



ZIONSVILLE TOWN COUNCIL
MEETING NOTICE & AGENDA
FOR
NOVEMBER 3, 2025

PUBLIC MEETING NOTICE

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN
THE TOWN COUNCIL CHAMBERS LOCATED AT 1100 WEST OAK STREET**

INSTRUCTIONS TO VIEW MEETING ON NOVEMBER 3, 2025 7:00 PM EST

Members of the public shall have the opportunity to view Town Council Public Meetings via the following forms of electronic communication:

YouTube: Please click the link below to view the meeting:

<https://www.YouTube.com/@TownOfZionsville>

Zoom: Please use the link below to join the webinar:

<https://us02web.zoom.us/j/82436684037>

Or One tap mobile:

US: +13017158592,,82436684037# or +13126266799,82436684037#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782
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For technical assistance with electronic participation, please contact John Emery
at jemery@zionsville-in.gov.

Note on the Request to Speak Agenda Item: Public speaking at the meeting is limited to addressing those issues on the current agenda only. There is a three (3) minute time limit per speaker with a total of fifteen (15) minutes allocated for this portion of the agenda.

Those wishing to speak in person must complete a Request to Speak card and submit it

to Municipal Relations Coordinator Amy Lacy (alacy@zionsville-in.gov) **prior to the start of the meeting.**

**ZIONSVILLE TOWN COUNCIL
MEETING AGENDA
FOR
November 3, 2025
AT 7:00 P.M. EST
ONSITE MEETING
1100 West Oak Street**

Zionsville Town Council Members
Elected to a Four Year Term: 01/01/2024-12/31/2027
Jason Plunkett, President – District 2
Brad Burk, Vice President – District 5
Tim McElderry – District 1
Craig Melton – District 3
Sarah Esterline Sampson – District 4
Evan Norris – At-Large
Joseph Stein – At-Large

1. OPENING
 - A. CALL MEETING TO ORDER
 - B. PLEDGE OF ALLEGIANCE
2. SWEARING IN OF FIRE DEPARTMENT MERIT PERSONNEL
3. APPROVAL OF THE CONSENT AGENDA
 - A. Approval of October 6, 2025 Town Council Meeting Minutes
 - B. Approval of October 2025 Payroll Claims
 - C. Approval of November 3, 2025 Claims

Documents:

[OCTOBER 6, 2025 ZIONSVILLE TOWN COUNCIL MEETING MINUTES.PDF](#)
[OCTOBER PAYROLL.PDF](#)
[11.03 CLAIMS REGISTER.PDF](#)

4. REQUEST TO SPEAK ON AGENDA ITEM

5. OLD BUSINESS

- A. Consideration Of An Ordinance Amending The Town Of Zionsville Zoning Ordinance (Petition 2025-40-Z) (The Courtyards At Heritage Square PUD) Ordinance 2025-21 Continued From October 6, 2025 At The Request Of The Petitioner

Documents:

[EPCON, DRAFT COURTYARDS AT HT COMMITMENTS.PDF](#)
[EPTON, DRAFT DEDICATION AGREEMENT FOR LAND CONVEYANCE.PDF](#)
[FINAL_COURTYARDS AT HERITAGE PUD.PDF](#)
[2025-40-Z MEMO TO TC.PDF](#)
[2025-40-Z PC CERTIFICATION TO TC.PDF](#)
[SUPPLEMENTAL COUNCIL PACKAGE_CY AT HERITAGE TRAIL PPT.PDF](#)

6. NEW BUSINESS

- A. Consideration Of An Ordinance Amending The Town Of Zionsville Zoning Ordinance (Petition 2025-53-Z) (The Maple Lane Club Of Bradley Ridge PUD) Ordinance 2025-24

Documents:

[MAPLE LANE CLUB - HENKE - PUD DISTRICT ORDINANCE-24803590-V12.PDF](#)
[MAPLE LANE CLUB PUD - TOWN COUNCIL MEETING PRESENTATION \(11-3-25\).PDF](#)
[2025-53-Z - EXHIBIT 5B - COMMITMENTS.PDF](#)
[2025-53-Z PC CERTIFICATION TO TC.PDF](#)
[2025-53-Z STAFF MEMO TO TC.PDF](#)

- B. Consideration Of A Non-DLGF Budget (Public Hearing) (First Reading) Ordinance 2025-25

Documents:

[2026 NON-DLGF BUDGET PRESENTATION.PDF](#)
[ORDINANCE 2025 -25- 2026 NON-DLGF BUDGET FINAL.PDF](#)

- C. Consideration Of The 2026 Salary Ordinance (First Reading) Ordinance 2025-26

Documents:

[MEMO TOWN COUNCIL - 2026 SALARY ORDINANCE.PDF](#)
[JOB DESCRIPTION FIRE DEPARTMENT- DEPUTY FIRE MARSHAL.PDF](#)
[2026 ZIONSVILLE SALARY ORDINANCE REVIEWED BY JAO CLEAN COPY \(003\) WITH HEATHER HARRIS REVISIONS.PDF](#)
[SALARY ORD PACKET 11 3 25.PDF](#)

- D. Consideration Of An Ordinance Approving A Letter Agreement Between Town Of Zionsville And Citizen's Energy (First Reading) Ordinance 2025-27

Documents:

TOWN COUNCIL MEMO ON CITIZENS CTA TRANSFER.PDF
ORDINANCE 2025-27- APPROVING LETTER AGREEMENT BETWEEN
ZIONSVILLE AND CITIZENS_10.17.25 (002).PDF
EXHIBIT B TO ORDINANCE_ LETTER AGREEMENT FOR CITIZENS
PROVISION OF WASTEWATER SERVICE IN ZIONSVILLE_10.17.25.PDF

E. South Village/Zionsville Gateway Road Re-Alignment

- I. A&F Engineering Presentation
- II. Consideration of a Resolution Approving Infrastructure Improvements in the Downtown Business Area **Resolution 2025-15**
- III. Consideration of a Resolution Expressing Interest in the Purchase of Properties Valued at Over \$25,000 (Roundabout Right-of-Way) **Resolution 2025-16**

Documents:

ROADWAY NETWORK ANALYSIS EXECUTIVE SUMMARY.PDF
ROADWAY NETWORK ANALYSIS REPORT.PDF
A AND F PRESENTATION ON ROADWAY NETWORK.PDF
RESOLUTION 2025-15 EXHIBIT A.PDF
RESOLUTION 2025-15 - APPROVING SYCAMORE-MAIN ROAD IMPROVEMENTS.PDF
TOWN COUNCIL MEMO ON INTENT TO PURCHASE RESOLUTION.PDF
RESOLUTION 2025-16-ROAD REALIGNMENT LAND ACQ. RESOLUTION FINAL.PDF

7. OTHER MATTERS

A. 2025 Finance Review Memo

Documents:

2025 3RD QTR FINANCE REVIEW MEMO.PDF

8. ADJOURN The Next Regular Town Council Meeting Is Scheduled For Monday, November 17, 2025 At 7:00 P.m. In The Zionsville Town Hall Council Chambers. Final Notice Will Be Posted In Compliance With The Indiana Open Door Law.



**ZIONSVILLE TOWN COUNCIL
MEETING MINUTES
FOR
OCTOBER 6, 2025
AT 7:00 P.M. EST
ONSITE MEETING
1100 West Oak Street**

This meeting was conducted onsite. All members participated in person.
Council Members Present: Jason Plunkett, President; Brad Burk, Vice-President; Tim McElderry; Craig Melton, Evan Norris, and Sarah Esterline Sampson; Joe Stein

Also Present: Heather Harris, Town Council Attorney; Mayor John Stehr; Deputy Mayor Justin Hage; Lance Lantz, DPW Director; Mike Dale, Director of Planning & Building; Tim Berry, Crowe; Amy Lacy, Municipal Relations Coordinator and other Town staff.

OPENING

Call meeting to order

Plunkett I'll call the meeting in to order and then we'll have a moment of silence and then we've got somebody here that's going to lead us in the Pledge of Allegiance so instead of just standing up just take, take a couple minutes there so. John and Thomas, you guys want to give me a thumbs up whenever you're ready and we'll get started. All right. All right, good evening. I will now call to order the Monday, October 6, 2025 regular Town Council meeting.

Moment of Silence

in Memory of IT Director Joe Rust and former Town Councilor Dick Crane

Plunkett Before we start with the pledge, I'd like to acknowledge a couple of people we've lost in the last few weeks that have left an indelible impression on the lives of many in the Town of Zionsville. Dick Crane passed away on September 23rd. Among many personal and professional accomplishments, he served the town for over 12 years as Parks Board President from 1995 to 1999. He also served as the Zionsville Town Council President from 2000 to 2007 and we lost a member of our team on September 25th when we lost Joe Rust. Joe was the IT Director for the Town of Zionsville. Prior to that he served as a volunteer firefighter. If you would please, join me in a moment of silence in honor of Dick and Joe. Thank you.

Pledge of Allegiance – Led by Michael Kaimakliotis

Plunkett We also have a special guest with us this evening. Michael Kaimakliotis is with us tonight. I've got to couple things here to say just briefly – I'll tell ya, Michael, he's a great kid. He's a sixth grade student at Z West. Michael played sixth grade, for the sixth grade football team this year and is on the sixth grade travel All Star team. He serves on the Student Advisory Council for Z West and has an incredible interest in local government and perhaps one day can serve on the Mayor's Youth Advisory Council. And today is his 12th birthday. Michael is a great friend to many and, as you can see, he lights up every room he's in, every team he's on, and every person he's around. It's just hard not to be in a good mood when you're around Michael. I've asked Michael to lead our pledge this evening so, Michael, if you want to come up and kick us off, we'll go with the Pledge of Allegiance.

