CITY OF WESTFIELD, IN

City Council Meeting Agenda

BOARD OR COMMISSION: City Council Meeting
MEETING DATE: Monday, February 23, 2026 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: Jon Lowe, North Circle Church

OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes for February 9, 2026

Approval of Claims

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Proclamation—Disability Awareness Month

Presentation: Comprehensive Plan Urban 3/Caleb Ernest

OLD BUSINESS

Ordinance 25-13: Towne Road Crossing PUD Amendment
Staff Planner: Ryan Collingwood/Council Sponsor: Patrick Tamm
First Reading: March 24, 2025
APC Public Hearing: April 7, 2025
APC Workshop: June 16, 2025
APC Continuance: October 6, 2025

APC Recommendation: December 1, 2025
Adoption Consideration: February 23, 2026

Resolution 26-102: Fiscal Plan for Ordinance 26-05, Annexation Preserve at Cool Creek Phase II
Staff Planner: Ryan Collingwood
Adoption Consideration: February 23, 2026

Ordinance 26-05: Annexation, Preserve at Cool Creek Phase II
Staff Planner: Ryan Collingwood
First Reading and Public Hearing: February 9, 2026
Adoption Consideration: February 23, 2026

Ordinance 26-04: Authorizing and Approving an Additional Appropriation from the Operating Balance of the Capital Project Fund
Presented by: Jenell Fairman
First Reading & Public Hearing: February 9, 2026
Adoption Consideration: February 23, 2026

NEW BUSINESS

Resolution 26-107: Authorizing a Grant of Funds from the Capital Projects Fund to the Redevelopment District Capital Fund (Woodwind)
Presented by: Jenell Fairman
Adoption Consideration: February 23, 2026

Resolution 26-108: Authorizing a Grant of Funds from the Capital Projects Fund to the Redevelopment District Capital Fund (Grand Park District)
Presented by: Jenell Fairman
Adoption Consideration: February 23, 2026

Resolution 26-109: Authorizing the Cancellation of Warrants (Stale Checks)
Presented by: Marla Ailor
Adoption Consideration: February 23, 2026

Ordinance 26-06: Annexation, Chatham Ridge
Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner
First Reading & Public Hearing: February 23, 2026
Adoption Consideration: March 9, 2026

Ordinance 26-08: Trace Commons PUD
Staff Planner: Ryan Collingwood/Council Sponsor: Joe Duepner
First Reading: February 23, 2026
APC Public Hearing: March 2, 2026
APC Workshop: April 20, 2026
APC Recommendation: May 4, 2026
Adoption Consideration: May 11, 2026

Ordinance 26-09: 199th and Monon PUD Amendment I
Staff Planner: Daine Crabtree/Council Sponsor: Joe Duepner
APC Public Hearing: March 2, 2026
APC Workshop: April 20, 2026
APC Recommendation: May 4, 2026
Adoption Consideration: May 11, 2026

CITY COUNCIL COMMENTS

MAYOR COMMENTS

ADJOURNMENT

CALL TO ORDER

Pledge of Allegiance

Invocation: Phil Hoard, Union Bible College

OPENING OF MEETING

Note the presence of a quorum
Councilors Duepner, McCarty, Tamm and Wanninger were in attendance. Mayor Willis, Clerk-Treasurer Ailor, and City Legal Attorney Kaitlin Glazier were also in attendance.

Approval of Minutes
The motion to approve was made by:Councilor McCarty
Seconded by: Councilor Wanninger
Vote: Yes-4; No-0. Motion carried.

Approval of Claims
The motion to approve was made by:Councilor McCarty
Seconded by:Councilor Wanninger
Vote: Yes-4; No-0. Motion carried.

Announce any changes to Agenda
Presentation for Will Chambley has been delayed.

RESIDENTS WHO WISH TO ADDRESS COUNCIL
Bill Koss quoted scripture on integrity. He asked Council members to be vigilant and discussed HB 1001, which he believes would take local zoning control away from the local government. He asked that they oppose it and asked that they remember people of the community should have a right to speak on local zoning matters.

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Special Recognition: Will Chambley
Cancelled until Mr. Chambley can attend.

Swearing in of Westfield Firefighter
Mayor swore in Westfield's newest firefighter and Chief Gaylor welcomed him.

Presentation—Mayor's Youth Council
Mayor Willis introduced his Youth Council and commented that it has been a pleasure watching the local youth leaders grow as a unit. These individuals are learning about local government. They have been working all year long on a project they will brief the Council on.

Jack Clark, president of the group, introduced the idea of solar-powered picnic tables.
Cali Stigler, a senior at Westfield High School, showed a slide of examples of the tables used at Butler and Michigan Universities.
Olivia Kondrat said the group has identified 5 different locations; Asa Bales, Grand Junction Plaza, Simon Moon Park, Quaker Park and Freedom Trails. However, Grand Junction Plaza is the number one choice.
Rory Trevathan introduced the table design. They looked at various designs but chose the Symbal Arbor carousel. Five key elements: cost, solar array, structure, charging, table & seating. These ADA-accessible tables are enabled with USB and USBC charging ports.
Graden Willis, a junior, spoke about the specifications of the tables and chairs.

Clay Heaton stated there are scientific indicators that studying outside is beneficial to students. It's sustainable and eco-friendly materials will continue looking beautiful.
Mitchell Sindelar spoke about the zinc magnesium plaque that would be hung on the side of plaza building "R" in Grand Junction to show recognition of the first project by the Mayor's Youth Council.
Hannah Paterson researched the longevity of the project. The tables are designed to last 25–30 years, depending on the material selected. The batteries will last 15 years. She touched on several other maintenance factors.
Renata Ovalle discussed the necessity of ongoing maintenance and what the schedule for that would look like. Depending on the material chosen, she cited what type of maintenance and the frequency the tables and their battery components would require.
Veronica Trevathan a senior, spoke on community involvement, which would include use of the City's communications department and various social media posts, including a ribbon-cutting. They are aiming for May 13th.
Lucy Alejandro, a junior at Guerin, stated a grant of $15,000 has been awarded which will allow them to purchase one table and the plaque.
Dani Montgomery explained that the parks department would be doing the installation of the table and would be donating money for a second table. Mayor Willis relayed that they would like the plaque to match the existing plaque that is in place. Councilor Huff has agreed to cover the cost difference of the plaque, which was chosen and budgeted to a plaque that matches the existing one.
Will Messmer reiterated that the Parks Department is matching the Mayor's Youth Council table donation via a non-reverting fund. The Youth Council will be paying for the shipping of both tables.
Jack Clark and **Lucy Alejandro** were available for Q & A.

Councilor Duepner asked about materials. It was noted that the chairs are made of wood and would need to be treated. The table is galvanized steel. They do not have a quote on batteries yet. As part of the in-kind donation, the Parks Department will be doing the maintenance on the tables.

Council President Tamm asked about manufacturer's warranties and comparisons of the material used and the longevity of the tables.

Councilor Wanninger appreciated the efforts of the Council.

Councilor McCarty stated he believed this was comparable to a project at the collegiate level.

The mayor added his congratulations to the kids for their "marvelous" presentation. He noted that thinking about ADA compliance is really welcome.

Councilor Wanninger made the motion to approve the Mayor's Youth Council's proposal for a bench with solar panels not to exceed $15,000.
Councilor McCarty seconded the motion.
Vote: Yes-4; No-0. Motion carried.

OLD BUSINESS

Ordinance 26-01: Amending the Provisions in the Westfield-Washington Township Unified Development Ordinance/Sign Standards
Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Victor McCarty
First Reading: January 12, 2026
APC Public Hearing: January 14, 2026
APC Workshop: January 20, 2026
APC Recommendation: February 2, 2026
Adoption Consideration: February 9, 2026

Lauren Gillingham-Teague presented the sign ordinance and reviewed the changes to the UDO. President Tamm thanked her and the City attorneys for their work and due diligence.

The motion to approve was made by:Councilor Wanninger
Seconded by: Councilor McCarty
Vote: Yes-4; No-0. Motion carried.

NEW BUSINESS

Ordinance 26-04: Authorizing and Approving an Additional Appropriation from the Operating Balance of the Capital Projects Fund
Presented by: Jenell Fairman
First Reading and Public Hearing: February 9, 2026
Adoption Consideration: February 23, 2026

Jenell Fairman presented. The ordinance is requesting an additional appropriation from 266018474 (Capital Projects Fund) for $8,000,000 that was unspent at the end of 2025. The unencumbered funds were not requested at the end of 2025 because there were not any contracts or obligations for redevelopment projects using those funds. At the next meeting, a grant will be presented in regard to a land purchase at Wood Wind Golf Course as well as another grant in the area of Grand Park. Councilor Wanninger thanked Ms. Fairman for her time speaking with him on the two different grants.

Public Hearing Opened: 7:39 PM/No comments
Public Hearing Closed: 7:39 PM

Ordinance 26-05: Annexation/Preserve at Cool Creek Phase II
Staff Planner: Ryan Collingwood/Council Sponsor:
First Reading and Public Hearing: February 9, 2026
Adoption Consideration: February 23, 2026

Ryan Collingwood presented a parcel for annexation that is 4.7 acres located on the south side of east 191st Street. No comments have been received by staff.

Public Hearing Opened: 7:41PM/No comments
Public Hearing Closed: 7:41 PM

Ordinance 26-07: Amending Provisions in the Westfield-Washington Township Unified Development Ordinance
Staff Planner: Ryan Collingwood/Council Sponsor: Victor McCarty
First Reading: February 9, 2026
APC Public Hearing: March 2, 2026
APC Recommendation: March 2, 2026
Adoption Consideration: March 9, 2026

Ryan Collingwood presented. The amendment to the UDO pertains to water service for minor subdivisions within the agricultural districts in the community where public water service may not be presently available. It would streamline the process between the Community Development Department and Fire Department in administering the code.

CITY COUNCIL COMMENTS

Councilor McCarty gave an APC update. On the consent agenda, an Autozone located on the west side of SR32 near Srping Mill Rd. and the sign update to the UDO.

MAYOR COMMENTS

HB 1001 passed the House. The mayor spoke with Senator Garten, who is sponsoring the bill on the senate side, and he has been asked to testify on behalf of the municipalities next week. The mayor feels it's a horrible bill, but advised the Senate wants to pass something, but we need to continue to fight until they vote on it.
He touched on the sad circumstances of Hayley Buzbee from Fishers, who was lured from an online app. The Monon Trail bridge will be lighted pink in her memory.

ADJOURNMENT

Councilor McCarty made the motion to adjourn. The meeting adjourned at 7:45 PM

_____ _____
Clerk-Treasurer Council President/Vice President

These minutes are a summary of actions taken at the City of Westfield Council Meeting. 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.

February 23, 2026

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 13 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of $0 and pending director approval such accounts payables are hereby allowed in the total amount of $0.

Dated this 23 day of February, 2026

Signatures of Governing Board

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

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Administration								
VEN012663	Empower	APP135613	2/12/2026	101001125	ADM-401A MATCHING	401a Match	1,224.03	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101001111	ADM-SALARY	sal	36,844.61		
VEN001537	Payroll	APP135636	2/11/2026	101001120	ADM-FICA /MEDICARE	fica	2,191.94		
VEN001537	Payroll	APP135636	2/11/2026	101001120	ADM-FICA /MEDICARE	med	512.63		
VEN001537	Payroll	APP135636	2/11/2026	101001121	ADM-PERF	perf	5,231.93		
VEN001881	Taft Stettinius and Hollister	APP135716	2/17/2026	101001330	ADM-	Nov and Dec services	13,171.00		
Subtotal for Administration							**59,176.14**		
	Police								
VEN012663	Empower	APP135611	2/12/2026	101002120	POLICE-FICA/MEDICARE	SS Opt	17,523.78	500001315	2/12/2026
VEN012663	Empower	APP135613	2/12/2026	101002125	POLICE-401A MATCHING	401a Match	612.61	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101002111	POLICE-SALARY	sal	375,184.18		
VEN001537	Payroll	APP135636	2/11/2026	101002120	POLICE-FICA/MEDICARE	fica	4,873.57		
VEN001537	Payroll	APP135636	2/11/2026	101002120	POLICE-FICA/MEDICARE	med	5,238.09		
VEN001537	Payroll	APP135636	2/11/2026	101002121	POLICE-PERF	77 perf	68,677.96		
VEN001537	Payroll	APP135636	2/11/2026	101002121	POLICE-PERF	perf	11,602.01		
VEN000859	Hare Chevrolet	APP135660	2/17/2026	101002360	POLICE-VEHICLE REPAIR	Service	105.30		
VEN009277	Nelson and Co LLC	APP135661	2/17/2026	101002229	POLICE-UNIFORMS	Concealable Body Armor	740.85		
VEN003850	RedVector LLC	APP135662	2/17/2026	101002349	POLICE-SERVICES	Guardian Tracking	4,008.60		
VEN001728	Safety-Kleen	APP135663	2/17/2026	101002349	POLICE-SERVICES	5G Parts Washer, Fuel	196.13		
VEN011312	Veridus Group	APP135664	2/17/2026	101002349	POLICE-SERVICES	Owners Rep Phase II-V	9,046.70		
VEN012813	Edward Poynter	APP135665	2/17/2026	101002226	POLICE-VEHICLE	Vehicle Gas	52.66	83472	2/17/2026
VEN000648	Eric Grimes	APP135666	2/17/2026	101002347	POLICE-PROMOTIONS	Command Staff Lunch	208.09	83473	2/17/2026
VEN011388	Classic Cleaners	APP135667	2/17/2026	101002229	POLICE-UNIFORMS		226.10		
Subtotal for Police							**498,296.63**		
	Economic and Community Development								
VEN012663	Empower	APP135613	2/12/2026	101003125	ECD-401A MATCHING	401a Match	1,895.45	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101003111	ECD-SALARY	sal	57,928.77		
VEN001537	Payroll	APP135636	2/11/2026	101003120	ECD-FICA/MEDICARE	fica	3,501.06		
VEN001537	Payroll	APP135636	2/11/2026	101003120	ECD-FICA/MEDICARE	med	818.80		
VEN001537	Payroll	APP135636	2/11/2026	101003121	ECD-PERF	perf	8,225.87		
Subtotal for Economic and Community Development							**72,369.95**		

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								
VEN000589	Duke Energy	APP135509	2/5/2026	101004341	F AND E-ELECTRIC	City Hall	15.66	83342	2/5/2026
VEN000589	Duke Energy	APP135510	2/5/2026	101004341	F AND E-ELECTRIC	Camilla Ct	79.21	83343	2/5/2026
VEN002336	Citizens Westfield	APP135512	2/5/2026	101004328	F AND E-HEAT/GAS	PSB	1,211.15	83337	2/5/2026
VEN002336	Citizens Westfield	APP135513	2/5/2026	101004342	F AND E-WATER/SEWER	PSB	741.71	83338	2/5/2026
VEN002336	Citizens Westfield	APP135514	2/5/2026	101004328	F AND E-HEAT/GAS	City Hall	225.04	83339	2/5/2026
VEN009773	LNG Indy LLC	APP135521	2/6/2026	101004328	F AND E-HEAT/GAS	Sta 82	291.96	83344	2/6/2026
VEN009773	LNG Indy LLC	APP135522	2/6/2026	101004328	F AND E-HEAT/GAS	PSB	2,717.19	83345	2/6/2026
VEN009773	LNG Indy LLC	APP135522	2/6/2026	101004328	F AND E-HEAT/GAS	CSC	2,373.53	83345	2/6/2026
VEN009773	LNG Indy LLC	APP135522	2/6/2026	101004328	F AND E-HEAT/GAS	Sta 81	1,788.54	83345	2/6/2026
VEN009773	LNG Indy LLC	APP135522	2/6/2026	101004328	F AND E-HEAT/GAS	Sta 83	644.67	83345	2/6/2026
VEN009773	LNG Indy LLC	APP135522	2/6/2026	101004328	F AND E-HEAT/GAS	City Hall	382.28	83345	2/6/2026
VEN002336	Citizens Westfield	APP135562	2/10/2026	101004328	F AND E-HEAT/GAS	CSC	1,227.46	83456	2/10/2026
VEN002336	Citizens Westfield	APP135562	2/10/2026	101004342	F AND E-WATER/SEWER	CSC	2,497.30	83456	2/10/2026
VEN002336	Citizens Westfield	APP135564	2/10/2026	101004342	F AND E-WATER/SEWER	Sta 83	723.91	83458	2/10/2026
VEN002336	Citizens Westfield	APP135566	2/10/2026	101004342	F AND E-WATER/SEWER	City Hall	73.98	83460	2/10/2026
VEN002336	Citizens Westfield	APP135567	2/10/2026	101004328	F AND E-HEAT/GAS	Sta 81	833.96	83461	2/10/2026
VEN002336	Citizens Westfield	APP135567	2/10/2026	101004342	F AND E-WATER/SEWER	Sta 81	1,252.01	83461	2/10/2026
VEN002336	Citizens Westfield	APP135568	2/10/2026	101004342	F AND E-WATER/SEWER	CSC	331.29	83462	2/10/2026
VEN002336	Citizens Westfield	APP135570	2/10/2026	101004328	F AND E-HEAT/GAS	Sta 84	2,296.94	83464	2/10/2026
VEN002336	Citizens Westfield	APP135570	2/10/2026	101004342	F AND E-WATER/SEWER	Sta 84	525.68	83464	2/10/2026
VEN002336	Citizens Westfield	APP135571	2/10/2026	101004328	F AND E-HEAT/GAS	Sta 83	340.98	83465	2/10/2026
VEN002259	Central Indiana Hardware	APP135584	2/11/2026	101004343	F AND E-BUILDING MAINT	Air Sampling at PSB	920.00		
VEN000644	Enviro-max Inc	APP135586	2/11/2026	101004343	F AND E-BUILDING MAINT	PSB HVAC	1,894.70		
VEN012663	Empower	APP135613	2/12/2026	101004125	F AND E-401A MATCHING	401a Match	999.37	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101004111	F AND E-SALARY	sal	26,359.01		
VEN001537	Payroll	APP135636	2/11/2026	101004120	F AND E-FICA/MEDICARE	fica	1,525.65		
VEN001537	Payroll	APP135636	2/11/2026	101004120	F AND E-FICA/MEDICARE	med	356.81		
VEN001537	Payroll	APP135636	2/11/2026	101004121	F AND E-PERF	perf	3,619.61		
VEN012849	Klance Unlimited	APP135668	2/17/2026	101004347	F AND E-PROMOTIONS	WR4	8,250.00		
VEN007012	Elwood Fire Equipment	APP135669	2/17/2026	101004343	F AND E-BUILDING MAINT	City Hall alarm monitoring	450.00		
VEN006397	Ritz Charles Inc	APP135744	2/18/2026	101004347	F AND E-PROMOTIONS	Mayors Grand Gala	6,500.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	F and E								
VEN000060	Agency One Security Group	APP135745	2/18/2026	101004343	F AND E-BUILDING MAINT	Keys for admin storage closet	270.00		
Subtotal for F and E							**71,719.60**		
	Parks								
VEN000589	Duke Energy	APP135507	2/5/2026	101005341	PARKS-ELECTRIC	GRJN	5,683.36	83340	2/5/2026
VEN002336	Citizens Westfield	APP135511	2/5/2026	101005342	PARKS-WATER/SEWER	Parks	309.01	83336	2/5/2026
VEN002336	Citizens Westfield	APP135561	2/10/2026	101005342	PARKS-WATER/SEWER	Parks	77.52	83455	2/10/2026
VEN002336	Citizens Westfield	APP135563	2/10/2026	101005342	PARKS-WATER/SEWER	GRJN	2,570.08	83457	2/10/2026
VEN002336	Citizens Westfield	APP135565	2/10/2026	101005342	PARKS-WATER/SEWER	Parks	75.72	83459	2/10/2026
VEN002336	Citizens Westfield	APP135569	2/10/2026	101005328	PARKS-GAS HEAT	GRJN	51.62	83463	2/10/2026
VEN002336	Citizens Westfield	APP135569	2/10/2026	101005342	PARKS-WATER/SEWER	GRJN	353.70	83463	2/10/2026
VEN006748	V3 Companies	APP135587	2/11/2026	101005349	PARKS-SERVICES	Freedom Trail Pickle Ball and	22,630.00		
VEN012663	Empower	APP135613	2/12/2026	101005125	PARKS-401A MATCHING	401a Match	342.90	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101005111	PARKS-SALARY	sal	23,692.32		
VEN001537	Payroll	APP135636	2/11/2026	101005120	PARKS-FICA/MEDICARE	fica	1,421.51		
VEN001537	Payroll	APP135636	2/11/2026	101005120	PARKS-FICA/MEDICARE	med	332.45		
VEN001537	Payroll	APP135636	2/11/2026	101005121	PARKS-PERF	perf	3,487.66		
VEN012852	Zachary Kinkead	APP135686	2/17/2026	101005334	PARKS-	CDL license	17.76		
VEN012851	Michael Barbagallo	APP135687	2/17/2026	101005334	PARKS-	CDL license	17.76		
VEN008377	Commercial Recreation Group LLC	APP135689	2/17/2026	101005345	PARKS-EQUIP REPAIR	Jungle Tri PAD	538.29		
VEN012848	Westfield Flower Box	APP135691	2/17/2026	101005347	PARKS-PROMOTION	Petals in the Plaza	480.00		
VEN005709	Service Sanitation Inc	APP135692	2/17/2026	101005349	PARKS-SERVICES	Deer Walk	204.55		
VEN005709	Service Sanitation Inc	APP135692	2/17/2026	101005349	PARKS-SERVICES	3233 W 166th	181.75		
Subtotal for Parks							**62,467.96**		
	Economic Dev								
VEN005897	Hamilton County Reporter	APP135607	2/11/2026	101006349	ECONOMIC DEV-SERVICE	Addl Appropriation	7.09		
VEN012265	The International Center	APP135608	2/11/2026	101006349	ECONOMIC DEV-SERVICE	Jan services	1,000.00		
VEN012663	Empower	APP135613	2/12/2026	101006125	ECONOMIC DEV-401A	401a Match	545.00	500001316	2/12/2026
VEN012694	McCarter and English LLP	APP135628	2/12/2026	101006349	ECONOMIC DEV-SERVICE	Jan services	8,772.50		
VEN012694	McCarter and English LLP	APP135629	2/12/2026	101006349	ECONOMIC DEV-SERVICE	Jan services	8,917.50		
VEN012776	CrossRoad Engineers PC	APP135630	2/12/2026	101006349	ECONOMIC DEV-SERVICE	Jan services	814.50		
VEN001537	Payroll	APP135636	2/11/2026	101006111	ECONOMIC DEV-SALARY	sal	25,883.63		

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**								
	Economic Dev								
VEN001537	Payroll	APP135636	2/11/2026	101006120	ECONOMIC DEV-	fica	1,549.58		
VEN001537	Payroll	APP135636	2/11/2026	101006120	ECONOMIC DEV-	med	362.40		
VEN001537	Payroll	APP135636	2/11/2026	101006121	ECONOMIC DEV-PERF	perf	3,675.47		
Subtotal for Economic Dev							**51,527.67**		
	Informatics								
VEN003729	Metronet	APP135572	2/10/2026	101007335	IT-TELEPHONE	PSB	1,107.40	83469	2/10/2026
VEN003729	Metronet	APP135572	2/10/2026	101007349	IT-SERVICES	PSB	766.95	83469	2/10/2026
VEN012663	Empower	APP135613	2/12/2026	101007125	IT-401A MATCHING	401a Match	746.75	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101007111	IT-SALARY	sal	26,882.10		
VEN001537	Payroll	APP135636	2/11/2026	101007120	IT-FICA/MEDICARE	fica	1,572.36		
VEN001537	Payroll	APP135636	2/11/2026	101007120	IT-FICA/MEDICARE	med	367.73		
VEN001537	Payroll	APP135636	2/11/2026	101007121	IT-PERF	perf	3,817.27		
VEN012681	Haywire LLC	APP135721	2/18/2026	101007349	IT-SERVICES	Feb March services	109.00		
VEN005134	Lifeline Data Centers	APP135722	2/18/2026	101007349	IT-SERVICES	Jan services	1,159.03		
VEN012548	Xerox IT Solutions LLC	APP135723	2/18/2026	101007335	IT-TELEPHONE	Microsoft 365	26.00		
VEN005146	Konica Minolta Business	APP135724	2/18/2026	101007337	IT-PRINTING	Click charges	228.42		
VEN012512	Zayo Network Services LLC	APP135725	2/18/2026	101007349	IT-SERVICES	Jan services	19,595.78		
VEN011073	Resultant LLC	APP135726	2/18/2026	101007331	IT-CONSULTING	MS App	4,840.00		
VEN005996	Konica Minolta Premier Fin	APP135727	2/18/2026	101007337	IT-PRINTING	Copy machine rentals	808.38		
Subtotal for Informatics							**62,027.17**		
	Clerk Treasurer								
VEN004297	ADP-Payroll	APP135535	2/9/2026	101008331	CT-CONSULTING	Jan services	7,869.65	500001314	2/12/2026
VEN000697	Finley and Cook	APP135536	2/6/2026	101008349	CT-SERVICES	1099s	1,675.76	83388	2/10/2026
VEN012663	Empower	APP135613	2/12/2026	101008125	CT-401A MATCHING	401a Match	714.54	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101008111	CT-SALARY	sal	22,133.55		
VEN001537	Payroll	APP135636	2/11/2026	101008120	CT-FICA/MEDICARE	fica	1,331.48		
VEN001537	Payroll	APP135636	2/11/2026	101008120	CT-FICA/MEDICARE	med	311.38		
VEN001537	Payroll	APP135636	2/11/2026	101008121	CT-PERF	perf	2,668.85		
VEN000697	Finley and Cook	APP135688	2/17/2026	101008349	CT-SERVICES	1099 postage	191.41		
VEN004297	ADP-Payroll	APP135732	2/18/2026	101008331	CT-CONSULTING	W2s	3,098.10		
VEN001469	O W Krohn and Associates	APP135733	2/18/2026	101008331	CT-CONSULTING	Jan services	4,495.00		
Subtotal for Clerk Treasurer							**44,489.72**		

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**								
	Mayor								
VEN012663	Empower	APP135613	2/12/2026	101009125	MAYOR-401A MATCHING	401a Match	204.00	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101009111	MAYOR-SALARY	sal	5,097.39		
VEN001537	Payroll	APP135636	2/11/2026	101009120	MAYOR- FICA/MEDICARE	fica	294.46		
VEN001537	Payroll	APP135636	2/11/2026	101009120	MAYOR- FICA/MEDICARE	med	68.87		
VEN001537	Payroll	APP135636	2/11/2026	101009121	MAYOR-PERF	perf	723.83		
Subtotal for Mayor							**6,388.55**		
	Public Works								
VEN000589	Duke Energy	APP135508	2/5/2026	101013341	PW-ELECTRIC	PW	229.90	83341	2/5/2026
VEN000589	Duke Energy	APP135559	2/10/2026	101013341	PW-ELECTRIC	PW	367.26	83466	2/10/2026
VEN000589	Duke Energy	APP135560	2/10/2026	101013341	PW-ELECTRIC	PW	114.49	83467	2/10/2026
VEN012663	Empower	APP135613	2/12/2026	101013125	PW-401A MATCHING	401a Match	1,022.56	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101013111	PW-SALARY	sal	79,877.23		
VEN001537	Payroll	APP135636	2/11/2026	101013120	PW-FICA/MEDICARE	fica	4,853.17		
VEN001537	Payroll	APP135636	2/11/2026	101013120	PW-FICA/MEDICARE	med	1,135.01		
VEN001537	Payroll	APP135636	2/11/2026	101013121	PW-PERF	perf	11,342.55		
Subtotal for Public Works							**98,942.17**		
	Communications								
VEN012663	Empower	APP135613	2/12/2026	101020125	COMM-401A MATCHING	401a Match	429.65	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101020111	COMM-SALARY	sal	17,376.21		
VEN001537	Payroll	APP135636	2/11/2026	101020120	COMM-FICA/MEDICARE	fica	1,038.76		
VEN001537	Payroll	APP135636	2/11/2026	101020120	COMM-FICA/MEDICARE	med	242.94		
VEN001537	Payroll	APP135636	2/11/2026	101020121	COMM-PERF	perf	2,467.43		
VEN003995	Prestige Performance II Inc	APP135638	2/12/2026	101020347	COMM-PROMOTIONS	Gloves	1,297.44		
VEN011808	PIP Printing	APP135639	2/12/2026	101020337	COMM-PRINTING	Discover Westfield decal	631.31		
VEN011808	PIP Printing	APP135640	2/12/2026	101020337	COMM-PRINTING	Envelopes	403.64		
VEN011808	PIP Printing	APP135641	2/12/2026	101020337	COMM-PRINTING	Business cards	1,378.82		
VEN000229	Beth Maier Photography	APP135642	2/11/2026	101020347	COMM-PROMOTIONS	Winter Farmers Market	260.00		
VEN012711	Future B2B LLC	APP135684	2/17/2026	101020347	COMM-PROMOTIONS	Nov to May Biotech Retail	4,000.00		
Subtotal for Communications							**29,526.20**		
	Human Resources								
VEN000534	Delta Dental	APP135542	2/9/2026	101022119	HR-HEALTH/DENTAL	Feb Dental ins	30,086.02	83346	2/9/2026
VEN002020	United Healthcare	APP135557	2/9/2026	101022119	HR-HEALTH/DENTAL	Feb ins	418,835.50	500001311	2/9/2026

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Human Resources								
VEN009063	Hartford Fire Insurance	APP135573	2/10/2026	101022339	HR-INSURANCE	Flood ins CSC 2728	1,724.00	83468	2/10/2026
VEN009063	Hartford Fire Insurance	APP135573	2/10/2026	101022339	HR-INSURANCE	Flood ins CSC 2706	2,137.00	83468	2/10/2026
VEN009063	Hartford Fire Insurance	APP135573	2/10/2026	101022339	HR-INSURANCE	Flood ins PSB	865.00	83468	2/10/2026
VEN012337	Standard Insurance Company	APP135596	2/11/2026	101022119	HR-HEALTH/DENTAL	Feb vision ins	3,346.74	83471	2/11/2026
VEN012269	Standard Insurance Company	APP135597	2/11/2026	101022119	HR-HEALTH/DENTAL	Feb Life ins	3,922.52	83470	2/11/2026
VEN012663	Empower	APP135613	2/12/2026	101022125	HR-401A MATCHING	401a Match	366.80	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	101022111	HR -SALARY	sal	11,626.95		
VEN001537	Payroll	APP135636	2/11/2026	101022120	HR-FICA/MEDICARE	fica	715.51		
VEN001537	Payroll	APP135636	2/11/2026	101022120	HR-FICA/MEDICARE	med	167.34		
VEN001537	Payroll	APP135636	2/11/2026	101022121	HR-PERF	perf	1,651.02		
VEN012854	Optum MTP UHIC	APP135728	2/17/2026	101022119	HR-HEALTH/DENTAL	Managed Transplant Program	5,194.77		
VEN011650	ADVISA	APP135729	2/18/2026	101022349	HR-SERVICE	March Leadership Academy	8,800.00		
VEN011650	ADVISA	APP135730	2/18/2026	101022349	HR-SERVICE	Coaching	1,800.00		
VEN001676	Riverview Hospital	APP135731	2/18/2026	101022119	HR-HEALTH/DENTAL	Jan clinic hrs	25,065.22		
	Subtotal for Human Resources						**516,304.39**		
Subtotal for Fund 101 General							**1,573,236.15**		
Fund No.	**Fund Name**								
103	**Fire Operating**								
	Fire								
VEN012663	Empower	APP135611	2/12/2026	103012120	FIRE-FICA AND MEDICARE	SS Opt	30,056.32	500001315	2/12/2026
VEN012663	Empower	APP135613	2/12/2026	103012125	FIRE-401A MATCHING	401a Match	589.50	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	103012111	FIRE-SALARY	sal	619,231.89		
VEN001537	Payroll	APP135636	2/11/2026	103012120	FIRE-FICA AND MEDICARE	med	8,699.06		
VEN001537	Payroll	APP135636	2/11/2026	103012121	FIRE-PERF	fica	7,318.21		
VEN001537	Payroll	APP135636	2/11/2026	103012121	FIRE-PERF	77 perf	112,106.67		
VEN001537	Payroll	APP135636	2/11/2026	103012121	FIRE-PERF	perf	13,576.20		
VEN000065	Airgas Mid America	APP135696	2/17/2026	103012224	FIRE-OPERATING	oxygen81	147.57		
VEN000065	Airgas Mid America	APP135697	2/17/2026	103012224	FIRE-OPERATING	oxygen st82	132.34		
VEN000065	Airgas Mid America	APP135698	2/17/2026	103012224	FIRE-OPERATING	st83 oxygen	71.42		
VEN007709	MacQueen Emergency Group	APP135699	2/17/2026	103012229	FIRE-UNIFORMS	hoods/gloves	789.55		
VEN007709	MacQueen Emergency Group	APP135699	2/17/2026	103012360	FIRE-VEHICLE MAINT	hose	1,240.21		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
103	**Fire Operating**								
	Fire								
VEN011793	Keystone Cooperative Inc	APP135700	2/17/2026	103012226	FIRE-VEHICLE	fleet fuel	3,285.01		
VEN010308	Acid Remap LLC	APP135701	2/17/2026	103012350	FIRE-	app subscription	2,750.00		
VEN012716	Versiti Inc	APP135702	2/17/2026	103012224	FIRE-OPERATING	blood	1,326.00		
VEN000903	Hoosier Fire Equipment	APP135703	2/17/2026	103012472	FIRE-EQUIP	e84	5,984.45		
VEN005991	CFS Inspections	APP135704	2/17/2026	103012360	FIRE-VEHICLE MAINT	LADDER/HEART SENSOR	7,465.00		
VEN009102	The EMS Training School	APP135705	2/17/2026	103012334	FIRE-	paramedic classes	8,998.57		
VEN002326	OREILLY AUTO	APP135706	2/17/2026	103012360	FIRE-VEHICLE MAINT	statement	2,482.40		
VEN012741	Tate Vermeulen	APP135707	2/17/2026	103012224	FIRE-OPERATING	Daisy supplies	170.39		
VEN001676	Riverview Hospital	APP135708	2/17/2026	103012224	FIRE-OPERATING	meds for ambulance	2,075.11		
VEN000483	Cummins Crosspoint LLC	APP135709	2/17/2026	103012360	FIRE-VEHICLE MAINT	statement	120.22		
VEN011420	ProTeam Wellness	APP135710	2/17/2026	103012354	FIRE-MEDICAL	recruit evals	2,700.00		
VEN009277	Nelson and Co LLC	APP135711	2/17/2026	103012229	FIRE-UNIFORMS	hoodies/ rif plates	44,060.25		
VEN009277	Nelson and Co LLC	APP135712	2/17/2026	103012229	FIRE-UNIFORMS	badges,shirts	4,564.45		
VEN009277	Nelson and Co LLC	APP135713	2/17/2026	103012229	FIRE-UNIFORMS	new hires	8,916.41		
VEN012853	Bonebrake Mobile Tool Sales	APP135746	2/18/2026	103012360	FIRE-VEHICLE MAINT	max tools	1,449.95		
	Subtotal for Fire						**890,307.15**		
Subtotal for Fund 103 Fire Operating							**890,307.15**		
Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN000103	American Structurepoint Inc	APP135589	2/11/2026	201013474	MVH-CONSTRUCTION	CE Services for 181st &	7,325.00		
VEN012663	Empower	APP135613	2/12/2026	201013125	MVH-401A MATCHING	401a Match	154.14	500001316	2/12/2026
VEN001537	Payroll	APP135636	2/11/2026	201013111	MVH-SALARY	sal	15,132.65		
VEN001537	Payroll	APP135636	2/11/2026	201013120	MVH-FICA/MEDICARE	fica	896.45		
VEN001537	Payroll	APP135636	2/11/2026	201013120	MVH-FICA/MEDICARE	med	209.65		
VEN001537	Payroll	APP135636	2/11/2026	201013121	MVH-PERF	perf	1,944.36		
	Subtotal for Public Works						**25,662.25**		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							**25,662.25**		

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**								
202	**Local Road and Street (LRS)**								
	Public Works								
VEN000596	E and B Paving Inc	APP135590	2/11/2026	202013349	LRS-SERVICES	2025 Resurfacing Program	529.74		
VEN002225	Butler Fairman and Seufert	APP135679	2/17/2026	202013349	LRS-SERVICES	Mule Barn Road Widening-PE	4,051.50		
	Subtotal for Public Works						**4,581.24**		
Subtotal for Fund 202 Local Road and Street (LRS)							**4,581.24**		
Fund No.	**Fund Name**								
204	**Park Impact**								
	Parks								
VEN010114	Rundell Ernstberger Assoc Inc	APP135588	2/11/2026	204005349	PARK IMPACT-SERVICES	Park St Project	11,300.00		
VEN006748	V3 Companies	APP135591	2/10/2026	204005349	PARK IMPACT-SERVICES	Simon Moon Park Phase 2	26,600.00		
VEN007292	GAI Consultants	APP135593	2/11/2026	204005349	PARK IMPACT-SERVICES	Trail over John Edwards Ditch	533.70		
VEN007292	GAI Consultants	APP135606	2/11/2026	204005349	PARK IMPACT-SERVICES	Trail over John Edwards Ditch	533.70		
VEN006748	V3 Companies	APP135690	2/17/2026	204005349	PARK IMPACT-SERVICES	Hortonville Village	12,250.00		
	Subtotal for Parks						**51,217.40**		
Subtotal for Fund 204 Park Impact							**51,217.40**		
Fund No.	**Fund Name**								
244	**Redevelopment District Capital**								
	RDC								
VEN012776	CrossRoad Engineers PC	APP135615	2/12/2026	244018349	REDEVELOP DISTRICT	GRPK BOT	995.50	83480	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	146th and Towne	55.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	BW Jersey	7,865.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Jan services	1,155.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	ECR	165.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Jan services	2,035.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	General	2,750.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	GRPK	3,300.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	GRPK BOT	2,035.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	GR Universe	330.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Ham Cross	495.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Ice Fac	12,650.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Jan services	440.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Jungle	110.00	83488	2/18/2026

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
244	**Redevelopment District Capital**								
	RDC								
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Lantern	55.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Level 2	55.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	LOR	55.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Market	1,705.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Newby	110.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Park St	495.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Riverview	55.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Schaaf	110.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Social Sq	55.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Towne Run	1,870.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Union	495.00	83488	2/18/2026
VEN011751	Wallack Somers and Haas PC	APP135616	2/12/2026	244018330	REDEVELOP DISTRICT	Wheeler	55.00	83488	2/18/2026
VEN012845	Banning Engineering Inc	APP135617	2/12/2026	244018349	REDEVELOP DISTRICT	Northpointe Jan services	1,677.50	83476	2/18/2026
VEN005897	Hamilton County Reporter	APP135618	2/12/2026	244018349	REDEVELOP DISTRICT	Resolution notice	43.57	83481	2/18/2026
VEN005897	Hamilton County Reporter	APP135619	2/12/2026	244018349	REDEVELOP DISTRICT	Resolution notice	37.49	83482	2/18/2026
VEN005897	Hamilton County Reporter	APP135620	2/12/2026	244018349	REDEVELOP DISTRICT	Resolution notice	39.51	83483	2/18/2026
VEN005897	Hamilton County Reporter	APP135621	2/12/2026	244018349	REDEVELOP DISTRICT	Resolution notice	36.47	83484	2/18/2026
VEN011964	JS Held	APP135622	2/12/2026	244018349	REDEVELOP DISTRICT	COW Non GRPK Dec	454.16	83485	2/18/2026
VEN011964	JS Held	APP135622	2/12/2026	244018349	REDEVELOP DISTRICT	COW Non GRPK Dec	275.00	83485	2/18/2026
VEN011964	JS Held	APP135622	2/12/2026	244018349	REDEVELOP DISTRICT	COW Non GRPK Dec	554.17	83485	2/18/2026
VEN011964	JS Held	APP135622	2/12/2026	244018349	REDEVELOP DISTRICT	COW Non GRPK Dec	479.17	83485	2/18/2026
VEN011964	JS Held	APP135623	2/12/2026	244018349	REDEVELOP DISTRICT	COW program Mang Dec	428.16	83486	2/18/2026
VEN011964	JS Held	APP135623	2/12/2026	244018349	REDEVELOP DISTRICT	COW program Mang Dec	1,653.17	83486	2/18/2026
VEN011964	JS Held	APP135623	2/12/2026	244018349	REDEVELOP DISTRICT	COW program Mang Dec	115.67	83486	2/18/2026
VEN005661	Barnes and Thornburg LLP	APP135624	2/12/2026	244018330	REDEVELOP DISTRICT	Dec services	2,304.50	83477	2/18/2026
VEN005661	Barnes and Thornburg LLP	APP135624	2/12/2026	244018330	REDEVELOP DISTRICT	Dec services	176.00	83477	2/18/2026
VEN005661	Barnes and Thornburg LLP	APP135624	2/12/2026	244018330	REDEVELOP DISTRICT	Dec services	176.00	83477	2/18/2026
VEN005661	Barnes and Thornburg LLP	APP135624	2/12/2026	244018330	REDEVELOP DISTRICT	Dec services	1,526.50	83477	2/18/2026
VEN012803	Card and Assoc	APP135625	2/12/2026	244018349	REDEVELOP DISTRICT	Westfield Hockey	4,412.17	83479	2/18/2026
VEN009267	The Superlative Group Inc	APP135626	2/12/2026	244018349	REDEVELOP DISTRICT	Consulting	5,000.00	83487	2/18/2026
VEN011754	Bondry Management Consulting LLC	APP135627	2/12/2026	244018349	REDEVELOP DISTRICT	GRPK North	5,000.00	83478	2/18/2026
VEN011754	Bondry Management Consulting LLC	APP135627	2/12/2026	244018349	REDEVELOP DISTRICT	GRPK North	5,000.00	83478	2/18/2026

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
244	**Redevelopment District Capital**								
	Subtotal for RDC						**68,884.71**		
Subtotal for Fund 244 Redevelopment District Capital							**68,884.71**		
Fund No.	**Fund Name**								
264	**Road and Street Improvement (Road Impact)**								
	Public Works								
VEN000893	HNTB	APP135678	2/17/2026	264013349	ROAD IMPACT-SERVICES	169th and Oak Ridge RAB	42,351.00		
VEN012053	Egis BLN USA Inc	APP135680	2/17/2026	264013349	ROAD IMPACT-SERVICES	Towne Rd Extension - PE	26,603.90		
VEN011525	Kimley Horn and Assoc	APP135681	2/17/2026	264013349	ROAD IMPACT-SERVICES	Penn St Extension - PE	19,396.00		
VEN000562	DLZ	APP135682	2/17/2026	264013349	ROAD IMPACT-SERVICES	181st St and Grand Park Blvd	29,490.00		
VEN012053	Egis BLN USA Inc	APP135693	2/17/2026	264013349	ROAD IMPACT-SERVICES	Towne Rd Extension - PE	53,333.60		
VEN011525	Kimley Horn and Assoc	APP135694	2/17/2026	264013349	ROAD IMPACT-SERVICES	Penn St Extension - PE	11,004.00		
	Subtotal for Public Works						**182,178.50**		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							**182,178.50**		
Fund No.	**Fund Name**								
306	**Osborne Trails TIF**								
	RDC								
VEN000010	A and F Engineering	APP135633	2/12/2026	306018474	OSBORNE TRAILS TIF-	PE Services for 191st St	30,738.50	83474	2/18/2026
VEN000010	A and F Engineering	APP135637	2/12/2026	306018474	OSBORNE TRAILS TIF-	PE Services for 191st St	33,211.20	83475	2/18/2026
	Subtotal for RDC						**63,949.70**		
Subtotal for Fund 306 Osborne Trails TIF							**63,949.70**		
Fund No.	**Fund Name**								
340	**Park District Bond2024**								
	Parks								
VEN012713	Boyle Construction Management Inc	APP135715	2/17/2026	340005474	PARK DISTRICT BD2024-	Simon Moon Park Phase II	191,258.91		
	Subtotal for Parks						**191,258.91**		
Subtotal for Fund 340 Park District Bond2024							**191,258.91**		
Fund No.	**Fund Name**								
352	**Go Bond 2022**								
	Public Works								
VEN002709	Lochmueller Group Inc	APP135683	2/17/2026	352013474	GO BOND 2022 PW	191st St Expansion PE	22,500.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
352	**Go Bond 2022**								
	Public Works								
VEN002709	Lochmueller Group Inc	APP135695	2/17/2026	352013474	GO BOND 2022 PW	191st St Expansion PE	99,670.00		
	Subtotal for Public Works						**122,170.00**		
Subtotal for Fund 352 Go Bond 2022							**122,170.00**		
Fund No.	**Fund Name**								
427	**Cum. Capital Development**								
	Fire								
VEN006678	Amazon Capital Services	APP135714	2/17/2026	427012472	CCD-FIRE EQUIPMENT	Sta 84	3,665.02		
	Subtotal for Fire						**3,665.02**		
Subtotal for Fund 427 Cum. Capital Development							**3,665.02**		
Fund No.	**Fund Name**								
556	**Community Crossing Grant**								
	Public Works								
VEN000596	E and B Paving Inc	APP135590	2/11/2026	556013349	COMMUNITY CROSSING	2025 Resurfacing Program	0.00		
	Subtotal for Public Works						**0.00**		
Subtotal for Fund 556 Community Crossing Grant							**0.00**		
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN000534	Delta Dental	APP135543	2/9/2026	701008930	PAYROLL-INS. DED	Retirees	313.53	19021	2/9/2026
VEN005722	Aflac Premium Holding	APP135544	2/9/2026	701008930	PAYROLL-INS. DED	Jan ins	5,715.39	19020	2/9/2026
VEN000058	AFLAC	APP135545	2/9/2026	701008930	PAYROLL-INS. DED	Jan ins	8,271.14	19019	2/9/2026
VEN002020	United Healthcare	APP135555	2/9/2026	701008930	PAYROLL-INS. DED	Employees and retirees	27,003.82	701000256	2/9/2026
VEN012269	Standard Insurance Company	APP135594	2/11/2026	701008930	PAYROLL-INS. DED	Feb ins	3,197.68	19026	2/11/2026
VEN012337	Standard Insurance Company	APP135595	2/11/2026	701008930	PAYROLL-INS. DED	Feb Retirees Vision ins	60.54	19027	2/11/2026
VEN004836	Nationwide Retirement Solutions	APP135598	2/11/2026	701008931	PAYROLL-401A MATCHING-	Loan	69.68	19025	2/11/2026
VEN001390	MiSDU	APP135599	2/11/2026	701008140	PAYROLL-SUPPORT	Child Support	289.89	19024	2/11/2026
VEN000948	IN Family and Social Services	APP135600	2/11/2026	701008140	PAYROLL-SUPPORT	Child Support	2,256.00	701000262	2/12/2026
VEN000920	Huntington National Bank	APP135601	2/11/2026	701008131	PAYROLL-EMPLOYER'S	FICA	34,504.23	701000261	2/12/2026

	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									
	VEN000920	Huntington National Bank	APP135601	2/11/2026	701008132	PAYROLL-EMPLOYER'S	Medicare	19,155.38	701000261	2/12/2026
	VEN000920	Huntington National Bank	APP135601	2/11/2026	701008921	PAYROLL-FEDERAL	Federal	133,378.23	701000261	2/12/2026
	VEN000920	Huntington National Bank	APP135601	2/11/2026	701008922	PAYROLL-EMPLOYEE FICA	FICA	34,504.26	701000261	2/12/2026
	VEN000920	Huntington National Bank	APP135601	2/11/2026	701008922	PAYROLL-EMPLOYEE FICA	Medicare	19,155.32	701000261	2/12/2026
	VEN000959	Indiana Dept Of Revenue	APP135602	2/11/2026	701008923	PAYROLL-STATE	State	36,612.06	701000263	2/12/2026
	VEN000959	Indiana Dept Of Revenue	APP135602	2/11/2026	701008923	PAYROLL-STATE	COIT	18,517.51	701000263	2/12/2026
	VEN012501	Hamilton County Fire Fighters 4416	APP135603	2/11/2026	701008141	PAYROLL-UNION DUES	Union Dues 4416	6,549.06	19022	2/11/2026
	VEN012501	Hamilton County Fire Fighters 4416	APP135604	2/11/2026	701008141	PAYROLL-UNION DUES	Union Dues WFD	124.00	19023	2/11/2026
	VEN012663	Empower	APP135610	2/12/2026	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	68,122.62	701000259	2/12/2026
	VEN012663	Empower	APP135612	2/12/2026	701008931	PAYROLL-401A MATCHING-	401a Loans	2,220.09	701000260	2/12/2026
	VEN001537	Payroll	APP135634	2/11/2026	701008110	PAYROLL-NET SALARIES	net sal	986,993.34		
	VEN001550	PERF	APP135643	2/12/2026	701008133	PAYROLL-PERF	Civilian PERF	77,443.04	701000258	2/12/2026
	VEN000008	77 Police and Fire Fund	APP135644	2/12/2026	701008133	PAYROLL-PERF	Non Civilian PERF	217,982.62	701000257	2/12/2026
	VEN012688	Cauy Nance	APP135685	2/17/2026	701008110	PAYROLL-NET SALARIES	Retro OT	448.37	19028	2/17/2026
	VEN012855	Eliezer Rivera	APP135740	2/18/2026	701008110	PAYROLL-NET SALARIES	Pay	330.00	19029	2/18/2026
	Subtotal for Clerk Treasurer							**1,703,217.80**		
Subtotal for Fund 701 Payroll								**1,703,217.80**		
Fund No.	**Fund Name**									
900	**Stormwater**									
	Stormwater									
	VEN012663	Empower	APP135614	2/12/2026	900016125	STORM-401A MATCHING	401a Match	548.63		
	VEN001537	Payroll	APP135635	2/11/2026	900016111	STORM-SALARY	sal	24,006.89		
	VEN001537	Payroll	APP135635	2/11/2026	900016120	STORM-FICA/MEDICARE	fica	1,420.52		
	VEN001537	Payroll	APP135635	2/11/2026	900016120	STORM-FICA/MEDICARE	med	332.22		
	VEN001537	Payroll	APP135635	2/11/2026	900016121	STORM-PERF	perf	3,408.98		
	Subtotal for Stormwater							**29,717.24**		
Subtotal for Fund 900 Stormwater								**29,717.24**		
Posted Invoices Total								**4,910,046.07**		

Credit Memos

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

Credit Memo Total

CITY OF WESTFIELD

PROCLAMATION

WHEREAS: The City of Westfield recognizes people of all abilities to be an important and valuable part of our rich diversity; and

WHEREAS: The City of Westfield also recognizes the distinct talents and experiences those with disabilities offer to our community; and

WHEREAS: The City of Westfield reaffirms its commitment to creating environments, policies, and systems that welcome and support all community members, including those who live with disabilities; and

WHEREAS: We must acknowledge as a community that there are systemic barriers that preclude those with disabilities from enjoying equitable experiences and living independent lives within their community; and

WHEREAS: Dismantling these barriers to create equitable, inclusive environments for all is a responsibility everyone shares; and

WHEREAS: Each Westfield resident should do their part to:

- Recognize the valued experiences and contributions those with disabilities add to our community.
- Understand the barriers and the financial, economic, spiritual, and community losses we experience when systemic barriers prevent contributions from those with disabilities.
- Find solutions to include everyone in all aspects of community life.
- Encourage the development of equitable policies and systems for everyone.

NOW, THEREFORE: I, Scott Willis, Mayor of the City of Westfield, do hereby proclaim March 2026 as:

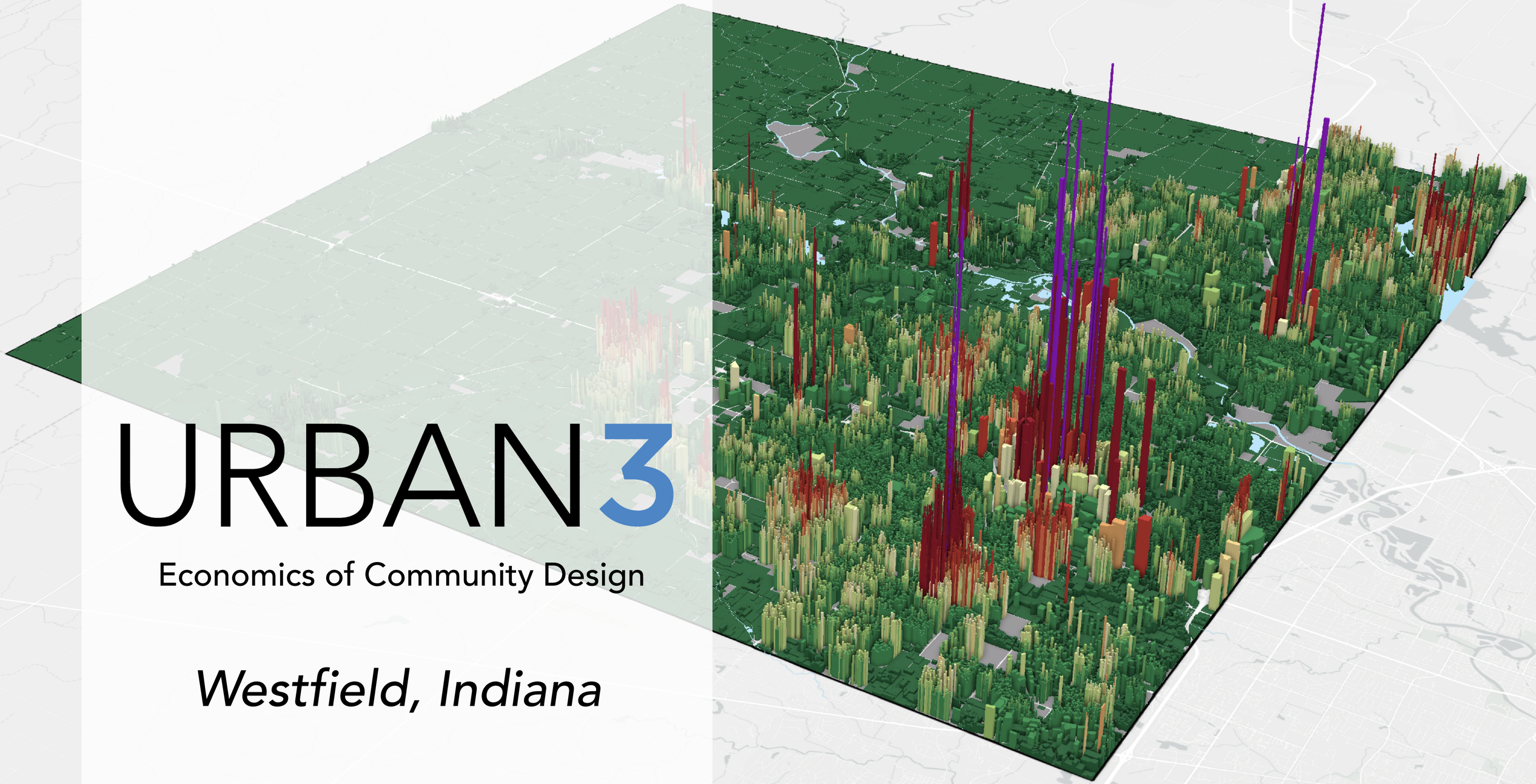
Disability Awareness Month

in the City of Westfield, Indiana, and urge all community members and policymakers to continue pushing forward for a more inclusive and equitable Westfield.

IN WITNESS WHEREOF: I, Scott Willis, have hereunto set my hand and caused to be affixed the great seal of the City of Westfield, Indiana, on this 23rd day of February, 2026.

(City Seal Here)

Scott Willis, Mayor
City of Westfield



URBAN3

Economics of Community Design

Westfield, Indiana

How do we compare cars?

Miles per tank



1955 BMW Isetta

Rolls-Royce Phantom Drophead

Bugatti Veyron SS

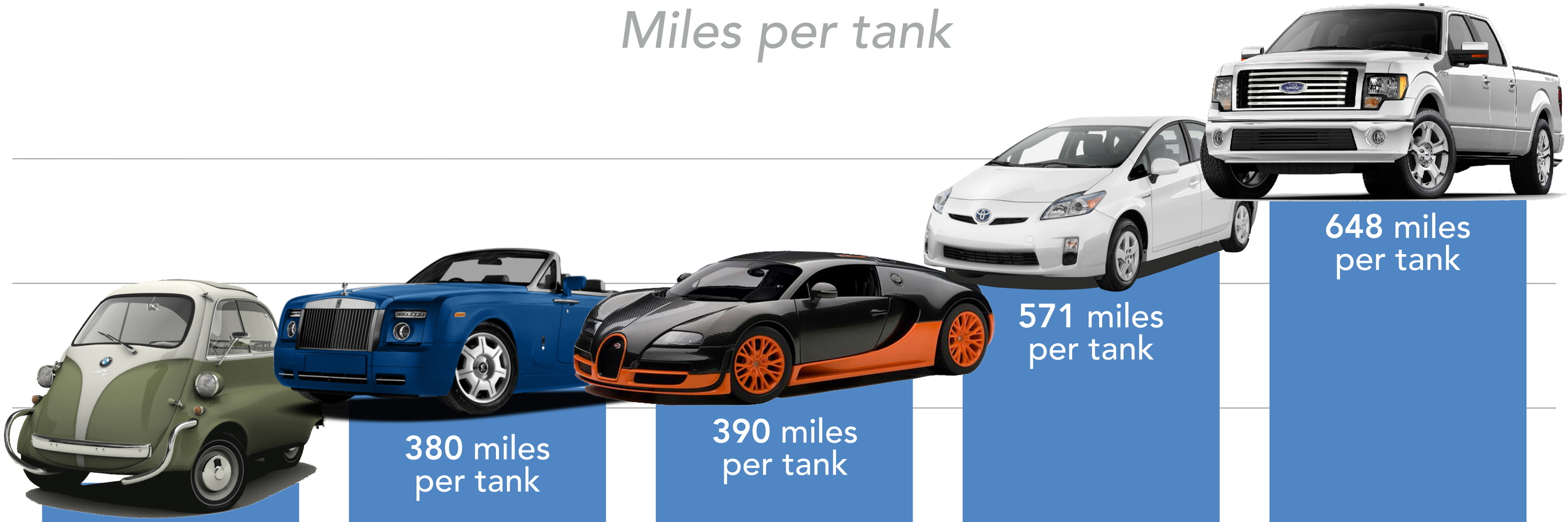
Toyota Prius

Ford F150 Lariat LTD

URBAN3

How do we compare cars?

