



## **CITY OF WESTFIELD, IN**

### **City Council Meeting Agenda**

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**BOARD OR COMMISSION: City Council Meeting**

**MEETING DATE: Monday, November 24, 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**

**Westfield City Council Members**

**Term 1/1/2024 -12-31-27**

**Jon Dartt, (District 1)**

**Victor McCarty, (District 2)**

**Joe Duepner, (District 3)**

**Patrick T. Tamm, (District 4)**

**Noah Herron, (District 5)**

**Chad Huff, (At Large)**

**Kurt Wanninger, (At Large)**

### **CALL TO ORDER**

Pledge of Allegiance

Invocation: Phil Hoard/Union Bible College

### **OPENING OF MEETING**

Note the presence of a quorum

Approval of Minutes: October 27, 2025

Approval of Minutes: November 10, 2025

Approval of Claims

Announce any changes to Agenda

### **RESIDENTS WHO WISH TO ADDRESS COUNCIL**

### **MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION**

Parks and Recreation Presentation by Director Chris McConnell

Special Presentation: Jeff Speck from Speck and Associates, Introducing the Master Plan for the Simon Moon/Newby Area.

## **OLD BUSINESS**

Ordinance 25-70: Common Council of the City of Westfield, Indiana, Authorizing the Vacation of a Public Way or Public Place Pursuant to IND Code § 6-7-3-12

Presented by: Michael Pearce

First Reading: November 10, 2025

Public Hearing: November 24, 2025

Adoption Consideration: November 24, 2025

Ordinance 25-83: Common Council of the City of Westfield, Indiana, Authorizing and Approving Appropriations from the Operating Balance of the General Fund, Fire Fund, Park Impact Fund, Law Enforcement Fund, Police Donation Fund, Police Vehicle Fund, Communication Program Fund, F&E Programming/Events Fund, and Road Impact Fund.

Presented by: Danielle Carey-Tolan

First Reading: November 10, 2025

Public Hearing: November 24, 2025

Adoption Consideration: November 24, 2025

## **NEW BUSINESS**

Ordinance 25-85: Approving Taxable Economic Development Lease Rental Revenue Bonds Series 2026, Form of Lease Agreement, and Form of Loan Agreement (Park & Poplar Project)

Presented by: Dustin Meeks, Barnes & Thornburg

First Reading: November 24, 2025

Adoption Consideration: December 22, 2025

Ordinance 25-80: Sugarleaf PUD

Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Jon Dartt

First Reading: November 24, 2025

APC Public Hearing: December 1, 2025

APC Workshop Anticipated: January 20, 2026

APC Recommendation Anticipated: February 2026

Ordinance 25-81: Harmony PUD, Amendment III (Mixed-Use District, Area B)

Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Patrick Tamm

First Reading: November 24, 2025

APC Public Hearing: December 1, 2025

APC Workshop Anticipated: January 20, 2026

APC Recommendation Anticipated: February 2026

Ordinance 25-82: LPH/Community PUD

Staff Planner: Daine Crabtree/Council Sponsor: Joe Duepner

First Reading: November 24, 2025

APC Public Hearing: December 1, 2025

APC Workshop Anticipated: January 20, 2026

APC Recommendation Anticipated: February 2026

Ordinance 25-87: Additional Appropriation for the 27th Pay

Presented by: Marla Ailor

First Reading: November 24, 2025

Public Hearing & Adoption Consideration: December 8, 2025



Resolution 25-163: Council Expressing Support for, & Encouraging the Passage of, H.R. 3095 (Boebert) & S. 2961 (Banks)

Presented by: Danielle Carey-Tolan

Adoption Consideration: November 24, 2025

Approval of 2026 City Council Meeting Dates

**CITY COUNCIL COMMENTS**

**MAYOR COMMENTS**

**ADJOURNMENT**



**CITY OF WESTFIELD, IN**  
**City Council Meeting Minutes - 10/27/2025**  
**Monday, October 27, 2025 at 7:00 PM**

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**CALL TO ORDER**

Mayor Willis called the meeting to order at 7 PM.

**Pledge of Allegiance**

**Invocation: Phil Hoard, Union Bible College**

**OPENING OF MEETING**

**Note the presence of a quorum**

Councilor Dartt and Councilor Huff were absent (and not online). Councilors McCarty, Wanninger, Tamm, Duepner, and Herron were present. Clerk-Treasurer Marla Ailor and City Attorney Kaitlin Glazier were present. Deputy Mayor Tolan attended virtually.

**Approval of Minutes**

Motion to approve made by: Councilor Wanninger

Seconded by: Councilor McCarty

Vote: Yes-5;No-0. Motion carried.

**Approval of Claims**

Motion to approve made by: Councilor McCarty

Seconded by: Councilor Wanninger

Vote: Yes-5;No-0. Motion carried.

**Announce any changes to Agenda**

President Tamm noted that one item was going to be added which will be added to the agenda as the first item on the agenda.

**RESIDENTS WHO WISH TO ADDRESS COUNCIL**

Ryan Herron, District Vice President for Union Local 4416, appeared before the council to present the union's vote of no confidence in the Clerk-Treasurer, which he stated was taken in August and communicated to the Clerk-Treasurer in September. He also referenced payroll issues that occurred during the year, including 31 official discrepancies reported by affected employees between May and June.

**MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION**

**Proclamation- AARP Age Friendly Community**

Mayor Willis read the proclamation. No one was present to receive it.

**Facilities and Events Presentation by Matt Deck**

Matt Deck presented on behalf of the Facilities and Events department. He was joined by his entire department. A Powerpoint presentation was shown which included a list of all facilities. Highlights included the Union Street Garage; the many accomplishments of the Westfield Welcome team and their events; Grand Park; and the Wood Wind Golf Course. The presentation concluded with a short video production.

Councilor Herron inquired about the bus sitting in the downtown area. Chris McConnell stepped forward, and Jenell Fairman explained that the bus is there to receive pop-up shops. Chris McConnell explained that the bus takes up no parking spots from the public around Grand Junction.

Councilor Wanninger thanked Mr. Deck for his presentation. He asked that Mr. Deck return to a future meeting with financial information on their many events in the near future.

## **OLD BUSINESS**

### **THIS WAS ADDED AT THE START OF THE MEETING**

#### **Approval of Ordinance 25-60/Budget Form 4 as Advertised and Presented**

President Tamm stated that on October 13, 2025, the council did pass the budget. Technically, they did not pass the budget as presented or advertised; they reduced the budget by \$15,000. The council can reduce the budget but an updated Form 4 would need to be signed. Due to financial repercussions, it is easier to amend the salary ordinances, resend prior actions and approve Ordinance 25-60 as advertised and presented.

President Tamm made the motion to approve Ordinance 25-60/budget form 4 as advertised and presented at the October 13, 2025, council meeting and resend prior actions to the contrary.  
Councilor Herron seconded the motion. Vote: Yes5;No-0. Motion carried.

#### **Ordinance 25-65: Common Council of the City of Westfield, Indiana, Authorizing and Approving an Additional Appropriation From the Operating Balance of the Park District Bond 2024 Fund (Fund 340)**

**Presented by: Danielle Carey-Tolan**

**First Reading: October 13, 2025**

**Public Hearing: October 27, 2025**

**Adoption Consideration: October 27, 2025**

Chris McConnell summarized the additional appropriation request by stating this is appropriating a portion of the dollars that were approved in the Parks District Bond last year, and making the funds available to pay for Simon Moon Park phase two.

Public Hearing Open: 7:26 PM/ No comments

Public Hearing Closed: 7:26 PM

Motion to approve made by: Councilor Wanninger

Seconded by: Councilor McCarty

Vote: Yes-5; No-0. Motion carried.

#### **Ordinance 25-63: 2026 Salary Ordinance**

**Presented by: Danielle Carey-Tolan**

**First Reading: October 13, 2025**

**Adoption Consideration: October 27, 2025**

Mayor Willis presented the updated Salary Ordinance, noting that Council has had time to look at it. Councilor McCarty inquired since the version of the ordinance that was posted online is not the version that the council received in their email on Friday, can it be voted on tonight? Councilor McCarthy stated that, due to some administrative changes, he would be a "no" vote. Councilor Herron asked that the time frame agreed upon by councilors (Wednesday at 4:30 PM, prior to Monday's meeting) to receive the agenda and the agenda documents be respected. There was discussion about the amendments made to a newer version versus the version posted online.

Councilor Wanninger made the motion to approve Ordinance 25-63, the 2026 salary ordinance, with the amendments presented.

Councilor Herron seconded. Vote: Yes-4; No-1 (V. McCarty) Motion carried.

#### **Ordinance 25-64: Elected Officials 2025 Salary Ordinance**

**Presented by: Kurt Wanninger**

**First Reading: October 13, 2027**

**Adoption Consideration: October 27, 2025**

Councilor Wanninger presented the salary ordinance for the elected officials, the mayor, clerk-treasurer, and the city council. The ordinance states that the mayor, clerk treasurer, and the council will receive PERF and retirement contributions. Councilor Herron expressed that he feels like city council is a part-time job and councilors should not receive these benefits. The Clerk-Treasurer spoke on the removal of car stipends for certain employees, including herself. The stipend was originally offered by the mayor in lieu of a fleet vehicle. Ms. Ailor explained for herself, this was a practical and transparent agreement, stating that she is issued a separate check where taxes are automatically deducted, eliminating the need to track mileage. Ms. Ailor requested \$707.00 be added to her 2026 salary. That amount, along with the opportunity to earn an additional \$1,000 by receiving her Certified Municipal Clerk accreditation would bring her 2026 salary to align with her 2025 salary.

This item was tabled until the next meeting.

## **NEW BUSINESS**

### **Ordinance 25-61: 1206 W. 186th Street Annexation**

**Staff Planner: Ryan Collingwood/Council Sponsor: Victor McCarty**

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

**Adoption Consideration: November 10, 2025**

Kevin Todd presented a 100% voluntary annexation request led by the city. The subject property will be utilized as a future city park and is approximately 21.7 acres located at the NW corner of 186th and Casey Rd.

**Public Hearing Open: 7:26 PM/ No Comments**

**Public Hearing Closed: 7:26 PM**

### **Ordinance 25-66: Ironstone PUD**

**Staff Planner: Weston Rogers/Council Sponsor: Chad Huff**

**First Reading: October 27, 2025**

**APC Public Hearing: November 3, 2025**

**APC Workshop (Tentative): December 15, 2025**

**APC Recommendation (Tentative): January 14, 2026**

**Adoption Consideration (Tentative): January 26, 2026**

Weston Rogers presented this item. John Dobosiewicz was in attendance. Three distinct areas were presented. A public hearing is scheduled for next Monday at the APC meeting at City Hall.

John Dobosiewicz then presented on behalf of the developer, Paul Rioux, for the community called Ironstone at Hortonville. City staff have been meeting with the developer for more than a year. Certain improvements will be made before construction starts. Road segments and intersection improvements need to be made, as well, a new Fire Station (#85) that has been started at the corner of 206th and Six Points Road. Mr. Dobosiewicz stated this is not the largest master-planned development in the City, but noted it would take over 10 to 12 years to complete and would begin in 2027. The red dotted line shown on the map in the presentation shows the boundaries of neighboring Sheridan. Architectural renderings were shown that included homes, town homes, and amenities. The amenities include an 11-acre park, named Foundry Park, which is twice the size of Grand Junction Plaza. It includes sports courts, amphitheater space, and a lake that is bigger than a football field. The lake allows for a boat launch and there are several linear parks (trails) and a community pool. "The Reserve" is an area that includes custom homes and is built around an old cemetery. The neighborhood meeting produced many questions that will be answered after the public hearing. The modifications and changes that are made will be based on public input. Adoption considered is not anticipated for three to four months. There will be 40 acres within the Lakes Area donated to the Westfield schools.

Paul Rioux, of Platinum Properties, shared a list of 27 communities he has already built in Westfield. He emphasized his experience in large-scale projects and stated that this development would increase the City's AV by \$1 Billion. He noted 160 residents showed up at the neighborhood meeting, but they were very respectful. He is receptive to working with residents and meeting their concerns as they come. He said the amenities alone include a \$10 million investment and \$4 million in trails. Sewer and water will, of course, need to be expanded in this area.

Mayor Willis said, "The noise of the neighborhood got out before they were ready." He added that the developer approached him before he was even the mayor. He believes it was June 2023. His answer at the time was no, we aren't ready. We did not have a comprehensive plan and vision for the project. We agreed to wait for a year or so to have more momentum behind the comprehensive plan. He's heard concerns about the development being too large and the area not being able to support the project. The mayor stated that city staff and John Nail's public work staff have been working on this for two years. Mayor Willis commented that the city has said no to more development since he took office, than he can remember the city saying no to. Every home exceeds the minimum threshold that the City needs for the utility expansion and tax advantages. All too often, Westfield builds neighborhoods and must come back and do infrastructure later. However, in this case, that situation will not occur. He is committed to infrastructure fitting the needs of this development. It will generate \$7.5 million in road impact fees. Current housing trends show residents are aging in place. The school is planning for growth and they need it. The mayor reiterated that the developer has given the school district 40 acres at the current going rate of \$70,000 per acre to build a school in the future. He then spoke about farmers who can't afford the taxes on the land they're farming. He said it was better for them to take the money and move north. The value of the land is \$57.4 million. The mayor says it is not the government's role to tell a farmer they can't cash out, but he would like the opportunity to control what happens on it.

Councilor Wanninger commended Paul Rioux. He ran on the platform for responsible growth and believes this is part of it. He agrees with the mayor about this development. He noted a 40-acre parcel that backs up the Monon and would like to see it incorporated into the development. The area north of the overhead power lines by the school should be extended to Six Points Road. He appreciates the connectivity to the trail system. He commented on the road improvements and the



school, too.

Councilor McCarty, who didn't plan on saying anything, noted that his parents live in the "white triangle" for full disclosure, and he looks forward to working with the public on this project.

Councilor Duepner noted this is his district and, after speaking with residents, the overarching concern is that this project is sort of out on an island. He looks forward to seeing the plans for infrastructure that will be going in sooner rather than later. If infrastructure was not going in ahead of development, this would not be something he would support.

### **Ordinance 25-67: Common Council of the City of Westfield, Indiana Authorizing and Approving an Additional Appropriation of Funds from the Performance Maintenance Fund**

**Presented by: John Nail**

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

**Adoption Consideration: November 10, 2025**

John Nail presented this item. When Alpha Tau Business Park, which is located at the northeast corner of Dartown Rd and SR 32. This was developed a long time ago and there is one lot remaining that was not developed. The lot has a detention pond and when the developer re-platted the business park, they platted right away for a future tournament trail extension. The right of way platting of the extension overlapped the detention pond. The city engineering staff did not want to accept the plat until they had assurance the retention pond would be removed out of the right of way for the future tournament trail. The developer agreed to submit a \$75,000 cash bond to the city, which was collected many years ago. Since that time, the pond has been relocated, expanded, and moved out of the right of way. This appropriation allows us to return the \$75,000 back to the developer.

**Public Hearing Open: 8:33 PM/ No comment**

**Public Hearing Closed: 8:33 PM**

### **Ordinance 25-68: Update to the 025 Traffic Ordinance**

**Presented by: Michael Pearce**

**First Reading: October 27, 2025**

**Adoption Consideration: November 10, 2025**

Michael Pearce presented a list of new subdivision streets that fall under the ownership of the city, speed limit updates, parking areas, additional stop signs etc. to be updated in this ordinance.

Councilor Wanninger asked about parking restrictions on SR32 and wanted to know if the restrictions will remain. There was a discussion about parking availability in the downtown area.

### **Ordinance 25-69: Common Council of the City of Westfield, Indiana Amending Chapter 93 (Parks & Recreation) of the City of Westfield, Indiana Code of Ordinances**

**Presented by: Chris McConnell**

**First Reading: October 27, 2025**

**Adoption Consideration: November 10, 2025**

Chris McConnell presented. This Ordinance gives a defined definition of what motor vehicles are, including cleaning up the definition of what an E bike is and what E bikes are allowed on the trails. The ordinance also addresses trail yield signs to include golf carts, and establishes a speed limit (15mph) for all trails and perimeter paths within the city. This ordinance will be back at the November 10th meeting for adoption consideration.

### **CITY COUNCIL COMMENTS**

**President Tamm stated Ordinance 25-64 will be tabled and brought back for adoption consideration at the November 10th meeting.**

No APC Meeting

No Finance Committee Meeting

### **MAYOR COMMENTS**

No comment

### **CLERK-TREASURER COMMENTS:**

Marla Ailor reiterated that as the Clerk-Treasurer, she still takes the payroll errors that were previously made very seriously on behalf of the Firefighters Union. She has presented a couple of different ideas to both the union president and the mayor. They have not come to an agreement. Ms. Ailor stated that she has been working with her attorney and Forbes on a payroll audit. Currently, an audit for the 2024 ACFR is underway, and a single federal audit will happen during this audit. With the payroll audit and next year's audit, that will make 8 audits in 2.5 years. Errors were never made on purpose, the system is fallible, as is the software. Ms. Ailor commented that she and her staff have been working hard and making improvements. The clerk by statute is responsible for payroll and should remain in that office. Ms. Ailor has offered to have someone come to the office, on behalf of the fire union, before payroll is run to ensure everything is correct. The errors that were pointed out by Mr. Herron were not all committed by the clerk's office. Many were made during the time Baker Tilly was handling payroll. Ms. Ailor commended Lauren Weaver, payroll manager, on her fantastic job communicating with all the city employees, stating she is a valuable asset. There is a payroll audit meeting scheduled for November 4th.

### **ADJOURNMENT**

Meeting Adjourned at: 9:00 PM

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Clerk-Treasurer

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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>



**CITY OF WESTFIELD, IN**  
**City Council Meeting Minutes - 11/10/2025**  
**Monday, November 10, 2025 at 7:00 PM**

**CALL TO ORDER**

**Pledge of Allegiance**

**Invocation: Jeremiah Gibbs, Christ United Methodist Church**

**OPENING OF MEETING**

**Note the presence of a quorum**

Noah Herron was absent, the rest of the Council was physically at the dais. Mayor Willis was not at the meeting, so Deputy Mayor, Danielle Carey-Tolan sat in his place. Clerk-Treasurer Marla Ailor, and City Attorney Kaitlin Glazier were in attendance.

**Approval of Minutes**

There were some undisclosed issues or questions about the minutes. The minutes were tabled without a motion or second. The City Attorney, Kaitlin Glazier, was fine with the Council moving on to the next item.

**Approval of Claims**

The motion to approve was made by Councilor Wanninger.  
Seconded by: Councilor McCarty  
Vote: Yes-6; No-0. Motion carried.

**Announce any changes to Agenda**

**RESIDENTS WHO WISH TO ADDRESS COUNCIL**

None.

**MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION**

**Informatics Presentation by Chris Larsen**

Director of Informatics, Chris Larsen, gave a presentation that included a PowerPoint. One interesting point is that the GIS department, managed by Leane Hieber, uses GIS reports to determine revenues from Food and Beverage taxes that are not collected by the City of Westfield from the Indiana Department of Revenue. They also take care of ensuring that new addresses are matched with E911 numbers and often use drone technology. "Addresses Created by Year" was a slide that shows how many new dwelling units were created during the COVID years, which also proved exactly how much Westfield has grown. Cybersecurity is a "hot topic" issue and Westfield IT has Federal partner agencies including CIS, CISA, MS-ICAC and several other technologies like firewalls, web filter, multi-factor authentication, and spam filters. Technology infrastructure has been updated, including switches, access points, door access, a new back-up host, a new back-up system, and cameras throughout the City.

The Director is in the process of working to build a new data highway for all the City's buildings by way of a "new fiber ring." The cost is roughly the price of one roundabout.

Projects completed this year include: Police VR Training, Police Drone Lab; Upgrade of Police Cradle Point Routers, Spam and Phishing Training, Colts Camp, Grand Park Infrastructure, and Grand Park Diamond District. The Diamond District was a connection to a large screen television during Colts Camp.

Future projects include: Station 84 and 85, New Police and Informatics HQ, Migration to Windows 11, CivicPlus Products that include 311 service requests (potholes) and community development, and lastly, a Transparency Portal. When asked about what this might look like or entail, Mr. Larsen explained that his department is working with the mayor and the deputy mayor to make financial data much more accessible to residents, and be able to filter through it from year to year. The police and fire department reports will be easier to access as well. The goal is to create a portal where residents can click and access the data, filter through it, and graphically it will tell the story.



## **OLD BUSINESS**

### **Resolution 25-157: Fiscal Plan for Ordinance 25-61 Annexation 1206 W 186th Street**

**Staff Planner: Ryan Collingwood/Council Sponsor: Victor McCarty**

**Adoption Consideration: November 10, 2025**

Chris McConnell, Parks Director, presented Resolution 25-157 and Ordinance 25-61. This is an annexation request for a future parks parcel. The total annexation area is 21.7 acres, generally located at the northwest corner of 186th and Casey Road.

Motion to approve made by: Councilor Wanninger

Seconded by: Councilor McCarty

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

### **Ordinance 25-61: 1206 W 186th Street Annexation**

**Staff Planner: Ryan Collingwood/Council Sponsor: Victor McCarty**

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

**Adoption Consideration: November 10, 2025**

This item was presented with Resolution 25-157.

Motion to approve made by: Councilor McCarty

Seconded by: Councilor Wanninger

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

### **Ordinance 25-64: Elected Officials 2026 Salary Ordinance**

**Presented by: Kurt Wanninger**

**First Reading: October 13, 2025**

**Adoption Consideration: October 27, 2025 (TABLED)**

**Adoption Consideration: November 10, 2025**

Councilor Wanninger presented the amended elected officials' salary ordinance. There was no discussion.

Motion to approve was made by: Councilor Wanninger.

Seconded by: Councilor Dartt

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

### **Ordinance 25-67: Common Council of the City of Westfield, Indiana Authorizing and Approving an Additional Appropriation of Funds from the Performance Maintenance Fund**

**Presented by: Jonathan Nail**

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

**Adoption Consideration: November 10, 2025**

Presented by John Nail. This ordinance is related to a cash bond that was collected from the developer of a project located at the northeast corner of Dartown Rd and SR32 (Tau Business Park). There was a detention pond that was in the platted right of way. The pond has since been relocated outside the right of way. Per the agreement, we would release those funds back to the developer. Adopting this ordinance allows us to pay the developer.

Motion to approve made by: Councilor Wanninger

Seconded by: Councilor Huff

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

### **Ordinance 25-68: Amending the Traffic Regulations of the City of Westfield, Indiana**

**Presented by: Michael Pearce**

**First Reading: October 27, 2025**

**Adoption Consideration: November 10, 2025**

Michael Pearce noted that the revised copy removes Figures 9 through E3 because it was in conflict with Ordinance 25-55. The ordinance is updating city stop signs, new streets owned by the city, speed limits, parking regulations and things of this nature.

Motion to approve made by: Councilor McCarty

Seconded by: Councilor Wanninger

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



**Ordinance 25-69: Common Council of the City of Westfield, Indiana Amending Chapter 93 (Parks & Recreation) of the City of Westfield, Indiana Code of Ordinances**

**Presented by: Chris McConnell**

**First Reading: October 27, 2025**

**Adoption Consideration: November 10, 2025**

Presented by Chris McConnell, this ordinance covers many things related to the new golf cart ordinance, as well as it updates fines, sets trail hours, sets a speed limit for the trails (15 mph), and strengthens the language and definition regarding E-Bikes.

Councilor Dartt asked about when this would be implemented and Director McConnell stated his department would be working with the City's Communications Department. He was curious about the "avenues" that would be used to inform the public. Mr. McConnell stated that it would go out on social media, and they had been talking with Communications about the possibility of having a moving sign campaign.

Motion to approve made by: Councilor Wanninger

Seconded by: Councilor McCarty

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

**NEW BUSINESS**

**Ordinance 25-70: 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**

**Presented by: Michael Pearce**

**First Reading: November 10, 2025**

**Public Hearing & Adoption Consideration: November 24, 2025**

Michael Pearce, City Engineer, presented a dead-end section of Casey Road that would be vacated by the City. The Spring Mill Marketplace is being built, and the city will dedicate that area to the project. Tournament Trail is expected to be extended, but this covers the area north of it.

Councilor Wanninger asked about utilities within the easement. Mr Pearce stated he was not aware of any running directly through there. Councilor Wanninger suggested that this was double-checked prior to vacating.

**Ordinance 25-83: Common Council of the City of Westfield, Indiana, Authorizing and Approving Appropriations from the Operating Balance of the General Fund, Fire Fund, Park Impact Fund, Law Enforcement Fund, Police Donation Fund, Police Vehicle Fund, and Capital Project Fund**

**Presented by: Danielle Carey-Tolan**

**First Reading: November 10, 2025**

**Public Hearing and Adoption Consideration: November 24, 2025**

Deputy Mayor, Danielle Carey-Tolan, noted they didn't budget properly in 2025. Councilor Dartt noted there are three ways to appropriate funds. He asked if it was accurate to say that the City simply overspent. He felt the zero-based budget project and the millions of dollars that were added to the 2025 budget should have been sufficient. He doesn't like that these appropriations are being asked for in November. He feels that the Council's hands are tied this late in the year. He noted that each department continues to spend the way they always have, and he thinks it sends the wrong message. SEA-1 will impact the City in 2026 and nothing is being done, and he doesn't care for the flagrant spending. Councilor Dartt noted that he took exception to the word "projected" and Danielle Carey-Tolan and Kaitlin Glazier argued that it's simply "legal language." There was a discussion about how often additional appropriations should occur. Council asked that these issues be reviewed quarterly.

**CITY COUNCIL COMMENTS**

Councilor McCarty relayed the only item on the APC agenda was the Public Hearing for Ironstone and there were 22 people who spoke, and roughly around 100 people in attendance.

Councilor Tamm reminded the public of tomorrow's Veterans Day program.

**MAYOR COMMENTS**

None

## **ADJOURNMENT**

Councilor McCarty made the motion to adjourn.  
Meeting Adjourned at: 7:48 PM

\_\_\_\_\_  
Clerk-Treasurer

\_\_\_\_\_  
President or Vice President

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

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

November 24, 2025

\_\_\_\_\_  
Fiscal Officer

|                                        |
|----------------------------------------|
| ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS |
|----------------------------------------|

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 16 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this     24 day of   November, 2025

|       |       |       |
|-------|-------|-------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Signatures of Governing Board

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



**Purchase Invoice Register**

City of Westfield

Report Date Range: 11/06/25..11/19/25

11/19/2025 2:42 PM

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WESTFIELD\KGAGNON

| Buy-From Vendor No.                | Buy-From Vendor Name          | Invoice No. | Date       | G/L Acct. | G/L Account Name     | Description                    | Amount            | Check No. | Check Date |
|------------------------------------|-------------------------------|-------------|------------|-----------|----------------------|--------------------------------|-------------------|-----------|------------|
| <b>Fund No. Fund Name</b>          |                               |             |            |           |                      |                                |                   |           |            |
| <b>101 General</b>                 |                               |             |            |           |                      |                                |                   |           |            |
| <b>Administration</b>              |                               |             |            |           |                      |                                |                   |           |            |
| VEN012663                          | Empower                       | APP133027   | 11/6/2025  | 101001125 | ADM-401A MATCHING    | Match                          | 769.17            |           |            |
| VEN000931                          | Ice Miller LLP                | APP133345   | 11/19/2025 | 101001330 | ADM-                 | Parking Ordinance              | 425.00            |           |            |
| VEN011840                          | C L Coonrod and Co            | APP133346   | 11/19/2025 | 101001331 | ADM-CONSULTING       | Oct 31 services                | 4,301.00          |           |            |
| VEN011840                          | C L Coonrod and Co            | APP133347   | 11/19/2025 | 101001331 | ADM-CONSULTING       | Oct services                   | 14,393.00         |           |            |
| VEN011840                          | C L Coonrod and Co            | APP133348   | 11/19/2025 | 101001331 | ADM-CONSULTING       | July services                  | 15,065.00         |           |            |
| VEN011840                          | C L Coonrod and Co            | APP133348   | 11/19/2025 | 101001331 | ADM-CONSULTING       | Sept services                  | 19,823.00         |           |            |
| VEN011840                          | C L Coonrod and Co            | APP133349   | 11/19/2025 | 101001331 | ADM-CONSULTING       | Aug 31 services                | 1,206.50          |           |            |
| VEN000263                          | Bose Public Affairs Group LLC | APP133362   | 11/19/2025 | 101001331 | ADM-CONSULTING       | July services                  | 5,000.00          |           |            |
| VEN001953                          | Thomson West                  | APP133364   | 11/19/2025 | 101001350 | ADM-SUB/DUES/MEMBERS | October services               | 272.00            |           |            |
| VEN011882                          | Avant Garde Limousines        | APP133365   | 11/19/2025 | 101001347 | ADM-PROMOTIONS       | S and P Meeting                | 540.00            |           |            |
| VEN011882                          | Avant Garde Limousines        | APP133365   | 11/19/2025 | 101001347 | ADM-PROMOTIONS       | Directors Team Bldg            | 1,080.00          |           |            |
| VEN012320                          | Copeland Law LLC              | APP133366   | 11/19/2025 | 101001330 | ADM-                 | October service                | 1,912.50          |           |            |
| VEN012320                          | Copeland Law LLC              | APP133366   | 11/19/2025 | 101001330 | ADM-                 | Meeting and Draft RIF          | 1,912.50          |           |            |
| VEN001537                          | Payroll                       | APP133372   | 11/19/2025 | 101001111 | ADM-SALARY           | sal                            | 35,404.11         |           |            |
| VEN001537                          | Payroll                       | APP133372   | 11/19/2025 | 101001120 | ADM-FICA /MEDICARE   | fica                           | 1,623.16          |           |            |
| VEN001537                          | Payroll                       | APP133372   | 11/19/2025 | 101001120 | ADM-FICA /MEDICARE   | med                            | 491.00            |           |            |
| VEN001537                          | Payroll                       | APP133372   | 11/19/2025 | 101001121 | ADM-PERF             | perf                           | 5,003.09          |           |            |
| <b>Subtotal for Administration</b> |                               |             |            |           |                      |                                | <b>109,221.03</b> |           |            |
| <b>Police</b>                      |                               |             |            |           |                      |                                |                   |           |            |
| VEN012663                          | Empower                       | APP133027   | 11/6/2025  | 101002125 | POLICE-401A MATCHING | Match                          | 556.75            |           |            |
| VEN012663                          | Empower                       | APP133029   | 11/6/2025  | 101002120 | POLICE-FICA/MEDICARE | SS Opt                         | 19,096.17         |           |            |
| VEN000917                          | Humane Society for Hamilton   | APP133180   | 11/13/2025 | 101002349 | POLICE-SERVICES      | Strays                         | 11,568.32         | 500001246 | 11/13/2025 |
| VEN011312                          | Veridus Group                 | APP133186   | 11/14/2025 | 101002349 | POLICE-SERVICES      | Owners Rep- Phase II-V         | 12,494.00         |           |            |
| VEN007356                          | Ascension St Vincent          | APP133236   | 11/17/2025 | 101002354 | POLICE-PHYSICAL EXAM | Physical for new hire- Poynter | 2,300.75          |           |            |
| VEN007706                          | Zip's AW Direct               | APP133237   | 11/17/2025 | 101002472 | POLICE-EQUIPMENT     | Lockout Tools for new hires    | 394.52            |           |            |
| VEN009277                          | Nelson and Co LLC             | APP133238   | 11/17/2025 | 101002229 | POLICE-UNIFORMS      | C Nichols Concealable Body     | 740.85            |           |            |
| VEN009277                          | Nelson and Co LLC             | APP133239   | 11/17/2025 | 101002229 | POLICE-UNIFORMS      | Pouches for J Brown and D      | 599.50            |           |            |
| VEN001993                          | Treasurer Of State of Indiana | APP133240   | 11/17/2025 | 101002334 | POLICE-              | W Ottenweller Breath test      | 40.00             |           |            |
| VEN001537                          | Payroll                       | APP133372   | 11/19/2025 | 101002111 | POLICE-SALARY        | sal                            | 324,753.97        |           |            |
| VEN001537                          | Payroll                       | APP133372   | 11/19/2025 | 101002120 | POLICE-FICA/MEDICARE | fica                           | 4,437.59          |           |            |
| VEN001537                          | Payroll                       | APP133372   | 11/19/2025 | 101002120 | POLICE-FICA/MEDICARE | med                            | 4,529.82          |           |            |
| VEN001537                          | Payroll                       | APP133372   | 11/19/2025 | 101002121 | POLICE-PERF          | 77 perf                        | 48,508.11         |           |            |

