “2024 Lease” and, together with the 2025 Grand Park District Lease and the 2025 Public Safety Facilities Lease, the “Outstanding Obligations”); and

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

WHEREAS, the payment of the Lease Rentals will be secured solely from the City General Revenues, which are hereby, to the extent necessary to pay the Lease Rentals, pledged and assigned by the City, and to be transferred to and received by the Commission; provided, however, the Commission may pay any amounts due under the Lease from any other revenues legally available to the Commission, but the Commission shall be under no obligation to pay any amounts due under the Lease from any moneys or properties of the Commission, except the City General Revenues received by the Commission; and

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

WHEREAS, pursuant to Indiana Code 36-7-14.5-14 and Indiana Code 36-7-14-25.2, the Commission has adopted a resolution finding that the lease rental payments to be paid by the Commission to the Authority pursuant to the Lease are fair and reasonable, and that the terms of the Lease are based upon the value of the Leased Premises (as defined in the form of Lease) and the use of the Leased Premises and the Projects throughout the term of the Lease will serve the public purpose of the City and are in the best interests of its residents; and

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

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

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

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

Section 1. Approval of Lease, Bonds and Trust Indenture. The Common Council hereby approves (i) the issuance of the Bonds by the Authority pursuant to Indiana Code 36-7-14.5-19, (ii) the execution and delivery of the Lease, as approved by the Commission, pursuant to Indiana Code 36-7-14-25.2, including the pledge and assignment of the City General Revenues to the Commission pursuant to Indiana Code 36-7-14-25.5 during the term of the Lease to provide necessary funds from which to pay the Lease Rentals under the Lease, and (iii) the execution and delivery of a Trust Indenture for the Bonds, to be entered into between the Authority and a trustee bank to be chosen by the Clerk-Treasurer, as trustee, and the pledge of the lease rentals thereunder to the payment of the Bonds, pursuant to Indiana Code 36-7-14.5-21, all subject to the following conditions: (a) the maximum aggregate original principal amount of the Bonds shall not exceed \$33,345,000; (b) any series of Bonds shall have a term not longer than twenty-five (25) years, commencing from the date of issuance of such series of Bonds; (c) the maximum aggregate annual lease rental payment during the terms of the Lease shall not exceed Five Million Dollars (\$5,000,000); (d) the maximum interest rate on the Bonds shall not exceed seven percent (7.0%) per annum; (e) the Bonds may be subject to redemption prior to maturity on any date not earlier than eight (8) years following the date of issuance of the applicable series of Bonds, with such specific dates and redemption terms determined at the time of the sale of such series of Bonds and approved by the Authority in the purchase agreement for the applicable series of Bonds, all upon the advice of the financial advisor to the Authority; (f) the maximum term of any Lease shall not exceed twenty-five (25) years following the commencement of such term; and (g) interest on any series of the Bonds may be capitalized for a period not to exceed three (3) years from the date of issuance thereof. Notwithstanding anything herein to the contrary, the Common Council acknowledges and agrees that the Authority and the Commission may execute one or more leases in order to effectuate the intent of this Ordinance, so long as the terms and conditions of such leases, in the aggregate, are consistent with the terms and conditions of this Ordinance.

Section 2. Approval of Bond Anticipation Notes. Pending the issuance of the Bonds, the Common Council hereby approves the issuance of bond anticipation notes of the Authority (the "BANs") in one or more series in a maximum aggregate principal amount not to exceed \$33,345,000, all or any portion of which may be taxable or tax-exempt for federal income tax purposes, for the purposes of providing interim financing to pay all or a portion of the Costs of the Projects, to pay capitalized interest on the BANs, if necessary, and to pay the costs of issuance of the BANs. The BANs shall mature not more than five (5) years from the date of issuance; may be prepayable on

terms and conditions determined by the President of the Authority at the time of the sale of the BANs; shall bear interest at a rate not exceeding 7.00% per annum, payable upon maturity or redemption of the BANs and shall be sold at a discount not exceeding 1.00% of the principal amount thereof. Pursuant to Indiana Code 5-1-14-5, it shall not be necessary for the Authority to repeat the procedures for the issuance of the Bonds, as the procedures followed before the issuance of the BANs are for all purposes sufficient to authorize the issuance of the Bonds and to use proceeds thereof to repay the principal of and interest on the BANs.