Miles per tank



URBAN3

How do we compare cars?

Miles per gallon



50/70 mpg



11/18 mpg



8/14 mpg



51/48 mpg



13/18 mpg

1955 BMW Isetta

Rolls-Royce Phantom Drophead

Bugatti Veyron SS

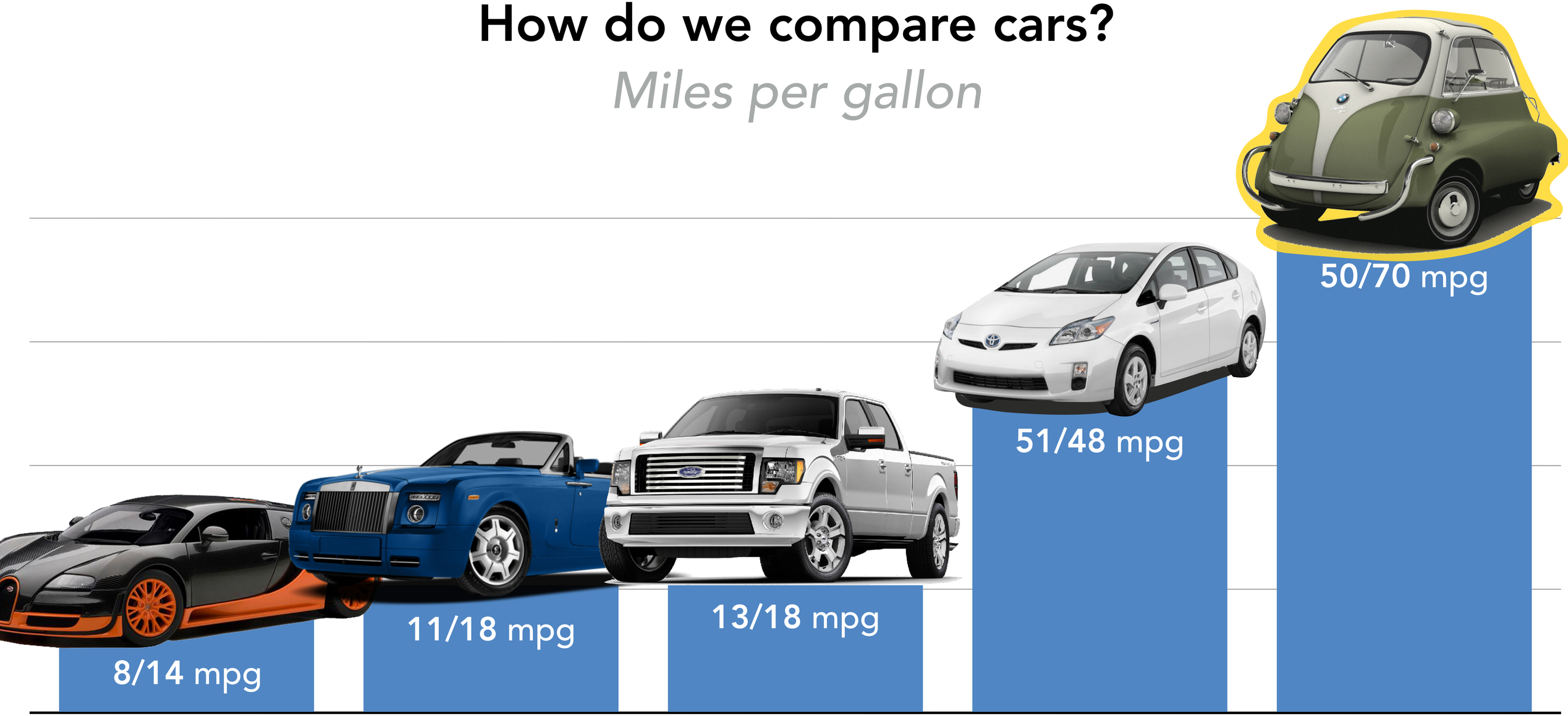
Toyota Prius

Ford F150 Lariat LTD

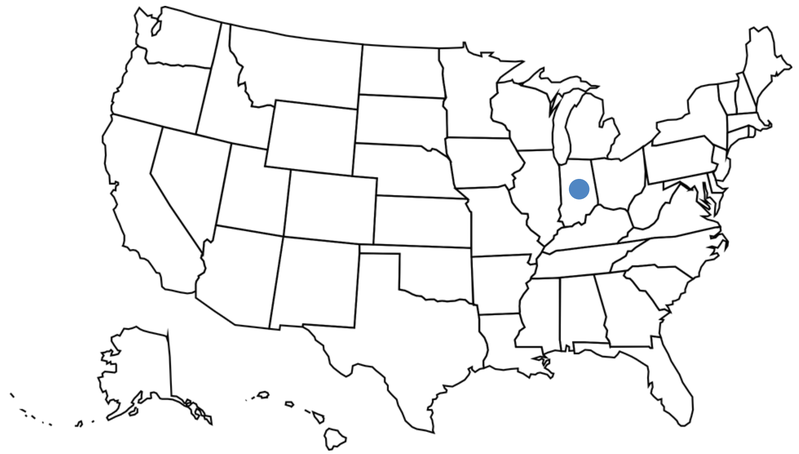
URBAN3

How do we compare cars?

Miles per gallon



URBAN3



Case Study: Economic MRI®

Westfield, Indiana

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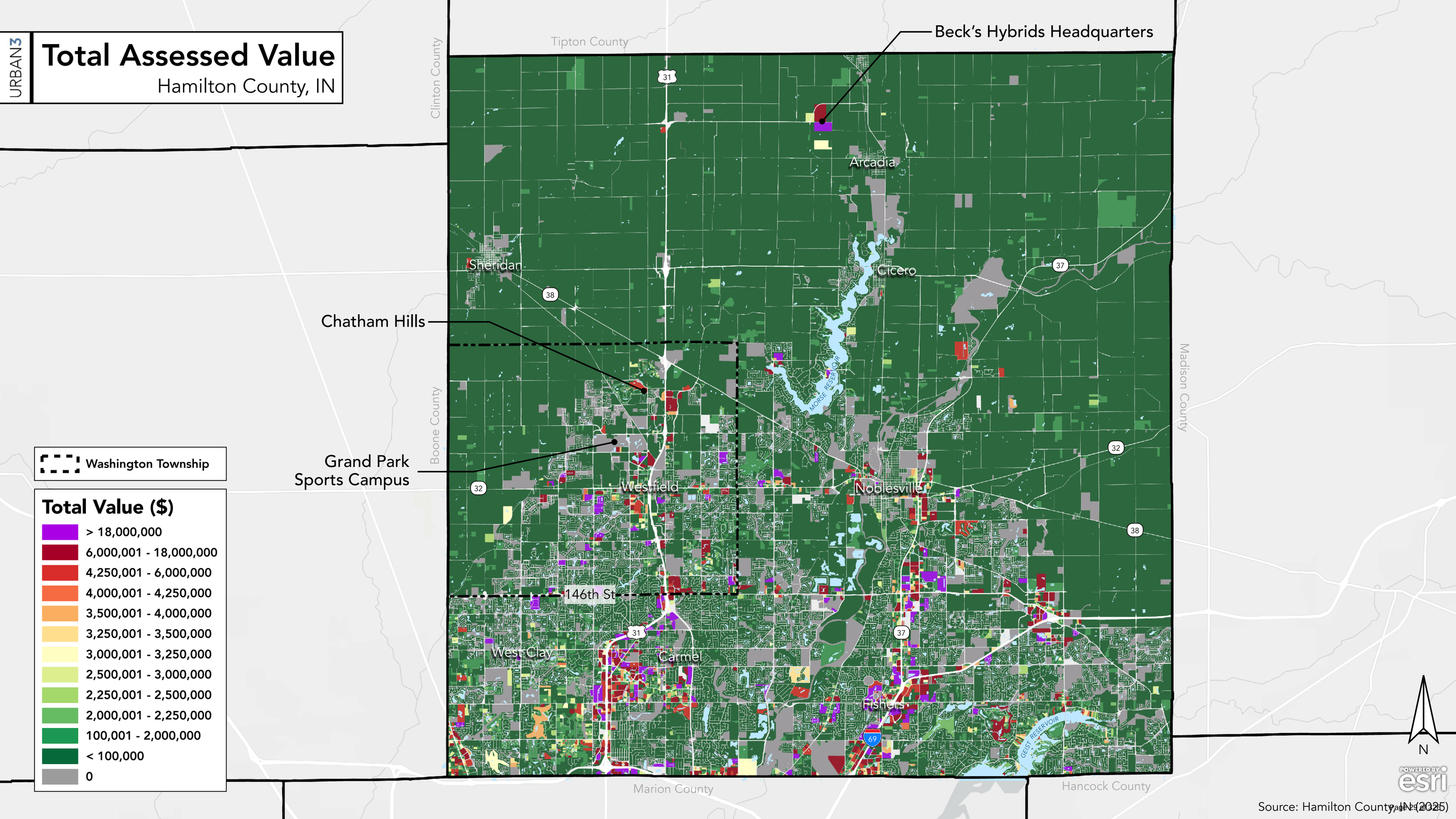
Total Assessed Value

Hamilton County, IN



Washington Township

Total Value ($)

- > 18,000,000
- 6,000,001 - 18,000,000
- 4,250,001 - 6,000,000
- 4,000,001 - 4,250,000
- 3,500,001 - 4,000,000
- 3,250,001 - 3,500,000
- 3,000,001 - 3,250,000
- 2,500,001 - 3,000,000
- 2,250,001 - 2,500,000
- 2,000,001 - 2,250,000
- 100,001 - 2,000,000
- < 100,000
- 0

N

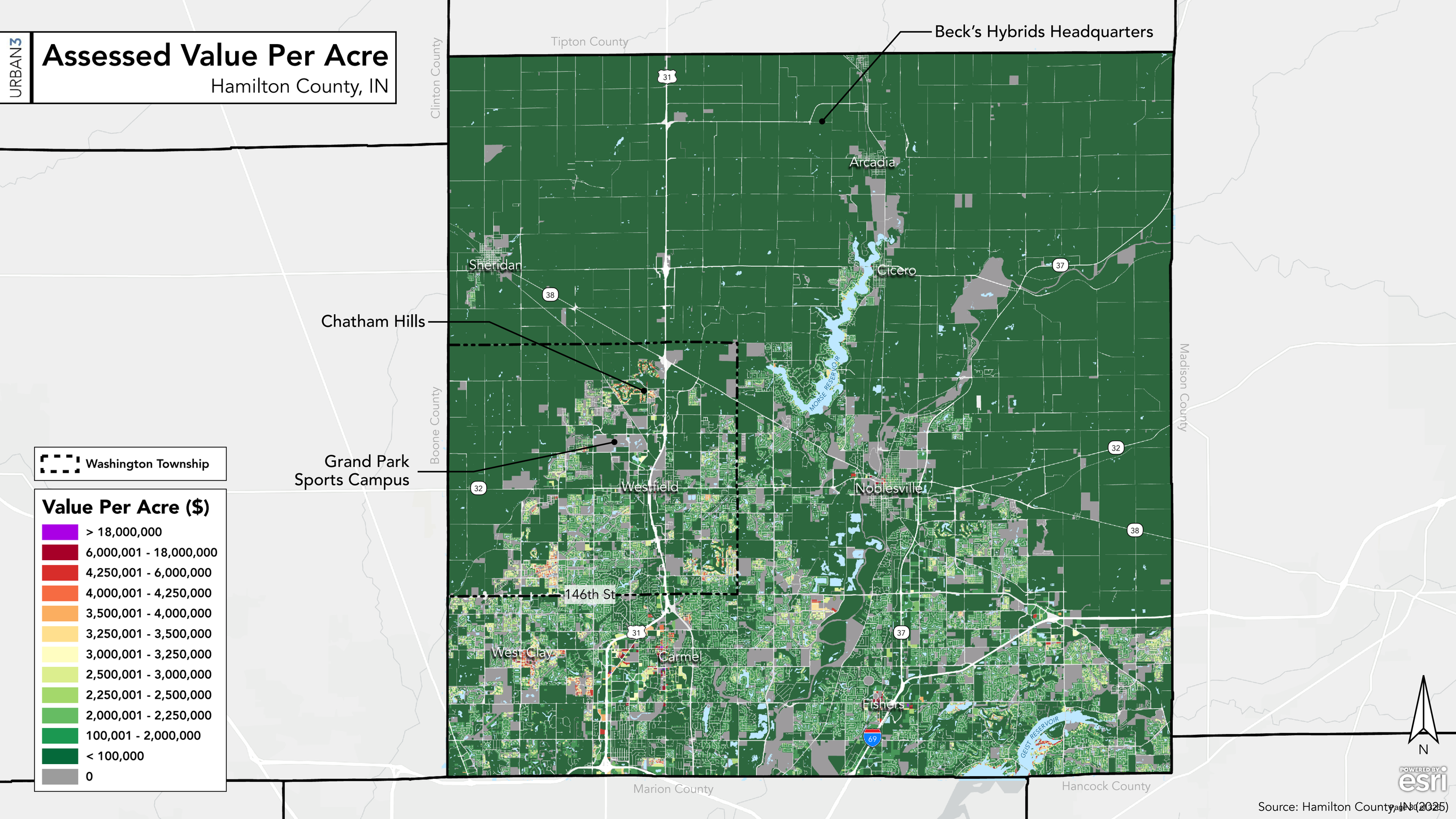
POWERED BY esri

Source: Hamilton County, IN (2025)

URBAN3

Assessed Value Per Acre

Hamilton County, IN

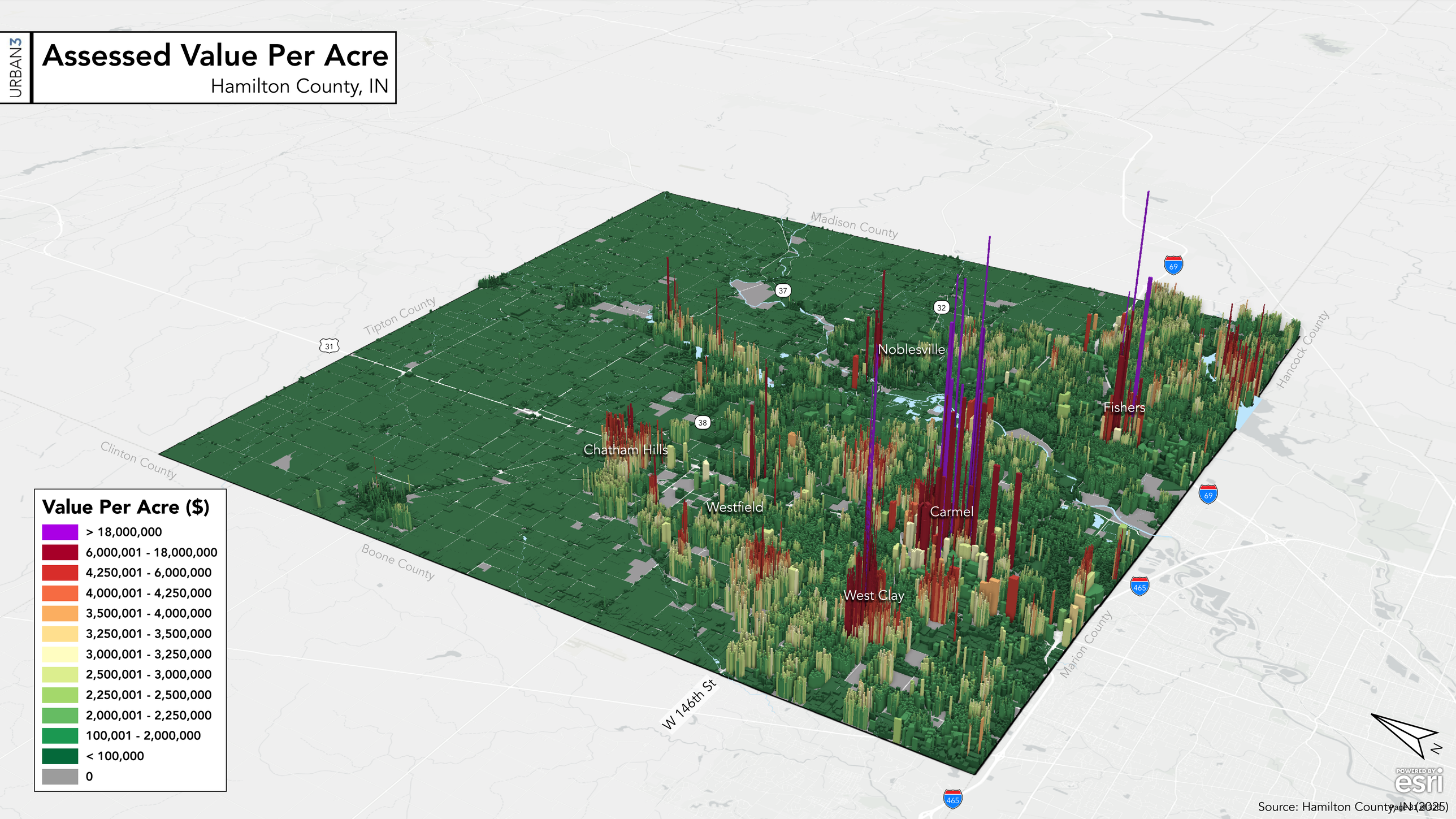


Source: Hamilton County, IN (2025)

URBAN3

Assessed Value Per Acre

Hamilton County, IN

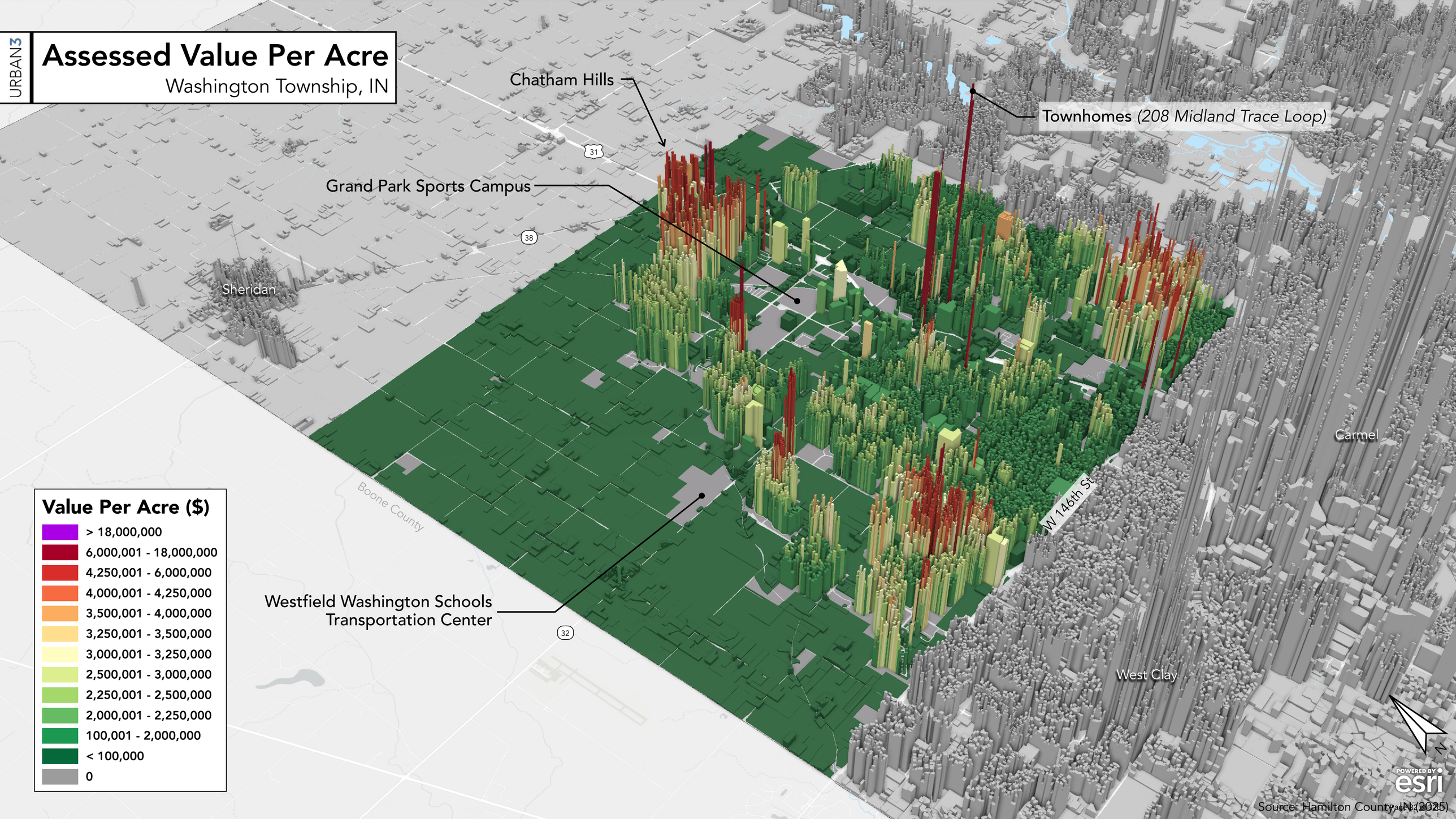


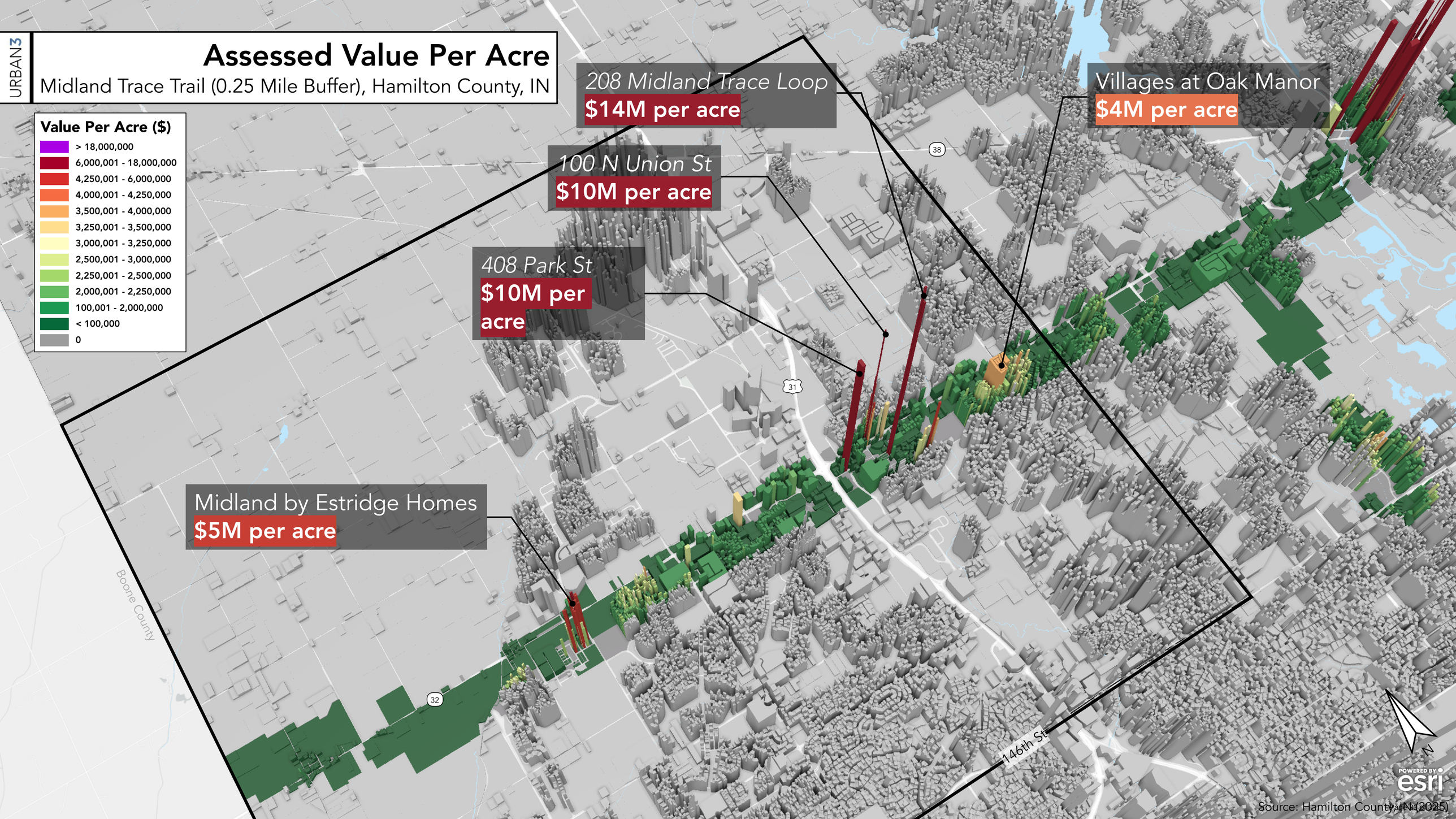
Value Per Acre ($)

- > 18,000,000
- 6,000,001 - 18,000,000
- 4,250,001 - 6,000,000
- 4,000,001 - 4,250,000
- 3,500,001 - 4,000,000
- 3,250,001 - 3,500,000
- 3,000,001 - 3,250,000
- 2,500,001 - 3,000,000
- 2,250,001 - 2,500,000
- 2,000,001 - 2,250,000
- 100,001 - 2,000,000
- < 100,000
- 0

POWERED BY esri

Source: Hamilton County, IN (2025)


URBAN3
Assessed Value Per Acre
Washington Township, IN
Chatham Hills
Townhomes (208 Midland Trace Loop)
Grand Park Sports Campus
Westfield Washington Schools Transportation Center
31
38
32
Sheridan
Boone County
Carmel
West Clay
W 146th St
Value Per Acre ($)
> 18,000,000
6,000,001 - 18,000,000
4,250,001 - 6,000,000
4,000,001 - 4,250,000
3,500,001 - 4,000,000
3,250,001 - 3,500,000
3,000,001 - 3,250,000
2,500,001 - 3,000,000
2,250,001 - 2,500,000
2,000,001 - 2,250,000
100,001 - 2,000,000
< 100,000
0
N
POWERED BY esri
Source: Hamilton County, IN (2025)

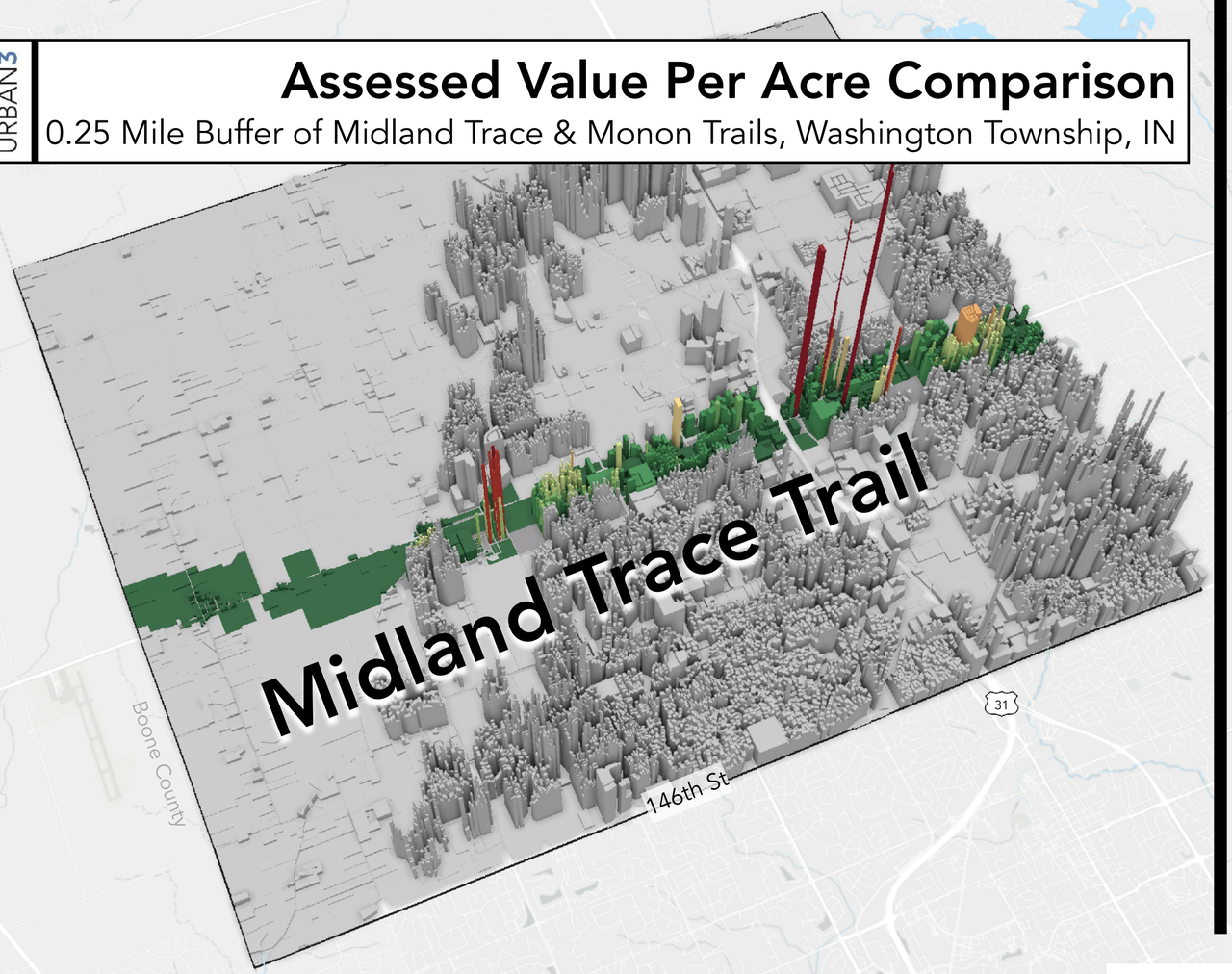

URBAN3
Assessed Value Per Acre
Midland Trace Trail (0.25 Mile Buffer), Hamilton County, IN
Value Per Acre ($)
> 18,000,000
6,000,001 - 18,000,000
4,250,001 - 6,000,000
4,000,001 - 4,250,000
3,500,001 - 4,000,000
3,250,001 - 3,500,000
3,000,001 - 3,250,000
2,500,001 - 3,000,000
2,250,001 - 2,500,000
2,000,001 - 2,250,000
100,001 - 2,000,000
< 100,000
0
208 Midland Trace Loop
$14M per acre
100 N Union St
$10M per acre
408 Park St
$10M per acre
Villages at Oak Manor
$4M per acre
Midland by Estridge Homes
$5M per acre
38
31
32
Boone County
146th St
N
POWERED BY esri
Source: Hamilton County, IN (2025)

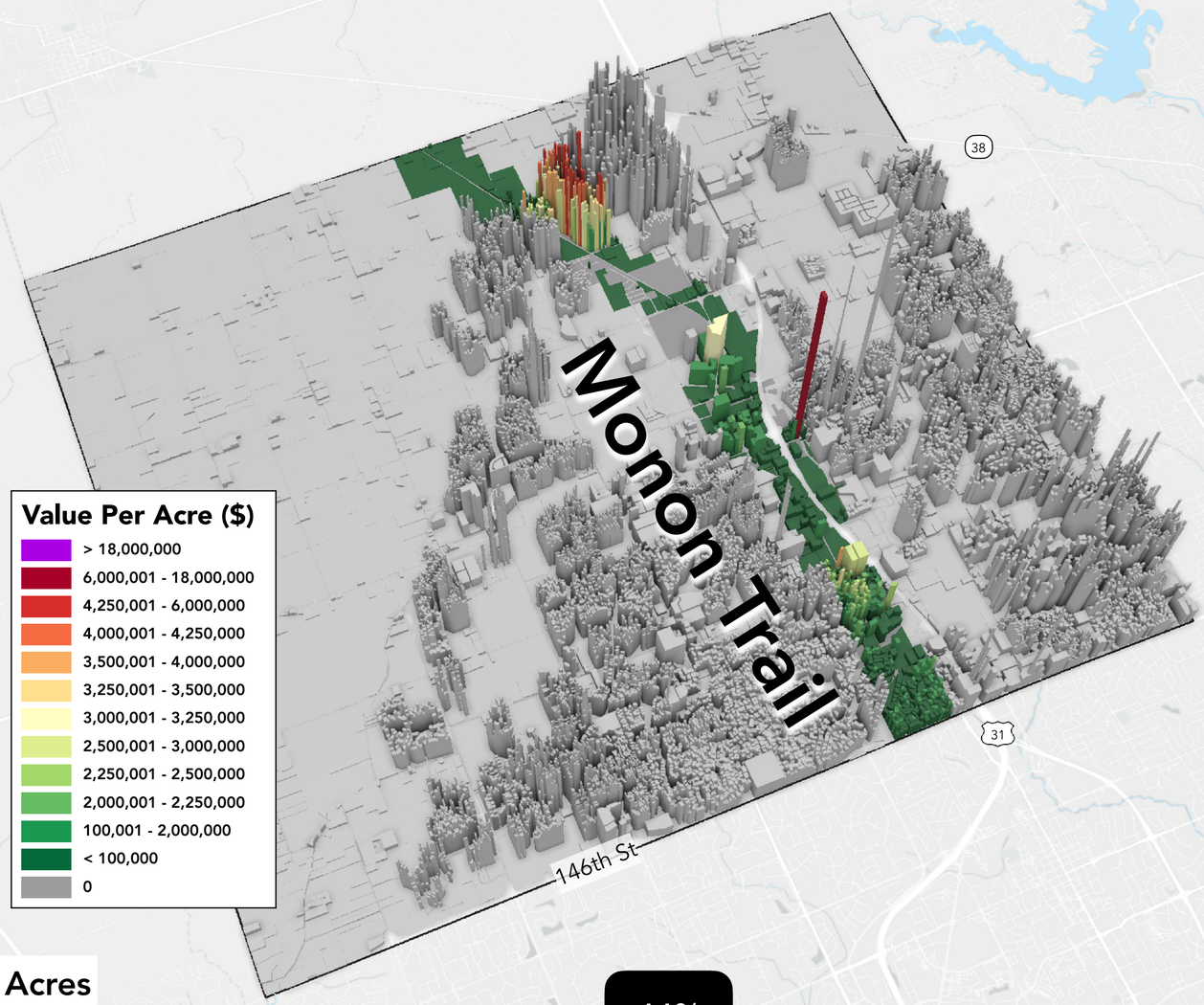

URBAN3
Assessed Value Per Acre
Monon Trail (0.25 Mile Buffer), Hamilton County, IN
408 Park St
$10M per acre
Shadow Lakes
~$3M per acre
One46 Monon
$9M per acre
Retreat on the Monon
$3M per acre
Washington Township
Value Per Acre ($)
> 18,000,000
6,000,001 - 18,000,000
4,250,001 - 6,000,000
4,000,001 - 4,250,000
3,500,001 - 4,000,000
3,250,001 - 3,500,000
3,000,001 - 3,250,000
2,500,001 - 3,000,000
2,250,001 - 2,500,000
2,000,001 - 2,250,000
100,001 - 2,000,000
< 100,000
0
Carmel
146th St
Boone County
31
38
32
N
POWERED BY esri
Source: Hamilton County, IN (2025)

URBAN3

Assessed Value Per Acre Comparison

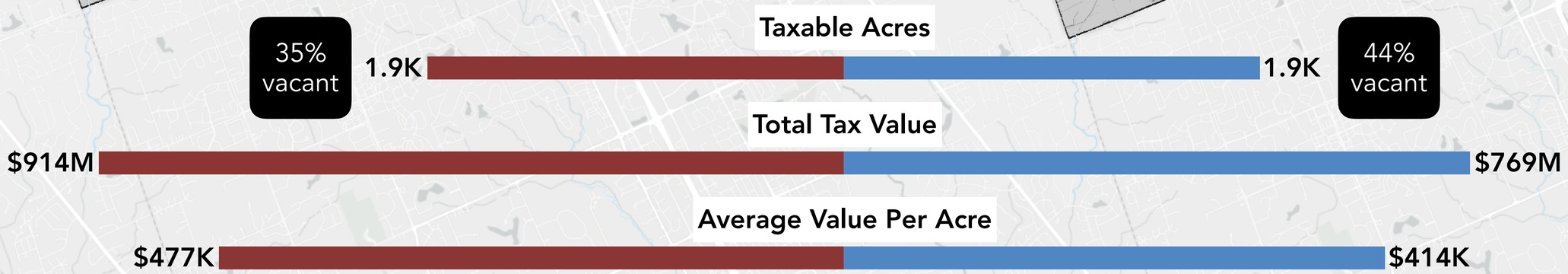
0.25 Mile Buffer of Midland Trace & Monon Trails, Washington Township, IN





Value Per Acre ($)

- > 18,000,000
- 6,000,001 - 18,000,000
- 4,250,001 - 6,000,000
- 4,000,001 - 4,250,000
- 3,500,001 - 4,000,000
- 3,250,001 - 3,500,000
- 3,000,001 - 3,250,000
- 2,500,001 - 3,000,000
- 2,250,001 - 2,500,000
- 2,000,001 - 2,250,000
- 100,001 - 2,000,000
- < 100,000
- 0



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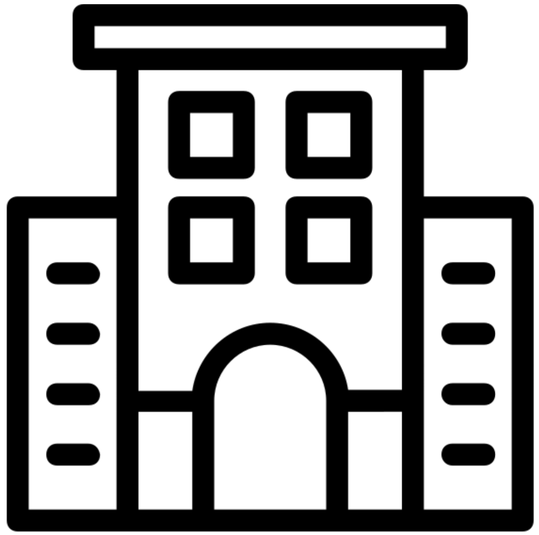
POWERED BY esri

Source: Hamilton County, IN (2025)



Land Use Types

Local Samples of Buildings and Developments

URBAN3

Land Use Type:

Residential

Comparison of Average Value Per Acre for Residential Properties

Washington Township, IN



$1.6M



$2.1M



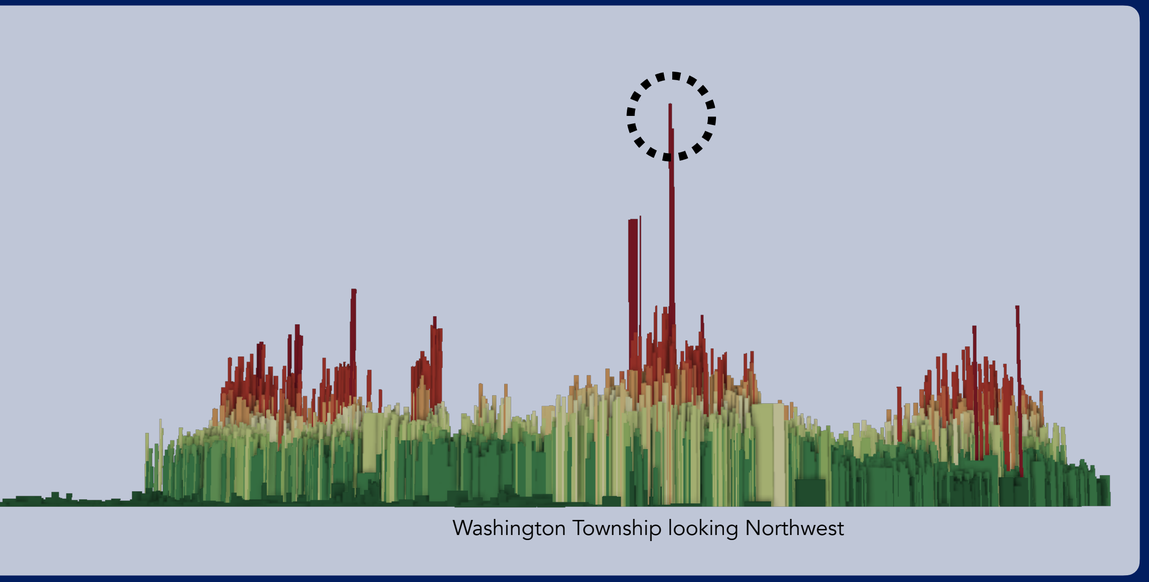
$1.3M

Walmart Average
$0.5M per acre

Source: Hamilton County, IN (2025), Google Maps

Value Per Acre: Peak Parcel

Washington Township, IN



Washington Township looking Northwest



Walmart Average
$0.5M per acre

Source: Hamilton County, IN (2025), Google Maps

Land Use Type:

Commercial

URBAN3

Comparison of Average Value Per Acre for Commercial Properties

Washington Township, IN



$0.2M



$0.7M



$1.1M



$1.3M



$2.7M

Walmart Average
$0.5M per acre

Source: Hamilton County, IN (2025), Google Maps

Land Use Type:

Industrial

URBAN3

Comparison of Average Value Per Acre for Industrial Properties

Washington Township, IN



$0.4M



$0.7M



$1.1M



$1.3M



$2.7M

Walmart Average
$0.5M per acre

Source: Hamilton County, IN (2025), Google Maps

Land Use Type:

Mixed Use

Value Per Acre: Mixed Use Buildings

City of Noblesville, IN



54 N 9th St
$5.8M per acre



98 N 9th St
$7.3M per acre



The Levinson
$13.8M per acre

Walmart Average
$0.5M per acre

Source: Hamilton County, IN (2025), Google Maps

URBAN3

Value Per Acre: Mixed Use Buildings

City of Carmel, IN



1 S Rangeline Rd
$17.4M per acre



880 Monon Green Blvd
$19.4M per acre



736 Hanover Pl
$19.8M per acre

Walmart Average
$0.5M per acre

Source: Hamilton County, IN (2025), Google Maps

A Closer Look:



The Brady Bunch!

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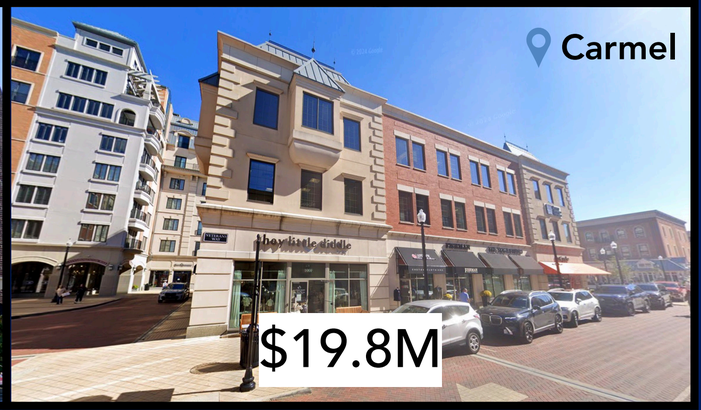
Hamilton County, Indiana: **Value Per Acre Examples by Building Type**

	LOWER DENSITY	MEDIUM DENSITY	HIGHER DENSITY
RESIDENTIAL	 $0.3M	 $2.6M	 $2.9M
COMMERCIAL	 $0.7M	 $1.2M	 $2.7M*
MIXED USE	 $5.8M	 $13.8M	 $19.8M

*Average

Source: Hamilton County, IN (2025), Google Maps

Hamilton County, Indiana: **Value Per Acre Examples by Building Type**

Density
Lower | Medium | Higher

Westfield	Westfield	Westfield	Westfield	Westfield	Westfield	Noblesville	Noblesville	Carmel
							$5.8M	$13.8M	$19.8M
$0.3M	$0.7M	$1.2M	$2.6M	$2.7M*	$2.9M				
Residential	Commercial	Commercial	Residential	Commercial	Residential	Mixed Use	Mixed Use	Mixed Use	





*Average

Source: Hamilton County, IN (2025), Google Maps

U3

Hamilton County, Indiana: **Value Per Acre Examples by Building Type**

Density
Lower | Medium | Higher

Westfield	Westfield	Westfield	Westfield	Westfield	Westfield	Noblesville	Noblesville	Carmel
							$5.8M	$13.8M	$19.8M
$0.3M	$0.7M	$1.2M	$2.6M	$2.7M*	$2.9M				
Residential	Commercial	Commercial	Residential	Commercial	Residential	Mixed Use	Mixed Use	Mixed Use	

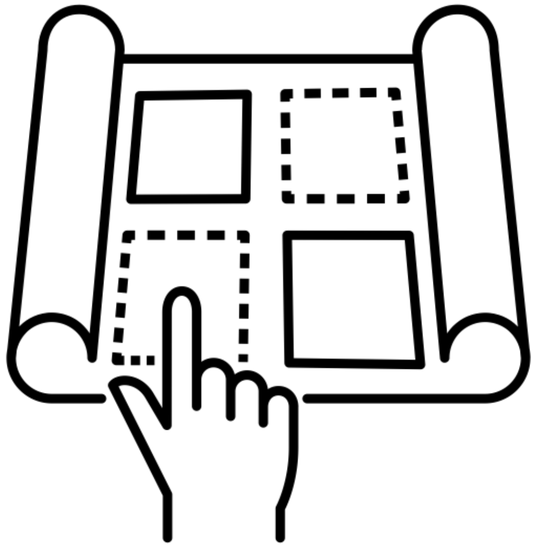




*Average

Source: Hamilton County, IN (2025), Google Maps

U3



Land Use

How Land Use Affects Fiscal Productivity

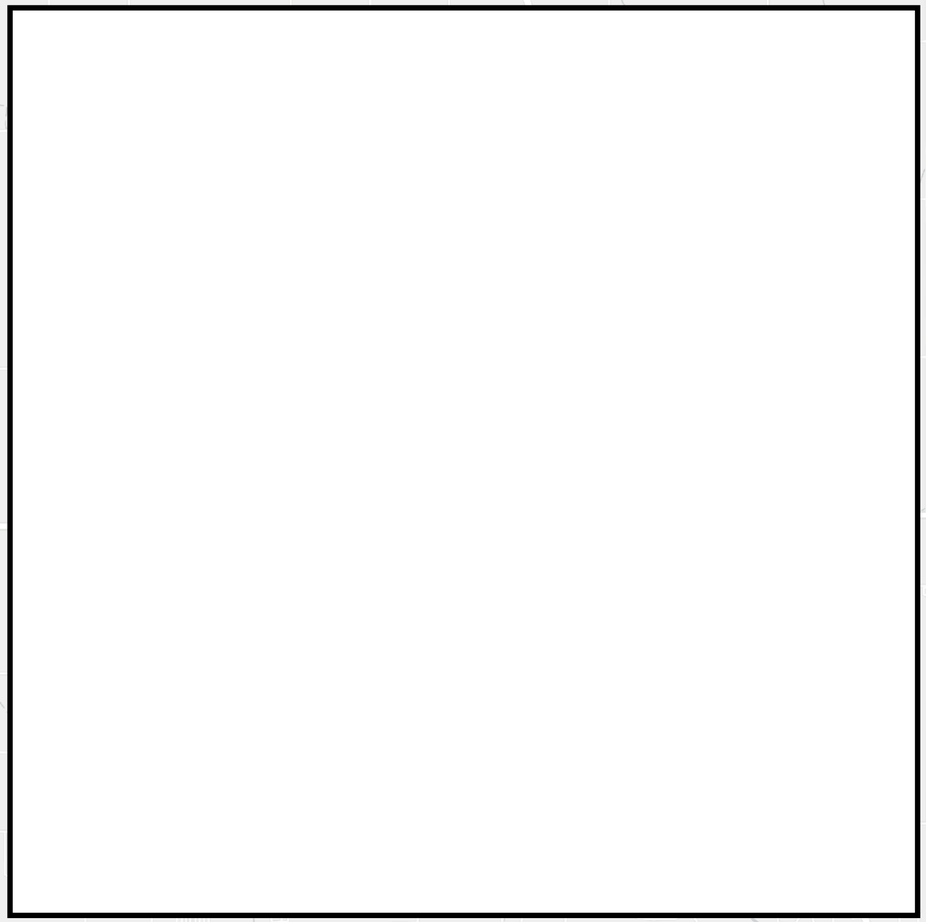
URBAN3

URBAN3

Land Use

Washington Township, IN

32,500 Acres





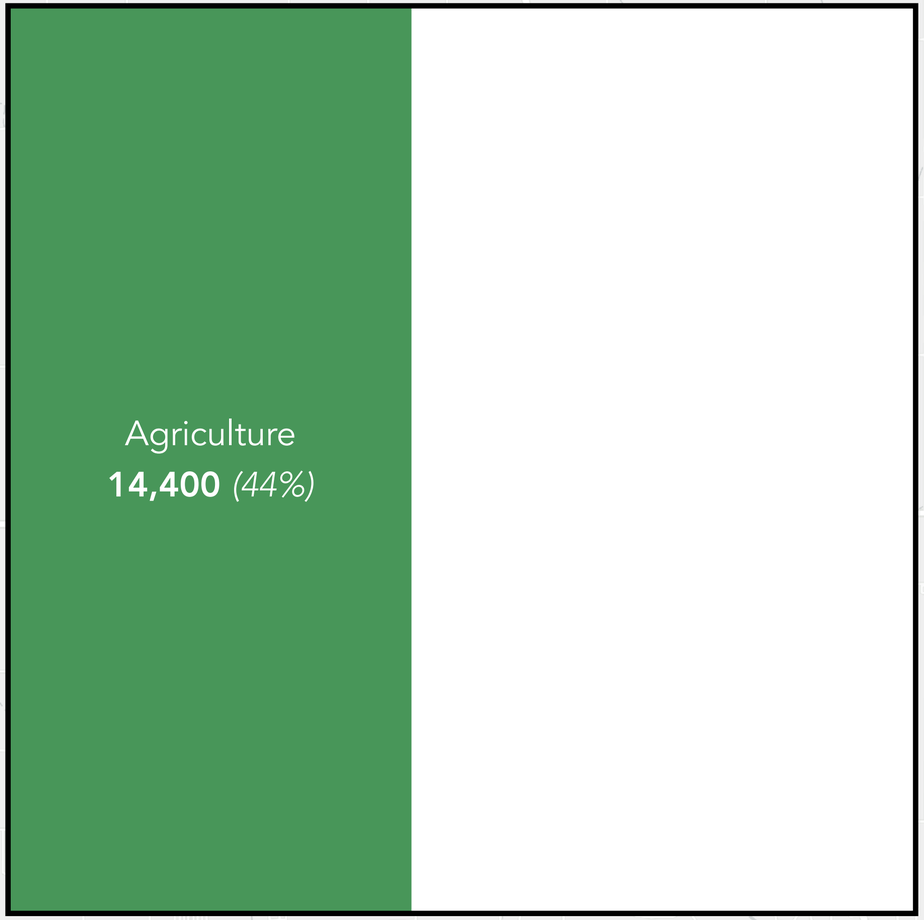
Source: Hamilton County, IN (2025)

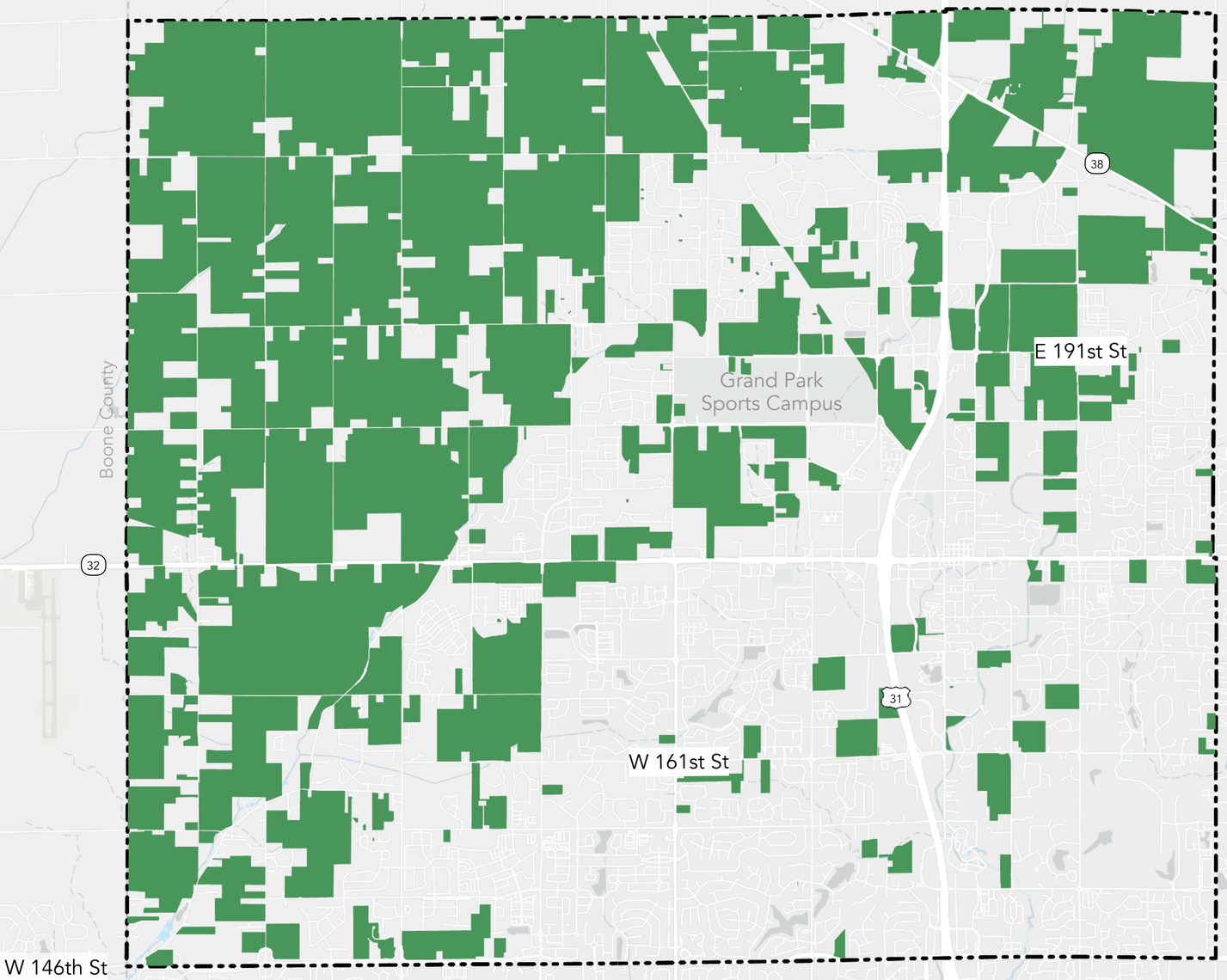
URBAN3

Land Use

Washington Township, IN

32,500 Acres





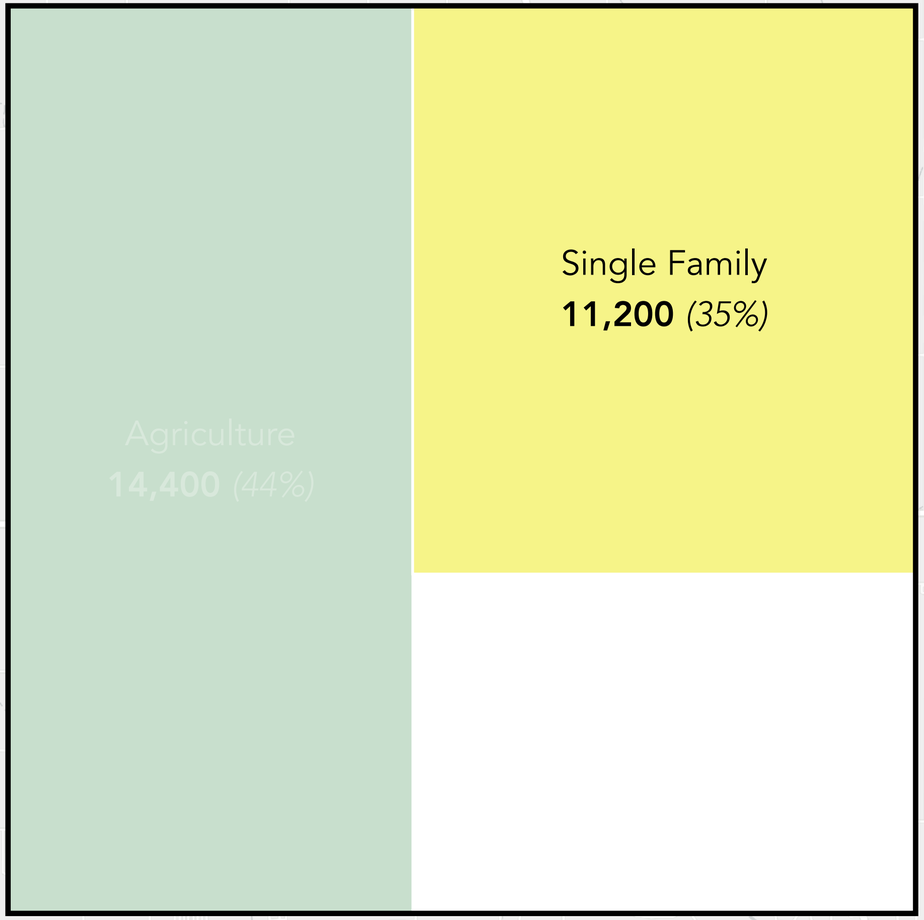
Source: Hamilton County, IN (2025)