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| Buy-From Vendor No.                                    | Buy-From Vendor Name             | Invoice No. | Date       | G/L Acct. | G/L Account Name       | Description             | Amount            | Check No. | Check Date |
|--------------------------------------------------------|----------------------------------|-------------|------------|-----------|------------------------|-------------------------|-------------------|-----------|------------|
| <b>Fund No. Fund Name</b>                              |                                  |             |            |           |                        |                         |                   |           |            |
| <b>101 General</b>                                     |                                  |             |            |           |                        |                         |                   |           |            |
| <b>Police</b>                                          |                                  |             |            |           |                        |                         |                   |           |            |
| VEN001537                                              | Payroll                          | APP133372   | 11/19/2025 | 101002121 | POLICE-PERF            | perf                    | 10,605.94         |           |            |
| <b>Subtotal for Police</b>                             |                                  |             |            |           |                        |                         | <b>440,626.29</b> |           |            |
| <b>Economic and Community Development</b>              |                                  |             |            |           |                        |                         |                   |           |            |
| VEN012663                                              | Empower                          | APP133027   | 11/6/2025  | 101003125 | ECD-401A MATCHING      | Match                   | 1,834.77          |           |            |
| VEN012321                                              | University of Notre Dame         | APP133276   | 11/18/2025 | 101003310 | ECD-PLANNING           | Peer Review Hortonville | 15,000.00         |           |            |
| VEN001537                                              | Payroll                          | APP133372   | 11/19/2025 | 101003111 | ECD-SALARY             | sal                     | 55,908.43         |           |            |
| VEN001537                                              | Payroll                          | APP133372   | 11/19/2025 | 101003120 | ECD-FICA/MEDICARE      | fica                    | 3,369.51          |           |            |
| VEN001537                                              | Payroll                          | APP133372   | 11/19/2025 | 101003120 | ECD-FICA/MEDICARE      | med                     | 788.03            |           |            |
| VEN001537                                              | Payroll                          | APP133372   | 11/19/2025 | 101003121 | ECD-PERF               | perf                    | 7,938.98          |           |            |
| <b>Subtotal for Economic and Community Development</b> |                                  |             |            |           |                        |                         | <b>84,839.72</b>  |           |            |
| <b>F and E</b>                                         |                                  |             |            |           |                        |                         |                   |           |            |
| VEN002336                                              | Citizens Westfield               | APP133020   | 11/6/2025  | 101004328 | F AND E-HEAT/GAS       | City Hall               | 64.06             | 82455     | 11/6/2025  |
| VEN002336                                              | Citizens Westfield               | APP133021   | 11/6/2025  | 101004328 | F AND E-HEAT/GAS       | PSB                     | 420.15            | 82455     | 11/6/2025  |
| VEN002336                                              | Citizens Westfield               | APP133021   | 11/6/2025  | 101004342 | F AND E-WATER/SEWER    | PSB                     | 616.91            | 82455     | 11/6/2025  |
| VEN012663                                              | Empower                          | APP133027   | 11/6/2025  | 101004125 | F AND E-401A MATCHING  | Match                   | 911.19            |           |            |
| VEN002336                                              | Citizens Westfield               | APP133066   | 11/7/2025  | 101004342 | F AND E-WATER/SEWER    | City Hall               | 84.81             | 82457     | 11/10/2025 |
| VEN002336                                              | Citizens Westfield               | APP133067   | 11/7/2025  | 101004342 | F AND E-WATER/SEWER    | CSC                     | 306.40            | 82458     | 11/10/2025 |
| VEN002336                                              | Citizens Westfield               | APP133069   | 11/7/2025  | 101004328 | F AND E-HEAT/GAS       | Sta 81                  | 369.57            | 82460     | 11/10/2025 |
| VEN002336                                              | Citizens Westfield               | APP133069   | 11/7/2025  | 101004328 | F AND E-HEAT/GAS       | Sta 81                  | 1,087.75          | 82460     | 11/10/2025 |
| VEN002336                                              | Citizens Westfield               | APP133070   | 11/7/2025  | 101004328 | F AND E-HEAT/GAS       | Sta 83                  | 111.87            | 82461     | 11/10/2025 |
| VEN007012                                              | Elwood Fire Equipment            | APP133073   | 11/6/2025  | 101004343 | F AND E-BUILDING MAINT | Sta 81 back flow test   | 583.24            | 82496     | 11/11/2025 |
| VEN007012                                              | Elwood Fire Equipment            | APP133073   | 11/6/2025  | 101004343 | F AND E-BUILDING MAINT | Sta 82 back flow test   | 125.00            | 82496     | 11/11/2025 |
| VEN012404                                              | Hamilton CO Llamas Inc           | APP133097   | 11/11/2025 | 101004347 | F AND E-PROMOTIONS     | WIL                     | 1,000.00          |           |            |
| VEN011909                                              | Connor Laramie                   | APP133098   | 11/11/2025 | 101004347 | F AND E-PROMOTIONS     | WIL                     | 600.00            |           |            |
| VEN012132                                              | Lindsay Fisher                   | APP133099   | 11/11/2025 | 101004347 | F AND E-PROMOTIONS     | WIL                     | 855.00            |           |            |
| VEN000260                                              | Boldens Cleaning and Restoration | APP133102   | 11/11/2025 | 101004343 | F AND E-BUILDING MAINT | PSB                     | 125.00            |           |            |
| VEN012057                                              | Card My Yard                     | APP133106   | 11/11/2025 | 101004347 | F AND E-PROMOTIONS     | WIL                     | 345.00            |           |            |
| VEN012159                                              | Josh Weber                       | APP133107   | 11/11/2025 | 101004347 | F AND E-PROMOTIONS     | WIL                     | 300.00            |           |            |
| VEN011417                                              | Joseph Christianson              | APP133108   | 11/11/2025 | 101004347 | F AND E-PROMOTIONS     | WIL                     | 600.00            |           |            |
| VEN009773                                              | LNG Indy LLC                     | APP133113   | 11/11/2025 | 101004328 | F AND E-HEAT/GAS       | Sta 82                  | 28.40             | 82565     | 11/11/2025 |

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|          | Buy-From Vendor No.  | Buy-From Vendor Name         | Invoice No. | Date       | G/L Acct. | G/L Account Name       | Description                 | Amount    | Check No. | Check Date |
|----------|----------------------|------------------------------|-------------|------------|-----------|------------------------|-----------------------------|-----------|-----------|------------|
| Fund No. | Fund Name            |                              |             |            |           |                        |                             |           |           |            |
| 101      | General              |                              |             |            |           |                        |                             |           |           |            |
|          | F and E              |                              |             |            |           |                        |                             |           |           |            |
|          | VEN009773            | LNG Indy LLC                 | APP133113   | 11/11/2025 | 101004328 | F AND E-HEAT/GAS       | City Hall                   | 17.98     | 82565     | 11/11/2025 |
|          | VEN009773            | LNG Indy LLC                 | APP133113   | 11/11/2025 | 101004328 | F AND E-HEAT/GAS       | PSB                         | 509.18    | 82565     | 11/11/2025 |
|          | VEN009773            | LNG Indy LLC                 | APP133113   | 11/11/2025 | 101004328 | F AND E-HEAT/GAS       | CSC                         | 62.29     | 82565     | 11/11/2025 |
|          | VEN009773            | LNG Indy LLC                 | APP133113   | 11/11/2025 | 101004328 | F AND E-HEAT/GAS       | Sta 83                      | 73.05     | 82565     | 11/11/2025 |
|          | VEN009773            | LNG Indy LLC                 | APP133113   | 11/11/2025 | 101004328 | F AND E-HEAT/GAS       | Sta 81                      | 437.02    | 82565     | 11/11/2025 |
|          | VEN002336            | Citizens Westfield           | APP133124   | 11/11/2025 | 101004328 | F AND E-HEAT/GAS       | CSC                         | 229.68    | 82569     | 11/11/2025 |
|          | VEN002336            | Citizens Westfield           | APP133130   | 11/11/2025 | 101004342 | F AND E-WATER/SEWER    | CSC                         | 2,270.03  | 82571     | 11/11/2025 |
|          | VEN010759            | ECS Indy                     | APP133163   | 11/12/2025 | 101004343 | F AND E-BUILDING MAINT | Sta 81 Kitchen Hood         | 350.00    |           |            |
|          | VEN010759            | ECS Indy                     | APP133163   | 11/12/2025 | 101004343 | F AND E-BUILDING MAINT | Sta 83 Kitchen Hood         | 350.00    |           |            |
|          | VEN010759            | ECS Indy                     | APP133163   | 11/12/2025 | 101004343 | F AND E-BUILDING MAINT | PSB Kitchen Hood Cleaning   | 350.00    |           |            |
|          | VEN010132            | The T A G Art Company        | APP133254   | 11/17/2025 | 101004347 | F AND E-PROMOTIONS     | WIL Entertainment           | 3,950.00  |           |            |
|          | VEN008187            | Ace Party Rental             | APP133255   | 11/17/2025 | 101004347 | F AND E-PROMOTIONS     | WIL tent rental             | 4,236.58  |           |            |
|          | VEN012165            | Mid America Sound Corp       | APP133259   | 11/17/2025 | 101004347 | F AND E-PROMOTIONS     | WIL Stage lighting          | 1,794.00  |           |            |
|          | VEN000644            | Enviro-max Inc               | APP133274   | 11/18/2025 | 101004343 | F AND E-BUILDING MAINT | HVAC Sta 83                 | 1,005.00  |           |            |
|          | VEN012744            | Lacy Construction Group Inc  | APP133280   | 11/18/2025 | 101004349 | F AND E-SERVICES       | Surface Prep Parking Garage | 8,500.00  |           |            |
|          | VEN009542            | H and N Outdoor Services LLC | APP133344   | 11/19/2025 | 101004347 | F AND E-PROMOTIONS     | GRJN Christmas lights       | 4,400.00  |           |            |
|          | VEN000060            | Agency One Security Group    | APP133357   | 11/19/2025 | 101004343 | F AND E-BUILDING MAINT | Denison Garage              | 280.00    |           |            |
|          | VEN001537            | Payroll                      | APP133372   | 11/19/2025 | 101004111 | F AND E-SALARY         | sal                         | 27,147.82 |           |            |
|          | VEN001537            | Payroll                      | APP133372   | 11/19/2025 | 101004120 | F AND E-FICA/MEDICARE  | fica                        | 1,582.78  |           |            |
|          | VEN001537            | Payroll                      | APP133372   | 11/19/2025 | 101004120 | F AND E-FICA/MEDICARE  | med                         | 370.17    |           |            |
|          | VEN001537            | Payroll                      | APP133372   | 11/19/2025 | 101004121 | F AND E-PERF           | perf                        | 3,855.00  |           |            |
|          | Subtotal for F and E |                              |             |            |           |                        |                             | 70,304.93 |           |            |
|          | Parks                |                              |             |            |           |                        |                             |           |           |            |
|          | VEN003729            | Metronet                     | APP133019   | 11/6/2025  | 101005349 | PARKS-SERVICES         | GRJN                        | 310.79    | 82456     | 11/6/2025  |
|          | VEN012663            | Empower                      | APP133027   | 11/6/2025  | 101005125 | PARKS-401A MATCHING    | Match                       | 199.46    |           |            |
|          | VEN002336            | Citizens Westfield           | APP133068   | 11/7/2025  | 101005328 | PARKS-GAS HEAT         | GRJN                        | 52.14     | 82459     | 11/10/2025 |
|          | VEN002336            | Citizens Westfield           | APP133068   | 11/7/2025  | 101005342 | PARKS-WATER/SEWER      | GRJN                        | 693.45    | 82459     | 11/10/2025 |
|          | VEN002336            | Citizens Westfield           | APP133125   | 11/11/2025 | 101005342 | PARKS-WATER/SEWER      | Parks                       | 643.28    | 82570     | 11/11/2025 |
|          | VEN002336            | Citizens Westfield           | APP133131   | 11/11/2025 | 101005342 | PARKS-WATER/SEWER      | GRJN                        | 4,804.35  | 82572     | 11/11/2025 |
|          | VEN005709            | Service Sanitation Inc       | APP133273   | 11/18/2025 | 101005349 | PARKS-SERVICES         | Deer Walk                   | 204.55    |           |            |
|          | VEN005709            | Service Sanitation Inc       | APP133273   | 11/18/2025 | 101005349 | PARKS-SERVICES         | 3233 W 166th                | 181.75    |           |            |
|          | VEN006748            | V3 Companies                 | APP133279   | 11/18/2025 | 101005349 | PARKS-SERVICES         | Freedom Park                | 830.00    |           |            |

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| <b>Fund No. Fund Name</b>        |                                |             |            |           |                      |                     |                  |           |            |
| <b>101 General</b>               |                                |             |            |           |                      |                     |                  |           |            |
| <b>Parks</b>                     |                                |             |            |           |                      |                     |                  |           |            |
| VEN001537                        | Payroll                        | APP133372   | 11/19/2025 | 101005111 | PARKS-SALARY         | sal                 | 20,563.97        |           |            |
| VEN001537                        | Payroll                        | APP133372   | 11/19/2025 | 101005120 | PARKS-FICA/MEDICARE  | fica                | 1,233.46         |           |            |
| VEN001537                        | Payroll                        | APP133372   | 11/19/2025 | 101005120 | PARKS-FICA/MEDICARE  | med                 | 288.47           |           |            |
| VEN001537                        | Payroll                        | APP133372   | 11/19/2025 | 101005121 | PARKS-PERF           | perf                | 2,920.09         |           |            |
| <b>Subtotal for Parks</b>        |                                |             |            |           |                      |                     | <b>32,925.76</b> |           |            |
| <b>Economic Dev</b>              |                                |             |            |           |                      |                     |                  |           |            |
| VEN012663                        | Empower                        | APP133027   | 11/6/2025  | 101006125 | ECONOMIC DEV-401A    | Match               | 512.34           |           |            |
| VEN011785                        | Speck Dempsey LLC              | APP133144   | 11/12/2025 | 101006349 | ECONOMIC DEV-SERVICE | Aug thru Oct        | 2,625.00         |           |            |
| VEN012019                        | CivicLink LLC                  | APP133145   | 11/12/2025 | 101006349 | ECONOMIC DEV-SERVICE | Oct Services        | 5,000.00         |           |            |
| VEN012694                        | McCarter and English LLP       | APP133343   | 11/19/2025 | 101006349 | ECONOMIC DEV-SERVICE | Jersey St Project   | 29,954.50        |           |            |
| VEN012442                        | Rachel Baker                   | APP133352   | 11/19/2025 | 101006334 | ECONOMIC DEV-        | ULI Fall Meeting    | 136.88           |           |            |
| VEN001537                        | Payroll                        | APP133372   | 11/19/2025 | 101006111 | ECONOMIC DEV-SALARY  | sal                 | 16,315.00        |           |            |
| VEN001537                        | Payroll                        | APP133372   | 11/19/2025 | 101006120 | ECONOMIC DEV-        | fica                | 967.68           |           |            |
| VEN001537                        | Payroll                        | APP133372   | 11/19/2025 | 101006120 | ECONOMIC DEV-        | med                 | 226.31           |           |            |
| VEN001537                        | Payroll                        | APP133372   | 11/19/2025 | 101006121 | ECONOMIC DEV-PERF    | perf                | 2,292.44         |           |            |
| <b>Subtotal for Economic Dev</b> |                                |             |            |           |                      |                     | <b>58,030.15</b> |           |            |
| <b>Informatics</b>               |                                |             |            |           |                      |                     |                  |           |            |
| VEN012663                        | Empower                        | APP133027   | 11/6/2025  | 101007125 | IT-401A MATCHING     | Match               | 755.16           |           |            |
| VEN012681                        | Haywire LLC                    | APP133096   | 11/11/2025 | 101007349 | IT-SERVICES          | Nov services        | 109.00           |           |            |
| VEN003729                        | Metronet                       | APP133114   | 11/11/2025 | 101007335 | IT-TELEPHONE         | PSB                 | 1,107.40         | 82566     | 11/11/2025 |
| VEN003729                        | Metronet                       | APP133114   | 11/11/2025 | 101007349 | IT-SERVICES          | PSB                 | 770.20           | 82566     | 11/11/2025 |
| VEN012512                        | Zayo Network Services LLC      | APP133115   | 11/11/2025 | 101007349 | IT-SERVICES          | Nov Services        | 19,611.03        |           |            |
| VEN012717                        | Wabash Valley Hydrovac LLC     | APP133117   | 11/11/2025 | 101007331 | IT-CONSULTING        | Fiber Work          | 1,520.00         |           |            |
| VEN009454                        | Cultivate Geospatial Solutions | APP133118   | 11/11/2025 | 101007331 | IT-CONSULTING        | October services    | 1,600.00         |           |            |
| VEN003729                        | Metronet                       | APP133120   | 11/11/2025 | 101007335 | IT-TELEPHONE         | CSC                 | 393.75           | 82567     | 11/11/2025 |
| VEN003729                        | Metronet                       | APP133120   | 11/11/2025 | 101007335 | IT-TELEPHONE         | Census phones       | 585.00           | 82567     | 11/11/2025 |
| VEN005146                        | Konica Minolta Business        | APP133350   | 11/19/2025 | 101007337 | IT-PRINTING          | Click Charges       | 536.81           |           |            |
| VEN005996                        | Konica Minolta Premier Fin     | APP133351   | 11/19/2025 | 101007337 | IT-PRINTING          | Copy machine rental | 808.38           |           |            |
| VEN012446                        | MOSS                           | APP133353   | 11/19/2025 | 101007331 | IT-CONSULTING        | HPE Aruba           | 4,431.29         |           |            |
| VEN009256                        | Leane Hieber                   | APP133354   | 11/19/2025 | 101007334 | IT-                  | GIS Day at Purdue   | 84.00            |           |            |
| VEN011073                        | Resultant LLC                  | APP133355   | 11/19/2025 | 101007331 | IT-CONSULTING        | November services   | 3,300.00         |           |            |
| VEN012548                        | Xerox IT Solutions LLC         | APP133356   | 11/19/2025 | 101007335 | IT-TELEPHONE         | Microsoft 365       | 26.00            |           |            |



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| <b>Fund No. Fund Name</b>           |                                 |             |            |           |                      |                           |                   |           |            |
| <b>101 General</b>                  |                                 |             |            |           |                      |                           |                   |           |            |
| <b>Informatics</b>                  |                                 |             |            |           |                      |                           |                   |           |            |
| VEN008285                           | EnvelopIQ LLC                   | APP133359   | 11/19/2025 | 101007451 | IT-COMPUTER/EQUIP    | City Camera replacements  | 83,725.50         |           |            |
| VEN000617                           | elmanage Technology Group       | APP133360   | 11/19/2025 | 101007331 | IT-CONSULTING        | CRM consulting            | 9,280.00          |           |            |
| VEN005134                           | Lifeline Data Centers           | APP133361   | 11/19/2025 | 101007349 | IT-SERVICES          | Oct Services              | 1,159.03          |           |            |
| VEN011780                           | Fairchild Communication Systems | APP133363   | 11/19/2025 | 101007451 | IT-COMPUTER/EQUIP    | CSC Main Level media room | 2,794.88          |           |            |
| VEN011780                           | Fairchild Communication Systems | APP133363   | 11/19/2025 | 101007451 | IT-COMPUTER/EQUIP    | CSC Main Level media room | 4,271.60          |           |            |
| VEN007202                           | TopoWorks                       | APP133367   | 11/19/2025 | 101007331 | IT-CONSULTING        | Oct consulting            | 770.00            |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101007111 | IT-SALARY            | sal                       | 26,621.53         |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101007120 | IT-FICA/MEDICARE     | fica                      | 1,564.69          |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101007120 | IT-FICA/MEDICARE     | med                       | 365.94            |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101007121 | IT-PERF              | perf                      | 3,780.25          |           |            |
| <b>Subtotal for Informatics</b>     |                                 |             |            |           |                      |                           | <b>169,971.44</b> |           |            |
| <b>Clerk Treasurer</b>              |                                 |             |            |           |                      |                           |                   |           |            |
| VEN012663                           | Empower                         | APP133027   | 11/6/2025  | 101008125 | CT-401A MATCHING     | Match                     | 626.74            |           |            |
| VEN004297                           | ADP-Payroll                     | APP133103   | 11/11/2025 | 101008331 | CT-CONSULTING        | Oct services              | 6,127.80          | 500001243 | 11/12/2025 |
| VEN005897                           | Hamilton County Reporter        | APP133122   | 11/11/2025 | 101008338 | CT-LEGAL NOTICES     | Notice                    | 49.31             |           |            |
| VEN005897                           | Hamilton County Reporter        | APP133123   | 11/11/2025 | 101008338 | CT-LEGAL NOTICES     | Addl Appropriation notice | 55.22             |           |            |
| VEN005974                           | Aim                             | APP133162   | 11/12/2025 | 101008334 | CT-                  | Impact Winter Meeting     | 45.00             | 82576     | 11/12/2025 |
| VEN000847                           | Hamilton County Recorder        | APP133242   | 11/14/2025 | 101008338 | CT-LEGAL NOTICES     | recording fees            | 225.00            | 82577     | 11/14/2025 |
| VEN001469                           | O W Krohn and Associates        | APP133329   | 11/19/2025 | 101008331 | CT-CONSULTING        | Oct services              | 3,510.00          |           |            |
| VEN000847                           | Hamilton County Recorder        | APP133369   | 11/19/2025 | 101008349 | CT-SERVICES          | agreements                | 75.00             | 82578     | 11/19/2025 |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101008111 | CT-SALARY            | sal                       | 21,243.77         |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101008120 | CT-FICA/MEDICARE     | fica                      | 1,264.27          |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101008120 | CT-FICA/MEDICARE     | med                       | 295.69            |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101008121 | CT-PERF              | perf                      | 2,551.87          |           |            |
| <b>Subtotal for Clerk Treasurer</b> |                                 |             |            |           |                      |                           | <b>36,069.67</b>  |           |            |
| <b>Mayor</b>                        |                                 |             |            |           |                      |                           |                   |           |            |
| VEN012663                           | Empower                         | APP133027   | 11/6/2025  | 101009125 | MAYOR-401A MATCHING  | Match                     | 197.02            |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101009111 | MAYOR-SALARY         | sal                       | 4,948.92          |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101009120 | MAYOR- FICA/MEDICARE | fica                      | 288.25            |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101009120 | MAYOR- FICA/MEDICARE | med                       | 67.41             |           |            |
| VEN001537                           | Payroll                         | APP133372   | 11/19/2025 | 101009121 | MAYOR-PERF           | perf                      | 702.75            |           |            |
| <b>Subtotal for Mayor</b>           |                                 |             |            |           |                      |                           | <b>6,204.35</b>   |           |            |

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| Buy-From Vendor No.              | Buy-From Vendor Name       | Invoice No. | Date       | G/L Acct. | G/L Account Name   | Description           | Amount           | Check No. | Check Date |
|----------------------------------|----------------------------|-------------|------------|-----------|--------------------|-----------------------|------------------|-----------|------------|
| <b>Fund No. Fund Name</b>        |                            |             |            |           |                    |                       |                  |           |            |
| <b>101 General</b>               |                            |             |            |           |                    |                       |                  |           |            |
| <b>Public Works</b>              |                            |             |            |           |                    |                       |                  |           |            |
| VEN000589                        | Duke Energy                | APP133126   | 11/11/2025 | 101013341 | PW-ELECTRIC        | PW                    | 221.79           | 82574     | 11/11/2025 |
| VEN006426                        | DISA Inc                   | APP133303   | 11/19/2025 | 101013349 | PW-CONTRACTUAL     | Drug testing          | 55.00            |           |            |
| VEN000402                        | Cintas                     | APP133308   | 11/19/2025 | 101013229 | PW-UNIFORMS        | Uniforms              | 85.80            |           |            |
| VEN000402                        | Cintas                     | APP133309   | 11/19/2025 | 101013229 | PW-UNIFORMS        | Carhartts             | 590.23           |           |            |
| VEN000402                        | Cintas                     | APP133310   | 11/19/2025 | 101013229 | PW-UNIFORMS        | Gloves                | 93.12            |           |            |
| VEN000402                        | Cintas                     | APP133311   | 11/19/2025 | 101013229 | PW-UNIFORMS        | Uniforms              | 88.40            |           |            |
| VEN000402                        | Cintas                     | APP133312   | 11/19/2025 | 101013229 | PW-UNIFORMS        | Uniforms              | 85.80            |           |            |
| VEN011743                        | Tier One Valet LLC         | APP133313   | 11/19/2025 | 101013349 | PW-CONTRACTUAL     | October Valet parking | 2,885.75         |           |            |
| VEN001537                        | Payroll                    | APP133372   | 11/19/2025 | 101013111 | PW-SALARY          | sal                   | 71,441.47        |           |            |
| VEN001537                        | Payroll                    | APP133372   | 11/19/2025 | 101013120 | PW-FICA/MEDICARE   | fica                  | 4,333.78         |           |            |
| VEN001537                        | Payroll                    | APP133372   | 11/19/2025 | 101013121 | PW-PERF            | perf                  | 10,144.68        |           |            |
| <b>Subtotal for Public Works</b> |                            |             |            |           |                    |                       | <b>90,025.82</b> |           |            |
| <b>Communications</b>            |                            |             |            |           |                    |                       |                  |           |            |
| VEN012663                        | Empower                    | APP133027   | 11/6/2025  | 101020125 | COMM-401A MATCHING | Match                 | 417.21           |           |            |
| VEN006678                        | Amazon Capital Services    | APP133071   | 11/7/2025  | 101020347 | COMM-PROMOTIONS    | Foam Board            | 54.99            | 82469     | 11/11/2025 |
| VEN006678                        | Amazon Capital Services    | APP133072   | 11/6/2025  | 101020347 | COMM-PROMOTIONS    | Plate stand           | 26.99            | 82469     | 11/11/2025 |
| VEN000480                        | CSI Signs                  | APP133100   | 11/11/2025 | 101020337 | COMM-PRINTING      | Boards                | 104.73           |           |            |
| VEN011808                        | PIP Printing               | APP133104   | 11/11/2025 | 101020337 | COMM-PRINTING      | Business Cards        | 453.98           |           |            |
| VEN000480                        | CSI Signs                  | APP133105   | 11/11/2025 | 101020337 | COMM-PRINTING      | Parking Decals        | 1,846.90         |           |            |
| VEN000229                        | Beth Maier Photography     | APP133165   | 11/13/2025 | 101020347 | COMM-PROMOTIONS    | Veterans Day Ceremony | 260.00           |           |            |
| VEN009192                        | Anthony Properties LP      | APP133166   | 11/13/2025 | 101020347 | COMM-PROMOTIONS    | Veterans Day Ceremony | 48.00            |           |            |
| VEN011808                        | PIP Printing               | APP133167   | 11/13/2025 | 101020337 | COMM-PRINTING      | Veterans Day Ceremony | 267.43           |           |            |
| VEN012073                        | WHS Foodies Rock           | APP133168   | 11/13/2025 | 101020347 | COMM-PROMOTIONS    | Veterans Day Ceremony | 900.00           |           |            |
| VEN000480                        | CSI Signs                  | APP133302   | 11/19/2025 | 101020337 | COMM-PRINTING      | Meeting boards        | 831.20           |           |            |
| VEN001257                        | Logo USA                   | APP133328   | 11/19/2025 | 101020347 | COMM-PROMOTIONS    | Apparel               | 187.20           |           |            |
| VEN012555                        | Engraving Awards and Gifts | APP133330   | 11/19/2025 | 101020347 | COMM-PROMOTIONS    | Ceremonial Key plaque | 203.40           |           |            |
| VEN000229                        | Beth Maier Photography     | APP133333   | 11/19/2025 | 101020347 | COMM-PROMOTIONS    | State of the City     | 210.00           |           |            |
| VEN011267                        | Group C Media Inc          | APP133336   | 11/19/2025 | 101020347 | COMM-PROMOTIONS    | Advertiser            | 5,250.00         |           |            |
| VEN001537                        | Payroll                    | APP133372   | 11/19/2025 | 101020111 | COMM-SALARY        | sal                   | 15,211.64        |           |            |
| VEN001537                        | Payroll                    | APP133372   | 11/19/2025 | 101020120 | COMM-FICA/MEDICARE | fica                  | 905.37           |           |            |
| VEN001537                        | Payroll                    | APP133372   | 11/19/2025 | 101020120 | COMM-FICA/MEDICARE | med                   | 211.74           |           |            |

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|                               | Buy-From Vendor No.          | Buy-From Vendor Name | Invoice No. | Date       | G/L Acct. | G/L Account Name | Description    | Amount       | Check No. | Check Date |
|-------------------------------|------------------------------|----------------------|-------------|------------|-----------|------------------|----------------|--------------|-----------|------------|
| Fund No.                      | Fund Name                    |                      |             |            |           |                  |                |              |           |            |
| 101                           | General                      |                      |             |            |           |                  |                |              |           |            |
|                               | Communications               |                      |             |            |           |                  |                |              |           |            |
|                               | VEN001537                    | Payroll              | APP133372   | 11/19/2025 | 101020121 | COMM-PERF        | perf           | 2,160.05     |           |            |
|                               | Subtotal for Communications  |                      |             |            |           |                  |                | 29,550.83    |           |            |
|                               | Human Resources              |                      |             |            |           |                  |                |              |           |            |
|                               | VEN012663                    | Empower              | APP133027   | 11/6/2025  | 101022125 | HR-401A MATCHING | Match          | 441.80       |           |            |
|                               | VEN011650                    | ADVISA               | APP133178   | 11/13/2025 | 101022334 | HR- TRAINING     | Leader Retreat | 2,500.00     |           |            |
|                               | VEN001988                    | Travelers            | APP133358   | 11/19/2025 | 101022339 | HR-INSURANCE     | Nov install    | 73,951.03    |           |            |
|                               | VEN001537                    | Payroll              | APP133372   | 11/19/2025 | 101022111 | HR -SALARY       | sal            | 10,793.42    |           |            |
|                               | VEN001537                    | Payroll              | APP133372   | 11/19/2025 | 101022120 | HR-FICA/MEDICARE | fica           | 662.21       |           |            |
|                               | VEN001537                    | Payroll              | APP133372   | 11/19/2025 | 101022120 | HR-FICA/MEDICARE | med            | 154.87       |           |            |
|                               | VEN001537                    | Payroll              | APP133372   | 11/19/2025 | 101022121 | HR-PERF          | perf           | 1,532.66     |           |            |
|                               | Subtotal for Human Resources |                      |             |            |           |                  |                | 90,035.99    |           |            |
| Subtotal for Fund 101 General |                              |                      |             |            |           |                  |                | 1,217,805.98 |           |            |