Section 3. Sale of Real Property; Appropriation of Sale Proceeds. The Common Council hereby authorizes the sale to the Authority of the existing Real Property which will comprise or be included in the Leased Premises under the Lease, for a price sufficient to cover the Costs of the Projects, but in any event not to exceed \$33,345,000. The Mayor, Clerk-Treasurer and other officers of the City are hereby authorized to take such actions and execute such documents as may be necessary to effectuate such sale and transfer. There is hereby appropriated a sum of \$33,345,000, together with all investment earnings thereon, to be provided for out of the Sale Proceeds for the purpose of providing funds to be applied to the Costs of the Projects. Such appropriation shall be in addition to all appropriations provided for in the existing budget and shall continue in effect until the completion of the Projects. The Mayor and the Clerk-Treasurer are hereby authorized to take all such actions and execute all such instruments as are necessary or desirable to effectuate this appropriation, including the filing of a report of this appropriation with the Indiana Department of Local Government Finance.

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

Section 5. Additional Parity Obligations. The Common Council, on behalf of the City, reserves the right to authorize and issue additional bonds, enter into additional leases or incur other obligations entitled to the pledge of the City General Revenues, in whole or in part, or any combination thereof, and otherwise pledge the City General Revenues to secure bonds, lease rental

payments or other obligations ranking on a parity with the pledge thereof to the Lease and the Outstanding Obligations (such additional bonds, lease rental payments or other obligations, collectively, the “Parity Obligations”). The authorization and issuance of Parity Obligations shall be subject to the following conditions precedent:

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

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

(c) The City shall have received a certificate prepared by an independent certified public accountant or an independent financial consultant certifying that the City General Revenues in the calendar year immediately preceding the issuance of any such proposed Parity Obligations were not less than one hundred twenty-five percent (125%) of the maximum annual debt service or lease rental requirements due under the Lease, the Outstanding Obligations and the proposed Parity Obligations for each respective year during the remaining term of the Lease, the Outstanding Obligations and the additional Parity Obligations proposed to be issued or incurred; and

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

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

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

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

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

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

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE NO. 25-52 was delivered by me to the Mayor of the City of Westfield, Indiana, on the ____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance No. 25-____
this ____ day of _____, 2025.

I hereby VETO Ordinance No. 25-____
this ____ day of _____, 2025.

Scott A. Willis, Mayor

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

DMS 48501783.3

ORDINANCE 25-55

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AMENDING THE PARKING REGULATIONS OF THE CITY OF WESTFIELD

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

WHEREAS, the Council has the duty and authority to maintain regulations that ensure the safest possible operations of motor vehicles within the City; and

WHEREAS, it has been deemed necessary to adopt the following amendments to the City of Westfield, Indiana Code of Ordinances ("Code").

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

Section 1. Section 70.99(C)(1) of the Code is amended to read as follows:

Each violator of the restrictions and provisions of this title on stopping, standing, parking and pedestrian offenses shall pay a fine and penalty to the city in the sum and amount as set forth in Chapter 77, Schedule VI or, if a fine is not set forth in Chapter 77, Schedule VI, in the amount of \$10 if paid within 72 hours of the date of the time of issuance and \$20 thereafter for each such violation. If, and only if, the fine has not been paid within two weeks of the date of issuance, the violation shall be docketed in the appropriate venue and prosecuted as a Class C infraction under I.C. 34-28-5-4. In such event, the violator shall be obligated to pay any costs imposed by reason of the docketing in the court in addition to the fine prescribed in this code.