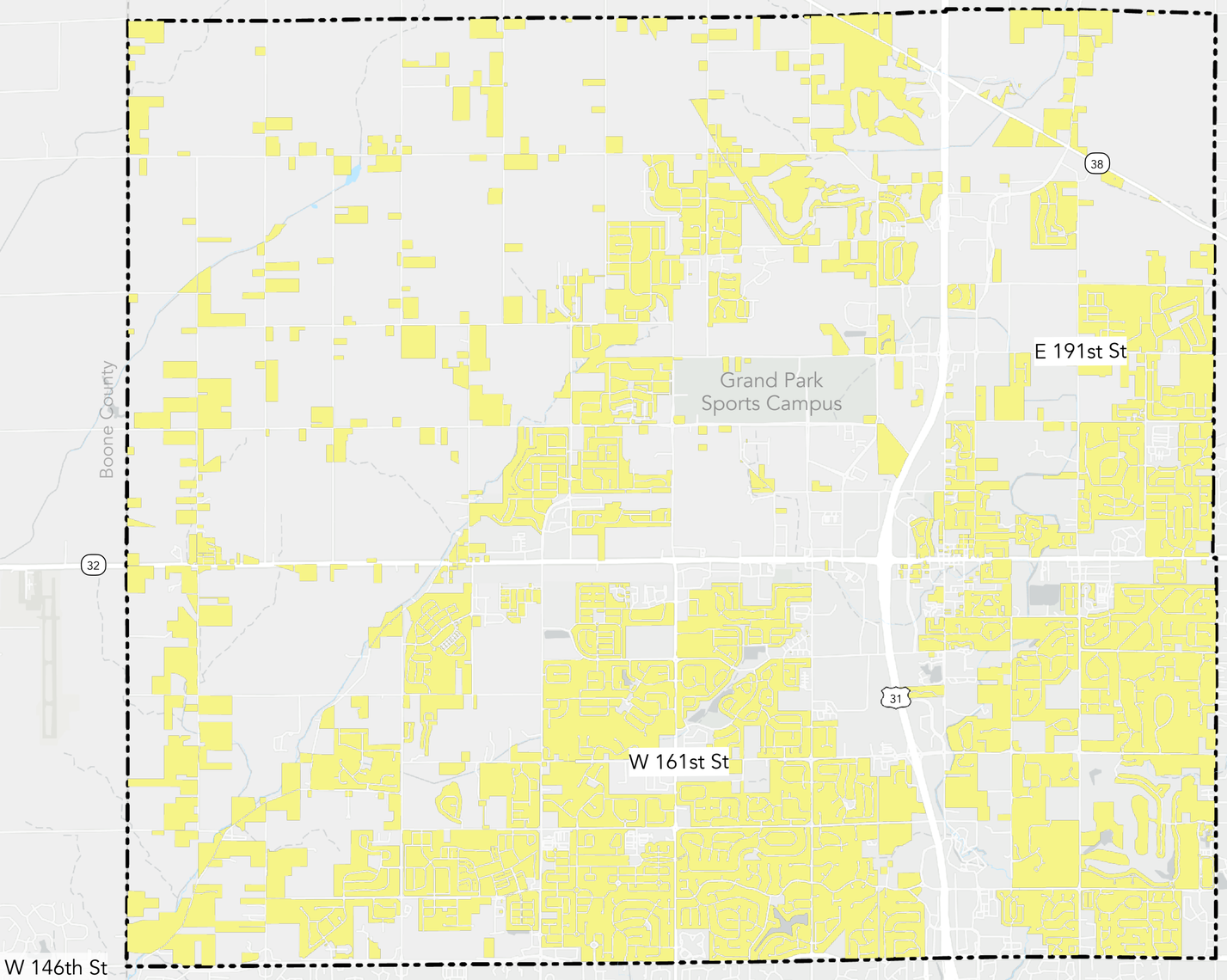
URBAN3

Land Use

Washington Township, IN

32,500 Acres





Source: Hamilton County, IN (2025)

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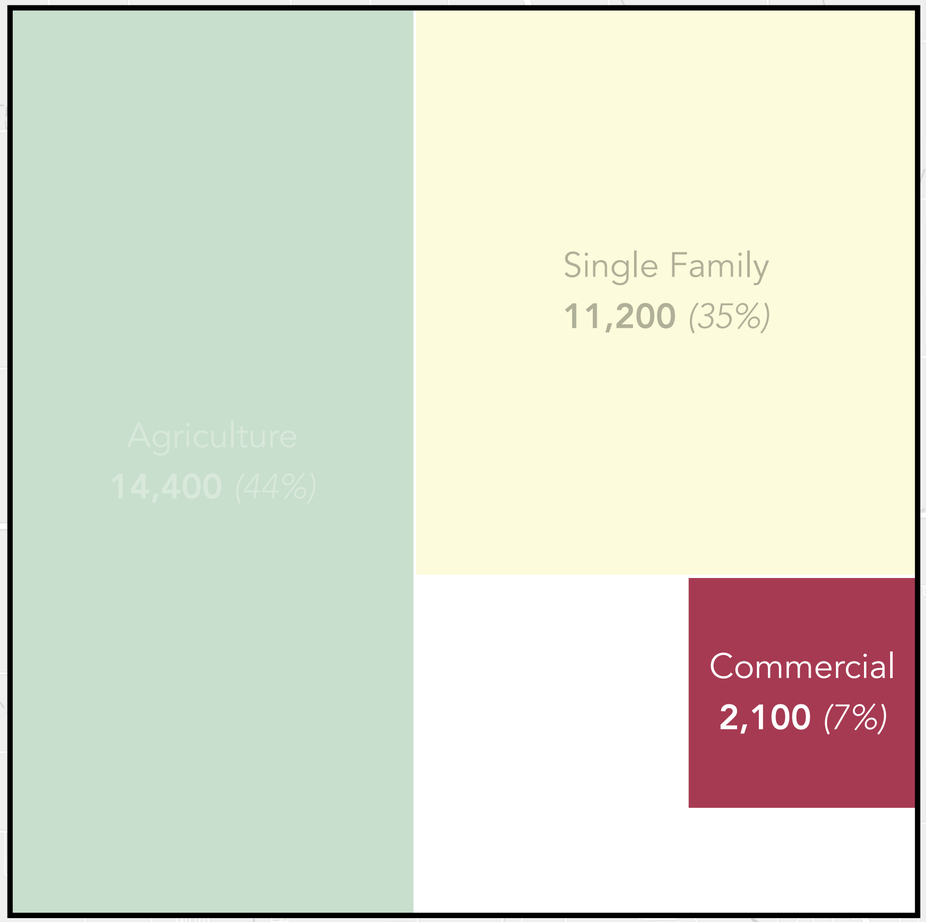
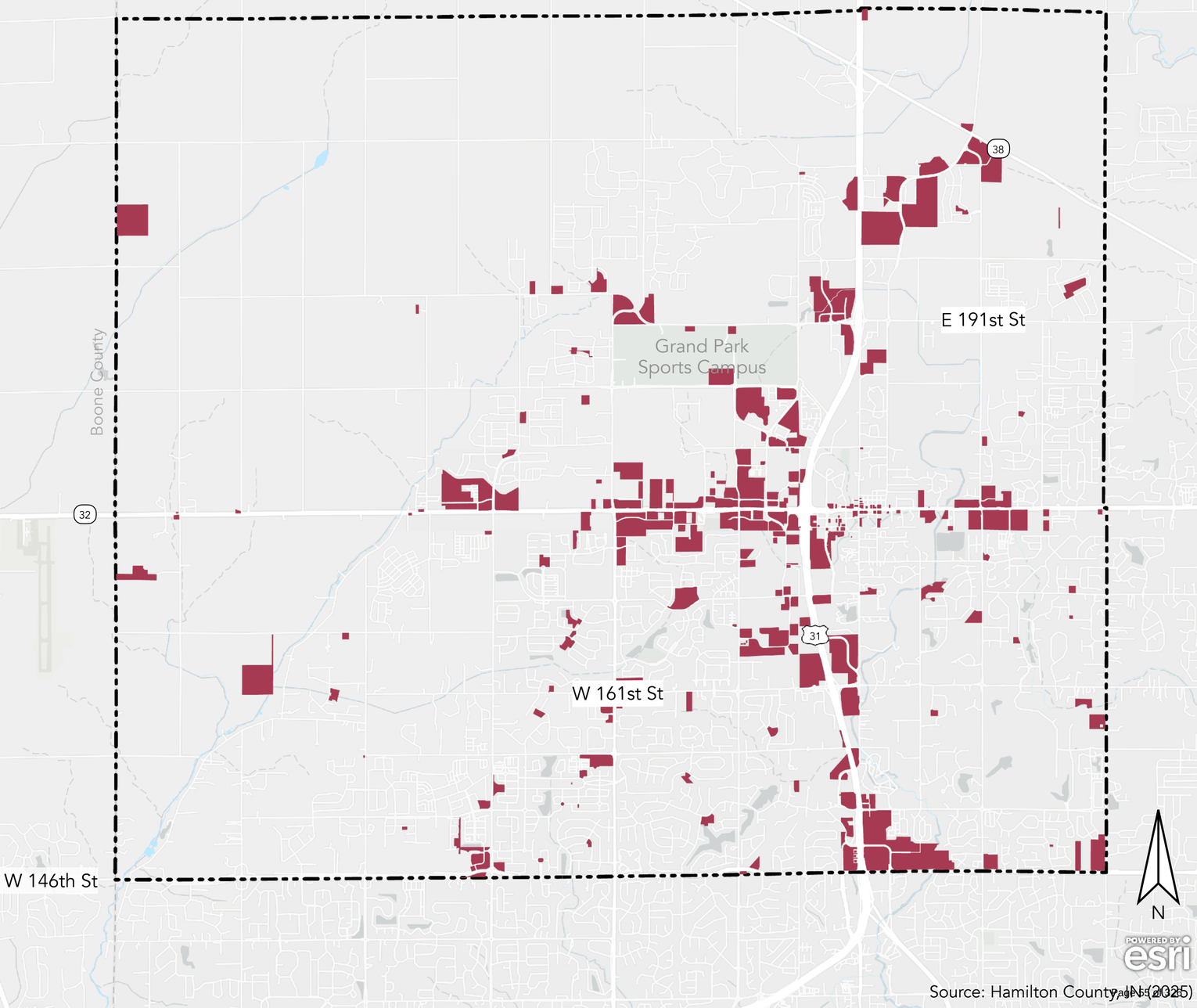
URBAN3

Land Use

Washington Township, IN

32,500 Acres



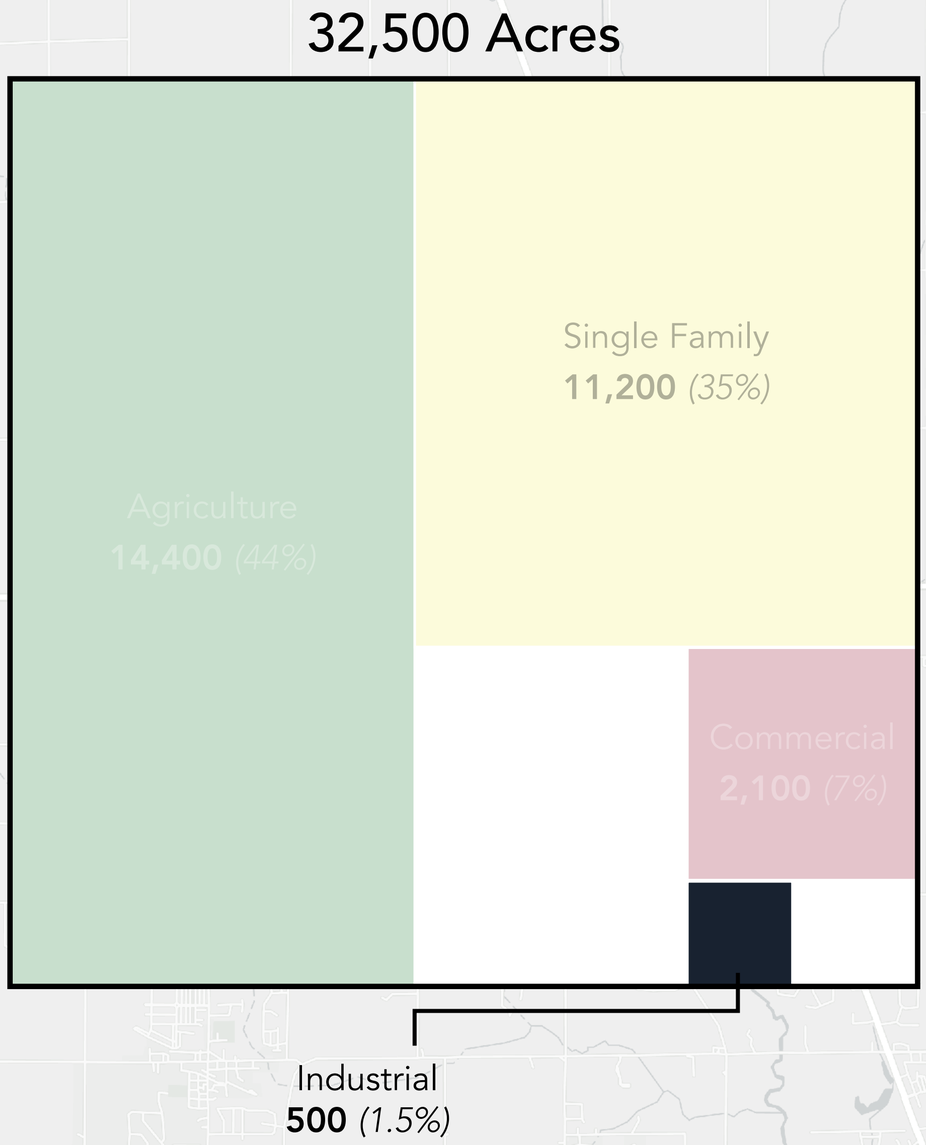


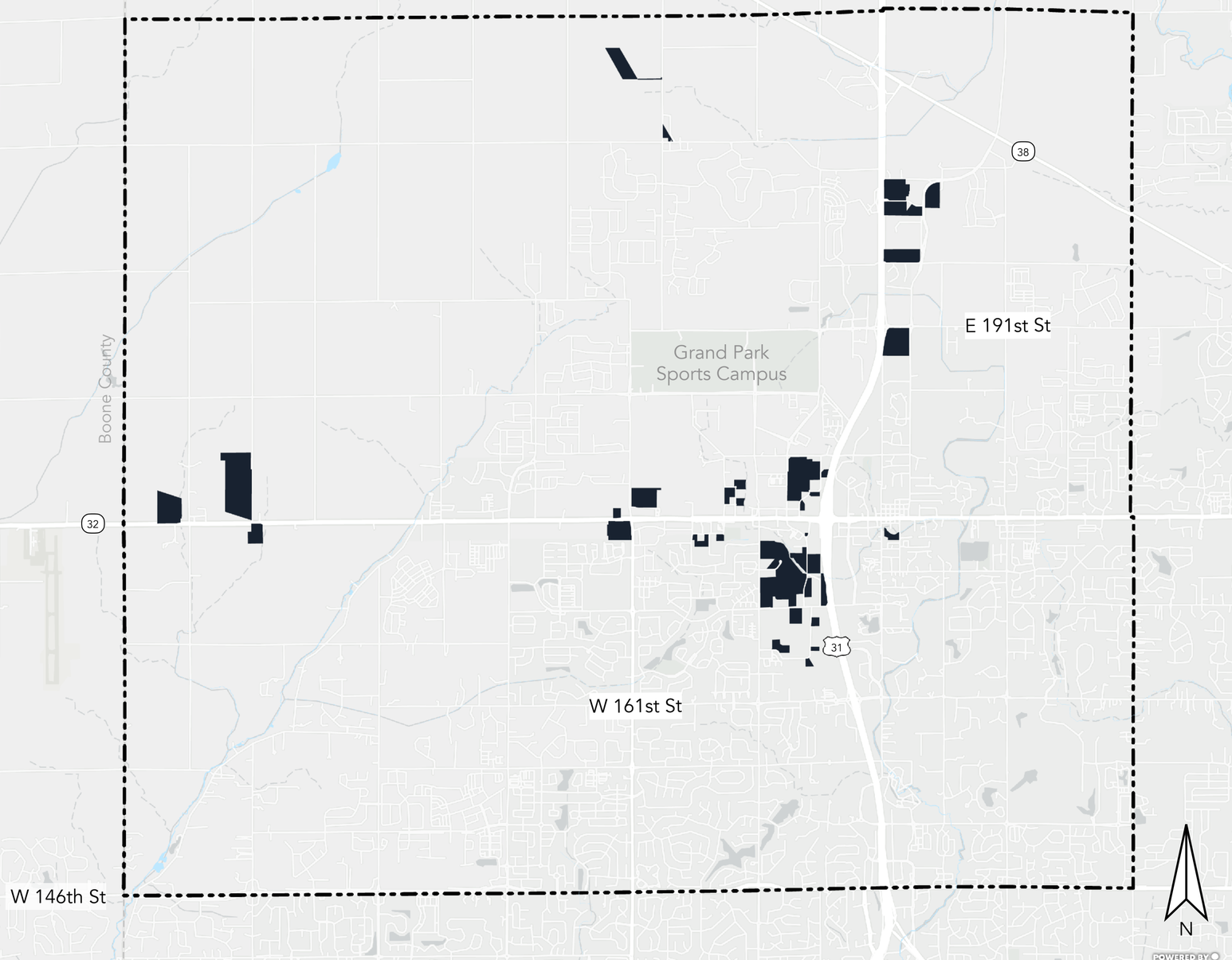
Source: Hamilton County, IN (2025)

URBAN3

Land Use

Washington Township, IN



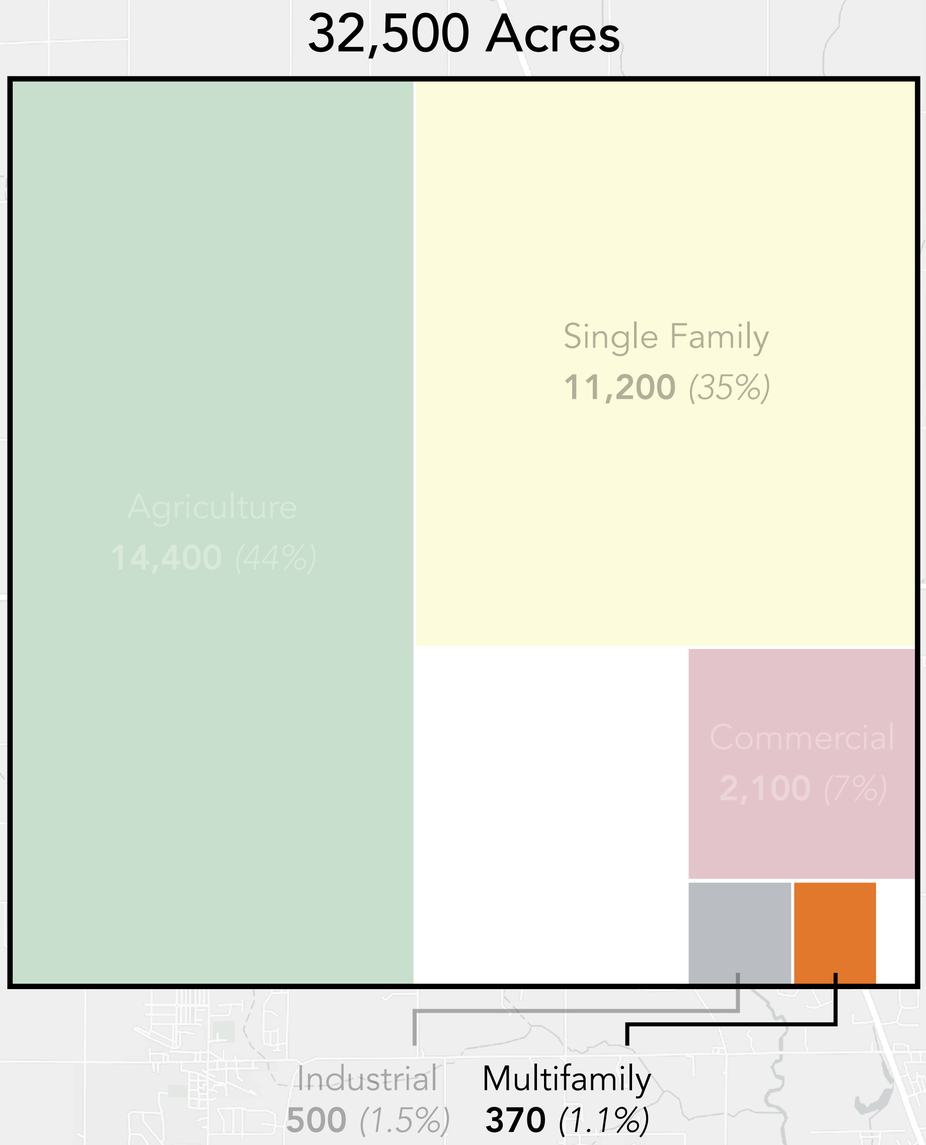


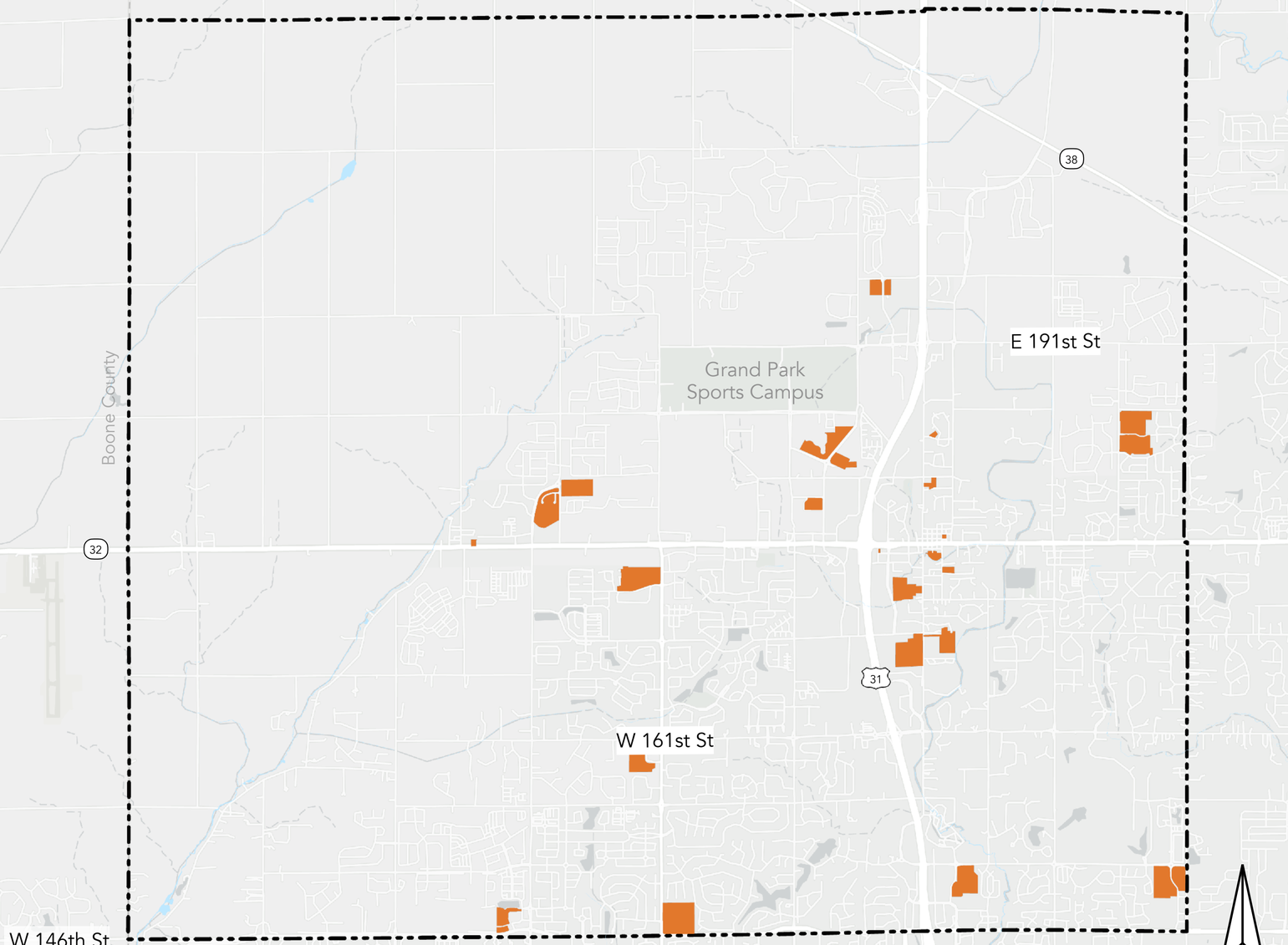
Source: Hamilton County, IN (2025)

URBAN3

Land Use

Washington Township, IN





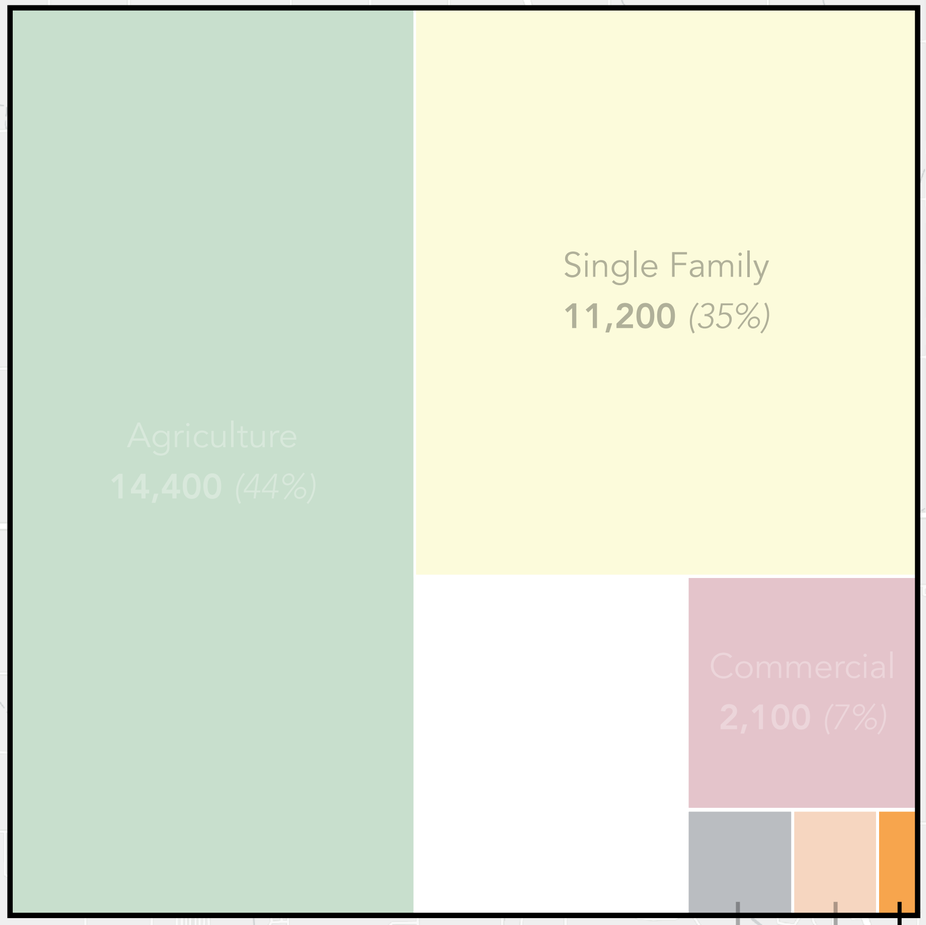
Source: Hamilton County, IN (2025)

URBAN3

Land Use

Washington Township, IN

32,500 Acres

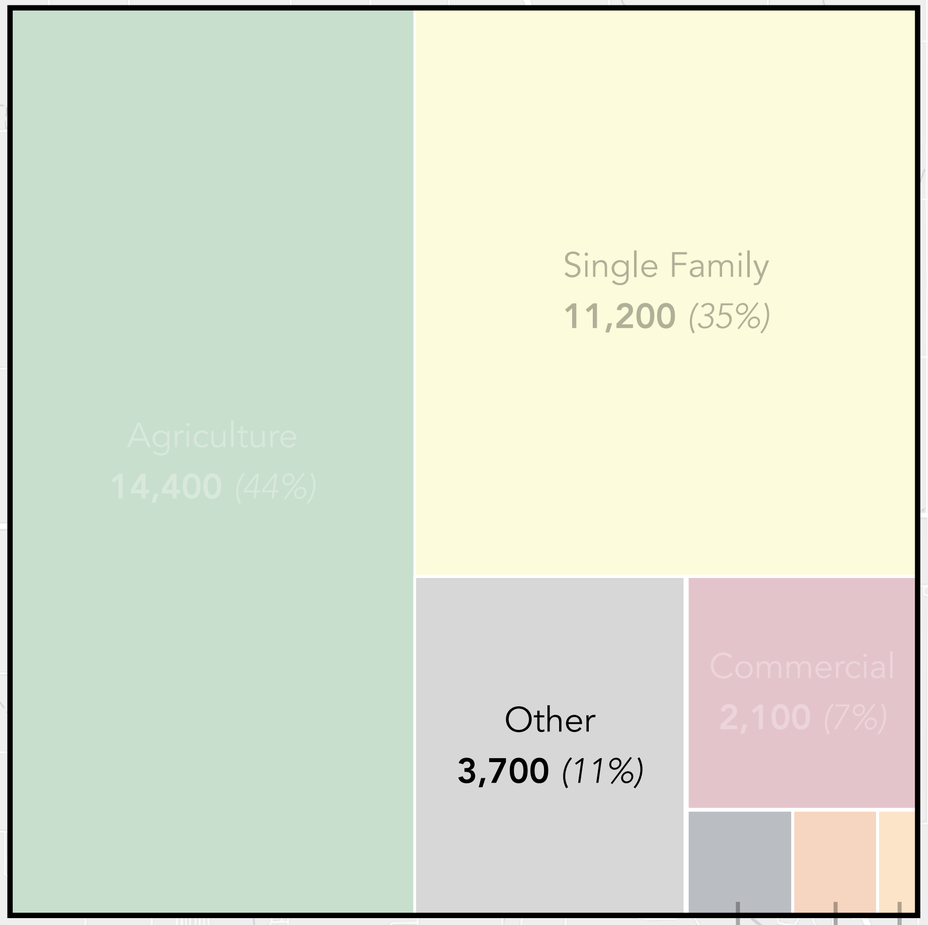


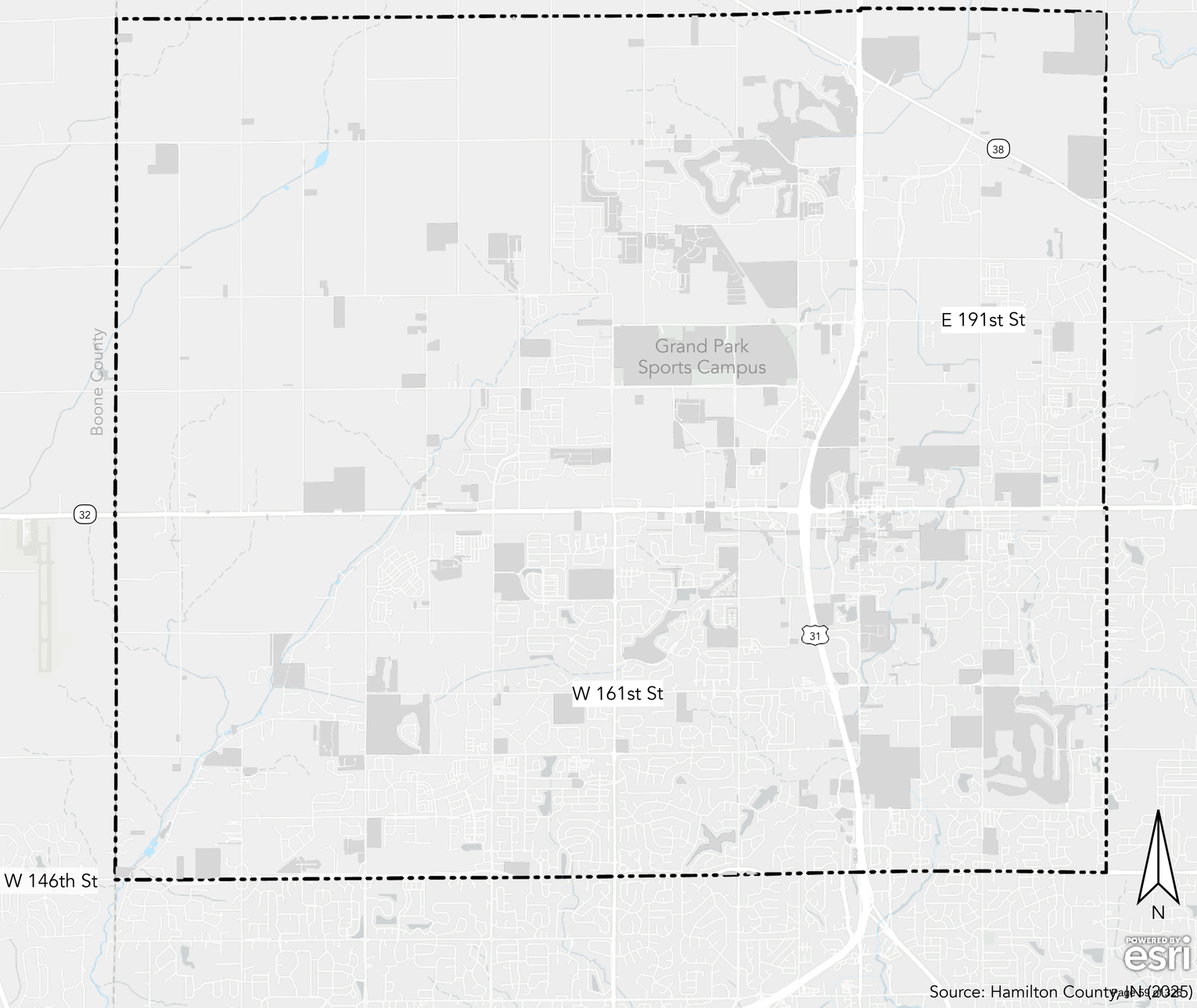
URBAN3

Land Use

Washington Township, IN

32,500 Acres



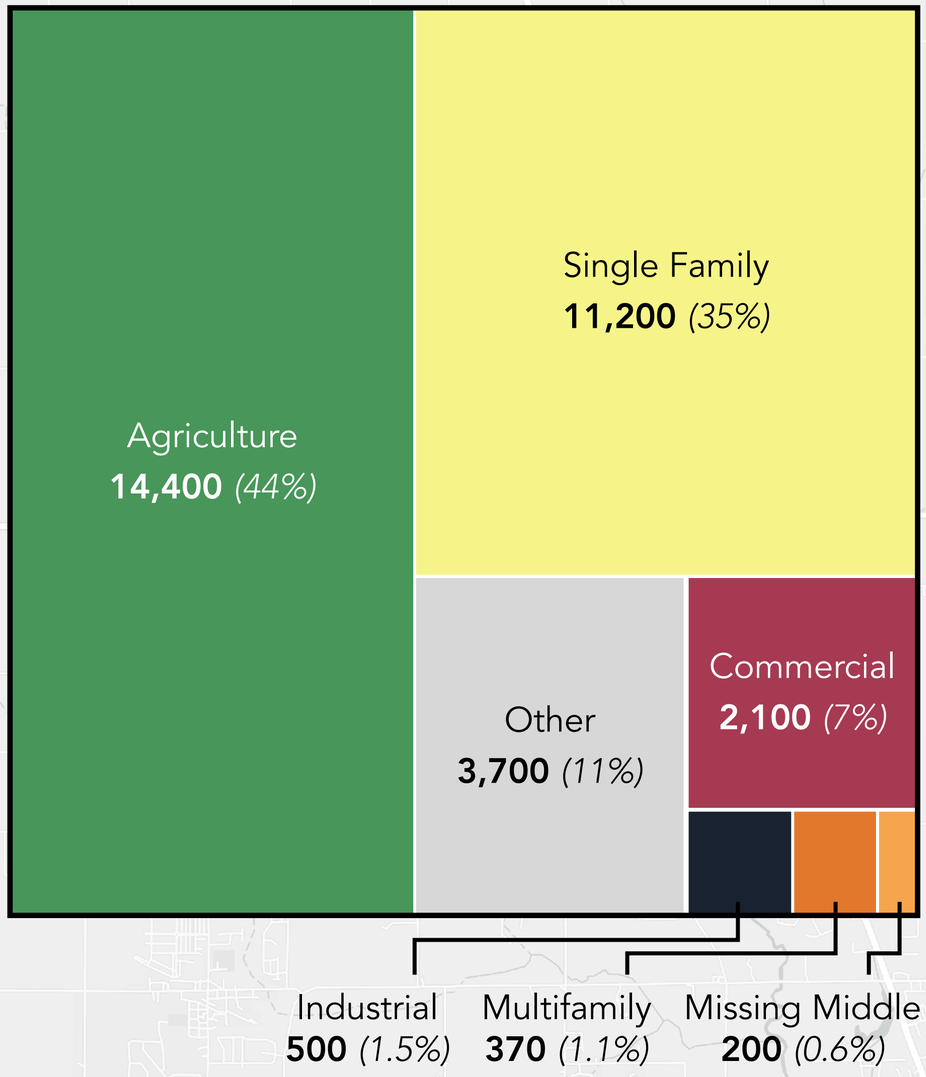


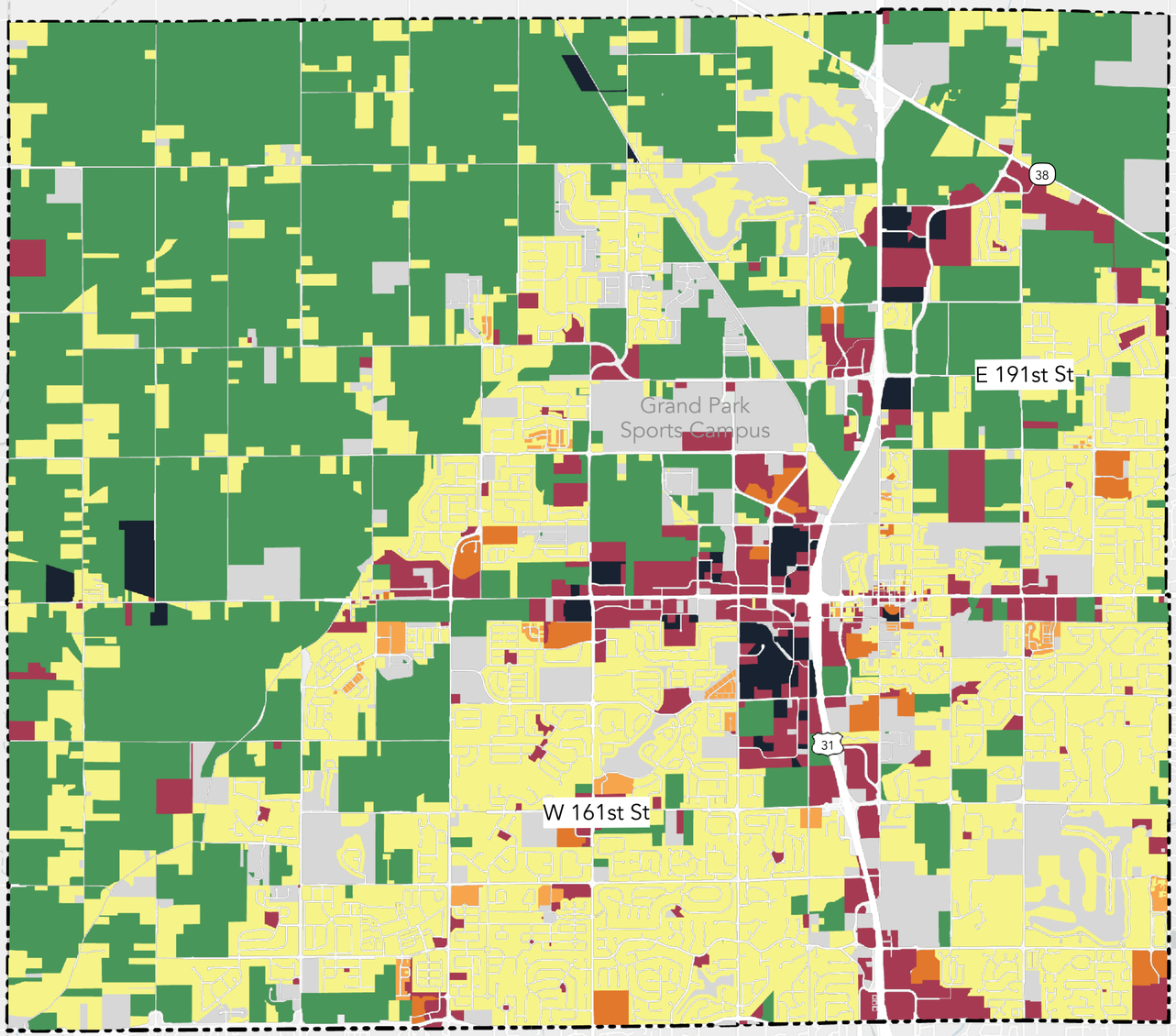
URBAN3

Land Use

Washington Township, IN

32,500 Acres





Source: Hamilton County, IN (2025)

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Average Value Per Acre by Land Use

Washington Township, IN



$0.08M

Agriculture



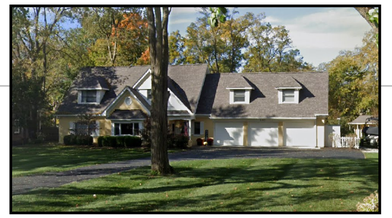
$0.3M

Industrial



$0.3M

Commercial



$0.8M

Single Family



$1.3M

Multifamily



$2.1M

Missing Middle

Note: These averages include vacant properties.

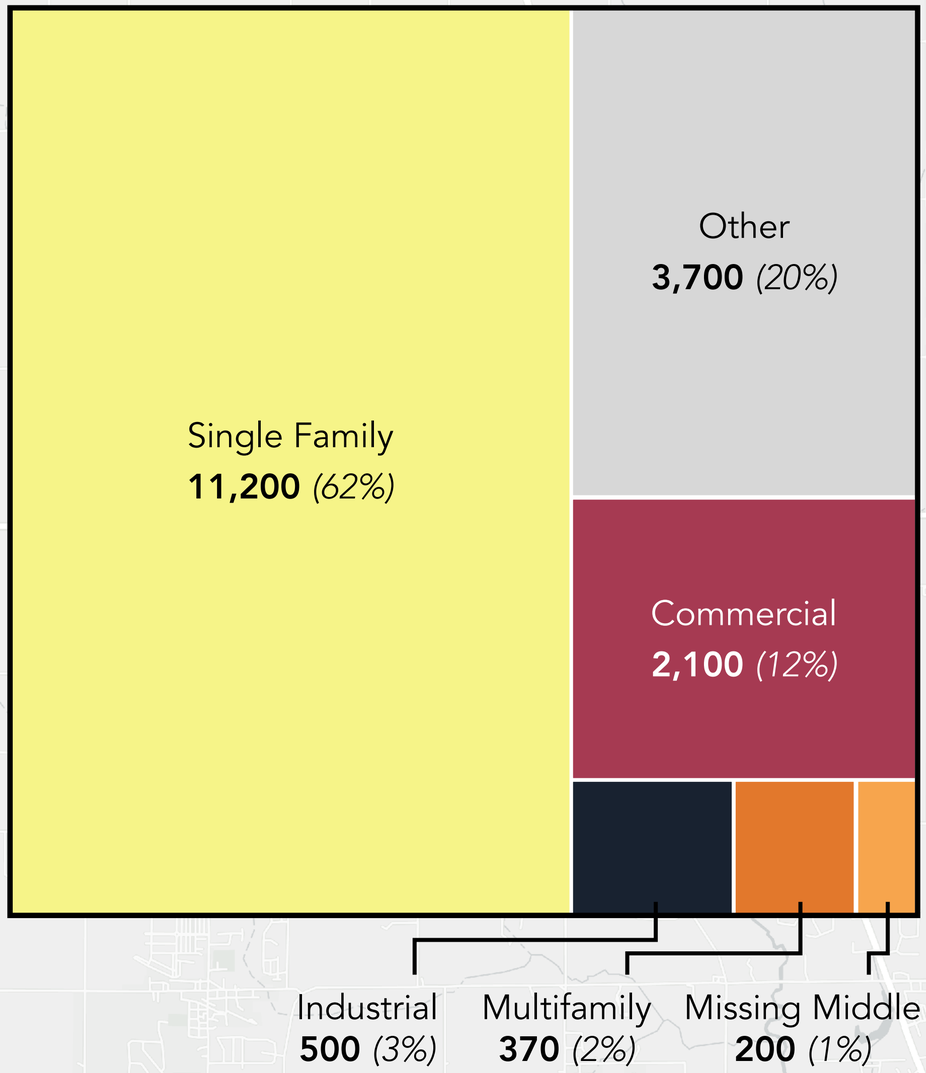
Source: Hamilton County, IN (2025)

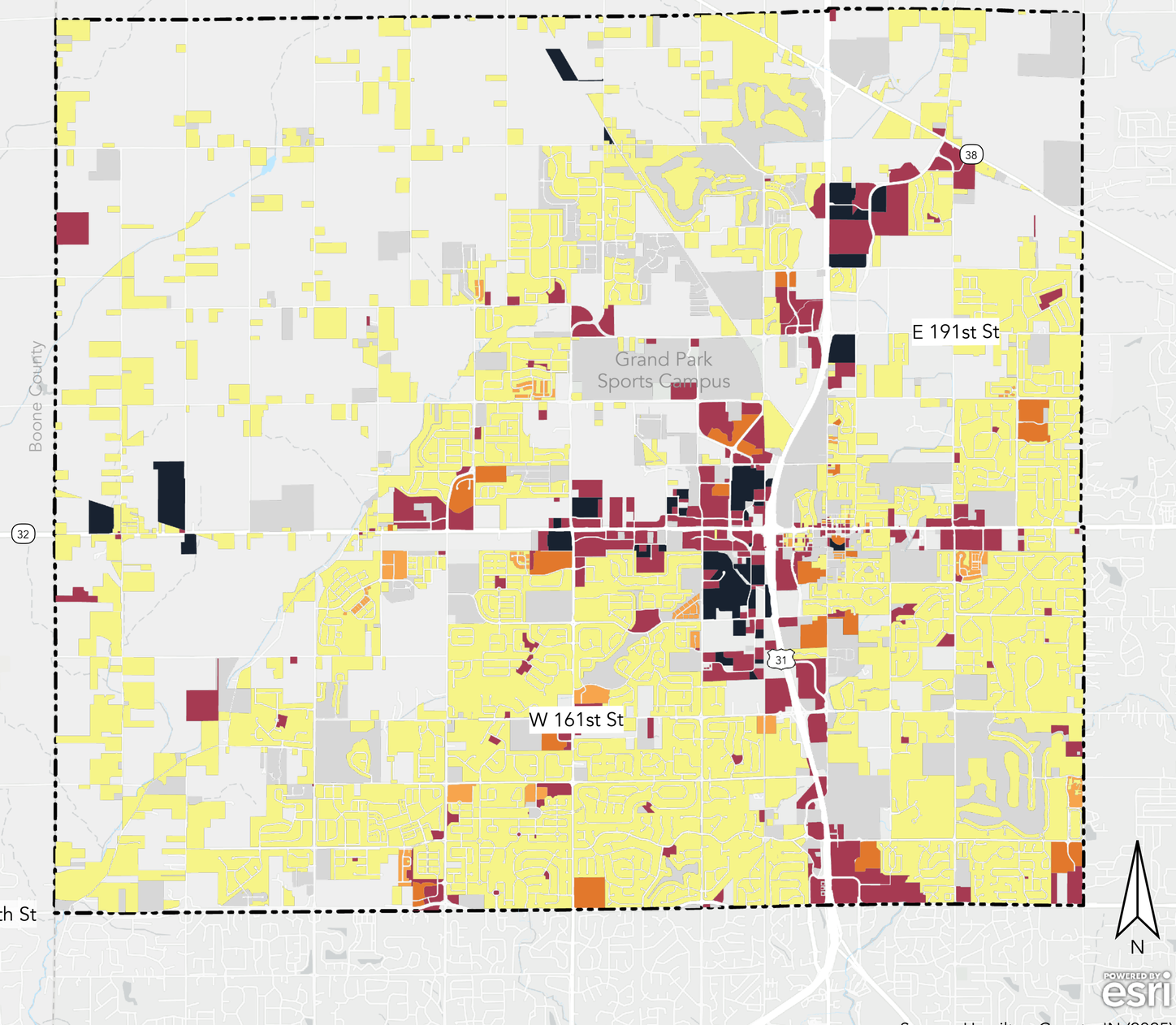
URBAN3

Land Use

Washington Township, IN

18,000 Developed Acres





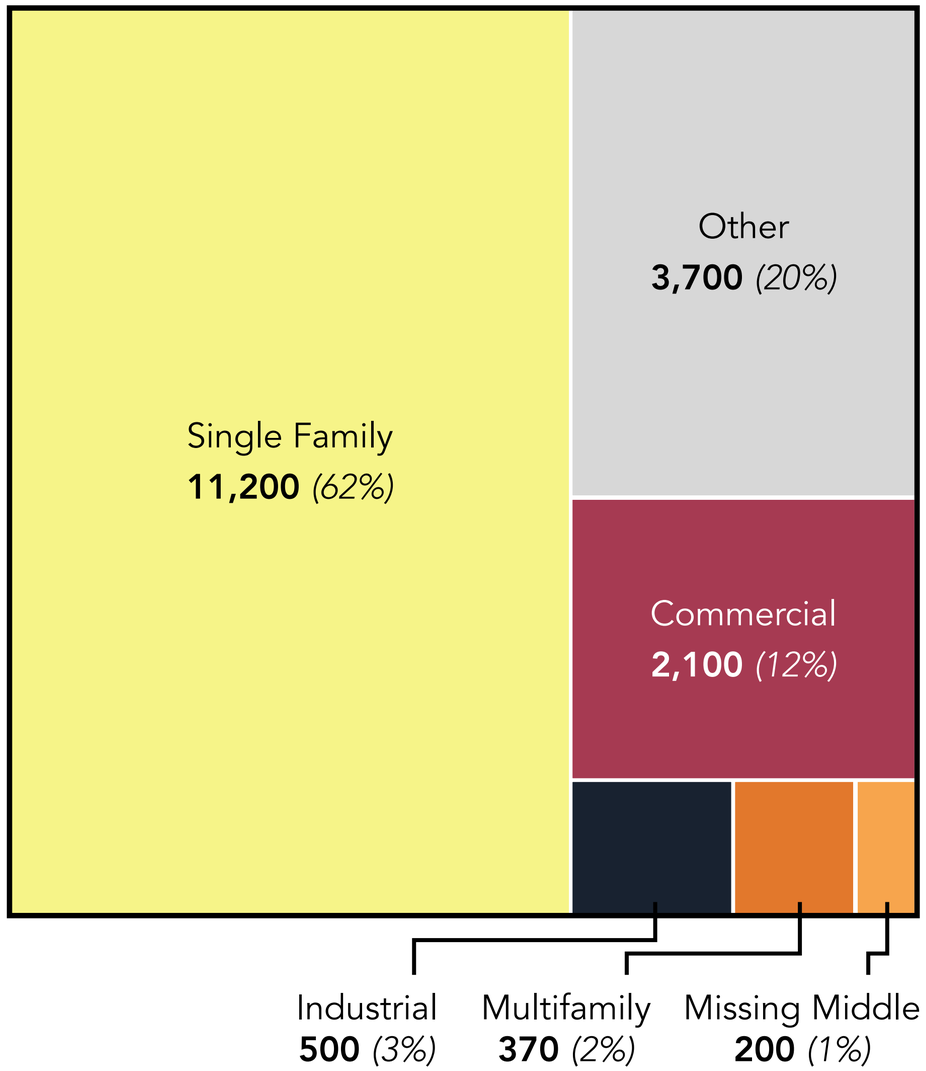
Source: Hamilton County, IN (2025)

URBAN3

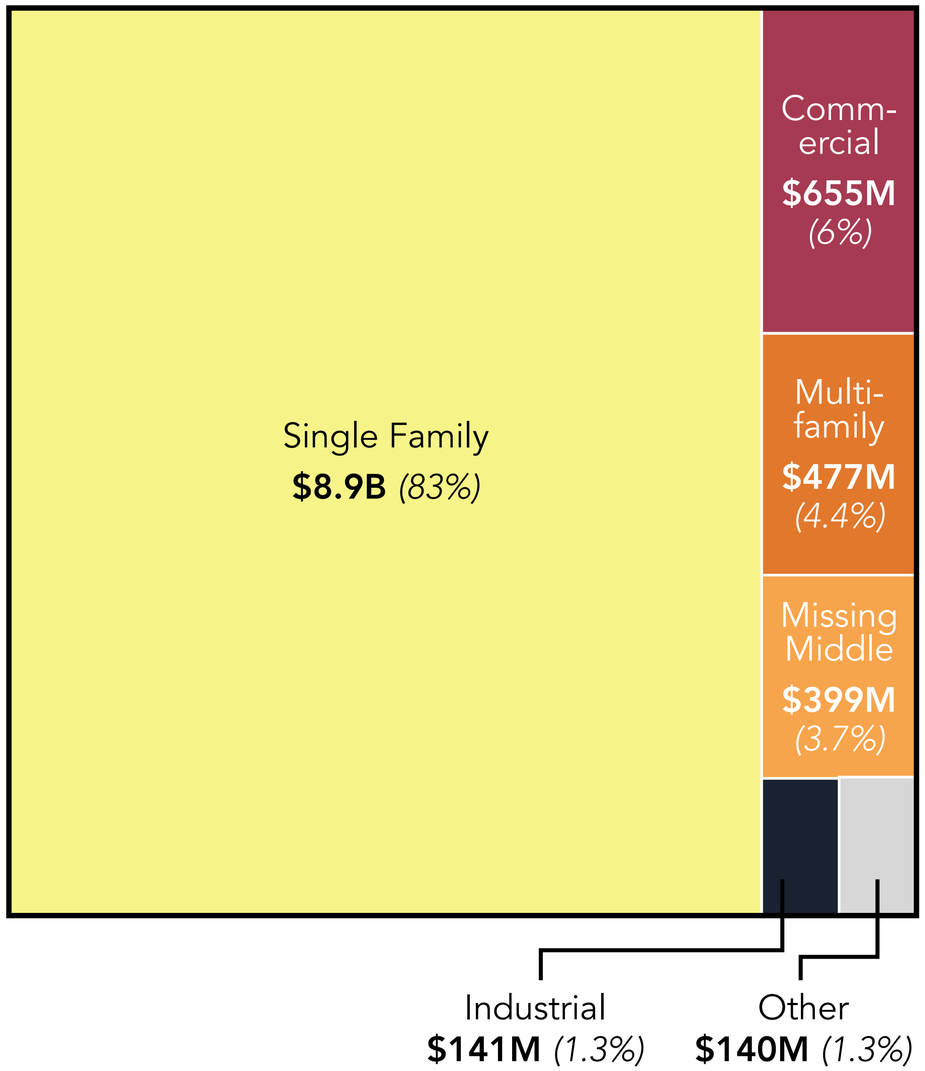
Land Use vs. Land Value

Washington Township, IN

18,000 Developed Acres



$10.9B Value



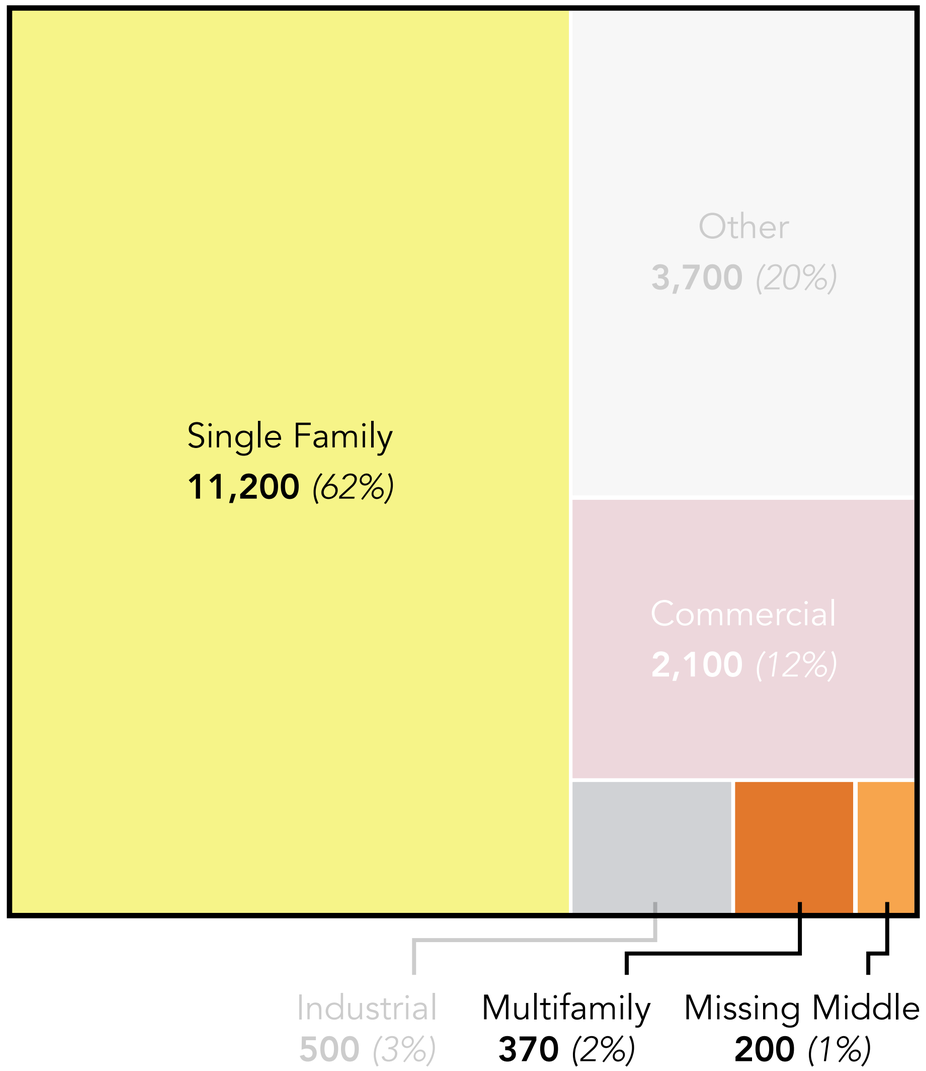
Source: Hamilton County, IN (2025)

URBAN3

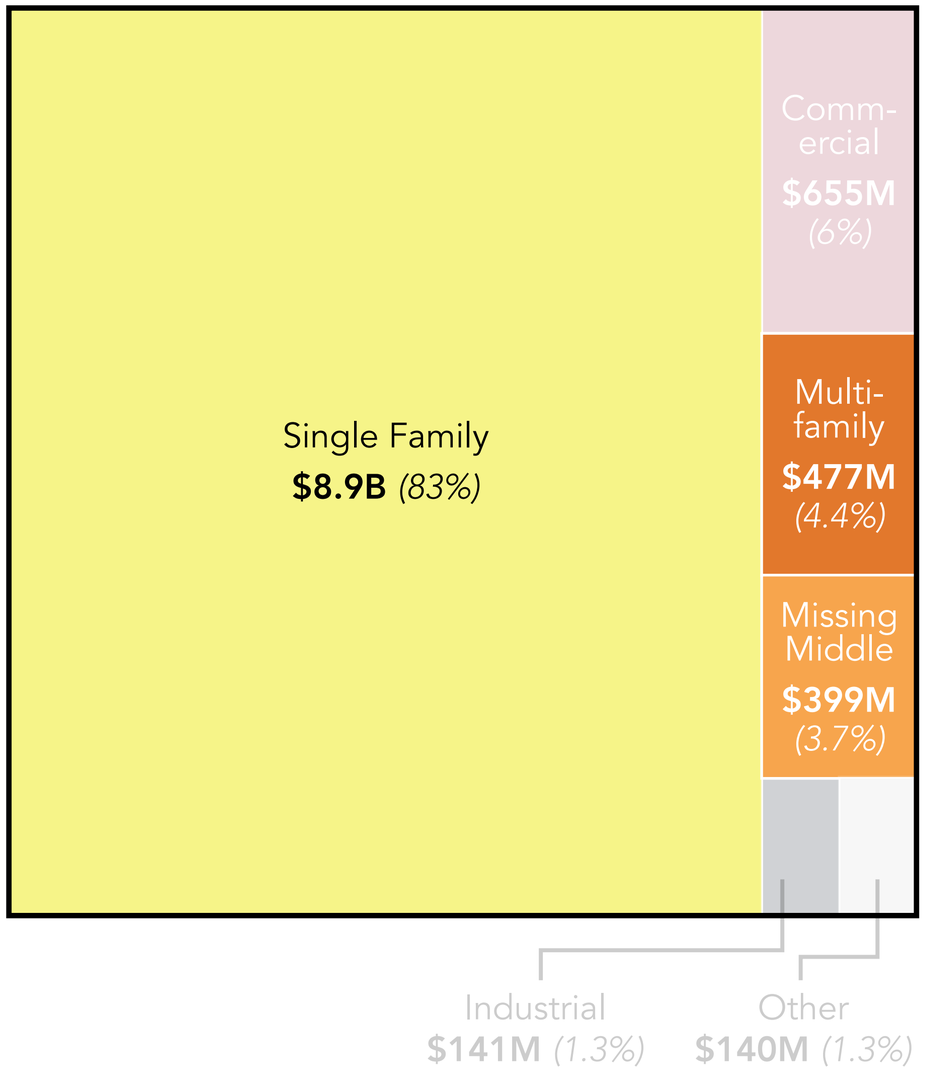
Residential Land Use vs. Land Value

Washington Township, IN

18,000 Developed Acres



$10.9B Value



Source: Hamilton County, IN (2025)

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Residential Land Use vs. Land Value

Washington Township, IN







Acres

Single Family
11,200 *(62%)*

Missing Middle
200 *(1%)*

Multifamily
370 *(2%)*

Value

Single Family
$8.9B *(83%)*

Missing Middle
$399M
(3.7%)

Multifamily
$477M *(4.4%)*

1.3x

3.7x

2.2x

Note: Gross tax bill for homestead properties and multifamily properties cannot exceed 1% and 2% of the total assessed value respectively.