**Fund No. Fund Name**

|                           |                                  |           |            |           |                        |                       |           |  |  |
|---------------------------|----------------------------------|-----------|------------|-----------|------------------------|-----------------------|-----------|--|--|
| <b>103 Fire Operating</b> |                                  |           |            |           |                        |                       |           |  |  |
| <b>Fire</b>               |                                  |           |            |           |                        |                       |           |  |  |
| VEN012663                 | Empower                          | APP133027 | 11/6/2025  | 103012125 | FIRE-401A MATCHING     | Match                 | 535.41    |  |  |
| VEN012663                 | Empower                          | APP133029 | 11/6/2025  | 103012120 | FIRE-FICA AND MEDICARE | SS Opt                | 28,009.62 |  |  |
| VEN001676                 | Riverview Hospital               | APP133119 | 11/11/2025 | 103012354 | FIRE-MEDICAL           | Physical              | 99.00     |  |  |
| VEN007709                 | MacQueen Emergency Group         | APP133209 | 11/17/2025 | 103012229 | FIRE-UNIFORMS          | QRTMSTR               | 3,602.28  |  |  |
| VEN007709                 | MacQueen Emergency Group         | APP133209 | 11/17/2025 | 103012360 | FIRE-VEHICLE MAINT     | TRK PARTS             | 340.87    |  |  |
| VEN007709                 | MacQueen Emergency Group         | APP133209 | 11/17/2025 | 103012472 | FIRE-EQUIP             | E384                  | 1,451.89  |  |  |
| VEN012728                 | Midwest Gear Solutions           | APP133210 | 11/17/2025 | 103012229 | FIRE-UNIFORMS          | uniform repairs       | 202.00    |  |  |
| VEN001658                 | Renewed Performance Inc          | APP133211 | 11/17/2025 | 103012472 | FIRE-EQUIP             | repair 28ft ladder    | 386.00    |  |  |
| VEN002622                 | Fire Department Training Network | APP133212 | 11/17/2025 | 103012334 | FIRE-                  | live fire classes2026 | 7,200.00  |  |  |
| VEN012319                 | MES Service Co                   | APP133213 | 11/17/2025 | 103012472 | FIRE-EQUIP             | fire tape etc         | 1,528.58  |  |  |
| VEN012716                 | Versiti Inc                      | APP133214 | 11/17/2025 | 103012472 | FIRE-EQUIP             | plasma                | 425.00    |  |  |
| VEN011839                 | Bravia Services LLC              | APP133215 | 11/17/2025 | 103012349 | FIRE-SERVICES          | project management    | 8,400.00  |  |  |
| VEN006550                 | Malcon Indiana                   | APP133216 | 11/17/2025 | 103012349 | FIRE-SERVICES          | 22/23 medicaid reimbr | 28,500.00 |  |  |
| VEN011388                 | Classic Cleaners                 | APP133217 | 11/17/2025 | 103012349 | FIRE-SERVICES          | tablecloth cleaning   | 31.36     |  |  |
| VEN012741                 | Tate Vermeulen                   | APP133219 | 11/17/2025 | 103012224 | FIRE-OPERATING         | daisy certs           | 131.00    |  |  |

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| Buy-From Vendor No.                         | Buy-From Vendor Name     | Invoice No. | Date       | G/L Acct. | G/L Account Name       | Description       | Amount            | Check No. | Check Date |
|---------------------------------------------|--------------------------|-------------|------------|-----------|------------------------|-------------------|-------------------|-----------|------------|
| <b>Fund No. Fund Name</b>                   |                          |             |            |           |                        |                   |                   |           |            |
| <b>103 Fire Operating</b>                   |                          |             |            |           |                        |                   |                   |           |            |
| <b>Fire</b>                                 |                          |             |            |           |                        |                   |                   |           |            |
| VEN011793                                   | Keystone Cooperative Inc | APP133220   | 11/17/2025 | 103012226 | FIRE-VEHICLE           | st82 fleet fuel   | 814.48            |           |            |
| VEN000659                                   | ESO Solutions            | APP133221   | 11/17/2025 | 103012350 | FIRE-                  | EHR Interface     | 868.72            |           |            |
| VEN002326                                   | OREILLY AUTO             | APP133222   | 11/17/2025 | 103012360 | FIRE-VEHICLE MAINT     | statement         | 185.01            |           |            |
| VEN001885                                   | Task Force Tips          | APP133223   | 11/17/2025 | 103012360 | FIRE-VEHICLE MAINT     | L381              | 271.61            |           |            |
| VEN009426                                   | Best One of Tipton       | APP133224   | 11/17/2025 | 103012360 | FIRE-VEHICLE MAINT     | TIRES             | 769.16            |           |            |
| VEN008521                                   | Dunnys Pump Service      | APP133225   | 11/17/2025 | 103012360 | FIRE-VEHICLE MAINT     | rebuild kits      | 697.20            |           |            |
| VEN012742                                   | Sentry Glass Inc         | APP133226   | 11/17/2025 | 103012360 | FIRE-VEHICLE MAINT     | glass install     | 450.00            |           |            |
| VEN012740                                   | AMA Insurance            | APP133227   | 11/17/2025 | 103012349 | FIRE-SERVICES          | ems reimbursement | 59.21             |           |            |
| VEN012739                                   | Ann B Seibert            | APP133228   | 11/17/2025 | 103012349 | FIRE-SERVICES          | ems reimbursement | 2,097.50          |           |            |
| VEN012738                                   | Ki T Pak                 | APP133229   | 11/17/2025 | 103012349 | FIRE-SERVICES          | ems reimbursement | 207.58            |           |            |
| VEN012737                                   | Stuart Wood              | APP133230   | 11/17/2025 | 103012349 | FIRE-SERVICES          | ems reimbursement | 50.00             |           |            |
| VEN001537                                   | Payroll                  | APP133372   | 11/19/2025 | 103012111 | FIRE-SALARY            | sal               | 523,113.81        |           |            |
| VEN001537                                   | Payroll                  | APP133372   | 11/19/2025 | 103012111 | FIRE-SALARY            | fire ltd          | 5,417.35          |           |            |
| VEN001537                                   | Payroll                  | APP133372   | 11/19/2025 | 103012120 | FIRE-FICA AND MEDICARE | fica              | 4,919.50          |           |            |
| VEN001537                                   | Payroll                  | APP133372   | 11/19/2025 | 103012120 | FIRE-FICA AND MEDICARE | med               | 7,341.95          |           |            |
| VEN001537                                   | Payroll                  | APP133372   | 11/19/2025 | 103012121 | FIRE-PERF              | 77 perf           | 79,891.00         |           |            |
| VEN001537                                   | Payroll                  | APP133372   | 11/19/2025 | 103012121 | FIRE-PERF              | perf              | 11,233.57         |           |            |
| <b>Subtotal for Fire</b>                    |                          |             |            |           |                        |                   | <b>719,230.66</b> |           |            |
| <b>Subtotal for Fund 103 Fire Operating</b> |                          |             |            |           |                        |                   | <b>719,230.66</b> |           |            |

**Fund No. Fund Name**

**201 Motor Vehicle Highway (MVH)**

|                     |                              |           |            |           |                      |                          |          |  |  |
|---------------------|------------------------------|-----------|------------|-----------|----------------------|--------------------------|----------|--|--|
| <b>Public Works</b> |                              |           |            |           |                      |                          |          |  |  |
| VEN012663           | Empower                      | APP133027 | 11/6/2025  | 201013125 | MVH-401A MATCHING    | Match                    | 220.84   |  |  |
| VEN012663           | Empower                      | APP133027 | 11/6/2025  | 201013125 | MVH-401A MATCHING    | Match                    | 1,332.28 |  |  |
| VEN005917           | The Etica Group Inc          | APP133109 | 11/11/2025 | 201013349 | MVH-CONTRACTUAL SERV | 161st St Trail Design    | 5,861.15 |  |  |
| VEN009613           | IMI Aggregates LLC           | APP133300 | 11/19/2025 | 201013231 | MVH-SUBGRADE         | Class A Stone            | 1,777.09 |  |  |
| VEN009613           | IMI Aggregates LLC           | APP133300 | 11/19/2025 | 201013231 | MVH-SUBGRADE         | Comm1 Stone              | 1,068.24 |  |  |
| VEN006426           | DISA Inc                     | APP133304 | 11/19/2025 | 201013349 | MVH-CONTRACTUAL SERV | Alcohol and drug testing | 126.00   |  |  |
| VEN012443           | Jacob Jones                  | APP133305 | 11/19/2025 | 201013360 | MVH-VEHICLE REPAIR   | CDL                      | 17.00    |  |  |
| VEN002123           | Westfield-Washington Schools | APP133306 | 11/19/2025 | 201013226 | MVH-VEHICLE GAS/     | Diesel Fuel              | 2,952.90 |  |  |
| VEN001676           | Riverview Hospital           | APP133314 | 11/19/2025 | 201013349 | MVH-CONTRACTUAL SERV | Physical                 | 99.00    |  |  |

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| Buy-From Vendor No.                                      | Buy-From Vendor Name     | Invoice No. | Date       | G/L Acct. | G/L Account Name     | Description                | Amount           | Check No. | Check Date |
|----------------------------------------------------------|--------------------------|-------------|------------|-----------|----------------------|----------------------------|------------------|-----------|------------|
| <b>Fund No. Fund Name</b>                                |                          |             |            |           |                      |                            |                  |           |            |
| <b>201 Motor Vehicle Highway (MVH)</b>                   |                          |             |            |           |                      |                            |                  |           |            |
| <b>Public Works</b>                                      |                          |             |            |           |                      |                            |                  |           |            |
| VEN001465                                                | Northside Trailer LLC    | APP133317   | 11/19/2025 | 201013345 | MVH-EQUIP REPAIR     | Oil for trailer            | 10.08            |           |            |
| VEN000166                                                | Auto Outfitters          | APP133331   | 11/19/2025 | 201013345 | MVH-EQUIP REPAIR     | Upfit parts for truck 2591 | 2,835.79         |           |            |
| VEN009613                                                | IMI Aggregates LLC       | APP133332   | 11/19/2025 | 201013231 | MVH-SUBGRADE         | Stone                      | 393.96           |           |            |
| VEN011793                                                | Keystone Cooperative Inc | APP133334   | 11/19/2025 | 201013226 | MVH-VEHICLE GAS/     | Fuel                       | 1,368.14         |           |            |
| VEN004589                                                | United Feeds Transit Inc | APP133335   | 11/19/2025 | 201013345 | MVH-EQUIP REPAIR     | Repair dump truck 2292     | 902.82           |           |            |
| VEN001537                                                | Payroll                  | APP133372   | 11/19/2025 | 201013111 | MVH-SALARY           | sal                        | 12,578.32        |           |            |
| VEN001537                                                | Payroll                  | APP133372   | 11/19/2025 | 201013120 | MVH-FICA/MEDICARE    | fica                       | 734.66           |           |            |
| VEN001537                                                | Payroll                  | APP133372   | 11/19/2025 | 201013120 | MVH-FICA/MEDICARE    | med                        | 171.81           |           |            |
| VEN001537                                                | Payroll                  | APP133372   | 11/19/2025 | 201013120 | MVH-FICA/MEDICARE    | med                        | 1,013.54         |           |            |
| VEN001537                                                | Payroll                  | APP133372   | 11/19/2025 | 201013121 | MVH-PERF             | perf                       | 1,786.12         |           |            |
| <b>Subtotal for Public Works</b>                         |                          |             |            |           |                      |                            | <b>35,249.74</b> |           |            |
| <b>Subtotal for Fund 201 Motor Vehicle Highway (MVH)</b> |                          |             |            |           |                      |                            | <b>35,249.74</b> |           |            |
| <b>Fund No. Fund Name</b>                                |                          |             |            |           |                      |                            |                  |           |            |
| <b>202 Local Road and Street (LRS)</b>                   |                          |             |            |           |                      |                            |                  |           |            |
| <b>Public Works</b>                                      |                          |             |            |           |                      |                            |                  |           |            |
| VEN001778                                                | Shelby Materials         | APP133315   | 11/19/2025 | 202013432 | LRS-SIDEWALK         | Concrete                   | 843.00           |           |            |
| VEN011794                                                | Caldwells Inc            | APP133316   | 11/19/2025 | 202013432 | LRS-SIDEWALK         | Cleanfill                  | 1,358.28         |           |            |
| VEN001858                                                | Sunbelt Rentals          | APP133320   | 11/19/2025 | 202013432 | LRS-SIDEWALK         | Sidewalk Repair            | 18.59            |           |            |
| <b>Subtotal for Public Works</b>                         |                          |             |            |           |                      |                            | <b>2,219.87</b>  |           |            |
| <b>Subtotal for Fund 202 Local Road and Street (LRS)</b> |                          |             |            |           |                      |                            | <b>2,219.87</b>  |           |            |
| <b>Fund No. Fund Name</b>                                |                          |             |            |           |                      |                            |                  |           |            |
| <b>204 Park Impact</b>                                   |                          |             |            |           |                      |                            |                  |           |            |
| <b>Parks</b>                                             |                          |             |            |           |                      |                            |                  |           |            |
| VEN006748                                                | V3 Companies             | APP133342   | 11/19/2025 | 204005349 | PARK IMPACT-SERVICES | Simon Moon Exp Design CO   | 4,154.71         |           |            |
| VEN006748                                                | V3 Companies             | APP133342   | 11/19/2025 | 204005349 | PARK IMPACT-SERVICES | Simon Moon Park Phase 2    | 14,465.29        |           |            |
| <b>Subtotal for Parks</b>                                |                          |             |            |           |                      |                            | <b>18,620.00</b> |           |            |
| <b>Subtotal for Fund 204 Park Impact</b>                 |                          |             |            |           |                      |                            | <b>18,620.00</b> |           |            |



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|-------------------------------------------------------|----------------------------------|-------------|------------|-----------|--------------------|------------------------|-----------------|-----------|------------|
| <b>Fund No. Fund Name</b>                             |                                  |             |            |           |                    |                        |                 |           |            |
| <b>206 Parks Programming/Events</b>                   |                                  |             |            |           |                    |                        |                 |           |            |
| <b>Parks</b>                                          |                                  |             |            |           |                    |                        |                 |           |            |
| VEN011946                                             | John Marque                      | APP133275   | 11/18/2025 | 206005349 | PARKS PROGRAM-     | JAJ                    | 750.00          |           |            |
| VEN011760                                             | Jaison Baker                     | APP133277   | 11/18/2025 | 206005349 | PARKS PROGRAM-     | Junction Concert       | 1,000.00        |           |            |
| VEN011893                                             | Stella Luna                      | APP133278   | 11/18/2025 | 206005349 | PARKS PROGRAM-     | Junction Concert       | 1,250.00        |           |            |
| <b>Subtotal for Parks</b>                             |                                  |             |            |           |                    |                        | <b>3,000.00</b> |           |            |
| <b>Subtotal for Fund 206 Parks Programming/Events</b> |                                  |             |            |           |                    |                        | <b>3,000.00</b> |           |            |
| <b>Fund No. Fund Name</b>                             |                                  |             |            |           |                    |                        |                 |           |            |
| <b>244 Redevelopment District Capital</b>             |                                  |             |            |           |                    |                        |                 |           |            |
| <b>RDC</b>                                            |                                  |             |            |           |                    |                        |                 |           |            |
| VEN000919                                             | Hunden Strategic Partners        | APP133148   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT | Oct services           | 1,805.00        | 82583     | 11/18/2025 |
| VEN011754                                             | Bondry Management Consulting LLC | APP133149   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT | Park and Poplar        | 5,000.00        | 82579     | 11/18/2025 |
| VEN011754                                             | Bondry Management Consulting LLC | APP133149   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT | RDC 2025 Annual Report | 40,500.00       | 82579     | 11/18/2025 |
| VEN011754                                             | Bondry Management Consulting LLC | APP133149   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT | RDC 2026 Plan          | 27,000.00       | 82579     | 11/18/2025 |
| VEN012262                                             | GANGGANG                         | APP133150   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT | Phase 2                | 4,166.00        | 82581     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Oct Services           | 220.00          | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | BW Jersey              | 1,760.00        | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Camilla                | 220.00          | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Card                   | 7,702.50        | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Oct Services           | 110.00          | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | ECR                    | 5,170.00        | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Oct Services           | 660.00          | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | General                | 4,510.00        | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | GR Park BOT            | 3,355.00        | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | GR Park                | 1,705.00        | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | GR Park General        | 1,210.00        | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Ham Cross              | 165.00          | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Ice Fac                | 2,420.00        | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Lantern                | 990.00          | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Level 2                | 275.00          | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Market                 | 1,760.00        | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Newby                  | 440.00          | 82588     | 11/18/2025 |
| VEN011751                                             | Wallack Somers and Haas PC       | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT | Northpoint             | 55.00           | 82588     | 11/18/2025 |

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|----------|------------------------------------------------------|-----------------------------|-------------|------------|-----------|----------------------|-------------------------|------------|-----------|------------|
| Fund No. | Fund Name                                            |                             |             |            |           |                      |                         |            |           |            |
| 244      | Redevelopment District Capital                       |                             |             |            |           |                      |                         |            |           |            |
|          | RDC                                                  |                             |             |            |           |                      |                         |            |           |            |
|          | VEN011751                                            | Wallack Somers and Haas PC  | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT   | Park St                 | 1,540.00   | 82588     | 11/18/2025 |
|          | VEN011751                                            | Wallack Somers and Haas PC  | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT   | Social Sq               | 605.00     | 82588     | 11/18/2025 |
|          | VEN011751                                            | Wallack Somers and Haas PC  | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT   | Sports In               | 2,750.00   | 82588     | 11/18/2025 |
|          | VEN011751                                            | Wallack Somers and Haas PC  | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT   | Towne Run               | 1,540.00   | 82588     | 11/18/2025 |
|          | VEN011751                                            | Wallack Somers and Haas PC  | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT   | Union                   | 990.00     | 82588     | 11/18/2025 |
|          | VEN011751                                            | Wallack Somers and Haas PC  | APP133151   | 11/12/2025 | 244018330 | REDEVELOP DISTRICT   | Wood Wind               | 220.00     | 82588     | 11/18/2025 |
|          | VEN011964                                            | JS Held                     | APP133152   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT   | COW Non Grand Park      | 6,580.00   | 82584     | 11/18/2025 |
|          | VEN011964                                            | JS Held                     | APP133153   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT   | COW Program Mang        | 715.50     | 82585     | 11/18/2025 |
|          | VEN011964                                            | JS Held                     | APP133153   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT   | COW Program Mang        | 1,312.50   | 82585     | 11/18/2025 |
|          | VEN011964                                            | JS Held                     | APP133153   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT   | COW Program Mang        | 1,498.12   | 82585     | 11/18/2025 |
|          | VEN005897                                            | Hamilton County Reporter    | APP133156   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT   | Parking Garage notice   | 35.50      | 82582     | 11/18/2025 |
|          | VEN011525                                            | Kimley Horn and Assoc       | APP133157   | 11/12/2025 | 244018349 | REDEVELOP DISTRICT   | Alta NSPS Survey        | 7,600.00   | 82586     | 11/18/2025 |
|          |                                                      | Subtotal for RDC            |             |            |           |                      |                         | 136,585.12 |           |            |
|          | Subtotal for Fund 244 Redevelopment District Capital |                             |             |            |           |                      |                         | 136,585.12 |           |            |
| Fund No. | Fund Name                                            |                             |             |            |           |                      |                         |            |           |            |
| 251      | Communication Program                                |                             |             |            |           |                      |                         |            |           |            |
|          | Communications                                       |                             |             |            |           |                      |                         |            |           |            |
|          | VEN009192                                            | Anthony Properties LP       | APP133166   | 11/13/2025 | 251020347 | COMM PROGRAM-        | Veterans Day Ceremony   | 3,430.00   |           |            |
|          |                                                      | Subtotal for Communications |             |            |           |                      |                         | 3,430.00   |           |            |
|          | Subtotal for Fund 251 Communication Program          |                             |             |            |           |                      |                         | 3,430.00   |           |            |
| Fund No. | Fund Name                                            |                             |             |            |           |                      |                         |            |           |            |
| 255      | F and E Programming/Events                           |                             |             |            |           |                      |                         |            |           |            |
|          | F and E                                              |                             |             |            |           |                      |                         |            |           |            |
|          | VEN012057                                            | Card My Yard                | APP133272   | 11/18/2025 | 255004347 | F AND E-EVENT PROG   | WR4                     | 115.00     |           |            |
|          |                                                      | Subtotal for F and E        |             |            |           |                      |                         | 115.00     |           |            |
|          | Subtotal for Fund 255 F and E Programming/Events     |                             |             |            |           |                      |                         | 115.00     |           |            |
| Fund No. | Fund Name                                            |                             |             |            |           |                      |                         |            |           |            |
| 264      | Road and Street Improvement (Road Impact)            |                             |             |            |           |                      |                         |            |           |            |
|          | Public Works                                         |                             |             |            |           |                      |                         |            |           |            |
|          | VEN000893                                            | HNTB                        | APP133110   | 11/11/2025 | 264013349 | ROAD IMPACT-SERVICES | 169th and Oak Ridge RAB | 41,250.00  |           |            |

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|---------------------|-----------------------------------------------------------------|-------------|------------|-----------|-----------------------|-------------------------------|------------|-----------|------------|
| Fund No.            | Fund Name                                                       |             |            |           |                       |                               |            |           |            |
| 264                 | Road and Street Improvement (Road Impact)                       |             |            |           |                       |                               |            |           |            |
|                     | Public Works                                                    |             |            |           |                       |                               |            |           |            |
| VEN012053           | Egis BLN USA Inc                                                | APP133111   | 11/11/2025 | 264013349 | ROAD IMPACT-SERVICES  | Towne Rd Extension - PE       | 158,810.50 |           |            |
| VEN005929           | WSP USA Inc                                                     | APP133112   | 11/11/2025 | 264013349 | ROAD IMPACT-SERVICES  | Westfield Blvd PH II - Design | 86,817.94  |           |            |
| VEN011525           | Kimley Horn and Assoc                                           | APP133133   | 11/11/2025 | 264013349 | ROAD IMPACT-SERVICES  | Penn St Extension - PE        | 43,345.00  |           |            |
| VEN005929           | WSP USA Inc                                                     | APP133270   | 11/18/2025 | 264013349 | ROAD IMPACT-SERVICES  | PE for Little Eagle Creek     | 914.09     |           |            |
| VEN000103           | American Structurepoint Inc                                     | APP133271   | 11/18/2025 | 264013349 | ROAD IMPACT-SERVICES  | SR 32 PE Supplemental 2       | 17,004.05  |           |            |
| VEN000103           | American Structurepoint Inc                                     | APP133301   | 11/19/2025 | 264013349 | ROAD IMPACT-SERVICES  | Jersey St                     | 1,657.50   |           |            |
| VEN007716           | United Rentals                                                  | APP133307   | 11/19/2025 | 264013474 | ROAD IMPACT-          | Fence around Green bldg       | 792.00     |           |            |
| VEN007596           | Chatham Hills LLP                                               | APP133318   | 11/19/2025 | 264013474 | ROAD IMPACT-          | Road Impact agreement         | 204,377.34 |           |            |
| VEN005929           | WSP USA Inc                                                     | APP133337   | 11/19/2025 | 264013349 | ROAD IMPACT-SERVICES  | Little Eagle Creek            | 75,656.50  |           |            |
| VEN011132           | ARCHitecture Trio Inc                                           | APP133368   | 11/19/2025 | 264013349 | ROAD IMPACT-SERVICES  | 102 S Union Building          | 67,940.00  |           |            |
|                     | Subtotal for Public Works                                       |             |            |           |                       |                               | 698,564.92 |           |            |
|                     | Subtotal for Fund 264 Road and Street Improvement (Road Impact) |             |            |           |                       |                               | 698,564.92 |           |            |
| Fund No.            | Fund Name                                                       |             |            |           |                       |                               |            |           |            |
| 269                 | Training Facility Center                                        |             |            |           |                       |                               |            |           |            |
|                     | Public Safety (Police and Fire)                                 |             |            |           |                       |                               |            |           |            |
| VEN009773           | LNG Indy LLC                                                    | APP133113   | 11/11/2025 | 269014328 | TRAINING FAC-HEAT/GAS | Training Facility             | 16.14      | 82565     | 11/11/2025 |
| VEN009231           | CenterPoint Energy                                              | APP133127   | 11/11/2025 | 269014328 | TRAINING FAC-HEAT/GAS | Training Facility             | 37.41      | 82568     | 11/11/2025 |
| VEN000434           | Comcast Cable                                                   | APP133128   | 11/11/2025 | 269014350 | TRAINING FAC-         | Training Facility             | 315.20     | 82573     | 11/11/2025 |
| VEN000589           | Duke Energy                                                     | APP133129   | 11/11/2025 | 269014341 | TRAINING FAC-ELECTRIC | Training Facility             | 13.91      | 82575     | 11/11/2025 |
| VEN005709           | Service Sanitation Inc                                          | APP133218   | 11/17/2025 | 269014349 | TRAINING FAC-SERVICES | rr services                   | 109.75     |           |            |
|                     | Subtotal for Public Safety (Police and Fire)                    |             |            |           |                       |                               | 492.41     |           |            |
|                     | Subtotal for Fund 269 Training Facility Center                  |             |            |           |                       |                               | 492.41     |           |            |
| Fund No.            | Fund Name                                                       |             |            |           |                       |                               |            |           |            |
| 272                 | Vehicle Replacement-PD                                          |             |            |           |                       |                               |            |           |            |
|                     | Police                                                          |             |            |           |                       |                               |            |           |            |
| VEN001168           | Kelley Chevrolet                                                | APP133261   | 11/17/2025 | 272395    | PD VEHICLE REPLACE-   | 2025 Chevy Tahoe Dark Ash     | 54,070.00  |           |            |
|                     | Subtotal for Police                                             |             |            |           |                       |                               | 54,070.00  |           |            |
|                     | Subtotal for Fund 272 Vehicle Replacement-PD                    |             |            |           |                       |                               | 54,070.00  |           |            |

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|-------------------------------------------|----------------------------|-------------|------------|-----------|------------------------|-------------------------|------------|-----------|------------|
| Fund No. Fund Name                        |                            |             |            |           |                        |                         |            |           |            |
| 305                                       | Grand Junction TIF         |             |            |           |                        |                         |            |           |            |
| RDC                                       |                            |             |            |           |                        |                         |            |           |            |
| VEN011794                                 | Caldwells Inc              | APP133154   | 11/12/2025 | 305018474 | GRAND JUNCT TIF-       | Demo 326 Park St        | 2,079.00   | 82580     | 11/18/2025 |
| VEN011794                                 | Caldwells Inc              | APP133154   | 11/12/2025 | 305018474 | GRAND JUNCT TIF-       | Demo 326 Park St        | 3,264.10   | 82580     | 11/18/2025 |
| VEN001708                                 | RPM Machinery              | APP133155   | 11/12/2025 | 305018474 | GRAND JUNCT TIF-       | Demo 326 Park St        | 2,648.28   | 82587     | 11/18/2025 |
| Subtotal for RDC                          |                            |             |            |           |                        |                         | 7,991.38   |           |            |
| Subtotal for Fund 305 Grand Junction TIF  |                            |             |            |           |                        |                         | 7,991.38   |           |            |
| Fund No. Fund Name                        |                            |             |            |           |                        |                         |            |           |            |
| 313                                       | RDA LR2023-GJ              |             |            |           |                        |                         |            |           |            |
| RDC                                       |                            |             |            |           |                        |                         |            |           |            |
| VEN012714                                 | Argent Institutional Trust | APP133164   | 11/13/2025 | 313018349 | RDA LR2023GJ-SERVICE   | Admin fee               | 1,500.00   |           |            |
| Subtotal for RDC                          |                            |             |            |           |                        |                         | 1,500.00   |           |            |
| Subtotal for Fund 313 RDA LR2023-GJ       |                            |             |            |           |                        |                         | 1,500.00   |           |            |
| Fund No. Fund Name                        |                            |             |            |           |                        |                         |            |           |            |
| 319                                       | Spring Mill Sta TIF        |             |            |           |                        |                         |            |           |            |
| RDC                                       |                            |             |            |           |                        |                         |            |           |            |
| VEN008527                                 | BOK Financial              | APP133373   | 11/18/2025 | 319018131 | SPRINGMILL STA TIF TSF | 2022 Bond               | 319,574.37 |           |            |
| Subtotal for RDC                          |                            |             |            |           |                        |                         | 319,574.37 |           |            |
| Subtotal for Fund 319 Spring Mill Sta TIF |                            |             |            |           |                        |                         | 319,574.37 |           |            |
| Fund No. Fund Name                        |                            |             |            |           |                        |                         |            |           |            |
| 327                                       | Union Square TIF           |             |            |           |                        |                         |            |           |            |
| RDC                                       |                            |             |            |           |                        |                         |            |           |            |
| VEN008527                                 | BOK Financial              | APP133373   | 11/18/2025 | 327018131 | UNION SQUARE TIF-TSF   | 2022 Bond               | 13,925.63  |           |            |
| Subtotal for RDC                          |                            |             |            |           |                        |                         | 13,925.63  |           |            |
| Subtotal for Fund 327 Union Square TIF    |                            |             |            |           |                        |                         | 13,925.63  |           |            |
| Fund No. Fund Name                        |                            |             |            |           |                        |                         |            |           |            |
| 354                                       | Go Bond 2023               |             |            |           |                        |                         |            |           |            |
| Informatics                               |                            |             |            |           |                        |                         |            |           |            |
| VEN008285                                 | EnvelopIQ LLC              | APP133158   | 11/12/2025 | 354007472 | BO BOND 2023 IT        | COW card access upgrade | 14,261.80  |           |            |
| Subtotal for Informatics                  |                            |             |            |           |                        |                         | 14,261.80  |           |            |
| Subtotal for Fund 354 Go Bond 2023        |                            |             |            |           |                        |                         | 14,261.80  |           |            |