Section 2. Section 72.02 is added as follows:

§ 72.02 MOTOR VEHICLES TO PARK BETWEEN LINES.

Any and all motor vehicles parked at a location upon a public thoroughfare that is marked a parking space within the corporate limits of the city shall be parked in a manner which will cause them to be located within the lines of a defined parking space.

Section 3. Section 72.19 is amended to read as follows:

(A) Parking may be temporarily prohibited for special events upon the authority of the Chief of Police or Department of Public Works, who are hereby given authority for such limitation and prohibition of parking. All motor vehicles shall observe such prohibition and limitations when proper temporary signs have been erected or placed indicating such prohibition.

(B) A police officer, representative of the Department of Public Works, or other City designee may have a vehicle in violation of this chapter towed and the expense of such towing and storage, shall be the responsibility of the owner of the vehicle.

Section 4. Section 72.21 is amended to replace the words "City Marshal" with "police department."

Section 5. A reference to the Penalty section in § 72.99 is added to the footer of §§ 72.36, 72.37, 72.38, 72.51, and 72.53.

Section 6. Section 72.38 is amended to read as follows:

(A) When signs are erected giving notice thereof, no person shall park a vehicle for longer than the time specified on such signs within the district at locations as described in Chapter 77 of this code of ordinances, which may be amended by resolution of the Board of Public Works & Safety.

(B) No person shall move a vehicle from one parking place on a street listed in Chapter 77, Schedules I-V or VII directly to another parking place on a street listed in Chapter 77,

Schedules I-V or VII, as from time to time may be amended by resolution of the Board of Public Works & Safety.

Section 7. Subchapter 72.7 is added to read as follows:

METERED AND PAID PARKING

§ 72.70 DEFINITIONS.

For purposes of this subchapter, the following definition(s) shall apply:

"PAID PARKING TECHNOLOGY." Any meter, kiosk, or application that requires a parking user to pay a fee to park a vehicle in any spot marked for payment.

§ 72.71 AUTHORITY AND POWERS OF BOARD OF PUBLIC WORKS & SAFETY.

The Board of Public Works & Safety is hereby authorized and empowered:

(A) To enter into any contract for administration of parking or for the rental, purchase, installation, regulation, use, operation, maintenance, repair, servicing, and supplying of paid parking technology; to provide payment therefor exclusively to the Parking Meter Fund; and to do any and all things or acts necessary and appropriate to carry out and place in effect the purposes and intent of this division, including the determination and establishment of the specifications to be required in the administration, purchase, lease, or other acquisition of parking meters or other paid parking technology.

(B) To locate, determine, and establish paid parking zones and paid parking spaces within such zones.

(C) Such paid parking spaces shall be designated and marked out or caused to be marked out by lines or marks painted or durably marked on the curbing or surface of the street about or alongside of each parking space or through such other durable signage as may be appropriate.

(D) To determine and establish the size and measurement of paid parking spaces.

(E) To install and place paid parking technology upon the curb, sidewalk, or space adjacent to the paid parking spaces and such parking technology showing the time period of lawful parking upon the deposit of the appropriate amount of money therein as established in Chapter 77, Schedule XII, as from time to time amended by resolution of the Board of Public Works & Safety.

(F) (1) To employ or contract with individual persons, known as parking control officers, to carry out the enforcement of the parking limitations in the paid parking zones, to perform the duty of collecting the money deposited in the paid parking technology, and to deliver such to the Clerk-Treasurer who shall count and deposit the same in the Westfield Parking Meter Fund.

(2) The Board of Public Works & Safety shall appoint such persons as special police, whereupon such persons shall have the power and authority to prepare, sign, and deliver or post notices of violation of any parking limitations in any paid parking zone or paid parking space in accordance with the provisions of this chapter.

(3) Every such person shall furnish a bond in the penal sum of \$5,000 conditioned upon his or her faithful performance of his or her duties hereunder, which bond shall run in favor of the city.

§ 72.72 DUTY OF DRIVER TO PAY FOR PARKING.