Source: Hamilton County, IN (2025)

URBAN3

Residential Land Use vs. Taxable Land Value

Washington Township, IN







Acres

Single Family
11,200 *(62%)*

Missing Middle
200 *(1%)*

Multifamily
370 *(2%)*

Taxable Value

Market Value

~~1.3x~~ **1.2x**

Single Family
$5.6B

~~3.7x~~ **3.6x**

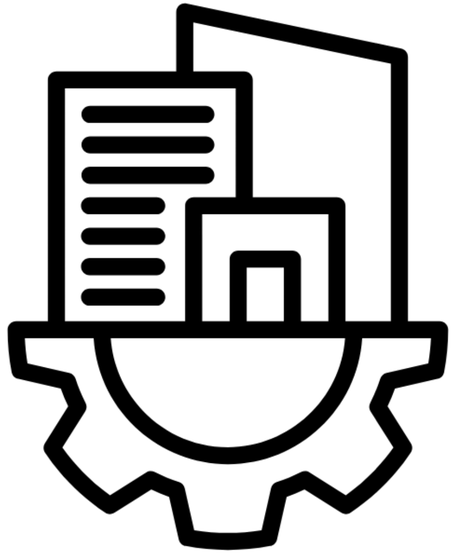
Missing Middle
$262M

~~2.2x~~ **3.2x**

Multifamily
$474M

Note: Gross tax bill for homestead properties and multifamily properties cannot exceed 1% and 2% of the total assessed value respectively.

Source: Hamilton County, IN (2025)



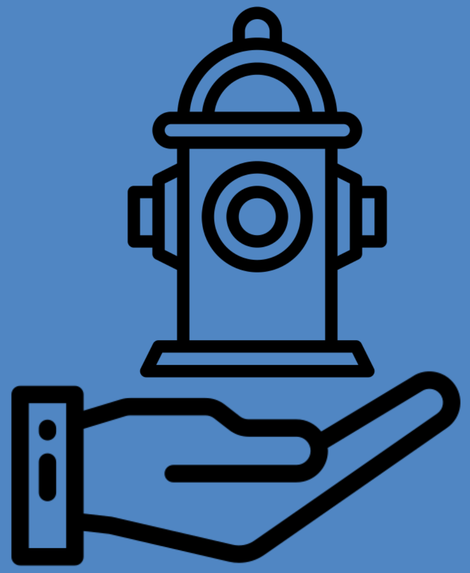
Fiscal Audit Analysis

Annualized Infrastructure Costs

URBAN3

Lifecycle Cost

How much do you have?



How long will it last?



What will it cost to maintain & replace?



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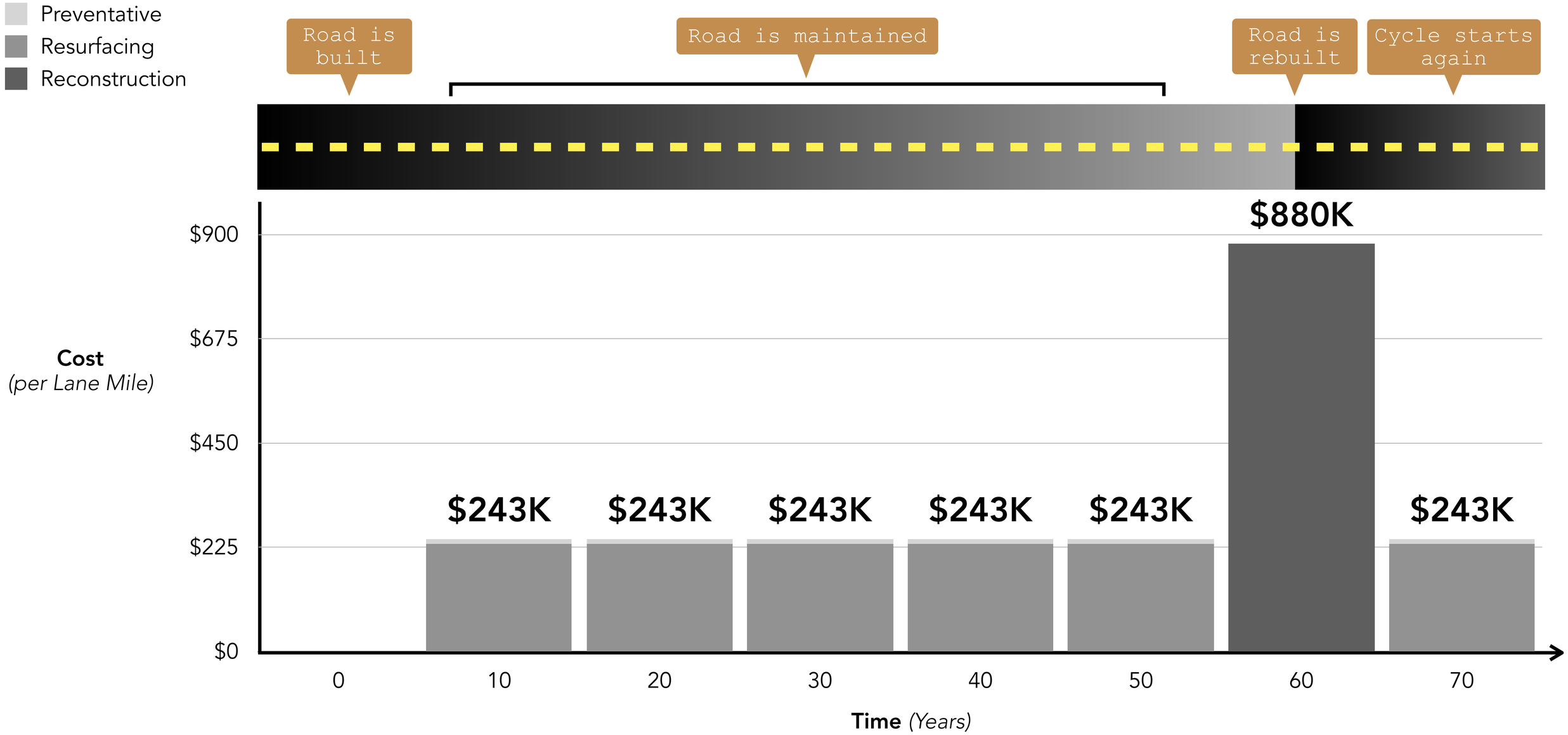
What Happens to a Road Over Time?

Westfield, IN



Source: 2025 Westfield, IN Public Works Cost Estimates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A ROAD IS FOREVER

URBAN3

Infrastructure Length

Westfield, IN



Source: Google Maps, Westfield Financial Report (2024), Westfield Public Works Cost Estimates, Urban3 Estimates

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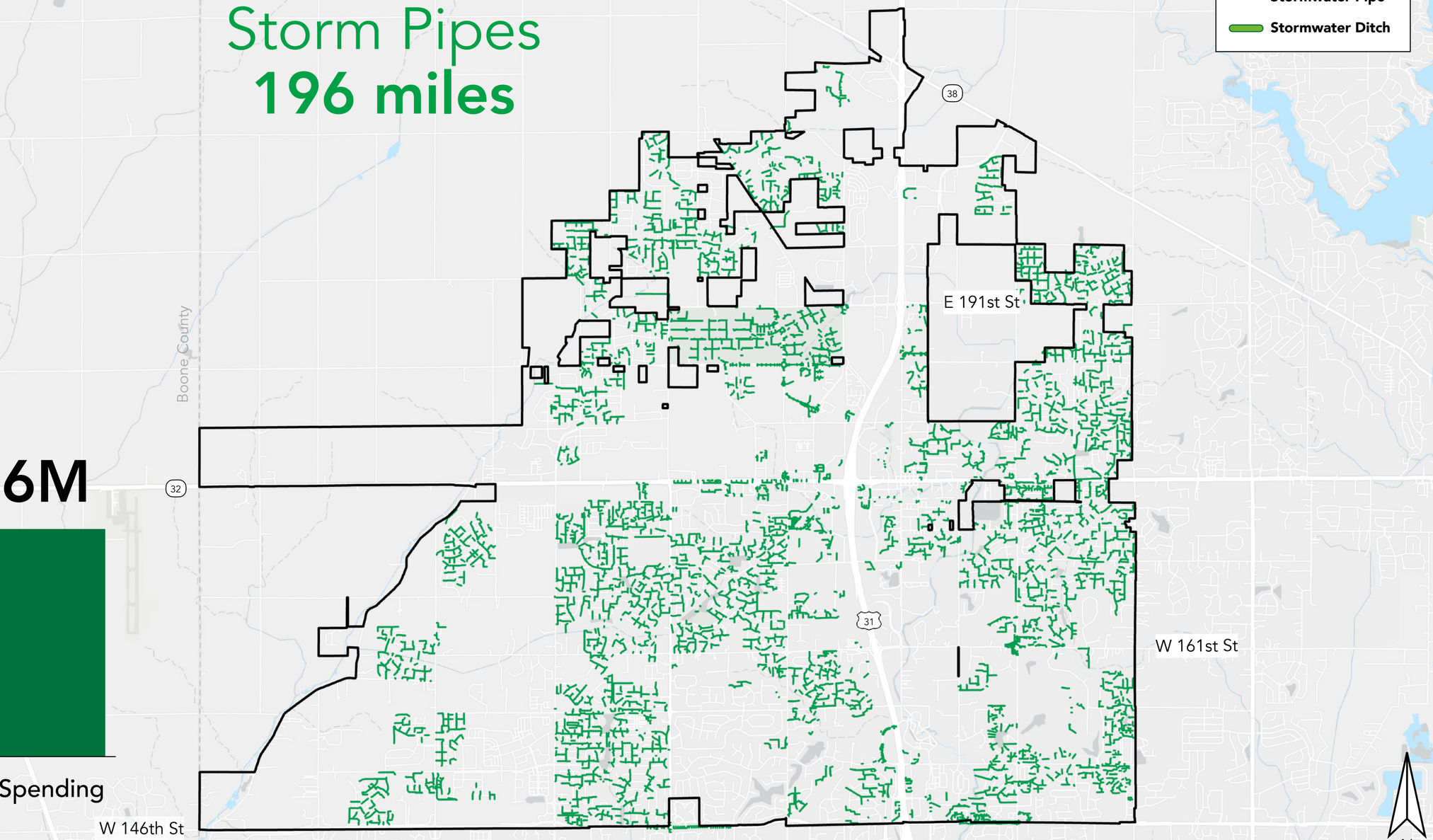
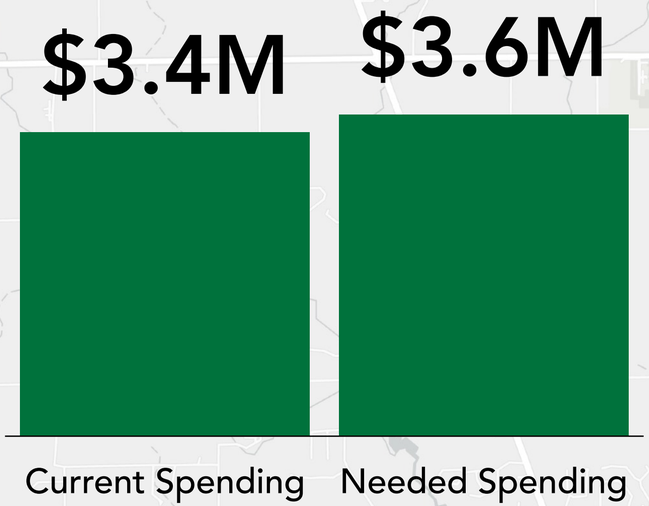
Infrastructure

Westfield, IN

Storm Pipes
196 miles





Source: Westfield ACFR (2023), Westfield Public Works Cost Estimates, Urban 3 Estimates

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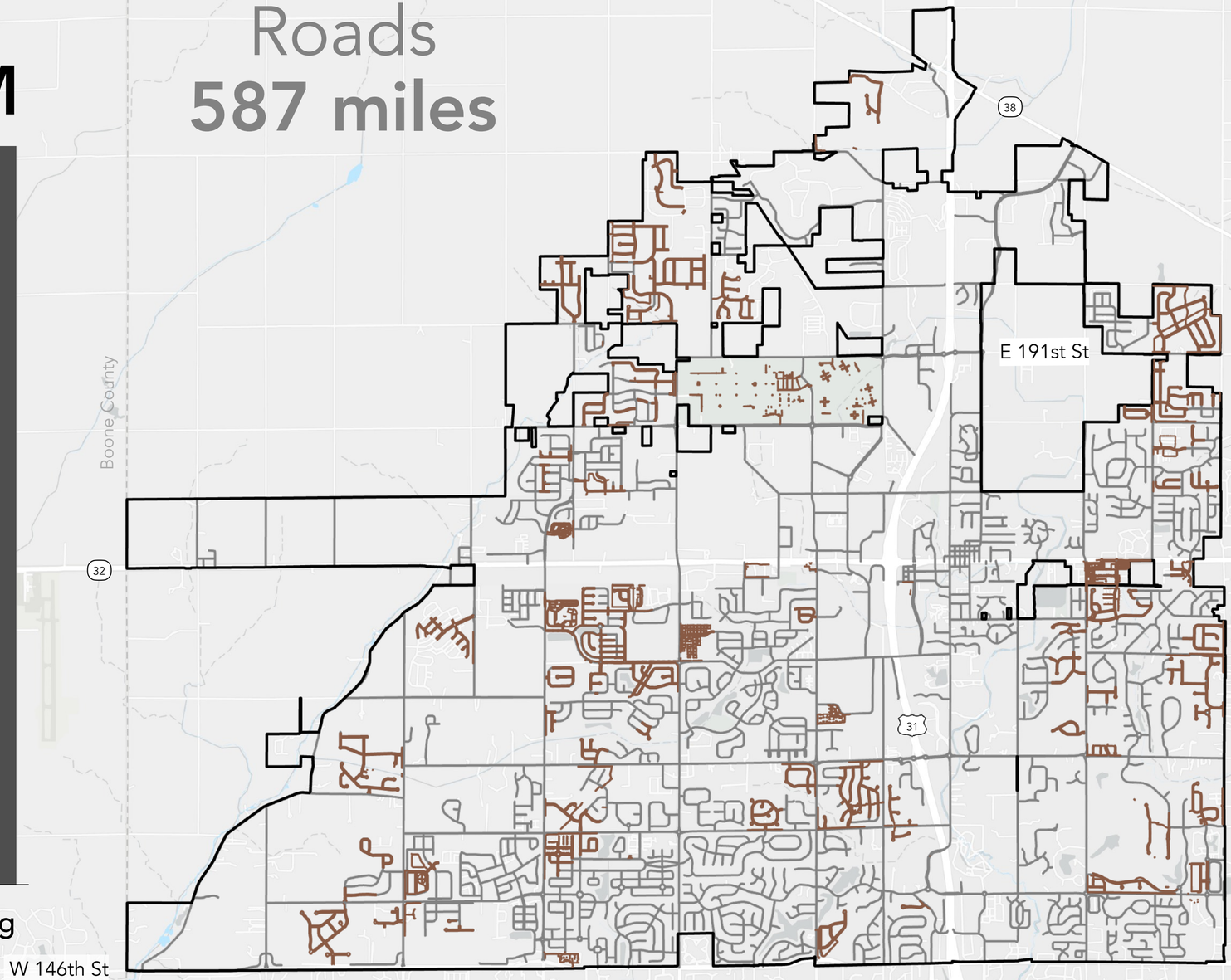
Infrastructure

Westfield, IN



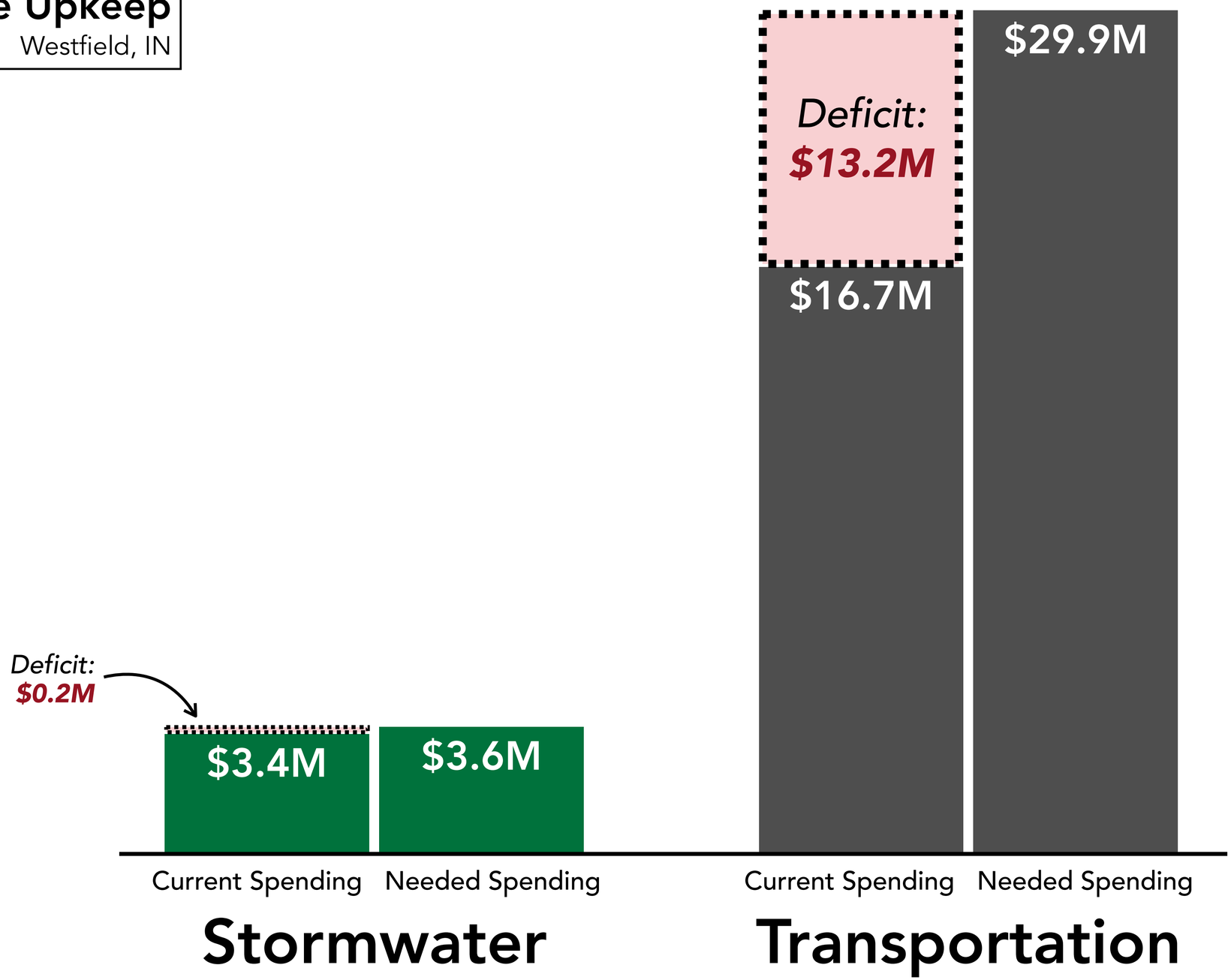
Roads
587 miles



Source: Westfield ACFR (2023), Westfield Public Works Cost Estimates, Urban3 Estimates

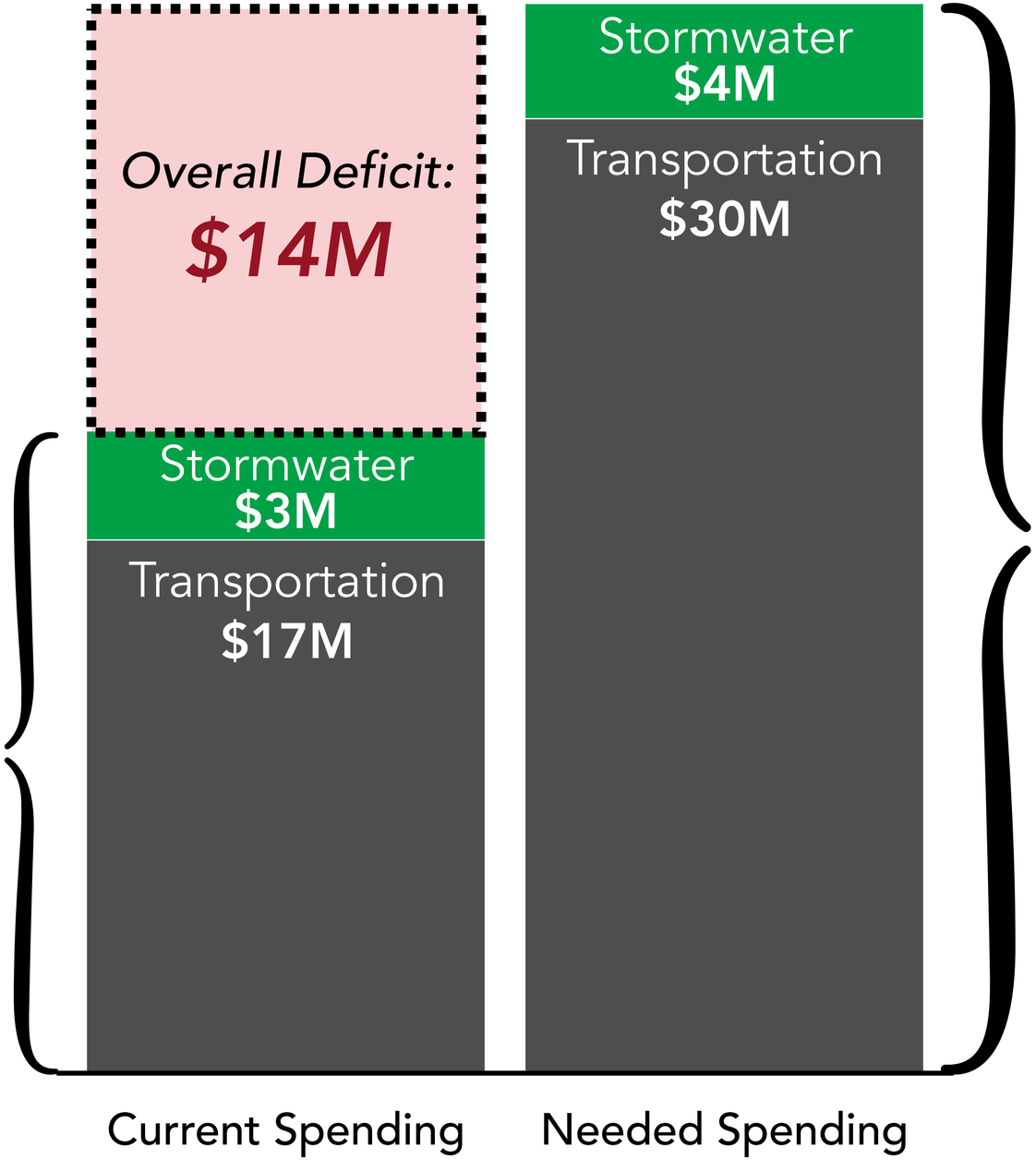
Infrastructure Upkeep

Westfield, IN



Source: Westfield ACFR (2023), Westfield Public Works Cost Estimates, Urban3 Estimates

Infrastructure Spending
Westfield, IN



$20M
currently spent annually

$34M
needed annually

Source: Westfield ACFR (2023), Westfield Public Works Cost Estimates, Urban3 Estimates



Return on Investment

Comparing Revenues & Costs of Infrastructure

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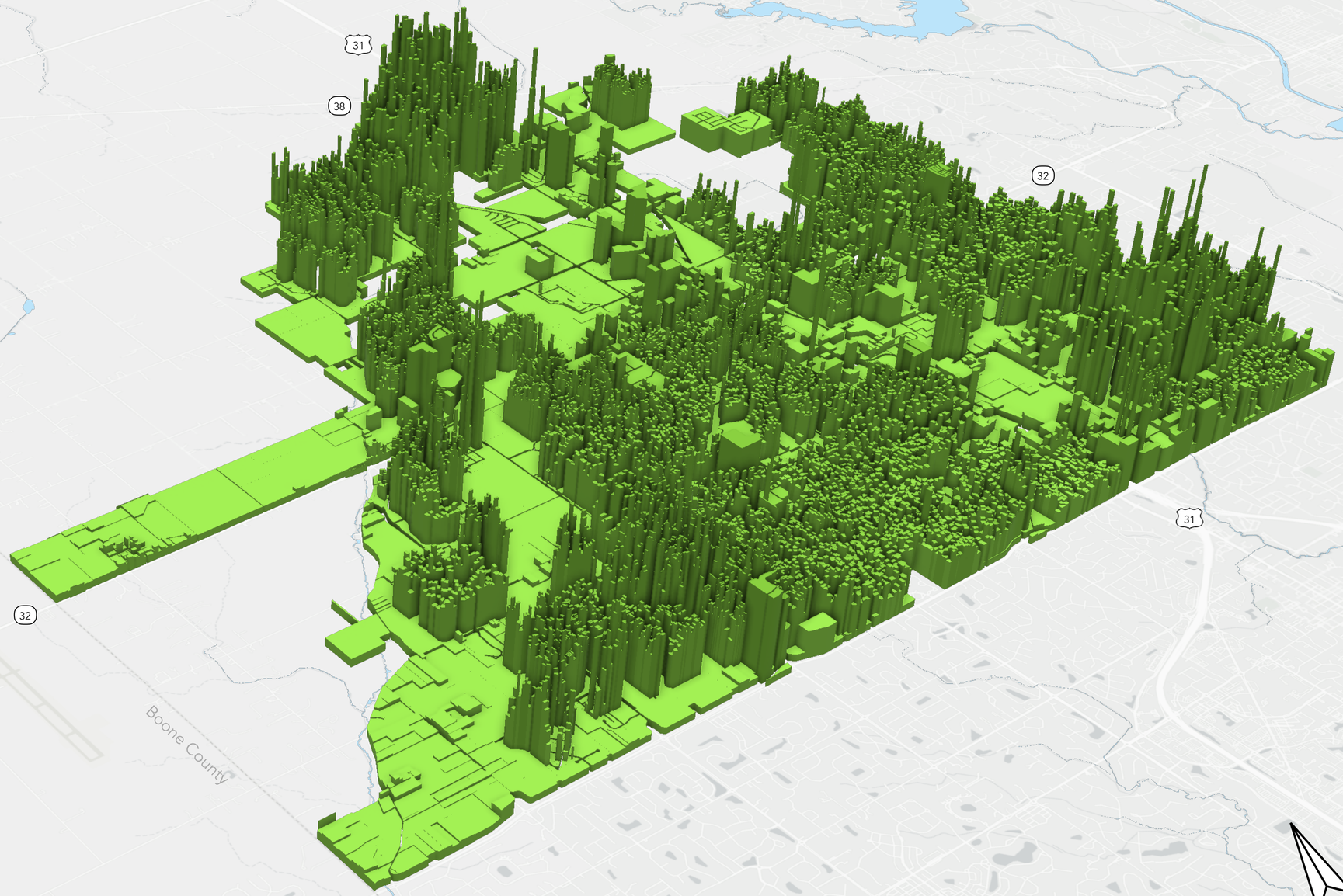
Revenues Per Acre

Westfield, IN

$208M

Stormwater Charges for Services **$3M**

Income Taxes	**$24M**
Property Taxes	**$40M**
All Other Revenues	**$141M**



Note: Property Tax Revenue is associated with 2025, All Other Revenues with 2023

Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 Estimates

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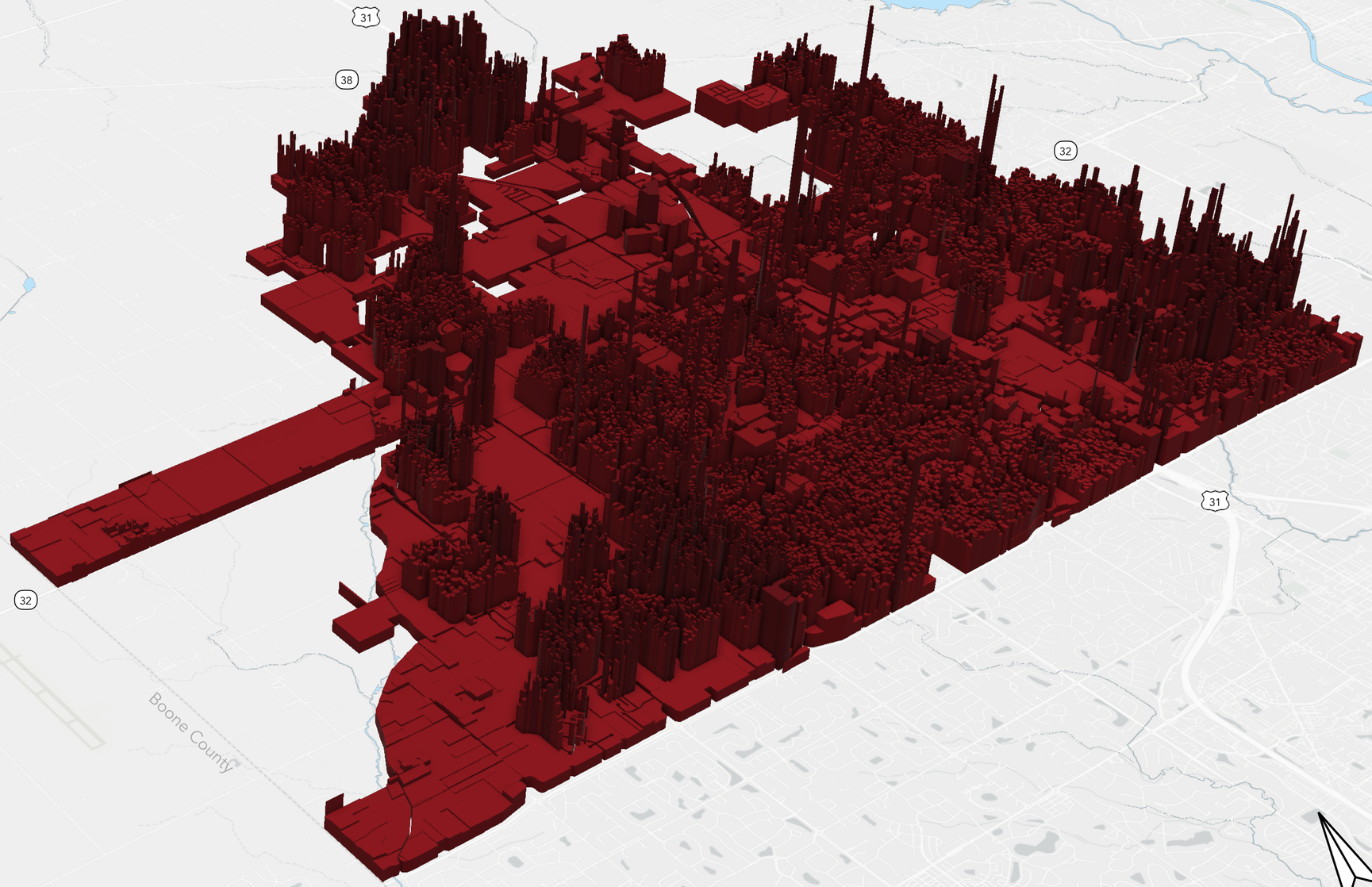
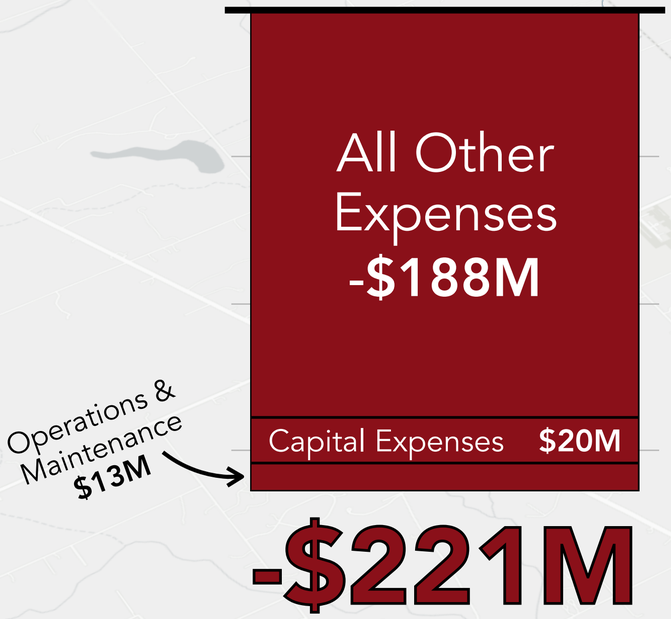
Costs Per Acre

Westfield, IN





Note: Infrastructure Expenditures are associated with 2025, All Other Expenses with 2023

Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 Estimates

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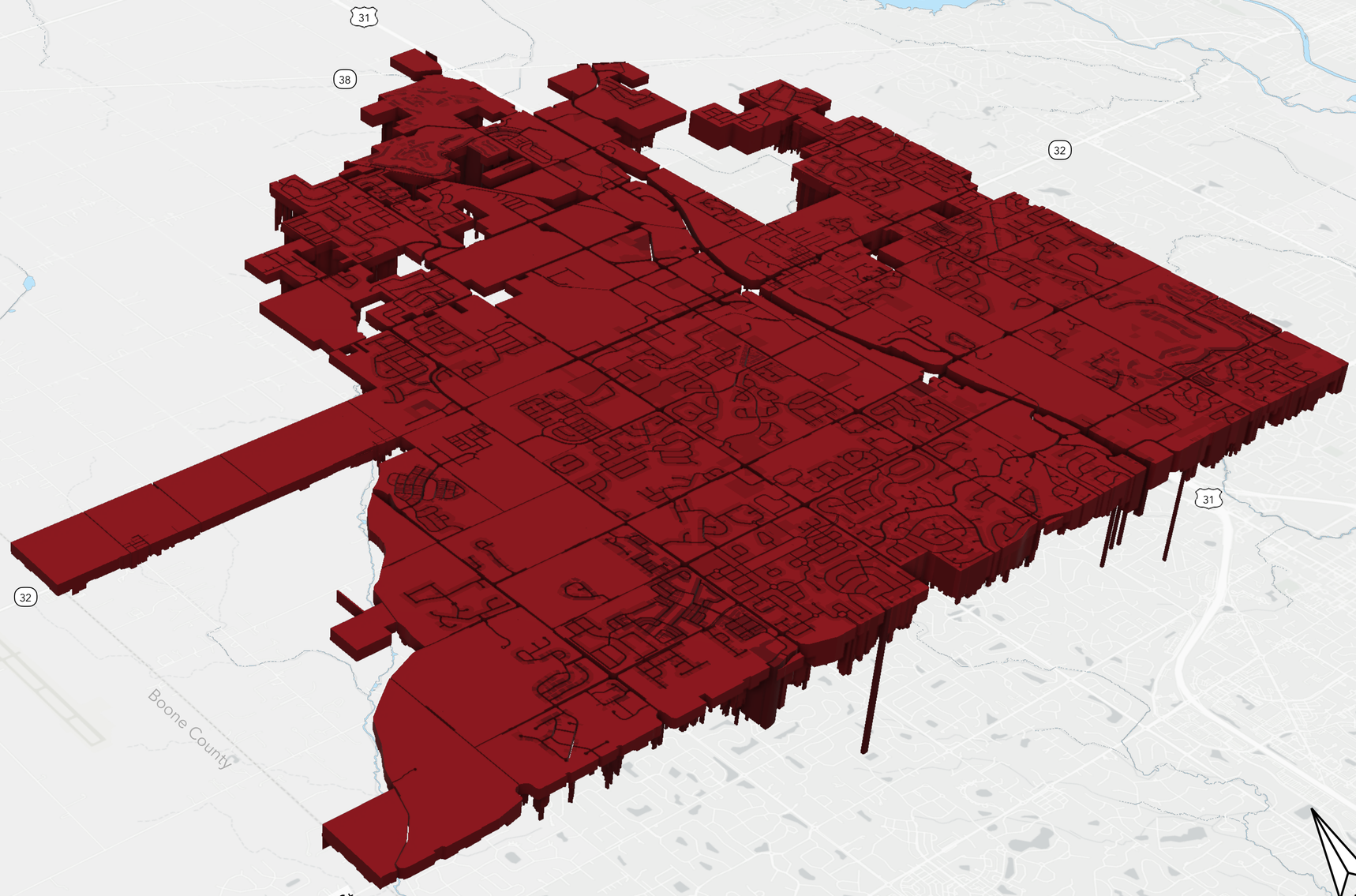
Costs Per Acre

Westfield, IN



All Other Expenses
-$188M

Capital Expenses **$20M**

Operations & Maintenance
$13M

-$221M

Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 Estimates

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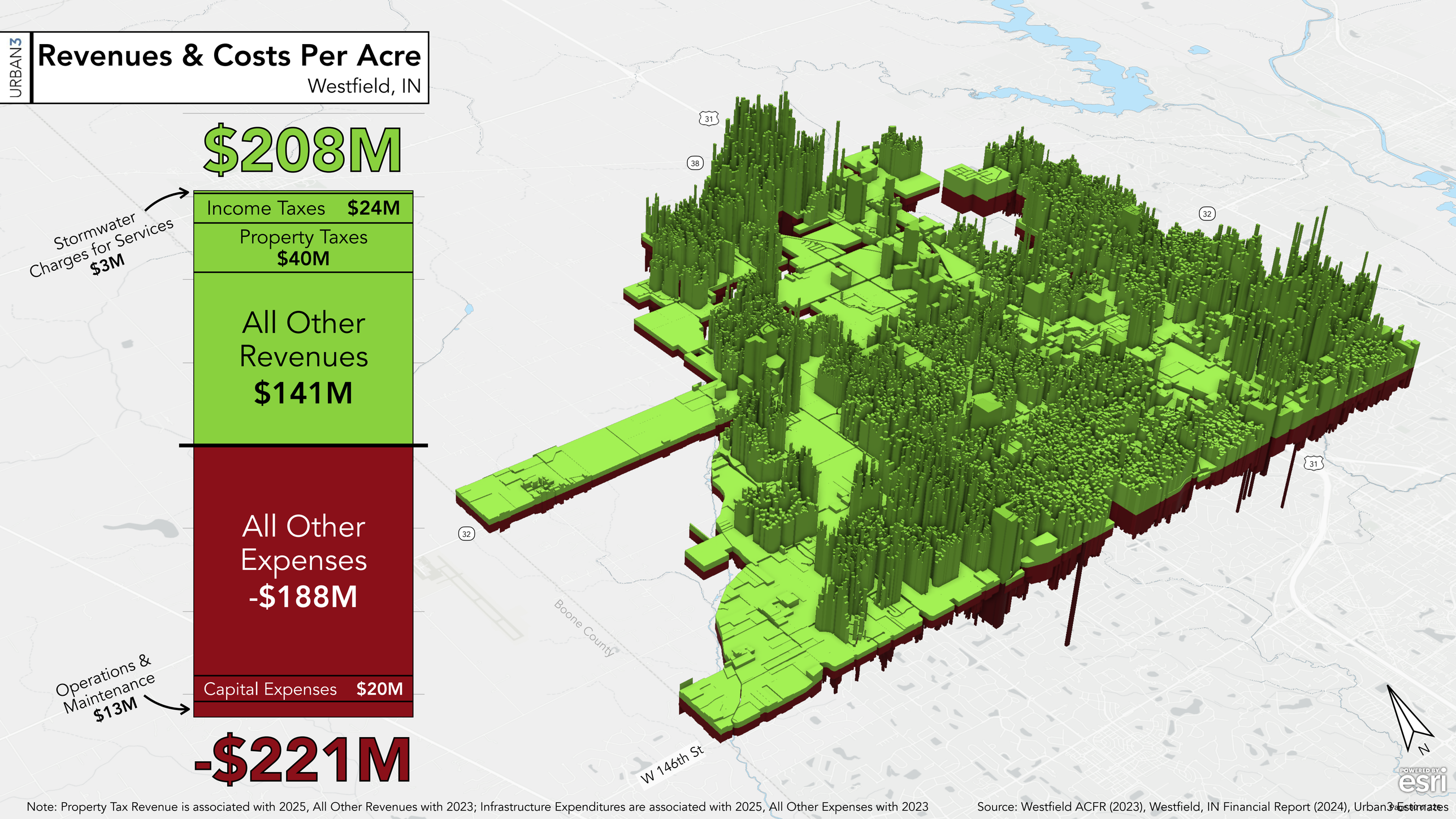
Revenues & Costs Per Acre

Westfield, IN



Note: Property Tax Revenue is associated with 2025, All Other Revenues with 2023; Infrastructure Expenditures are associated with 2025, All Other Expenses with 2023

Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 Estimates

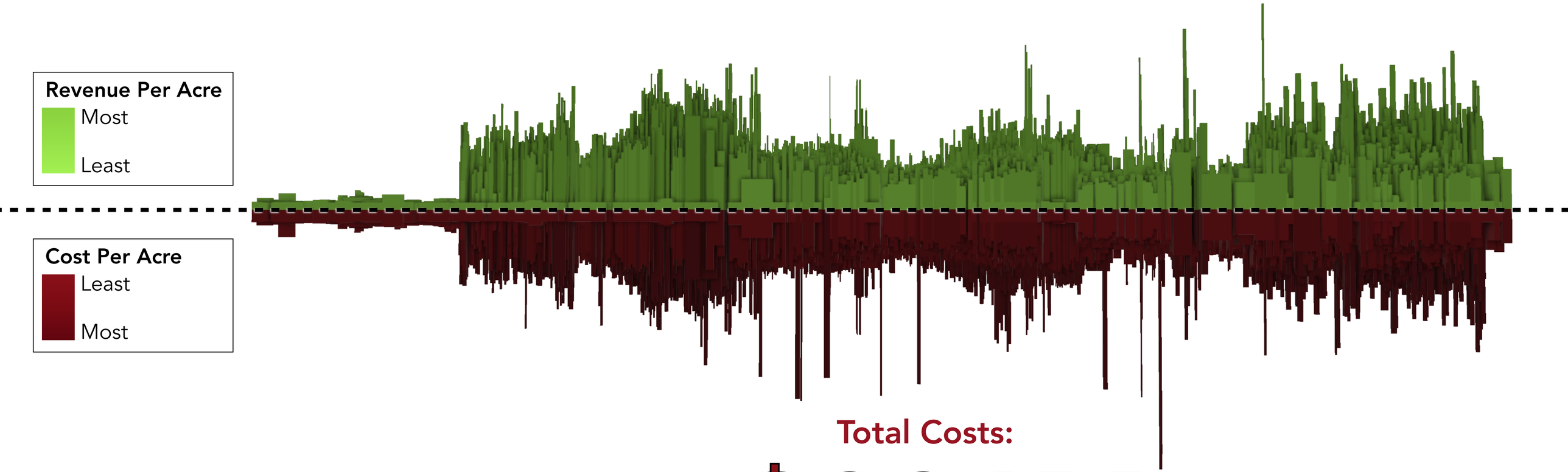
URBAN3

Revenues & Costs Per Acre

Westfield, IN

Total Revenues:

$208M



Total Costs:

-$221M

Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 Estimates

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Net Revenues & Costs Per Acre

Westfield, IN

Net Positive Per Acre

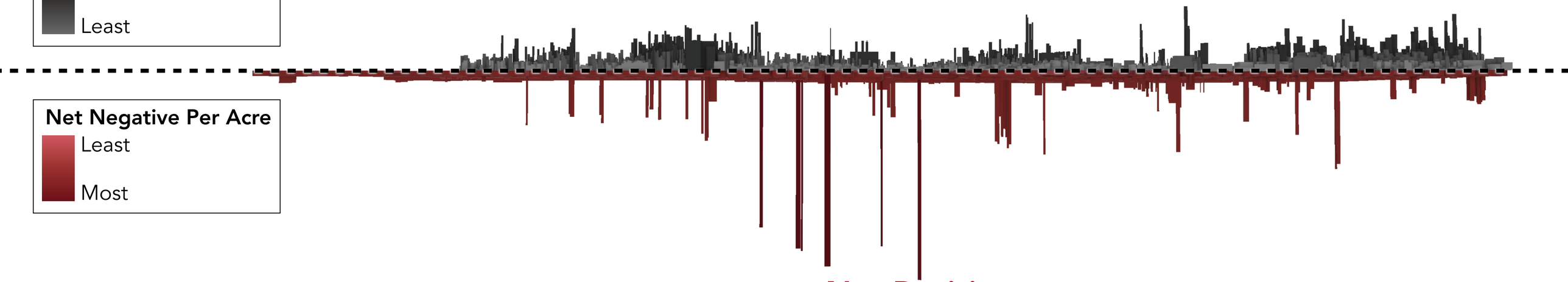
Most

Least

Net Negative Per Acre

Least

Most



Net Position:

-$13M

Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 Estimates

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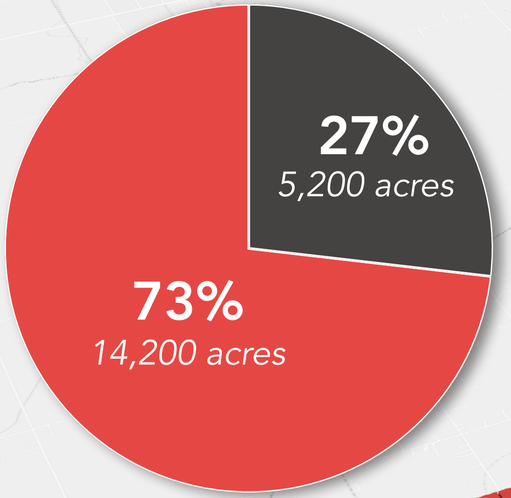
Net Revenues & Costs Per Acre

Westfield, IN

Bird's Eye View

Land Area



Net Positive Per Acre

Most

Least

Net Negative Per Acre

Least

Most

Net Position:

-$13M

Boone County

W 146th St

N

Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 Estimates

URBAN3

Net Revenues & Costs Per Acre

Westfield, IN

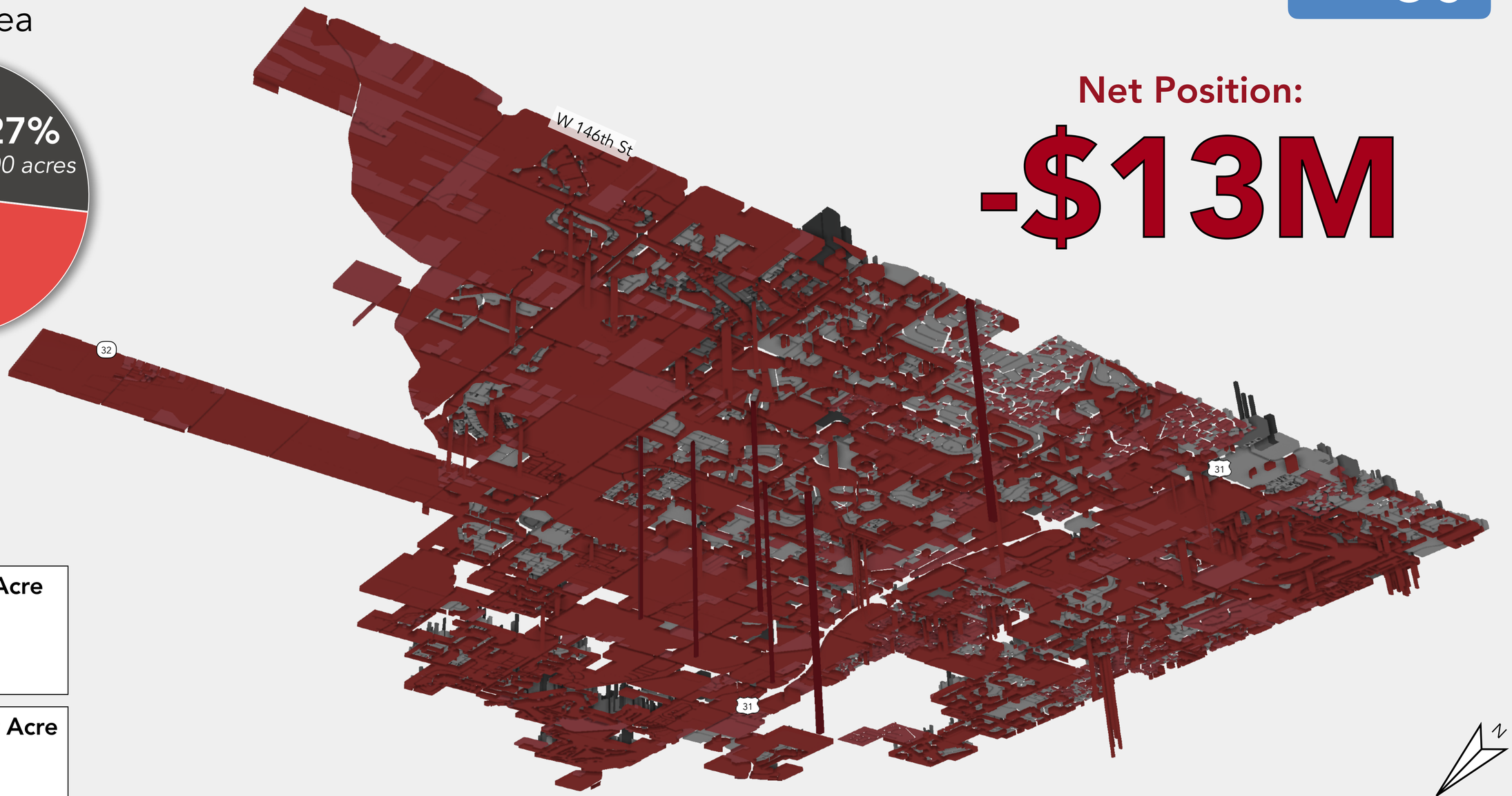
Worm's Eye View

Land Area



Net Position:

-$13M



Net Positive Per Acre

Most

Least

Net Negative Per Acre

Least

Most

Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 estimates

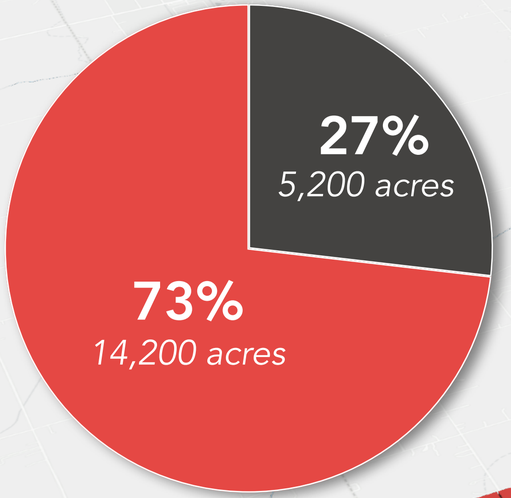
URBAN3

Net Revenues & Costs Per Acre

Westfield, IN

Bird's Eye View

Land Area



Net Positive Per Acre

Most

Least

Net Negative Per Acre

Least

Most

Net Position:

-$13M

Boone County

W 146th St

Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 Estimates

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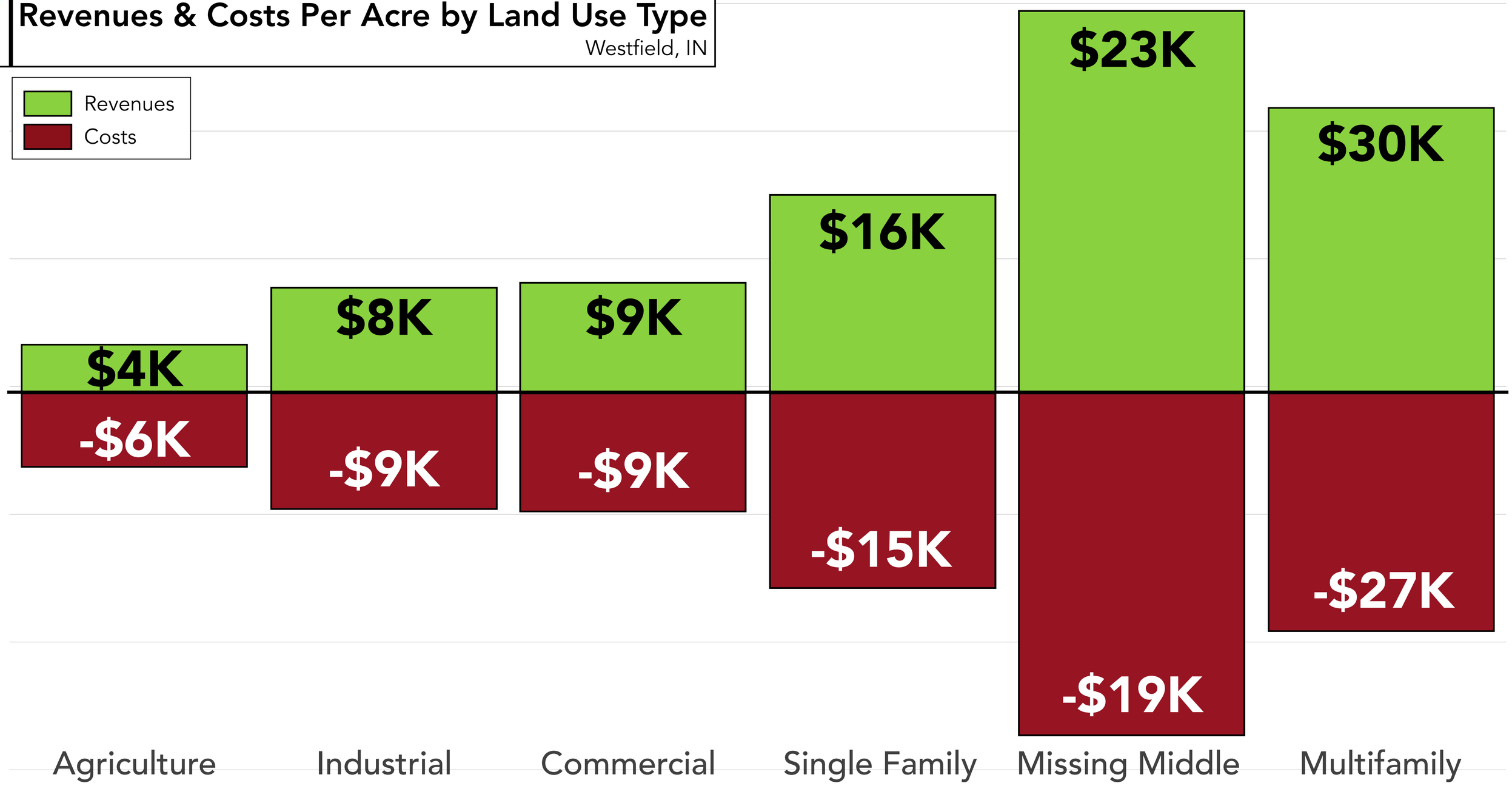
Revenues & Costs Per Acre by Land Use Type

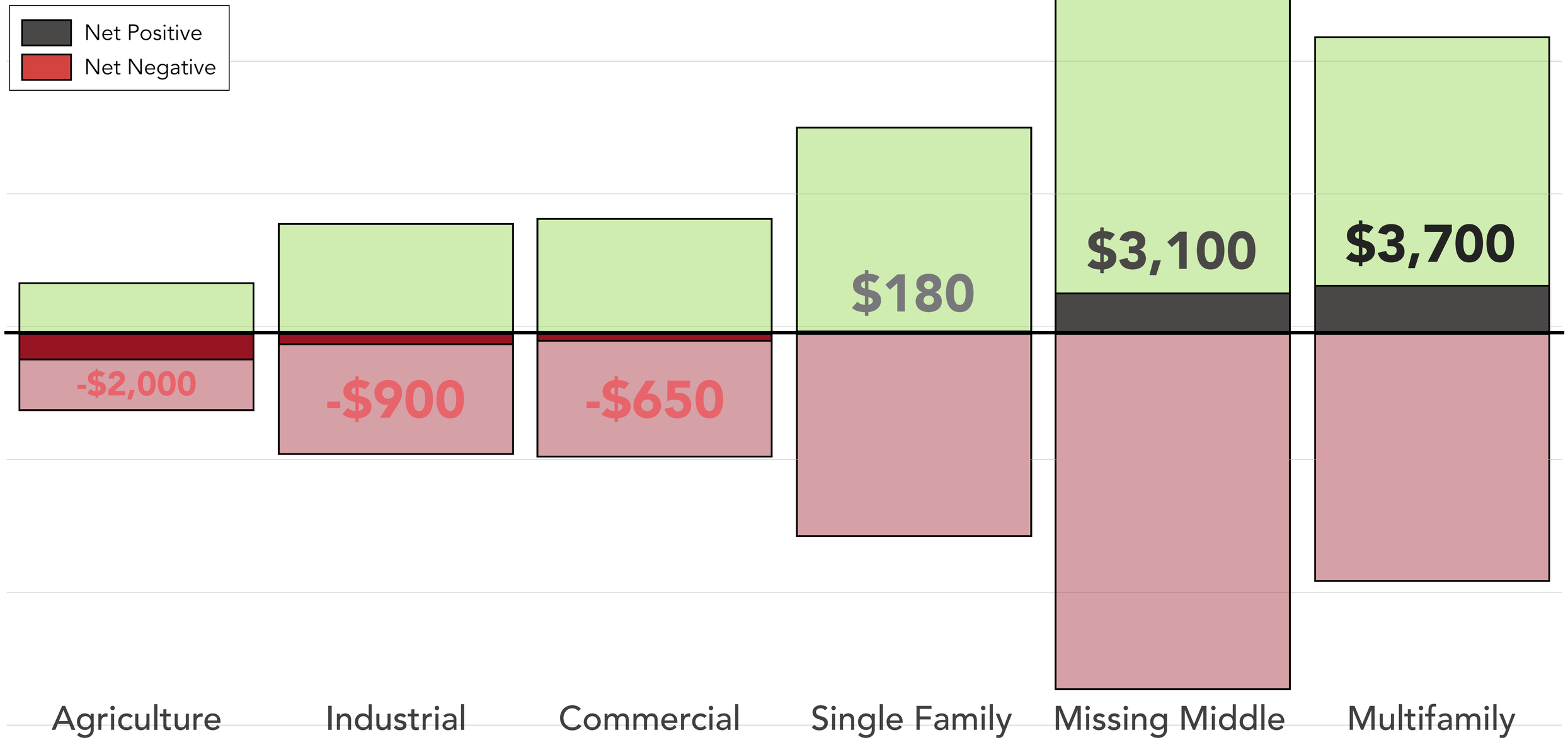
Westfield, IN



Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 estimates

Net Revenues & Costs Per Acre by Land Use Type

Westfield, IN

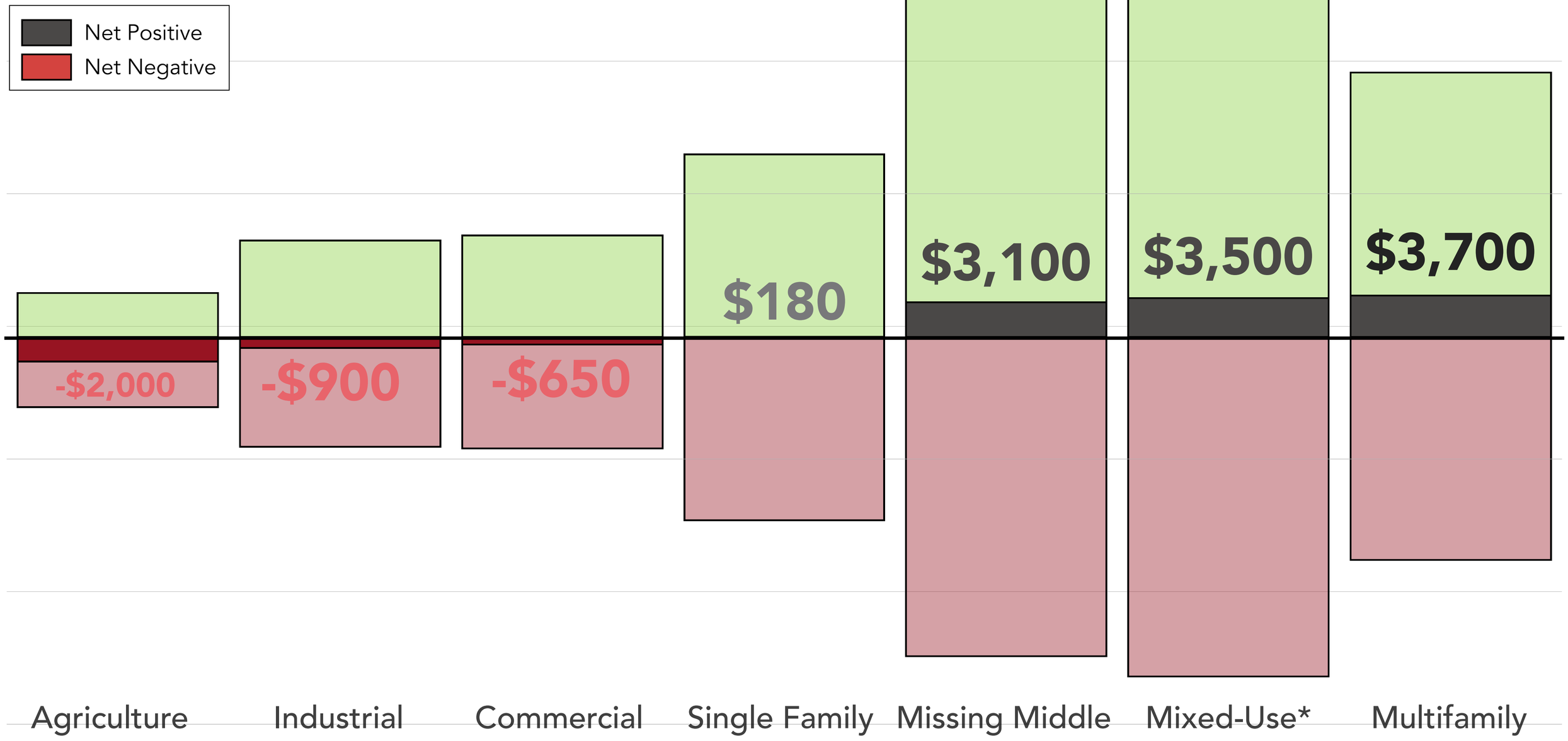


Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 estimates

URBAN3

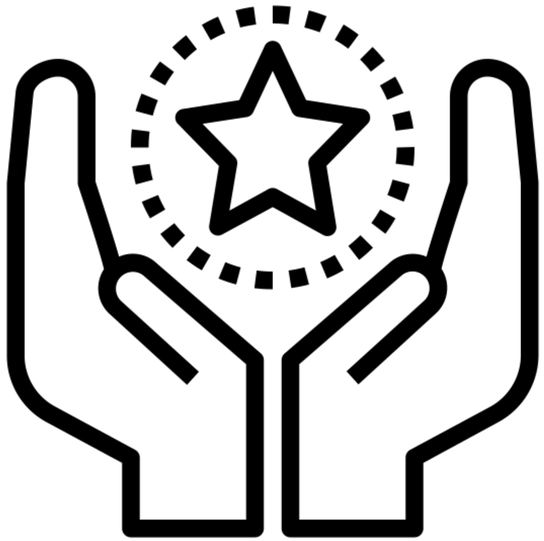
Net Revenues & Costs Per Acre by Land Use Type

Westfield, IN



*Mixed-use values are estimates because no vertical mixed-use properties currently exist in Westfield

Source: Westfield ACFR (2023), Westfield, IN Financial Report (2024), Urban3 Estimates



Okay, so now what?