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| Fund No.                                       | Fund Name           |                                 |             |            |           |                        |                               |            |           |            |
| 427                                            | Cum. Capital        | Development                     |             |            |           |                        |                               |            |           |            |
|                                                | Police              |                                 |             |            |           |                        |                               |            |           |            |
|                                                | VEN001168           | Kelley Chevrolet                | APP133260   | 11/17/2025 | 427002472 | CCD-PD EQUIPMENT       | 4 Chevy Tahoes                | 214,680.00 |           |            |
|                                                | Subtotal for Police |                                 |             |            |           |                        |                               | 214,680.00 |           |            |
|                                                | Fire                |                                 |             |            |           |                        |                               |            |           |            |
|                                                | VEN012503           | Calumet Civil Contractors Inc   | APP133116   | 11/11/2025 | 427012472 | CCD-FIRE EQUIPMENT     | Sta 81 parking lot            | 131,968.41 |           |            |
|                                                | Subtotal for Fire   |                                 |             |            |           |                        |                               | 131,968.41 |           |            |
| Subtotal for Fund 427 Cum. Capital Development |                     |                                 |             |            |           |                        |                               | 346,648.41 |           |            |
| Fund No.                                       | Fund Name           |                                 |             |            |           |                        |                               |            |           |            |
| 701                                            | Payroll             |                                 |             |            |           |                        |                               |            |           |            |
|                                                | Clerk Treasurer     |                                 |             |            |           |                        |                               |            |           |            |
|                                                | VEN012730           | Macguire Bernath                | APP133017   | 11/6/2025  | 701008110 | PAYROLL-NET SALARIES   | OT                            | 270.91     | 18934     | 11/6/2025  |
|                                                | VEN012663           | Empower                         | APP133018   | 11/6/2025  | 701008931 | PAYROLL-401A MATCHING- | Contributions and loan pmts   | 60,565.98  | 701000198 | 11/6/2025  |
|                                                | VEN012663           | Empower                         | APP133026   | 11/6/2025  | 701008931 | PAYROLL-401A MATCHING- | Loans                         | 2,134.77   | 701000199 | 11/6/2025  |
|                                                | VEN001550           | PERF                            | APP133036   | 11/7/2025  | 701008133 | PAYROLL-PERF           | Civilian PERF                 | 69,651.98  | 701000201 | 11/7/2025  |
|                                                | VEN000008           | 77 Police and Fire Fund         | APP133037   | 11/7/2025  | 701008133 | PAYROLL-PERF           | Non Civilian PERF             | 159,489.90 | 701000200 | 11/7/2025  |
|                                                | VEN005261           | Daine Crabtree                  | APP133093   | 11/11/2025 | 701008930 | PAYROLL-INS. DED       | HSA                           | 60.00      | 18935     | 11/11/2025 |
|                                                | VEN000833           | Hamilton Co Superior Court      | APP133094   | 11/11/2025 | 701008142 | PAYROLL-GARNISHMENT    | Garnishment                   | 419.61     | 18936     | 11/11/2025 |
|                                                | VEN002926           | Kim Daniels                     | APP133101   | 11/11/2025 | 701008930 | PAYROLL-INS. DED       | Over pmt on retiree insurance | 17.52      | 18942     | 11/19/2025 |
|                                                | VEN005722           | Aflac Premium Holding           | APP133132   | 11/11/2025 | 701008930 | PAYROLL-INS. DED       | Nov Ins                       | 3,810.13   | 18937     | 11/11/2025 |
|                                                | VEN000058           | AFLAC                           | APP133134   | 11/11/2025 | 701008930 | PAYROLL-INS. DED       | Nov Ins                       | 6,367.02   | 18938     | 11/11/2025 |
|                                                | VEN012218           | Sterling Woods                  | APP133283   | 11/18/2025 | 701008110 | PAYROLL-NET SALARIES   | Pay                           | 2,413.67   | 18939     | 11/18/2025 |
|                                                | VEN004836           | Nationwide Retirement Solutions | APP133292   | 11/19/2025 | 701008931 | PAYROLL-401A MATCHING- | Contributions and loans       | 7,484.08   | 18944     | 11/19/2025 |
|                                                | VEN000833           | Hamilton Co Superior Court      | APP133293   | 11/19/2025 | 701008142 | PAYROLL-GARNISHMENT    | Garnishment                   | 419.61     | 18941     | 11/19/2025 |
|                                                | VEN007701           | DiMartino Associates            | APP133294   | 11/19/2025 | 701008930 | PAYROLL-INS. DED       | Fire LTD                      | 5,417.35   | 18940     | 11/19/2025 |
|                                                | VEN001864           | Supporting Heroes               | APP133295   | 11/19/2025 | 701008991 | PAYROLL-MISC           | Supporting Heroes             | 63.90      | 18945     | 11/19/2025 |
|                                                | VEN000948           | IN Family and Social Services   | APP133296   | 11/19/2025 | 701008140 | PAYROLL-SUPPORT        | Child Support                 | 2,256.00   |           |            |
|                                                | VEN000920           | Huntington National Bank        | APP133297   | 11/19/2025 | 701008131 | PAYROLL-EMPLOYER'S     | FICA                          | 29,157.66  |           |            |
|                                                | VEN000920           | Huntington National Bank        | APP133297   | 11/19/2025 | 701008132 | PAYROLL-EMPLOYER'S     | Medicare                      | 16,613.94  |           |            |
|                                                | VEN000920           | Huntington National Bank        | APP133297   | 11/19/2025 | 701008921 | PAYROLL-FEDERAL        | Federal                       | 107,627.67 |           |            |
|                                                | VEN000920           | Huntington National Bank        | APP133297   | 11/19/2025 | 701008922 | PAYROLL-EMPLOYEE FICA  | FICA                          | 29,157.63  |           |            |
|                                                | VEN000920           | Huntington National Bank        | APP133297   | 11/19/2025 | 701008922 | PAYROLL-EMPLOYEE FICA  | Medicare                      | 16,614.02  |           |            |
|                                                | VEN000959           | Indiana Dept Of Revenue         | APP133298   | 11/19/2025 | 701008923 | PAYROLL-STATE          | State                         | 32,028.30  |           |            |

**Purchase Invoice Register**

City of Westfield

Report Date Range: 11/06/25..11/19/25

11/19/2025 2:42 PM

Page 15 of 16

WESTFIELD\KGAGNON

|                                  | Buy-From Vendor No.          | Buy-From Vendor Name               | Invoice No. | Date       | G/L Acct. | G/L Account Name      | Description     | Amount       | Check No. | Check Date |
|----------------------------------|------------------------------|------------------------------------|-------------|------------|-----------|-----------------------|-----------------|--------------|-----------|------------|
| Fund No.                         | Fund Name                    |                                    |             |            |           |                       |                 |              |           |            |
| 701                              | Payroll                      |                                    |             |            |           |                       |                 |              |           |            |
|                                  | Clerk Treasurer              |                                    |             |            |           |                       |                 |              |           |            |
|                                  | VEN000959                    | Indiana Dept Of Revenue            | APP133298   | 11/19/2025 | 701008923 | PAYROLL-STATE         | COIT            | 15,615.60    |           |            |
|                                  | VEN001390                    | MiSDU                              | APP133299   | 11/19/2025 | 701008140 | PAYROLL-SUPPORT       | Child Support   | 289.89       | 18943     | 11/19/2025 |
|                                  | VEN012501                    | Hamilton County Fire Fighters 4416 | APP133340   | 11/19/2025 | 701008141 | PAYROLL-UNION DUES    | Union Dues 4416 | 6,665.17     | 18946     | 11/19/2025 |
|                                  | VEN012501                    | Hamilton County Fire Fighters 4416 | APP133341   | 11/19/2025 | 701008141 | PAYROLL-UNION DUES    | Union Dues WFD  | 136.00       | 18947     | 11/19/2025 |
|                                  | VEN001537                    | Payroll                            | APP133370   | 11/19/2025 | 701008110 | PAYROLL-NET SALARIES  | net sal         | 857,008.71   |           |            |
|                                  | Subtotal for Clerk Treasurer |                                    |             |            |           |                       |                 | 1,431,757.02 |           |            |
| Subtotal for Fund 701 Payroll    |                              |                                    |             |            |           |                       |                 | 1,431,757.02 |           |            |
| Fund No.                         | Fund Name                    |                                    |             |            |           |                       |                 |              |           |            |
| 900                              | Stormwater                   |                                    |             |            |           |                       |                 |              |           |            |
|                                  | Stormwater                   |                                    |             |            |           |                       |                 |              |           |            |
|                                  | VEN012663                    | Empower                            | APP133028   | 11/6/2025  | 900016125 | STORM-401A MATCHING   | Match           | 693.09       | 900000427 | 11/6/2025  |
|                                  | VEN002193                    | Christopher Burke Engineering      | APP133121   | 11/11/2025 | 900016309 | STORM-CONSULTING FEES | On Call         | 2,228.03     |           |            |
|                                  | VEN002424                    | IUPPS                              | APP133319   | 11/19/2025 | 900016309 | STORM-CONSULTING FEES | October tickets | 1,309.60     |           |            |
|                                  | VEN012698                    | Deborah Harmon                     | APP133321   | 11/19/2025 | 900016370 | STORMWATER-REFUND     | OVER PAYMENT    | 15.99        |           |            |
|                                  | VEN012736                    | Susan Knose                        | APP133322   | 11/19/2025 | 900016370 | STORMWATER-REFUND     | OVER PAYMENT    | 86.21        |           |            |
|                                  | VEN012731                    | John Michael Brown                 | APP133323   | 11/19/2025 | 900016370 | STORMWATER-REFUND     |                 | 13.39        |           |            |
|                                  | VEN012732                    | Brason Properties LLC              | APP133324   | 11/19/2025 | 900016370 | STORMWATER-REFUND     |                 | 198.05       |           |            |
|                                  | VEN012733                    | Kevin Thurman                      | APP133325   | 11/19/2025 | 900016370 | STORMWATER-REFUND     |                 | 8.18         |           |            |
|                                  | VEN012733                    | Kevin Thurman                      | APP133325   | 11/19/2025 | 900016370 | STORMWATER-REFUND     | OVER PAYMENT    | 1.60         |           |            |
|                                  | VEN012734                    | Farley Gerald Kirk and Rebecca R   | APP133326   | 11/19/2025 | 900016370 | STORMWATER-REFUND     |                 | 30.08        |           |            |
|                                  | VEN012364                    | Publiq LLC                         | APP133327   | 11/19/2025 | 900016349 | STORM-SERVICE         | Utility bills   | 35.52        |           |            |
|                                  | VEN001537                    | Payroll                            | APP133371   | 11/19/2025 | 900016111 | STORM-SALARY          | net             | 21,587.37    |           |            |
|                                  | VEN001537                    | Payroll                            | APP133371   | 11/19/2025 | 900016120 | STORM-FICA/MEDICARE   | fica            | 1,270.75     |           |            |
|                                  | VEN001537                    | Payroll                            | APP133371   | 11/19/2025 | 900016120 | STORM-FICA/MEDICARE   | med             | 297.19       |           |            |
|                                  | VEN001537                    | Payroll                            | APP133371   | 11/19/2025 | 900016121 | STORM-PERF            | perf            | 3,065.41     |           |            |
|                                  | Subtotal for Stormwater      |                                    |             |            |           |                       |                 | 30,840.46    |           |            |
| Subtotal for Fund 900 Stormwater |                              |                                    |             |            |           |                       |                 | 30,840.46    |           |            |
| Posted Invoices Total            |                              |                                    |             |            |           |                       |                 | 5,055,882.77 |           |            |



Report Date Range:

**Credit Memos**

| Vendor No.               | Vendor Name | Cr. Memo No. | Date | GL Acct. | GL Account Name | Description | Amount |
|--------------------------|-------------|--------------|------|----------|-----------------|-------------|--------|
| <b>Credit Memo Total</b> |             |              |      |          |                 |             |        |

ORDINANCE 25-70

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**, GM Land and Cattle Company, LLC ("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 hereto 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 Casey Road and State Road 32, 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 the Petition, there is no longer a connection point for Casey Road and this is a dead end street, therefore there is no access required or needed, and future development will utilize a newly constructed and dedicated public way for connection;

**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 November 24, 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 (further described in Exhibit B) are hereby vacated:

A PART OF THE LAND CONVEYED TO CASEY WILSON LLC. IN INSTRUMENT NUMBER 2022046565 AS RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED BY ANTHONY B. SYERS, LS20800124 OF KIMLEY-HORN AND ASSOCIATES, INC. ON SEPTEMBER 24, 2025 AS PART OF PROJECT NO. 170139009, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST (BASIS OF BEARING IS INDIANA STATE PLANE COORDINATE SYSTEM - EAST ZONE) ALONG THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 1323.49 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE CENTER LINE OF CASEY ROAD; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE OF CASEY ROAD A DISTANCE OF 540.98 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF PROPOSED LOT 2 IN PROPOSED SPRINGMILL TRAILS MARKETPLACE SUBDIVISION; THENCE SOUTH 89 DEGREES 28 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID PROPOSED LOT 2 A DISTANCE OF 11.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS EAST A DISTANCE OF 490.01 FEET TO THE NORTH LINE OF SAID PROPOSED LOT 2; THENCE ALONG SAID NORTH LINE NORTH 87 DEGREES 26 MINUTES 29 SECONDS EAST A DISTANCE OF 11.01 FEET TO SAID CENTER LINE OF CASEY ROAD; THENCE ALONG SAID CENTER LINE OF CASEY ROAD SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST A DISTANCE OF 490.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES OF LAND, 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**

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

ATTEST:

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 25-70 was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-70

this \_\_\_\_\_ day of \_\_\_\_\_,  
2025.

I hereby VETO ORDINANCE 25-70

this \_\_\_\_\_ day of \_\_\_\_\_,  
2025.

\_\_\_\_\_  
Scott A. Willis, Mayor

\_\_\_\_\_  
Scott A. Willis, Mayor

This document was prepared by Kaitlin Glazier, City of Westfield, 2728 East 171<sup>st</sup> 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



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

1. GM Land and Cattle Company, LLC ("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 Casey Road and State Road 32 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 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. The reason for the vacation request is that there is no longer a connection point for Casey Road and is a dead end street, therefore there is no access required or needed. The future development will utilize a newly constructed and dedicated public way for connection.
- d. The vacation complies with the factors established in Indiana Code 36-7-3-13 Statute as follows:
  - (1) The vacation would not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
  - (2) The vacation would not make access to any land difficult or inconvenient.
  - (3) The vacation would not hinder the public's access to a church, school, or other public building or place.
  - (4) The vacation would not hinder the use of public way by the neighborhood which it is located or to which it is contiguous.
- e. No additional circumstances.

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

- a. HLB Fire Starter LLC  
2733 E Main Street  
Plainfield, IN 46168

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

GM Land and Cattle Company, LLC

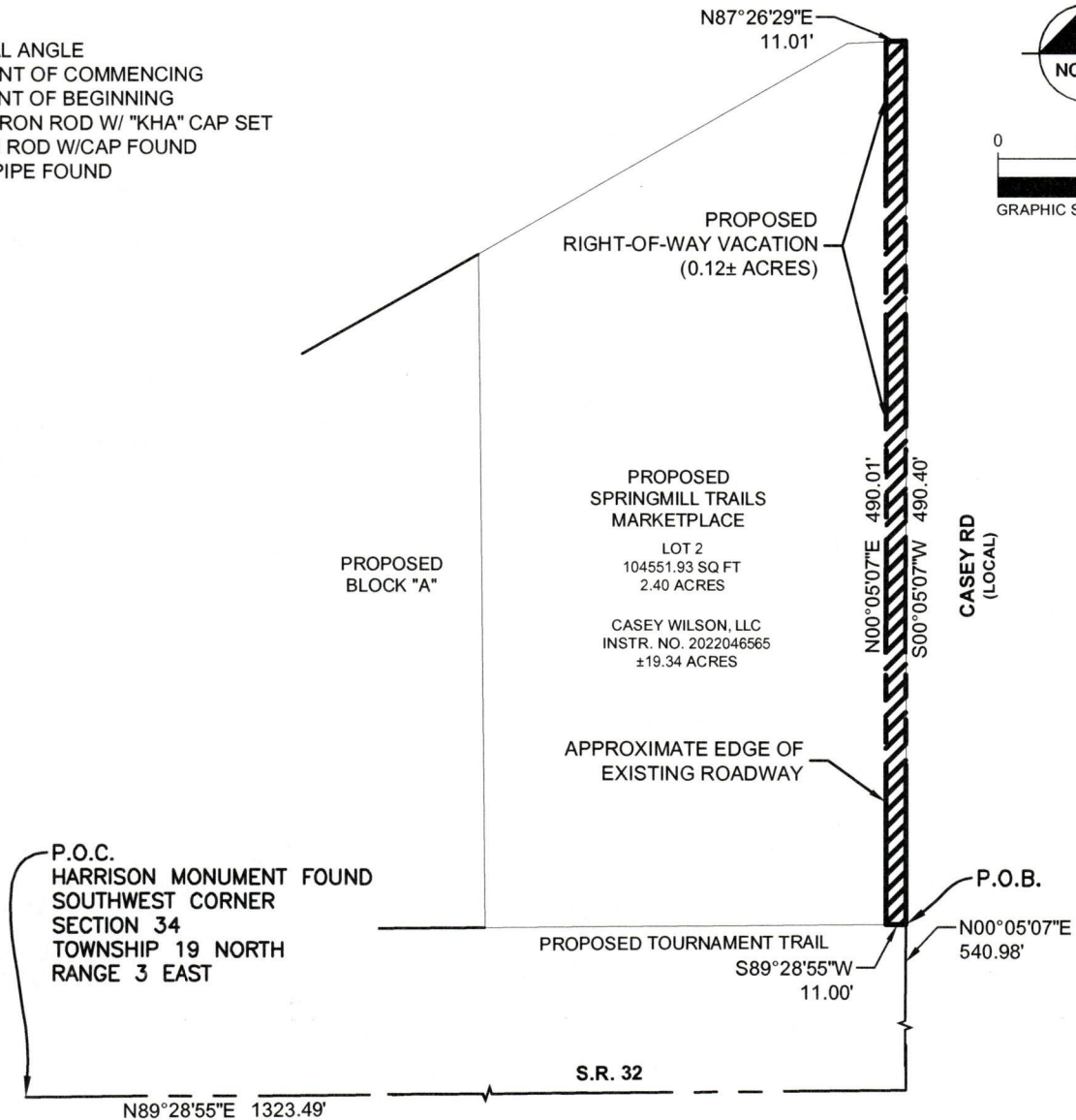
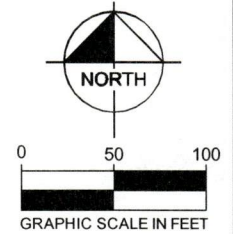
Travis W. May  
Name

Dated: 10/27/2025



# LEGEND

Δ = CENTRAL ANGLE  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRFC = IRON ROD W/CAP FOUND  
IPF = IRON PIPE FOUND



## NOTES

This land description and exhibit for the vacation of a portion of Casey Road is being prepared prior to Springmill Trail Marketplace Secondary Plat being recorded. The intent is to vacate that portion of Casey Road which currently exists in Lot 2 of the proposed subdivision.

Bearing system based on the Indiana State Plane Coordinate System of 1983 (2011 adjustment), East Zone (1301). A metes and bounds description of even survey date herewith accompanies this exhibit.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this exhibit accurately depicts the metes and bounds of the easement tract.

*Anthony B. Syers*  
ANTHONY B. SYERS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 20800124  
500 E. 96TH STREET, SUITE #300  
INDIANAPOLIS, INDIANA 46240  
PH. 317-218-9560  
anthony.syers@kimley-horn.com



PROPOSED VACATION EASEMENT  
CITY OF WESTFIELD  
HAMILTON COUNTY, INDIANA

**Kimley»Horn**

500 East 96th Street, Suite #300  
Indianapolis, Indiana 46240

Tel. No. (317) 218-9560  
www.kimley-horn.com

| Scale     | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|-----------|----------|------------|------------|-------------|-----------|
| 1" = 100' | NMW      | ABS        | 09/24/2025 | 170139009   | 1 OF 2    |

## LEGAL DESCRIPTION

### PROPOSED VACATION EASEMENT

A PART OF THE LAND CONVEYED TO CASEY WILSON LLC. IN INSTRUMENT NUMBER 2022046565 AS RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED BY ANTHONY B. SYERS, LS20800124 OF KIMLEY-HORN AND ASSOCIATES, INC. ON SEPTEMBER 24, 2025 AS PART OF PROJECT NO. 170139009, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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## NOTES

This land description and exhibit for the vacation of a portion of Casey Road is being prepared prior to Springmill Trails Marketplace Secondary Plat being recorded. The intent is to vacate that portion of Casey Road which currently exists in Lot 2 of the proposed subdivision.

Bearing system based on the Indiana State Plane Coordinate System of 1983 (2011), East Zone (1301).  
An exhibit of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

  
ANTHONY B. SYERS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 20800124  
500 E. 96TH STREET, SUITE #300  
INDIANAPOLIS, INDIANA 46240  
PH. 317-218-9560  
anthony.syers@kimley-horn.com



PROPOSED VACATION EASEMENT  
CITY OF WESTFIELD  
HAMILTON COUNTY, INDIANA

**Kimley»Horn**

500 East 96th Street, Suite #300  
Indianapolis, Indiana 46240

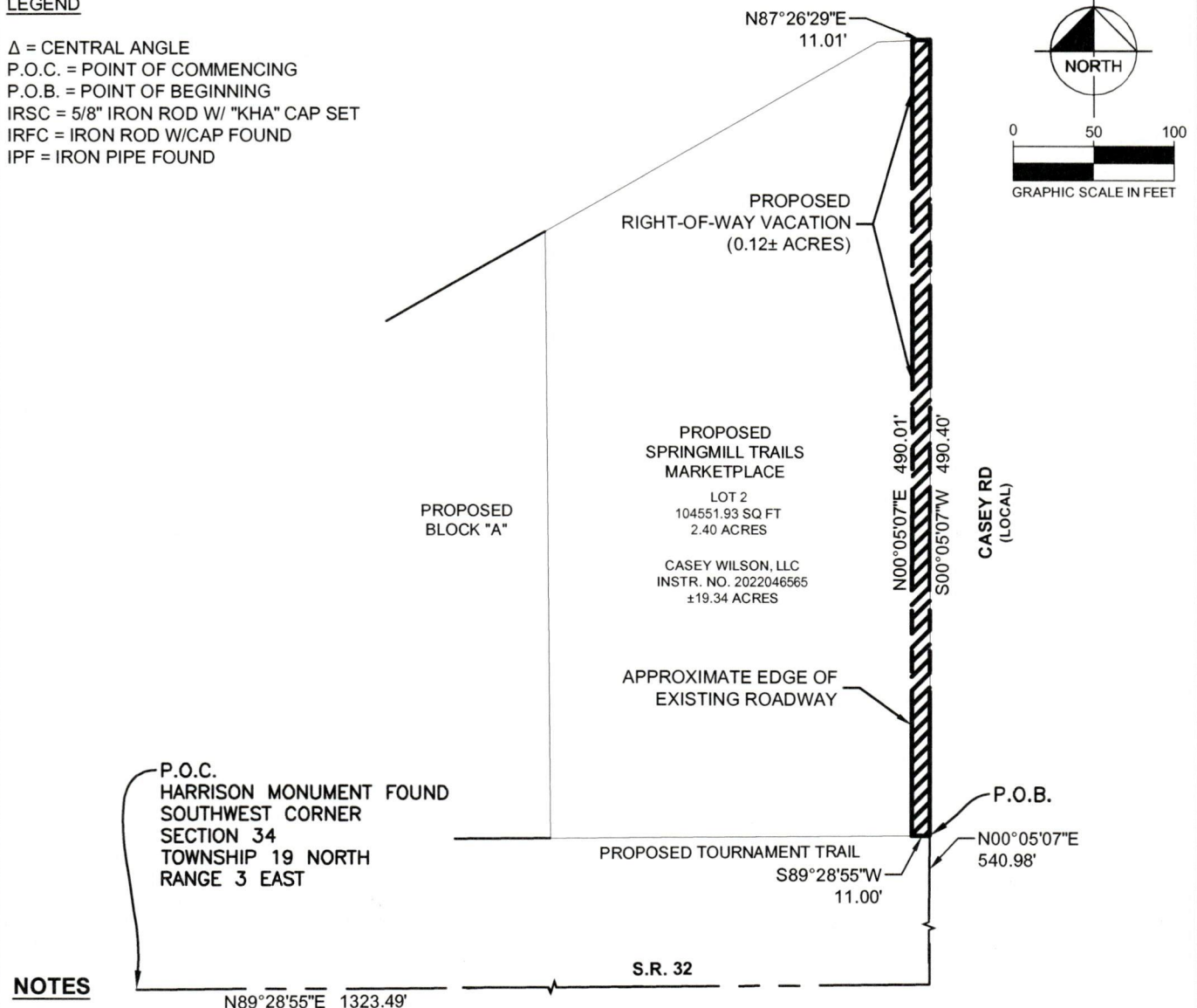
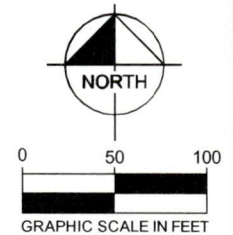
Tel. No. (317) 218-9560  
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|-------|----------|------------|------------|-------------|-----------|
| N/A   | NMW      | ABS        | 09/24/2025 | 170139009   | 2 OF 2    |



# LEGEND

Δ = CENTRAL ANGLE  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRFC = IRON ROD W/CAP FOUND  
IPF = IRON PIPE FOUND



## NOTES

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*Anthony B. Syers*  
**ANTHONY B. SYERS**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 20800124  
500 E. 96TH STREET, SUITE #300  
INDIANAPOLIS, INDIANA 46240  
PH. 317-218-9560  
anthony.syers@kimley-horn.com



**PROPOSED VACATION EASEMENT**  
**CITY OF WESTFIELD**  
**HAMILTON COUNTY, INDIANA**

**Kimley»Horn**

500 East 96th Street, Suite #300  
Indianapolis, Indiana 46240

Tel. No. (317) 218-9560  
www.kimley-horn.com

| Scale     | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|-----------|----------|------------|------------|-------------|-----------|
| 1" = 100' | NMW      | ABS        | 09/24/2025 | 170139009   | 1 OF 2    |

## LEGAL DESCRIPTION

### PROPOSED VACATION EASEMENT

A PART OF THE LAND CONVEYED TO CASEY WILSON LLC. IN INSTRUMENT NUMBER 2022046565 AS RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED BY ANTHONY B. SYERS, LS20800124 OF KIMLEY-HORN AND ASSOCIATES, INC. ON SEPTEMBER 24, 2025 AS PART OF PROJECT NO. 170139009, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST (BASIS OF BEARING IS INDIANA STATE PLANE COORDINATE SYSTEM - EAST ZONE) ALONG THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 1323.49 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE CENTER LINE OF CASEY ROAD; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS EAST ALONG SAID CENTER LINE OF CASEY ROAD A DISTANCE OF 540.98 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF PROPOSED LOT 2 IN PROPOSED SPRINGMILL TRAILS MARKETPLACE SUBDIVISION; THENCE SOUTH 89 DEGREES 28 MINUTES 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID PROPOSED LOT 2 A DISTANCE OF 11.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 07 SECONDS EAST A DISTANCE OF 490.01 FEET TO THE NORTH LINE OF SAID PROPOSED LOT 2; THENCE ALONG SAID NORTH LINE NORTH 87 DEGREES 26 MINUTES 29 SECONDS EAST A DISTANCE OF 11.01 FEET TO SAID CENTER LINE OF CASEY ROAD; THENCE ALONG SAID CENTER LINE OF CASEY ROAD SOUTH 00 DEGREES 05 MINUTES 07 SECONDS WEST A DISTANCE OF 490.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES OF LAND, MORE OR LESS.

## NOTES

This land description and exhibit for the vacation of a portion of Casey Road is being prepared prior to Springmill Trails Marketplace Secondary Plat being recorded. The intent is to vacate that portion of Casey Road which currently exists in Lot 2 of the proposed subdivision.

Bearing system based on the Indiana State Plane Coordinate System of 1983 (2011), East Zone (1301).

An exhibit of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.



ANTHONY B. SYERS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 20800124  
500 E. 96TH STREET, SUITE #300  
INDIANAPOLIS, INDIANA 46240  
PH. 317-218-9560  
anthony.syers@kimley-horn.com



PROPOSED VACATION EASEMENT  
CITY OF WESTFIELD  
HAMILTON COUNTY, INDIANA

**Kimley»Horn**

500 East 96th Street, Suite #300  
Indianapolis, Indiana 46240

Tel. No. (317) 218-9560  
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date       | Project No. | Sheet No. |
|-------|----------|------------|------------|-------------|-----------|
| N/A   | NMW      | ABS        | 09/24/2025 | 170139009   | 2 OF 2    |

## **ORDINANCE 25-83**

### **AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING AND APPROVING ADDITIONAL APPROPRIATIONS FROM THE OPERATING BALANCE OF THE GENERAL FUND, FIRE FUND, PARK IMPACT FUND, LAW ENFORCEMENT FUND, POLICE DONATION FUND, POLICE VEHICLE FUND, COMMUNICATION PROGRAM FUND, F&E PROGRAMMING/EVENTS FUND, AND ROAD IMPACT FUND**

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

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

**WHEREAS**, the unencumbered balance in the General Fund No. 101 as of December 31, 2025, is currently projected to exceed \$483,811;

**WHEREAS**, the City desires to appropriate an additional \$483,811 from the General Fund No. 101;

**WHEREAS**, the unencumbered balance in the Fire Fund No. 103 as of December 31, 2025, is currently projected to exceed \$50,000;

**WHEREAS**, the City desires to appropriate an additional \$50,000 from the Fire Fund No. 103;

**WHEREAS**, the unencumbered balance in the Park Impact Fund No. 204 as of December 31, 2025, is currently projected to exceed \$965,000;

**WHEREAS**, the City desires to appropriate an additional \$965,000 from the Park Impact Fund No. 204;

**WHEREAS**, the unencumbered balance in the Law Enforcement Fund No. 239 as of December 31, 2025, is currently projected to exceed \$70,000;

**WHEREAS**, the City desires to appropriate an additional \$70,000 from the Law Enforcement Fund No. 239;

**WHEREAS**, the unencumbered balance in the Police Donation Fund No. 241 as of December 31, 2025, is currently projected to exceed \$11,510;

**WHEREAS**, the City desires to appropriate an additional \$11,510 from the Police Donation Fund No. 241;

**WHEREAS**, the unencumbered balance in the Police Vehicle Fund No. 272 as of December 31, 2025, is currently projected to exceed \$73,021;

**WHEREAS**, the City desires to appropriate an additional \$73,021 from the Police Vehicle Fund No. 272;

**WHEREAS**, the unencumbered balance in the Communication Program Fund No. 251 as of December 31, 2025, is currently projected to exceed \$12,000;

**WHEREAS**, the City desires to appropriate an additional \$12,000 from the Communication Program Fund No. 251;

**WHEREAS**, the unencumbered balance in the F&E Programming/Events Fund No. 255 as of December 31, 2025, is currently projected to exceed \$250,000;

**WHEREAS**, the City desires to appropriate an additional \$250,000 from the F&E Programming/Events Fund No. 255;

**WHEREAS**, the unencumbered balance in the Road Impact Fund No. 264 as of December 31, 2025, is currently projected to exceed \$1,080,000;

**WHEREAS**, the City desires to appropriate an additional \$1,080,000 from the Road Impact Fund No. 264; and

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

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

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



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

From:

General Fund No. 101 operating balance - \$483,811

To:

Police Department (#002) Salary #101002111 - \$230,766

Facilities and Events (#004) PERF #101004121 - \$91,000

IT Department (#007) Consulting #101007331 - \$40,000

Human Resources Department (#022) Worker's Comp #101022122 - \$45,000

Human Resources Department (#022) Insurance Property & Casualty #101022339 - \$77,045

Section 3. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the Fire Fund No. 103, subject to applicable laws.

From:

Fire Fund No. 103 operating balance - \$50,000

To:

Equipment #103012472 - \$50,000

Section 4. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the Park Impact Fund No. 204, subject to applicable laws.

From:

Park Impact Fund No. 204 operating balance - \$965,000

To:

Services #204005349 - \$965,000

Section 5. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the Law Enforcement Fund No. 239, subject to applicable laws.

From:

Law Enforcement Fund No. 239 operating balance - \$70,000

To:

Equipment #239002472 - \$70,000

Section 6. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the Police Donation Fund No. 241, subject to applicable laws.

From:

Police Donation Fund No. 241 operating balance - \$11,510

To:

Promotions #241002347 - \$11,510

Section 7. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the Police Vehicle Fund No. 272, subject to applicable laws.

From:

Police Vehicle Fund No. 272 operating balance - \$73,021

To:

Equipment #272002472 - \$73,021

Section 8. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the Communication Program Fund No. 251, subject to applicable laws.

From:

Communication Program Fund No. 251 operating balance - \$12,000

To:

Promotions #251020347 - \$12,000

Section 9. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the F&E Programming/Events Fund No. 255, subject to applicable laws.

From:

F&E Programming/Events Fund No. 255 operating balance - \$250,000

To:

Promotions #255004347 - \$235,000

Services #255004349 - \$15,000

Section 10. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the Road Impact Fund No. 264, subject to applicable laws.

From:

Road Impact Fund No. 264 operating balance - \$1,080,000

To:

Road Impact Land Purchase #264013400 - \$1,080,000

Section 11. The Council, pursuant to its power and ability to manage the finances of the City (Ind. Code § 36-4-4-4), authorizes and directs the Clerk Treasurer to take all actions necessary to efficiently implement the appropriations specified herein.

Section 12. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this ordinance are hereby repealed.

Section 13. Should any parts of this ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 14. 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**

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

ATTEST:

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-83

I hereby VETO ORDINANCE 25-83

this \_\_\_\_\_ day of \_\_\_\_\_,  
2025.

this \_\_\_\_\_ day of \_\_\_\_\_,  
2025.