Kaimakliotis I pledge allegiance –

All Pledge of Allegiance.

Plunkett Thank you Michael. Happy birthday.

APPROVAL OF CONSENT AGENDA ITEMS

A. Approval of the September 22, 2025 Town Council Minutes

B. Approval of the September, 2025 Payroll Claims

C. Approval of the October 6, 2025 Claims

Plunkett All right, up next on the agenda is the approval of the Consent Agenda. Are there any questions from Councilors? Otherwise I would take a motion.

Norris I move to approve the consent agenda.

Melton Second.

Plunkett I have a first from Councilor Norris, a second from Councilor Melton. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

REQUEST TO SPEAK

Plunkett Up next is a Request to Speak on Agenda Items. Amy, are there any requests to speak?

Lacy No there are not.

OLD BUSINESS

Consideration of the 2026 Budget (Second Reading) Ordinance 2025-20

Plunkett Okay, so we will move on to the first item of Old Business. This is a Consideration of the 2026 Budget. This is the second reading and final reading. This is Ordinance 2025-20. We have Mayor Stehr here and Tim Berry from Crowe to speak with any questions.

Stehr Good evening Councilors.

McElderry Good evening.

Stehr So in consideration of the 2026 budget, I thought the best place to start would be with a timeline that we have seen so far and my computer is stuck. Hold on a second – there we go. There's the timeline. The 2026 budget was posted on Gateway and available to the public on September 12th. It was presented to the Council in an open meeting and a public hearing was held on September 22nd and then this is the second publication or the second presentation tonight of the budget and we are offering it for adoption tonight.

So the big picture you can see right here – the expected revenue we have this year is just under \$49 million dollars and the proposed spending is \$48,373,000 so the budget we are presenting to you tonight is balanced.

Now, taking a look at the revenue sources that we have – about 40% of the revenue that we get comes from property taxes, 28% comes from local income taxes, 16% comes from the public safety LIT which is collected by Boone County and then 16% comes from other which includes in the small print there MVH, LRS, vehicle excise, reimbursements and refunds, interest income and then planning permits and fees.

And here is the breakdown – about 60% of our budget goes to public safety, 40% for Fire, about 20% for Police. DPW – that is Streets and Stormwater together, use about 16% of the budget. Parks is about 5% and then Planning and Building and all the other departments combined account for about 19% of our spending.

So here are some of the key features in this year's budget – we are investing in public safety this year. Three additional firefighters and we have two additional police officers who are now in training. They came to us under the current budget year but they will join the force and join the patrol after the first of the year. We're also investing in our other employees with a 2% across the board pay increase. A few weeks ago we were looking at no pay increase but we were able to find some additional cost savings to make this possible. A recap of those savings will come up a bit later in this presentation. We're also going to increase longevity pay for employees with 20+ years of service. That will reward our longest tenured employees and also raise the pension base for our public safety personnel. And another thing that is important to me and I know is important to

all of you is that there will be no staff reductions anticipated in 2026. But even given this, we do have the opportunity for some capital investments in 2026, just under \$2 million dollars for our Fire Department for vehicles, equipment and building needs. BT, DPW, excuse me, has just over \$2.5 million dollars in vehicles, equipment, road rehab and other projects and our Police Department budget includes just under \$400,000 for vehicle and equipment needs there.

So taking a look at the taxpayer impact and I want to be clear on this – the numbers that you’re seeing here are the 2025 numbers. They’re based on assessed value and the state has not yet certified Boone County’s AV for 2026. With Senate Enrolled Act 1, everything has been a little bit slower this year so that has not happened yet but currently in 2025 we have the lowest tax rate in Boone, Hamilton and Marion Counties and these numbers will change slightly when the AV for 2026 is certified but we expect that we will continue to have the lowest tax rate. We believe Zionsville is on a good track for that and these numbers are going to change just marginally when those final AV numbers are in.

As far as the future revenue outlook, Senate Enrolled Act 1 decreases to our revenue stream. This is the way it will occur over the next three years: In 2026, about \$1.354 million dollars and this includes a successful excess levy appeal that is in this 2026 number. Now the excess levy appeal goes away after next year so it is not available to all in '27 or '28. We see the decrease to our revenue in 2027 expected to be about \$1.8 million dollars and in 2028 almost \$2.5 million dollars but in 2028 as things are now, that revenue loss can be offset by municipalities imposing a local income tax rate of up to 1.2%.

So here’s how we’re bridging the gap in our budget this year – we asked all of our departments to reduce their operating budgets and the result was an average of 2-3% in savings. We instituted a soft hiring freeze in the spring because we saw the effects of Senate Bill 1 heading our way. We also decreased the lines for professional services across all departments and we focused on reverting unused funds to our general fund for next year.

So that is the spending side of the revenue equation. On the other side, these are some possible solutions that I think we need to consider. The first is a short-term solution and that is creating a Stormwater Utility that will remove these growing expenses from the general fund, thus freeing up more money in the general fund and long term I think a lot of people recognize this and I would hope they recognize this, is to increase the commercial assessed value through new commercial development and our comprehensive planning process is underway right now to identify possible locations for reasonable commercial growth to occur in the coming years. So that is the presentation of the 2026 budget and I’m here to answer questions and Tim Berry is here to answer more technical questions if you have some of those.

Plunkett

Thank you. I do, before we get into that, I do just want to touch on briefly as we talked about last time, I appreciate the focus on current staff, staffing shortages and I think it’s important to note that all departments came through with cuts and reductions and those cuts and reductions were not lost, right? I mean the reality is I appreciate that you, you know, you put in here that a lot of those are reverted

back to the general account and those are, those items that may have been removed from the budget are just going to go through a different approval process and I think that's, that's important to, to note. I do publicly want to thank this Council, the Administration, the department heads, everybody for going through this process. This was I think a really good one where Councilors had the opportunity to work with department heads and the Mayor and identify the, the core fundamental services and hear from department heads about what they do need to make sure that we're providing services that are needed for the town so I appreciate everybody's willingness and flexibility here to, to work for the better good for the town so I appreciate it.

Stehr Well and I appreciate you saying that. It's been a difficult process but I think every municipality in Indiana is going through a difficult process right now and some are, I guess, doing it better than others but you're right – we have a great group of department heads here. I appreciate the help from all the members of the Council and working together works and I'm, and I'm glad that we have a good plan in place for 2026.

Sampson I had a question – this might be for Tim Berry. When will we know if we're getting close to getting the certified AV number? I was under the understanding that Boone County was one of a handful of counties left to get their certified number and I think this is a question meaning do we need to be following up with our Auditor? Do we have any role in getting that number? I think I was told that out of the 92 counties there's only 8 or 9 that haven't been certified, just to give you an idea of what I'm asking.

Berry I was going to pull it up real quick to see if there have been any other changes. The state Department of Local Government Finance updates their budget certification status map on a weekly basis and I see it has not updated since 9/30 last week. There were seven counties left to submit their net assessed values and Boone is one of those seven.

Sampson Out of 92?

Berry Correct.

Sampson And is there anything we need to do as a Council to follow up with our Auditor for the County?

Berry No, it has limited impact as it relates to the budget in the fact that your budget is based upon levy which is based upon dollars that you can collect. The only fund that is impacted by the amount of certified net AV are, well, your two capital funds, and those are somewhat impacted based upon what that net AV will come back as but we have adjusted for that to allow for each of those capital funds cum cap development and your cum fire funds to maximize as much revenue as possible once the certified net assessed value is determined by the state. So those numbers were advertised appropriately high enough to allow for that.

Sampson Okay. Thank you. And then –

- Berry What communities are seeing is because of the additional exemptions in homestead credits and to the 2% classification which is on rentals and farmland, that net assessed values, certified net assessed values, are not growing. Gross assessed values are growing but the CNAV, the certified net assessed value, on which your property taxes are calculated are not growing as fast as they were because exemptions are filling in that gap and that will continue over the next six years.
- Sampson So will that affect our distribution from the county percentage wise?
- Berry No.
- Sampson Okay.
- Berry You will still collect based upon the tax rate that is, it will determine and impact the certified net tax rate that is set by the Department of Local Government Finance.
- Sampson Okay.
- Berry Which could potentially impact the circuit breaker losses but we anticipate increased circuit breaker losses within the budget.
- Plunkett Any other questions from Councilors?
- McElderry I don't have a question but I did want to make just a quick comment. I know probably all the Councilors have received some correspondence from constituents concerned about what this might mean to our parks and things like that and this is not a fun process right? This, this was difficult and I'm, I'm really proud of our town in the way that we kind of rallied around a difficult budgeting process and coming to a balanced budget but I think anyone in our seats could probably agree that when you have to prioritize where money is spent in our town, safety of our residents and the working wages of our town employees are important. It's, it's really important. So we're going to do all we can to try to, to make things work and we've got some work to do in the future to, to continue to balance budgets and find the money to support our parks and various other things but at the same time we've gotta do what we've gotta do in a situation like this so thank you to everyone that's understanding and realizing that we're doing the very best we can.
- Norris If I can – I'll just piggyback and echo those comments real quick. I was able to meet with Fire and Police during this whole process. I just want to take a couple seconds just to – first, I want to thank Chief Spears, Captain Klykken and Captain Samuelson for their preparedness and their willingness to come to the table and make some big decisions. It sounds like they're on track to make sure that we focus on retention and keeping, keeping these good souls that we have on our force right now as well as adding two for the years to come with two new fire or, excuse me, two new police officers in the hopper and more to come and so I'm really, really excited and happy with, with how that went.