Main Takeaways

URBAN3

What you can do:

Look for examples of productive places and replicate them.

URBAN3

New Development: The Union at Grand Junction

Westfield, IN



What you can do:

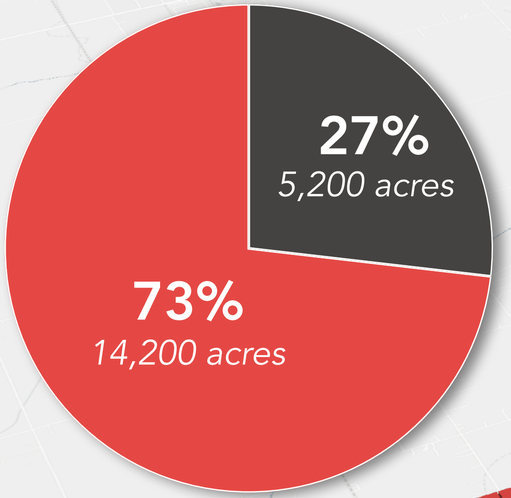
Know your costs and consequences.

URBAN3

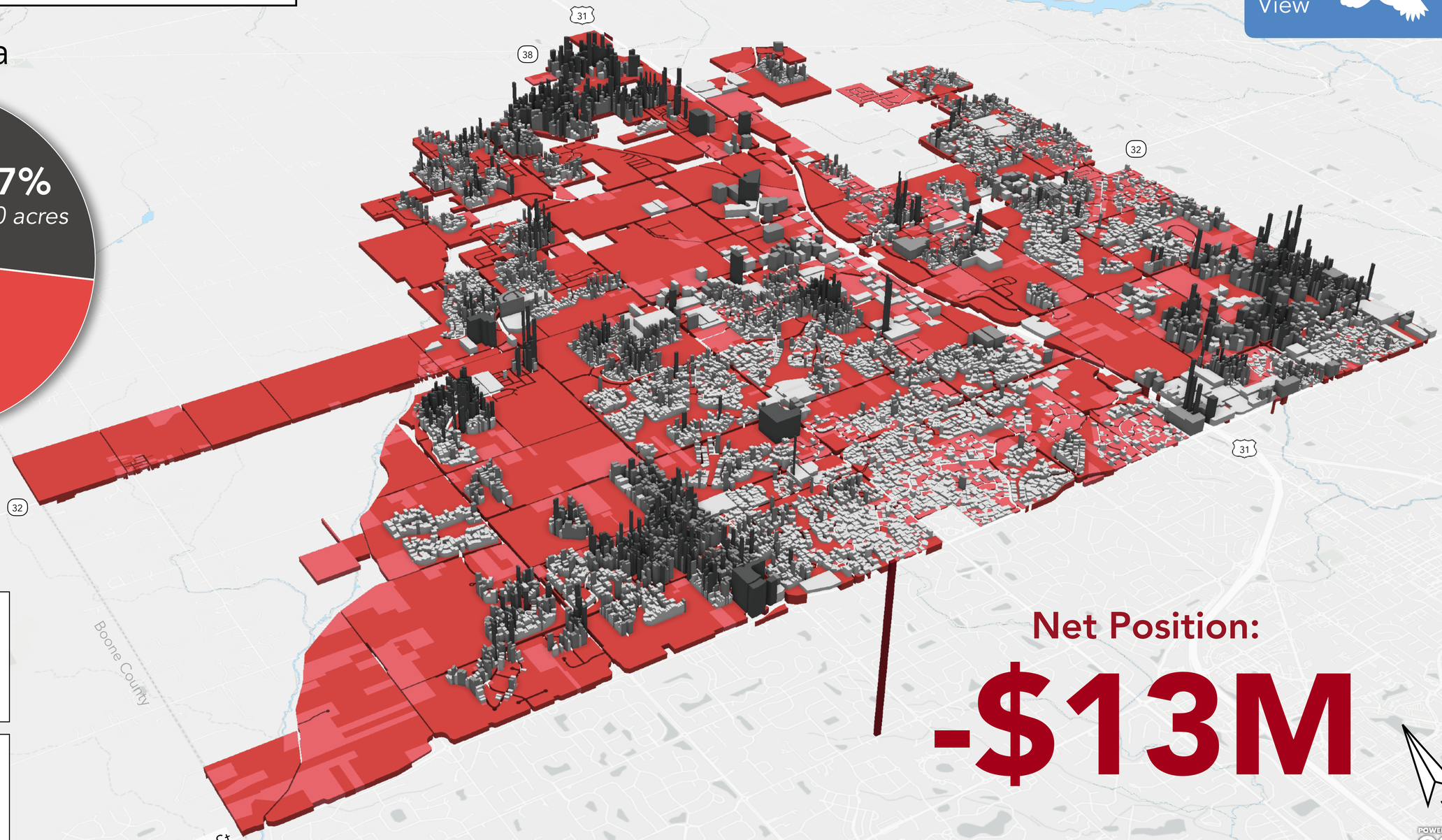
Net Revenues & Costs Per Acre

Westfield, IN

Land Area



Bird's Eye View



Net Positive Per Acre

Most

Least

Net Negative Per Acre

Least

Most

Net Position:

-$13M

N

Source: Westfield ACFR (2023), Westfield Public Works Cost Estimates, Urban3 Estimates

What you can do:

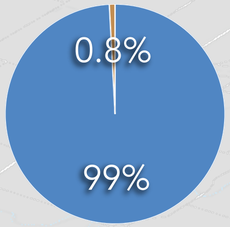
Thicken up! Use your land wisely.

URBAN3

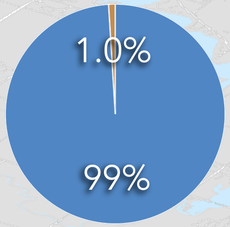
Hypothetical Productivity

Downtown Westfield to City of Westfield, IN

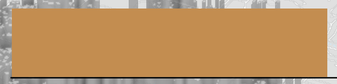
Taxable Acres



Taxable Value

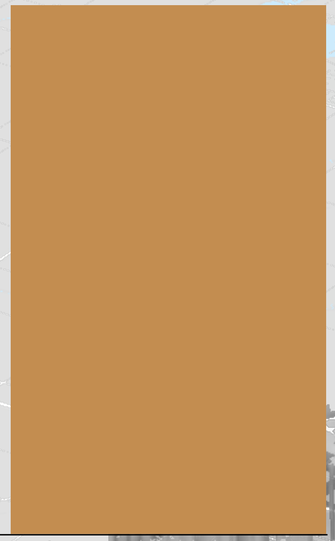


City
Downtown



$103M

Current



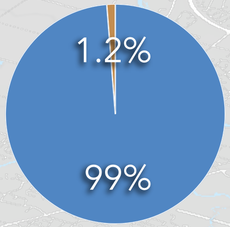
$783M

Hypothetical

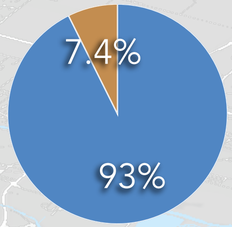
Total Downtown Value

1.2x

Taxable Acres



Taxable Value



City
Downtown

6.0x

N

POWERED BY esri

Source: Hamilton County, IN (2025), Urban3 estimates



DO THE MATH

URBAN3

ORDINANCE NUMBER 25-13

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

"Towne Road Crossing PUD District – 2025 Amendment I"

This is a Planned Unit Development District Ordinance (to be known as the "**Towne Road Crossing PUD District – 2024 Amendment I**") 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. 07-26 (the "Towne Road Crossing PUD Ordinance"), on December 10, 2007;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2504-PUD-04**), 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**. **2504-PUD-04** to the Common Council with No Recommendation **(7-0)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on December 2, 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 "**Towne Road Crossing PUD District – 2025 Amendment I**" (the "District"), shall amend and replace in its

entirety the Towne Road Crossing 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 Towne Road Crossing PUD District – 2025 Amendment I.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield Unified Development Ordinance, as amended, and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

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

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

2.1 Area(s): A discrete geographic area within the District. The District contains four (4) Areas, "Area A", "Area B", "Area C", and "Area D", 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 District Map as Area A including Single-family Dwellings.

2.3 Area B: The part of the Real Estate depicted on the District Map as Area B including Single-family Dwellings.

2.4 Area C: The part of the Real Estate depicted on the District Map As Area C including Townhome Dwellings.

2.5 Area D: The part of the Real Estate depicted on the District Map as Area D including commercial uses.

2.6 Area Plan: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.

2.7 Single Family – A: Lots consisting of Single-Family detached homes in Area A.

2.8 Single Family – B: Lots consisting of Single-Family detached homes in Area B.

2.9 Townhome Lots: Lots consisting of Townhome Dwellings in Area C.

2.10 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 District is hereby divided into four (4) areas as illustrated on the Area Map and Concept Plan and labeled as Single Family – A (Areas A), Single Family – B (Area B), Townhomes (Area C) and Commercial – (Area D), (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

3.2 The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.

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: SF3: Medium Density District.

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

4.3 Area C: SFA: Single-Family Attached District. The only residential use permitted shall be Townhomes.

4.4 Area D: GB: General Business District. The State Highway 32 Overlay District (or provisions thereof) shall apply to the Real Estate only as expressly provided in this Ordinance.

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

5.1 Area A, Area B, and Area C: 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, Single-family Detached shall be the only Dwelling type

permitted in Area A and Area B.

2. Educational Institutions shall be prohibited in Area A.

3. Dwelling, Townhouse shall be the only Dwelling type permitted in Area C.

4. The total number of Dwelling Units permitted on the Real Estate shall not exceed two-hundred and ninety-six (296).

5.2 Area D: 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. Gasoline Service Station (fueling station) shall be permitted and shall be limited to one (1) in Area D.

2. A maximum of six (6) freestanding (single-use building) restaurants including drive-thru service shall be permitted on the Real Estate. Further, uses within multi-tenant buildings that include drive-thru service shall be permitted and not subject to the single-use building limitation.

3. The following uses shall be prohibited on the Real Estate: all car wash uses, automobile rental, pawn shop, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

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 Area A – Area C: The following standards shall be applied to the Areas:

Standard	Area A	Area B	Area C
Minimum Lot Area	8,000sqft	5,500sqft	No Minimum
Minimum Lot Frontage	40’	40’	No Minimum
Minimum Building Setback			
Front Yard	20’	*10’	0’
Side Yard	5’	**3’	0’
Rear Yard	20’	***20’	0’
Minimum Distance Between Buildings	Not Applicable	Not Applicable	20’

Minimum Lot Width	80’	50’	No Minimum
Maximum Building Height	2 ½ Stories	2 ½ Stories	3 Stories
Max. Dwelling Units Per Building	Not Applicable	Not Applicable	6
Minimum Living Area (Total)			
Single Story	1,800sqft	1,400sqft	Not Applicable
Two Story	1,800sqft	1,400sqft	Not Applicable
Total Living Area	Not Applicable	Not Applicable	1,250

*Porches, stoops and steps are permitted to encroach by 3’ into the setback.

**10’ where adjacent to an alley.

***20’ shall be required between alley pavement and garage doors.

6.2 Area D: Section 4.16(A) thru 4.16(I) of the UDO shall not apply to Area D, rather the following shall apply:

1. Minimum Lot Area: No minimum

2. Minimum Lot Frontage: 0 feet, however, all Lots shall have vehicular access.

3. Minimum Front Yard Building Setback:

   A. State Road 32 Right-of-Way: 60 feet
   B. All other right-of-way: 20 feet

4. Minimum Side Yard Building Setback (internal to Area): 0 feet

5. Minimum Side Yard or Rear Yard Building Setback abutting Area perimeter: 0 feet

6. Minimum Rear Yard Building Setback (internal to Area): 0 feet

7. Minimum Lot Width: No minimum

8. Minimum Building Height: 18 feet (measured at or top of parapet wall for flat roof buildings)

9. Maximum Building Height: 0 feet

10. Minimum Building Size: No minimum

11. Development Plan Required: Required.

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, and Area B – Single-family Detached Dwellings:

A. Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each Area of the District. General Conformance with **Exhibit D**, as determined by the Director of Community Development, shall be required.

B. Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:

a. Perimeter Lots: Article 6.3(C)(1) shall apply to Area A.

b. Streetscape Diversity: Article 6.3(C)(2) shall apply as modified below.

i. Dwellings in Area A comply with the winding streets or similar development design standard of Article 6.3(CC)(2)(b) and Article 6.3(C)(2)(c) shall apply, thereby meeting two (2) of the three (3) design objectives of Article 6.3(C)(2).

ii. Dwellings in Area B shall have alley access with real-load garages and Article 6.3(C)(2)(c) shall apply, thereby meeting two (2) of the three (3) design objectives of Article 6.3(C)(2).

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. All Dwellings shall have a minimum two (2) car attached garage.

ii. 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.

iii. A minimum of two (2) garage door styles shall be utilized.

iv. 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 apply with the following exceptions:

a. A minimum spacing requirement of at least twenty-five (25) feet shall apply.

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

a. At a minimum, all Established Front Yards shall be

sodded and the remainder of the Lot shall be seeded.

7.2. Area C - Townhomes:

A. The State Highway 32 Overlay District shall not apply to Area C.

B. Architectural Standards: Article 6.3 Architectural Standards: Shall apply, except as modified below.

1. Character Exhibit: The Character Exhibit for Townhomes, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area C. General Conformance with Exhibit D, as determined by the Director of Community Development, shall be required.

2. Perimeter Lots: Article 6.3(C)(1) shall apply to the Lots directly adjacent to Towne Road.

3. Streetscape Diversity: Article 6.3(C)(2) shall not apply, rather the standards included in Section 7.2.B.8 of this Ordinance shall apply.

4. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

5. Minimum Overhang: 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.

6. Garages: All Dwellings shall have an attached two (2) car garage. Streetscape Diversity: Article 6.3(C)(4) shall not apply.

7. Roof Pitch:

a. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12.

b. Shed roof dormer accents shall be no less than 3:12.

8. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:

a. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer

panels, horizontal siding, shake siding or board and batten siding.

b. Shutters or a six-inch (6") nominal trim board on all operable windows shall apply unless wrapped in masonry.

c. A minimum of one (1) offset at least one-foot (1') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.

d. A minimum of five (5) windows.

e. Front door entranceways shall be covered by a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).

f. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.

g. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.

9. 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. A minimum of two (2) windows.

b. All windows shall have a minimum four-inch (4") nominal width trim.

c. A two-foot (2') wide return of Masonry Material extending from the front on the first floor.

d. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends and shall be required on the corresponding end unit's garage side elevation.

e. For all Townhomes abutting a Common Area or Public Street, a two-foot (2') masonry knee wall shall apply to the exposed façade(s).

10. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:

    a. A minimum of three (3) windows.

    b. All windows shall have a minimum four-inch (4") nominal width trim.

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

1. Street Trees: Article 6.8(J) Street Trees shall apply with the following exceptions:

    a. A minimum spacing requirement of at least twenty-five (25) feet shall apply.

    b. Trees planted in the front yard of lots along 175th Street shall qualify in meeting the Street Tree standard.

2. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Townhomes:

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

    b. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard.

7.3 Area D:

A. Accessory Uses and Building Standards: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard excluding State Road 32. If the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the internal Frontage Road.

B. Business District Architectural Standards: Article 6.3(F) of the UDO shall apply as modified by this Ordinance and the State Highway 32 Overlay standards of the UDO.

1. Article 6.3(F)(11)(c) shall not all, a canopy may have a flat roof.

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

.

1. Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply, except as modified below:

a. Foundation Plantings requirement shall not apply (i) to a Building Façade oriented toward the internal Frontage Road, (ii) where a drive-thru aisle is located and (iii) adjacent to a loading areas.

b. Planters located at the base of a building or attached to a façade shall be counted to meet this requirement.

c. Planting beds shall be a minimum of five (5) feet in width.

2. Sidewalks: Paths and sidewalks shall be permitted within the planting area.

3. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply as modified below.

a. Where overlapping the grater of the Parking Area Landscaping, External Street Frontage Landscaping standard shall apply (these standards shall not be cumulative.

D. Article 6.14 Parking Standards: Shall apply, except as otherwise modified below:

1. Parking Space requirements for all non-residential uses shall be determined by the Director based upon data supplied by the Applicant at the time of Detailed Development Plan review.

7.4 Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below.

A. No Buffer Yard shall be required along the West perimeter of the Real Estate in Area B, Area C and Area D. In Area A (along the west and south perimeter of the Real Estate) there shall be a twenty (20) foot Tree Preservation Easement. No tree inventory shall be required in these

areas.

B. No Buffer Yard shall be required where the perimeter of the Real Estate is within the Flood Zone. Tree Preservation shall be provided in Area A, Area B and Area C. No tree inventory shall be required in these areas. Existing trees will be preserved unless they are 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.

C. No berms shall be required within Buffer Yards.

D. No Buffer Yard shall be required between Uses or Areas internal to the Real Estate and adjacent to the parcel identified by Hamilton County Tax Parcel 08-09-05-00-00-013.000.

E. Common Areas shall not be located upon Lots.

7.5 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. **The State Highway 32 Overlay District.** Article 5.3 of the UDO shall apply, except as otherwise modified or enhanced below.

8.1 Access Control Requirements:

A. Article 5.3(F)(3) of the UDO shall not apply.

B. Access Shall be limited to Towne Road and one additional access as generally illustrated on the Concept Plan.

8.2 Building Size Requirements: The Minimum Gross Floor Area (GFA) of all buildings shall be four thousand (4,000) square feet. The GFA shall include a maximum of one thousand (1,000) square feet of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities. A Gasoline Service Station shall not be subject to this minimum building size standard.

8.3 Architectural Design Requirements: Article 5.3(K) State Highway 32 Overlay

District (the "32 Overlay") shall apply except as modified below:

A. Fueling Station Canopy: Article 5.3(K)(2)(j) shall permit a flat roof. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building. Additionally, in order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height to the top of the canopy shall be twenty-two (22') feet. The maximum width of the canopy fascia shall be thirty (30") inches.

Section 9. 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.

9.1 **Exhibit E** includes permitted cross sections for alley and non-standard road cross sections as illustrated on the Concept Plan.

9.2 The area outline in Red on the Concept Plan shall be dedicate the City to accommodate the construction of Towne Road.

Section 10. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

10.1 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 twenty (20%) percent of the aggregate of Area A, Area B and Area C of the Real Estate, as generally shown on the Concept Plan.

B. Open Space Ownership:

1. A portion of the Real Estate east of the southernmost pond as illustrated on the Concept Plan may be sold to abutting and adjoining owners of property located on the west side of Little Eagle Creek Avenue. If an area of real estate is sold, the subject area would be included in the calculation of required Open Space but not be subject to the Open Space provisions of the UDO. Further the area would be subject to Tree Preservation requirements and prohibit the construction of any structures.

C. Pedestrian Network Standards: A network of sidewalks and trails shall be installed as generally depicted on **Exhibit B**.

1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

2. Named Trials (i) in or adjacent to right-of-way , (ii) in green belt buffers, and/or (iii) adjacent to Front Yards, do not require stone shoulders.

D. Amenities: Construction of amenities shall commence no later than issuance of one-hundred and forty-five (145) dwelling units, or fifty (50) percent of the Lots within Area A &B, whichever comes first.

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

a. Playground: Playground equipment shall be provided.

b. Shade Pavilion: A shade pavilion including seating shall be provided.

c. Bathhouse Building: A Bathhouse Building shall be provided and shall include an outdoor patio space, restrooms, and lockable storage.

d. Community Pool: A swimming pool and wading pool shall be provided.

e. Parking: Vehicular and bike parking for the Bathhouse Building and Community Pool shall be provided.

d. Play-Courts: Multi-mini-court pads shall be provided. At a minimum one (1) pickle ball court and one (1) ½ basketball court shall be provided.

2. Amenities shall be as generally depicted on **Exhibit E**. The location of Amenities shall be as generally illustrated on the Concept Plan. The final location(s) of specific amenity features such as, but not limited to, the Bathhouse Build and Pool, may be adjusted and shall be illustrated on the Final Development Plan.

Section 11. 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 12. Annexation. The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 13. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-13** was delivered to the Mayor of Westfield

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-13

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-13

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

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

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

Towne Road Crossing PUD Amendment - 13 090825

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C District Map

Exhibit D Character Exhibits (Residential Area Homes)

Exhibit E Amenity Character Exhibit

Exhibit F Alley and Non-standard Road Cross Sections

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 1547.22 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE THE RECORDER OF HAMILTON COUNTY); THENCE CONTINUING ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 761.45 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED “WEIHE ENGR. 0012” (HEREAFTER REFERRED AS A “WEIHE REBAR”); (2) THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 300.14 FEET TO THE WEST LINE OF THE LANDS OF RALPH AND REBECCA RUSHING AS DESCRIBED IN INSTRUMENT NUMBER 20220011376, MARKED BY A WEIHE REBAR; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST, PASSING THROUGH A WEIHE REBAR AT 738.93 FEET, A TOTAL DISTANCE OF 763.93 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 818.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, MARKED BY A HARRISON MONUMENT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID QUARTER AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89 DEGREES 31 MINUTES 04 SECONDS EAST 489.37 FEET TO THE NORTHEAST CORNER OF SAID RUSHING LAND; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 768.02 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A REBAR WITH A PLASTIC CAP STAMPED “FRITZ BOUNDARY CORNER”; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS WEST 493.90 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A WEIHE REBAR; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 19.93 FEET TO A WEIHE REBAR; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 852.15 FEET TO THE CENTERLINE OF EAGLE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 84 DEGREES 28 MINUTES 26 SECONDS WEST 73.34 FEET; (2) THENCE SOUTH 55 DEGREES 27 MINUTES 08 SECONDS WEST 428.32 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST 21.00 FEET; (2) THENCE SOUTH 83 DEGREES 20 MINUTES 11 SECONDS WEST 204.53 FEET TO A WEIHE REBAR; (3) THENCE SOUTH 20 DEGREES 25 MINUTES 01 SECONDS WEST 619.43 FEET TO A WEIHE REBAR; (4) THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 468.43 FEET; (5) THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST 1327.92 FEET TO THE WEST LINE OF SAID NORTHEAST CORNER, MARKED BY A WEIHE REBAR; (6) THENCE NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 1313.87 FEET TO THE SOUTH LINE OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2020054800; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 9.59 FEET; (2) THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 951.50 FEET TO THE SOUTH LINE OF THE LAND OF STATE ROAD 32, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2021072286; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 0.19 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 44 SECONDS 219.89 FEET TO THE POINT OF BEGINNING, CONTAINING 143.23 ACRES, MORE OR LESS.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)

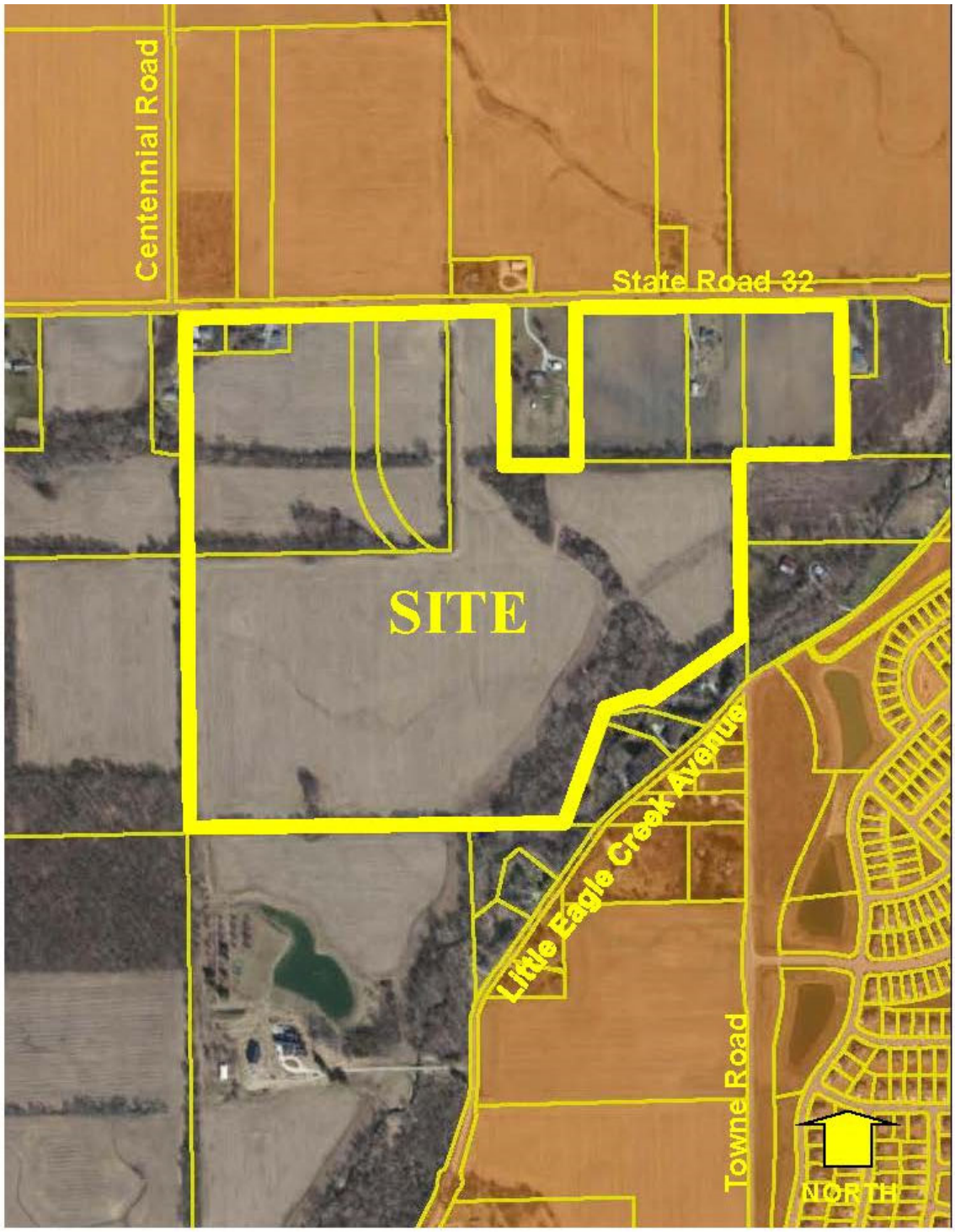
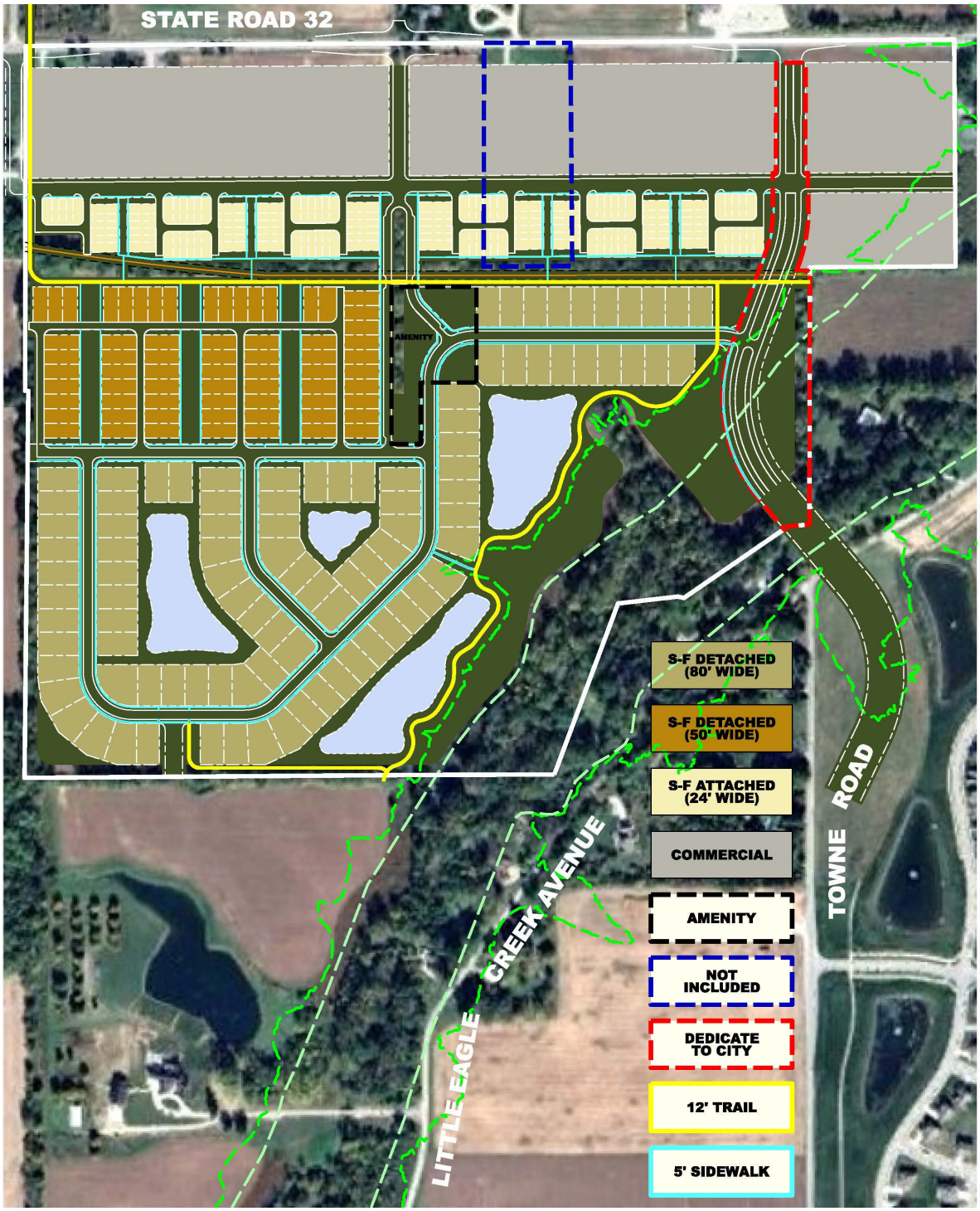


EXHIBIT B

CONCEPT PLAN

(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2504-PUD-04.

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EXHIBIT C

Area Plan
(Page 1 of 1)

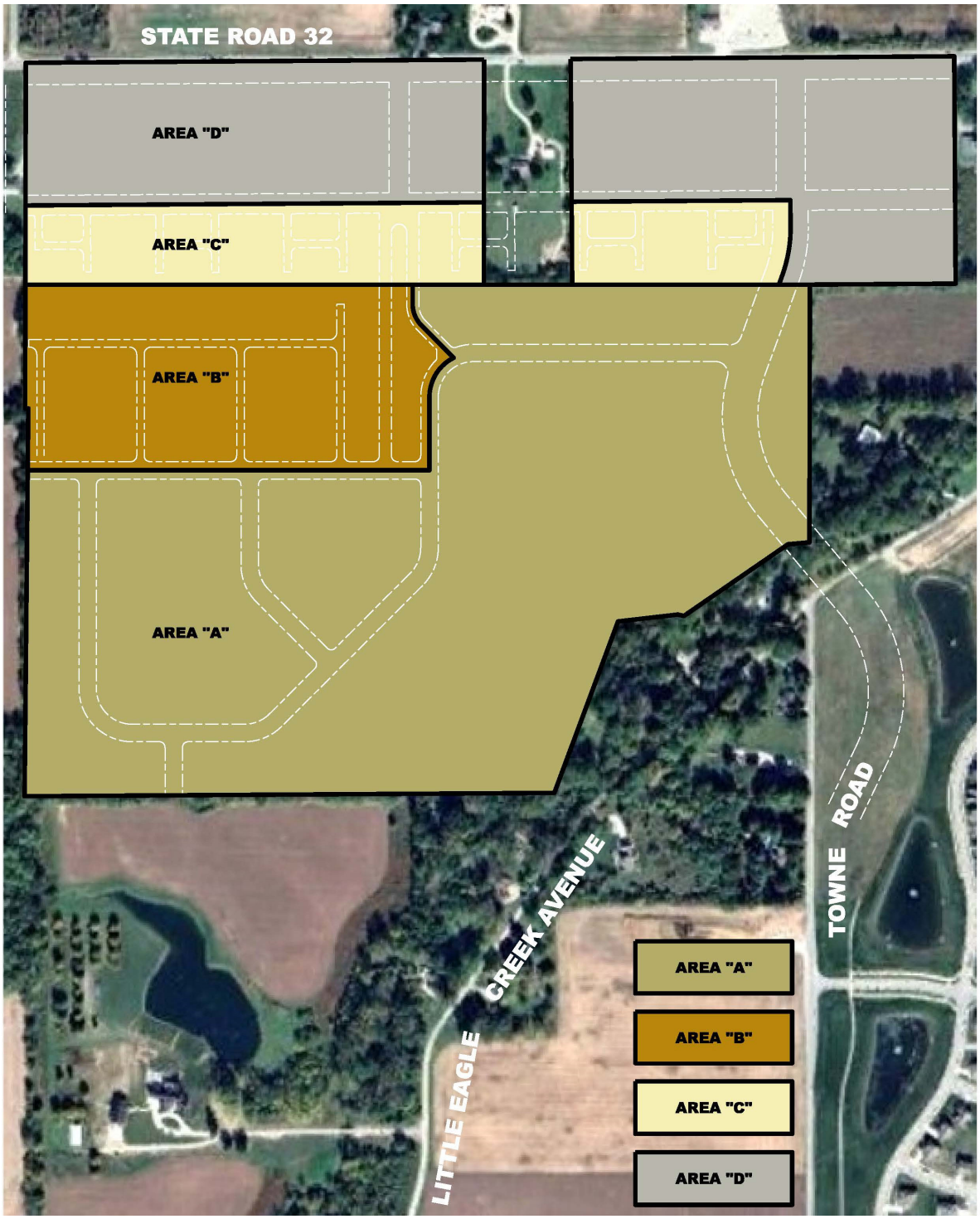


EXHIBIT D

CHARACTER EXHIBITS

(See following 10 pages)

Area A – Home Examples



Victorian



Craftsman



Italianate





Area A – Home Examples



Area A – Home Examples



Area A – Home Examples









Area B – Home Examples



Elevation A





Area B – Home Examples



Elevation A





Area B – Home Examples



Elevation C



Elevation D



Elevation A



Elevation A - Shown with Brick





Area B – Home Examples











Area C – Townhome Character
(Page 1 of 2)





EXHIBIT C

Area C – Townhome Character
(Page 2 of 2)





EXHIBIT E

AMENITY CHARACTER EXHIBITS

(See following 4 pages)

PLAY STRUCTURES













PAVILIONS













PLAY COURTS













SITE FURNISHINGS

















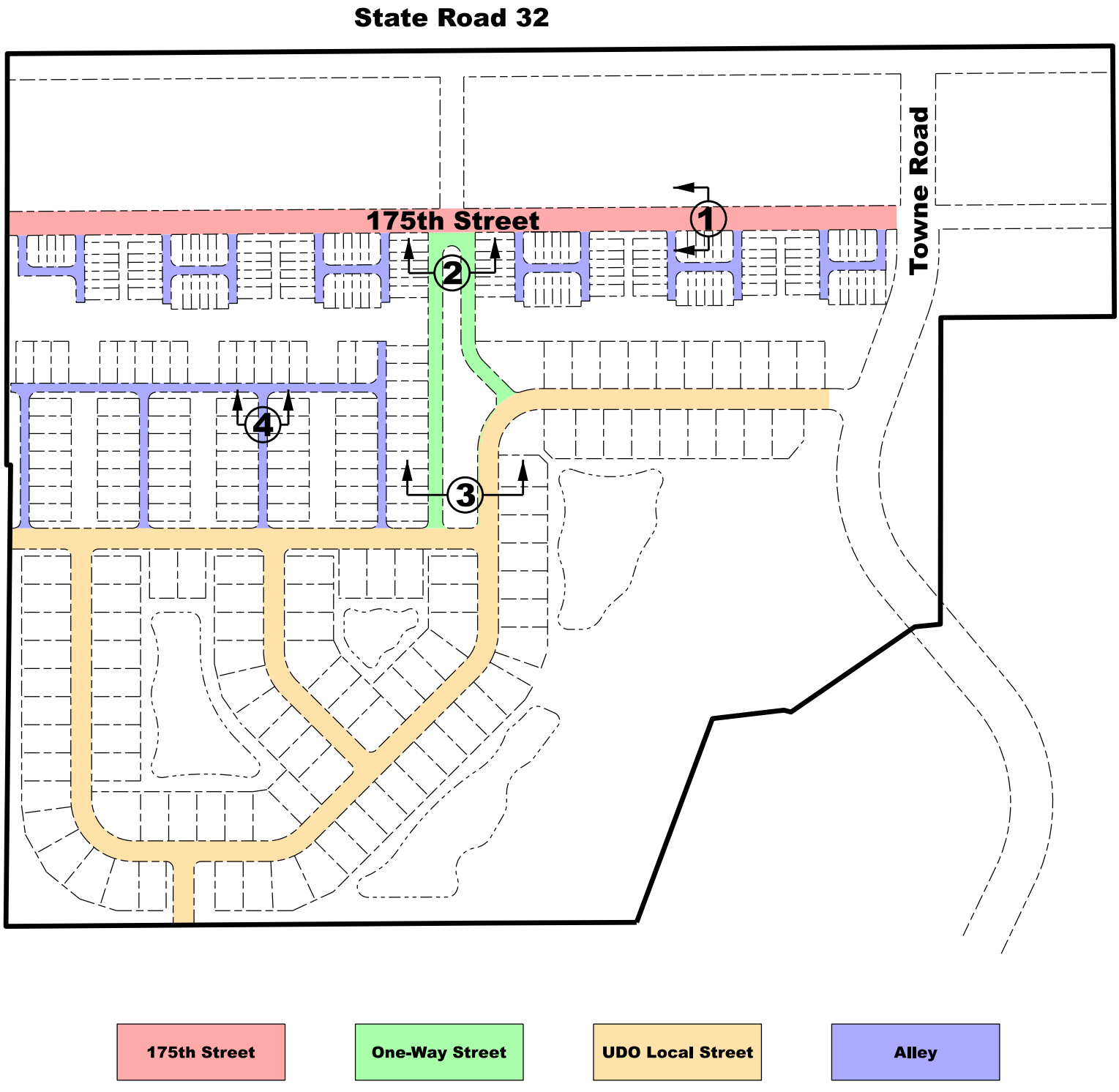




EXHIBIT F

ALLEY AND NON-STANDARD ROAD CROSS SECTIONS

(See following 2 pages)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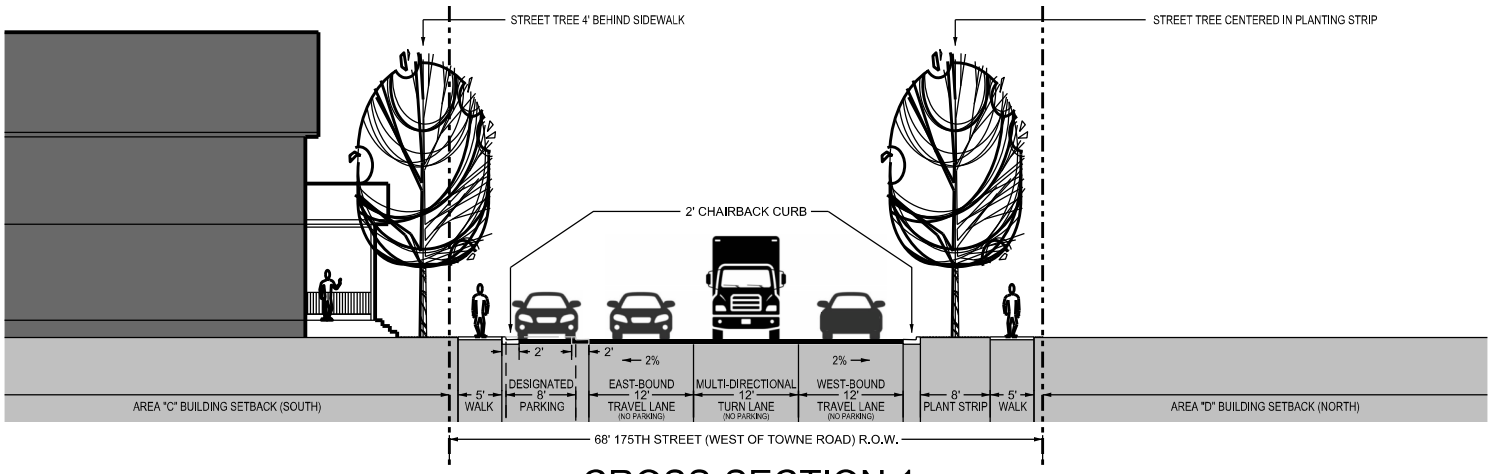
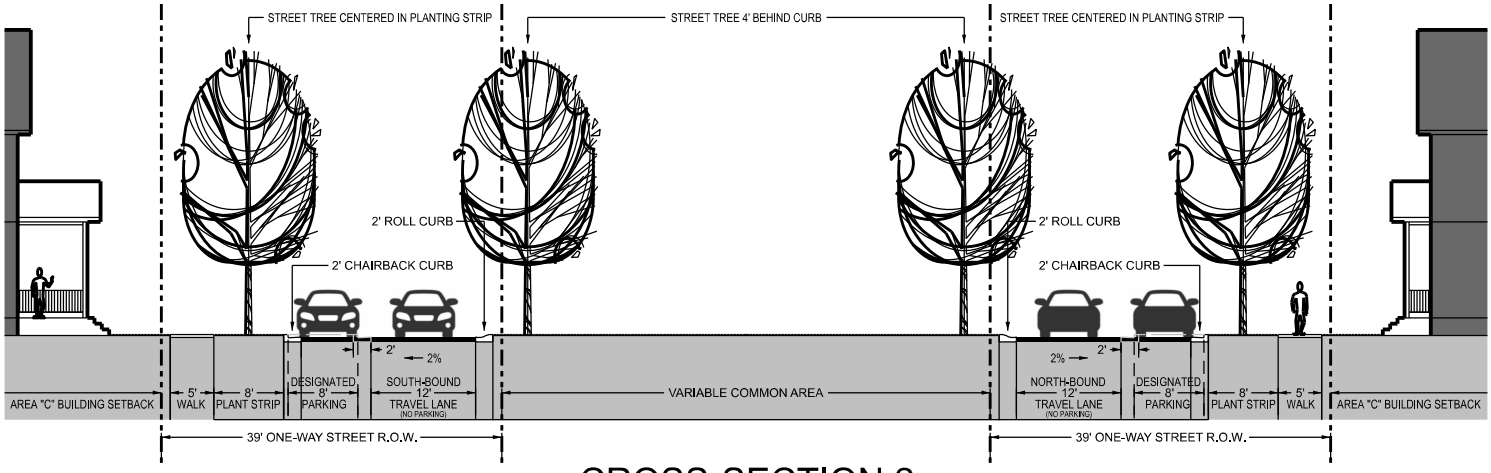
175th Street
Towne Road
1
2
3
4
175th Street
One-Way Street
UDO Local Street
Alley



CROSS-SECTION 1



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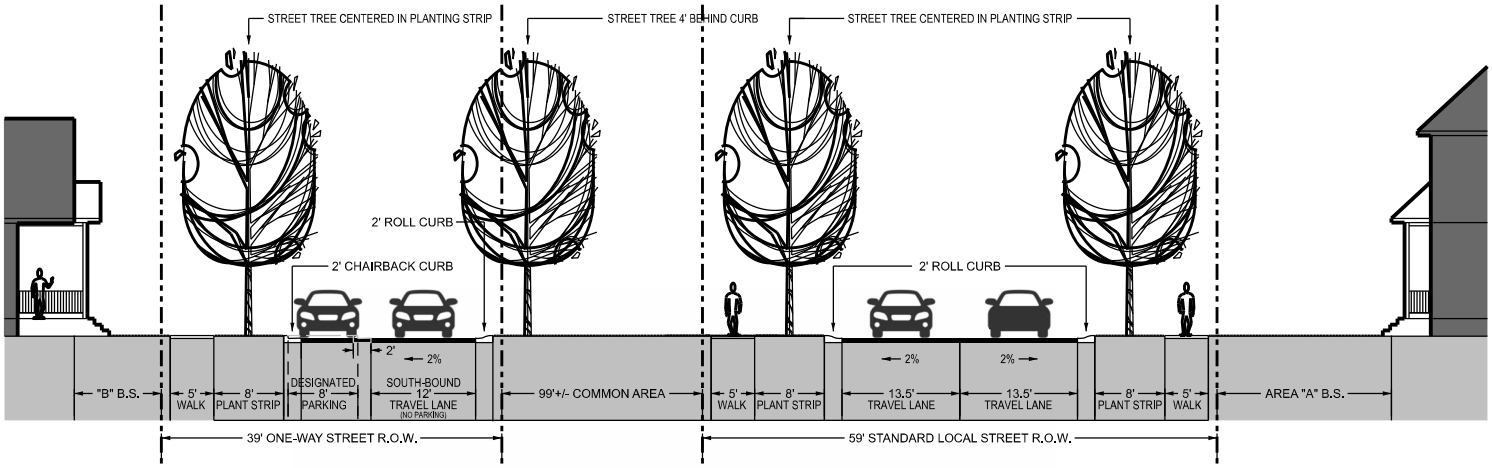
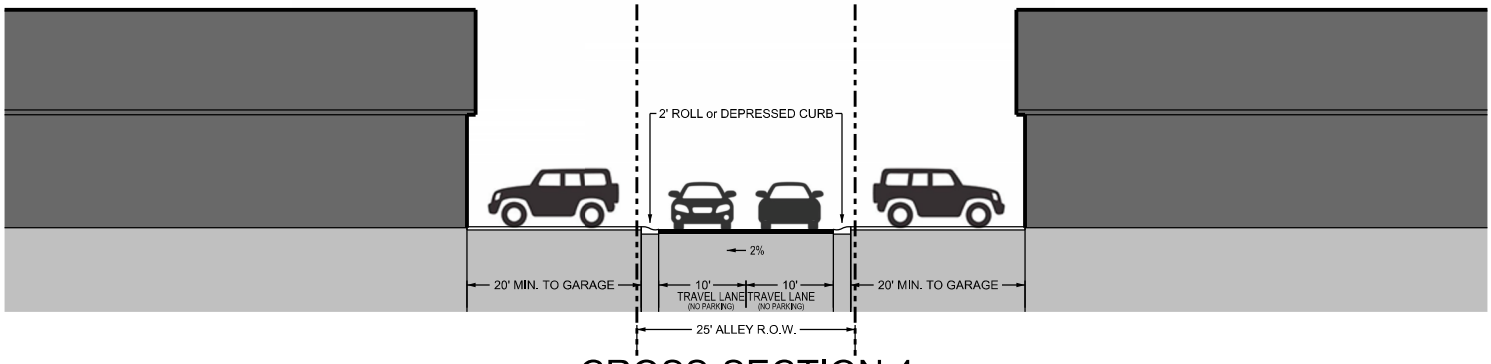


CROSS-SECTION 3



CROSS-SECTION 4

EXHIBIT B

CONCEPT PLAN

(Page 1 of 1)

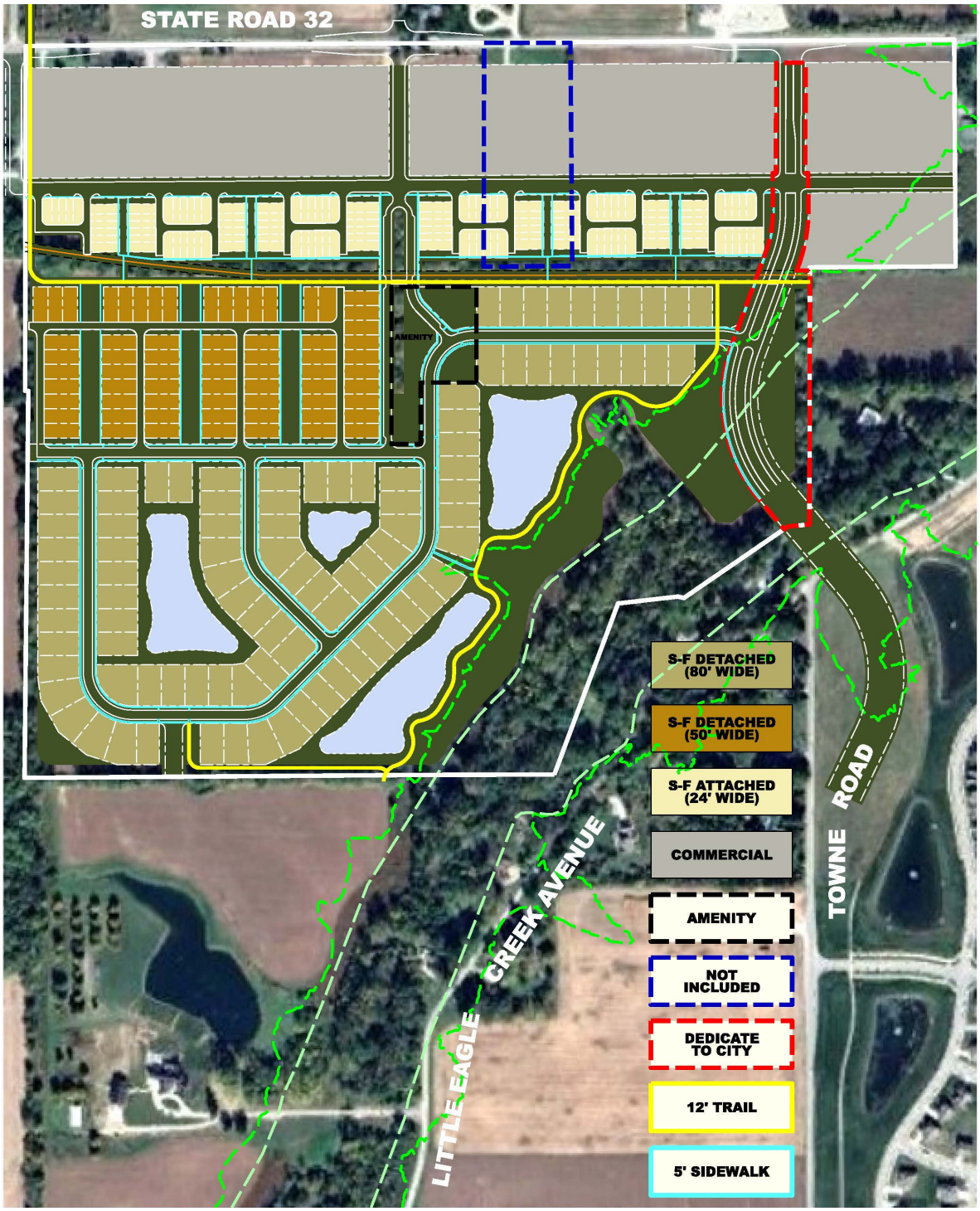


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EXHIBIT A

REAL ESTATE
(Page 2 of 2)