\_\_\_\_\_  
Scott A. Willis, Mayor

\_\_\_\_\_  
Scott A. Willis, Mayor

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



## **ORDINANCE NO. 25-85**

### **AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF CITY OF WESTFIELD, INDIANA ECONOMIC DEVELOPMENT LEASE RENTAL REVENUE BONDS (PARK & POPLAR PROJECT), LENDING THE PROCEEDS THEREOF TO THE BORROWER THEREOF, APPROVING A LEASE BETWEEN THE WESTFIELD PARK STREET BUILDING CORPORATION, AS LESSOR, AND THE CITY OF WESTFIELD REDEVELOPMENT COMMISSION AND PARK AND POPLAR LLC OR AN AFFILIATE THEREOF, AS CO-LESSEES, AND AUTHORIZING AND APPROVING OTHER ACTIONS RELATED THERETO**

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

WHEREAS, the Westfield Redevelopment Commission (the “RDC”) and the Park and Poplar LLC or an affiliate thereof (the “Developer”), have entered into or reasonably anticipate entering into a Project Agreement (the “Project Agreement”), which provides for the acquisition and construction of a mixed-use development, in one or more phases, consisting of: (a) approximately 240 luxury apartments totaling approximately 231,700 square feet; (b) approximately 56 for-rent residential brownstone units consisting of approximately 28 one-bedroom units and approximately 28 two-bedroom units and totaling approximately 52,650 square feet; (c) an amenity center for residential tenants containing approximately 4,650 square feet; (d) approximately 4,200 square feet of retail, restaurant, or other commercial space; (e) a separate retail and/or restaurant building containing approximately 5,000 square feet; (f) two three-story mixed-use buildings each containing approximately 10,000 square feet of retail, restaurant, or other commercial space and 20,000 square feet of class A office space; (g) a parking garage containing approximately 523 parking spaces with public restrooms and nursing station (such parking garage and related improvements, the “Project”); (h) approximately 90 surface parking spaces; (i) streetscape improvements along Poplar Street, a trail around or near the perimeter of the project site, stormwater management and regional detention, golf cart parking, and other public amenities; and (j) related improvements; (collectively, the “Development”) to be constructed by the Developer in an area of the City generally described as being located south of Park Street along the Midland Trace Trail and Westfield Boulevard and west of Mill Street in the City; and

WHEREAS, pursuant to the terms of the Project Agreement, the RDC and the Developer have advised the City of Westfield Economic Development Commission (the “EDC”) and the City and proposed that the City issue its Economic Development Lease Rental Revenue Bonds (Park & Poplar Project), in one or more series, on a taxable or tax exempt basis, in an amount not to exceed Nineteen Million Dollars (\$19,000,000) (the “Bonds”) under the Act and loan the proceeds of such Bonds to the Westfield Park Street Building Corporation (the “Borrower”) for the purpose of financing a portion of the Project and certain costs related to the issuance of the Bonds, including capitalized interest on the Bonds, if necessary, and a reserve fund or other credit enhancements with respect to the Bonds to facilitate the completion of the Development; and

WHEREAS, the financing of the Project and the completion of the Development will result in the diversification of industry, the creation or retention of jobs, and the creation of business opportunities in the City; and

WHEREAS, pursuant to I.C. § 36-7-12-24, following publication of a notice in accordance with the requirements of I.C. § 5-3-1, the EDC held a public hearing regarding the proposed issuance of the Bonds to finance the Project and received uncontroverted evidence that the Project will have no adverse competitive effect on similar facilities already constructed or operating in the City; and

WHEREAS, the EDC has performed all actions required of it by the Act preliminary to the adoption of this Ordinance and has approved and forwarded to the Common Council of the City (the "Common Council") the forms of: (1) a Loan Agreement, between the City and the Borrower (the "Loan Agreement"), including the form of the Borrower's promissory note to evidence such loan (the "Note"); (2) a Trust Indenture, with respect to the Bonds (the "Indenture"), between the City and a corporate trustee to be selected (the "Trustee"); (3) the Bonds; and (4) this Ordinance (the Loan Agreement, the Note, the Indenture, the Bonds and this Ordinance, collectively, the "Financing Documents"); and

WHEREAS, the Borrower has been incorporated as an Indiana nonprofit corporation operating pursuant to the provisions of I.C. § 23 17, in order to finance local public improvements for lease to the RDC, as the governing body of the City of Westfield Redevelopment District (the "District"); and

WHEREAS, the Borrower, the RDC and the Developer have adopted, or are expected to adopt, resolutions approving a proposed Garage Lease in the form presented at this meeting (the "Lease"), between the Borrower, as lessor, and the RDC and the Developer, as co-lessees, for the purpose of providing a source of revenue to pay the principal and interest on the Borrower's Note under the terms of the Loan Agreement, which Note payments will be used by the City to pay the principal of and interest on the Bonds when due; and

WHEREAS, the annual rentals (the "Lease Rentals") payable by the RDC under the Lease will be pledged by the Borrower to pay debt service on the Borrower's Note, which the City will, in turn, pledge to pay debt service on the Bonds when due; and

WHEREAS, the RDC reasonably expects to pay the Lease Rentals during the term of the Lease from (i) certain tax increment revenues derived from the Park & Poplar Allocation Area established within the District to be received by the RDC pursuant to I.C. § 36-7-14, as amended, (ii) if it is determined to be necessary for the Developer, an affiliate thereof, to enter into one or more taxpayer agreements, which provides for payments thereunder to guarantee, enhance, or otherwise further secure the payment of Lease Rentals under the Lease, from taxpayer payments under such taxpayer agreements, or (iii) other legally available revenues of the RDC, and the payment of the Lease Rentals will be secured solely by a back-up pledge of the revenues derived by the RDC from the levy of a special benefits tax pursuant to I.C. § 36-7-14-27; and

WHEREAS, pursuant to I.C. § 36-7-14-25.2, as amended, following publication of a notice in accordance with the requirements of I.C. § 5-3-1, the RDC held a public hearing regarding the proposed Lease and all interested parties were provided the opportunity to be heard at said hearing; and

WHEREAS, pursuant to I.C. § 36-7-14-25.2, the RDC has adopted a resolution finding that the Lease Rentals to be paid by the RDC to the Borrower 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 Lease) and the use of the Leased Premises and the Project throughout the term of the Lease will serve the public purpose of the City and is in the best interests of its residents; and

WHEREAS, the Common Council desires to approve the Lease pursuant to I.C. § 36-7-14-25.2, which provides that any lease approved by a resolution of the RDC must be approved by an ordinance or resolution of the fiscal body of the City.

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

Section 1. Findings; Public Benefits. After considering the evidence presented in the report and the resolution of the EDC, the Common Council hereby finds and determines that the Project involves the acquisition, construction and equipping of an “economic development facility” as that phrase is used in the Act and I.C. § 36-7-14-25.3(c); that the Project will create employment opportunities and diversification of economic development in the City, will improve and promote the economic stability, development and welfare in the City, will encourage and promote the expansion of industry, trade and commerce in the City and the location of other new industries in the City; that the public benefits to be accomplished by this Ordinance, intending to overcome insufficient employment opportunities and insufficient diversification of industry, are greater than the cost of public services (as that phrase is used in the Act) which will be required by the Project; and, therefore, that the financing of the Project by the issuance of the Bonds under the Act: (i) will be of benefit to the health and general welfare of the City; and (ii) complies with the Act.

Section 2. Public Approval of Financing. The Common Council hereby approves the issuance of the Bonds, in one or more series, under the Act, and the use of the proceeds thereof to finance a portion of the costs of the Project and certain costs related to the issuance of the Bonds, including capitalized interest on the Bonds and a reserve fund or other credit enhancements with respect to the Bonds, as further described in the Financing Documents, in the form that such financing was approved by the EDC.

Section 3. Approval of Lease. The Common Council hereby approves the execution and delivery of the Lease, as approved by the RDC, pursuant to I.C. § 36-7-14-25.2, including, if necessary, the levy by the RDC of a special benefits tax pursuant to I.C. § 36-7-14-27 during the term of the Lease to provide necessary funds from which to pay the Lease Rentals under the Lease and the pledge of the Lease Rentals thereunder to the payment of Borrower’s Note and the Bonds, all subject to the following conditions: (a) the maximum annual Lease Rental payment during the term of the Lease shall not exceed \$2,000,000; (b) the maximum interest rate on the Bonds shall not exceed seven and one half percent (7.5%) per annum; (c) the Bonds may be subject to redemption prior to maturity, with such specific dates and redemption terms determined at the time of the sale of the Bonds and approved by the City in the purchase agreement for the Bonds, all upon the advice of the municipal advisor to the City; (d) a portion of the proceeds of the Bonds may be applied to pay capitalized interest on the Bonds if determined to be necessary or appropriate by the City upon the advice of the municipal advisor to the City; and (e) the maximum term of the Lease shall not exceed twenty-five (25) years.

Section 4. Authorization; Terms of Bonds. The issuance of the Bonds, payable solely from revenues and receipts derived from the Financing Documents, is hereby authorized. The City is authorized to issue the Bonds, in one or more series, in the aggregate principal amount not to exceed Nineteen Million Dollars (\$19,000,000), all for the purpose of procuring funds to (a) pay all or a portion of the costs of the Project by making a portion of the proceeds of the Bonds available to the Borrower, (b) fund a debt service reserve fund or pay the cost of a premium for a debt service reserve fund surety policy, (c) pay capitalized interest on the Bonds (if necessary), subject to the terms of this Ordinance, and (d) pay all incidental expenses incurred on account of the issuance of the Bonds and acquiring any credit enhancement with respect thereto (if any).

The Bonds shall (i) be executed at or prior to the closing date by the manual or facsimile signatures of the Mayor of the City (the "Mayor") and the Clerk-Treasurer of the City (the "Clerk-Treasurer"); (ii) be dated as of the date of delivery or the first day of the month in which the Bonds are issued; (iii) mature on a date not later than twenty (25) years after the date of issuance of the first series of Bonds; (iv) bear interest at a rate not to exceed the maximum interest rate specified in Section 3 hereof, the exact rates as determined through negotiation with the purchaser thereof, with such interest to be payable as provided in the Financing Documents; (v) be issuable in such denominations as set forth in the Financing Documents; (vi) be issuable only in fully registered form; (vii) be subject to registration on the bond register as provided in the Indenture; (viii) be payable in lawful money of the United States of America; (ix) be payable at an office of the Trustee as provided in the Indenture; (x) be subject to optional redemption prior to maturity and subject to redemption as otherwise provided in the Financing Documents, subject to the terms of this Ordinance; and (xi) contain such other terms and provisions as may be provided in the Financing Documents.

The Bonds and the interest thereon shall never constitute an indebtedness of, or a charge against the general credit or taxing power of, the City, but shall be special and limited obligations of the City, payable solely from revenues and other amounts derived from the Financing Documents. Forms of the Financing Documents are before this meeting and are by this reference incorporated in this Ordinance, and the Clerk-Treasurer is hereby directed, in the name and on behalf of the City, to insert them into the minutes of the Common Council and to keep them on file.

Section 5. Sale of the Bonds; Purchase Agreement. The Mayor and the Clerk-Treasurer are hereby authorized and directed, in the name and on behalf of the City, to sell the Bonds through a negotiated sale to an underwriter, bank, financial institution or other purchaser (the "Purchaser") to be selected by the Mayor, at such prices and on such terms as may be determined at the time of sale and approved by the Mayor and the Clerk-Treasurer. The Mayor and the Clerk-Treasurer are hereby authorized to approve and execute a bond purchase agreement (the "Purchase Agreement") for the Bonds with the Purchaser, in a form and substance approved by such officers, such approval to be conclusively evidenced by the execution thereof. Such Purchase Agreement may set forth the definitive terms and conditions for such sale, but all of such terms and conditions must be consistent with the terms and conditions of this Ordinance, including without limitation, the interest rate or rates on the Bonds which shall not exceed the maximum rate of interest for the Bonds authorized pursuant to this Ordinance.

Section 6. Official Statement. If necessary, the Mayor and the Clerk-Treasurer are hereby authorized to approve the preparation and distribution of a Preliminary Official Statement for the Bonds. The Mayor and the Clerk-Treasurer are hereby authorized to deem and determine the Preliminary Official Statement as the near final Official Statement with respect to the Bonds for purposes of SEC Rule 15c2-12, subject to completion in accordance with such rule and in a manner

acceptable to the Mayor and the Clerk-Treasurer, and to place the Preliminary Official Statement into final form as the Final Official Statement. The Mayor and the Clerk-Treasurer are hereby authorized to sign the Final Official Statement and by such signature approve its distribution.

Section 7. Execution and Delivery of Financing Documents. The Mayor and the Clerk-Treasurer are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse and deliver the Loan Agreement, the Note, the Indenture and the Bonds, submitted to the Common Council, which are hereby approved in all respects. The Mayor and the Clerk-Treasurer are hereby authorized and directed, to select a financial institution to serve as the Trustee.

Section 8. Changes in Financing Documents. The Mayor and the Clerk-Treasurer are hereby authorized, in the name and on behalf of the City, without further approval of the Common Council or the EDC, to approve such changes in the Financing Documents as may be permitted by Act, such approval to be conclusively evidenced by their execution thereof.

Section 9. General. The Mayor and the Clerk-Treasurer, and each of them, are hereby authorized and directed, in the name and on behalf of the City, to execute or endorse any and all agreements, documents and instruments, perform any and all acts, approve any and all matters, and do any and all other things deemed by them, or either of them, to be necessary or desirable in order to carry out and comply with the intent, conditions and purposes of this Ordinance (including the preambles hereto and the documents mentioned herein), the Project, the issuance and sale of the Bonds, and the securing of the Bonds under the Financing Documents, including, but not limited to, such agreements, documents and instruments as are contemplated under the Project Agreement, and any such execution, endorsement, performance or doing of other things heretofore effected be, and hereby is, ratified and approved.

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

Section 11. Severability. If any part of this Ordinance shall be adjudged to be invalid by a court of proper jurisdiction, it shall be conclusively presumed that the Common Council would have passed the remainder of this Ordinance without such invalid part.

Section 12. Repeal of Conflicting Ordinances. All ordinances, resolutions and orders, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed.

Section 13. Effective Date. This Ordinance shall be in full force and effect immediately upon adoption.

Section 14. Copies of Financing Documents on File. Two copies of the Financing Documents incorporated into this Ordinance were duly filed in the office of the Clerk-Treasurer, and are available for public inspection in accordance with I.C. § 36-1-5-4.

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>             |
|----------------------------|----------------------------|----------------------------|
| _____<br>Jon Dartt         | _____<br>Jon Dartt         | _____<br>Jon Dartt         |
| _____<br>Joe Duepner       | _____<br>Joe Duepner       | _____<br>Joe Duepner       |
| _____<br>Noah Herron       | _____<br>Noah Herron       | _____<br>Noah Herron       |
| _____<br>Chad Huff         | _____<br>Chad Huff         | _____<br>Chad Huff         |
| _____<br>Victor McCarty    | _____<br>Victor McCarty    | _____<br>Victor McCarty    |
| _____<br>Patrick T. Tamm   | _____<br>Patrick T. Tamm   | _____<br>Patrick T. Tamm   |
| _____<br>Kurt J. Wanninger | _____<br>Kurt J. Wanninger | _____<br>Kurt J. Wanninger |

ATTEST:

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer



I hereby certify that ORDINANCE NO. 25-85 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. 25-85  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

I hereby VETO Ordinance No. 25-85  
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 NUMBER 25-80

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

#### **“SugarLeaf PUD District”**

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

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

**WHEREAS**, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance No. 10-15 establishing the Kalorama Park Planned Unit Development District on August 9, 2010, as amended by Ordinance 10-21 (collectively, the “Kalorama PUD”);

**WHEREAS**, the Common Council enacted Ordinance No. 20-01 establishing the Sanders Glen Planned Unit Development District, which amended and replaced the Kalorama PUD, as amended (the “Sanders Glen PUD”), on April 26, 2021;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 25\_\_-PUD-\_\_**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 25\_\_-PUD-\_\_** to the Common Council with a \_\_\_\_\_ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2025;

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

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

## **Section 1. Applicability of Ordinance.**

- 1.1 This Ordinance, which shall be referred to as the “**SugarLeaf PUD District**” (the “District”), shall amend and replace in its entirety the Sanders Glen PUD Ordinance and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate the SugarLeaf PUD District.
- 1.2 Development of the Real Estate shall be governed exclusively by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield Unified Development Ordinance, as amended, and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Area(s): A distinct geographic area within the District. The District contains two (2) Areas, "Area A" and “Area B”, which are identified on the attached Area Plan included as, **Exhibit C**, and conceptually represented on the Concept Plan. The Areas are further regulated by the terms of this Ordinance.
- 2.2 Area A: The part of the Real Estate depicted on the Area Plan as Area A including Townhome Dwellings.
- 2.3 Area B: The part of the Real Estate depicted on the Area Plan as Area B including Single-family Dwellings.
- 2.4 Area Plan: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the two (2) individual Areas of the District.
- 2.5 Single Family Lots: Lots consisting of Single-Family detached homes in Area B.
- 2.6 Townhome Lots: Lots consisting of Townhome Dwellings in Area A.
- 2.7 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas,

as set forth in Section 4 of this Ordinance.

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

- 3.1     The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2     Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director. The layout of Area B is permitted to vary significantly from the Concept Plan based on the reduction in the number of Lots.
- 3.3     The District is hereby divided into two (2) areas as illustrated on the Area Plan and Concept Plan and labeled as Townhomes (Areas A), Single Family (Area B), individually or collectively, “Area”. Development of each Area shall be regulated as set forth in this Ordinance and may be reduced or enlarged in area and number of lots by up to fifteen (15) percent of the total number of permitted Dwelling Units. A reduction in the number of lots in Area B shall not be subject to this reduction.

**Section 4.**     **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

- 4.1     Area A: Single-Family Attached District.
- 4.2     Area B: SF4: Single-Family High Density District.

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

- 5.1     Area A and Area B: All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as otherwise modified below.
  1.     Dwelling, Townhouse shall be the only Dwelling type permitted in Area A.
  2.     Dwelling, Single-family Detached shall be the only Dwelling type permitted in Area B.
  3.     The total number of Dwelling Units permitted on the Real Estate shall not exceed sixty-seven (67).

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

6.1 The following standards shall be applied to the Areas:

| Standard                                                | Area A                                                            | Area B         |
|---------------------------------------------------------|-------------------------------------------------------------------|----------------|
| Minimum Lot Area                                        | No Minimum                                                        |                |
| Minimum Lot Frontage                                    | None, though all lots shall have access to a public right-of-way. |                |
| Minimum Building Setbacks from Perimeter of Real Estate |                                                                   |                |
| North Perimeter                                         | 50'                                                               |                |
| West Perimeter                                          | 15'                                                               |                |
| East Perimeter                                          | 10'                                                               |                |
| South Street                                            | 0'                                                                |                |
| Minimum Internal Building Setbacks                      |                                                                   |                |
| Front Yard                                              | 0'                                                                | 0'             |
| Side Yard                                               | 0'                                                                | 5'             |
| Rear Yard                                               | 0'                                                                | 0'             |
| Minimum Distance Between Buildings                      | Not Applicable                                                    | 10'            |
| Maximum Lot Coverage                                    | 100%                                                              | No Maximum     |
| Minimum Lot Width                                       | No Minimum                                                        | No Minimum     |
| Maximum Building Height                                 | 4 Stories                                                         | 2 ½ Stories    |
| Max. Dwelling Units Per Building                        | 6                                                                 | Not Applicable |
| Minimum Living Area (Total)                             |                                                                   |                |
| Total Living Area (minimum)                             | 1,400                                                             | 1,800          |
| Maximum Density                                         | See Section 5.1                                                   |                |

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

7.1 Area A - Townhomes:

A. Article 6.3 Architectural Standards: Article 6.3 shall not apply, rather, the following shall apply:

- i. Character Exhibit: The Character Exhibit for Townhomes, attached hereto as **Exhibit D**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- ii. Building Materials: Permitted exterior building materials are as follows:
  1. Masonry Material (brick or cultured stone), LP smart trim, composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
  2. Vinyl siding shall be prohibited.
- iii. Roof Standards:
  1. The primary/main roof overhang or eaves shall be a minimum of eleven inches (11") on all facades of each Building, as measured prior to the installation of any Masonry Materials.
  2. Dimensional shingles are required with metal roof accents permitted.
  3. Roof Pitch: The minimum primary/main and secondary roof pitches of all townhome buildings shall be no less than 6:12.
  4. Shed roof dormer accents shall be no less than 3:12.
- iv. Dwelling Design: The following standards shall apply to all Townhomes:
  1. Perimeter Lots Fronting South Street: Townhomes as shown on the Concept Plan (i) facing South Street and (ii) the internal



north/south street, shall require the front door to face the street/sidewalk and the garage shall face an alley.

2. Garages: All Dwellings shall have a two (2) car garage.
3. Exterior Materials:
  - a. Masonry shall be required on the entire front elevation of every Townhome excluding bay or bump -out windows (or the like).
  - b. Masonry at a minimum height of the lower of (i) 36" above grade, or (ii) the bottom of the first floor windows shall be the exterior material on the side and rear elevations on each dwelling).
4. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the front building façade (façade including the entry door – see **Exhibit D** which identifies the front elevation) unless specifically noted otherwise:
  - a. All units shall be offset a minimum two (2) feet, unit to unit.
  - b. A minimum of four (4) windows.
  - c. A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
  - d. Windows installed in a front door, garage door, a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of these requirements as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.
5. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
  - a. High visibility side elevations (elevations adjacent to a street, alley and perimeter of the Real Estate) , shall have a minimum of three (3) materials, colors, or patterns, at least one of which shall be masonry on one hundred percent (100%) of the first floor.

- b. A minimum of two (2) windows shall be required.
  - c. A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
  - d. Windows in a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of this requirement as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.
- 6. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
  - a. All rear facades shall have a minimum of two (2) materials, colors, or patterns.
  - b. A minimum of four (4) windows shall be required.
  - c. A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
  - d. Windows installed in a patio door, garage door and transom windows in bathroom or storage areas shall count as one window for purposes of this requirement as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.
- B. Townhome Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Townhomes shall be provided as follows:
  - 1. A minimum of: one (1) Ornamental Tree and four (4) Shrubs shall be required per Townhome Dwelling.
  - 2. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard.

7.2 Area B – Single-family Detached Dwellings:

- A. Article 6.3 Architectural Standards: Shall apply, except as modified below:
  - 1. Architectural Standards: Article 6.3(C) shall apply to Area B except

as modified below:

- a. Perimeter Lots: Article 6.3(C)(1) shall not apply.
- b. Streetscape Diversity: Article 6.3(C)(2) shall not apply as the site layout shall be as illustrated on the Concept Plan.
- c. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- d. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight inches (8”), as measured prior to the installation of Masonry Materials.
- e. Garage Composition and Orientation:
  - i. Garages shall be permitted to be attached examples of which are illustrated on the Concept Plan.
  - ii. All Dwellings shall have a minimum two (2) car attached garage.
  - iii. Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling. No more than fifty (50) percent of the Lots within each Area shall have garage doors including the same window and hardware treatment.
  - iv. A minimum of two (2) garage door styles shall be utilized.
  - v. All garage doors shall be cased with either masonry or trim not less than a nominal six inches (6”) wide.
- f. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
  - i. At a minimum, the Front Building Façade shall have a two-foot (2’) knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake

siding, and board and batten siding.

- ii. A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
  - iii. All front door entranceways shall have a twenty-four square foot (24sqft) minimum covered roof area.
  - iv. The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- g. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:
- i. Architecturally-enhanced trim a minimum of a nominal six inches (6”) wide.
  - ii. Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
  - iii. Sunroom or morning room with a minimum one hundred square feet (100sqft) of additional living space located on Side or Rear Façade.
  - iv. A window bay or box out not less than six feet (6’) wide.
  - v. Hip roof.
  - vi. Roofline direction change, roofline height change, or two (2) or more roof planes.
  - vii. A minimum of two (2) or more windows per each

Side Building Façade.

- viii. A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) deep offset which is a minimum height equivalent to one-story.

B. Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

- 1. Street Trees: Article 6.8(J) Street Trees shall not apply.
- 2. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply, rather the following shall apply.
  - a. The preservation of trees per the terms of this Ordinance shall apply.
  - b. Tree preservation on individual Lots shall be reviewed by the Director prior to the issuance of a building permit.

7.3 Easements: Article 6.8(G)(4)(f) Easements, of the UDO shall be modified as follows:

- A. Landscaping shall be permitted within utility or drainage easements, so long as the distance and condition of separation from any storm sewer or subsurface drain is maintained as approved by the Westfield Public Works Department. Alternate placement in the development shall be permitted if utility separation cannot be met on some Lots/Common Areas. Alternate locations will be determined in coordination with Westfield Public Works.

7.4 Street Trees: Article 6.8(J) Street Trees shall apply only to South Street, however, a minimum spacing requirement of twenty feet (20’) shall apply.

7.5 External Street Frontage Landscaping: Article 6.8(M) Perimeter Street Frontage Landscaping Requirements shall not apply.

7.6 Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall not apply, rather the following shall apply:

- A. Trees shall remain along the Midland Trail allowing for path and utility crossings.
- B. Tree Preservation shall be provided in Area B as generally illustrated on the Concept Plan. No tree inventory shall be required in these areas. Existing trees will be preserved unless they are (i) in an area required to

be removed by Westfield Public Works, Hamilton County, IDNR, IDEM, and/or FEMA as part of the review of Construction Plans or (ii) in an area which allows for the construction of a home with an appropriately sized building pad. Removal or trees shall also be permitted if the trees are in poor health, or undesirable species as approved by the Director.

- 7.7 Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the “County”) or the Department of Public Works around the perimeter of Lots including road frontages (the “Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

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

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

- 9.1 Article 8.3 Easement Standards: Shall apply except as modified by the configuration of private drives and courtyards which shall be permitted in Area B.
- 9.2 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.
- A. Minimum Open Space: Common Area Open space shall be a minimum of \_\_\_\_\_ (\_\_\_%) percent of Area B, as generally shown on the Concept Plan. Area A shall not be subject to the Open Space Standards of the UDO.
  - B. Article 8.6(H) Multi-family Districts: Shall not apply.
  - C. Pedestrian Network Standards: A network of sidewalks and trails shall be installed as generally depicted on **Exhibit B.** The final locations of sidewalks and paths are subject to easements and final engineering. If sidewalks or paths are prevented from being installed as generally shown, then alternative sidewalk and path locations shall be approved by the Director.

- 9.3 Article 8.9 Street and Right-of-way Standards: **Exhibit E** includes permitted cross sections for alley and non-standard road cross sections, which shall be permitted, as illustrated on the Concept Plan.

**Section 10.** **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2031 (unless otherwise extended by the Director) shall automatically void this Ordinance.

**Section 11.** **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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



ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

| Voting For                | Voting Against            | Abstain                   |
|---------------------------|---------------------------|---------------------------|
| <div>Jon Dartt</div>      | <div>Jon Dartt</div>      | <div>Jon Dartt</div>      |
| <div>Victor McCarty</div> | <div>Victor McCarty</div> | <div>Victor McCarty</div> |
| <div>Joe Duepner</div>    | <div>Joe Duepner</div>    | <div>Joe Duepner</div>    |
| <div>Patrick Tamm</div>   | <div>Patrick Tamm</div>   | <div>Patrick Tamm</div>   |
| <div>Noah Herron</div>    | <div>Noah Herron</div>    | <div>Noah Herron</div>    |
| <div>Kurt Wanninger</div> | <div>Kurt Wanninger</div> | <div>Kurt Wanninger</div> |
| <div>Chad Huff</div>      | <div>Chad Huff</div>      | <div>Chad Huff</div>      |

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-80** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-80

this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-80 this

\_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scott A. Willis, Mayor

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

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 11350 N. Meridian St., Suite 320, Carmel, IN 46032 (317) 844-0106

SugarLeaf PUD - 4 103125

**SCHEDULE OF EXHIBITS**

|           |                                            |
|-----------|--------------------------------------------|
| Exhibit A | Real Estate (Legal Description)            |
| Exhibit B | Concept Plan                               |
| Exhibit C | Area Plan                                  |
| Exhibit D | Character Exhibits – Townhomes             |
| Exhibit E | Alley and Non-standard Road Cross Sections |

**EXHIBIT A**  
**REAL ESTATE**  
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**PARCEL 1:**

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE EAST LINE OF SAID TRACT AT A POINT 421.95 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THENCE CONTINUING NORTH ON SAID EAST LINE 860.2 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CENTRAL INDIANA RAILWAY COMPANY, THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RAILWAY 350.7 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 859.4 FEET TO AN EXISTING FENCE LINE, THENCE EAST ALONG SAID FENCE LINE 350.7 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.923 ACRES, MORE OR LESS.

**PARCEL 2:**

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

50 FEET IN WIDTH EAST AND WEST, BEGINNING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, AT A POINT 50 FEET WEST OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER SECTION A DISTANCE OF 422 FEET MORE OR LESS TO AN EXISTING FENCE LINE; THENCE EAST 50 FEET ALONG SAID FENCE LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 422 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST 50 FEET TO THE PLACE OF BEGINNING.

**PARCEL 3:**

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARING) 50.009 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE 221.74 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 07 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION; 422.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST 221.74 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 07 SECONDS WEST, PARALLEL WITH SAID EAST LINE, 421.96 FEET TO THE POINT OF BEGINNING AND CONTINUING 2.148 ACRES, MORE OR LESS.

**PARCEL 4:**

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARING) 302.04 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE 102.45 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 56 SECONDS EAST 197.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 102.23 FEET; THENCE

SOUTH 0 DEGREES 10 MINUTES 07 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 197.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 5:**

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARINGS) 271.4 FEET FROM THE SOUTHEAST CORNER -THEREOF; THENCE CONTINUE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, 132.75 FEET; THENCE NORTH 0 DEGREES 33 MINUTES 56 SECONDS EAST, ALONG AN EXISTING FENCE LINE, 422.02 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST 132.28 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 07 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, 422.00 FEET TO THE POINT OF BEGINNING.

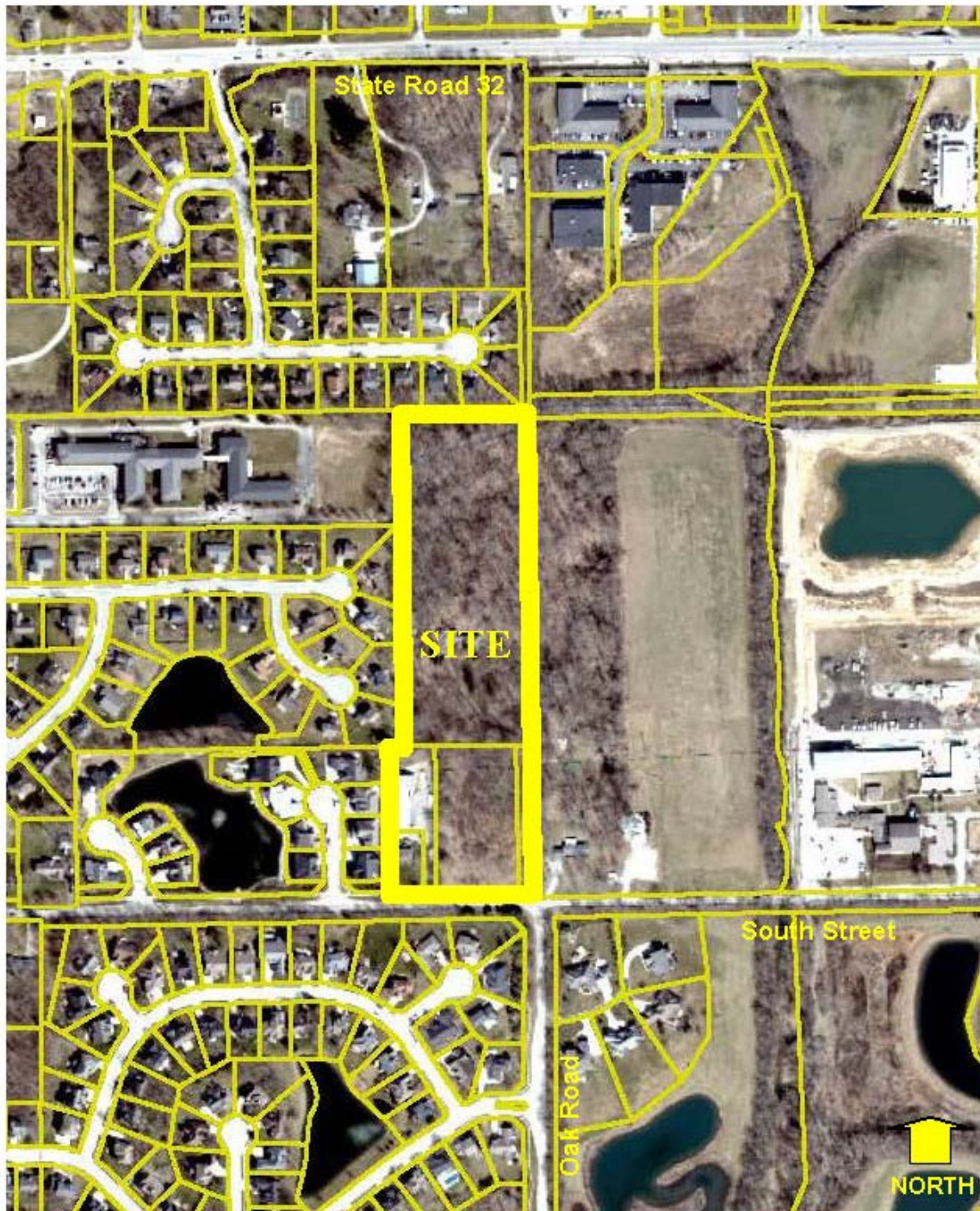
EXCEPT:

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARING) 302.04 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE 102.45 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 56 SECONDS EAST 197.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 102.23 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 07 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 197.00 FEET TO THE POINT OF BEGINNING.

