

Westfield City Council Members

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

***CITY OF WESTFIELD, IN***
City Council Meeting Minutes - 11/11/2024

Monday, November 11, 2024 at 7:00 PM

Agenda**Pledge of Allegiance**

Invocation by: Clerk-Treasurer, Marla Ailor

Opening of Meeting

Jon Dartt thanked the Mayor and the City for hosting the breakfast at Bridgewater this morning to honor all veterans.

Note the presence of a quorum

Announce any changes to Agenda

Minutes:**Minutes from October 28, 2024**

Motion: Approve

By: Victor MCCarty

Seconded: Chad Huff

Yes: Jon Dartt, Joe Duepner, Patrick Tamm, Noah Herron, Chad Huff, Kurt Wanninger, Victor MCCarty

No: None

Abstain: None

Claims:

Motion:

By: Kurt Wanninger

Second: Noah Herron

Yes: Jon Dartt, Joe Duepner, Patrick Tamm, Noah Herron, Chad Huff, Kurt Wanninger, Victor MCCarty

No: None

Abstain: None

Guests:

Residents who wish to address the Council.

Miscellaneous Business/Special Recognition:

Presentation: Swearing in of New City Firefighters/Danielle Carey-Tolan

Danielle Carey-Tolan swore in two city firefighters.

Presentation: Comprehensive Plan Update/Caleb Ernest

Caleb Ernest gave an update on the Comprehensive Plan. In April of this year, RFPs were sent out to select an architectural firm to be a consultant for the city. A Review Committee looked at all the proposals and in June Rundell Ernsberger Associates, Inc. (REA) was selected. The Board of Public Works approved a contract with REA in August. Mr. Ernest gave an overview of REA's schedule, including the seven different phases for the entirety of the Comprehensive Plan. The final phase is not expected to be completed until February 2026.

Councilor Dartt inquired who would be on the Steering Committee. Mr. Ernest stated that members of the community, business owners, investors and three city council members would make up the committee, with Community Development staff providing oversight. The selection process is going on now and will be finalized soon.

Presentation: Recommendation from Audit Committee Regarding Outside Auditor/Tonya Hyatt

Tonya Hyatt reported that the Audit Committee had issued an RFP to solicit a Certified Public Accounting Firm to conduct an examination/audit of the City's finances. Three firms submitted proposals, all of which met the conditions of the request, and are in good standing with the State Board of Accounts. The Audit Committee has reviewed the proposals and ranks the firms as follows: Forvis Mazars, Crowe LLP, and Baker Tilly US LLP. The committee is asking council to consider a motion to approve their selection of Forvis Mazars, and recommends the city enter into negotiations with Forvis Mazars to obtain their professional services.

Kaitlin Glazier advised the council to select a designated negotiator.

Patrick Tamm made the motion to approve the Audit Committee's recommendation of Forvis Mazars and selected Kurt Wanninger and Kelley Kemper, Financial Strategist for the city, as negotiators for the contract. Noah Herron seconded the motion. Vote: Yes-7; No-0. Motion carried

Presentation: Dora Update/Kayla Arnold

Kayla Arnold presented stating the city had officially received approval for the Downtown Westfield DORA District on October 28th from the Indiana ATC. The DORA is set to launch in mid-January. Items that need to be done prior to the launch date, in order to be compliant, were discussed. Marketing and education on the DORA was reviewed.

Old Business:

Ordinance 24-65: Maple Knoll PUD Amendment (Maple Glen)

Staff Planner: Ryan Collingwood/Council Sponsor: Patrick Tamm

First Reading: October 28, 2024

APC Public Hearing: November 6, 2024

APC Workshop: Anticipated to be Waived
Adoption Consideration: November 11, 2024

Ryan Collingwood presented stating the PUD was originally established in 2004 by Ordinance 04-02. The parcel is approximately 34.3 acres in size and Maple Glenn Elementary School and the existing Transportation Center are currently located on the property. The amendment proposes to consolidate various school functions on the property, and allow the school to expand and renovate the existing Transportation Center and construct a new freestanding building on the property.

Motion: Approve
By: Kurt Wanninger
Seconded: Victor MCCarty

Yes: Jon Dartt, Joe Duepner, Patrick Tamm, Noah Herron, Chad Huff, Kurt Wanninger, Victor MCCarty
No: None
Abstain: None

Ordinance 24-66: Lyons Team PUD Amendment
Staff Planner: Ryan Collingwood/Council Sponsor: Patrick Tamm
First Reading: October 28, 2024
APC Public Hearing: November 6, 2024
APC Workshop: Waived
Adoption Consideration: November 11, 2024

Ryan Collingwood presented stating this amendment involves 0.18 acres. The proposed amendment would allow religious and church uses to be permitted on the property. The original PUD established only office uses to be permitted.