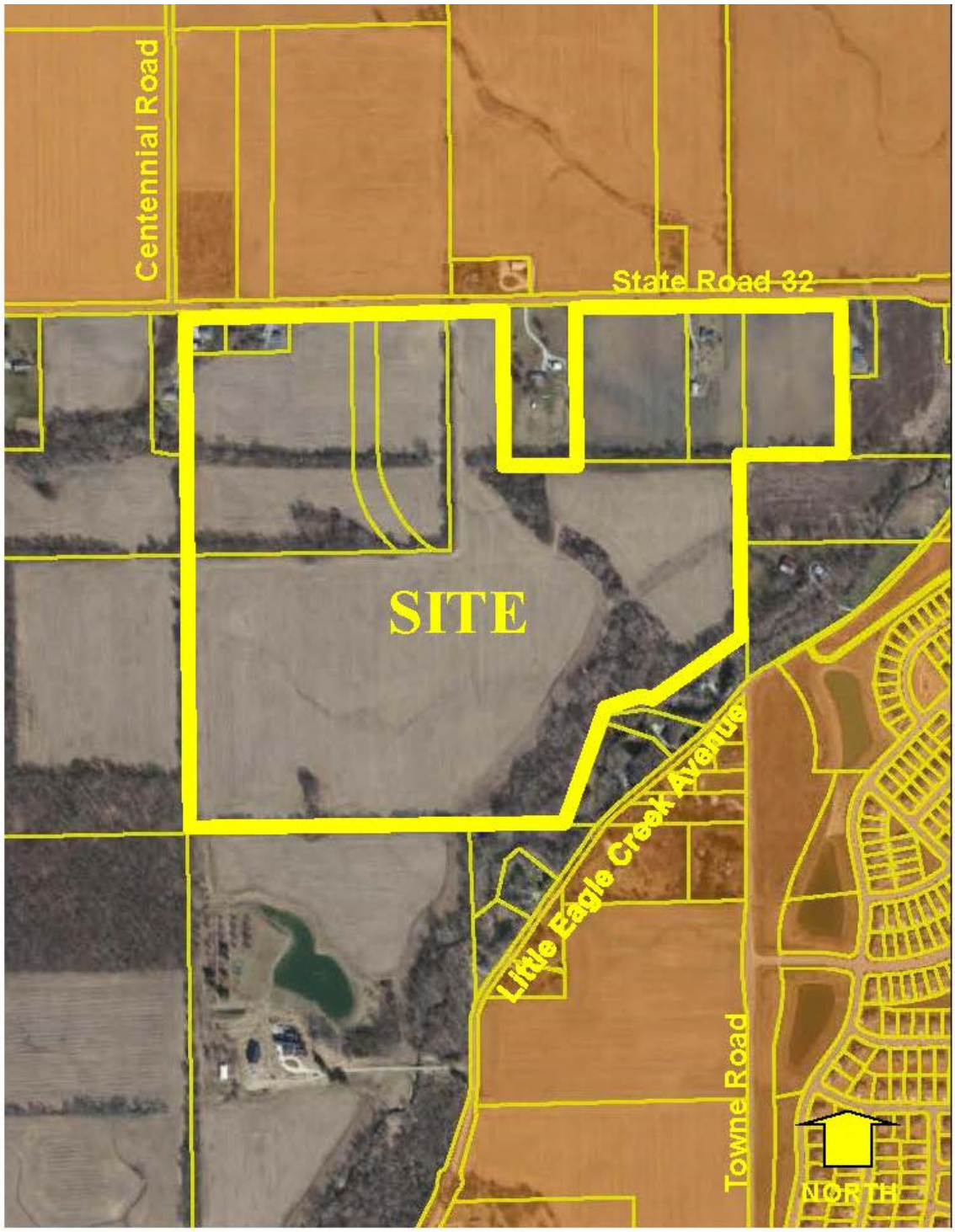

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EXHIBIT C

Area Plan
(Page 1 of 1)

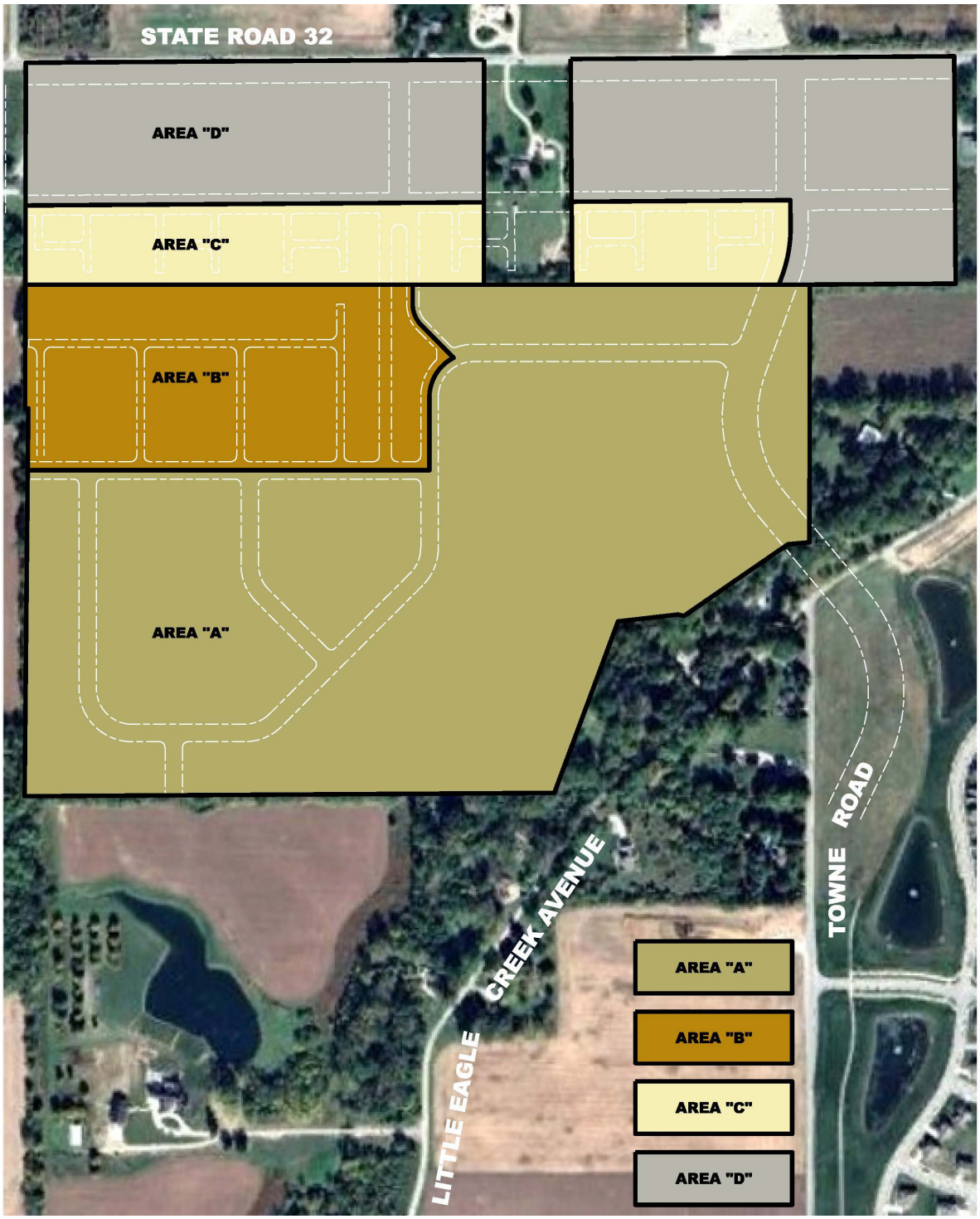

Exhibit "D"

Towne Road Crossing PUD District – 2025 Amendment I Project Description

The applicant, Platinum Properties Management Company, LLC, ("Platinum"), has filed a rezone application for the "Towne Road Crossing PUD District – 2025 Amendment I" (the Towne Road Crossing PUD Amendment") in order to amend, replace and supersede the Towne Road Crossing PUD District, Ordinance No. 07-26, which was approved by the Town of Westfield, Town Council, on December 10, 2007, (the "2007 Towne Road Crossing PUD"). The 2007 Towne Road Crossing PUD permitted various residential and commercial/business uses on the subject real estate.

By way of background, after the Towne Road Crossing PUD was approved in 2007, the subject real estate did not undergo any redevelopment due to downturns in the economy and housing industry; and, in 2023 the part of Towne Road Crossing north of State Road 32 was removed and rezoned to permit a new middle school and bus transportation facility. The real estate south of State Rod 32 that was the subject of the 2007 Towne Road Crossing PUD remains as undeveloped land. After approximately 18 years since approval of the 2007 Towne Road Crossing PUD, the economy and housing industry have greatly improved. The purpose of amending and replacing the 2007 Towne Road Crossing PUD is to add approximately twenty-six (26) acres to the approximately one-hundred and eighteen (118) and to update the format and content of the PUD so that it accommodates current expectations of PUD Ordinances in the City of Westfield and addresses the proposed development vision for the subject real estate.

The real estate that is the subject of the Towne Road Crossing PUD Amendment, consists of approximately one-hundred and forth-four (144) acres and is located south of and adjacent to SR 32, west of Little Eagle Creek Avenue and north of 166th Street (the "Real Estate"). This is the remaining acreage included in the original PUD not purchased by Westfield Washington Schools. Included with the submittal is a site location map of the Subject Real Estate.

The Towne Road Crossing Amendment establishes four (4) Areas which include: Area A (for single-family detached homes with SF3 as the underlying zoning district); Area B (for single-family detached homes with SF4 as the underlying zoning district); Area C (for townhome dwellings with SFA as the underlying zoning district; and, Area D (for commercial uses with GB as the underlying zoning district).

The Towne Road Crossing PUD Amendment establishes a maximum of two-hundred and ninety-six (296) dwellings on the Real Estate and includes provisions addressing architectural standards, open space and amenity requirements and other standards and requirements that are expected of current PUD Ordinances for the City of Westfield. The addition of approximately 26 acres comes along State Road 32 in Area C and Area D of the plan where additional residential is planned along the Midland Trail with Commercial uses abutting State Road 32. Other significant items to note are the current alignment of Towne Road, extension of the Midland Trial and the preservation of natural wooded areas along Little Eagle Creek which include the extension of a Trial along that corridor.

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, April 7, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2504-PUD-04
Ordinance No.	25-13
Petitioner	Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC
Description	Amendment to the Towne Road Crossing PUD District for 144 acres +/- to modify the controlling development regulations.

On December 1, 2025, the Plan Commission forwarded a No Recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

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

Kevin M. Todd, Secretary

December 2, 2025
Date

Westfield City Council Report

Ordinance Number:	25-13
APC Petition Number:	2504-PUD-04
Project Name:	Towne Road Crossing PUD, Amendment I
Petitioner:	Platinum Properties Management Company, LLC, represented by Nelson & Frankenberger, LLC
Requested Action:	Amendment to the Towne Road Crossing PUD District for 144 acres +/- to modify the controlling development regulations.
Current Zoning:	Towne Road Crossing PUD District
Current Land Use:	Vacant/Residential
Acreage:	144 acres +/-
Exhibits:	- Department Report - Narrative Statement - Vicinity Map - Proposed Ord. 25-13 - District Areas Map - PUD Concept Plan - APC Certification - Voluntary Developer Commitments - Developer Commitments (Redline) - Exhibit C of Commitments (SR 32 Enhancements)
Staff Reviewer:	Ryan Collingwood, Senior Associate Planner

PETITION HISTORY

The Towne Road Crossing PUD was approved at the December 10, 2007 Westfield Town Council meeting. A petition was ultimately withdrawn to amend the Towne Road Crossing PUD in 2022 to permit equestrian-related uses and a conservational subdivision-style development. Westfield-Washington Schools rezoned portions of the Towne Road Crossing PUD, all on the north-side of SR 32, in order to construct a new middle school campus and additional educational-related uses.

This petition was introduced at the March 24, 2025, City Council meeting. Video footage of the First Reading can be viewed here.

The petition had a Public Hearing at the April 7, 2025, Advisory Plan Commission (the "APC") meeting. Video footage of the item's public hearing can be viewed here.

The petition held a Workshop discussion at the June 16, 2025 APC meeting. Video footage of the item's Workshop discussion can be viewed here.

At the October 6, 2025 APC meeting, the item received an approved continuance due to timing regulations of the APC. This discussion can be viewed here.

The petition received a No Recommendation to the City Council at the December 1, 2025 APC meeting, voted on 7 to 0. Video footage of the item's Recommendation can be viewed here.

The petition is set for Adoption Consideration at the February 23, 2026 City Council meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 144 acres in size and generally located South and adjacent to SR 32 & West of Little Eagle Creek Ave. Access to the Property would come from the future Towne Road to the East and a right-in/right-out on SR 32. Access in the future from Towne Road would be possible after Towne Road's realignment and the construction of a bridge over Little Eagle Creek.

Project Description: The petitioner is requesting an amendment to the Towne Road Crossing PUD to amend and replace the PUD's language to align with more-modern developmental tendencies we see in Westfield today, and to add in additional acreage to the PUD District.

Developer Commitments: The Developer is bringing-forth voluntary commitments to further strengthen the amendment request. The various commitments included pertain to further detailing of the concept plan, further modifying permitted and restricted uses, increased architectural character of the residential areas, and additional elements of the project proposal that will help refine the overall character of the development.

CHANGE OF ZONING REQUEST

The Petitioner requests an amendment to the Towne Road Crossing PUD, originally established back in 2007. With this said, the original rendition of the Towne Road Crossing PUD is dated and is not aligned with modern developmental tendencies we would expect in Westfield today, especially along the SR 32 corridor. Additionally, the original PUD was approved prior to the UDO's inception, meaning the underlying standards of the ordinance are not governed by today's UDO, but rather a dated zoning document. This new amendment would also bring in 26 additional acres to the PUD's boundaries.

Within this amendment, SR 32 Overlay regulations would apply to the development of the commercial area just south-adjacent of SR 32. In addition, updated residential regulations have also been contemplated within this new amendment, as the commercial & residential development regulations within the original PUD are outdated. There is currently no cap or restriction on uses within the original PUD, so this amendment would clean up some of the uses the City would no longer vision in this area.

The Towne Road extension & alignment is also supported by this amendment, as right-of-way dedication and subsequent processes may come easier without the approval of this project. The extension of the roadway is slated for a 2027 construction season, regardless of the approval of this amendment. The Midland Trace Trail is also contemplated to be utilized throughout the development, with an extension coming from the east.

Throughout the project's lifetime, numerous commitments are being enacted in tandem with the PUD Ordinance. The voluntary commitments from the Developer will be applicable to the development of the project. Below are overarching commitments made by the Developer:

- Residential rental restrictions (*pgs. 1 & 2* of Voluntary Developer Commitments exhibit)
- Supplemental conceptual layout for Area D (commercial area along SR 32) (*pg. 2*)
- Prohibiting uses (*pgs. 2 & 3*)
- Restricting uses (*pgs. 3 & 4*)
- Further enhancements to residential architecture in Areas A & B (*pgs. 4 & 5*)
- Further landscaping enhancements along the Midland Trace Trail (*pg. 4*)
- Townhome-related improvements (*pg. 5*)
- Unit maximums within each respective residential Area (*pg. 5*)

A full list of commitment enhancements can be located within the Voluntary Developer Commitments exhibit.

COMPREHENSIVE PLAN

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

Office and service uses, research and development and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area.

Thoroughfare Plan: The following corridors are impacted by the development of the Real Estate:

i) Primary Arterial 1: State Road 32
ii) Primary Arterial 2: Towne Road;
iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and streets internal to the development, future trail extensions (Midland Trace).

PROCEDURAL

Public Hearing: An amendment to the Zoning Map is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the April 7, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Workshop Discussion: The petition held a Workshop discussion at the June 16, 2025 APC meeting.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the March 24, 2025, City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its December 1, 2025 meeting, the Plan Commission forwarded a **No Recommendation** to the Council (Vote: 7 in favor, 0 opposed).

City Council

Introduction: March 24, 2025

Eligible for Adoption: February 23, 2026

Submitted by: Ryan Collingwood, Senior Associate Planner

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos.: Deed recorded on 8/14/2020 with the Recorder of Hamilton County, Indiana as Instrument Number 2020-54800; Deed recorded on 12/7/2018 as Instrument Number 2018-57006; Deed recorded on 12/9/2016 as Instrument Number 2016-65317; Deed recorded on 4/12/2012 as Instrument Number 2012-19516; Deed recorded on 3/3/2022 as Instrument Number 2022-11376; Deed recorded on 5/2/2022 as Instrument Number 2022-22072; Deed recorded on 8/9/2018 as Instrument Number 2018-36738; and, Deed recorded on 10/5/2021 as Instrument Number 2021-72286;

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

WHEREAS, the Developer filed a petition under Docket Number 2504-PUD-04 (Ordinance 25-13) with the Plan Commission and City Council to rezone parcels of real estate that are identified by the Hamilton County, Indiana Auditor as Tax Parcel Identification Numbers 08-09-05-00-00-011.000; 08-09-05-00-00-011.002; 08-09-05-00-00-011.003; 08-09-05-00-00-015.000; a portion of 08-09-05-00-00-035.000; 08-09-05-00-00-013.000; 08-09-05-00-00-043.000; 08-09-05-00-00-014.000; 08-09-04-00-00-001.000; 08-09-05-00-00-011.001; and, 08-09-05-00-00-010.000 (collectively, the "Real Estate"), which parcels are more particularly described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the "Real Estate") to the "Towne Road Crossing PUD District – 2025 Amendment I", which is also referred to herein as "Amendment Ordinance".

WHEREAS, the Developer is requesting the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") and Westfield City Council to consider approval of the Towne Road Crossing PUD District – 2025 Amendment I, subject to the following commitments (the "Commitments");

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

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Renting and Leasing. At least ninety percent (90%) of the Residential Units shall be Owner occupied. No additional renting or leasing of the Residential Units to a third party for income shall be permitted except in the case of: (i) hardship as defined in this paragraph; and, (ii) acquisition of a Residential Unit by a lender

through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the Owner shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that, without allowing renting or leasing of a Residential Unit, significant financial harm shall occur to the Owner. The Owner must inform the Association of the specific circumstances of the hardship, and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an initial term of less than one (1) year, nor for less than thirty (30) days for any term thereafter.

B. Conceptual Layout (Area D – Concept Plan):

1. A supplemental Concept Plan for Area D is attached hereto as **Exhibit B** – Area D Supplemental Concept Plan.

2. The Real Estate shall be developed in general conformance with the Area D Supplemental Concept Plan as determined and approved by the Director.

3. Individual Commercial Uses may vary from the attached Area D - Supplemental Concept Plan provided the development complies with all other standards of the Amendment Ordinance and these Commitments.

4. An anchor tenant (the "Anchor Building") shall be located east of Towne Road (examples include, but are not limited to, Needlers, Fresh Thyme, grocer, fitness, etc.).

C. State Road 32 Aesthetic Enhancements: Aesthetic enhancements (the "Aesthetic Enhancements") shall be provided along SR 32 subject to the following:

1. Aesthetic Enhancements shall include a combination of hardscapes, softscapes, mounding, elevation changes, landscaping, entrances, sitting areas, shaded areas, sidewalks/paths, wall/fence elements, etc.

2. The design theme of Aesthetic Enhancements shall be continuous along the entire State Road 32 frontage of the Real Estate.

3. Pedestrian enhancements shall include a minimum of three (3) seating areas with benches and at least one (1) bike maintenance stand.

4. For the three (3) site corners located at the Towne Road and SR 32 intersection and the southeast corner of Centennial Road and SR 32 additional landscape and wall elements shall be provided. The style of design shall match the continuous design theme of the entire frontage. The minimum wall length in these locations shall be sixty (60) feet.

5. The preliminary design theme is illustrated on the attached **Exhibit C** – SR 32 Frontage Character Imagery. **Exhibit C** provides character examples of typical section of the corridor treatment.

6. The overall design shall be unique to Westfield. Therefore, the final design for the Aesthetic Enhancements (i) shall require approval by the Westfield City Council (by Resolution) and (ii) shall be included with the Development Plan application for Area D. No approval of a permit for a building within Area D shall be issued prior to approval of the Aesthetic Enhancements by the City Council.

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

1. Tire sales;

2. Oil Change store;

3. Liquor Store (including freestanding use or tenant in multi-tenant building);

4. Automobile Sales;

5. Religious institution;

6. Self-storage;

7. Heliports; and

8. Educational Institutions.

E. Restricted Uses: The following Uses shall be regulated as follows:

1. Restaurants and Multi-tenant Buildings:

a. No more than five (5) individual freestanding drive-thru restaurants shall be permitted on the Real Estate.

b. A minimum of two (2) multi-tenant buildings shall be constructed on the Real Estate. Three (3) multi-tenant buildings shall be constructed only in the event that the PUD is amended in the future to include the parcel south of SR 32 surrounded the east, south and west by the Real Estate (Hamilton County Tax Parcel #08-09-05-00-00-013.000). Each building may include a drive-thru.

c. The aggregate maximum number of freestanding drive-thru restaurants and multi-tenant buildings that include a drive-thru shall not, in combination, exceed seven (7). By way of example only,

there could be three (3) drive-thrus attached to three (3) multi-tenant buildings and four (4) individual freestanding restaurants that include a drive-thru, totaling seven (7).

2. Banks (Financial Institutions): A maximum of two (2) banks shall be permitted on the Real Estate.

   a. No more than one (1) freestanding bank shall be permitted and said bank may include a drive-thru.

   b. No more than one (1) bank shall be permitted within a multi-tenant building.

3. Fuel Station: A maximum of one (1) fuel station (gas station) shall be permitted on the Real Estate. This Use shall include a walk-in convenience store.

4. Anchor Building.

   a. The location of an Anchor Building is identified in Section 1.B.4 of these Commitments as illustrated on the Area D Supplemental Concept Plan.

   b. The building shall be a minimum of twenty (20,000) square feet in area.

   c. The Anchor Building shall not be occupied by (i) a Pharmacy or (i) a medical office use.

5. Drug Store: A drug store, if developed on the Real Estate, may include a drive-thru window for its pharmacy.

F. Residential in General (Area A and Area B):

1. Masonry shall be provided on all four (4) sides of all homes.

2. Masonry on front elevations shall be at a level consistent with the character images provided in the Amendment Ordinance, as approved by the Director.

3. The Character Exhibit, attached hereto as **Exhibit D**, shall supplement the Character Imagery included in the Amendment Ordinance and is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each Area.

4. A minimum of three (3) builders shall build single-family homes and no builder shall build more than forty percent (40%) of the single-family dwellings.

5. The pool included as part of the required Amenities shall be heated.

6. Midland Trial:

   a. Trees shall be retained along the existing rail corridor south of the Townhomes (within twenty-five (25) feet to the center line of the rail corridor), as approved by the Director and subject to an existing gas line easement.

   b. Trees at a rate of one (1) per thirty (30) feet shall be provided staggered on either side of the Midland Trail. Existing Trees shall be credited toward meeting this requirement.

   c. Two (2) public spaces shall be provided along the trail corridor. Each public space shall include a minimum of two (2) bike racks, a bike maintenance stand, three hundred (300) square feet of seating area, benches/tables and a structure providing cover over part of the seating area.

7. Trees on the southern and western border of the Real Estate, which trees are shown on the Concept Plan, which is attached as **Exhibit B** to the Amendment Ordinance, shall be in a tree preservation area. A twenty (20) foot Tree Preservation Area Easement is required per Section 7.4.A of the Amendment Ordinance.

G. Area B of the Amendment Ordinance:

1. A twenty-five (25) foot setback from alley pavement to the dwelling shall be provided in all driveways for parking.

2. Enhanced home elevations facing the Midland Trail shall be required as approved by the Director. Additional Home Character Imagery is provided in **Exhibit D**.

H. Townhomes (Area C of the Amendment Ordinance):

1. A twenty-five (25) foot setback from alley pavement to the dwelling shall be provided in all driveway for parking.

2. A separate HOA (Owner's Association) shall be provided for the Townhomes (Area C of the Amendment Ordinance).

3. Townhomes shall include a minimum of first floor masonry on all elevations.

I. Additional Commitments:

1. Walking paths shall tie into future development to the west of the Real Estate.

2. Two-hundred and eighty-seven (287) dwelling units shall be the maximum permitted on the Real Estate.

a. A maximum of one hundred and twenty-five (125) Townhomes shall be permitted.

b. A maximum of sixty-seven (67) single family dwellings shall be permitted in Area B.

c. A maximum of ninety-five (95) single-family dwellings shall be permitted in Area A.

Section 2. Definitions.

A. Developer. Platinum Properties Management Company, LLC, and its successors and assigns.

B. Department. The Community Development Department of the City of Westfield.

C. Director. The Director of the Community Development Department of the City of Westfield.

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

Section 4. Effective Date. These Commitments shall be effective upon the City Council's approval of the Towne Road Crossing PUD District – 2025 Amendment I.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Towne Road Crossing PUD District – 2025 Amendment I. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

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

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

IN WITNESS WHEREOF, Platinum Properties Management Company, LLC has caused these Commitments to be executed as of the date identified below.

"Developer"

Platinum Properties Management Company, LLC

By: _____

Printed Name: _____

Date: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of Platinum Properties Management Company, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2026 for and on behalf of said entity.

My Commission Expires:
_____

_____
Notary Public

Residing in _____
County of _____

_____
Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

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

EXHIBIT A

Real Estate

(Page 1 of 2)

A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 1547.22 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE THE RECORDER OF HAMILTON COUNTY); THENCE CONTINUING ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 761.45 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED “WEIHE ENGR. 0012” (HEREAFTER REFERRED AS A “WEIHE REBAR”); (2) THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 300.14 FEET TO THE WEST LINE OF THE LANDS OF RALPH AND REBECCA RUSHING AS DESCRIBED IN INSTRUMENT NUMBER 20220011376, MARKED BY A WEIHE REBAR; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST, PASSING THROUGH A WEIHE REBAR AT 738.93 FEET, A TOTAL DISTANCE OF 763.93 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 818.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, MARKED BY A HARRISON MONUMENT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID QUARTER AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89 DEGREES 31 MINUTES 04 SECONDS EAST 489.37 FEET TO THE NORTHEAST CORNER OF SAID RUSHING LAND; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 768.02 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A REBAR WITH A PLASTIC CAP STAMPED “FRITZ BOUNDARY CORNER”; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS WEST 493.90 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A WEIHE REBAR; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 19.93 FEET TO A WEIHE REBAR; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 852.15 FEET TO THE CENTERLINE OF EAGLE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 84 DEGREES 28 MINUTES 26 SECONDS WEST 73.34 FEET; (2) THENCE SOUTH 55 DEGREES 27 MINUTES 08 SECONDS WEST 428.32 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST 21.00 FEET; (2) THENCE SOUTH 83 DEGREES 20 MINUTES 11 SECONDS WEST 204.53 FEET TO A WEIHE REBAR; (3) THENCE SOUTH 20 DEGREES 25 MINUTES 01 SECONDS WEST 619.43 FEET TO A WEIHE REBAR; (4) THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 468.43 FEET; (5) THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST 1327.92 FEET TO THE WEST LINE OF SAID NORTHEAST CORNER, MARKED BY A WEIHE REBAR; (6) THENCE NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 1313.87 FEET TO THE SOUTH LINE OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2020054800; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 9.59 FEET; (2) THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 951.50 FEET TO THE SOUTH LINE OF THE LAND OF STATE ROAD 32, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2021072286; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 0.19 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 44 SECONDS 219.89 FEET TO THE POINT OF BEGINNING, CONTAINING 143.23 ACRES, MORE OR LESS.

EXHIBIT A

Real Estate
(Page 2 of 2)

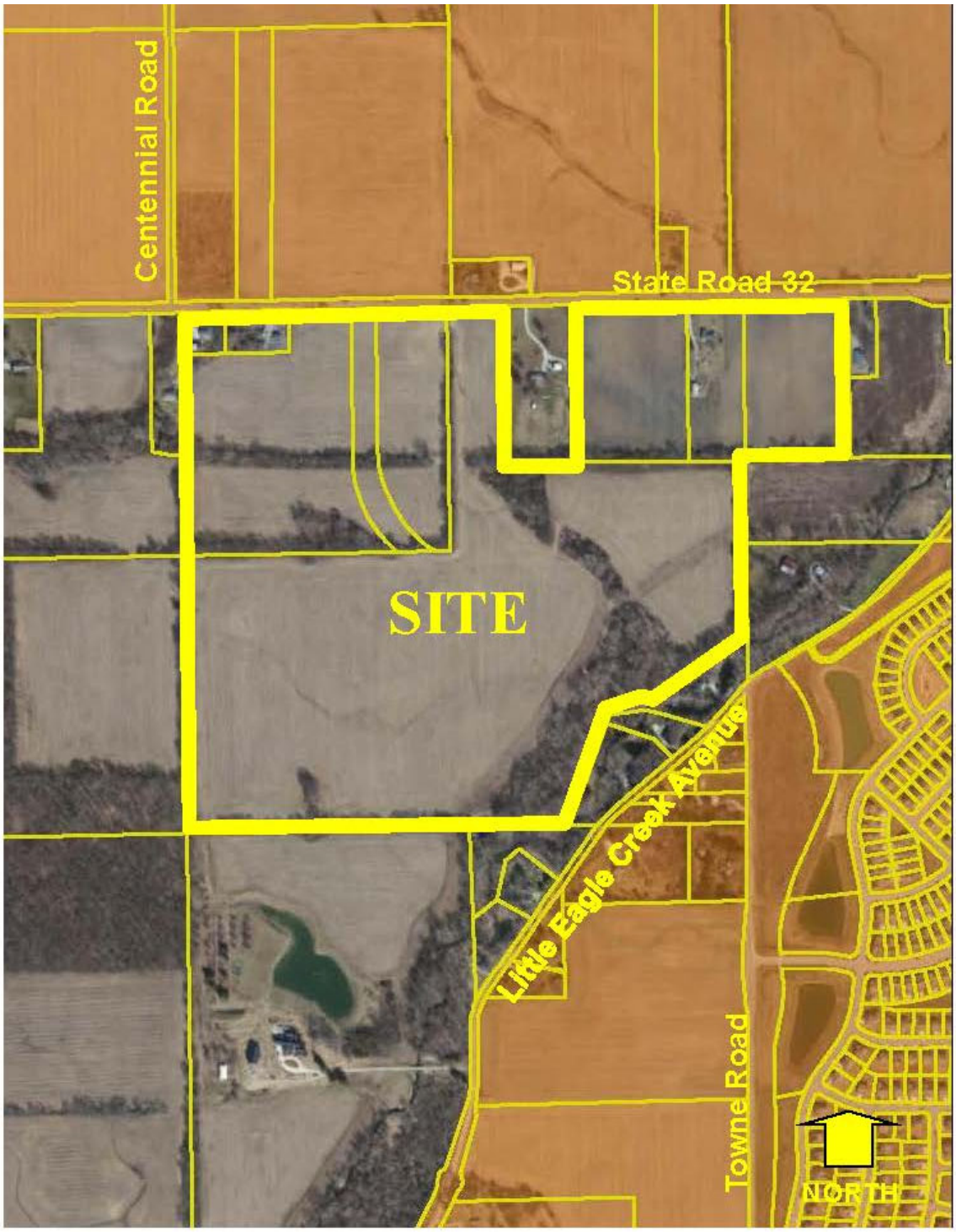
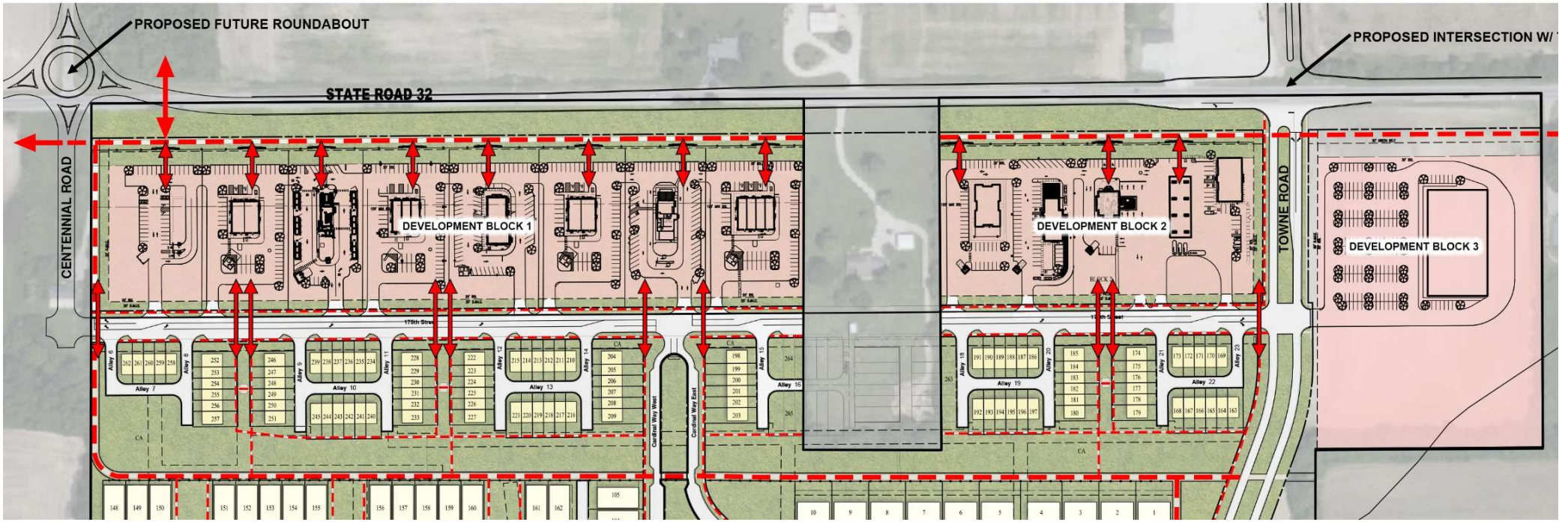


EXHIBIT B

Area D Supplemental Concept Plan
(see following page)



NOTE: RED ARROWS AND DASHED LINES REPRESENT PEDESTRIAN ROUTES THROUGH THE SITE.

LEGEND:

- PEDESTRIAN SIDEWALK
- MULTI-USE TRAIL
- PEDESTRIAN ACCESS TO COMMERCIAL BLOCKS

Exhibit B – Supplemental Area D Concept Plan

EXHIBIT C

Area D SR 32 Frontage Character Imagery
(see following 3 pages)

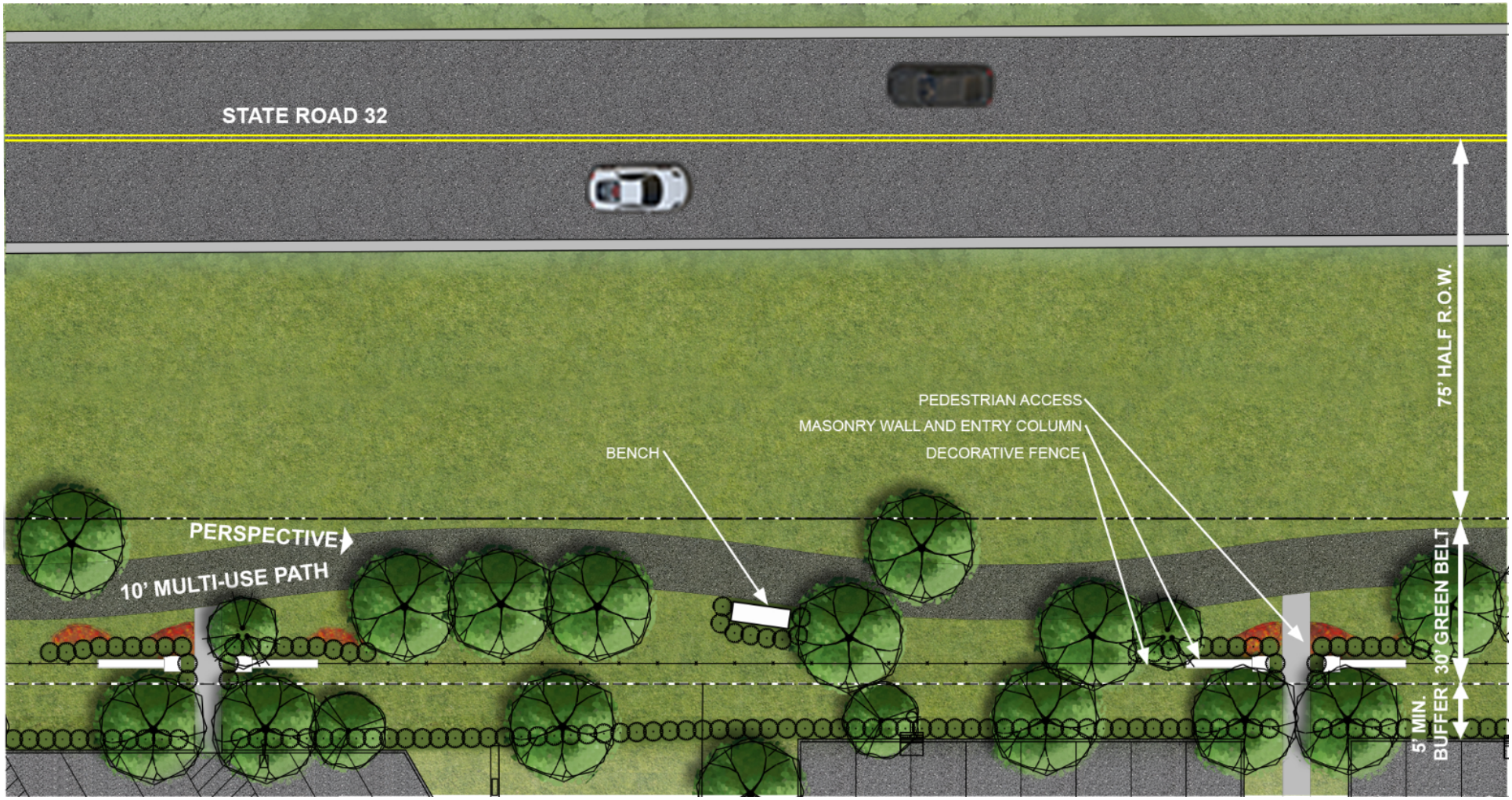


Exhibit C - SR 32 Frontage Character Imagery

Typical Green Belt Plan



Exhibit C - SR 32 Frontage Character Imagery

Typical Green Belt Elevation



Exhibit C - SR 32 Frontage Character Imagery Typical Green Belt Perspective

EXHIBIT D

Additional Home Character Imagery
(see following 3 pages)

Area A – Additional Home Examples

















Area A – Additional Home Examples

















Area B – Additional Imagery for homes adjacent to Midland







COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

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Units to a third party for income shall be permitted except in the case of: (i) hardship as defined in this paragraph; and, (ii) acquisition of a Residential Unit by a lender

through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the Owner shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that, without allowing renting or leasing of a Residential Unit, significant financial harm shall occur to the Owner. The Owner must inform the Association of the specific circumstances of the hardship, and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an initial term of less than one (1) year, nor for less than thirty (30) days for any term thereafter.

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1. Aesthetic Enhancements shall include a combination of hardscapes, softscapes, mounding, elevation changes, landscaping, ~~hardscape pedestrian enhancements~~entrances, sitting areas, shaded areas, sidewalks~~, and~~/paths, wall/fence elements ~~that~~, etc.

~~5.~~2. The design theme of Aesthetic Enhancements shall be continuous along the entire State Road 32 frontage of the Real Estate ~~as illustrated on the attached **Exhibit C** – SR 32 Frontage Character Imagery. **Exhibit C** provide character examples of masonry, landscape and fence materials. Final materials shall be identified on the Development Plan for the Real Estate~~.

~~a.~~3. Pedestrian enhancements shall include a minimum of three (3) seating areas with benches and at least one (1) bike maintenance stand.

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continuous design theme of the entire frontage. The minimum wall length in these locations shall be sixty (60) feet.

5. The preliminary design theme is illustrated on the attached **Exhibit C** – SR 32 Frontage Character Imagery. **Exhibit C** provides character examples of typical section of the corridor treatment.

6. The overall design shall be unique to Westfield. Therefore, the final design for the Aesthetic Enhancements (i) shall require approval by the Westfield City Council (by Resolution) and (ii) shall be included with the Development Plan application for Area D. No approval of a permit for a building within Area D shall be issued prior to approval of the Aesthetic Enhancements by the City Council.

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2. Oil Change store;

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   b. A minimum of two (2) multi-tenant buildings shall be constructed on the Real Estate. Three (3) multi-tenant buildings shall be constructed only in the event that the PUD is amended in the future to include the parcel south of SR 32 surrounded the east, south and west by the Real Estate (Hamilton County Tax Parcel #08-09-05-00-00-013.000). Each building may include a drive-thru.

   c. The aggregate maximum number of freestanding drive-thru restaurants and multi-tenant buildings that include a drive-thru shall not, in ~~no~~ combination, exceed seven (7). By way of example only, there could be three (3) drive-thrus attached to three (3) multi-tenant buildings and four (4) individual freestanding restaurants that include a drive-thru~~.~~, totaling seven (7).

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   a. No more than one (1) freestanding bank shall be permitted and said bank may include a drive-thru.

   b. No more than one (1) bank shall be permitted within a multi-tenant building.

3. Fuel Station: A maximum of one (1) fuel station (gas station) shall be permitted on the Real Estate. This Use shall include a walk-in convenience store.

4. ~~"~~Anchor Building~~".~~.

   a. The location of an Anchor Building is identified in Section 1.B.4 of these Commitments as illustrated on the Area D Supplemental Concept Plan.

b. The building shall be a minimum of ~~seventeen thousand (17~~twenty (20,000) square feet in area.

c. The Anchor Building shall not be occupied by (i) a Pharmacy or (i) a medical office use.

5. Drug Store: A drug store, if developed on the Real Estate, may include a drive-thru window for its pharmacy.

~~E.~~F. Residential in General (Area A and Area B):

1. Masonry shall be provided on all four (4) sides of all homes.

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~~3.~~1. The Character Exhibit, attached hereto as **Exhibit D**, shall supplement the Character Imagery included in the Amendment Ordinance and is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each Area.

~~4.~~1. A minimum of three (3) builders shall build single-family homes and no builder shall build more than forty percent (40%) of the single-family dwellings.

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~~6.~~1. Midland Trial:

a. Trees shall be retained along the existing ~~Rail Corridor,~~rail corridor south of the Townhomes (within twenty-five (25) feet to the center line of the rail corridor), as approved by the Director~~.~~ and subject to an existing gas line easement.

b. Trees at a rate of one (1) per thirty (30) feet shall be provided staggered on either side of the Midland Trail. Existing Trees shall be credited toward meeting this requirement.

c. Two (2) public spaces shall be provided along the trail corridor. Each public space shall include a minimum of two (2) bike racks, a bike maintenance stand, three hundred (300) square feet of seating area, benches/tables and a structure providing cover over part of the seating area.

~~7.~~1. Trees on the southern and western border of the Real Estate, which trees are shown on the Concept Plan, which is attached as **Exhibit B** to the Amendment Ordinance, shall be in a tree preservation area. A twenty (20) foot Tree Preservation Area Easement is required per Section 7.4.A of the Amendment Ordinance.

~~F.~~G. Area B of the Amendment Ordinance:

1. A twenty-five (25) foot setback from alley pavement to the dwelling shall be provided in all driveways for parking.

~~2.~~1. Enhanced home elevations facing the Midland Trail shall be required as approved by the Director. Additional Home Character Imagery is provided in **Exhibit D**.

~~G.~~H. Townhomes (Area C of the Amendment Ordinance):

1. A twenty-five (25) foot setback from alley pavement to the dwelling shall be provided in all driveway for parking.

~~2.~~1. A separate HOA (Owner's Association) shall be provided for the Townhomes (Area C of the Amendment Ordinance).

~~3.~~1. Townhomes shall include a minimum of first floor masonry on all elevations.

~~H.~~I. Additional Commitments:

1. Walking paths shall tie into future development to the west of the Real Estate.

~~2.~~1. Two-hundred and eighty-seven (287) dwelling units shall be the maximum permitted on the Real Estate.

a. A maximum of one hundred and twenty-five (125) Townhomes shall be permitted.

b. A maximum of sixty-seven (67) single family dwellings shall be permitted in Area B.

c. A maximum of ninety-five (95) single-family dwellings shall be permitted in Area A.

Section 2. Definitions.

A. Developer. Platinum Properties Management Company, LLC, and its successors and assigns.

B. Department. The Community Development Department of the City of Westfield.

C. Director. The Director of the Community Development Department of the City of Westfield.

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

Section 4. **Effective Date.** These Commitments shall be effective upon the City Council's approval of the Towne Road Crossing PUD District – 2025 Amendment I.

Section 5. **Recording.** These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Towne Road Crossing PUD District – 2025 Amendment I. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

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

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

IN WITNESS WHEREOF, Platinum Properties Management Company, LLC has caused these Commitments to be executed as of the date identified below.

"Developer"

Platinum Properties Management Company, LLC

By:

By:

Printed Name:

Date:

Title:

STATE OF INDIANA)
) SS:
COUNTY OF)

Before me, a Notary Public in and for said County and State, personally appeared (name), as (title) of Platinum Properties Management Company, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this day of , 2026 for and on behalf of said entity.
, 2026 for and on behalf of said entity.

My Commission Expires:

Notary Public

Residing in

County of Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

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

EXHIBIT A
Real Estate
(Page 1 of 2)

A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 1547.22 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE THE RECORDER OF HAMILTON COUNTY); THENCE CONTINUING ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 761.45 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED AS A "WEIHE REBAR"); (2) THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 300.14 FEET TO THE WEST LINE OF THE LANDS OF RALPH AND REBECCA RUSHING AS DESCRIBED IN INSTRUMENT NUMBER 20220011376, MARKED BY A WEIHE REBAR; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST, PASSING THROUGH A WEIHE REBAR AT 738.93 FEET, A TOTAL DISTANCE OF 763.93 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 818.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, MARKED BY A HARRISON MONUMENT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID QUARTER AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89 DEGREES 31 MINUTES 04 SECONDS EAST 489.37 FEET TO THE NORTHEAST CORNER OF SAID RUSHING LAND; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 768.02 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A REBAR WITH A PLASTIC CAP STAMPED "FRITZ BOUNDARY CORNER"; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS WEST 493.90 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A WEIHE REBAR; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 19.93 FEET TO A WEIHE REBAR; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 852.15 FEET TO THE CENTERLINE OF EAGLE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 84 DEGREES 28 MINUTES 26 SECONDS WEST 73.34 FEET; (2) THENCE SOUTH 55 DEGREES 27 MINUTES 08 SECONDS WEST 428.32 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST 21.00 FEET; (2) THENCE SOUTH 83 DEGREES 20 MINUTES 11 SECONDS WEST 204.53 FEET TO A WEIHE REBAR; (3) THENCE SOUTH 20 DEGREES 25 MINUTES 01 SECONDS WEST 619.43 FEET TO A WEIHE REBAR; (4) THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 468.43 FEET; (5) THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST 1327.92 FEET TO THE WEST LINE OF SAID NORTHEAST CORNER, MARKED BY A WEIHE REBAR; (6) THENCE NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 1313.87 FEET TO THE SOUTH LINE OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2020054800; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 9.59 FEET; (2) THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 951.50 FEET TO THE SOUTH LINE OF THE LAND OF STATE ROAD 32, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2021072286; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 0.19 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 05

MINUTES 44 SECONDS 219.89 FEET TO THE POINT OF BEGINNING, CONTAINING 143.23 ACRES, MORE OR LESS.

EXHIBIT A

Real Estate
(Page 2 of 2)

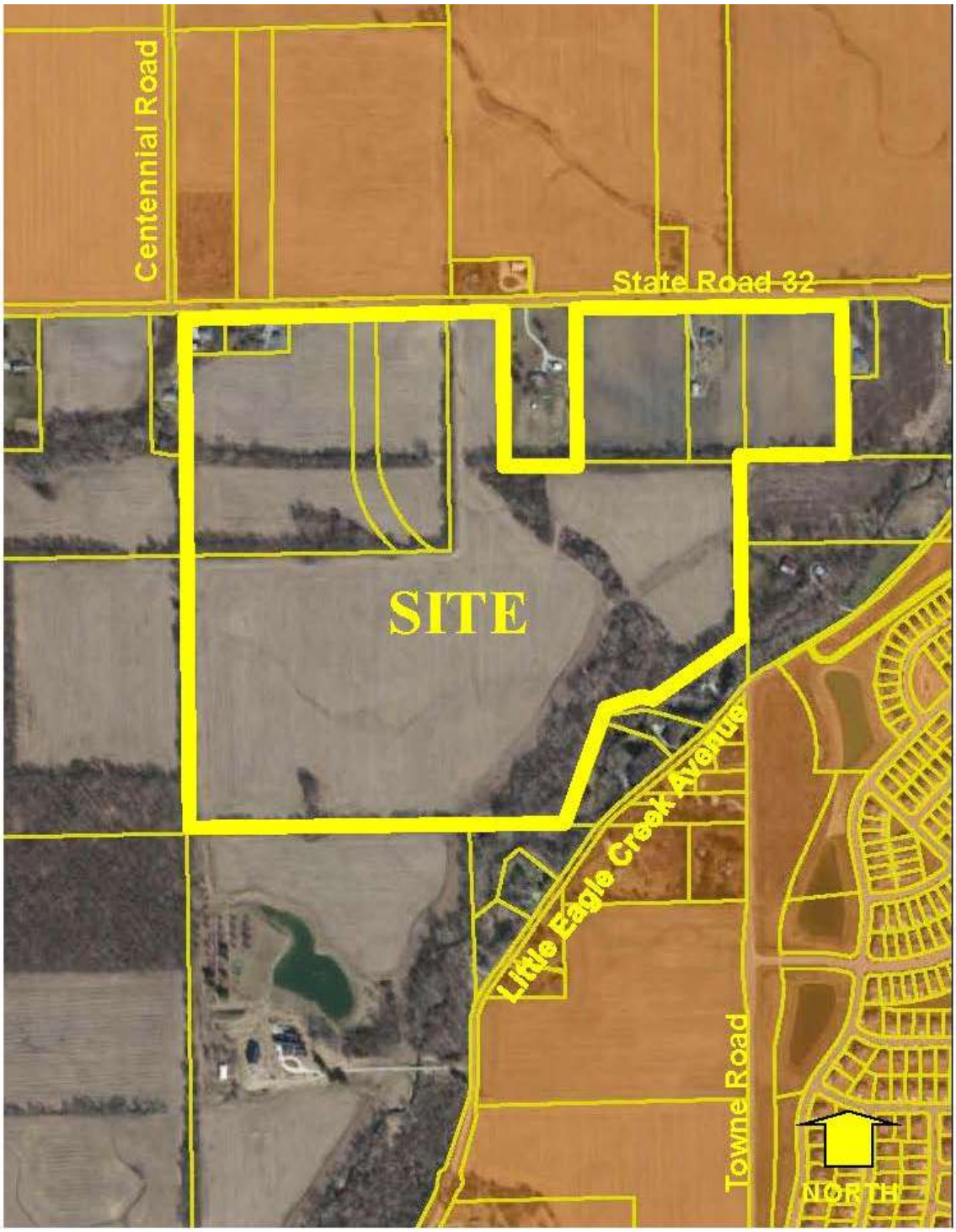

EXHIBIT B

Area D Supplemental Concept Plan
(see following page)

EXHIBIT C

Area D SR 32 Frontage Character Imagery
(see following 3 pages)

EXHIBIT D

Additional Home Character Imagery
(see following 3 pages)

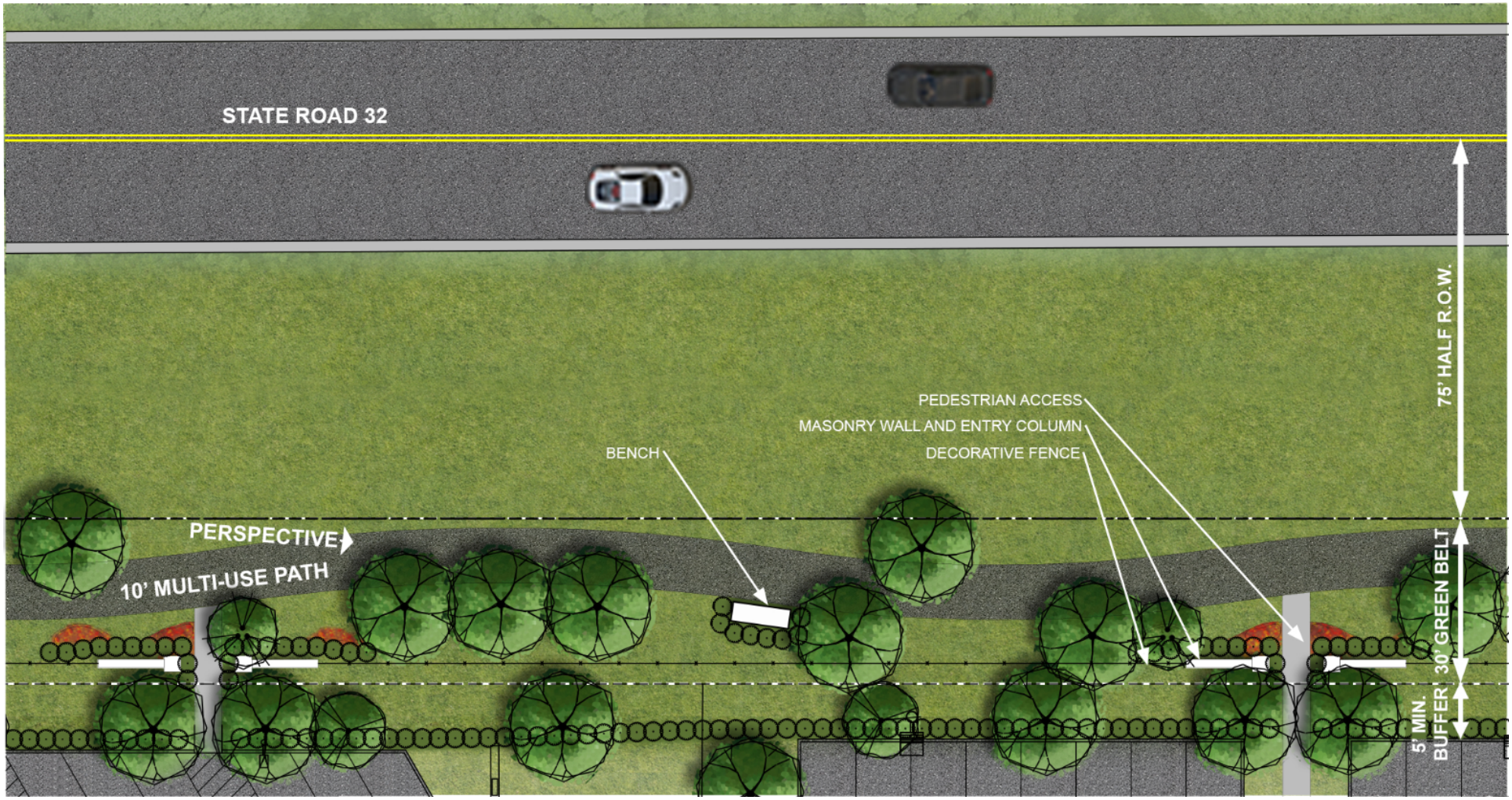

Exhibit C - SR 32 Frontage Character Imagery

Typical Green Belt Plan



Exhibit C - SR 32 Frontage Character Imagery

Typical Green Belt Elevation



Exhibit C - SR 32 Frontage Character Imagery Typical Green Belt Perspective

RESOLUTION 26-102

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 26-05

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

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

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

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

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

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF FEBRUARY, 2026, BY THE WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that RESOLUTION 26-102 was delivered to the Mayor of Westfield

on the _____ day of February, 2026, at _____ ____ m.

_____

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Resolution 26-102

this _____ day of February, 2026.

_____

Scott Willis, Mayor

I hereby VETO Resolution 26-102

this _____ day of February, 2026.