(A) When any vehicle shall be parked in any space with paid parking, the driver of such vehicle shall immediately deposit or cause to be deposited in the nearby paid parking meter technology or via the approved online parking application such amount as is required for such parking space and time period as designated by direction thereon.

(B) Upon the deposit of such money, such paid parking space may be lawfully occupied by such vehicle during the period of time prescribed therefor.

§ 72.73 POLICE DEPARTMENT AND PARKING CONTROL OFFICERS TO ENFORCE PROVISIONS.

It shall be the duty of the officers of the Westfield Police Department and parking control officers, as appointed by the Board of Public Safety, to enforce the provisions of this subchapter.

Section 8. Section 72.99 is amended to read as follows:

(A) Any person violating any provision of this chapter, for which no other penalty is provided, shall be subject to the penalty provisions of § 70.99.

(B) Any person who violates the terms of § 72.20 shall be, upon conviction, guilty of a Class C infraction under I.C. 34-28-5-4 and fined in accordance with the regular schedule of fines and penalties set out in herein.

(C) Any violation of this chapter shall be subject to a judgment of not less than \$25 nor more than \$250, subject to the maximum amounts set forth in Chapter 77, Schedule VI.

(D) A delinquent fine shall be imposed for any citation for the violation that is not paid or denied within 30 days of the date of citation. A denial may be filed within 30 days of the date of issuance of the citation. A timely denial of the violation shall preserve the status quo amount of any fine (e.g., if a violator files an appeal on the sixth day from the date the notice of violation was issued, then the fine, after an unsuccessful denial, shall be \$25).

(E) In the event that a violator has three judgments concerning a parking violation that have not been paid before the deadline established by statute, ordinance or court order, the Clerk of Courts may send a referral to the Department of Motor Vehicle to suspend the registered owner's

registrations, pursuant to the processes established per IC 9-30-11-3, as amended.

Section 9. Schedule VI, the Parking Penalties, is replaced by the language attached as Exhibit A, hereby made a part of this Ordinance.

Section 10. Schedule X, the Paid Parking Zones, is added as attached in Exhibit B, hereby made a part of this Ordinance.

Section 11. Schedule XI, the Paid Parking Map, is added as attached in Exhibit C, hereby made a part of this Ordinance.

Section 12. Schedule XII, Paid Parking Fees, is added as attached in Exhibit D, hereby made a part of this Ordinance.

Section 13. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this Ordinance are hereby repealed.

Section 14. Should any parts of this Ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 15. This Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

WESTFIELD COMMON COUNCIL

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

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-55 was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-55

this _____ day of _____,
2025.

Scott A. Willis, Mayor

I hereby VETO ORDINANCE 25-55

this _____ day of _____,
2025.

Scott A. Willis, Mayor

This document was prepared by Sarah Correll, Ice Miller LLP, 1 American Square, Suite 2900, Indianapolis, IN 46282, 317-236-5929.

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/ Sarah Correll

EXHIBIT A

SCHEDULE VI. PARKING ZONES RESTRICTION PENALTIES

A. Each violator of the two-hour parking restrictions and provisions of Schedule IV shall pay a fine and penalty to the city, in the sum of \$20, if paid within seven days of the date of the time of issuance of the traffic offense. Additional late fees shall be assessed based upon the following fine schedule:

1. Unpaid between eight and 14 days of the date of issuance: \$30;
2. Unpaid between 15 and 21 days of the date of issuance: \$50;
3. Unpaid between 22 and 28 days of the date of issuance: \$70;
4. Unpaid between 29 and 35 days of the date of issuance: \$80; and
5. Unpaid after 36 days of the date of issuance: \$100.

B. Each violator of the parking restrictions and provisions of Sections cited below shall pay a fine and penalty to the city, in the sums as listed below.