I also want to thank, of course, Chief VanGorder, Deputy Chief Potts and Deputy Chief Gibbons, as well as Battalion Chief Steve Hayes and Lieutenant Walter Leverich for all their help and support in getting us – if anyone's watched our Safety Board meetings, they will know that, that we talk about staffing at every single Safety Board meeting. Staffing is huge. Staffing goes to the needs and wants of this department. I am so glad that, that the Mayor and the Fire Department and all the department heads really came together so that we can add and bring those staffing levels up to where we need them to be. So, again, I just want to point out Police and Fire – they did an incredible job of presenting this budget and working through these problems with us and so thank you to both of those groups and thank you to everyone else too as well sitting in the back there so.

Burk I guess I'll jump in as well. I especially want to thank the town staff, department heads. I want to thank the Mayor and I want to thank President Plunkett who really helped, helped lead our concerns and thoughts and opinions in, in working with the Mayor. No one likes to manage these types of cuts. We've been very lucky. I've sat up here through six budgets and we haven't had to do this. We haven't had to really think about making these types of cuts. We've been very fortunate so when it happens you have to buckle down and do the best you can and all things considered, I thought this was a really productive process, one of the best we've had, even though the outcome wasn't what we wanted but I think everyone knew the seriousness of the, of what was coming a few months ago so we got busy and that's why there's not a lot of questions tonight. I think it's, it's been done and we got together and figured it out and did the best we could and so I just appreciate everybody's help and I, and I hope the folks in the town realize that this Council and the Administration takes every penny to heart and trying to do what's best for Zionsville.

Plunkett Any other questions or comments from Councilors? I do have just something to kind of keep on the radar, Mayor Stehr, as we go through with the potential expansion of our court. Judge Spencer has researched with, along with the state Supreme Court, the need for potentially a court certified interpreter. Her estimate is somewhere between 1,300 and 3,900 bucks for the year so I just want to make sure that we're aware of that as that process goes on in case that's something that we end up having to circle back to so.

Stehr I'm mindful of that and also we're still in the process of taking over Whitestown's town court and bringing that in here but what has been important to me from the beginning and what I've said from the beginning is this has to be cost neutral for us to do this and within that there may be an opportunity to pay for that interpreter. There are AI-based things and internet-based things but those are not legal yet. You need to have an individual doing that and we understand that and we will keep that in mind as we look to assimilate Whitestown's town court in with ours.

Plunkett That'd be great. Thank you.

Stehr Yep.

Plunkett Anything else for the Mayor or for Tim? Special thanks to Cindy too. I know I was on a number of calls with Cindy where she was moving commas and decimals a lot and I really appreciate her efforts too so.

Sampson Thank you Cindy.

Plunkett Because this budget does include the excess levy appeal for growth, it does require a little bit of a different motion so if there's no questions from Councilors, I'll go ahead and make a motion. At this point I would make a motion to approve Ordinance 2025-20, the 2026 budget with the excess levy appeal for three-year growth.

Burk Second.

Plunkett I have a second from Vice President Burk. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

Consideration of an Ordinance Amending the Town of Zionsville Zoning Ordinance (Petition 2025-21) (The Courtyards at Heritage Square PUD) Ordinance 2025-21 Continued to November 3, 2025 at the Request of the Petitioner – No Public Comments will be heard

Plunkett Up next is the Consideration of an Ordinance Amending the Town of Zionsville Zoning Ordinance. Correction – this was an item on the agenda. This item has actually, this is Petition 2025-21, The Courtyards of Heritage Square PUD. This has been continued to the November 3, 2025 Council meeting at the request of the petitioner.

NEW BUSINESS

Consideration of the Appointment of Kent Perkins to the Zionsville Parks Board

Plunkett So we will move on to the first item of New Business which is a Consideration of the Appointment of Kent Perkins to the Zionsville Parks Board. I will pull this up briefly. As many are aware, we have a vacancy on the Parks Board and Kent has been engaged with members of the Parks Board and the Parks requested to be on the Parks Board. He's lived in Zionsville, moved from West Carmel to make Zionsville his long-time home. He mentions using the parks frequently including Mulberry Park, the Rail Trail, Zionsville Golf Course, invested here in the town. He is personally or professionally a corporate attorney with extensive experience in governance, risk management and regulatory compliance. As we continue to look for people to fill these roles, I think it's important as we've talked about a number of times, folks who can oversee governance framework, support strategic initiatives, advise on policy developments, those types of things, especially for

Parks Board, tends to be pretty significant so Kent comes highly recommended from some of our Parks Board members and that was part of the reason why he's on here. He would be voted in to finish and complete the current vacant term so. Questions from Councilors? Having none, I would make a motion to approve Kent for the Zionsville Parks Board.

Norris Second.

Plunkett And a second from Councilor Norris. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

Consideration of An Ordinance to Expand the DORA District (First Reading) **Ordinance 2025-23**

Plunkett Up next is a Consideration of an Ordinance to Expand the DORA District. This is the Designated Outdoor Refreshment Area District. This is a first reading, Ordinance 2025-23 and we have Deputy Mayor, Justin Hage, with us this evening.

Hage Good evening Councilors.

McElderry Good evening.

Hage As mentioned, glad to bring an ordinance to increase the geographic boundaries of the downtown Designated Outdoor Refreshment Area. This is an idea that was brought to us by Erica Carpenter, the owner of Five Thirty Home, also helps lead Main Street Zionsville. Also want to recognize Angie McCloskey from Zionsville Olive Oil who also is leading Main Street Zionsville. This is to increase the boundaries within the Village. We did this earlier this year for Rahal Lanigan Letterman Racing. This is to go to the north side of Poplar so that's across from COhatch and across the street from Goodman Jewelers and then also go to the east side of Elm at the end of Oak. Also want to recognize Sherrie Lairson who is the owner of Cedar Creek Candles which just opened recently so thank you for opening your business. This gives an opportunity just to, to read briefly from an email that Erica shared that the DORA has already provided a positive impact on the vibrancy of our downtown district by encouraging residents and visitors to explore businesses, enjoy community events and experience the charm of Main Street District in a safe and well-regulated environment. So, again, this gives the opportunity for residents to take beverages to those areas. Each of those businesses still has the right to decide whether they want to allow drinks in or not but, again, this allows those businesses in this expanded area to get the benefits of DORA and additional foot traffic so happy to answer any questions.

- Sampson I'm seeing some spots on the map comparison that I remember not wanting to be a part of the DORA. Have we met with everyone that was green and is now red and everybody's in? Because when we started this people said they didn't want to be in it.
- Hage And it's not necessarily, the businesses are the ones that decide whether they want to be a merchant that is going to participate in DORA. Businesses don't necessarily have the ability to veto or say whether they want to be or not to be included in the geographic boundaries –
- Sampson I think –
- Hage So this, go ahead –
- Sampson I think when we were starting it we were letting them say no just to, when we were first building the map because the original map is around the people –
- Hage So the original map shows the, and if you'll recall, when you created DORA, you create "designated" vendors who are merchants but, again, as to who, businesses that are included in the geographic boundaries, that's not necessarily something that they designate per se so this is just businesses that have expressed hey, we'd love to be able to have folks be able to come to our businesses and the other thing I would note too and, again, I thank Erica for pointing this out – as we, when we discussed this, when we first created it, Councilor Stein made the great point that let's think about this holistically and into the future as to what businesses may be there in the future. For example, Councilor Norris is in a building that has a hair salon and a law firm and some others but what if in the future that becomes something that wants to be DORA friendly so go ahead and grab that section as well, that building as well.
- Norris Did you say the owner of Cedar Creek?
- Hage Yes, she is here. Sherrie Lairson, yes.
- Norris Hi Sherrie. Welcome to Zionsville. I'm so excited to, to have you here and thank you for being here tonight so that's awesome. I had, I had an opportunity to stop by her store last week and it's awesome and glad that she wants to be part of this vibrant community and part of this DORA district so.
- Plunkett And Justin I know it's, it's been a while since we put this in place and I know it's, it seems to be very successful –
- Hage Yes.
- Plunkett If I'm remembering correctly, there's a certain number of DORA districts you can have but we can modify this one anytime, as many times as we want, correct?
- Hage Correct, as long as you're making a contiguous increase in the geographic boundaries. If you have something that's completely separate, then you would create a separate district.

- Plunkett Yes, okay.
- Hage And to your point, I think it is going very well and I think it's something we're going to be working with Main Street Zionsville as well as kind of a report after, because we just started in April, maybe come back to you at some point and report back on we tried to work with vendors to say can we try to know if there's additional sales as a result of DORA and we can report back on that once we've had maybe a year of, of data to look at.
- Plunkett Thank you.
- Stein Have we had any additional requests to participate outside of the initial group?
- Hage In terms of merchants?
- Stein Yes.
- Hage I think the only thing I can think of there was a couple of merchants that wanted to participate for special events specifically but not necessarily to become full-time designated sellers.
- Melton One comment with regards to this and thank you for clarifying that, President Plunkett, about the additional DORA options in the future. Just being on the Boone County Solid Waste Management District, I kind of, kind of the goal of that organization is to kind of fill gaps in but when we see things like the DORA, Designated Outdoor Refreshment Area, we just want to encourage the town as we move forward to potentially utilize recyclable cups or some, some other version of a cup that's not straight to the landfill as we move into the future and I think Jarod Logsdon has had some conversations and, and we're kind of looking into that so I think that's a great way to go. I think aluminum is, is, is an option because that, that is a recyclable material that as soon as it hits the recycling container that, I believe, the Boone County Solid Waste Management District actually has helped donate to the DORA as well. It just, it just turns that, that a little bit quicker instead of going to the landfill with all the plastic cups so. I look forward to hopefully in the future we pivot. I know we have some stuff to get through as of now but in the future hopefully we can look at other options for something that's recyclable.
- Hage No, that's a great point Councilor Melton, thank you. We purchased a large sum of cups and we handed out a handful to the various vendors but then as those run out, I think the town doesn't necessarily want to be the supplier of cups so, again, working with Main Street Zionsville, working with the Zionsville Chamber of Commerce, thinking about a way that they could collectively order and then make a decision on different types of cups would certainly be an option.
- Melton We, there's a grant opportunity every year with that organization as well that can fund cups, if you'd like as well if that's what you guys choose to use –
- McElderry Recyclable cups?