_____

Scott Willis, Mayor

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

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

EXHIBIT A
ANNEXATION AREA

Annexation Area

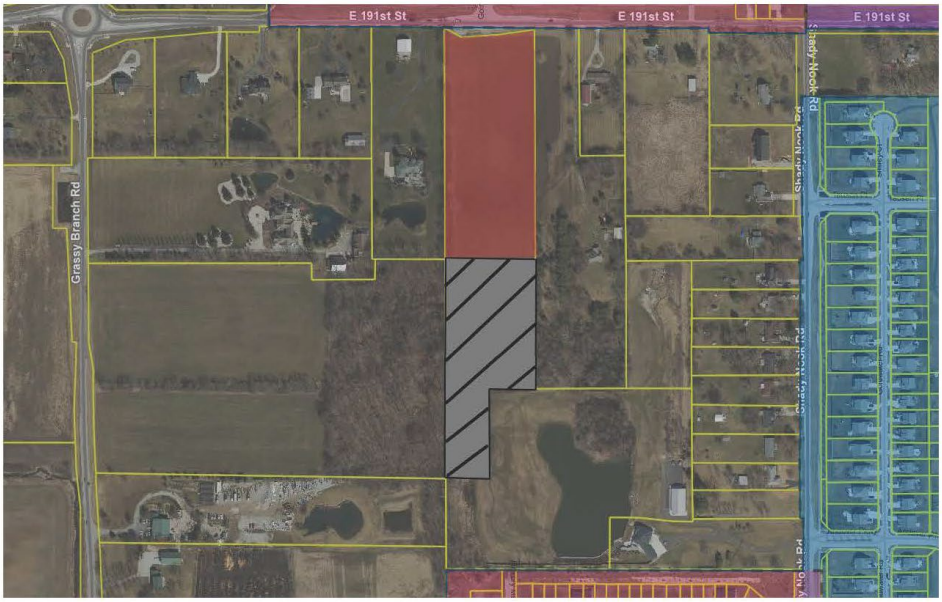

EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N
W
E
S

EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes portions of two (2) parcels of land:

Parcel Nos. **08-06-29-00-00-032.000**
08-06-29-00-00-029.000

A part of the Southwest Quarter of Section 29, Township 19 North, Range 04 East, Washington Township, Hamilton County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 105684DAV, being more particularly described as follows: Commencing at the Northwest corner of the East Half of said Quarter Section; thence South 00 degrees 07 minutes 52 seconds West (assumed bearing) along the West line of said Half-Quarter Section, a distance of 864.38 feet to the POINT OF BEGINNING of this description; thence South 89 degrees 37 minutes 59 seconds East, a distance of 330.20 feet to the West line of the land described in Instrument Number 2025033427 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 43 seconds West, along said line, a distance of 468.47 feet to the South line of the Northeast Quarter of said Quarter Section; thence North 89 degrees 37 minutes 26 seconds West, along said line, a distance of 180.90 feet; thence South 00 degrees 07 minutes 52 seconds West, a distance of 333.62 feet; thence North 89 degrees 37 minutes 26 seconds West, a distance of 150.00 feet to the West line of the East Half of said Quarter Section; thence North 00 degrees 07 minutes 52 seconds East, along said line, a distance of 802.03 feet to the Point of Beginning, Containing 4.704 acres, more or less.

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

Described as real estate generally located on the south side of E. 191st Street.

This Fiscal Plan Supports Ordinance 26-05

This Fiscal Plan is Exhibit C of Resolution 26-102

Introduction

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

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

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

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

City of Westfield
Annexation Philosophy and Plan

A. Fiscal Policy of the City

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

B. General Philosophy and Plan

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

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

C. Further the City Shall:

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

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Parcel Analysis

A. Description

The Annexation Area is located on the south side of E. 191st Street, just south of the Preserve at Cool Creek Phase 1 annexation (see attached **Exhibit 1**) and encompasses an area of approximately 4.7 acres.

B. Contiguity

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

C. Population and Structures

The Annexation Area contains no structures or inhabitants.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is: AG-SF1: Agricultural / Single-family Rural District..

E. Property Tax Assessment

The 2024 pay 2025 total gross assessed valuation of all real property and its improvements located within the Annexation Area is $81,600.

F. Municipal Property Tax Rate

The existing 2025 pay 2026 property tax rate assessed to all real property and its improvements within the Annexation Area is $2.3448 per $100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

There are no current plans to develop the Annexation Area. As a result, no structures are set to be constructed at this time. Annexation is requested due to contiguity requirements of future annexation phases of the Preserve at Cool Creek residential subdivision to the west of this subject real estate.

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

[The remainder of page intentionally left blank.]

Municipal Services

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

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

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

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

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

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

A. Police Department

The ninety-four (94) budgeted uniformed officers of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

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

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

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

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

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

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

B. Fire Department

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

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

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

C. Public Works Department

a. Engineering

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

b. Parks and Recreation Department

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

c. Stormwater Services

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

d. Street Division

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

e. Street and Road Maintenance

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway ("MVH") fund, the Local Road and Street Fund ("LR&S"), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S is estimated to be $4.92 million in 2026, which is approximately $19,528 per road mile [1].

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

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

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

D. Clerk-Treasurer's Office

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

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

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

E. Informatics

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

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

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

F. Administration

a. Communications

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

b. City Council

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

c. Economic Development

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

d. Enterprise Development

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

e. Human Resources

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

f. Mayor

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

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

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

G. Guest Services

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

b. Billing Services

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

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

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

H. Westfield Welcome

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

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

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

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

I. Community Development Department

a. Building and Construction Services

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

b. Planning and Zoning Services

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

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

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

Other Services

A. Water and Sewer Services

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

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

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

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

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

Financial Summary

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

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is $81,600. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include no additional miles of road.

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

The property within the Annexation Area will be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2026, will not be realized until May and November of 2027. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

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

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

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2026 is $1.9372. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to $2.3448, an increase of $0.4076. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction



Exhibit 2

Annexation Area: Legal Description

This description includes portions of two (2) parcels of land:

Parcel Nos. **08-06-29-00-00-032.000**
08-06-29-00-00-029.000

A part of the Southwest Quarter of Section 29, Township 19 North, Range 04 East, Washington Township, Hamilton County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 105684DAV, being more particularly described as follows: Commencing at the Northwest corner of the East Half of said Quarter Section; thence South 00 degrees 07 minutes 52 seconds West (assumed bearing) along the West line of said Half-Quarter Section, a distance of 864.38 feet to the POINT OF BEGINNING of this description; thence South 89 degrees 37 minutes 59 seconds East, a distance of 330.20 feet to the West line of the land described in Instrument Number 2025033427 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 43 seconds West, along said line, a distance of 468.47 feet to the South line of the Northeast Quarter of said Quarter Section; thence North 89 degrees 37 minutes 26 seconds West, along said line, a distance of 180.90 feet; thence South 00 degrees 07 minutes 52 seconds West, a distance of 333.62 feet; thence North 89 degrees 37 minutes 26 seconds West, a distance of 150.00 feet to the West line of the East Half of said Quarter Section; thence North 00 degrees 07 minutes 52 seconds East, along said line, a distance of 802.03 feet to the Point of Beginning, Containing 4.704 acres, more or less.

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"
Parcel # 08-06-29-00-00-032.000
Parcel # 08-06-29-00-00-029.000

Computation of Estimated Property Taxes

Year	Estimated Assessed Value	Exemptions	Estimated Net Assessed Value	Tax Rate	Estimated Tax Revenue
1st	$88,742	$0	$88,742	0.7163	$636
2nd	$98,149	$0	$98,149	0.7163	$703
3rd	$107,395	$0	$107,395	0.7163	$769
4th	$116,091	$0	$116,091	0.7163	$832
5th	$125,175	$0	$125,175	0.7163	$897

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

Assumption 2: The tax rate for all years will be the 2026 tax rate of 0.7163.

EXHIBIT 3

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"

Estimated Revenue Generated

	1st Year	2nd Year	3rd Year	4th Year
Net Assessed Value	$88,742	$98,149	$107,395	$116,091
Property Tax Revenue	636	703	769	832
Income Tax (LIT)	0	0	0	0
Excise Tax (CVET)	28	31	33	36
Circuit Breaker Reduction	0	0	0	0
Motor Vehicle Highway	0	0	0	0
Local Road and Street	0	0	0	0
Total Revenue	$663	$734	$803	$868

EXHIBIT 3

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"

Estimated Non-Capital Costs

	1st Year	2nd Year	3rd Year	4th Year
Police	$0	$0	$0	$0
Fire	0	0	0	0
Lighting	0	0	0	0
Fire Hydrants	0	0	0	0
Streets and Roads Maintenance	0	0	0	0
Parks	0	0	0	0
Admin & General Departments				
Administrative	0	0	0	0
Community Development Planning	0	0	0	0
Building Department	0	0	0	0
Information Technology	0	0	0	0
Clerk	0	0	0	0
Mayor	0	0	0	0
City Council	0	0	0	0
Street Department	0	0	0	0
Total Non-Capital Costs	$0	$0	$0	$0

EXHIBIT 3

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"

Estimated Capital Costs

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

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

EXHIBIT 3

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"

Fiscal Plan Summary

	1st Year	2nd Year	3rd Year	4th Year
Revenue	$663	$734	$803	$868
Non-Capital Costs	0	0	0	0
Capital Costs	0	0	0	0
Net	$663	$734	$803	$868

EXHIBIT 4

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"
Parcel # 08-06-29-00-00-032.000
Parcel # 08-06-29-00-00-029.000

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

	Westfield Taxing District	Westfield-Washington Twp. Taxing District
Homestead Portion		
Net Assessed Value	$0	$0
Pay 2025 Tax Rate (not including referendum)	2.3448	1.9372
Circuit Breaker Credit (1% cap)	0	0
Estimated Net Property Taxes Paid by Owner	0	0
Agricultural/Rental Portion		
Net Assessed Value	81,600	81,600
Pay 2024 Tax Rate (not including referendum)	2.3448	1.9372
Circuit Breaker Credit (2% cap)	281	0
Estimated Net Property Taxes Paid by Owner	1,632	1,581
Non-Homestead Portion		
Net Assessed Value	0	0
Pay 2024 Tax Rate (not including referendum)	2.3448	1.9372
Circuit Breaker Credit (3% cap)	0	0
Estimated Net Property Taxes Paid by Owner	0	0
Total Estimated Net Property Taxes Paid by Owner	0	0
Plus School Referendum (Total Tax Rate of 0.2490)	203	203
Total Estimated Net Property Taxes Paid by Owner	$1,835	$1,784

EXHIBIT 4

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"

Property Tax Impact & Circuit Breaker Report

Before Annexation

	Pay 2026 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credits	Estimated Net Property Tax
Hamilton County	0.2737	14.13%	$223	$0	$223
Washington Township	0.3314	17.11%	$270	$0	$270
Westfield Public Library	0.0414	2.14%	$34	$0	$34
Westfield-Washington School Corp.	1.2883	66.50%	$1,051	$0	$1,051
Solid Waste District	0.0024	0.12%	$2	$0	$2
Total	1.9372		$1,581	$0	$1,581

After Annexation

	Pay 2026 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credits	Estimated Net Property Tax
Hamilton County	0.2737	11.67%	$223	$33	$190
Washington Township	0.0227	0.97%	$19	$3	$16
Westfield Public Library	0.0414	1.77%	$34	$5	$29
Westfield-Washington School Corp.	1.2883	54.94%	$1,051	$155	$897
Solid Waste District	0.0024	0.10%	$2	$0	$2
City of Westfield	0.7163	30.55%	$585	$86	$499
Total	2.3448		$1,913	$281	$1,632

EXHIBIT 4

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"

Estimated Allocation of Annual Property Tax

Before Annexation

	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	0.2737	0.2737	0.2737	0.2737
Washington Township	0.3314	0.3314	0.3314	0.3314
Westfield Public Library	0.0414	0.0414	0.0414	0.0414
Westfield-Washington School Corp.	1.2883	1.2883	1.2883	1.2883
Solid Waste District	0.0024	0.0024	0.0024	0.0024
Total	1.9372	1.9372	1.9372	1.9372

After Annexation

	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	0.2737	0.2737	0.2737	0.2737
Washington Township	0.0227	0.0227	0.0227	0.0227
Westfield Public Library	0.0414	0.0414	0.0414	0.0414
Westfield-Washington School Corp.	1.2883	1.2883	1.2883	1.2883
Solid Waste District	0.0024	0.0024	0.0024	0.0024
City of Westfield	0.7163	0.7163	0.7163	0.7163
Total	2.3448	2.3448	2.3448	2.3448

EXHIBIT 5

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"
Parcel # 08-06-29-00-00-032.000
Parcel # 08-06-29-00-00-029.000

Estimated Allocation of Annual Property Tax and Circuit Breaker Credits

Parcel ID	Owner	Parcel Address	2024 Payable 2025 Assessed Value	Remonstrance Waiver
08-06-29-00-00-032.000	Roundy1 LLC	0 E 191st Street, Westfield, IN 46062	$28,200	No
08-06-29-00-00-029.000	Roundy1 LLC	0 Shady Nook Road, Westfield, IN 460662	$53,400	No
Total			$81,600	

EXHIBIT 6

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"
Parcel # 08-06-29-00-00-032.000
Parcel # 08-06-29-00-00-029.000

Estimated Impact to Other Governmental Entities - Local Income Tax

	Actual 2026	Estimated Year 1 Annexation	Estimated Year 2 Annexation	Estimated Year 3 Annexation	Estimated Year 4 Annexation
Hamilton County	$72,601,604	$72,601,604	$72,601,604	$72,601,604	$72,601,604
Adams Township	$0	$0	$0	$0	$0
Clay Township	$1,586,224	$1,586,224	$1,586,224	$1,586,224	$1,586,224
Delaware Township	$685,519	$685,519	$685,519	$685,519	$685,519
Fall Creek Township	$1,084,483	$1,084,483	$1,084,483	$1,084,483	$1,084,483
Jackson Township	$909,931	$909,931	$909,931	$909,931	$909,931
Noblesville Township	$1,495,655	$1,495,655	$1,495,655	$1,495,655	$1,495,655
Washington Township	$1,147,278	$1,147,278	$1,147,278	$1,147,278	$1,147,278
Wayne Township	$434,671	$434,671	$434,671	$434,671	$434,671
White River Township	$361,313	$361,313	$361,313	$361,313	$361,313
Carmel Civil City	$64,310,441	$64,310,441	$64,310,441	$64,310,441	$64,310,441
Noblesville Civil City	$37,411,385	$37,411,385	$37,411,385	$37,411,385	$37,411,385
Arcadia Civil Town	$491,279	$491,279	$491,279	$491,279	$491,279
Atlanta Civil Town	$152,207	$152,207	$152,207	$152,207	$152,207
Cicero Civil Town	$1,890,203	$1,890,203	$1,890,203	$1,890,203	$1,890,203
Fishers Civil City	$42,077,319	$42,077,319	$42,077,319	$42,077,319	$42,077,319
Sheridan Civil Town	$1,736,835	$1,736,835	$1,736,835	$1,736,835	$1,736,835
Westfield Civil City	$29,526,520	$29,526,520	$29,526,520	$29,526,520	$29,526,520
Hamilton North Public Library	$230,737	$230,737	$230,737	$230,737	$230,737
Carmel-Clay Public Library	$4,294,380	$4,294,380	$4,294,380	$4,294,380	$4,294,380
Hamilton East Public Library	$4,507,094	$4,507,094	$4,507,094	$4,507,094	$4,507,094
Sheridan Public Library	$240,087	$240,087	$240,087	$240,087	$240,087
Westfield Public Library	$1,054,164	$1,054,164	$1,054,164	$1,054,164	$1,054,164
Hamilton Co. Solid Waste Mgmt. Dist.	$103,453	$103,453	$103,453	$103,453	$103,453
Hamilton Co. Airport Auth.	$753,848	$753,848	$753,848	$753,848	$753,848

EXHIBIT 6

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-102"
Parcel # 08-06-29-00-00-032.000
Parcel # 08-06-29-00-00-029.000

Estimated Impact to Other Governmental Entities - Circuit Breaker Credits

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

Annexation Area

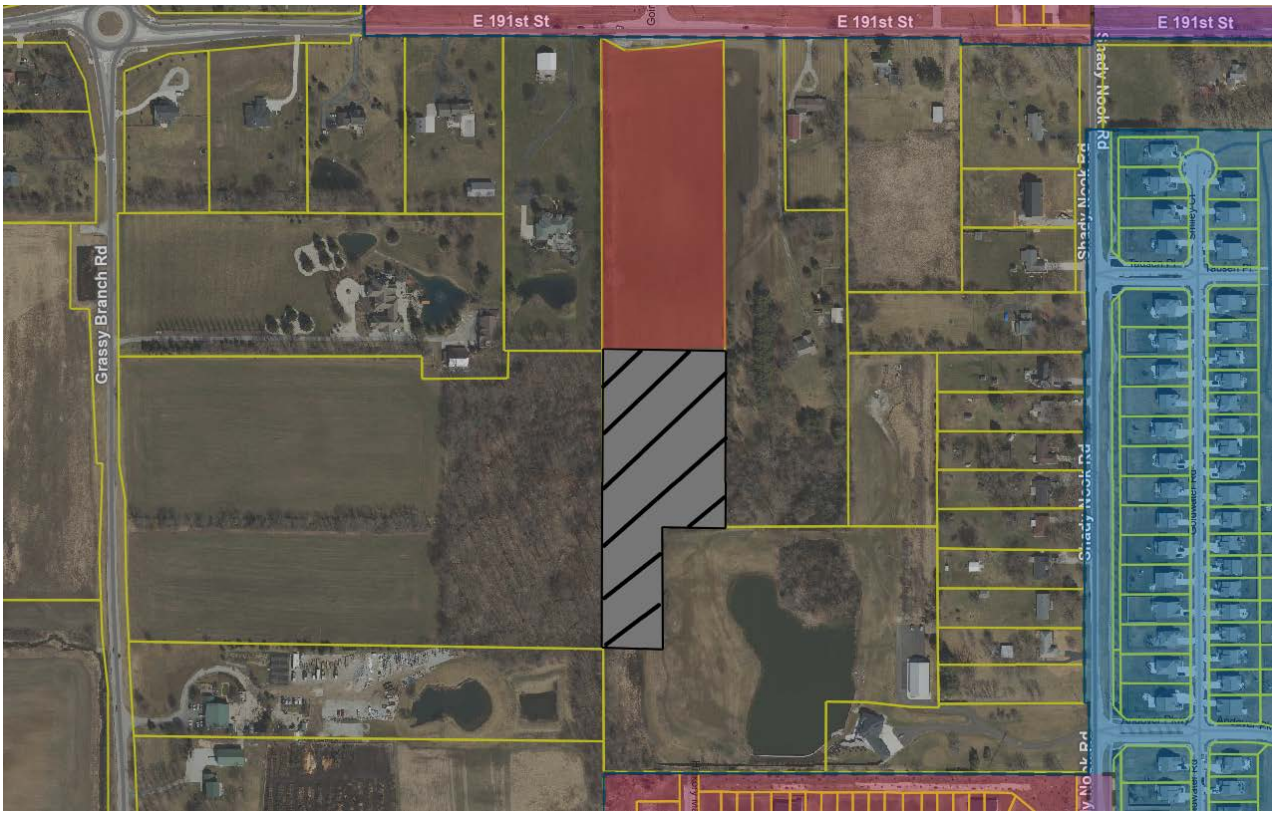


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N

W E

S

ORDINANCE 26-05

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

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

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

WHEREAS, the Council has conducted a public hearing on February 9, 2026 as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 26-102); and,

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

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

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

Section 1. The Annexation Area, generally located on the south side of E. 191st Street, and adjacent to the existing corporate limits along the north side of the parcels, is hereby annexed to and declared to be a part of the City.

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

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS_____DAY OF FEBRUARY, 2026.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 26-05** was delivered to the Mayor of Westfield on the_____day of February, 2026, at_____m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 26-05 this_____day of February, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 26-05 this_____day of February, 2026.

_____
Scott A. Willis, Mayor

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

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

EXHIBIT A

Annexation Area

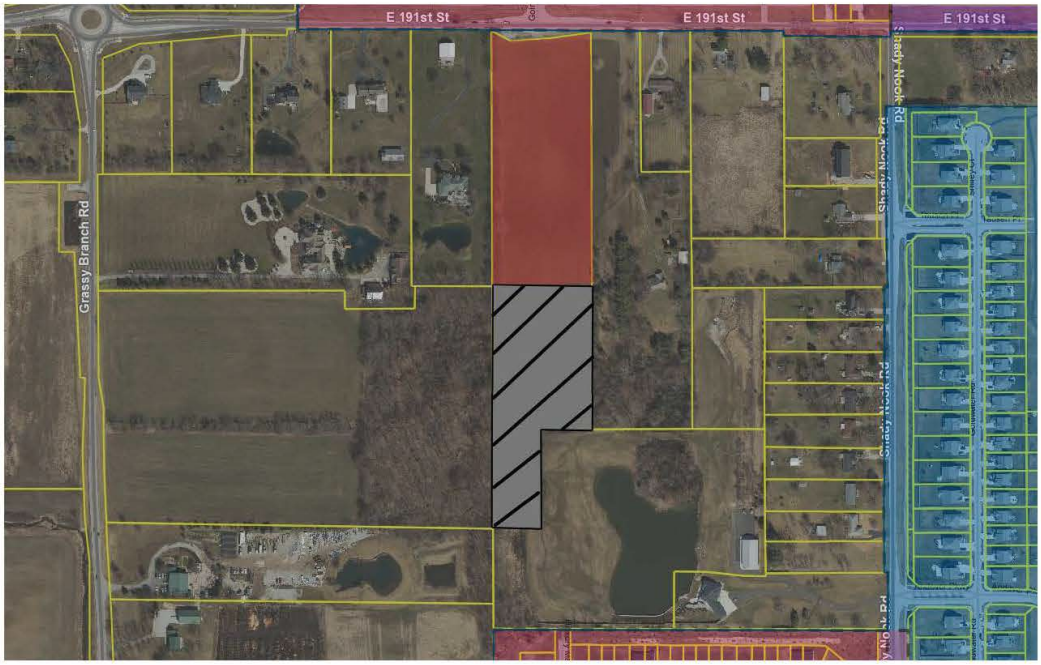


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N
W
E
S

EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes portions of two (2) parcels of land:

A part of the Southwest Quarter of Section 29, Township 19 North, Range 04 East, Washington Township, Hamilton County, Indiana. This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 105684DAV, being more particularly described as follows:

Commencing at the Northwest corner of the East Half of said Quarter Section; thence South 00 degrees 07 minutes 52 seconds West (assumed bearing) along the West line of said Half-Quarter Section, a distance of 864.38 feet to the POINT OF BEGINNING of this description; thence South 89 degrees 37 minutes 59 seconds East, a distance of 330.20 feet to the West line of the land described in Instrument Number 2025033427 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 43 seconds West, along said line, a distance of 468.47 feet to the South line of the Northeast Quarter of said Quarter Section; thence North 89 degrees 37 minutes 26 seconds West, along said line, a distance of 180.90 feet; thence South 00 degrees 07 minutes 52 seconds West, a distance of 333.62 feet; thence North 89 degrees 37 minutes 26 seconds West, a distance of 150.00 feet to the West line of the East Half of said Quarter Section; thence North 00 degrees 07 minutes 52 seconds East, along said line, a distance of 802.03 feet to the Point of Beginning, Containing 4.704 acres, more or less.

Annexation Area

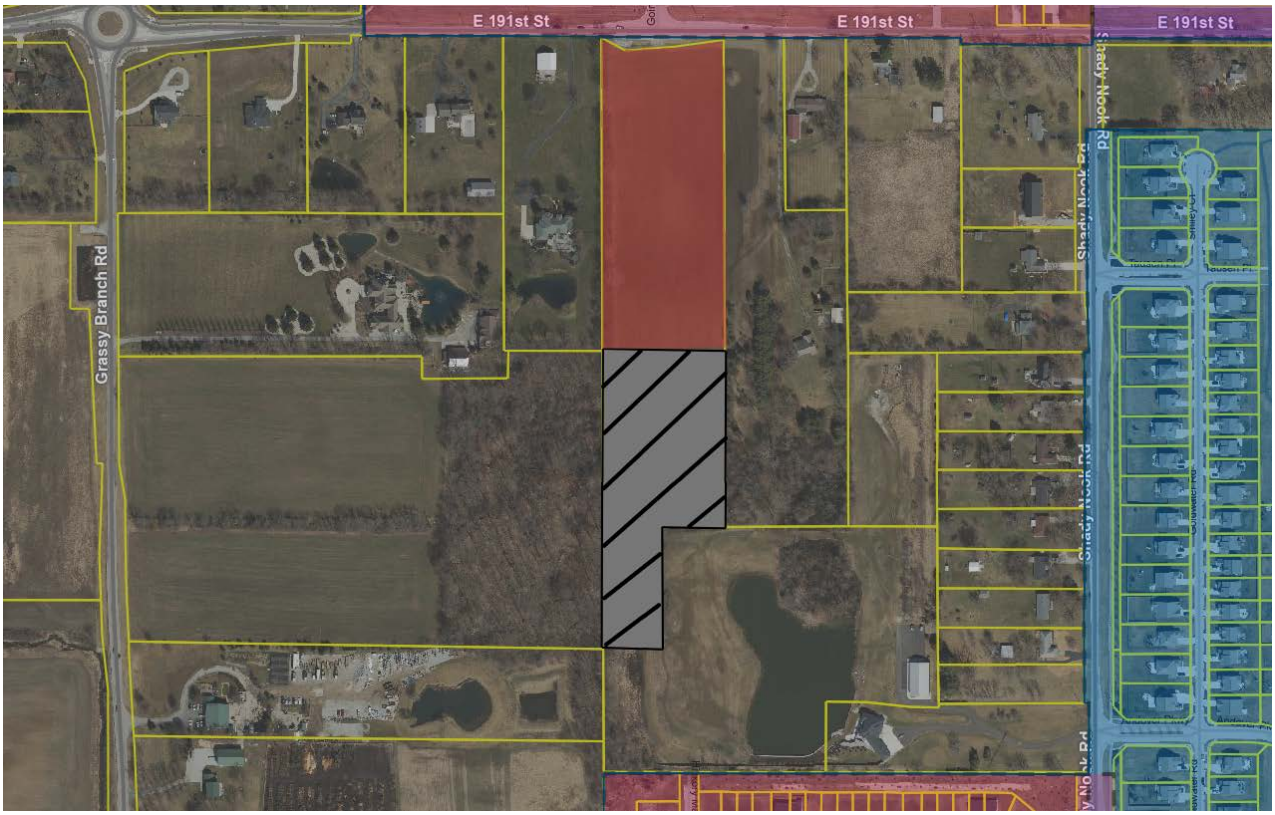


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N

W E

S

ORDINANCE 26-04

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION FROM THE OPERATING BALANCE OF THE CAPITAL PROJECTS FUND

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

WHEREAS, 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 Capital Projects Fund No. 266 as of December 31, 2026, is currently projected to exceed $4,380,000;

WHEREAS, the City desires to appropriate an additional $4,380,000 from the Capital Projects Fund No. 266; and

WHEREAS, the City properly followed the notice procedures established by Ind. Code § 6-1.1-18-5 (including submission of specific information to the Department of Local Government Finance's computer gateway), and held a public hearing on the proposed appropriation.

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 Capital Projects Fund No. 266, subject to applicable laws.

From:
Fund No. 266 operating balance - $4,380,000

To:
RDC (#018) Capital Outlays Line item # 266018474 - $4,380,000

Section 3. The Council, pursuant to its power and ability to manage the finances of the City (Ind. Code § 36-4-4-4), authorizes and directs the Clerk Treasurer to take all actions necessary to efficiently implement the appropriation specified herein.

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

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

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

PASSED THIS _____ DAY OF _____, 2026, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

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

_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty

ATTEST:

_____
Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 26-04 was delivered to the Mayor of Westfield on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-04	I hereby VETO ORDINANCE 26-04
this _____ day of _____, 2026.	this _____ day of _____, 2026.
_____	_____
Scott A. Willis, Mayor	Scott A. Willis, Mayor

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

RESOLUTION 26-107

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

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

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

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

WHEREAS, the City's Capital Projects Fund No. 266 is expected to have an unencumbered fund balance as of December 31, 2026, in excess of $2,560,000 and

WHEREAS, the Council, on behalf of the City, desires to make a grant to the Redevelopment District in the amount of $2,560,000 from the City's Fund No. 266, which grant shall be deposited by the Redevelopment Commission into the Redevelopment District Capital Fund No. 244, and applied by the Redevelopment Commission for economic development and redevelopment purposes as permitted by the Act.

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

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

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

Granted from:
Fund No. 266 appropriation line item #266-018-474
$2,560,000

Granted to:
Redevelopment District Capital Fund No. 244 appropriation line item 244-018-474
$2,560,000.

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

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

PASSED THIS _____ DAY OF FEBRUARY, 2026, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Kurt J Wanninger	Kurt J Wanninger	Kurt J Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner

_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty

ATTEST:

_____
Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 26-107 was delivered to the Mayor of Westfield on the _____ day of February, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 26-107

this _____ day of February, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO RESOLUTION 26-107

this _____ day of February, 2026.

_____
Scott A. Willis, Mayor

RESOLUTION 26-108

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

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

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

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

WHEREAS, the City's Capital Projects Fund No. 266 is expected to have an unencumbered fund balance as of December 31, 2026, in excess of $1,820,000 and

WHEREAS, the Council, on behalf of the City, desires to make a grant to the Redevelopment District in the amount of $1,820,000 from the City's Fund No. 266, which grant shall be deposited by the Redevelopment Commission into the Redevelopment District Capital Fund No. 244, and applied by the Redevelopment Commission for economic development and redevelopment purposes as permitted by the Act.

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

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

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

Granted from:
Fund No. 266 appropriation line item #266-018-474
$1,820,000

Granted to:
Redevelopment District Capital Fund No. 244 appropriation line item 244-018-474
$1,820,000.

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

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

PASSED THIS _____ DAY OF FEBRUARY, 2026, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Kurt J Wanninger	Kurt J Wanninger	Kurt J Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner

_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty

ATTEST:

_____
Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 26-108 was delivered to the Mayor of Westfield on the _____ day of February, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 26-108

this _____ day of February, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO RESOLUTION 26-108

this _____ day of February, 2026.

_____
Scott A. Willis, Mayor

RESOLUTION 26-109

A RESOLUTION OF THE COMMON COUNCIL OF CITY OF WESTFIELD, INDIANA AUTHORIZING THE CANCELLATION OF OUTSTANDING AND UNDPAID WARRANTS (STALE CHECKS)

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, pursuant to IC 5-11-10.5, all checks outstanding and unpaid for a period of two years, as of the last day of December of each year are void;

WHEREAS, the Clerk Treasurer of each political subdivision shall prepare a list of all checks outstanding for two or more years as of December 31st last preceding, not later than March 1st of the following year;

WHEREAS, the purpose of this Resolution is to acknowledge and memorialize the statutory accounting action required by IC 5-11-10.5 and to provide a public record of the checks removed from the outstanding check register; and,

WHEREAS, the Clerk Treasurer of each political subdivision shall enter the amounts listed as a receipt to the funds upon which they were originally drawn and remove the checks from the list of outstanding checks. If the fund from which the check was originally drawn is not in existence or cannot be ascertained, the amount of the outstanding check shall be receipted into the General Fund.

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

Section 1. Listing of Stale Checks. The following checks have been determined to be stale pursuant to IC 5-11-10.5 and are removed from the City's list of outstanding checks:

Check Number	Date Issued	Payee	Fund Number	Amount
42518	1/24/23	Daniel Droeger	900	12.64
42519	1/24/23	Darian Hoaks	900	13.78

42530	1/24/23	Karen Stahly	900	23.46
42600	3/14/23	Normal Life of Indiana	900	114.38
42606	3/14/23	Sandcastle Investment Firm	900	35.84
42641	4/11/23	Erin Silvey	900	19.44
42702	5/9/23	Leonard Spikermans	900	21.87
42848	7/11/23	Rochelle Neree	900	18.02
42854	7/11/23	Suzanne Mertl	900	23.57
42881	7/25/23	Ilia Williams	900	52.74
42910	7/25/23	Terry Adams	900	10.81
42962	8/15/23	Pamela Reeder and David Reeder	900	470.16
43056	9/27/23	JM Concrete LLC	900	54.66
43107	10/24/23	Emma Grile	900	127.15
43143	11/14/23	Alexander Stephens	900	52.90
43156	11/14/23	Eri Hashino	900	5.24
TOTAL			**Fund 900**	**1,056.66**

75449	6/27/23	IDEA	101	1,125.00
TOTAL			**Fund 101**	**1,125.00**

Section 2. Stormwater Fund. The Council hereby acknowledges the following sums of money will be voided and receipted to Stormwater Fund 900, as of December 31, 2025, subject to applicable laws.

Voided and receipted back to Stormwater Fund 900 - $1,056.66

Section 3. General Fund. The Council hereby acknowledges the following sums of money will be voided and receipted to General Fund 101, as of December 31, 2025, subject to applicable laws.

Voided and receipted back to General Fund 101 - $1,125.00

Section 4. Implementation. The Clerk Treasurer is directed to complete any ministerial entries necessary to reflect the removal of these checks from the outstanding check register in accordance with IC 5-11-10.5.

PASSED THIS 23rd DAY OF FEBRUARY 2026, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

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

ATTEST:

_____
Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 26-109 was delivered to the Mayor of Westfield on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE RESOLUTION 26-109

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO RESOLUTION 26-109

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

This document was prepared by Marla Ailor, Clerk Treasurer, City of Westfield, 130 Penn 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

ORDINANCE 26-06

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

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

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

WHEREAS, the Council has conducted a public hearing on February 23, 2026 as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 26-104); and,

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

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

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

Section 1. The Annexation Area, generally located on the west side of Chatham Ridge Blvd., and adjacent to the existing corporate limits along the north and east sides of the parcel, is hereby annexed to and declared to be a part of the City.

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

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS_____DAY OF MARCH, 2026.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 26-06** was delivered to the Mayor of Westfield

on the_____day of March, 2026, at_____m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 26-06

this_____day of March, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 26-06

this_____day of March, 2026.

_____
Scott A. Willis, Mayor

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

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

EXHIBIT A

Annexation Area



EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N

W E

S

EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes one (1) parcel of land:

That portion of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, of the Second Principal Meridian, in Hamilton County, Indiana, and based on a survey prepared by Brian L. Haggard, LS29800001, certified on December __, 2025, under V3 Companies Project No. 251346, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence South 00 degrees 00 minutes 00 seconds East (bearing per record deed) along the west line thereof 770.44 feet to the northwest corner of the land of Burns as described in Instrument Number 2019029392 in the Office of the Recorder of said county; thence South 89 degrees 30 minutes 42 seconds East along the north line thereof 624.32 feet to the POINT OF BEGINNING, said point being marked by a 5/8 inch rebar with cap stamped "V3 PX IN FIRM 0092" cap; thence continue South 89 degrees 30 minutes 42 seconds East along said north line 699.32 feet to the east line of said West Half, said point being South 00 degrees 05 minutes 29 seconds West 826.21 feet from the northeast corner of said West Half and is marked by a ½ inch rebar found 0.23 feet north and 0.45 feet west of the corner; thence South 00 degrees 05 minutes 29 seconds West along said east line 433.81 feet to the common west corner between Lot K65 and Common Area 7 in the plat of Chatham Hills, Section 3 recorded as Instrument Number 2017009750 in said county records, said point being marked by a 5/8 inch rebar with cap stamped "Structurepoint – 0094" cap; thence North 89 degrees 54 minutes 42 seconds West 698.60 feet to a 5/8 inch rebar with cap stamped "V3 PX IN FIRM 0092" cap; thence North 00 degrees 00 minutes 00 seconds East parallel with said west line 438.69 feet to the POINT OF BEGINNING, containing 7.000 acres, more or less.

Annexation Area

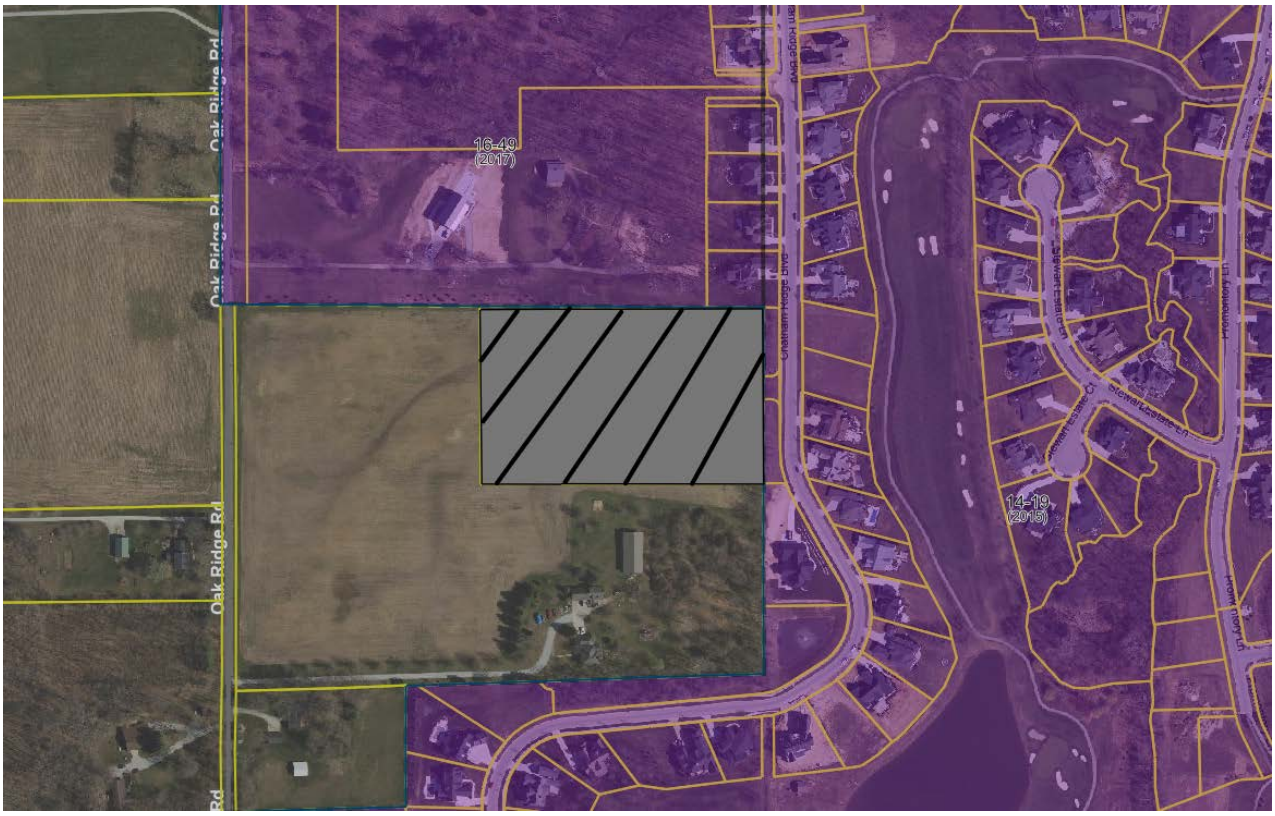


EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N

W E

S

ORDINANCE NUMBER _____-____

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

"Trace Commons PUD"

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

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

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2026;

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

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

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Trace Commons Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District 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. Concept Plan. The concept plan, attached hereto as Exhibit 2 (the "**Concept Plan**"), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

2.1 The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as "Area A", "Area B" and "Area C" (individually or collectively, the "**Area**" or "**Areas**").

2.2 The Real Estate shall be developed in substantial conformance with the Concept Plan.

Section 3. Underlying Zoning District(s). The Underlying Zoning District of Areas A, B and C shall be the LB: Local and Neighborhood Business District (the "**Underlying Zoning District**").

Section 4. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

4.1 Additional Uses: The following additional uses shall be permitted:

A. Area A – None
B. Area B – Multi-family Dwelling
C. Area C – Multi-family Dwelling

4.2 Prohibited Uses: The following uses shall be prohibited:

A. All Special Exception Uses, except as otherwise permitted in this Ordinance.

B. Drive-thru facilities shall not be permitted on the Real Estate.

C. Area A

1. Amphitheater/outdoor theatre
2. Civic center
3. Museum/exhibition hall
4. Utilities – not regulated by Indiana Utility Regulatory Commission

D. Area B

1. Amphitheater/outdoor theatre
2. Civic center
3. Museum/exhibition hall
4. Utilities – not regulated by Indiana Utility Regulatory Commission

E. Area C – All uses except Multi-family Dwellings shall be prohibited in Area C.

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 Real Estate, except as otherwise modified below.

5.1 Development Standards:

A. Article 4.16(E) shall not apply. Instead, a Minimum 20' Building Setback along the perimeter of the District shall be provided. There shall be no other Building Setback requirements within the District.

B. The maximum number of Dwelling Units permitted in Area B shall be 310.

C. The maximum number of Dwelling Units in Area C shall be 30.

Section 6. Overlay District. The State Highway 32 Overlay District shall not apply to the District.

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

7.1 Article 6.3 Architectural Standards:

A. Article 6.3(F) of the UDO shall apply to Area A of the District. Architectural character examples are attached hereto as Exhibit 3 (the "**Area A Character Exhibit**") and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of Area A. The architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be

built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.

B. Article 6.3 shall not apply to Area B of the District. Instead, the Buildings in Area B shall be constructed in substantial conformance with the depictions included in Exhibit 4 (the "**Area B Character Exhibit**").

C. Article 6.3(E) of the UDO shall apply to Area C of the District. Architectural character examples are attached hereto as Exhibit 5 (the "**Area C Character Exhibit**") and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the Area C. The architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.

7.2 Landscaping Standards. Articles 6.8(I) through (O) shall not apply to the District. Instead landscaping shall be installed in substantial compliance with the detailed landscaping plans attached hereto as Exhibit 6 (the "**Landscaping Plans**"). The Director shall have the authority to approve planting substitutions and relocations in the event needed, so long as the overall design and effect of such landscaping installations are maintained as determined by the Director.

7.3 Parking and Loading Standards. Article 6.14 shall apply to the development of the District, except as otherwise modified below

A. Off-Street Parking, Required Spaces. Article 6.14(G)(11) shall not apply to the District. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

7.4 The standards of Article 8.6 of the UDO shall not apply to the District. Instead, site amenities in substantial conformance with the depictions and description included in Exhibit 7 ("**Site Amenities**") shall be provided.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE _____** was delivered to the Mayor of Westfield on the ___ day of _____, 2026, at _____ ___m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE _____**

this _____day of _____, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO **ORDINANCE _____**

this _____day of _____, 2026.

_____
Scott A. Willis, Mayor

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

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

EXHIBIT 1

The “Real Estate”

Part of the Northwest Quarter of Section 5, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Begin at a point 2720.5 feet West of the Northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence South on and along a fence line parallel to the half Section line 963.7 feet to the intersection with the North right-of-way fence line of the Central Indiana Railroad, said point being 50.53 feet West of the East line of the Northwest Quarter; thence Westerly on and along said right-of-way fence, 667.00 feet to an iron stake; thence North parallel to the East line of this tract, 947.7 feet to the intersection with the center of State Highway No. 32; thence East on and along said center line 667.00 feet to the Place Of Beginning.

AND ASLO:

Part of the Northeast and Northwest Quarter of Section 5, Township 18 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follows:

Commencing at a mag nail and washer set inscribed "Wright 9700013", said point being North 89 degrees 47 minutes 03 seconds West 2669.95 from a 1" rebar marking the Northeast corner of the Northeast Quarter; thence South 89 degrees 47 minutes 03 seconds East (assumed bearing) along the North line of said Northeast Quarter 207.55 feet; thence South 00 degrees 31 minutes 56 seconds West parallel with the West line of the said Northeast quarter 808.59 feet to a rebar and cap set inscribed "Wright 9700013" to the POINT OF BEGINNING of this described parcel; thence continuing South 00 degrees 31 minutes 56 seconds West 158.46 feet to a rebar and cap set inscribed "Wright 9700013" on the North right of way line of the former Central Indiana Railway Company; thence North 88 degrees 55 minutes 40 seconds West on and along the said right of way line 258.08 feet to a rebar and cap set inscribed "Wright 9700013"; thence North 00 degrees 31 minutes 56 seconds East 158.46 feet; thence South 88 degrees 55 minutes 40 seconds East 258.08 feet to the POINT OF BEGINNING of this described parcel, containing 0.93 acres more or less.

AND ALSO:

Part of the Northeast and Northwest Quarter of Section 5, Township 18 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follows: Commencing at a mag nail and washer set inscribed "Wright 9700013", said point being North 89 degrees 47 minutes 03 seconds West 2669.95 feet from a 1" rebar marking the Northeast corner of the Northeast Quarter; thence South 89 degrees 47 minutes 03 seconds East (assumed bearing) along the North line of said Northeast Quarter 207.55 feet; thence South 00 degrees 31 minutes 56 minutes West parallel with the West line of the said Northeast Quarter 510.00 feet to a rebar and cap set inscribed "Wright 9700013" also being the POINT OF BEGINNING of this described parcel; thence continuing South 00 degrees 31 minutes 56 seconds West parallel with the

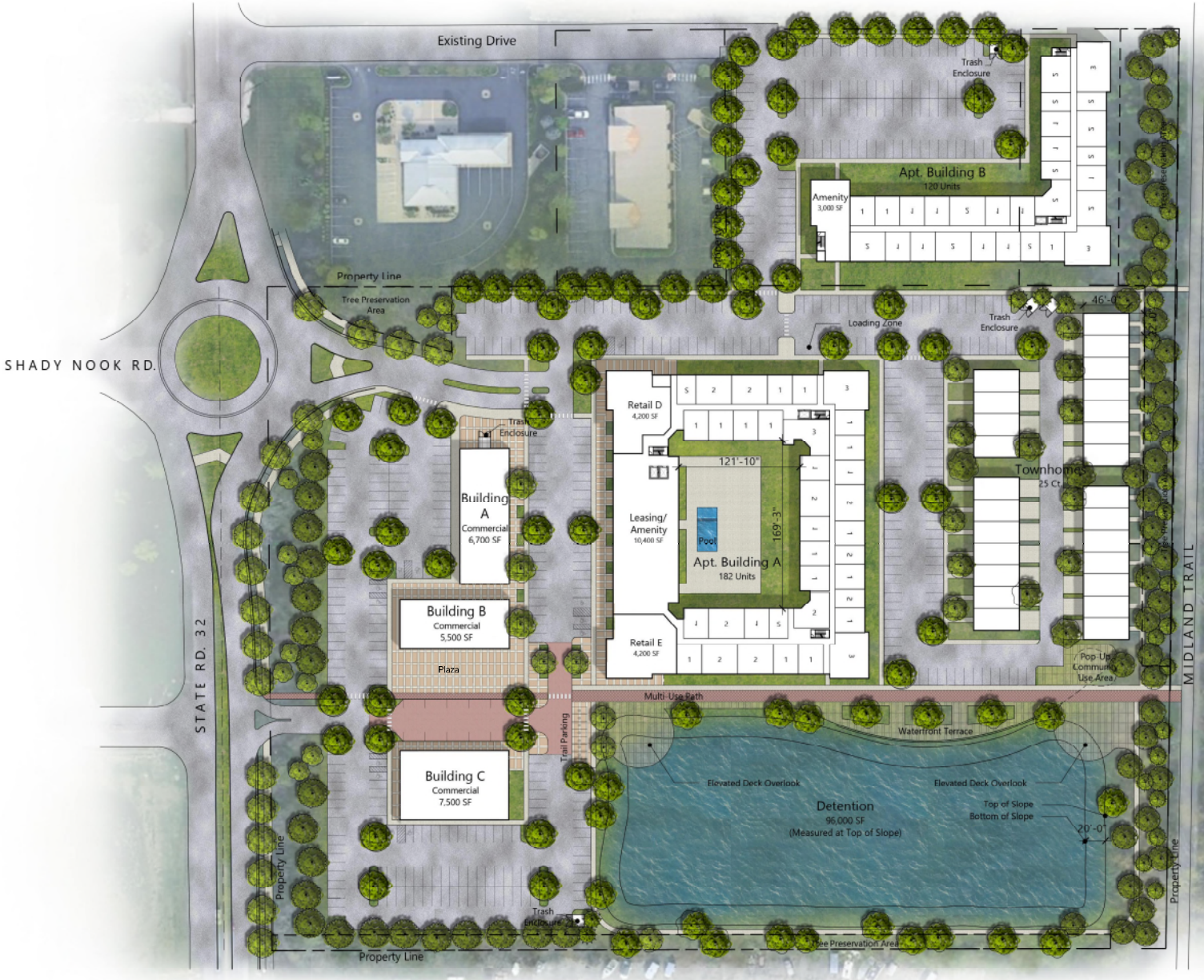
West line of the said Northeast quarter 298.59 feet to a rebar and cap set inscribed "Wright 9700013"; thence North 88 degrees 55 minutes 40 seconds West and parallel with the North right of way line of the former Central Indiana Railway Company 258.08 feet to a rebar and cap set inscribed "Wright 9700013"; thence North 00 degrees 31 minutes 56 seconds East parallel with the East line of the said Northwest Quarter 294.73 feet to a rebar and cap inscribed "Wright 9700013"; thence South 89 degrees 47 minutes 03 seconds East parallel with the North line of said Northeast Quarter 258.08 feet to the POINT OF BEGINNING of this described parcel, containing 1.76 acres more or less.

Subject to all pertinent easements, restrictions and right of ways.

EXHIBIT 2

The "Concept Plan"

The "Concept Plan" appears on the following two (2) pages of this Exhibit 2.



PROJECT DATA:

Apartment Units: 302
Apartment Building GSF: **A:** 226,590 GSF
B: 123,224 GSF
Townhomes: 25 Total
Retail Area: 28,100 SF
Surface Parking: 527 P.S.

Site Plan

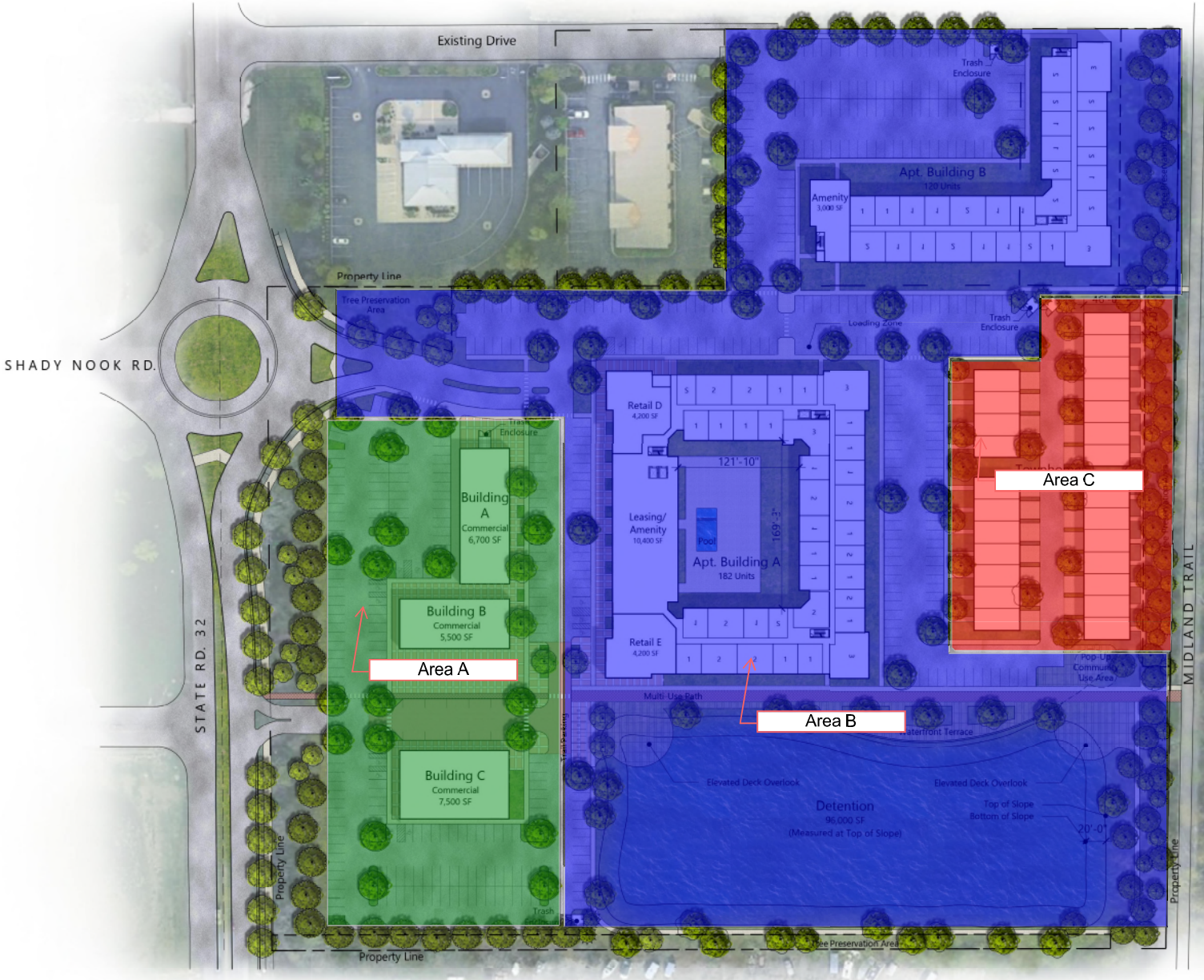
0' 50' 100' 200'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 30 January 2025

2025073



PROJECT DATA:

Apartment Units: 302
Apartment Building GSF: **A:** 226,590 GSF
B: 123,224 GSF
Townhomes: 25 Total
Retail Area: 28,100 SF
Surface Parking: 527 P.S.

Site Plan

0' 50' 100' 200'

EXHIBIT 3

"Area A Character Exhibit"

The "Area A Character Exhibit" appears on the following nine (9) pages of this Exhibit 3.

REFRESH
Organics


fusion grille
~ boutique ~
DAY-SPA
Breadbasket
Bakery
steak + drafthouse


Smoothie-Ice
Risky
BISCUIT
CSO



View of Retail

Rendering for conceptual design intent only. Final design may vary.



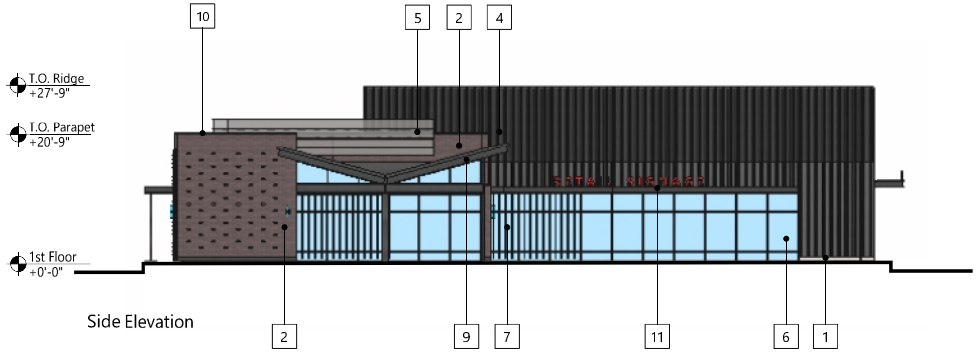
View of Retail

Rendering for conceptual design intent only. Final design may vary.

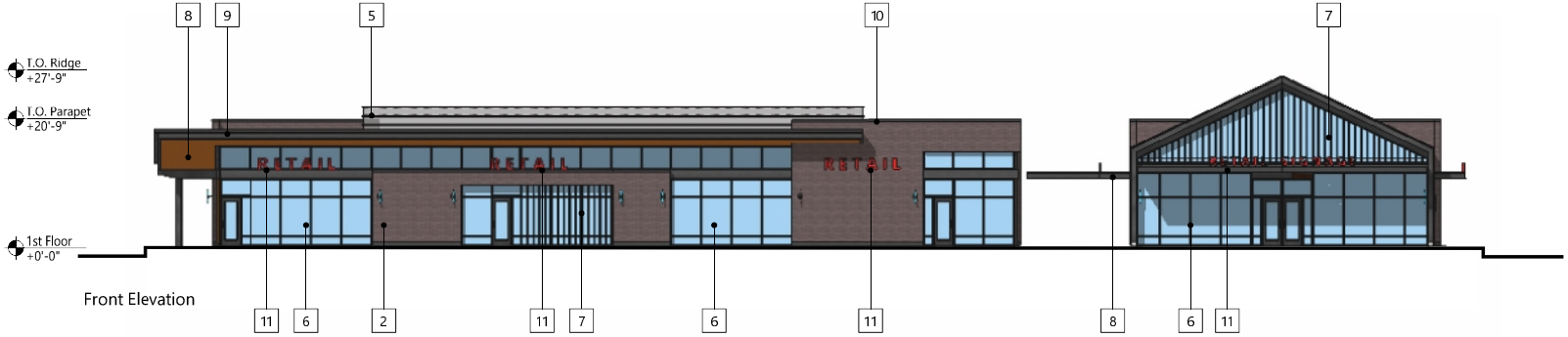


View of Retail

Rendering for conceptual design intent only. Final design may vary.



Side Elevation



Front Elevation

MATERIALS KEY: RETAIL

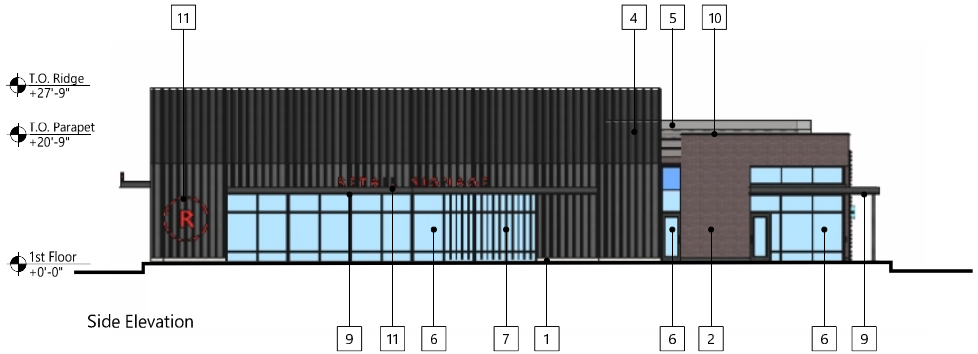
1 Unit Masonry Veneer
Color 1: Gray
2 Brick Veneer
Dark Plum
3 Ribbed Metal Panel
Color: Black
4 Standing Seam Metal Siding/Roof
Color: Dark Gray
5 Aluminum Perforated Screen Wall
Color: Gray
6 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
7 Fixed Vertical Wood Slat Screen Integrated with Storefront System
Color: Wood Tone
8 Tongue and Groove Soffit Planks
Color: Wood Tone
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping
Color : Black
11 Building Signage Location

Note: All rooftop mechanical units to be fully screened.