Violation	Code Section	Fine	Delinquent Fine
Angle Parking	§72.01	\$35	\$50
Park Between Lines	§72.02	\$35	\$50
Obstructing Traffic	§72.15	\$35	\$50
Parking in Alleys	§72.16	\$35	\$50
Parking Where Prohibited	§72.18	\$35	\$50
Temporary Parking Prohibited	§72.19	\$35	\$50
Physical Disability Parking	§72.21	\$115	\$200

Parking Prohibited on Certain Streets	§72.36; §72.37	\$35	\$50
Parking Limited on Certain Streets	§72.38	\$35	\$50
Parking in Loading Zone	§72.51	\$35	\$50
Bus & Taxicab Stands	§72.53	\$35	\$50
Commercial Truck Parking Restrictions	§72.54	\$35	\$50
Acts to Evade Parking Limitation	Schedule VI(D)	\$35	\$50

C. Any vehicle having three unpaid parking violations in excess of 60 days after the date of issuance that is found in a parking zone restriction area is subject to being restrained by having a wheel boot installed by employees of the city or the city's agents, until such time as all outstanding fines and fees are paid in full. In addition, there will be a \$50 fee for the removal of the wheel boot. It is the discretion of the Chief of Police to have motorcycles and/or any other vehicles towed to safe storage in lieu of using the wheel boot. Said vehicle will be released only after payment of all fines and fees are paid in full, and any costs incurred by the city for the towing of the vehicle.

D. Any attempt to evade this schedule by a motorist by moving their vehicle from one parking restriction zone parking spot to another parking restriction zone parking spot will be deemed in violation of this schedule.

E. In the event that such a fine as listed in this Schedule VI has not been paid within two weeks of the date of the issuance, the violator may be docketed in the courts and prosecuted as a Class C infraction. In such event, the violator shall be obligated to pay any costs imposed by reason of the docking with the courts in addition to the fines prescribed herein.

EXHIBIT B

SCHEDULE X. PAID PARKING ZONES

3 Hour Street Parking Zone Metering:

Street	Location of Zone Metering	Side of Street
Poplar Street	Between Jersey Street to Park Street	East
Park Street	Between Poplar Street /Westfield Boulevard to Mill Street	South
Mill Street	Between Park Street to Jersey Street	West
Mill Street	Between Jersey St to State Road 32	East
Jersey Street	Between Union Street to Mill Street	North
South Union Street	Between State Road 32 to Mill Street	East and West
State Road 32	Between Mill Street to Cherry Street	North and South

Parking Lot Metering:

Orange Lot	Southeast corner of Park Street and Poplar Street/Westfield Boulevard
Orange Lot	Northeast corner of Park Street and Poplar Street/Westfield Boulevard
Orange Lot	Southwest corner of Union Street and Walnut Street

EXHIBIT C

SCHEDULE XI. PAID PARKING MAP



Paid parking illustrated in Orange

Free parking illustrated in Blue

EXHIBIT D

SCHEDULE XII. PAID PARKING FEES

Description	Fee	Days	Times Fee Applies
0 - 3 hours	Free	Every day	All Day, Monday through Saturday
3 hours	Free	Every day	All Day, Monday through Saturday
3 - 4 Hours	\$2.00	Every day except events	All Day, Monday through Saturday
4 -5 Hours	\$3.00	Every day except events	All Day, Monday through Saturday
5 - 6 Hours	\$4.00	Every day except events	All Day, Monday through Saturday
6 - 7 Hours	\$5.00	Every day except events	All Day, Monday through Saturday
7 - 8 Hours	\$8.00	Every day except events	All Day, Monday through Saturday
8 - 24 Hours	\$15.00	Every day except events	All Day, Monday through Saturday
	\$15 Maximum		
Event Parking	\$10-\$20	12 Hour Maximum (beginning with time of purchase)	Event Days, as established by the Board of Public Works & Safety
Sundays	Free	Sunday	All Day
Holiday (New Year's Day, 4th of July, Thanksgiving)	Free	Varies	All Day

Day, Christmas Day)			
---------------------------	--	--	--