Melton Whatever cups you decide to buy but, obviously, we want them to be recyclable, yes.

Plunkett Thanks Councilor Melton. Anything else from Councilors? Otherwise I would entertain – this is a first reading and I would entertain a motion.

Melton I make a motion to approve Ordinance 2025-23.

Stein Introduce.

Melton Introduce, I'm sorry.

Plunkett I have a motion to introduce from Councilor Melton.

Sampson Second.

Plunkett And a second from Councilor Sampson. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.
[No response]

 Motion passes 7 in favor, 0 opposed.

 Is there any particular reason you would need or want this passed now or you good to wait until November or do you want it now? We have a request – she's having an open house, the vendor is having an open house on November 1st and our next meeting is November 3rd so –

Norris President Plunkett, if, if the Council would like, I would ask that we suspend the rules and pass this tonight.

Melton We're all here.

Sampson Would you like to make a motion?

Norris I will go ahead and make a motion.

Burk Second.

Sampson Second.

Plunkett So there's a motion to suspend the rules from Councilor Norris, there's a second from Vice President Burk. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

Sampson I'd like to make the motion to approve, make the motion to approve Ordinance 2025-23.

Plunkett I have a first from Councilor Sampson.

McElderry Second.

Plunkett Second from – who was that?

Burk Tim.

Plunkett Councilor McElderry. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign.
[No response]

Motion passes 7 in favor, 0 opposed.

OTHER MATTERS

Plunkett All right, up next on the agenda are Other Matters. I know there's a few folks that have something to go through here so I will open up to Other Matters.

Norris Umm –

Burk I just – go ahead Evan.

Norris No, you go ahead.

Burk I just wanted to recognize that all my peers up here and some folks in the crowd are wearing pink today in honor of breast cancer awareness month. Some folks know that I spent 27 years at the American Cancer Society so I'll be wearing pink all month but I appreciate that the town staff and many of my friends up here have joined the cause by trying to raise awareness. There's some really great news I would share for folks who are aware of 1 in 8 women who have, that will face a lifetime diagnosis of breast cancer but there have been declines significantly 43% declines since 1991 amongst breast cancer per capita and there are now 4.2 million breast cancer survivors in America, many, many are here in Zionsville and many of them are our family members so progress is being made. The answer is to wear pink but obviously the greatest thing that someone could still do besides making sure that we're moving the marble on continuing to find cures and moving treatment innovations forward is to get early detection screening. Ninety-five (95) to 99% survivable if you get early detection but only 72% of American women over the age of 40 are having a mammogram every two years which is the recommended age to begin so just continue, make sure you don't skip. I know during COVID those numbers went way down. We're kind of bounced back a little bit but as you wear your pink and shop and do all the things

that we see, just make sure that if you're listening and you haven't scheduled your mammogram or, or one of your loved ones may not have, please do so. It truly will save your life so thanks for indulging me and wearing pink.

Plunkett Thank you Vice President Burk.

Norris Councilor or President Plunkett, may I have the floor for a second?

Plunkett Sure.

Norris I would like to go ahead and congratulate the 2025 ladies golf state championships, the Zionsville Lady Eagles, on their performance this past weekend. A dominating performance led by sophomore, Taylor Snively, who also took for the second year in a row the individual state championship so that is, that leads now, I believe in the last two years two individual state championships for Taylor Snively just in her sophomore year, back-to-back state championships, just a dominating performance by the women's golf team. The men's golf team also with their 2024 state championship performance, hopefully they can bring that back here in 2026 for, for next school year or this school year and they can bring it back forward in the spring but I just want to take a second to congratulate the Lady Eagles. I know it, it just means so much when you bring a state championship to a town like Zionsville and just in a dominating fashion too. They cannot be stopped so round of applause for the girls golf.

Plunkett Anything else from Councilors? All right, bear with me for just a second. We've had a couple milestones this month. I'd like to take some time to celebrate a couple 25-year anniversaries. The Cobblestone Zionsville will celebrate their 25th anniversary located at 160 South Main Street beginning October 9th, the date of their opening, and they will continue through the weekend of October 12th. Originally called Cobblestone Grill, the name changed to Cobblestone Zionsville after a complete renovation of the restaurant in 2017. Owners, Kent and Liz Esra are the longest same proprietors of a Zionsville restaurant and have been recognized as Business Professionals in 2015 and Business of the Year in 2024 by the Zionsville Chamber of Commerce. The October 9th celebration will feature live music by the Michaels, drink specials served in commemorative 25th anniversary glasses and surprise giveaways. Friday night the first musicians to ever play at Cobblestone, Scott Balantine and Andra Faye, will be singing. The 25th, 25th anniversary activities are planned through the month including a throwback menu of former favorite appetizers, meals, desserts and introduction of a personally selected aged 25th anniversary bourbon whiskey distilled by Travelers Point in Kirklin. Kent and Liz said they're so proud to have reached the 25-year milestone and thank the many friends and families and employees for the opportunity who have made this possible by making Cobblestone their restaurant of choice over the years. We invite everyone who has enjoyed our hospitality to come celebrate our anniversary. It's going to be a fun time all month long. Liz and Kent are also active in the town. Liz is active with service with the Chamber of Commerce and Kent currently serves on the RDC for us. So congratulations to them and everyone at Cobblestone for their 25 years.

We also had another 25th anniversary celebration – DK Pierce celebrating their 25th anniversary this month. Denise has served the town in a number of different

capacities on boards and commissions over the years, deeply involved with the Chamber. She was also the first corporation to buy into the vision of Creekside Corporate Park. I would argue that without that buy in there's no doubt Creekside would not be what it is today. A couple things about DK Pierce – the history of working in the market access trenches for over 25 years, DK Pierce provides strategic and tactical services across the entire lifecycle of drug or therapy. From concept to patient access, they're with you every step of the way as a go-to counseling organization for market access and rare disease oncology and gene and cell therapy. They're known for providing innovative solutions, being responsive and nimble, establishing meaningful, long-term care or long-term relationships with clients whose values align with theirs and giving back to the community. From food pantries to humane societies, equine therapy and cancer support centers, they share, they share the love for giving back to the community with everyone they can. Some of their partners over the years include the Indiana Canine Assistance Network, Humane Society for Boone County, Morning Dove Therapeutic Riding, Boys & Girls Club of Boone County and the Cabin Counseling and Resource Center. Again, congratulations to Denise and her team at DK Pierce for 25 years. It's certainly quite an accomplishment so. Thank you for bearing with me there.

ADJOURN

Plunkett Anything else from Councilors? Otherwise I would entertain a motion to adjourn.

Burk So moved.

Plunkett From Vice President Burk.

Sampson Second.

Plunkett Second by Councilor Sampson. All those in favor signify by saying aye.

All Aye.

Plunkett Those opposed same sign
[No response]

Motion passes 7 in favor, 0 opposed.

The next regular Town Council meeting is scheduled for Monday, November 3, 2025 at 7 p.m. in the Zionsville Town Hall Council Chambers. Final notice will be posted in compliance with the Indiana Open Door Law. Thank you.

Respectfully Submitted,

Amelia Anne Lacy, Municipal Relations Coordinator
Town of Zionsville

I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

November 3, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

Town of Zionsville

October Payroll

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 2 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 2,089,568.49.

Dated this 3rd day of October 2025.