**EXHIBIT A**

**REAL ESTATE**  
(Page 2 of 2)

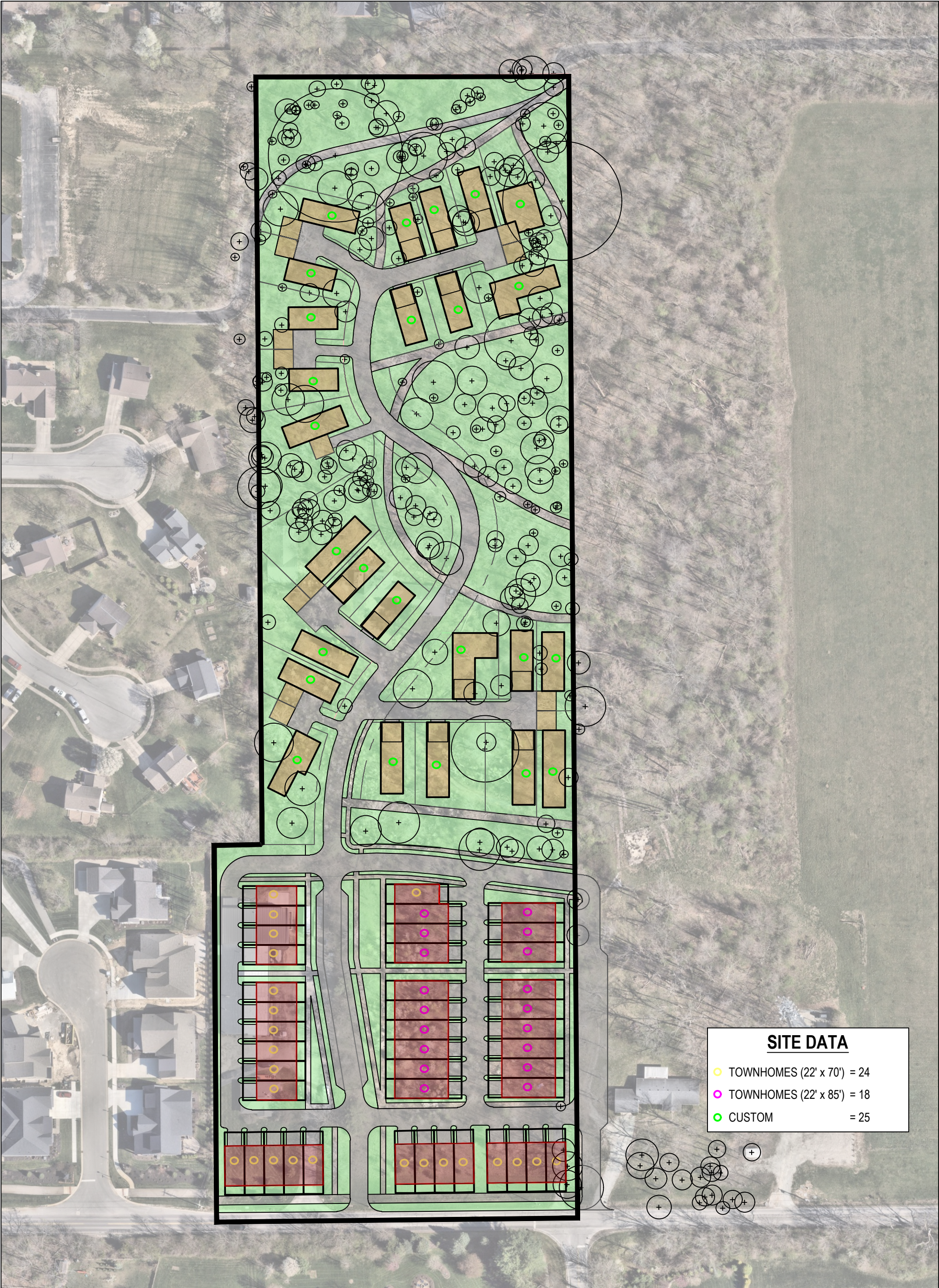


**EXHIBIT B**  
**CONCEPT PLAN**

(see following page)

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





SITE DATA

TOWNHOMES (22' x 70') = 24

TOWNHOMES (22' x 85') = 18

CUSTOM = 25



7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
www.v3co.com

SUGARLEAF

WESTFIELD

INDIANA

SITE PLAN

DATE: 10-29-25

050100

SCALE: 1"=100'

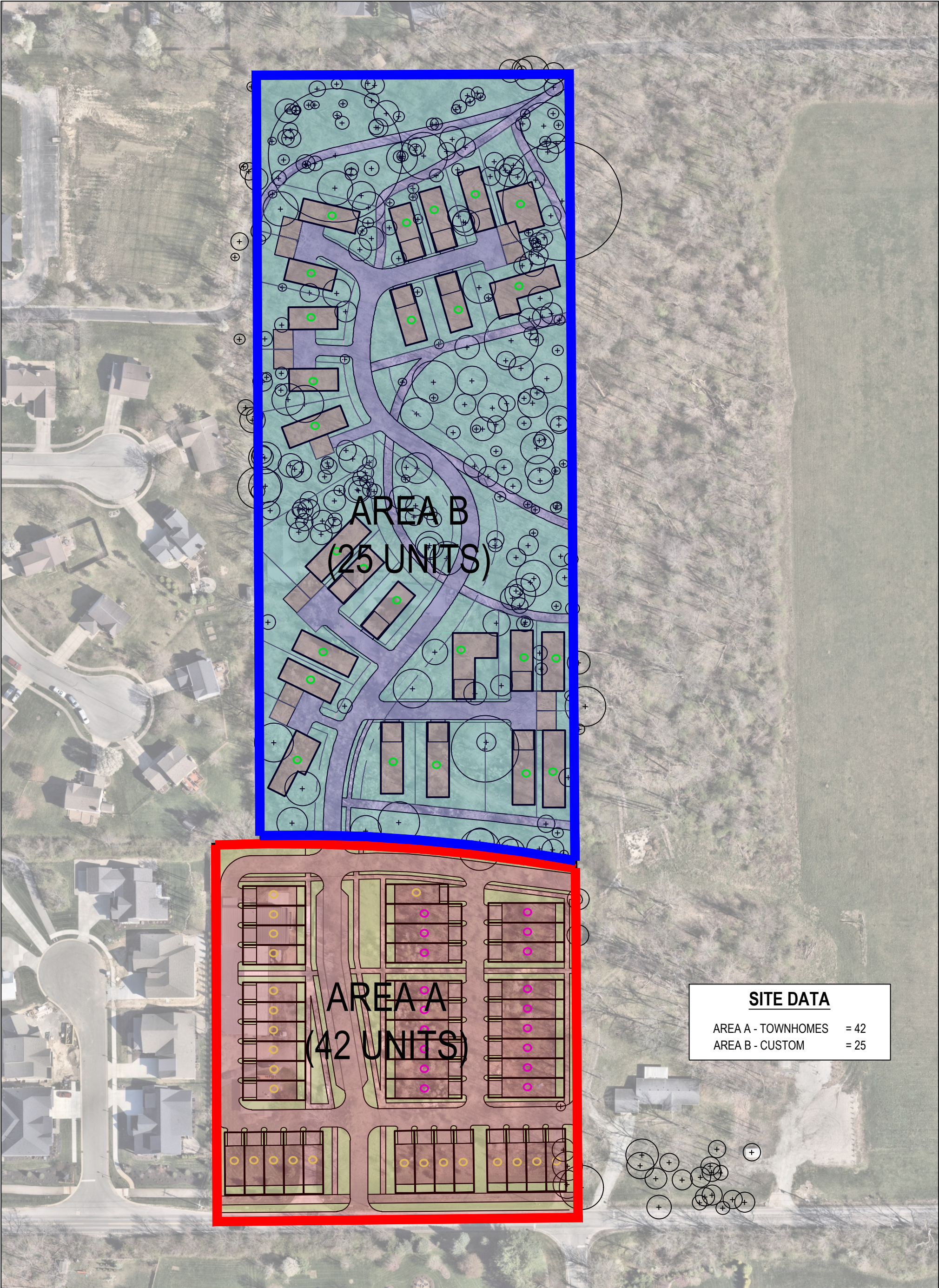


**EXHIBIT C**

**Area Plan**

(see following page)





| SITE DATA          |      |
|--------------------|------|
| AREA A - TOWNHOMES | = 42 |
| AREA B - CUSTOM    | = 25 |



7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
www.v3co.com

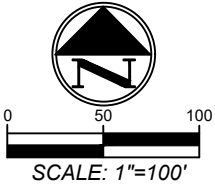
SUGARLEAF

WESTFIELD

INDIANA

AREA PLAN  
EXHIBIT C

DATE: 10-29-25



N:\2025\250589\Drawings\ACAD\LD\S02\Misc Drawings\250589\_Utility Exhibit.dwg10/29/2025



**EXHIBIT D**

**CHARACTER EXHIBITS - TOWNHOMES**

(see following 9 pages)

# WESTFIELD BROWNSTONES

---

David Weekley Homes



INDIANAPOLIS







ALLEY PERSPECTIVE (REAR)  
CONCEPT RENDERINGS





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION









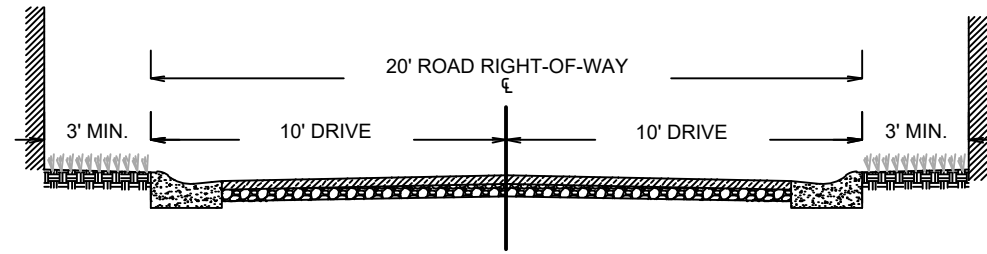


**EXHIBIT E**

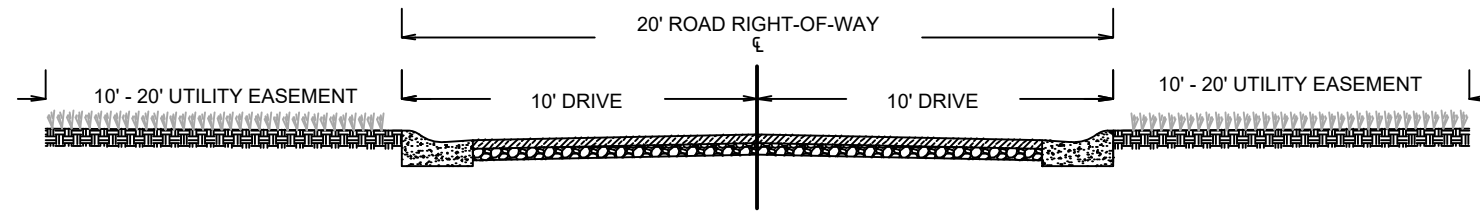
**ALLEY AND NON-STANDARD ROAD CROSS SECTIONS**

(See following page)

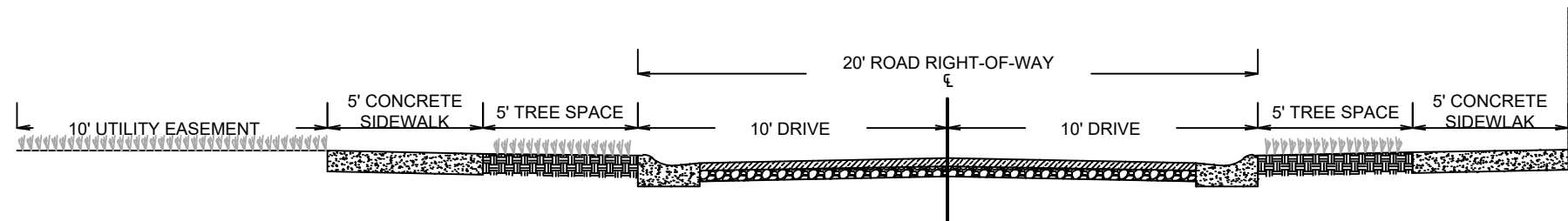




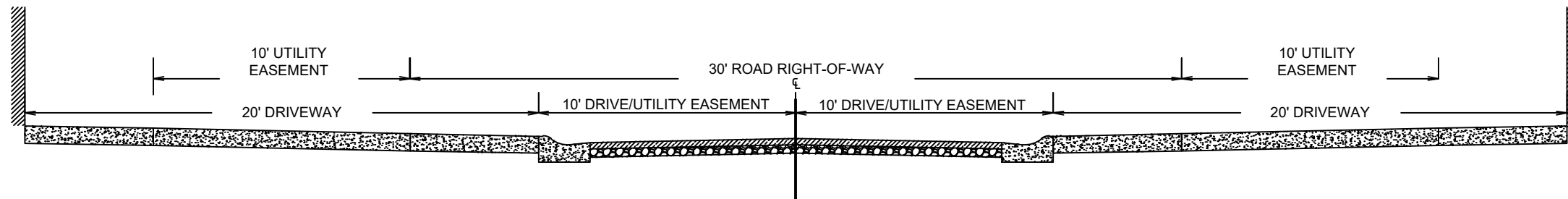
CROSS-SECTION 1 (AREA B - ALLEYS)



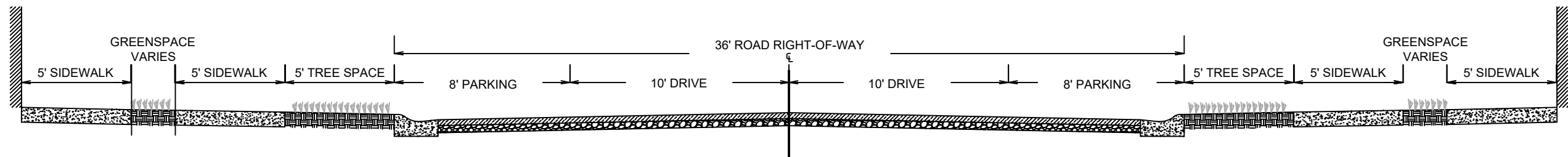
CROSS-SECTION 2 (AREA B - PRIMARY DRIVE)



CROSS-SECTION 3 (AREA A - E/W DRIVE)



CROSS-SECTION 4 (AREA A - ALLEYS)



CROSS-SECTION 5 (AREA A - PRIMARY DRIVE W/ PARKING)

## ORDINANCE NUMBER 25-81

### AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

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

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

**WHEREAS**, the Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District on January 14, 2013, as amended (the "Harmony PUD Ordinance");

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 25\_\_-PUD-\_\_**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 25\_\_-PUD-\_\_** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on [REDACTED], 2025;

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

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

#### **Section 1. Applicability of Ordinance.**

- 1.1 This Ordinance which shall be referred to as the "**Harmony PUD – Mixed-Use District – Area B – 2025 Amendment**" (the "District"), shall amend the Harmony PUD Ordinance, only as applicable to the Real Estate. The Real Estate is located within Area B of the Mixed-Use District, as established by

Section 1.2 of the Harmony PUD Ordinance.

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

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

**Section 3.** **Illustrated Site Development Plan (Concept Plan).**

- A. Section 1.4 of the Harmony PUD and by reference the “Illustrated Site Development Plan” shall be amended by, and replaced with, the plan illustrated on **Exhibit B** (the “Concept Plan), as it pertains to the Real Estate.
- B. The Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director

**Section 4.** **Permitted Uses.**

- A. Section 2.2 (Permitted Uses) shall be amended to permit Dwelling, Multi-family as a permitted use on the Real Estate.
- B. A maximum of sixty-eight (68) dwellings (sixty-seven dwellings and one guest suite) shall be permitted.
- C. Only a cooperative shall own the property including the building and outside grounds.
- D. The cooperative, as owner, shall operate and maintain the Real Estate.

**Section 5.** **Development Standards for Multifamily Uses.** Section 2.4 (Development Standards for Multifamily Uses within the Mixed Use District); shall apply to the

Real Estate, except as modified below:

- A. Section 2.4(F) shall not apply.
- B. Section 2.4(G) shall be amended by Section 4(B) of this Ordinance.
- C. Section 2.4(I) Maximum Building Height, 45’
- D. Section 2.4(M) shall not apply.
- E. Section 2.4(N) Architectural Standards shall not apply, rather the following shall apply:
  - 1. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of elevations designed to capture the intended architecture of structures to be constructed in the District. General conformance with **Exhibit C**, as determined by the Director of Community Development, shall be required.
- F. Section 2.4(O) Development Plans, shall not apply.

**Section 6.** **Off–Street Loading and Parking.** Article 4.2(C) shall apply except as amended below:

- A. Section 4.2.C.3.a shall be amended as follows: A minimum of two (2) parking spaces per dwelling unit shall be provided. Exterior garage spaces shall be counted toward meeting the minimum number of required parking spaces.
- B. Section 4.2.C.3.b shall be amended as follows: The minimum number of interior garage parking spaces shall be equal to 100% of the total number of dwelling units, therefore a minimum of sixty-seven (67) garage parking shall be included in the Primary Structure.

**Section 7.** **Landscaping Standards.** Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall not apply to the Real Estate, rather the Real Estate shall be landscaped as illustrated on the Concept Plan.

**Section 8.** **Sign Standards.** The standards of the UDO shall apply.

**Section 9.** **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

**Section 10.** **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will



not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 Wanning

\_\_\_\_\_  
Kurt Wanning

\_\_\_\_\_  
Kurt Wanning

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Chad Huff

ATTEST:

\_\_\_\_\_  
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-81** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-81

this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-81 this

\_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scott A. Willis, Mayor

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

This document prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 11350 N. Meridian St., Suite 320, Carmel, IN 46032 (317) 844-0106.

**SCHEDULE OF EXHIBITS**

|           |                                 |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan                    |
| Exhibit D | Architectural Character Exhibit |

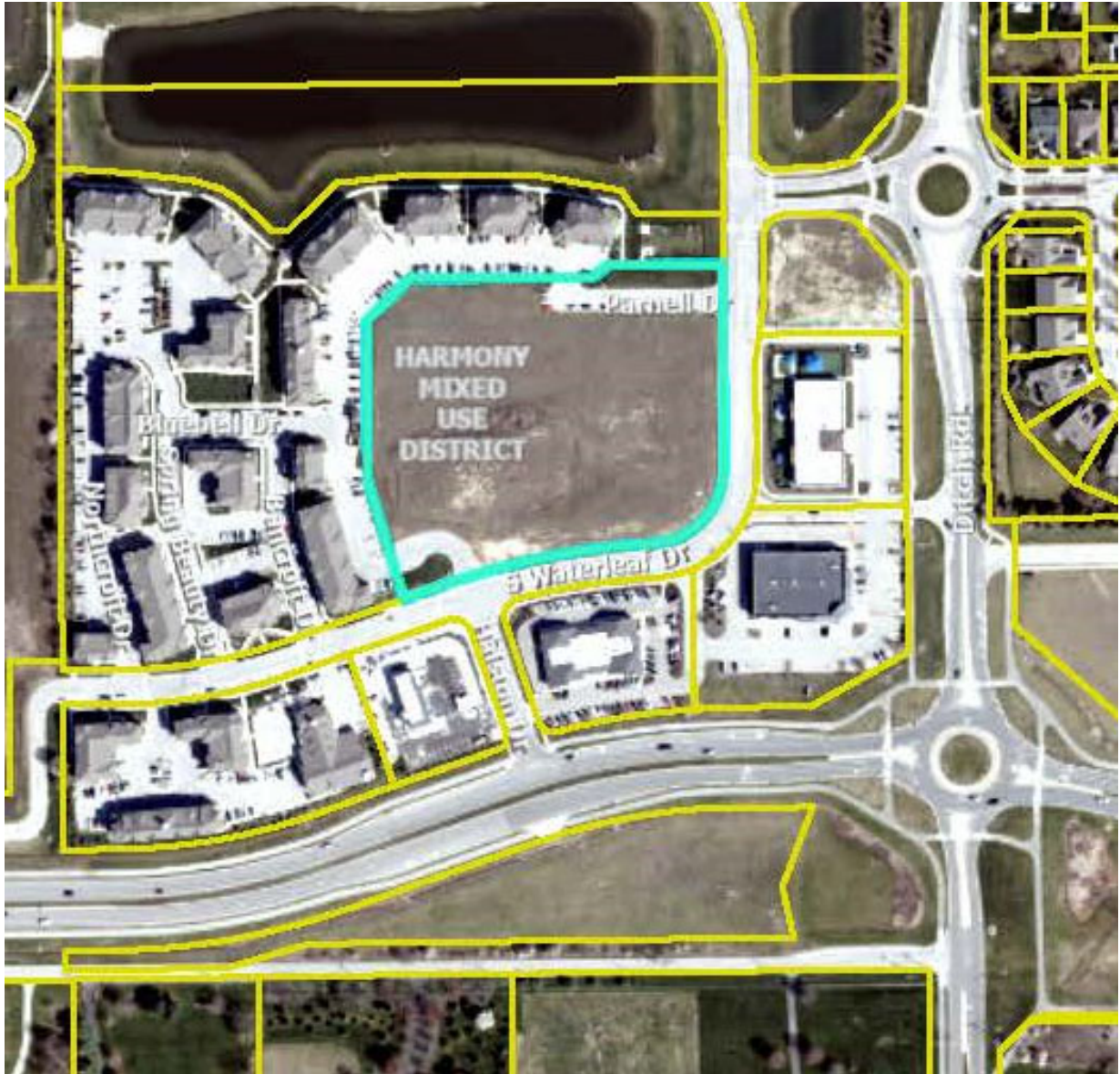
**EXHIBIT A**  
**REAL ESTATE**  
(Page 1 of 2)

'BLOCK A" OF THE HARMONY MIXED USE DISTRICT, PLAT CABINET 5, SLIDE 706, IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, WHICH IS SITUATED WITHIN SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, WESTFIELD, INDIANA.

.



**EXHIBIT A**  
**REAL ESTATE**  
(Page 2 of 2)



**EXHIBIT B**  
**Concept Plan**  
(see following page)





QUANTITY AND LOCATION OF TREES & PLANTINGS MAY BE SUBJECT TO CHANGE

LEGEND

| SYMBOL / PATTERN | QTY.          | SIZE AND TYPE                 | PLANT DESCRIPTION                                                            |
|------------------|---------------|-------------------------------|------------------------------------------------------------------------------|
|                  |               | SOD TURFGRASS                 |                                                                              |
|                  | 3,138 SQ. FT. | RIVERROCK                     | 2"-3" AVERAGE 3' WIDE MAINT. BAND                                            |
|                  | 2 1/2" CAL.   | SHADE TREE                    | EXTERNAL STREET FRONTAGE (14)                                                |
|                  | 2 1/2" CAL.   | SHADE TREE                    | PARKING LOT PERIMETER SHADE TREE (9)                                         |
|                  | 2 1/2" CAL.   | SHADE TREE                    | FOUNDATION SHADE TREE (10)                                                   |
|                  | 2 1/2" CAL.   | SHADE TREE                    | FOUNDATION SHADE TREE (20)                                                   |
|                  | 2 1/2" CAL.   | SHADE TREE                    | INTERIOR PARKING LOT TREE (6)                                                |
|                  | 2 1/2" CAL.   | SHADE TREE                    | ADDITIONAL SITE SHADE TREES (10)                                             |
|                  | 6' HT.        | EVERGREEN TREE                | FOUNDATION EVERGREEN TREE (19)                                               |
|                  | 6' HT.        | EVERGREEN TREE                | SCREENING AND ADDITIONAL EVERGREEN TREES (10)                                |
|                  | 1 1/2" CAL.   | ORNAMENTAL TREE               | FOUNDATION ORNAMENTAL TREES (32)                                             |
|                  | 1 1/2" CAL.   | ORNAMENTAL TREE               | ADDITIONAL ORNAMENTAL TREES (6)                                              |
|                  | 1 1/2" CAL.   | ORNAMENTAL TREE               | SIGNAGE FOUNDATION (3)                                                       |
|                  | #3-#5 GAL.    | EVERGREEN & ORNAMENTAL SHRUBS | FOUNDATION REQUIREMENTS PARKING PERIMETER PARKING INTERIOR ON SITE STANDARDS |

REQUIREMENTS

|      |                                                                                 |
|------|---------------------------------------------------------------------------------|
| (PI) | PARKING INTERIOR REQUIREMENTS                                                   |
|      | 1 TREE + 4 SHRUBS PER ISLAND REQUIRED                                           |
|      | 1 TREE + 4 SHRUBS PER ISLAND PROVIDED                                           |
| (PE) | PARKING LOT EXTERIOR REQUIREMENTS                                               |
|      | 1 TREE PER 30' REQUIRED + 1 SHRUB PER 3'                                        |
|      | 282' OF PERIMETER = 9 TREES + 88 SHRUB REQUIRED                                 |
|      | 9 TREES + 88 SHRUBS PROVIDED                                                    |
| (FN) | FOUNDATION REQUIREMENTS                                                         |
|      | 3 SHADE/EVERGREEN TREES + 2 ORNAMENTAL TREES + 25 SHRUBS PER 100' LF FOUNDATION |
|      | 1,590 LF FOUNDATION = 48 SHADE/EVERGREEN                                        |
|      | 32 ORNAMENTAL TREES + 400 SHRUBS REQUIRED                                       |
|      | 48 SHADE + ORNAMENTAL TREES PROVIDED                                            |
|      | 32 ORNAMENTAL TREES PROVIDED                                                    |
|      | 400 SHRUBS PROVIDED                                                             |
| (ST) | STREET FRONTAGE REQUIREMENT                                                     |
|      | 1 SHADE TREE PER 50' IN R.O.W. BETWEEN CURB & BACK OF WALK                      |
|      | 690 LF = 13.8 STREET TREES REQUIRED                                             |
|      | 14 STREET TREES PROVIDED                                                        |
| (LT) | MINIMUM LOT STANDARD REQUIREMENTS                                               |
|      | MULTIFAMILY = PER UNIT REQUIREMENTS                                             |
|      | 68 UNITS PROPOSED                                                               |
|      | 68 SHADE TREES REQUIRED = 68 PROVIDED                                           |
|      | 70 EVERGREEN/ORNAMENTAL = 68 PROVIDED                                           |
|      | 272 SHRUBS REQUIRED = 512 PROVIDED                                              |
| (PI) | PARKING LOT ISLAND REQUIREMENTS                                                 |
|      | 19,693 SF PARKING LOT AREA                                                      |
|      | 10% OF PARKING LOT IN LANDSCAPE ISLANDS                                         |
|      | 1,970 SF REQUIRED ISLAND AREA                                                   |
|      | 4,242+ SF PROVIDED ISLAND AREA                                                  |

LEGEND

| SYMBOL | DESCRIPTION                           | PLANT QUANTITY<br>PLANT TYPE<br>REQ. LOCATION |
|--------|---------------------------------------|-----------------------------------------------|
| (AD)   | ADDITIONAL PLANTING - NOT REQUIRED    |                                               |
| (LT)   | MINIMUM LOT STANDARD REQUIREMENTS     |                                               |
| (FN)   | FOUNDATION REQUIREMENTS               |                                               |
| (SC)   | SCREENING REQUIREMENTS                |                                               |
| (PI)   | PARKING LOT INTERIOR REQUIREMENTS     |                                               |
| (PE)   | PARKING LOT EXTERIOR REQUIREMENTS     |                                               |
| (ST)   | EXTERNAL STREET FRONTAGE REQUIREMENTS |                                               |



design group, llc  
landscape  
architecture  
+  
planning  
professionals  
317.258.5229  
jlapp@lapdesigngroup.com  
Consultants

Project Info

Senior Living  
Cooperative of  
Westfield

Westfield, IN



Know what's below.  
Call before you dig.

Seal

PRELIMINARY  
NOT FOR CONSTRUCTION

Drawing Scope

OVERALL  
CONCEPTUAL SITE  
LANDSCAPE PLAN

Drawing Info

Drawn: JML  
Checked: JML  
Date: 10/03/2025  
Project No: 25531  
Revision:

Sheet No.