New Business:

Resolution 24-152: DORA/Designated Permittees
Presented by: Kayla Arnold
Adoption Consideration: November 11, 2024

Kayla Arnold stated this Resolution adds Gringtinis, located at 110 South Union Street, to the designated permittee list for the Downtown DORA. There was council discussion

Ordinance 24-69: Park and Popular PUD
Staff Planner: Daine Crabtree/Council Sponsor: Noah Herron
First Reading: November 11, 2024
APC Public Hearing: December 2, 2024
APC Recommendation: January 15, 2025 (tentative)
Adoption Consideration: January 27, 2025 (tentative)

Daine Crabtree stated the PUD would encompass approximately 11 acres. The petitioner, Old Town Companies, would like to rezone the real estate to allow a mixed-use district, including structured parking, a hotel, office and retail space, multifamily dwellings, town homes, and a public plaza.

Jeremy Lollar, with Old Town Companies, stated the development will involve approximately 9 acres, leaving 2 acres not impacted by this development. The real estate is currently zoned

enclosed industrial a parcel that is part Grand Millennium Center PUD and Park Street in Junction phase two included are the subject project. The project includes 301 multifamily units, 20,000sf of retail space, a boutique hotel, 15,000sf of office space, and a parking structure, which will have 523 shared parking spaces. Mr. Lollar showed the character exhibits, discussing each exhibit in detail.

Councilor Duepner expressed that he thinks this project overall works functionally for this area, but he would prefer that the Brownstones be for sale rather than for rent. Mr Duepner also has concerns about the apartment sizes being too small, particularly at this price point. Councilor Dartt asked Mr. Lollar about the price point and size of the townhomes north of this project. Mr. Lollar replied he did not know but would find out that information. Mr. Duepner feels the Plaza needs to be more unique, as it will be a main thoroughfare coming into the downtown area, and a major focal point that will serve a large amount of foot traffic.

Ordinance 24-70: Grand Universe PUD

Staff Presenter: Daine Crabtree/Council Sponsor: Joe Duepner

First Reading: November 11, 2024

APC Public Hearing: December 2, 2024

APC Workshop Anticipated: January 21, 2025

APC Recommendation Anticipated: February 3, 2025

Adoption Consideration: February 10, 2025

Daine Crabtree presented stating this is for the Grand Universe PUD which involves approximately 66 acres, and updates and amends the existing Links PUD which the property is currently zoned. The project is proposed to split the real estate into four sub areas; 1) Sports Entertainment District. 2) Town Center District. 3) Resort District. 4) Grand Universe District. There will be a neighborhood meeting on November 25th at The Westfield Public Library from 6:30 PM to 8:00 PM and there will be a Public Hearing at the December 2nd Plan Commission Meeting.

Andi Metzel, attorney with Taft Law Firm representing Grand Universe Development Partners, reiterated that a neighborhood meeting is planned so that residents can hear about the project in greater detail and have any questions answered that they may have. Ms. Metzel stated the project is supposed to be an innovative, immersive destination for learning, recreation and leisure offering educational value as well as entertainment. The background and vision for Grand Universe was detailed, stating this replaces the Links PUD which was approved in 1990 and 2020, in its entirety. The 66 acres will be a phased development. **The Grand Universe District** (located at the south of the property) will be the science and space exploration building (Johnson Hagermen Center for Science and Space Exploration), which will have multiple observatories, and a STEM pavilion with events and amenities. Grand Universe is looking to work with entities like NASA and SpaceX. **The Resort District** will have a hotel along the Monon Trail, intended to be located in the center of the project site, so people staying there are able to walk to and visit the multiple amenities. **The Sports and Entertainment District** to the north will compliment Grand Park, and be a place to watch sports, see art, to have entertainment, being a visual component not a playing component. The district will have park space and amenities and will provide immediate access to the Monon. **The Town Center District** will have apartment/multifamily high density uses incorporated with mix-use development. Character exhibits show modern and contemporary renderings. The first phase, which includes the Science and Space Center and the hotel, will be a \$600 million investment.

There were questions from the council and discussions regarding a possible connection from the hotel to Grand Park via the Monon, the number of parking spaces that will be available, the number of apartments, property taxes/non-profit, and the future of Tomlinson Road.

Approval of the 2025 Council Meeting Dates

Motion: Approve

By: Kurt Wanninger

Seconded: Victor MCCarty

Yes: Jon Dartt, Joe Duepner, Patrick Tamm, Noah Herron, Chad Huff, Kurt Wanninger, Victor MCCarty

No: None

Abstain: None

City Council Comments:

Victor McCarty-APC update

Jon Dartt- Stated the November 25 Council Meeting has been canceled due to the Thanksgiving holiday, and the next meeting will be held on December 9.

Clerk-Treasurer Comments-Marla Ailor asked that November be acknowledged as National American Diabetes Month and November 14th as World Diabetes Day. Ms. Ailor gave some statistics pertaining to diabetes.

Mayor Comments:

Adjourn:

Meeting Adjourned at 8:22 PM