Jason Plunkett

Brad Burk

Evan Norris

Joe Stein

Sarah Esterline Sampson

Tim McElderry

Craig Melton

Signatures of Governing Board

Accounts Payable Register

Date: 10/23/2025 12:43:21 PM

APV Register Batch - October Payroll

APVREGISTER.FRX

All History

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
10/22/2025	13666	INPRS - Manual Checks		8901999127.000	Civil PERF	10/24 Civil Perf	42344.05	13666E 10/22/2025	
10/08/2025	13454	INPRS - Manual Checks		8901999127.000	Civil PERF	10/10 P/R - Civil Perf	42874.85	13454e 10/08/2025	
10/06/2025	13428	Delta Dental Plan of Indiana Inc		8901999127.500	Dental Insurance	October Dental EE and ER	18900.42	13428e 10/06/2025	
10/03/2025	13419	Life Insurance Co of North America		8901999129.000	Supplemental Insurance	EE Supplemental Insurance September 2025	2773.05	13419e 10/03/2025	
10/03/2025	13396	The Hartford-EFT		8901999129.000	Supplemental Insurance	EE Supplemental September 2025	2372.44	13396e 10/03/2025	
10/17/2025	13602	The Hartford-EFT		8901999129.000	Supplemental Insurance	October EE Supplemental	2219.18	13602e 10/17/2025	
10/03/2025	13419	Life Insurance Co of North America		8901999129.000	Supplemental Insurance	ER Supplemental Insurance September 2025	8862.65	13419e 10/03/2025	
10/03/2025	13395	Ansel Services Inc		8901999129.000	Supplemental Insurance	EE Supplemental Insurance September 2025	2704.39	13395e 10/03/2025	
10/06/2025	13428	Delta Dental Plan of Indiana Inc		8901999129.100	Vision Insurance	October EE Vision	2416.60	13428e 10/06/2025	
10/08/2025	13464	Bo Co Prof Firefighter Association		8901999129.200	Fire Union Dues	10/10/25 Fire Union Dues	2925.13	13464e 10/08/2025	
10/23/2025	13676	Bo Co Prof Firefighter Association		8901999129.200	Fire Union Dues	10/24/25 Fire Union Dues	2925.13	13676E 10/23/2025	
10/08/2025	13465	ZFD House Funds		8901999129.300	Fire House Dues	10/10/2025 Fire House Dues Station 92	100.00	13465e 10/08/2025	
10/08/2025	13465	ZFD House Funds		8901999129.300	Fire House Dues	10/10/2025 Fire House Dues Station 93	85.00	13465e 10/08/2025	
10/08/2025	13465	ZFD House Funds		8901999129.300	Fire House Dues	10/10/2025 Fire House Dues Station 91	185.00	13465e 10/08/2025	
10/23/2025	13675	ZFD House Funds		8901999129.300	Fire House Dues	10/24/25 Fire House Dues St 92	100.00	13675E 10/23/2025	
10/23/2025	13675	ZFD House Funds		8901999129.300	Fire House Dues	10/24/25 Fire House Dues St 93	85.00	13675E 10/23/2025	
10/23/2025	13675	ZFD House Funds		8901999129.300	Fire House Dues	10/24/25 Fire House Dues St 91	185.00	13675E 10/23/2025	
10/22/2025	13668	Nationwide Retirement Solution		8901999129.400	Nationwide	10/24 Payroll - Nationwide ER	23238.10	13668E 10/22/2025	
10/08/2025	13456	Nationwide Retirement Solution		8901999129.400	Nationwide	10/10 P/R - Nationwide EE	53666.39	13456e 10/08/2025	
10/22/2025	13668	Nationwide Retirement Solution		8901999129.400	Nationwide	10/24 Payroll - Nationwide EE	52345.25	13668E 10/22/2025	
10/08/2025	13456	Nationwide Retirement Solution		8901999129.400	Nationwide	10/10 P/R - Nationwide ER	23944.74	13456e 10/08/2025	
10/22/2025	13667	Payroll HSA - Manual Checks		8901999129.500	HSA	10/24 HSA ER	10399.16	13667E 10/22/2025	
10/08/2025	13455	Payroll HSA - Manual Checks		8901999129.500	HSA	10/10 P/R - HSA EE	10461.84	13455e 10/08/2025	
10/08/2025	13455	Payroll HSA - Manual Checks		8901999129.500	HSA	10/10 P/R - HSA ER	10369.52	13455e 10/08/2025	
10/22/2025	13667	Payroll HSA - Manual Checks		8901999129.500	HSA	10/24 HSA EE	10466.77	13667E 10/22/2025	

Accounts Payable Register

Date: 10/23/2025 12:43:21 PM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
10/22/2025	13665	Direct Deposit		8901999129.700	Direct Deposit	10/24 Direct Deposit	501405.32	13665E 10/22/2025	
10/08/2025	13453	Direct Deposit		8901999129.700	Direct Deposit	10/10 P/R - Direct Deposit	531906.51	13453e 10/08/2025	
10/08/2025	13454	INPRS - Manual Checks		8901999129.800	Fire PERF	10/10 P/R - Fire Perf	79849.44	13454e 10/08/2025	
10/22/2025	13666	INPRS - Manual Checks		8901999129.800	Fire PERF	10/24 Fire Perf	79849.44	13666E 10/22/2025	
10/08/2025	13454	INPRS - Manual Checks		8901999129.900	Police PERF	10/10 P/R - Police Perf	33105.38	13454e 10/08/2025	
10/22/2025	13666	INPRS - Manual Checks		8901999129.900	Police PERF	10/24 Police Perf	32210.64	13666E 10/22/2025	
10/08/2025	13452	IN State Central Collection UN		8901999130.100	Child Support	10/10 P/R - Child Support	2163.51	13452e 10/08/2025	
10/22/2025	13664	IN State Central Collection UN		8901999130.100	Child Support	10/24 Child Support	2163.51	13664E 10/22/2025	
10/22/2025	13662	Payroll Taxes		8901999130.200	Federal Taxes	10/24 Federal taxes	73561.60	13662E 10/22/2025	
10/08/2025	13450	Payroll Taxes		8901999130.200	Federal Taxes	10/10 P/R - Taxes - Federal	84071.21	13450e 10/08/2025	
10/22/2025	13662	Payroll Taxes		8901999130.300	EE FICA Taxes	10/24 EE FICA taxes	44848.53	13662E 10/22/2025	
10/08/2025	13450	Payroll Taxes		8901999130.300	EE FICA Taxes	10/10 P/R - Taxes - EE FICA	47829.53	13450e 10/08/2025	
10/22/2025	13662	Payroll Taxes		8901999130.400	EE Med Taxes	10/24 EE Medi taxes	10488.75	13662E 10/22/2025	
10/08/2025	13450	Payroll Taxes		8901999130.400	EE Med Taxes	10/10 P/R - Taxes - EE MEDI	11185.89	13450e 10/08/2025	
10/08/2025	13450	Payroll Taxes		8901999130.500	ER FICA Taxes	10/10 P/R - Taxes - ER FICA	47829.56	13450e 10/08/2025	
10/22/2025	13662	Payroll Taxes		8901999130.500	ER FICA Taxes	10/24 ER Fica taxes	44848.54	13662E 10/22/2025	
10/22/2025	13662	Payroll Taxes		8901999130.600	ER Med Taxes	10/24 ER Medi taxes	10488.77	13662E 10/22/2025	
10/08/2025	13450	Payroll Taxes		8901999130.600	ER Med Taxes	10/10 P/R - Taxes - ER MEDI	11185.94	13450e 10/08/2025	
10/08/2025	13451	IN Dept of Revenue		8901999130.700	State Taxes	10/10 P/R - Taxes - State	22053.53	13451e 10/08/2025	
10/22/2025	13663	IN Dept of Revenue		8901999130.700	State Taxes	10/24 State taxes	20706.23	13663E 10/22/2025	
10/22/2025	13663	IN Dept of Revenue		8901999130.800	Income Taxes	10/24 LIT Local taxes	11015.64	13663E 10/22/2025	
10/08/2025	13451	IN Dept of Revenue		8901999130.800	Income Taxes	10/10 P/R - Taxes - LIT Local	11676.48	13451e 10/08/2025	
10/06/2025	13423	Health Fund Account		8901999130.900	Health Insurance	EE Contribution to Health Insurance September	38226.06	13423e 10/06/2025	
10/08/2025	13457	Health Fund Account		8901999131.300	FSA	10/10 P/R - FSA Account	1779.46	13457e 10/08/2025	
10/22/2025	13669	Health Fund Account		8901999131.300	FSA	10/24 FSA account	1664.08	13669E 10/22/2025	
10/17/2025	13600	ADP Inc		8901999375.000	Contractual Services	ADP Payroll Fees	4488.16	13600e 10/17/2025	
10/22/2025	13670	Ann M DeLaney Trustee		8901999938.000	Wage Garnishment	10/24 Garnishment	899.81	13670E 10/22/2025	
10/08/2025	13458	Ann M DeLaney Trustee		8901999938.000	Wage Garnishment	10/10 P/R - Garnishment	1117.31	13458e 10/08/2025	

*** GRAND TOTAL ***

2089568.49

I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

November 3, 2025

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

Town of Zionsville

11/03 TC Claims

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 44 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 4,261,017.06.

Dated this 3rd day of November 2025.

Jason Plunkett

Brad Burk

Evan Norris

Joe Stein

Sarah Esterline Sampson

Tim McElderry

Craig Melton

Signatures of Governing Board

Accounts Payable Register

Date: 10/22/2025 03:27:43 PM

APV Register Batch - 11/03/25 TC Claims

APVREGISTER.FRX

All History

Grouped By Fund Number, Department

Ordered By Appropriation

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
**Fund Number 1101 General									
**Department 100									
10/22/2025	13659	Payroll Fund		1101100111.000	Admin - Salary	10/24 Salary - Admin	19268.02	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101100111.000	Admin - Salary	10/10 P/R - Administration - Salary	19268.03	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1101100114.000	Admin K9 Stipend	10/10 P/R - Administration - Stipend	146.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101100114.000	Admin K9 Stipend	10/24 Stipend - Admin	146.00	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1101100120.000	Admin FICA-Medicare	10/24 Fica/Medi - Admin	1419.24	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101100120.000	Admin FICA-Medicare	10/10 P/R - Administration - FICA	1419.24	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1101100121.000	Admin - PERF Retirement	10/10 P/R - Civil Perf - Administration	2740.62	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101100121.000	Admin - PERF Retirement	10/24 Civil Perf - Admin	2740.62	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101100121.500	Admin - 401a Match Retirement	10/10 P/R - ER 401a - Administration	525.18	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101100121.500	Admin - 401a Match Retirement	10/24 ER 401A - Admin	525.18	13659E 10/22/2025	
10/06/2025	13424	Health Fund Account		1101100122.000	Admin - Health Insurance	Monthly ER Costs September - Admin	5899.26	13424e 10/06/2025	
10/08/2025	13459	Payroll Fund		1101100122.000	Admin - Health Insurance	10/10 P/R - ER HSA - Administration	122.12	13459E 10/08/2025	
10/06/2025	13426	Payroll Fund		1101100122.000	Admin - Health Insurance	October ER Dental - Administration	244.01	13426e 10/06/2025	
10/22/2025	13659	Payroll Fund		1101100122.000	Admin - Health Insurance	10/24 ER HSA - Admin	122.12	13659E 10/22/2025	
10/03/2025	13417	Payroll Fund		1101100124.000	Admin - GTL/Disability	STD, LTD, GTL and AD&D September 2025 - Administration	171.05	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		1101100125.000	Admin - Workers' Compensation	2024 WC Audit - Administration	172.99	76346 10/16/2025	
10/08/2025	13459	Payroll Fund		1101100128.000	Admin - Longevity	10/10 P/R - Administration - Longevity	32.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101100128.000	Admin - Longevity	10/24 Longevity - Admin	32.00	13659E 10/22/2025	
10/17/2025	13606	Chase Bank - PCard		1101100214.000	Admin - Office Supplies	Supplies - Lacy - Office 360	22.09	/ /	
10/17/2025	13606	Chase Bank - PCard		1101100214.000	Admin - Office Supplies	Packing Supplies - Adams - The Home Depot	65.96	/ /	