L1.0



**EXHIBIT C**  
**Architectural Character Exhibit**  
(see following 7 pages)



SUBJECT TO CHANGE WITHOUT NOTICE





SUBJECT TO CHANGE WITHOUT NOTICE



Expert Pick

SW 7016

# Mindful Gray

April 2022 Color of the Month

SW 7008

# Alabaster

March 2022 Color of the Month

SW 7069

# Iron Ore

Cultured Stone - Sculpted Ashlar - Ferrous

Owens Corning - Duration - Peppercorn

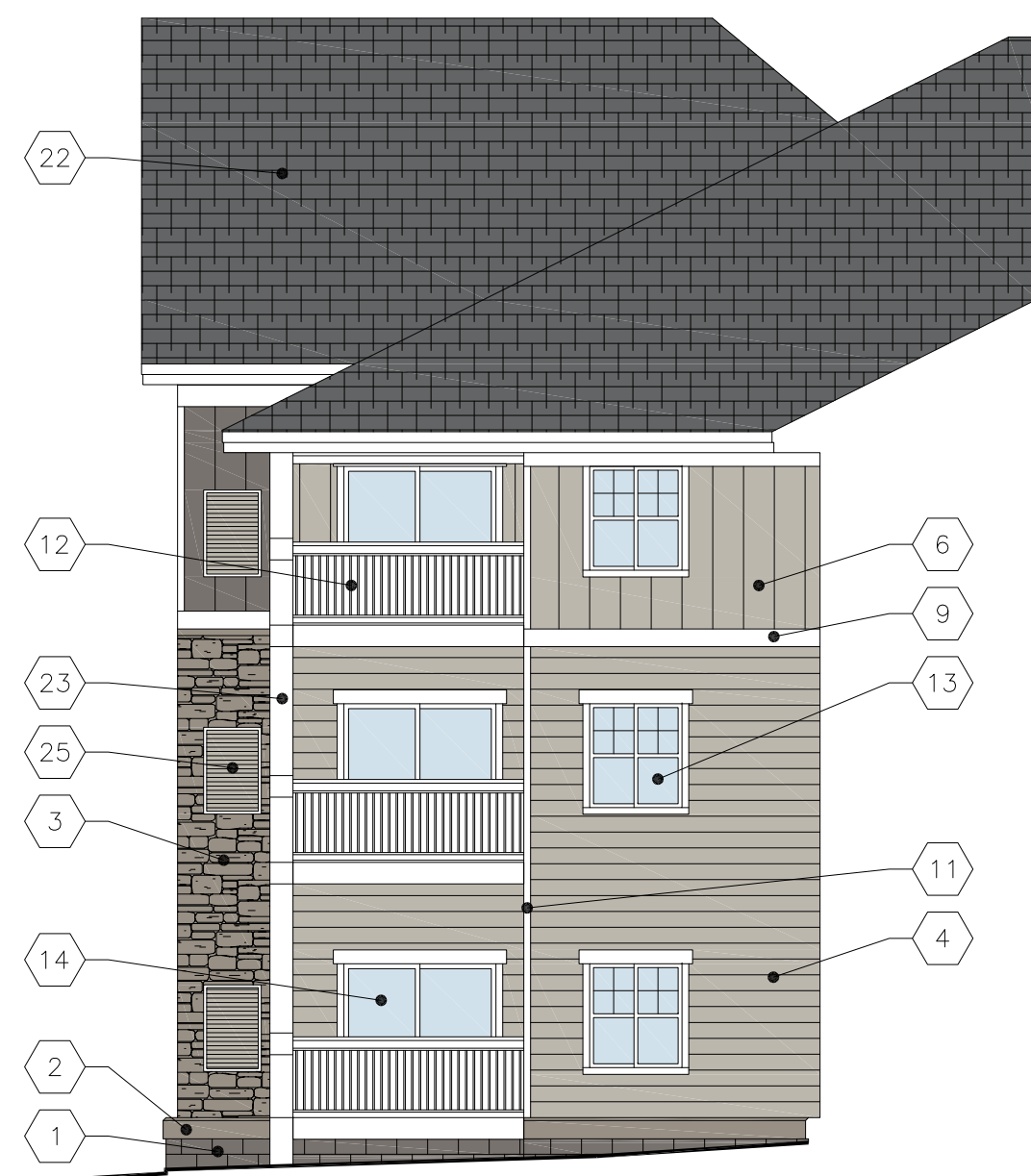


MATERIALS SHOW THE GENERAL DESIGN INTENT AND  
MAY BE SUBJECT TO CHANGE WITHIN GENEAL  
CONFORMANCE





4 EXTERIOR ELEVATION – SOUTH  
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION – EAST  
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION – WEST  
SCALE: 1/8" = 1'-0"



PRIMARY ELEVATION  
6508 SF – FACADE AREA  
3090 SF – SIDING AREA  
1398 SF – GLAZING AREA  
2020 SF – MASONRY AREA  
31.04% MASONRY COVERAGE

1 EXTERIOR ELEVATION – SOUTH  
SCALE: 1/8" = 1'-0"

#### EXTERIOR ELEVATION KEY NOTES:

- 1 CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
- 2 TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
- 3 CAST STONE VENEER COLOR GRAY AND TAUPE MIX
- 4 FIBER CEMENT HORIZONTAL LAP SIDING COLOR MEDIUM GRAY TAUPE
- 5 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR LIGHT GRAY TAUPE
- 6 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR MEDIUM GRAY TAUPE
- 7 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR DARK GRAY TAUPE

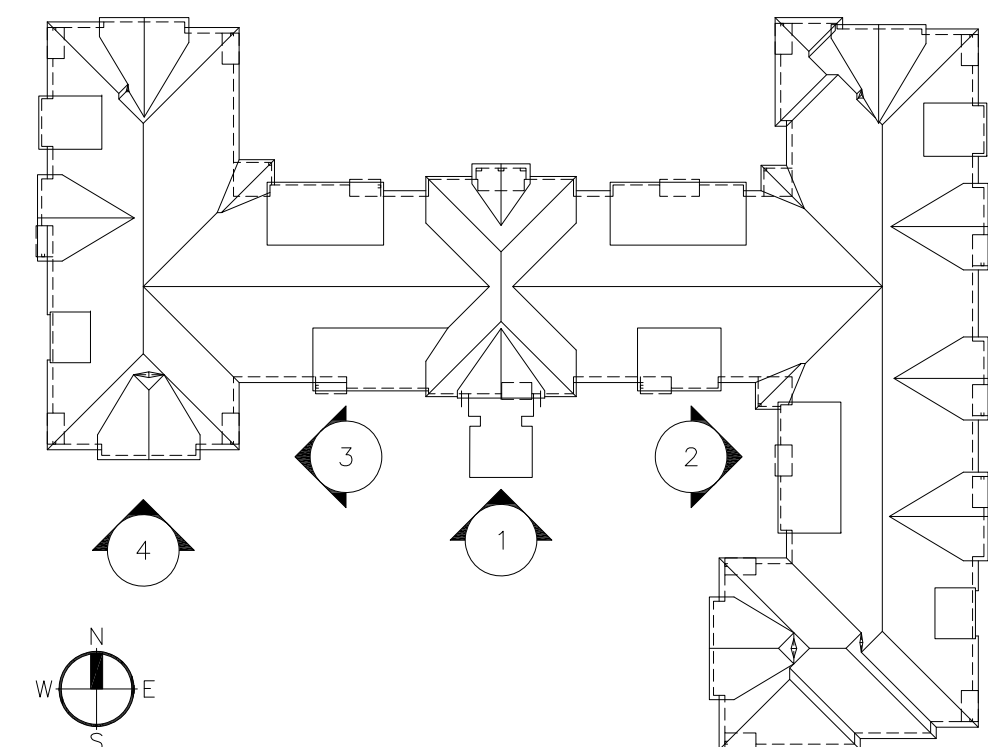
- 8 FIBER CEMENT SHINGLE SIDING, STAGGERED EDGE COLOR DARK GRAY TAUPE
- 9 FIBER CEMENT ACCENT BAND/FREEZE COLOR WHITE
- 10 CAST STONE VENEER DECORATIVE SILL COLOR COORDINATING TO ADJACENT MATERIAL
- 11 FIBER CEMENT CORNER TRIM BOARD COLOR WHITE
- 12 PREFINISHED ALUMINUM RAILING COLOR DARK BRONZE/BLACK
- 13 VINYL FRAME WINDOW WITH 4" FIBER CEMENT JAMB AND SILL TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE

- 14 VINYL FRAMED SLIDING PATIO DOOR WITH 4" FIBER CEMENT JAMB TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE
- 15 VINYL FRAME WINDOW WITH CAST STONE VENEER DECORATIVE HEADER AND SILL; COLOR COORDINATING TO ADJACENT MATERIAL
- 16 PREFINISHED ALUMINUM STOREFRONT COLOR WHITE
- 17 HOLLOW METAL DOOR AND FRAME COLOR TO MATCH ADJACENT BUILDING COLOR
- 18 OVERHEAD SECTIONAL GARAGE DOOR COLOR TO MATCH FOUNDATION WALL
- 19 FIBER CEMENT FACIA OR RAKE TRIM COLOR WHITE

- 20 DECORATIVE GABLE ROOF EAVE BRACKET; COLOR WHITE SEE DETAIL 4/A7.1
- 21 DECORATIVE GABLE END BRACKET ACCENT TRIM COLOR WHITE
- 22 ASPHALT SHINGLES COLOR MEDIUM/DARK GRAY
- 23 FIBER CEMENT WRAPPED COLUMN COLOR WHITE
- 24 STANDING SEAM METAL ROOF COLOR MEDIUM/DARK GRAY
- 25 MECHANICAL LOUVER COLOR COORDINATING TO ADJACENT MATERIAL
- 26 CAST STONE VENEER COLUMN BASE WITH PRECAST CONCRETE CAP AND FIBER CEMENT WRAPPED COLUMN

- 27 BUILDING CORNER POST AT SIDING AND CAST STONE VENEER

DRAWINGS AND MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE







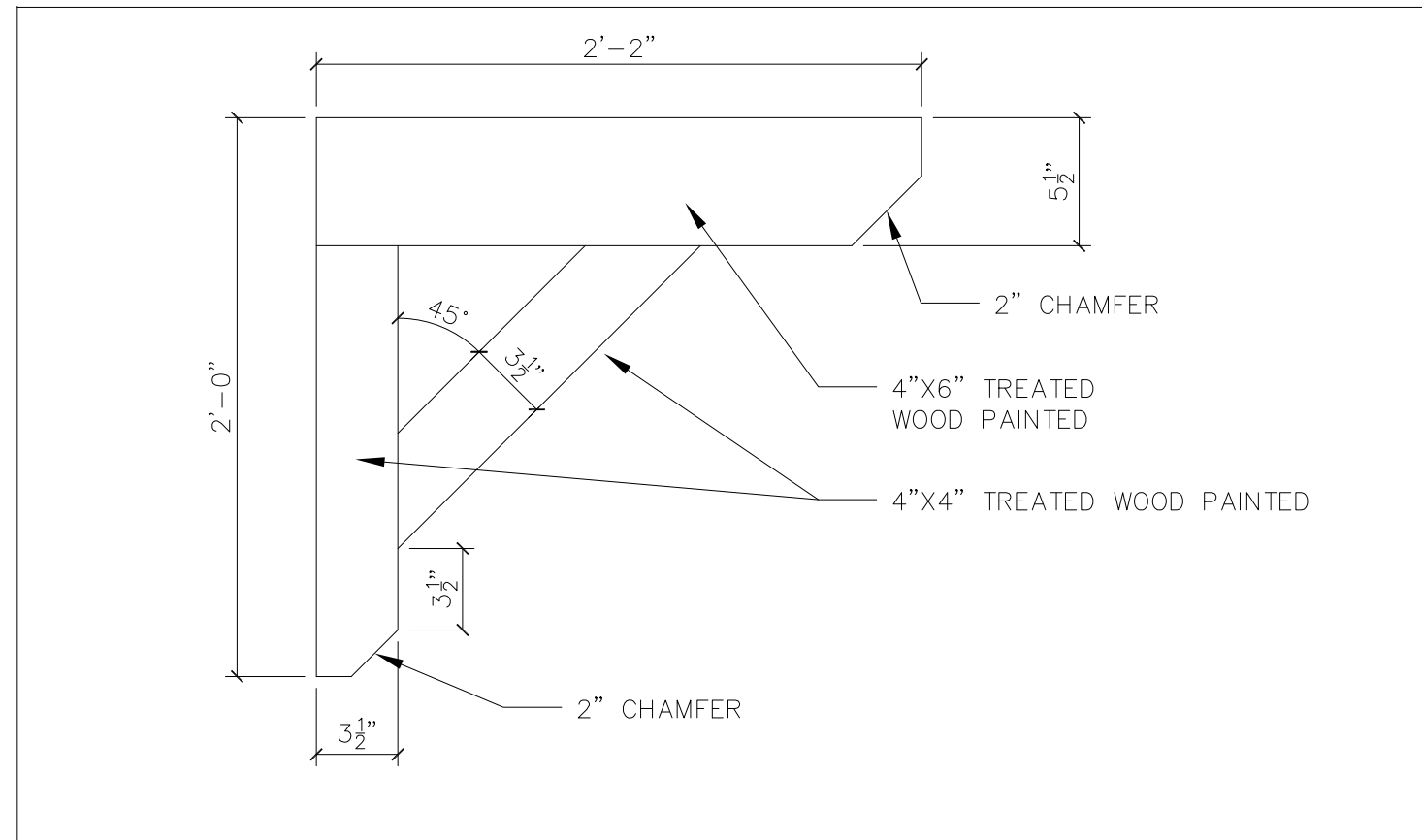
3 EXTERIOR ELEVATION – EAST  
SCALE: 1/8" = 1'-0"



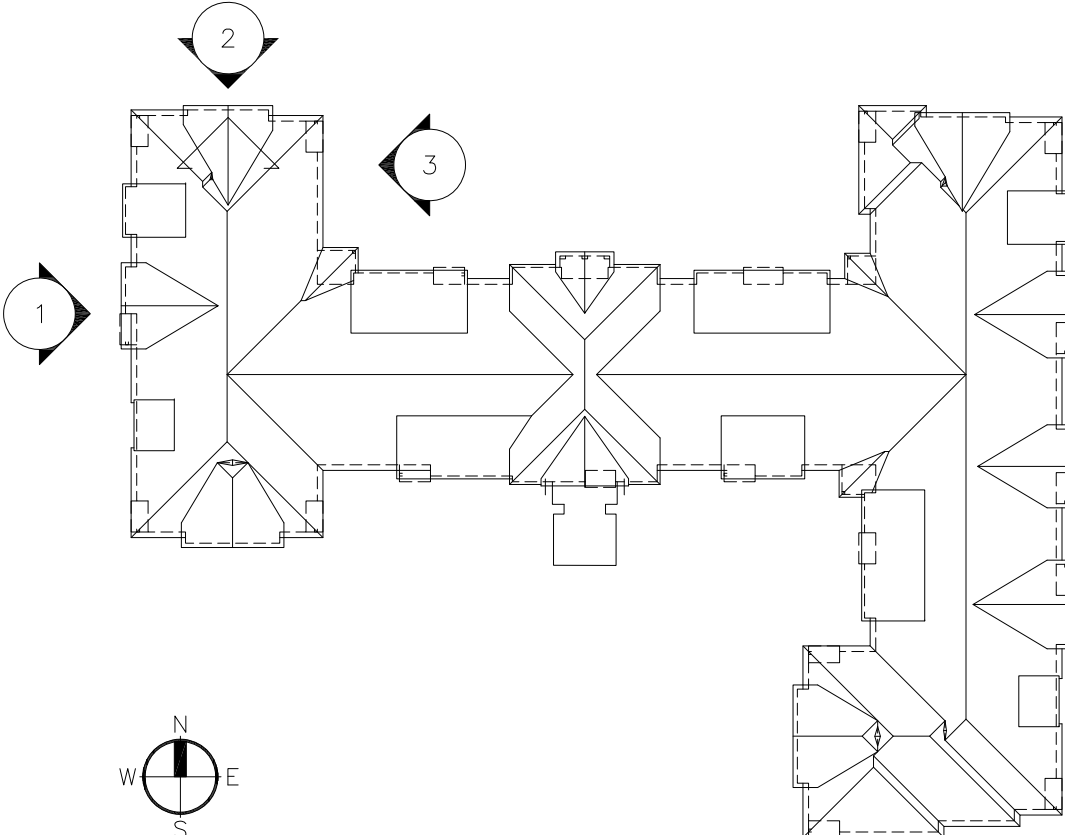
2 EXTERIOR ELEVATION – NORTH  
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION – WEST  
SCALE: 1/8" = 1'-0"



4 DECORATIVE GABLE ROOF EAVE BRACKET DETAIL  
SCALE: 1-1/2" = 1'-0"



#### EXTERIOR ELEVATION KEY NOTES:

- |                                                                                        |                                                                                                                                    |                                                                                                                                        |                                                                                            |                                                         |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1 CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE      | 8 FIBER CEMENT SHINGLE SIDING, STAGGERED EDGE COLOR DARK GRAY TAUPE                                                                | 14 VINYL FRAMED SLIDING PATIO DOOR WITH 4" FIBER CEMENT JAMB TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE | 20 DECORATIVE GABLE ROOF EAVE BRACKET; COLOR WHITE SEE DETAIL 4/A7.1                       | 27 BUILDING CORNER POST AT SIDING AND CAST STONE VENEER |
| 2 TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER | 9 FIBER CEMENT ACCENT BAND/FREEZE COLOR WHITE                                                                                      | 15 VINYL FRAME WINDOW WITH CAST STONE VENEER DECORATIVE HEADER AND SILL; COLOR COORDINATING TO ADJACENT MATERIAL                       | 21 DECORATIVE GABLE END BRACKET ACCENT TRIM COLOR WHITE                                    |                                                         |
| 3 CAST STONE VENEER COLOR GRAY AND TAUPE MIX                                           | 10 CAST STONE VENEER DECORATIVE SILL COLOR COORDINATING TO ADJACENT MATERIAL                                                       | 16 PREFINISHED ALUMINUM STOREFRONT COLOR WHITE                                                                                         | 22 ASPHALT SHINGLES COLOR MEDIUM/DARK GRAY                                                 |                                                         |
| 4 FIBER CEMENT HORIZONTAL LAP SIDING COLOR MEDIUM GRAY TAUPE                           | 11 FIBER CEMENT CORNER TRIM BOARD COLOR WHITE                                                                                      | 17 HOLLOW METAL DOOR AND FRAME COLOR TO MATCH ADJACENT BUILDING COLOR                                                                  | 23 FIBER CEMENT WRAPPED COLUMN COLOR WHITE                                                 |                                                         |
| 5 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR LIGHT GRAY TAUPE                 | 12 PREFINISHED ALUMINUM RAILING COLOR DARK BRONZE/BLACK                                                                            | 18 OVERHEAD SECTIONAL GARAGE DOOR COLOR TO MATCH FOUNDATION WALL                                                                       | 24 STANDING SEAM METAL ROOF COLOR MEDIUM/DARK GRAY                                         |                                                         |
| 6 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR MEDIUM GRAY TAUPE                | 13 VINYL FRAME WINDOW WITH 4" FIBER CEMENT JAMB AND SILL TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE | 19 FIBER CEMENT FACIA OR RAKE TRIM COLOR WHITE                                                                                         | 25 MECHANICAL LOUVER COLOR COORDINATING TO ADJACENT MATERIAL                               |                                                         |
| 7 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR DARK GRAY TAUPE                  |                                                                                                                                    |                                                                                                                                        | 26 CAST STONE VENEER COLUMN BASE WITH PRECAST CONCRETE CAP AND FIBER CEMENT WRAPPED COLUMN |                                                         |

DRAWINGS AND MATERIALS SHOW THE  
GENERAL DESIGN INTENT AND MAY BE  
SUBJECT TO CHANGE





3 EXTERIOR ELEVATION – NORTH  
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION – WEST  
SCALE: 1/8" = 1'-0"



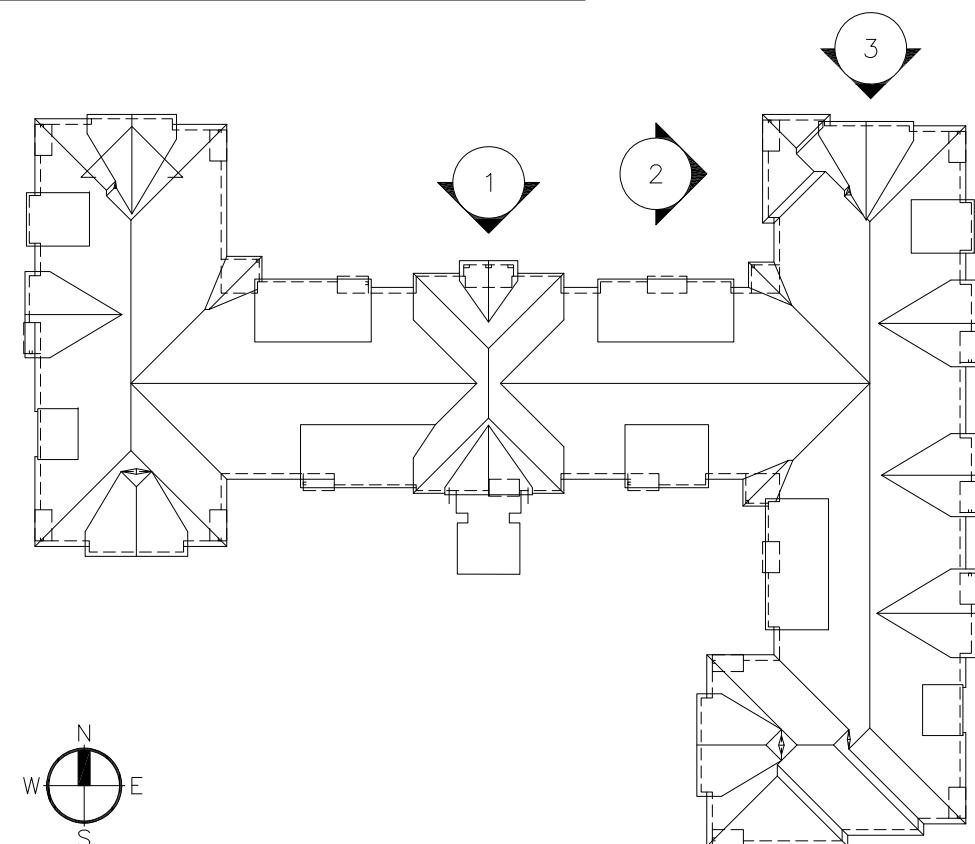
PRIMARY ELEVATION  
6396 SF – FACADE AREA  
2863 SF – SIDING AREA  
1589 SF – GLAZING AREA  
1944 SF – MASONRY AREA  
30.39% MASONRY COVERAGE

1 EXTERIOR ELEVATION – NORTH  
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

- |                                                                                        |                                                                                                                                    |                                                                                                                                        |                                                                                            |                                                         |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1 CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE      | 8 FIBER CEMENT SHINGLE SIDING, STAGGERED EDGE COLOR DARK GRAY TAUPE                                                                | 14 VINYL FRAMED SLIDING PATIO DOOR WITH 4" FIBER CEMENT JAMB TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE | 20 DECORATIVE GABLE ROOF EAVE BRACKET; COLOR WHITE SEE DETAIL 4/A7.1                       | 27 BUILDING CORNER POST AT SIDING AND CAST STONE VENEER |
| 2 TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER | 9 FIBER CEMENT ACCENT BAND/FREEZE COLOR WHITE                                                                                      | 15 VINYL FRAME WINDOW WITH CAST STONE VENEER DECORATIVE HEADER AND SILL; COLOR COORDINATING TO ADJACENT MATERIAL                       | 21 DECORATIVE GABLE END BRACKET ACCENT TRIM COLOR WHITE                                    |                                                         |
| 3 CAST STONE VENEER COLOR GRAY AND TAUPE MIX                                           | 10 CAST STONE VENEER DECORATIVE SILL COLOR COORDINATING TO ADJACENT MATERIAL                                                       | 16 PREFINISHED ALUMINUM STOREFRONT COLOR WHITE                                                                                         | 22 ASPHALT SHINGLES COLOR MEDIUM/DARK GRAY                                                 |                                                         |
| 4 FIBER CEMENT HORIZONTAL LAP SIDING COLOR MEDIUM GRAY TAUPE                           | 11 FIBER CEMENT CORNER TRIM BOARD COLOR WHITE                                                                                      | 17 HOLLOW METAL DOOR AND FRAME COLOR TO MATCH ADJACENT BUILDING COLOR                                                                  | 23 FIBER CEMENT WRAPPED COLUMN COLOR WHITE                                                 |                                                         |
| 5 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR LIGHT GRAY TAUPE                 | 12 PREFINISHED ALUMINUM RAILING COLOR DARK BRONZE/BLACK                                                                            | 18 OVERHEAD SECTIONAL GARAGE DOOR COLOR TO MATCH FOUNDATION WALL                                                                       | 24 STANDING SEAM METAL ROOF COLOR MEDIUM/DARK GRAY                                         |                                                         |
| 6 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR MEDIUM GRAY TAUPE                | 13 VINYL FRAME WINDOW WITH 4" FIBER CEMENT JAMB AND SILL TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE | 19 FIBER CEMENT FACIA OR RAKE TRIM COLOR WHITE                                                                                         | 25 MECHANICAL LOUVER COLOR COORDINATING TO ADJACENT MATERIAL                               |                                                         |
| 7 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR DARK GRAY TAUPE                  |                                                                                                                                    |                                                                                                                                        | 26 CAST STONE VENEER COLUMN BASE WITH PRECAST CONCRETE CAP AND FIBER CEMENT WRAPPED COLUMN |                                                         |

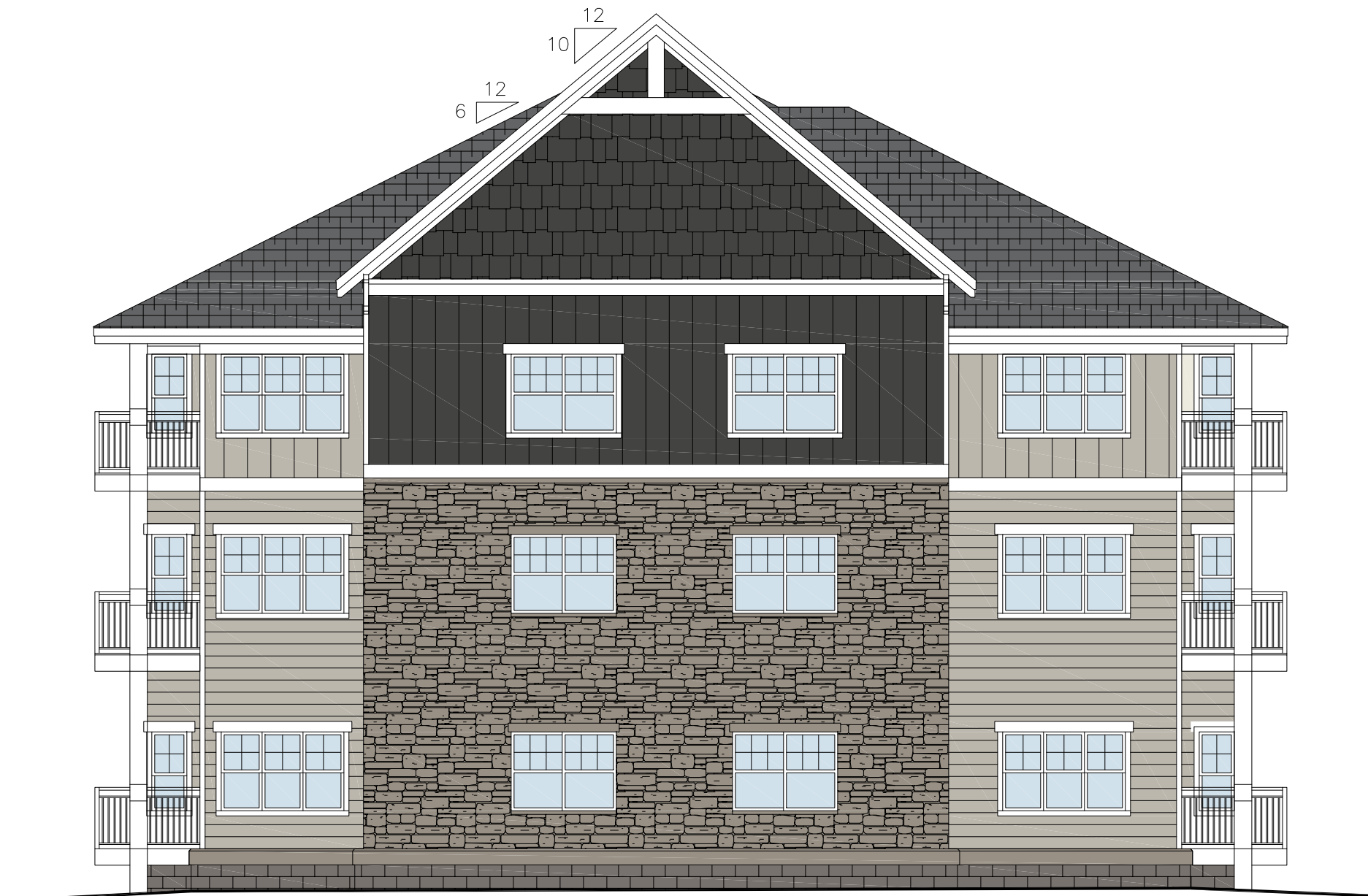
DRAWINGS AND MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE







4 EXTERIOR ELEVATION – NORTH  
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION – WEST  
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION – SOUTH  
SCALE: 1/8" = 1'-0"

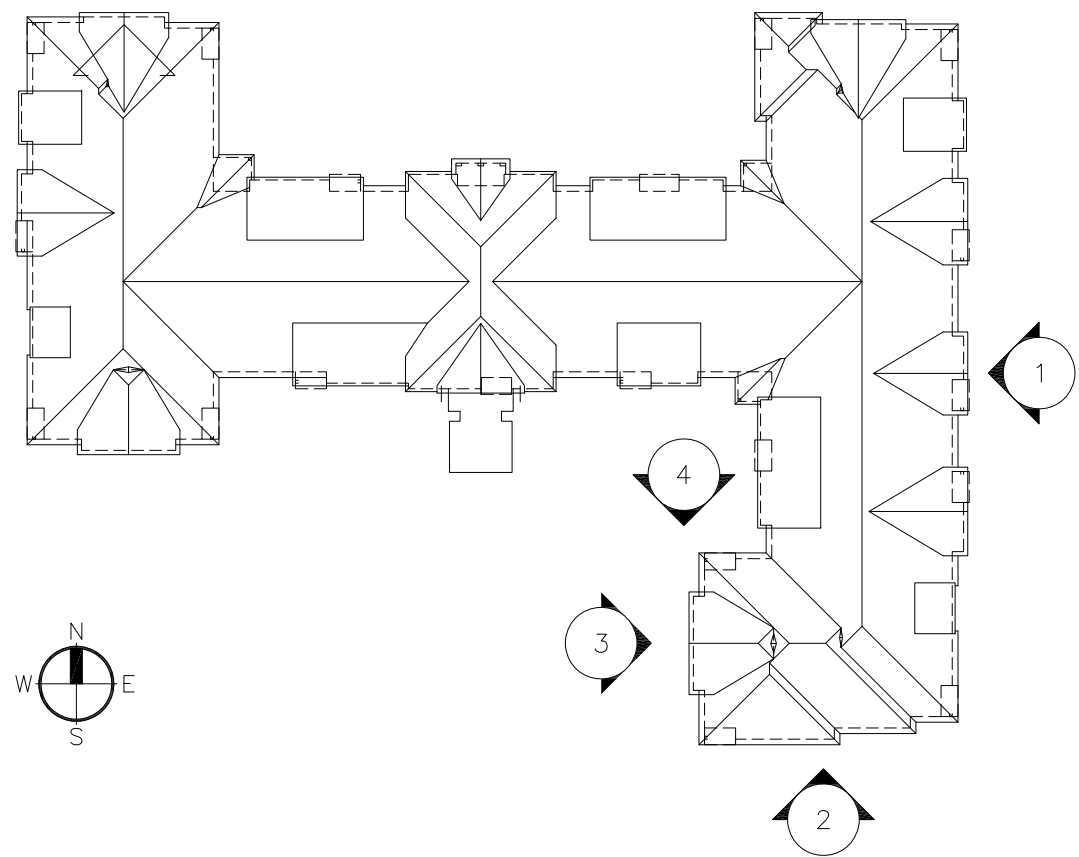


1 EXTERIOR ELEVATION – EAST  
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

- |                                                                                        |                                                                                                                                    |                                                                                                                                        |                                                                                            |                                                         |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1 CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE      | 8 FIBER CEMENT SHINGLE SIDING, STAGGERED EDGE COLOR DARK GRAY TAUPE                                                                | 14 VINYL FRAMED SLIDING PATIO DOOR WITH 4" FIBER CEMENT JAMB TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE | 20 DECORATIVE GABLE ROOF EAVE BRACKET; COLOR WHITE SEE DETAIL 4/A7.1                       | 27 BUILDING CORNER POST AT SIDING AND CAST STONE VENEER |
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| 3 CAST STONE VENEER COLOR GRAY AND TAUPE MIX                                           | 10 CAST STONE VENEER DECORATIVE SILL COLOR COORDINATING TO ADJACENT MATERIAL                                                       | 16 PREFINISHED ALUMINUM STOREFRONT COLOR WHITE                                                                                         | 22 ASPHALT SHINGLES COLOR MEDIUM/DARK GRAY                                                 |                                                         |
| 4 FIBER CEMENT HORIZONTAL LAP SIDING COLOR MEDIUM GRAY TAUPE                           | 11 FIBER CEMENT CORNER TRIM BOARD COLOR WHITE                                                                                      | 17 HOLLOW METAL DOOR AND FRAME COLOR TO MATCH ADJACENT BUILDING COLOR                                                                  | 23 FIBER CEMENT WRAPPED COLUMN COLOR WHITE                                                 |                                                         |
| 5 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR LIGHT GRAY TAUPE                 | 12 PREFINISHED ALUMINUM RAILING COLOR DARK BRONZE/BLACK                                                                            | 18 OVERHEAD SECTIONAL GARAGE DOOR COLOR TO MATCH FOUNDATION WALL                                                                       | 24 STANDING SEAM METAL ROOF COLOR MEDIUM/DARK GRAY                                         |                                                         |
| 6 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR MEDIUM GRAY TAUPE                | 13 VINYL FRAME WINDOW WITH 4" FIBER CEMENT JAMB AND SILL TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE | 19 FIBER CEMENT FACIA OR RAKE TRIM COLOR WHITE                                                                                         | 25 MECHANICAL LOUVER COLOR COORDINATING TO ADJACENT MATERIAL                               |                                                         |
| 7 FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR DARK GRAY TAUPE                  |                                                                                                                                    |                                                                                                                                        | 26 CAST STONE VENEER COLUMN BASE WITH PRECAST CONCRETE CAP AND FIBER CEMENT WRAPPED COLUMN |                                                         |

DRAWINGS AND MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE



## ORDINANCE NUMBER 25-82

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

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

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

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 25\_\_\_\_-PUD-\_\_\_\_**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit 1** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 25\_\_\_\_-PUD-\_\_\_\_** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a \_\_\_\_\_ recommendation (\_\_\_\_\_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2025;

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

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

**Section 1. Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**LPH/COMMUNITY PUD District**” (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5 The purpose of this PUD district is to conform with the neighboring General Business uses which accommodate the general business needs of the community. This district is intended to be similar to the General Business District as outlined in the Unified Development Ordinance Section 4.16.
- 1.6 Given nature of the intended uses and site, we will provide stormwater detention areas and landscaped green space on and around the site and parking. No public recreational amenities or open spaces are planned. We are planning to provide private outdoor patient focused courtyards for the rehabilitation hospital as a part of the development.