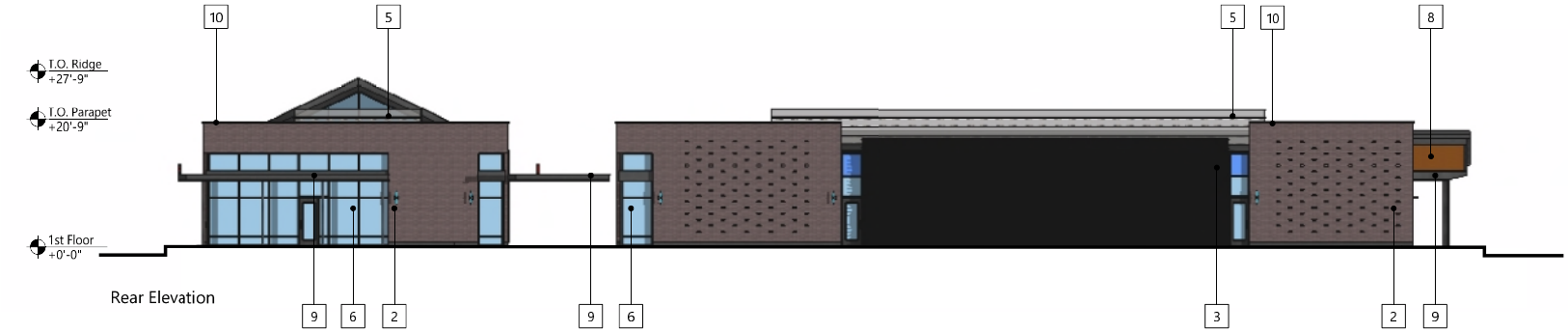
Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Retail A & B

0' 10' 20' 40'



Side Elevation



Rear Elevation

MATERIALS KEY: RETAIL

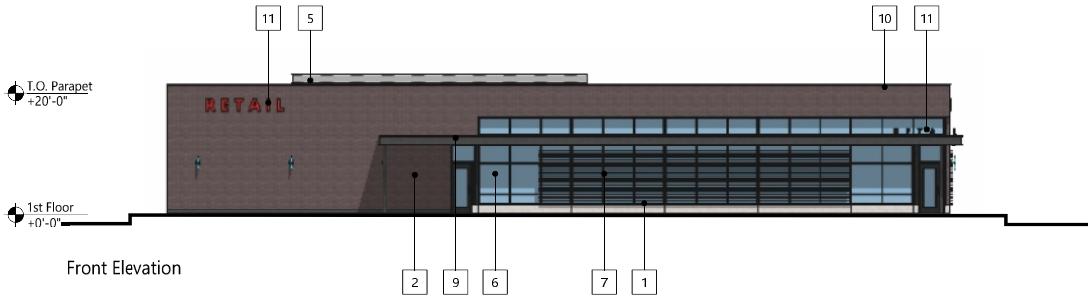
1 Unit Masonry Veneer
Color 1: Gray
2 Brick Veneer
Dark Plum
3 Ribbed Metal Panel
Color: Black
4 Standing Seam Metal Siding/Roof
Color: Dark Gray
5 Aluminum Perforated Screen Wall
Color: Gray
6 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
7 Fixed Vertical Wood Slat Screen Integrated with Storefront System
Color: Wood Tone
8 Tongue and Groove Soffit Planks
Color: Wood Tone
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping
Color : Black
11 Building Signage Location

Note: All rooftop mechanical units to be fully screened.

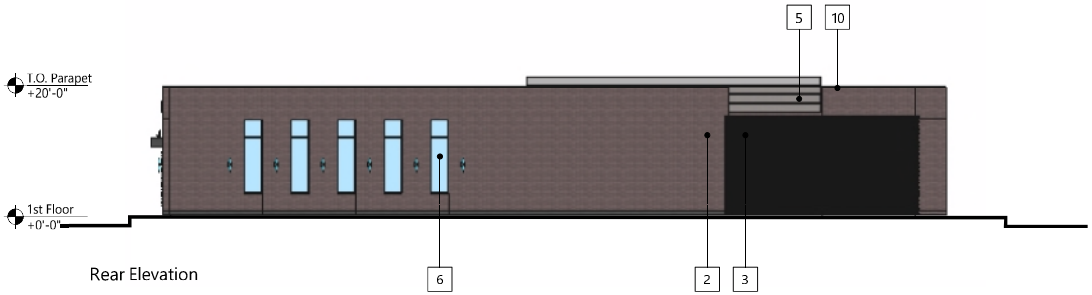
Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Retail A & B

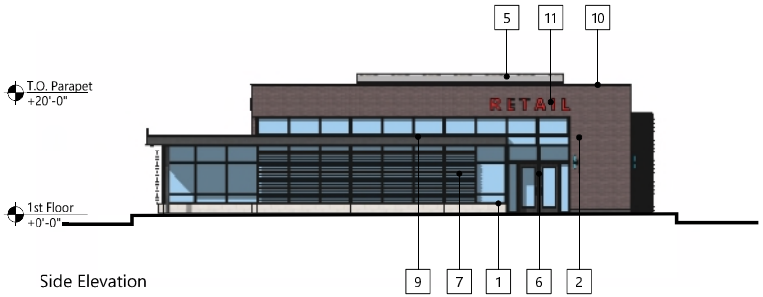
0' 10' 20' 40'



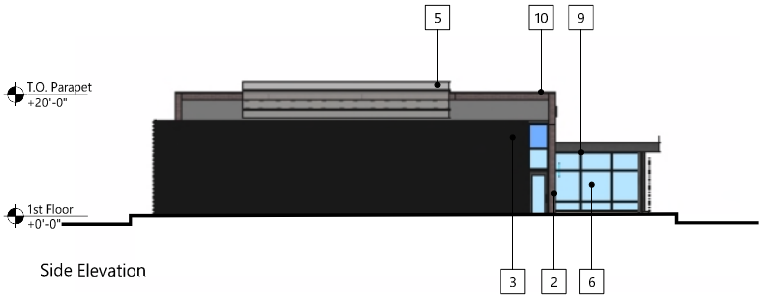
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

MATERIALS KEY: RETAIL

1 Unit Masonry Veneer
Color 1: Gray
2 Brick Veneer
Dark Plum
3 Ribbed Metal Panel
Color: Black
4 Standing Seam Metal Siding/Roof
Color: Dark Gray
5 Aluminum Perforated Screen Wall
Color: Gray
6 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
7 Fixed Vertical Wood Slat Screen Integrated with Storefront System
Color: Wood Tone
8 Tongue and Groove Soffit Planks
Color: Wood Tone
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping
Color : Black
11 Building Signage Location

Note: All rooftop mechanical units to be fully screened.

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Retail C

0' 10' 20' 40'

EXHIBIT 4

"Area B Character Exhibit"

The "Area B Character Exhibit" appears on the following eight (8) pages of this Exhibit 4.


fitwell
Risky
CSO




CSO



North Elevation



West Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. A

0' 15' 30' 60'



South Elevation



East Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. A

0' 15' 30' 60'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073



South Elevation



East Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. B

0' 15' 30' 60'



North Elevation



West Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. B

0' 15' 30' 60'

EXHIBIT 5

"Area C Character Exhibit"

The "Area C Character Exhibit" appears on the following two (2) pages of this Exhibit 5.


CSO



Front Elevation

MATERIALS KEY: TOWNHOME

1 Brick Masonry Veneer
Color 1: Brown
2 Brick Masonry Veneer
Color 1: Gray
3 Fiber Cement Panel
Color: Warm White
4 Fiber Cement Horizontal Lap Siding
Color: Gray
5 Fiber Cement Panel
Color: Dark Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Asphalt Shingle Roof
Color: Dark Gray
11 Garage Door
Color: Warm White



Side Elevation



Rear Elevation

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Townhome

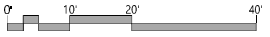
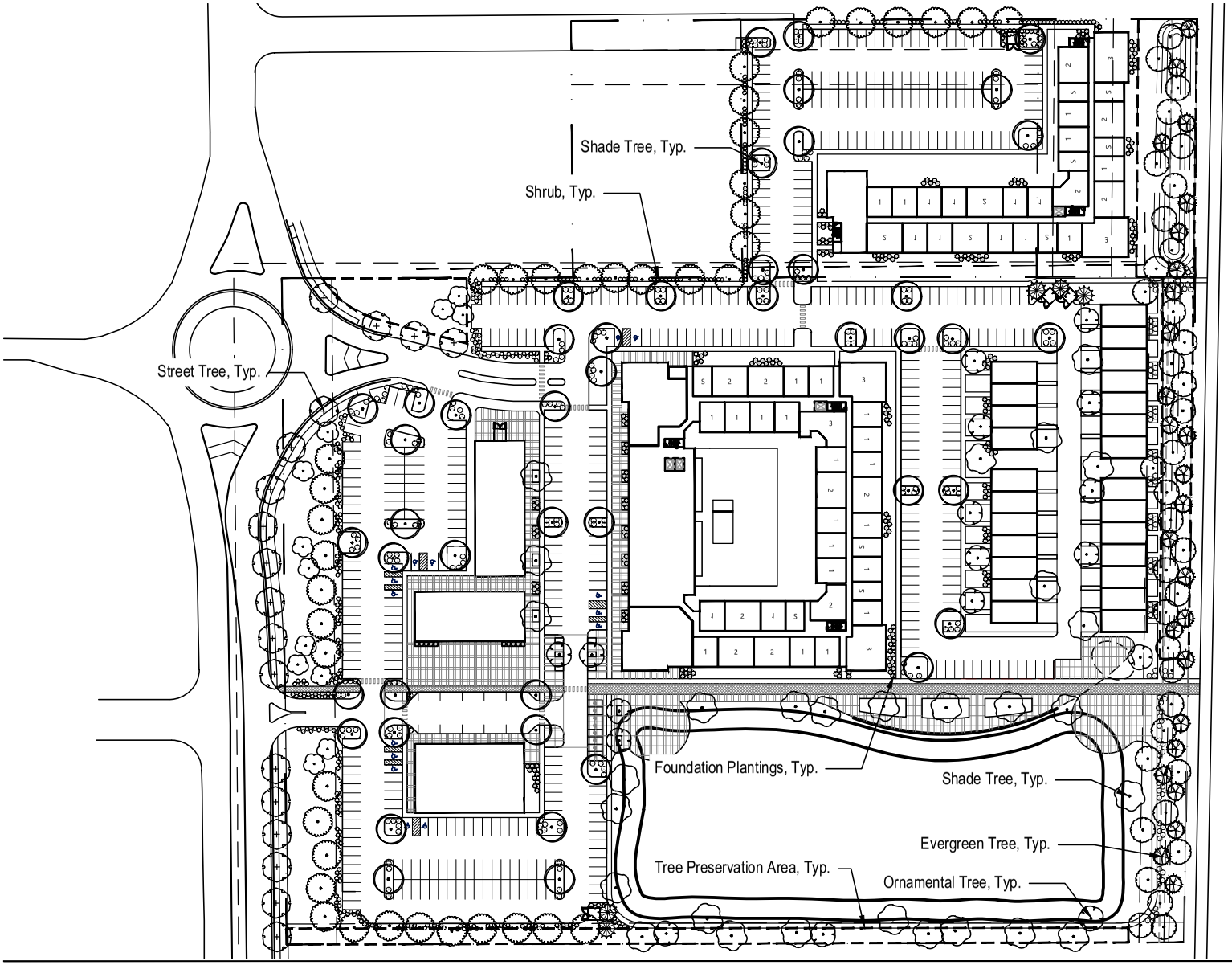


EXHIBIT 6

"Landscaping Plans"

The "Landscaping Plans" appear on the following page of this Exhibit 6.



NOTE:
Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

Planting Plan

0' 50' 100' 200'

CSO context DESIGN

L2 Westfield Mixed-Use

Westfield, IN | 26 January 2025

2025073

EXHIBIT 7

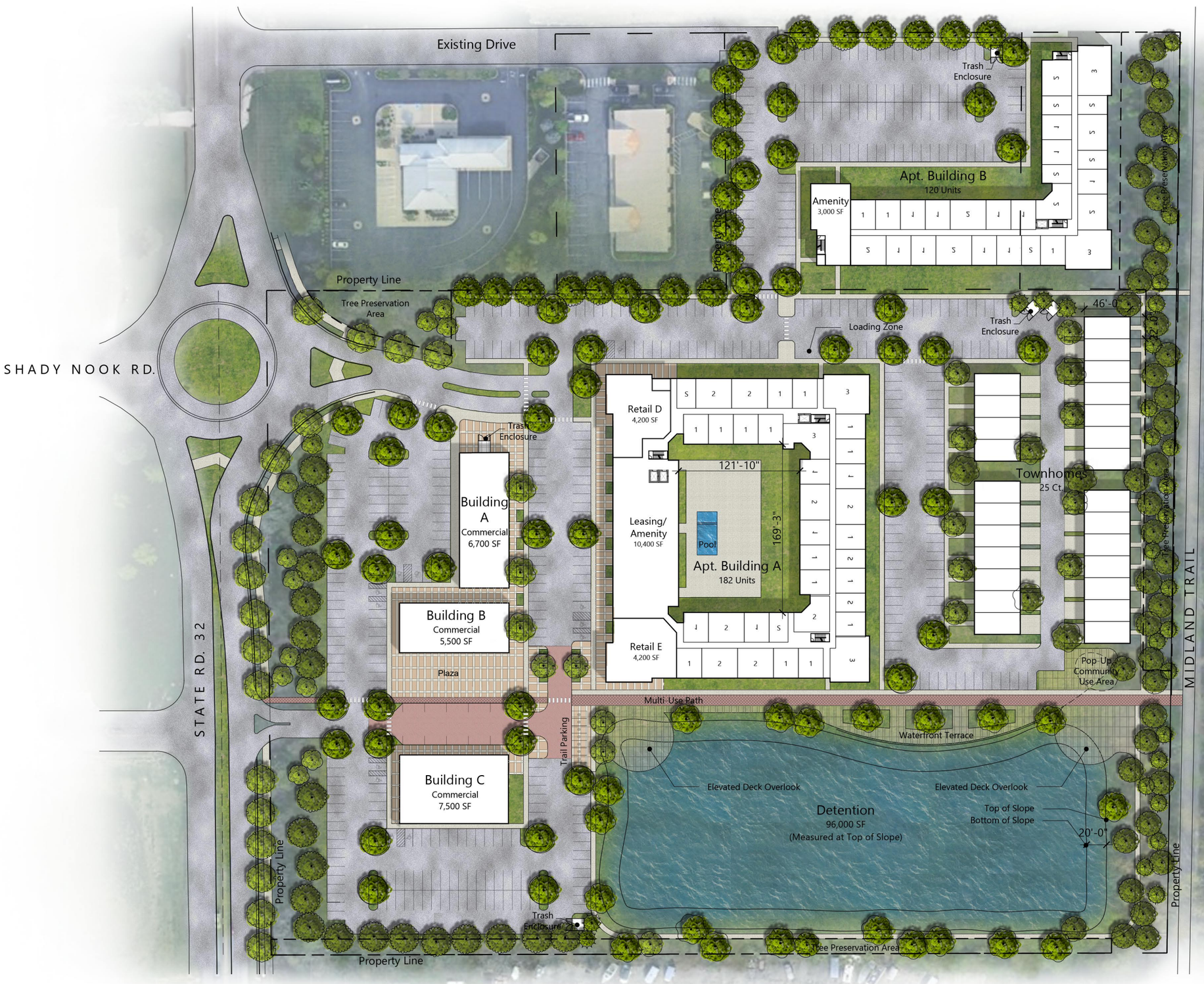
"Site Amenities"

The "Site Amenities" are described below and depicted on the following two (2) pages of this Exhibit 7.

The "Site Amenities" shall include, but shall not be limited to, the following:

1. Multi-use trail connecting the Midland Trace Trail to the State Highway 32 corridor.
2. Landscaped, pond amenity with water feature.
3. Elevated pond amenity overlook(s) and waterfront terrace along pond amenity area.
4. Pop-up community use trailhead with seating, cycling service station, water fountain, shade structures, and/or food truck opportunities.
5. Hardscaped outdoor plaza space along the multi-use trail amenity area.
6. Tree preservation areas along the Midland Trace Trail and site perimeter areas.
7. Trailhead on Midland Trace Trail and ½ mile walking loop trail.


CSO



PROJECT DATA:

Apartment Units: 302
Apartment Building GSF: A: 226,590 GSF
B: 123,224 GSF
Townhomes: 25 Total
Retail Area: 28,100 SF
Surface Parking: 527 P.S.

Site Plan

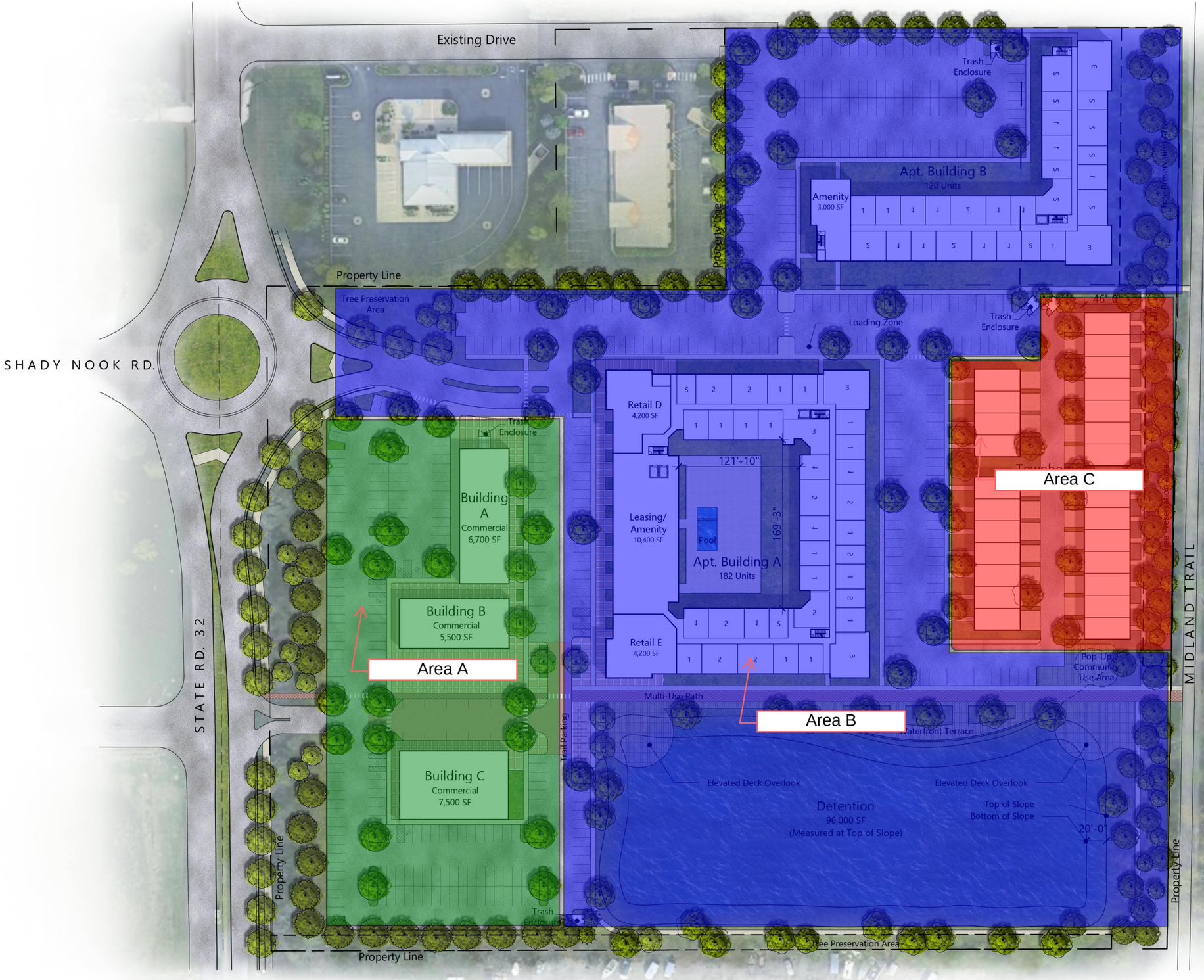
0' 50' 100' 200'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 30 January 2025

2025073



PROJECT DATA:

Apartment Units: 302
Apartment Building GSF: A: 226,590 GSF
B: 123,224 GSF
Townhomes: 25 Total
Retail Area: 28,100 SF
Surface Parking: 527 P.S.

Site Plan

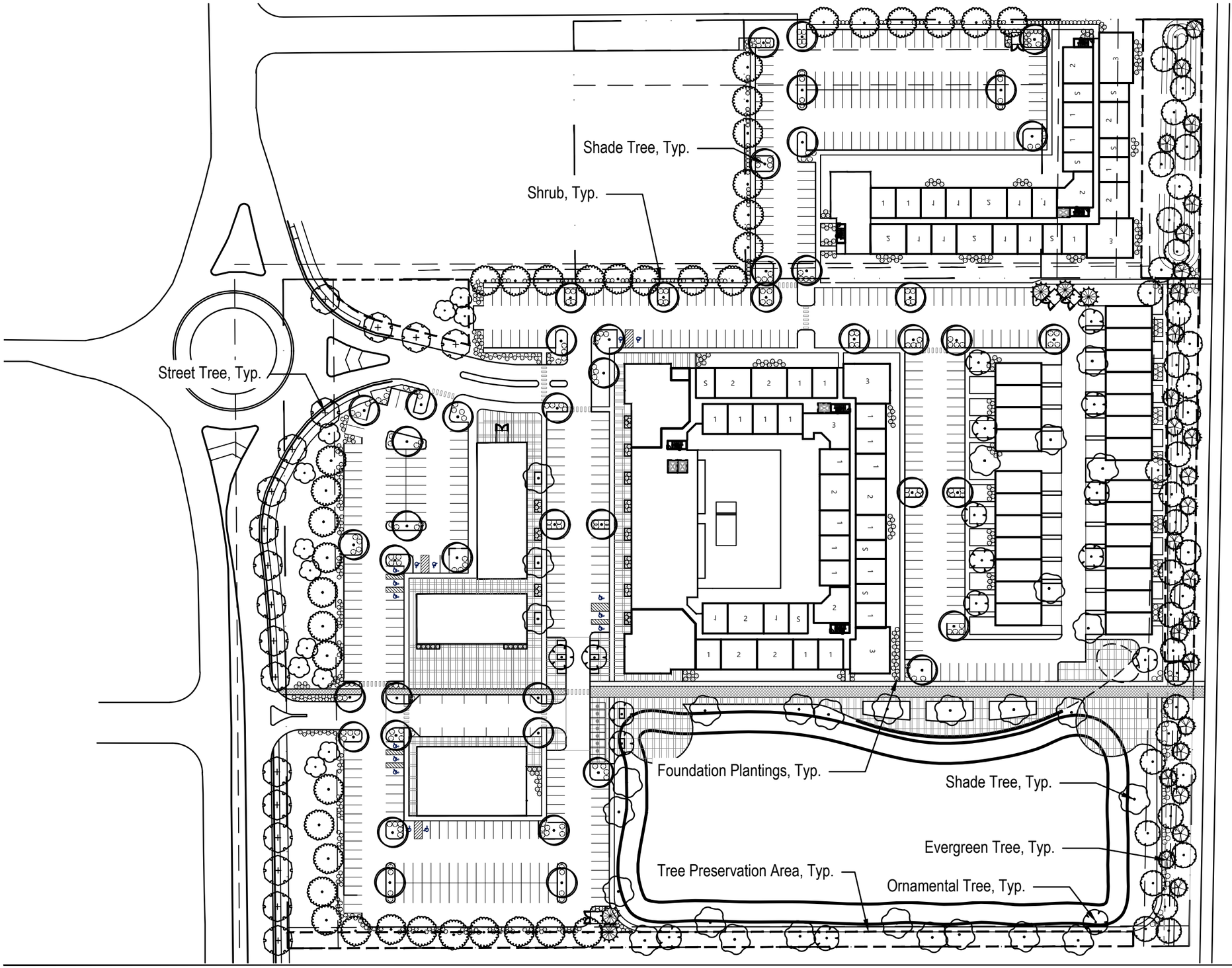
0' 50' 100' 200'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 30 January 2025

2025073



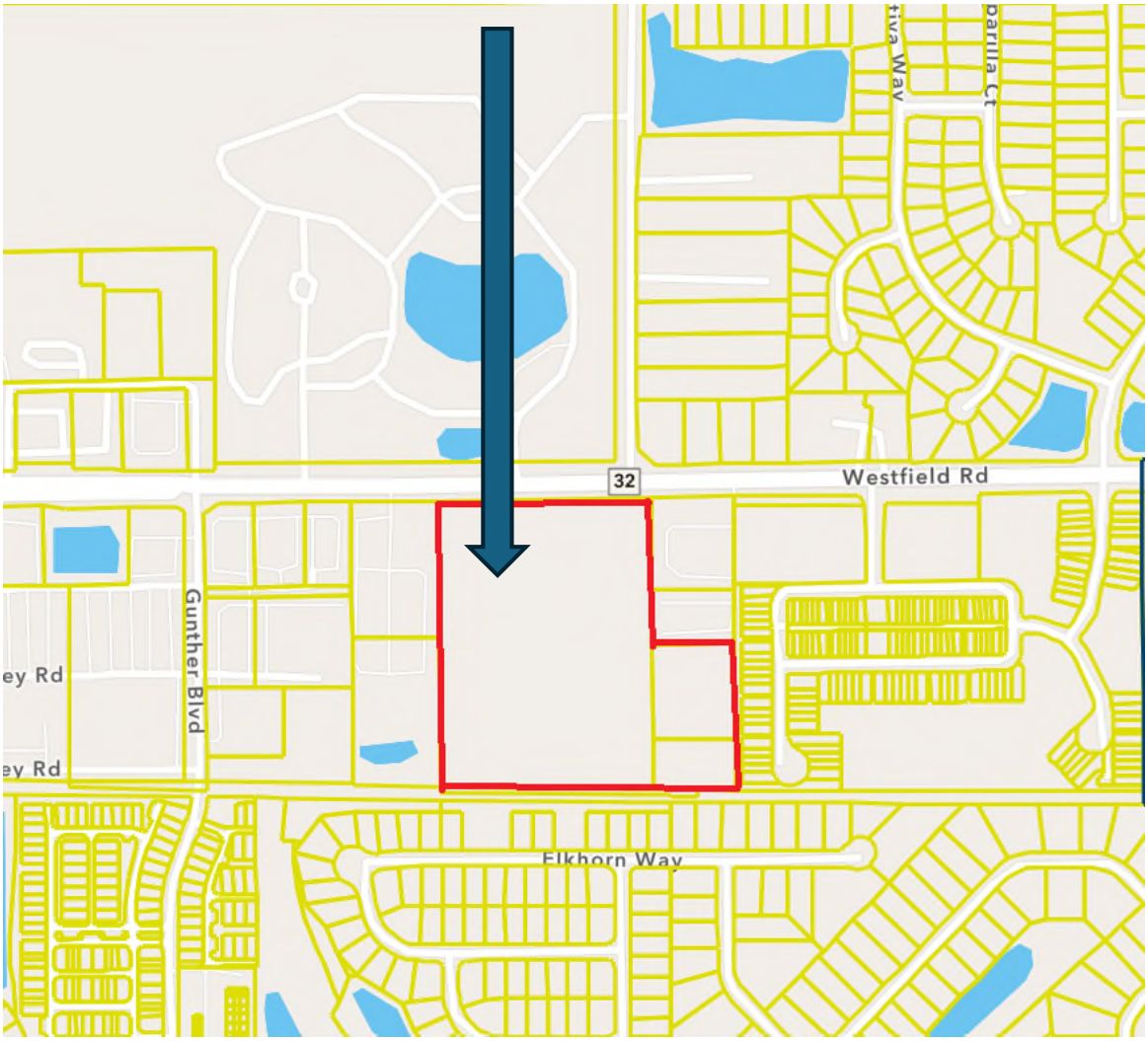
NOTE:
Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

Planting Plan

0' 50' 100' 200'

VICINITY MAP

SUBJECT SITE



Narrative Statement

Level 2 Development – Trace Commons Planned Unit Development, 3901 Westfield Road

Level 2 Development is proposing a premier trail-oriented, mixed-use development on approximately 16.53 acres at 3901 Westfield Road, to be known as Trace Commons. The proposal includes approximately 27,000 square feet of commercial space, which serves as the primary gateway and entrance experience to the community. Additionally, the project features two 4-story, mixed-use buildings containing ground-floor retail and 302 residential units, and 25 townhomes strategically located along the Midland Trace Trail.

Trace Commons will provide a much-needed roundabout at the intersection of Shady Nook Road and State Highway 32. Complementing this infrastructure on the trail side, the project is centered on a "Trail-to-Table Experience," where the commercial space is envisioned for locally curated tenants. Targeted concepts for this space include examples such as a signature destination brunch house, a craft coffee roastery, a neighborhood-focused specialty market and cafe, a specialized trail and adventure gear outfitter, and a fitness/wellness studio.

The development is designed to be pedestrian, bike, and stroller-centric, featuring two significant connections to the Midland Trace Trail and a trailhead plaza with a bicycle station and pavilion. At the heart of the community is an activated Plaza Promenade featuring a pop-up gathering space designed for food trucks, farmers' markets, and seasonal events. This social hub is complemented by a well-appointed pond amenity featuring a water feature, elevated waterfront overlooks, and a 1/2-mile walking loop trail.

ORDINANCE NUMBER 26-__

199th and Monon PUD District - Amendment I

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO 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 of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 25-39 on September 8, 2025 (the "199th and Monon PUD);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 26__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and graphically depicted in **Exhibit B** attached hereto (the "Concept Plan");

WHEREAS, the Commission forwarded **Petition No. 26__-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 _____ __, 2026;

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 and Zoning Map are hereby changed to incorporate the Real Estate into the 199th and Monon Planned Unit

Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the 199th and Monon PUD, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the 199th and Monon PUD.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

Section 2. **District Area Assignment.** The Real Estate is hereby assigned to Area A of the 199th and Monon PUD (the "Assigned Area"). The standards of the 199th and Monon PUD applicable to the Assigned Area shall apply to the development of the Real Estate.

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 Concept Plan amends / supplements the existing Concept Plan 199th and Monon PUD Concept Plan.

3.2 The number of Lots permitted in the 199th and Monon PUD shall remain unchanged at one-hundred and twenty (120).

Section 4. **General Regulations and Development Standards.** The General Regulations of Section 6 and Development Standards of Section 7 of the 199th and Monon PUD shall apply to the Development of the Real Estate, except as otherwise modified below:

4.1 External Street Frontage Landscaping: Article 6.8(M) Perimeter Street Frontage Landscaping Requirements shall apply, except as modified below:

A. The width of the External Street Frontage area shall be forty (40) feet and shall include a twenty (20) foot Tree Preservation Area located on the lots adjacent to 199th Street.

B. The preservation of existing trees within the Tree Preservation Area, shall

meet the landscape plat material standards of the UDO, and therefore no mound shall be required.

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

A. A Buffer Yard of forty (40) feet shall be required along the west perimeter of the Real Estate and shall include a twenty (20) foot Tree Preservation Area located on the lots adjacent to the west perimeter of the Real Estate.

B. A (20) foot Tree Preservation Area shall also be located generally along the south side and east side of the lots adjacent to the south perimeter and east perimeter of the Real Estate respectively.

C. The preservation of existing trees within the Tree Preservation Areas, shall meet the landscape plant material standards of the UDO, and therefore no mound shall be required.

Section 5. **Section 9. Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

Section 6. **Annexation.** The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 7. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 26-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 26-__

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 26-__

this _____day of _____, 2026.

_____
Scott A. Willis, Mayor

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.

199th and Monon PUD - Amend I 3 020326

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Overall Legal Description

PARCEL 1: (PID: 29-05-23-000-018.002-014)

A PART OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A REBAR FOUND AT THE WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 08' 47" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER 330.70 FEET TO THE NORTH LINE OF 10 ACRES OF THE SOUTHSIDE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE THEREOF 320.00 FEET TO THE NORTHEAST CORNER OF "MANDERS", POINT OF BEGINNING AND A REBAR WITH CAP SCRIBED "SEA GROUP FIRM 00091", HEREINAFTER REFERRED TO AS A "REBAR SET"; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST 15.00 FEET TO A REBAR SET; THENCE SOUTH 00 DEGREES 08 MINUTES 47 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER 992.76 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE THEREOF 336.59 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE THEREOF 583.87 FEET TO THE SOUTHWEST CORNER OF "MANDERS"; THENCE NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF "MANDERS" 320.19 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 47 SECONDS EAST ALONG THE EASTERLY LINE OF "MANDERS" 408.38 FEET AND THE POINT OF BEGINNING, CONTAINING 4.529 ACRES, MORE OR LESS. SURVEY BY BRIAN CRAIG RISMILLER, LS #20200083.

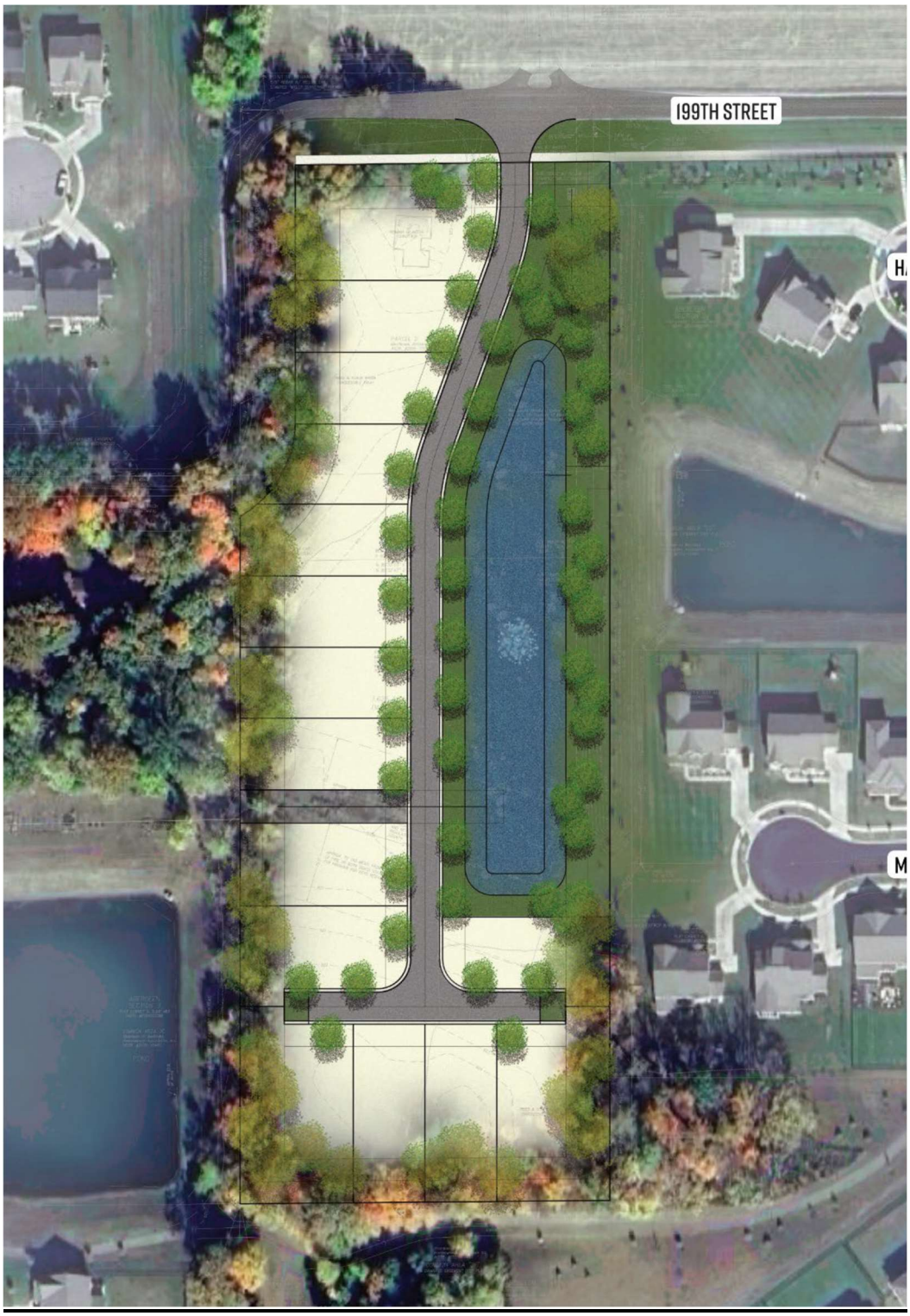
PARCEL 2: (PID: 29-05-23-000-018.001-014)

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF 10 ACRES OFF THE SOUTH END OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY 320.00 FEET ON AND ALONG THE NORTH LINE OF 10 ACRES OFF THE SOUTH END OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY 408.38 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE WESTERLY 320.00 FEET PARALLEL WITH THE NORTH LINE OF 10 ACRES OFF THE SOUTH END OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY 408.38 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

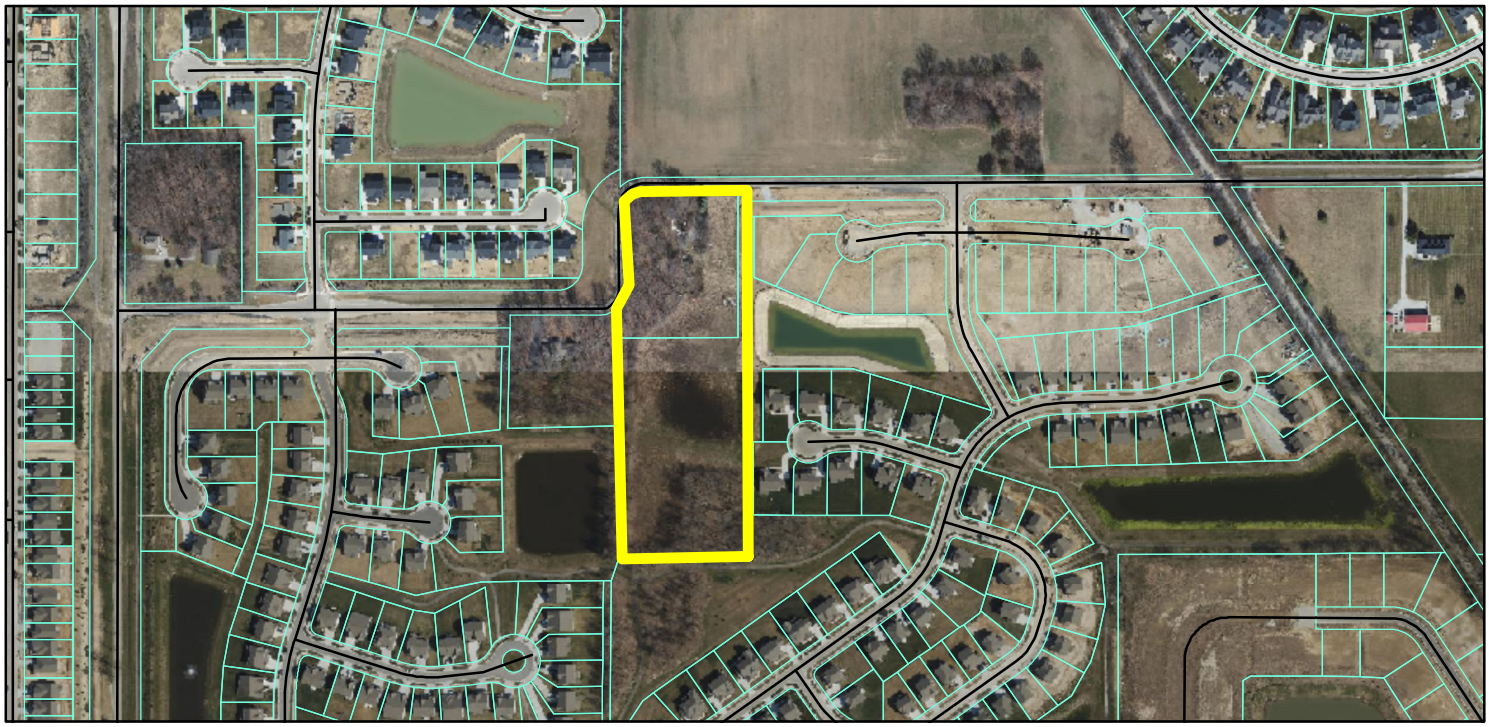


CITY OF Westfield INDIANA

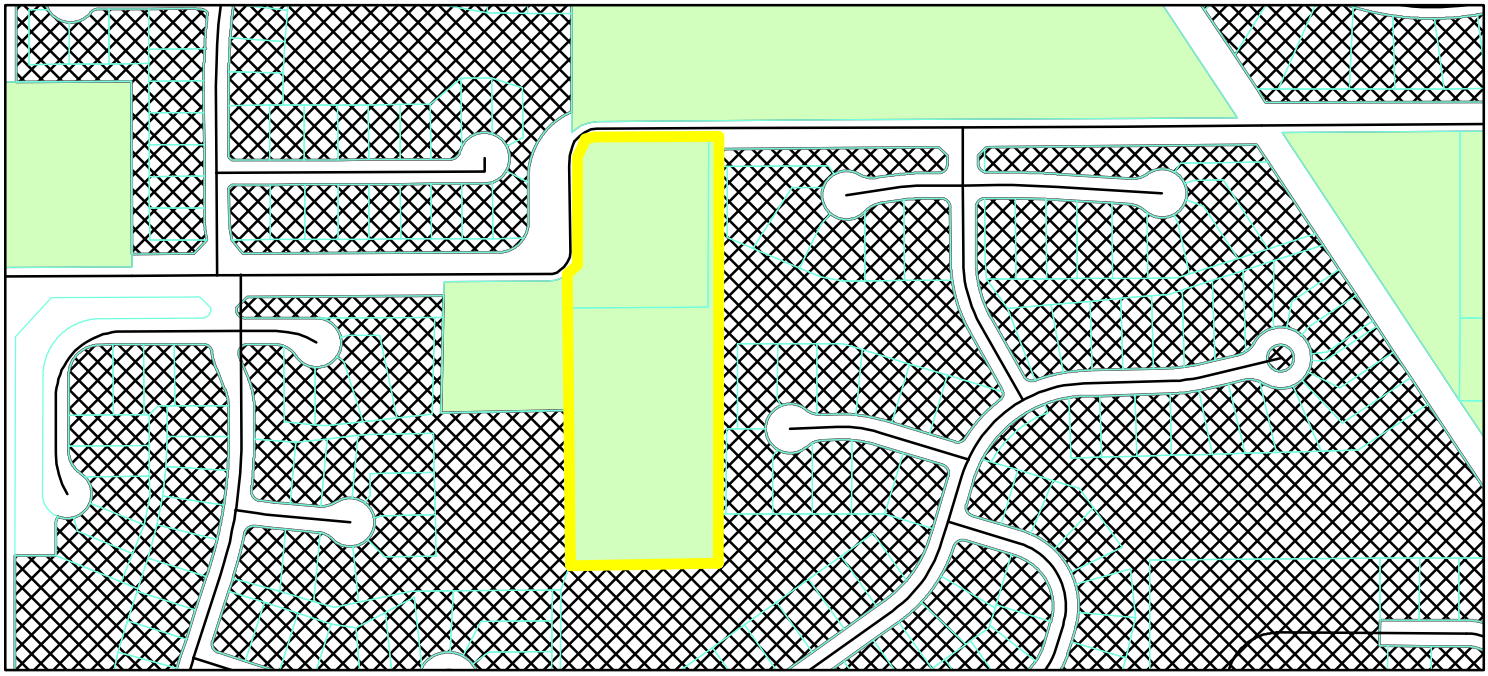
199th & Monon PUD
Amendment I

Aerial Location Map

Site



Zoning Map



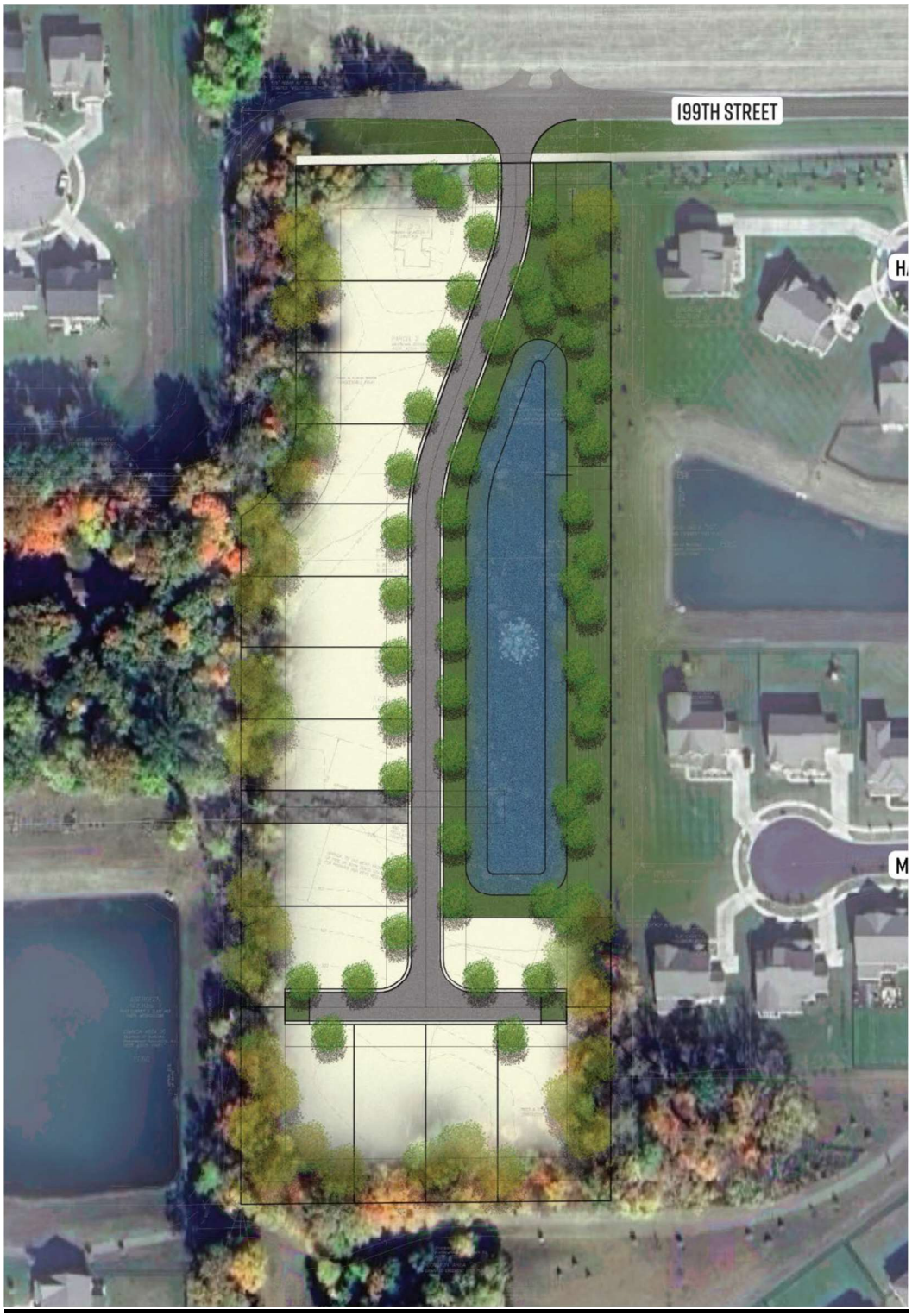
GIS.DBO.PW_Streets
Parcel
Zoning - All

Zoning
AG-SF1 (Agriculture - Single Family - 1)
PUD (Planned Unit Development)

0 0.05 0.1 Miles

N
W E
S

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



SEGMENT 1
28’ WIDE REAR LOADED

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

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ALT. WRAP AROUND PORCH



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ALT. WRAP AROUND PORCH



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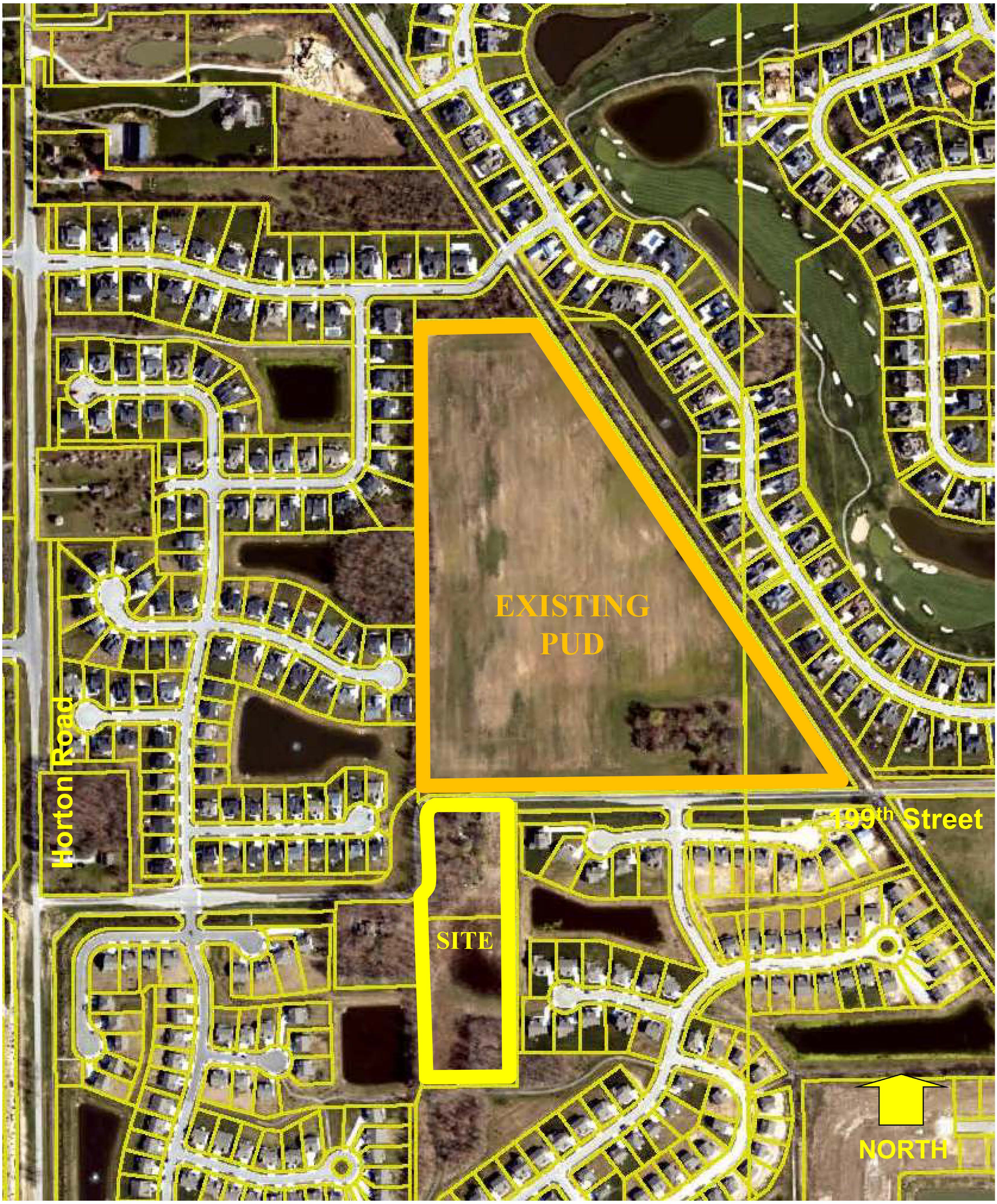
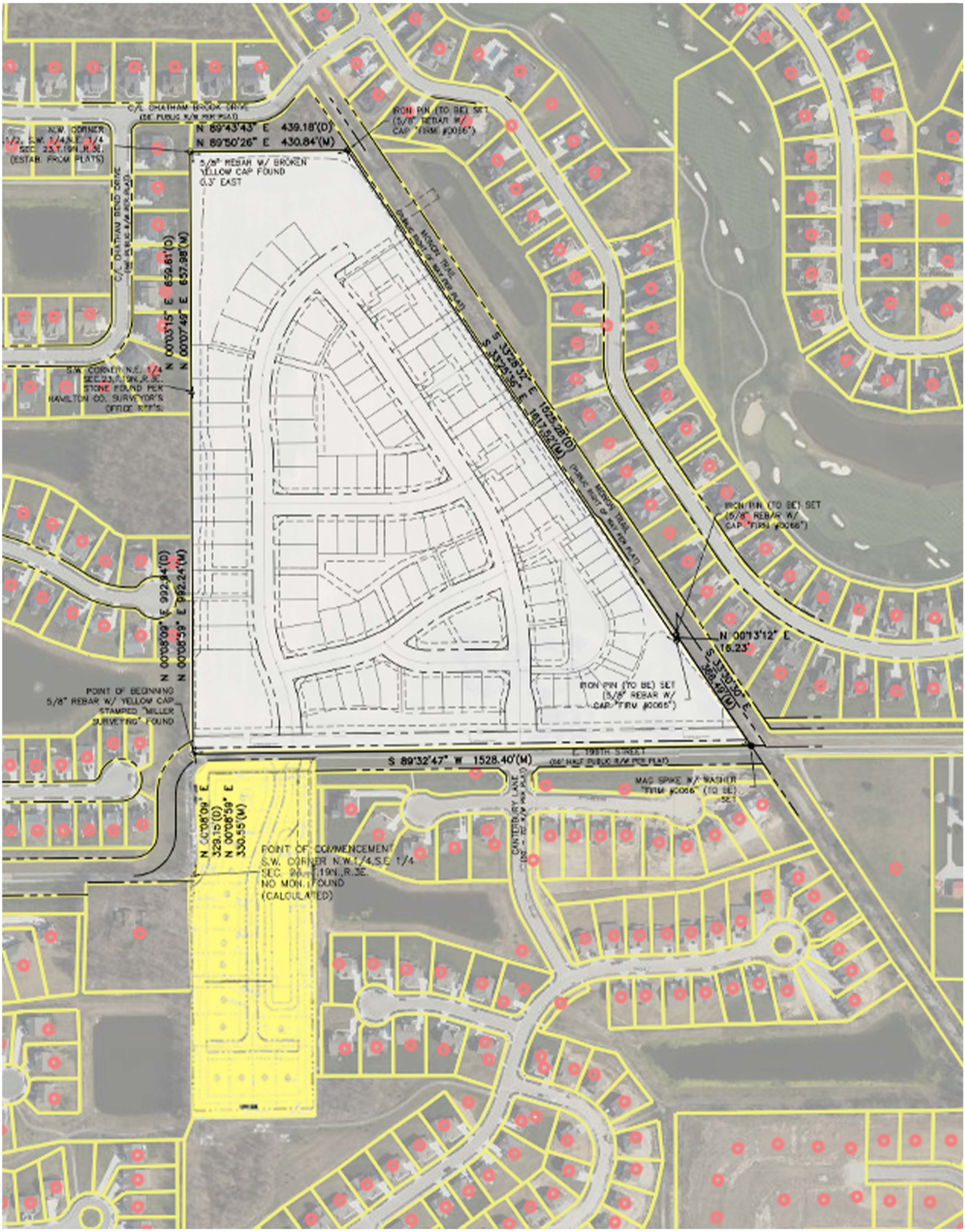


199th ANNEX
SITE LOCATION MAP

ONYX+EAST



The original 199th PUD approval permitted up to 120 lots, but the plat only includes 105 lots. The 2026 Text Amendment proposal consists of 15 additional lots – which results in the original PUD and the Text Amendment equaling the same 120-unit count as the original PUD approval.

199th ANNEX
CONTEXT

SUBJECT SITE

ONYX+EAST®

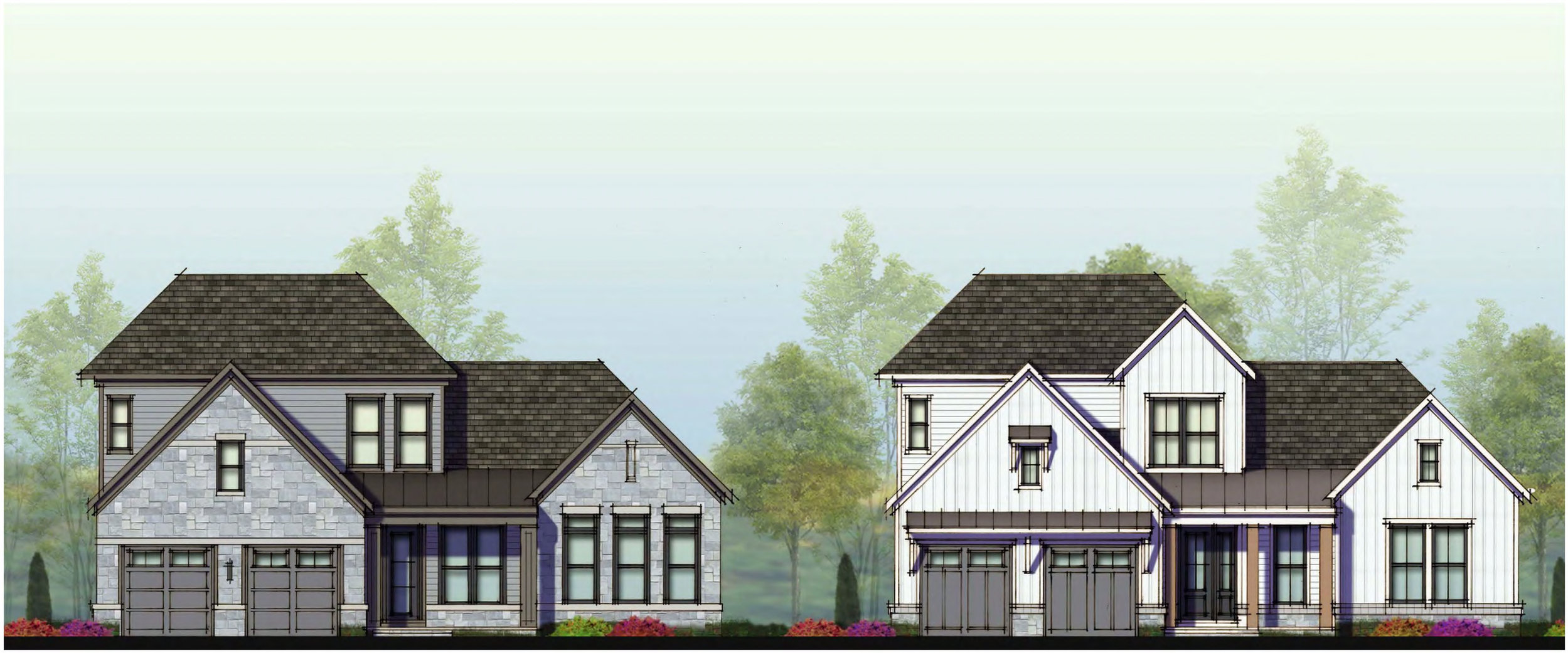


Product type ranges from 2,700 – 3,100+ square feet. Price points starting in the mid 800s.

199th ANNEX
CONCEPT PLAN

LOTS: 15

ONYX+EAST®



199th ANNEX
ARCHITECTURE

ONYX+EAST®



199th ANNEX

EYE-LEVEL PERSPECTIVE

ONYX+EAST®