Accounts Payable Register

Date: 10/22/2025 03:27:43 PM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
10/06/2025	13432	Chase Bank - PCard		1101100352.000	Admin Travel-Training-Seminars	AIM Summit Jenna Butler - Butler - French Lick FD	159.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1101100352.000	Admin Travel-Training-Seminars	AIM Summit Zach Lutz - Butler - French Lick FD	159.00	/ /	
10/17/2025	13606	Chase Bank - PCard		1101100352.000	Admin Travel-Training-Seminars	Flight for IMLA Conference - Oberlander - American Airlines	426.36	/ /	
10/06/2025	13432	Chase Bank - PCard		1101100352.000	Admin Travel-Training-Seminars	AIM Summit Justin Hage - Butler - French Lick FD	159.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1101100375.000	Admin - Contractual Services	Westlaw Legal Research - Oberlander - Thomson West	352.18	/ /	
09/17/2025	13255	Chase Bank - PCard		1101100393.000	Subscriptions-Dues-Members hips	Bar Dues - Oberlander - State of Indiana	180.00	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101100393.000	Subscriptions-Dues-Members hips	Indiana Attorney Registration - Hage - State of Indiana	180.00	13255E 10/06/2025	
SubTotal Department 100							56697.27		
**Department 110									
10/22/2025	13659	Payroll Fund		1101110111.000	Comm - Salary	10/24 Salary - Communications	3269.23	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101110111.000	Comm - Salary	10/10 P/R - Communication - Salary	3269.23	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1101110120.000	Comm - FICA-Medicare	10/10 P/R - Communication - FICA	241.50	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101110120.000	Comm - FICA-Medicare	10/24 Fica/Medi - Communications	241.50	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1101110121.000	Comm - PERF Retirement	10/24 Civil Perf - Communications	464.23	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101110121.000	Comm - PERF Retirement	10/10 P/R - Civil Perf - Communication	464.23	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101110121.500	Comm - 401a Match Retirement	10/24 ER 401A - Communications	163.46	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101110121.500	Comm - 401a Match Retirement	10/10 P/R - ER 401a - Communication	163.46	13459E 10/08/2025	
10/06/2025	13424	Health Fund Account		1101110122.000	Comm Health Insurance	Monthly ER Costs September - Communication	769.20	13424e 10/06/2025	
10/22/2025	13659	Payroll Fund		1101110122.000	Comm Health Insurance	10/24 ER HSA - Communications	56.01	13659E 10/22/2025	
10/06/2025	13426	Payroll Fund		1101110122.000	Comm Health Insurance	October ER Dental - Communication	27.67	13426e 10/06/2025	
10/08/2025	13459	Payroll Fund		1101110122.000	Comm Health Insurance	10/10 P/R - ER HSA -	56.01	13459E 10/08/2025	

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10/03/2025	13417	Payroll Fund		1101110124.000	Comm - GTL/Disability	Communication STD, LTD, GTL and AD&D September 2025 - Communication	41.01	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		1101110125.000	Comm - Workers' Compensation	2024 WC Audit - Communication	83.80	76346 10/16/2025	
09/17/2025	13255	Chase Bank - PCard		1101110352.000	Comm Travel-Training-Seminars	Southwest Bag - Lingg - Southwest	35.00	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101110352.000	Comm Travel-Training-Seminars	Food Per Diem - Lingg - Gordon Ramsay Fish & Chips	28.16	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101110352.000	Comm Travel-Training-Seminars	Food Per Diem - Lingg - Tacotarian	17.33	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101110352.000	Comm Travel-Training-Seminars	Food Per Diem - Lingg - Blondies Sports Bar	25.17	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101110352.000	Comm Travel-Training-Seminars	Food Per Diem - Lingg - IN-N-Out	12.35	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101110352.000	Comm Travel-Training-Seminars	Food Per Diem - Lingg - Pin-Up Pizza	10.82	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101110352.000	Comm Travel-Training-Seminars	Southwest Bag - Lingg - Southwest	35.00	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101110352.000	Comm Travel-Training-Seminars	Conference Hotel - Lingg - PH Lodging	557.87	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1101110352.000	Comm Travel-Training-Seminars	AIM Room Hold - Lingg - French Lick FD	159.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1101110352.000	Comm Travel-Training-Seminars	Notary Continuing Ed - Riley - IPLA	49.37	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1101110355.000	Comm - Printing & Advertising	Winter Ad - Lingg - Travel Indiana	600.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1101110375.000	Comm - Contractual Services	Website Hosting Fee - Lingg - Circle City Digital	600.00	/ /	
10/10/2025	13517	Bar Communications LLC		1101110375.000	Comm - Contractual Services	Pro Services October	2500.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1101110393.000	Subscriptions-Dues-Members hips	Subscription - Lingg - The Lebanon Reporter	12.99	/ /	
SubTotal Department 110							13953.60		

**Department 120

10/22/2025	13659	Payroll Fund		1101120113.000	Council - Part-time Salary	10/24 Salary - Council	7670.00	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1101120120.000	Council - FICA-Medicare	10/24 Fica/Medi - Council	586.76	13659E 10/22/2025	

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10/16/2025	13561	Valerie J Gangwer		1101120375.000	Council - Contractual Services	October TC Transcription	141.00	/ /	
10/01/2025	13388	Valerie J Gangwer		1101120375.000	Council - Contractual Services	September TC Transcription	338.80	/ /	
SubTotal Department 120							8736.56		
**Department 130									
10/08/2025	13459	Payroll Fund		1101130111.000	Finance - Salary	10/10 P/R - Finance - Salary	19985.22	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101130111.000	Finance - Salary	10/24 Salary - Finance	19985.22	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1101130111.000	Finance - Salary	10/24 Fica/Medi - Finance	1512.48	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101130120.000	Finance - FICA-Medicare	10/10 P/R - Finance - FICA	1512.48	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1101130121.000	Finance - PERF Retirement	10/10 P/R - Civil Perf - Finance	2084.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101130121.000	Finance - PERF Retirement	10/24 Civil Perf - Finance	2084.00	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1101130121.500	Finance - 401a Match Retirement	10/24 ER 401A - Finance	775.08	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101130121.500	Finance - 401a Match Retirement	10/10 P/R - ER 401a - Finance	775.08	13459E 10/08/2025	
10/06/2025	13426	Payroll Fund		1101130122.000	Finance - Health Insurance	October ER Dental - Finance	193.67	13426e 10/06/2025	
10/08/2025	13459	Payroll Fund		1101130122.000	Finance - Health Insurance	10/10 P/R - ER HSA - Finance	112.02	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101130122.000	Finance - Health Insurance	10/24 ER HSA - Finance	112.02	13659E 10/22/2025	
10/06/2025	13424	Health Fund Account		1101130122.000	Finance - Health Insurance	Monthly ER Costs September - Finance	5681.98	13424e 10/06/2025	
10/03/2025	13417	Payroll Fund		1101130124.000	Finance - GTL/Disability	STD, LTD, GTL and AD&D September 2025 - Finance	239.43	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		1101130125.000	Finance - Workers' Compensation	2024 WC Audit - Finance	99.60	76346 10/16/2025	
10/22/2025	13659	Payroll Fund		1101130128.000	Finance - Longevity Pay	10/24 Longevity - Finance	278.00	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101130128.000	Finance - Longevity Pay	10/10 P/R - Finance - Longevity	278.00	13459E 10/08/2025	
10/06/2025	13432	Chase Bank - PCard		1101130214.000	Finance - Office Supplies	Standing Mat - Poore - Amazon	39.99	/ /	
10/09/2025	13512	A E Boyce Co Inc		1101130214.000	Finance - Office Supplies	Tax Forms	76.19	/ /	
10/17/2025	13606	Chase Bank - PCard		1101130214.000	Finance - Office Supplies	Supplies - Lantz - Office 360	42.57	/ /	
10/17/2025	13606	Chase Bank - PCard		1101130214.000	Finance - Office Supplies	Supplies - Lantz - Amazon	47.66	/ /	
10/17/2025	13606	Chase Bank - PCard		1101130214.000	Finance - Office Supplies	Supplies - Lantz - Amazon	61.95	/ /	
10/06/2025	13432	Chase Bank - PCard		1101130214.000	Finance - Office Supplies	Standing Desk - Poore - Amazon	170.99	/ /	
10/06/2025	13432	Chase Bank - PCard		1101130352.000	Finance - Travel-Training-Seminars	AIM Conference Deposit - Poore - French Lick FD	169.00	/ /	