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

- 2.1 **Rehabilitation Hospital:** An institution that provides psychological, medical, physical and addiction care to patients, that may provide overnight accommodation for persons receiving treatment, and that includes as an integral part of the institution, related facilities such as laboratories, pharmacy, outpatient or training facilities.

**Section 3. Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the General Business District (GB) (the “Underlying Zoning District”).**Section 4. Permitted Uses.** The permitted uses shall be as set forth below.

- 4.1 All uses permitted in the Underlying Zoning District shall be permitted except for the following:



- a. Auction Rooms
- b. Retail, Very High Intensity
- c. Retail, High Intensity
- d. Retail, Special Handling
- e. Gasoline Service Station
- f. Amphitheater / outdoor theater
- g. Tavern (or Nightclub)
- h. Theater, indoor
- i. Bus stations / transit stops

4.2 **Additional Uses:** The following additional uses shall be permitted:

- a. Agricultural Use, Agritourism Use (or Angertainment Use):

This use is intended to allow for a community garden area where the public can learn how to grow food for themselves or for food banks and similar food support services.

- b. Rehabilitation Hospital

**Section 5.** **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District.

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

6.1 Article 6.3.A Architectural Standards:

- 1. Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 6.3(F) of the UDO. The

facades of structures within this PUD which do not front on a public right of way shall comply with the requirements provided below.

2. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade.

All Facades facing East Street or 196th Street shall meet the Primary Facade requirements contained herein.

3. Facade Materials.

- a. Primary Facade Materials.

- i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the facade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the facade).
- ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.
- iii. Primary Facades may have window glazing or glass storefronts.
- iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain,) wood, glass, painted aluminum, formed polymers and EIFS.
- v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.
- vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Facades.
- vii. Overhead doors may be permitted on the Primary Façade elevations.

- b. Secondary Facades Materials.

- i. In addition to those materials permitted for the Primary Facade, the Secondary Facade may include architectural metal wall panels.
- ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
- iii. Overhead doors are permitted on Secondary Façade elevations.

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

**Section 8.**     **Concept Plan and Character Exhibits.**

- 8.1 The Concept Plan, attached hereto as **Exhibit 2**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Following detailed site engineering, the configuration and layout of rights-of-way, individual lots, and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general compliance with the Concept Plan as determined by the Planning Director.
- 8.2 The Character Exhibits, attached hereto as **Exhibit 3**, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Character Exhibits. Such Character Exhibits are a compilation of images designed to capture the intended quality of the building(s) to be constructed within the District. If a provision of Article 6.3 Architectural Standards is in conflict with the Character Exhibits, then the Character Exhibits shall control.

**Section 9.**     **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

\_\_\_\_\_  
Jon Dartt

\_\_\_\_\_  
Jon Dartt

\_\_\_\_\_  
Jon Dartt

\_\_\_\_\_  
Victor McCarty

\_\_\_\_\_  
Victor McCarty

\_\_\_\_\_  
Victor McCarty

\_\_\_\_\_  
Joe Duepner

\_\_\_\_\_  
Joe Duepner

\_\_\_\_\_  
Joe Duepner

\_\_\_\_\_  
Patrick T. Tamm

\_\_\_\_\_  
Patrick T. Tamm

\_\_\_\_\_  
Patrick T. Tamm

\_\_\_\_\_  
Noah Herron

\_\_\_\_\_  
Noah Herron

\_\_\_\_\_  
Noah Herron

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Kurt Wanninger

\_\_\_\_\_  
Kurt Wanninger

\_\_\_\_\_  
Kurt Wanninger

ATTEST:

\_\_\_\_\_  
Marla Ailor, Clerk Treasurer



I hereby certify that **ORDINANCE 25-82** was delivered to the Mayor of Westfield on  
the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-82**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scott Willis, Mayor

I hereby VETO **ORDINANCE 25-82**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scott Willis, Mayor

This document prepared by: C. Addison Bradford, Hall, Render, Killian, Heath & Lyman, P.C.

**SCHEDULE OF EXHIBITS**

- Exhibit A      Real Estate (Legal Description)
- Exhibit B      Concept Plan
- Exhibit A      Character Exhibits

**EXHIBIT 1****REAL ESTATE****Parcel One** (Parcel No. 08-06-19-00-00-010.000):

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

Beginning at the Southeast corner of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East; thence West on and along the South line of said South Half 325.55 feet; thence North parallel with the East line of said South Half 1338.3 feet to the North line of said South Half; thence East on and along aforesaid North line 325.55 feet to the East line of said South Half; thence South on and along aforesaid East line 1338.15 feet to the place of beginning.

Except:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows:

Beginning at the Southeast corner of said quarter section, said Southeast corner being designated as point "12000" on said parcel plat; thence North 89 degrees 50 minutes 13 seconds West 325.55 feet along the South line of said quarter section to the Southwest corner of the grantors' land; thence North 0 degrees 00 minutes 53 seconds West 45.00 feet along the West line of grantors' land to point "402" designated on said parcel plat; thence South 89 degrees 50 minutes 13 seconds East 325.55 feet to the East line of said quarter section at point "403" designated on said parcel plat; thence South 0 degrees 00 minutes 53 seconds East 45.00 feet along said East line to the point of beginning and containing 0.336 acres, more or less, inclusive of the presently existing right of way, which contains 0.079 acres, more or less.

**Parcel Two** (Parcel No. 08-06-19-00-00-011.000):

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

Beginning 325.5 feet West of the Southeast corner of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, and on the South line thereof; thence West on and along aforesaid South line 325.5 feet; thence North parallel with the East line of the South Half 1338.45 to the North line of said South Half; thence East on and along aforesaid North line 325.5 feet; thence South parallel with the East line of said South Half 1338.3 feet to the place of beginning, containing 10.00 acres, more or less.

EXCEPT THEREFROM: Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows: Commencing at the

Southeast corner of said quarter section; thence South 89 degrees 02 minutes 38 seconds West (bearing taken from adjoiner's description recorded in Deed Record 317, Page 604 in the Office of the Recorder of Hamilton County, Indiana) along the South line of said quarter section 325.50 feet to the point of beginning; thence South 89 degrees 02 minutes 38 seconds West along said South line 325.50 feet; thence North 1 degree 02 minutes 33 seconds West parallel with the East line of said quarter section 669.20 feet; thence North 89 degrees 02 minutes 38 seconds East parallel with said South line 325.50 feet; thence South 1 degree 02 minutes 33 seconds East parallel with said East line 669.20 feet to the point of beginning and containing 5.00 acres, more or less.

ALSO EXCEPT that portion conveyed to the City of Westfield, Indiana reflected in Warranty Deed recorded March 16, 2020 as Instrument No. 2020013856, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing to the Southeast corner of said quarter section designated as point "1000" on said plat; thence South 89 degrees 54 minutes 02 seconds West 651.00 feet along the South line of said section to the Southwest corner of the grantors' land; thence North 0 degrees 08 minutes 47 seconds West 901.67 feet along the West line of the grantors' land to the point of beginning of this description designated as point "1541" on said plat; thence continuing North 0 degrees 08 minutes 47 seconds West 436.99 feet along said West line to the Northwest corner of the grantors' land; thence South 89 degrees 56 minutes 51 seconds East 95.83 feet along the North line of the grantors' land; thence Southwesterly 312.88 feet along an arc to the right having a radius of 700.00 feet and subtended by a long chord having a bearing of South 8 degrees 16 minutes 33 seconds West and a length of 310.28 feet to the point designated as "725" on said plat; thence South 21 degrees 04 minutes 50 seconds West 139.17 feet to the point of beginning and containing 0.673 acres, more or less.

**Parcel Three** (Parcel No. 08-06-19-00-00-011.001):

Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 02 minutes 38 seconds West (bearing taken from adjoiner's description recorded in Deed Record 317, Page 604 in the Office of the Recorder of Hamilton County, Indiana) along the South line of said quarter section 325.50 feet to the point of beginning; thence South 89 degrees 02 minutes 38 seconds West along said South line 325.50 feet; thence North 1 degree 02 minutes 33 seconds West parallel with the East line of said quarter section 669.20 feet; thence North 89 degrees 02 minutes 38 seconds East parallel with said South line 325.50 feet; thence South 1 degree 02 minutes 33 seconds East parallel with said East line 669.20 feet to the point of beginning and containing 5.00 acres, more or less.

EXCEPT THEREFROM that portion appropriated to the City of Westfield, Indiana reflected in Order of Appropriation, Cause No. 29D04-2007-PL-005056, recorded August 31, 2021 as



Instrument No. 2021063630 and Agreed Findings and Judgment recorded May 24, 2022 as Instrument No. 2022025881, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat marked EXHIBIT "B", described as follows: Beginning at a point on the South line of said quarter section North 89 degrees 50 minutes 13 seconds West 325.55 feet from the Southeast corner of said quarter section, said point of beginning being the Southeast corner of grantors' land; thence North 89 degrees 50 minutes 13 seconds West 325.50 feet along said South line to the Southwest corner of grantors' land; thence North 0 degrees 00 minutes 53 seconds West 65.00 feet along the West line of grantors' land to point "400" designated on said parcel plat; thence South 89 degrees 50 minutes 13 seconds East 325.50 feet to the East line of grantors' land to point "401" designated on said parcel plat; thence South 0 degrees 00 minutes 53 seconds East 65.00 feet to said East line to the point of beginning and containing 0.486 acres, more or less, inclusive of the presently existing right of way, which contains 0.064 acres, more or less.

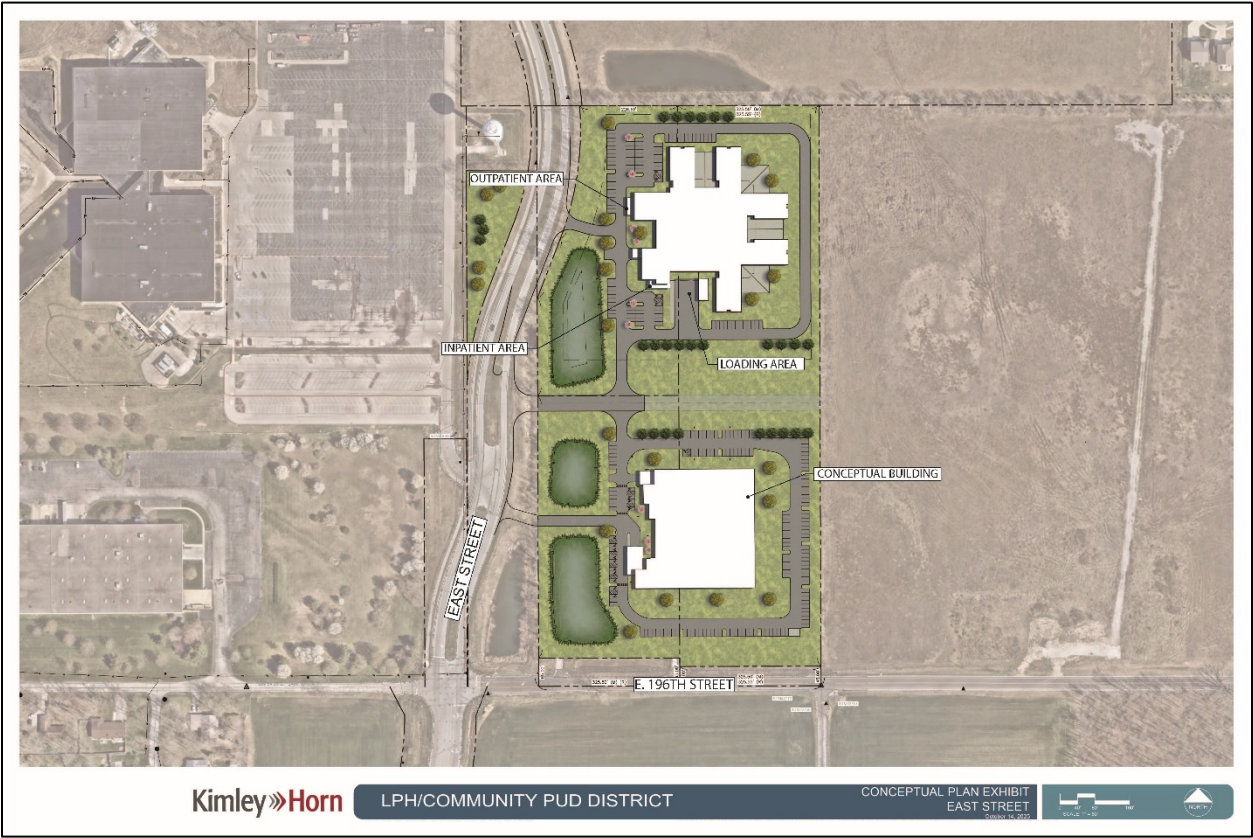
**Parcel Four** (Current Parcel No. 08-06-19-00-00-019.000):

Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said quarter section; thence South 89 degrees 54 minutes 02 seconds West 813.42 feet along the south line of said section to the southwest corner of the tract of land described in Deed Record 317, page 604 in the Office of the Recorder of Hamilton County said corner being 813.42 feet west of the east line of said quarter section; then North 0 degrees 08 minutes 47 seconds West 694.96 feet parallel with and 813.42 feet west of said east line to the Point of Beginning;

Thence North 0 degrees 08 minutes 47 seconds West 493.62 feet parallel with and 813.42 feet west of said east line to the southwest corner of the tract of land described in Instrument number 2014010631; thence North 89 degrees 52 minutes 20 seconds East 142.41 feet along the south line of said Instrument; thence Southwesterly 121.99 feet along an arc to the right having a radius of 590.00 feet and subtended by a long chord having a bearing of South 15 degrees 09 minutes 27 seconds West and a length of 121.77 feet; thence south 21 degrees 04 minutes 50 seconds West 175.35 feet; thence southwesterly 218.62 feet along an arc to the left having a radius of 710.00 feet and subtended by a long chord having a bearing of South 12 degrees 15 minutes 35 seconds West and a length of 217.75 feet to the Point of Beginning. Containing 0.728 acres, more or less.

**EXHIBIT B**  
**CONCEPT PLAN**



**EXHIBIT C**

**CHARACTER EXHIBITS**



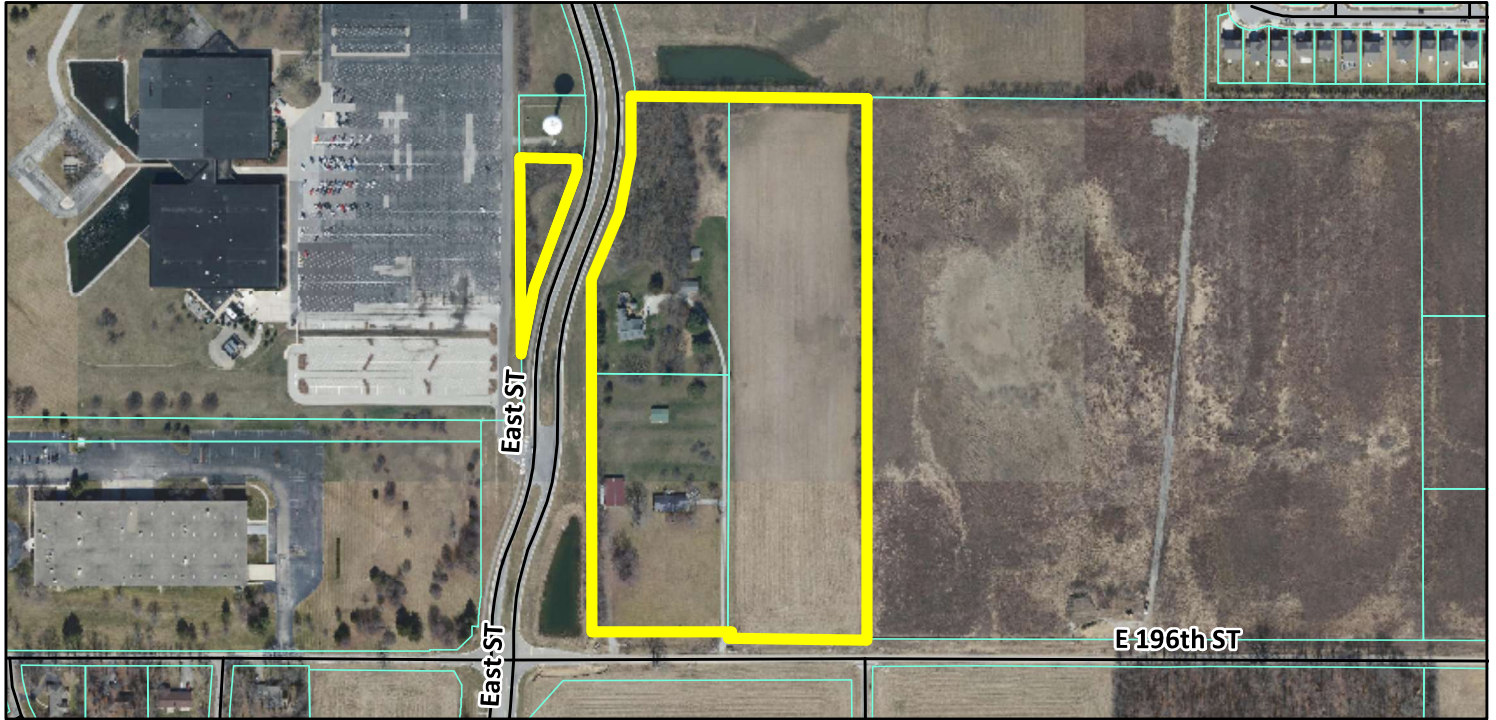




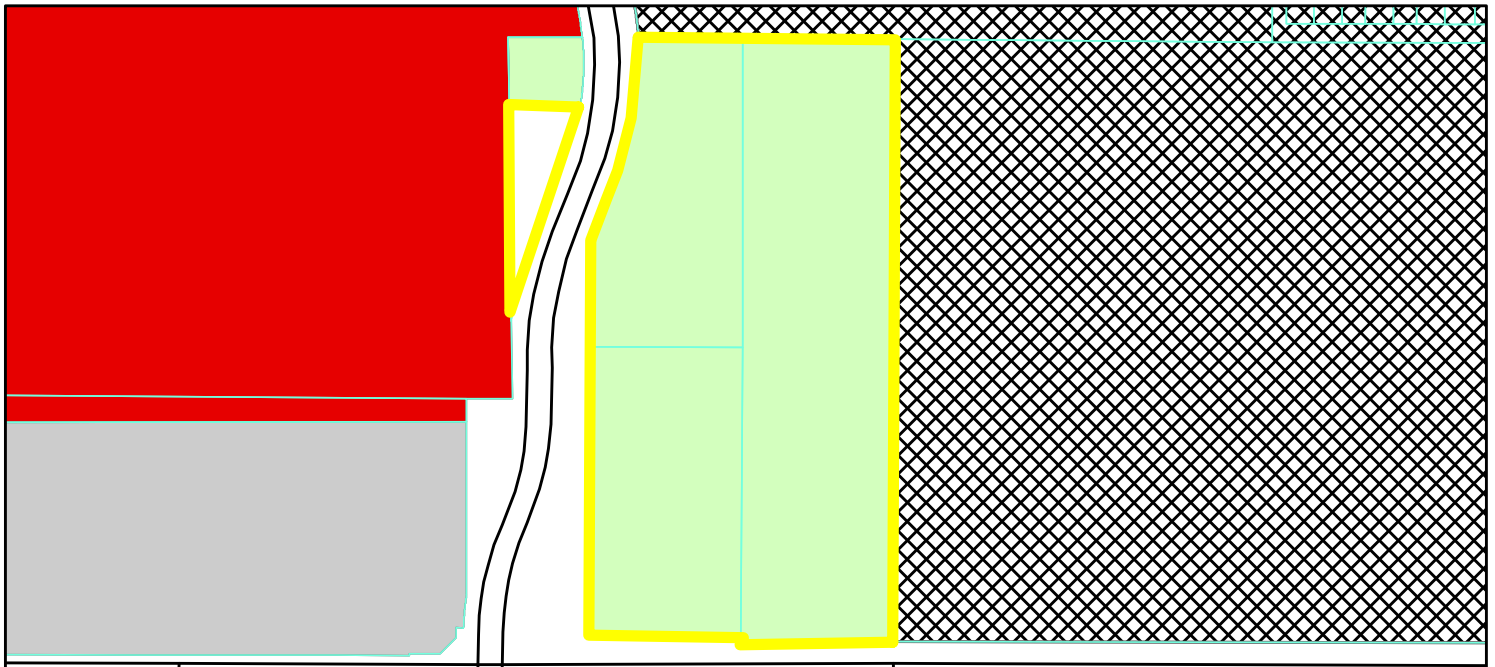


Aerial Location Map

 Site



Zoning Map



GIS,DBO,PW\_Streets Zoning  
Parcel  
Zoning - All  
AG-SF1 (Agriculture - Single Family - 1)  
EI (Enclosed Industrial)  
GB (General Business)  
PUD (Planned Unit Development)

0 0.05 0.1  
Miles









## ORDINANCE 25-87

### AN ORDINANCE OF THE CITY OF WESTFIELD AUTHORIZING AN ADDITIONAL APPROPRIATION FOR THE FIRST 2026 PAYROLL TO BE PAID ON DECEMBER 31, 2025

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

WHEREAS, the City of Westfield processes payroll on a biweekly basis which results in twenty-six (26) payrolls in a typical calendar year; and

WHEREAS, due to the configuration of the 2025-2026 payroll calendar, the City will experience a twenty-seventh (27<sup>th</sup>) biweekly payroll cycle, with the first regularly scheduled payroll cycle, with the first regularly scheduled payroll of 2026 falling on January 2, 2026; and

WHEREAS, January 1 is a federal banking holiday, and the City’s payroll processor cannot issue payroll on that date; and

WHEREAS, in accordance with established practice and to ensure timely payment to all City employees, the City intends to issue this payroll on December 31, 2025; and

WHEREAS, the City of Westfield operates on a cash-basis accounting system pursuant to the State Board of Accounts (SBOA) standards, under which payroll expenditures must be recognized in the year in which the cash is disbursed, not the year for which the work was performed; and

WHEREAS, a payroll issued on December 31, 2025, is, by definition and under state audit standards, a 2025 payroll expense, payable only at 2025 compensation rates and only from 2025 appropriations; and

WHEREAS, the City of Westfield’s long-standing administrative practice provides that annual salary adjustments and longevity increases become effective on the first payroll dated within the new calendar year, not on pay periods that may be advanced into the prior year for banking or operational reasons; and

WHEREAS, applying 2026 compensation rates to a payroll dated in 2025 would result in:

- Compensation being paid prior to the start of the fiscal year for which it is authorized;
- The use of 2025 budget appropriations to pay 2026-approved salary increases; and

- A payroll posting that conflicts with cash-basis accounting standards, SBOA audit expectations, and prudent financial practice; and

WHEREAS, it is therefore necessary and appropriate to formally declare that the payroll issued on December 31, 2025, shall be processed at 2025 salary rates, and that approved 2026 salary adjustments shall become effective with the first payroll dated in calendar year 2026; and,

WHEREAS, because the December 31, 2025, payroll must be recorded as a 2025 expenditure under cash basis accounting, the City must appropriate additional funds within the 2025 budget to cover this twenty-seventh payroll, as current 2025 departmental budgets do not contain sufficient appropriations to absorb the additional expense; and

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

Section 1. The Council hereby approves the following additional appropriations for the purpose of funding the twenty-seventh (27<sup>th</sup>) payroll to be issued on December 31, 2025:

|                     |             |
|---------------------|-------------|
| General Fund (101): | \$820,635   |
| Fire Fund (103):    | \$638,282   |
| MVH Fund (201):     | \$ 17,225   |
| Stormwater (900):   | \$ 23,539   |
| Total:              | \$1,499,681 |

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Section 2. Nothing in this Ordinance shall be construed as increasing the annual compensation of any employee. The payroll processed on December 31, 2025, is the first regular payroll of the 2026 payroll year and is paid early solely because the

Section 3. The Clerk Treasurer shall cause notice of this additional appropriation to be published as required by IC 6-1.1-18-5 and shall submit the certified copy of this ordinance and



proof of publication to the Indiana Department of Local Government Finance (DLGF).

- Section 4. Because December 31, 2025, payroll represents the twenty-seventh (27<sup>th</sup>) payroll processed during calendar year 2025, the Clerk Treasurer is authorized to suppress any deduction that is calculated on a twenty-six-pay cycle or that would otherwise create an over-deduction or exceed federal annual contribution limits. Suppressed deductions may include but are not limited to twenty-six (26) annual payroll deductions. Notwithstanding the foregoing, all statutorily required payroll withholdings and employer contributions, including FICA, Medicare, unemployment insurance, PERF/INPRS employee and employer contributions, and court ordered garnishments shall be taken in the normal manner.
- Section 5. This Ordinance shall be in full force and effect upon adoption by the Common Council and approval by the Mayor, or as otherwise provided by law.

PASSED THIS 8<sup>TH</sup> DAY OF DECEMBER 2025, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

**WESTFIELD COMMON COUNCIL**

| <b><u>Voting For</u></b> | <b><u>Voting Against</u></b> | <b><u>Abstain</u></b>  |
|--------------------------|------------------------------|------------------------|
| <hr/> Kurt J Wanninger   | <hr/> Kurt J Wanninger       | <hr/> Kurt J Wanninger |
| <hr/> Chad Huff          | <hr/> Chad Huff              | <hr/> Chad Huff        |
| <hr/> Patrick T. Tamm    | <hr/> Patrick T. Tamm        | <hr/> 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 25-87 was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of DECEMBER 2025, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-87      I hereby VETO ORDINANCE 25-87  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.      this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scott A. Willis, Mayor

\_\_\_\_\_  
Scott A. Willis, Mayor

This document was prepared by Marla Ailor, Clerk-Treasurer, City of Westfield, 130 Penn Street, 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/ *Marla Ailor*



## **RESOLUTION NO. 25-163**

### **A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA EXPRESSING SUPPORT FOR, AND ENCOURAGING THE PASSAGE OF, H.R. 3095 (Boebert) AND S. 2961 (Banks)**

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

**WHEREAS**, the City shares Zone Improvement Plan (“ZIP”) Codes 46074, 46032, 46033, 46060, 46062, 46069, and 46077 with neighboring jurisdictions, causing various challenges for the Westfield community, including issues related to address mismatches, business attraction, community identity, election confusion, public safety, tax revenue, insurance premium rate increases, mail delivery, and sport league participation;

**WHEREAS**, the City has partnered with United States Congressmembers to introduce and support legislation advancing the City’s independent ZIP Code advocacy efforts;

**WHEREAS**, the 119<sup>th</sup> Congress began on January 3, 2025 and will end in January, 2027;

**WHEREAS**, Colorado Congresswomen Lauren Boebert introduced H.R. 3095 on April 30, 2025, directing the United States Postal Service (“USPS”) to designate single, unique ZIP Codes for specified various communities across the nation, including Westfield;

**WHEREAS**, H.R. 3095’s Senate companion bill, S. 2961, was introduced by Indiana Senator Jim Banks on October 1, 2025;

**WHEREAS**, the City will be designated a single, unique, and independent ZIP Code if one of these bills is signed into law; and

**WHEREAS**, the Council finds that it is in the best interests of the City and its residents to express support and encourage the passage of H.R. 3095 and S. 2961, to further the City’s efforts to be designated a single, unique, and independent ZIP Code.

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

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

**Section 2.** For the reasons cited herein, the Council hereby expresses support for and encourages the passage of H.R. 3095, as passed by the House of Representatives.

**Section 3.** For the reasons cited herein, the Council hereby expresses support for and encourages the passage of S. 2961, as introduced.

**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 24th DAY OF November 2025 BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

#### COMMON COUNCIL FOR THE CITY OF WESTFIELD

##### Voting For

##### Voting Against

##### Abstain

\_\_\_\_\_  
Kurt J Wanninger

\_\_\_\_\_  
Kurt J Wanninger

\_\_\_\_\_  
Kurt J Wanninger

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Chad Huff

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Chad Huff

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Patrick T. Tamm

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Patrick T. Tamm

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Patrick T. Tamm

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Joe Duepner

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Joe Duepner

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Joe Duepner

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Jon Dartt

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Jon Dartt

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Jon Dartt

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Noah Herron

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Noah Herron

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Noah Herron

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Victor McCarty

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Victor McCarty

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Victor McCarty

ATTEST:

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Marla Ailor, Clerk-Treasurer



I hereby certify that RESOLUTION 25-163 was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 25-163      I hereby VETO RESOLUTION 25-163

this \_\_\_\_\_ day of \_\_\_\_\_,  
2025.

this \_\_\_\_\_ day of \_\_\_\_\_,  
2025.

\_\_\_\_\_  
Scott A. Willis, Mayor

\_\_\_\_\_  
Scott A. Willis, Mayor

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

Prepared by: Danielle Carey-Tolan



## WESTFIELD CITY COUNCIL 2026 SCHEDULE OF MEETINGS

Meetings are generally at 7 PM on the second and fourth Mondays of the month at City Hall, 130 Penn St, Westfield, IN 46074

Meetings are subject to change at the discretion of the City Council

| MEETING MONTH | FIRST CITY COUNCIL MEETING | SECOND CITY COUNCIL MEETING |
|---------------|----------------------------|-----------------------------|
| JANUARY       | 1/12/2026                  | 1/26/2026                   |
| FEBRUARY      | 2/9/2026                   | 2/23/2026                   |
| MARCH         | 3/9/2026                   | 3/23/2026                   |
| APRIL         | 4/13/2026                  | 4/27/2026**                 |
| MAY           | 5/11/2026                  | 5/26/2026*                  |
| JUNE          | 6/8/2026                   | 6/22/2026                   |
| JULY          | 7/13/2026                  | 7/27/2026                   |
| AUGUST        | 8/10/2026                  | 8/24/2026                   |
| SEPTEMBER     | 9/14/2026                  | 9/28/2026                   |
| OCTOBER       | 10/12/2026                 | 10/26/2026**                |
| NOVEMBER      | 11/9/2026                  | 11/23/2026                  |
| DECEMBER      | 12/14/2026                 | 12/28/2026                  |

\*Date is on a Tuesday due to Memorial Day

\*\*Meetings will be held at the  
Westfield Washington Township Library