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10/17/2025	13605	CNHI LLC		1101130354.000	Finance - Legal Notices	Notice To Taxpayers Non DLGF Budget	305.69	/ /	
10/16/2025	13560	Gannett Media Corp		1101130354.000	Finance - Legal Notices	Public Hearing Non DLGF	322.80	/ /	
10/08/2025	13441	Pitney Bowes Inc		1101130375.000	Finance - Contractual Services	7/27-10/26/25 Postage Lease	584.79	/ /	
09/17/2025	13255	Chase Bank - PCard		1101130393.000	Subscriptions-Dues-Members hips	GFOA Membership - Poore - Government Finance Office	500.00	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101130393.000	Subscriptions-Dues-Members hips	APT Membership - Poore - APT US&C	199.00	13255E 10/06/2025	
SubTotal Department 130							58228.91		
**Department 135									
10/08/2025	13459	Payroll Fund		1101135113.000	Court Part-time Salary	10/10 P/R - Court - PT Salary	620.76	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101135113.000	Court Part-time Salary	10/24 Part-time Salary - Court	1324.24	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1101135120.000	Court - FICA-Medicare	10/24 Fica/Medi - Court	101.30	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101135120.000	Court - FICA-Medicare	10/10 P/R - Court - FICA	47.49	13459E 10/08/2025	
10/16/2025	13567	Todd William Settle		1101135125.000	Court Workers' Compensation	2024 WC Audit - Court	21.50	76346 10/16/2025	
SubTotal Department 135							2115.29		
**Department 140									
10/08/2025	13459	Payroll Fund		1101140111.000	HR - Salary	10/10 P/R - HR - Salary	11347.06	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101140111.000	HR - Salary	10/24 Salary - HR	11347.06	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101140120.000	HR - FICA-Medicare	10/10 P/R - HR - FICA	866.37	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101140120.000	HR - FICA-Medicare	10/24 Fica/Medi - HR	866.37	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1101140121.000	HR - PERF Retirement	10/24 Civil Perf - HR	1628.48	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101140121.000	HR - PERF Retirement	10/10 P/R - Civil Perf - HR	1628.48	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1101140121.500	HR - 401a Match Retirement	10/10 P/R - ER 401a - HR	376.51	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101140121.500	HR - 401a Match Retirement	10/24 ER 401A - HR	376.51	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1101140122.000	HR Health Insurance	10/24 ER HSA - HR	98.09	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101140122.000	HR Health Insurance	10/10 P/R - ER HSA - HR	98.09	13459E 10/08/2025	
10/06/2025	13424	Health Fund Account		1101140122.000	HR Health Insurance	Monthly ER Costs September - HR	1309.28	13424e 10/06/2025	
10/06/2025	13426	Payroll Fund		1101140122.000	HR Health Insurance	October ER Dental - HR	55.00	13426e 10/06/2025	
10/03/2025	13417	Payroll Fund		1101140124.000	HR - GTL/Disability	STD, LTD, GTL and AD&D September 2025 - HR	125.16	13417e 10/03/2025	

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10/16/2025	13567	Todd William Settle		1101140125.000	HR - Workers' Compensation	2024 WC Audit - HR	6.32	76346 10/16/2025	
10/22/2025	13659	Payroll Fund		1101140128.000	HR - Longevity Pay	10/24 Longevity - HR	121.00	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101140128.000	HR - Longevity Pay	10/10 P/R - HR - Longevity	121.00	13459E 10/08/2025	
10/17/2025	13606	Chase Bank - PCard		1101140214.000	HR - Office Supplies	Garment Rack/Hangers - Kiel - Meijer	64.17	/ /	
09/17/2025	13255	Chase Bank - PCard		1101140352.000	HR - Travel-Training-Seminars	Leadership Library - Kiel - Amazon	184.56	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101140352.000	HR - Travel-Training-Seminars	AIM Impact Conference - Kiel - French Lick FD	417.19	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1101140364.000	HR - Promotions	Cookies - Kiel - Loaded Dough Cooki	600.00	/ /	
10/17/2025	13606	Chase Bank - PCard		1101140364.000	HR - Promotions	Ice and Drinks - Kiel - Kroger	110.59	/ /	
10/17/2025	13606	Chase Bank - PCard		1101140364.000	HR - Promotions	EE Lunch - Kiel - The Mill Tavern	47.23	/ /	
10/17/2025	13606	Chase Bank - PCard		1101140364.000	HR - Promotions	Funeral Flowers - Kiel - Blooms by Dragonfly	160.82	/ /	
10/06/2025	13432	Chase Bank - PCard		1101140364.000	HR - Promotions	EE Event Lunch - Morris - Backroads BBQ	2840.60	/ /	
10/17/2025	13601	Payroll Fund		1101140375.000	HR - Contractual Services	ADP Payroll Fees	4488.16	13601e 10/17/2025	
09/30/2025	13434	ADP Screening and Selection		1101140375.000	HR - Contractual Services	Background Screening Services	91.40	76263 09/30/2025	
10/06/2025	13432	Chase Bank - PCard		1101140375.000	HR - Contractual Services	C4 Background Check - Kiel - C4 Operations LLC	42.00	/ /	
10/09/2025	13490	ADP Screening and Selection		1101140375.000	HR - Contractual Services	Background Screening Services	91.40	/ /	
09/17/2025	13255	Chase Bank - PCard		1101140393.000	Subscriptions-Dues-Memberships	Indy SHRM Membership - Kiel - Indyshrm	150.00	13255E 10/06/2025	
SubTotal Department 140							39658.90		
**Department 150									
10/08/2025	13459	Payroll Fund		1101150111.000	IT - Salary	10/10 P/R - IT - Salary	22961.50	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101150111.000	IT - Salary	10/24 Salary - IT	3846.16	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101150113.000	IT - Part-time Salary	10/10 P/R - IT - PT Salary	73.46	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101150113.000	IT - Part-time Salary	10/24 Part-time Salary - IT	315.39	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101150120.000	IT - FICA-Medicare	10/10 P/R - IT - FICA	1744.43	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101150120.000	IT - FICA-Medicare	10/24 Fica/Medi - IT	312.05	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1101150121.000	IT - PERF Retirement	10/24 Civil Perf - IT	552.97	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101150121.000	IT - PERF Retirement	10/10 P/R - Civil Perf - IT	1082.60	13459E 10/08/2025	

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10/06/2025	13424	Health Fund Account		1101150122.000	IT Health Insurance	Monthly ER Costs September - IT	4198.52	13424e 10/06/2025	
10/03/2025	13417	Payroll Fund		1101150124.000	IT - GTL/Disability	STD, LTD, GTL and AD&D September 2025 - IT	69.63	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		1101150125.000	IT - Workers Compensation	2024 WC Audit - IT	85.02	76346 10/16/2025	
10/08/2025	13459	Payroll Fund		1101150128.000	IT - Longevity Pay	10/10 P/R - IT - Longevity	192.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101150128.000	IT - Longevity Pay	10/24 Longevity - IT	48.00	13659E 10/22/2025	
10/08/2025	13467	Motorola Solutions Inc		1101150351.000	IT - Telephone & Mobile Devices	PD & FD Radio	305.64	/ /	
10/03/2025	13401	RingCentral Inc		1101150351.000	IT - Telephone & Mobile Devices	Phones	4584.29	/ /	
10/08/2025	13468	RingCentral Inc		1101150351.000	IT - Telephone & Mobile Devices	Phone	1688.91	/ /	
09/17/2025	13255	Chase Bank - PCard		1101150351.000	IT - Telephone & Mobile Devices	Firstnet Data - Riley - AT&T	651.63	13255E 10/06/2025	
10/22/2025	13657	RingCentral Inc		1101150351.000	IT - Telephone & Mobile Devices	Monthly phone charges	4589.29	/ /	
10/22/2025	13658	Metronet Systems Holding LLC		1101150351.000	IT - Telephone & Mobile Devices	Fiber IPTV & Advanced Services	706.94	76353 10/22/2025	
10/17/2025	13606	Chase Bank - PCard		1101150351.000	IT - Telephone & Mobile Devices	Firstnet Data - Riley - AT&T	651.63	/ /	
10/06/2025	13432	Chase Bank - PCard		1101150351.000	IT - Telephone & Mobile Devices	Internet Service - Riley - Everstream	1030.00	/ /	
10/08/2025	13467	Motorola Solutions Inc		1101150351.000	IT - Telephone & Mobile Devices	PD & FD Radio	305.64	/ /	
10/03/2025	13401	RingCentral Inc		1101150351.000	IT - Telephone & Mobile Devices	Phones	4999.48	/ /	
10/03/2025	13401	RingCentral Inc		1101150351.000	IT - Telephone & Mobile Devices	Phones	4554.57	/ /	
10/20/2025	13643	Level 3 Financing Inc		1101150351.000	IT - Telephone & Mobile Devices	Ethernet & Internet	3139.28	/ /	
10/10/2025	13520	StormWind LLC		1101150352.000	IT- Travel-Training-Seminars	Training for Certification	1590.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1101150352.000	IT- Travel-Training-Seminars	Training Materials - Emery - The Technical Institute	899.00	/ /	
10/17/2025	13606	Chase Bank - PCard		1101150367.000	IT - Equipment Repair & Maintenance	Recycling - Butler - Technology Recycle	10.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1101150367.000	IT - Equipment Repair & Maintenance	Shipping - Emery - The UPS Store	29.07	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1101150367.000	IT - Equipment Repair &	Recycling - Butler - Technology	20.00	/ /	

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					Maintenance	Recycle			
10/17/2025	13606	Chase Bank - PCard		1101150375.000	IT - Contractual Services	Membership dues - Emery - GMIS	450.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1101150394.000	IT - Software Licensing	FAA Registration - Rust - FAADronezone	5.00	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101150394.000	IT - Software Licensing	Monthly Email Processing - Rust - Twilio Sendgrid	19.95	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101150394.000	IT - Software Licensing	Software Renewal - Rust - Canva	300.00	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1101150394.000	IT - Software Licensing	Zoom Workplace Pro Monthly - Rust - Zoom.com	1257.74	/ /	
09/17/2025	13255	Chase Bank - PCard		1101150394.000	IT - Software Licensing	DJI Flight Hub Software - Rust - DJI.Com	999.00	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1101150394.000	IT - Software Licensing	Auto Cad - Poore - Autodesk Ady	8380.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1101150394.000	IT - Software Licensing	Data Services - Rust - Microsoft	20.18	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1101150394.000	IT - Software Licensing	Microsoft Data Services - Rust - Microsoft	20.31	/ /	
10/06/2025	13432	Chase Bank - PCard		1101150446.000	IT - Computers	Storage - Rust - Apple.com	57.82	/ /	
10/06/2025	13432	Chase Bank - PCard		1101150446.000	IT - Computers	Docking Stations - Rust - Amazon	571.52	/ /	
10/17/2025	13606	Chase Bank - PCard		1101150446.000	IT - Computers	Email API - Rust - Twilio Sendgrid	19.95	/ /	
10/06/2025	13432	Chase Bank - PCard		1101150446.000	IT - Computers	Memory Cards - Rust - Amazon	239.80	/ /	
10/08/2025	13466	Computer System Integration LLC		1101150446.000	IT - Computers	Storage/Cloud Services	2462.22	/ /	
09/17/2025	13255	Chase Bank - PCard		1101150446.000	IT - Computers	ReMarkable Tablet - Rust - Amazon	779.00	13255E 10/06/2025	
SubTotal Department 150							80819.59		
**Department 160									
10/22/2025	13659	Payroll Fund		1101160111.000	Mayor - Salary	10/24 Salary - Mayor	5769.23	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101160111.000	Mayor - Salary	10/10 P/R - Mayor - Salary	5769.23	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101160120.000	Mayor - FICA-Medicare	10/24 Fica/Medi - Mayor	434.74	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101160120.000	Mayor - FICA-Medicare	10/10 P/R - Mayor - FICA	434.74	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101160121.000	Mayor - PERF Retirement	10/24 Civil Perf - Mayor	819.23	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101160121.000	Mayor - PERF Retirement	10/10 P/R - Civil Perf - Mayor	819.23	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1101160121.500	Mayor - 401a Match Retirement	10/10 P/R - ER 401a - Mayor	288.46	13459E 10/08/2025	

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
10/22/2025	13659	Payroll Fund		1101160121.500	Mayor - 401a Match Retirement	10/24 ER 401A - Mayor	288.46	13659E 10/22/2025	
10/06/2025	13424	Health Fund Account		1101160122.000	Mayor - Health Insurance	Monthly ER Costs September - Mayor	1523.64	13424e 10/06/2025	
10/03/2025	13417	Payroll Fund		1101160124.000	Mayor - GTL/Disability	STD, LTD, GTL and AD&D September 2025 - Mayor	39.34	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		1101160125.000	Mayor - Workers' Compensation	2024 WC Audit - Mayor	97.67	76346 10/16/2025	
10/06/2025	13432	Chase Bank - PCard		1101160352.000	Mayor Travel-Training-Seminars	AIM Summit Jon Stehr - Butler - French Lick FD	159.00	/ /	
SubTotal Department 160							16442.97		
**Department 170									
10/22/2025	13659	Payroll Fund		1101170111.000	P & Z - Salary	10/24 Salary - Planning	43130.46	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101170111.000	P & Z - Salary	10/10 P/R - Planning - Salary	43130.47	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1101170112.000	P & Z Over-time Salary	10/10 P/R - Planning - OT Salary	32.37	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101170113.000	P & Z - Part-time Salary	10/24 Part-time Salary - Planning	440.00	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1101170120.000	P & Z - FICA-Medicare	10/24 Fica/Medi - Planning	3232.19	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101170120.000	P & Z - FICA-Medicare	10/10 P/R - Planning - FICA	3202.15	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101170121.000	P & Z - PERF Retirement	10/24 Civil Perf - Planning	5695.21	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101170121.000	P & Z - PERF Retirement	10/10 P/R - Civil Perf - Planning	5699.81	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1101170121.500	P & Z - 401a Match Retirement	10/10 P/R - ER 401a - Planning	1172.88	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101170121.500	P & Z - 401a Match Retirement	10/24 ER 401A - Planning	1172.88	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101170122.000	P & Z Health Insurance	10/10 P/R - ER HSA - Planning	708.54	13459E 10/08/2025	
10/06/2025	13424	Health Fund Account		1101170122.000	P & Z Health Insurance	Monthly ER Costs September - Planning	14519.36	13424e 10/06/2025	
10/06/2025	13426	Payroll Fund		1101170122.000	P & Z Health Insurance	October ER Dental - Planning	661.66	13426e 10/06/2025	
10/22/2025	13659	Payroll Fund		1101170122.000	P & Z Health Insurance	10/24 ER HSA - Planning	708.54	13659E 10/22/2025	
10/03/2025	13417	Payroll Fund		1101170124.000	P & Z - GTL/Disability	STD, LTD, GTL and AD&D September 2025 - Planning	521.76	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		1101170125.000	P & Z Workers' Compensation	2024 WC Audit - Planning	86.06	76346 10/16/2025	
10/22/2025	13659	Payroll Fund		1101170128.000	P & Z - Longevity Pay	10/24 Longevity - Planning	537.00	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101170128.000	P & Z - Longevity Pay	10/10 P/R - Planning - Longevity	537.00	13459E 10/08/2025	
10/17/2025	13606	Chase Bank - PCard		1101170214.000	P & Z - Office Supplies	Public Notice Yard Signs - Dale - Zionsville Printing Pros	43.75	/ /	
10/17/2025	13606	Chase Bank - PCard		1101170214.000	P & Z - Office Supplies	Office Supplies - Mason -	73.38	/ /	

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10/17/2025	13606	Chase Bank - PCard		1101170214.000	P & Z - Office Supplies	Amazon Office Supplies - Mason - Amazon	26.97		/ /	
09/17/2025	13255	Chase Bank - PCard		1101170214.000	P & Z - Office Supplies	USPS Cert RR INV - Koenig - USPS	6.08	13255E	10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1101170214.000	P & Z - Office Supplies	Office Supplies - Mason - Amazon	31.79		/ /	
10/17/2025	13606	Chase Bank - PCard		1101170214.000	P & Z - Office Supplies	Office Supplies - Mason - Amazon	351.00		/ /	
10/07/2025	13435	Wright's Express		1101170230.000	P & Z - Fuel-Vehicle	September Fuel - Planning	664.03	13435e	10/06/2025	
10/22/2025	13671	Taylor Minnette Schneider & Clutter PC		1101170311.000	P & Z - Legal Fees	BZA Appeals	588.00		/ /	
10/22/2025	13671	Taylor Minnette Schneider & Clutter PC		1101170311.000	P & Z - Legal Fees	Plan Commission	318.50		/ /	
10/09/2025	13513	Egis BLN USA Inc		1101170312.000	P & Z - Engineering	Engineering Fees	15011.70		/ /	
10/17/2025	13606	Chase Bank - PCard		1101170352.000	P & Z - Travel-Training-Seminars	Conference Lodging - Dale - The Inn at St. Mary's	319.70		/ /	
10/06/2025	13432	Chase Bank - PCard		1101170352.000	P & Z - Travel-Training-Seminars	Hotel for Training - Lathrop - Belterra	144.48		/ /	
10/06/2025	13432	Chase Bank - PCard		1101170352.000	P & Z - Travel-Training-Seminars	Hotel for Training - Lathrop - Belterra	144.48		/ /	
10/06/2025	13432	Chase Bank - PCard		1101170393.000	Subscriptions-Dues-Members hips	Subscription - Koenig - IBJ Online	16.00		/ /	
10/17/2025	13606	Chase Bank - PCard		1101170393.000	Subscriptions-Dues-Members hips	IBJ subscription - Koenig - IBJ Online	16.00		/ /	
10/09/2025	13514	Union Woodlands Developer LLC		1101170395.000	Refunds-Reimbursements	BZA Partial Refund	490.00		/ /	
10/21/2025	13648	Enterprise FM Trust		1101170439.000	P & Z - Vehicle	Vehicle lease charges	2259.74	76352	10/21/2025	
10/15/2025	13559	Enterprise FM Trust		1101170439.000	P & Z - Vehicle	Vehicle Lease Charges for September 2025	1759.35	76345	10/15/2025	
SubTotal Department 170							147453.29			
**Department 190										
10/22/2025	13659	Payroll Fund		1101190113.000	P/A - Part-time Salary	10/24 Part-time Salary - Public Assistance	518.00	13659E	10/22/2025	
10/08/2025	13459	Payroll Fund		1101190113.000	P/A - Part-time Salary	10/10 P/R - Public Assistance - PT Salary	256.76	13459E	10/08/2025	
10/08/2025	13459	Payroll Fund		1101190120.000	P/A - FICA-Medicare	10/10 P/R - Public Assistance -	19.64	13459E	10/08/2025	

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						FICA			
10/22/2025	13659	Payroll Fund		1101190120.000	P/A - FICA-Medicare	10/24 Fica/Medi - Public Assistance	39.63	13659E 10/22/2025	
10/16/2025	13567	Todd William Settle		1101190125.000	P/A - Workers' Compensation	2024 WC Audit - Public Assistance	73.00	76346 10/16/2025	
10/17/2025	13604	Alinium At Zionsville		1101190381.000	Direct Relief Shelter	Rental Assistance	866.00	76349 10/17/2025	
10/07/2025	13433	The Rail at 1380		1101190381.000	Direct Relief Shelter	Rental Assistance	1138.00	76262 10/07/2025	
10/07/2025	13433	The Rail at 1380		1101190383.000	Direct Relief Utility Services	Utility Assistance	111.12	76262 10/07/2025	
10/17/2025	13604	Alinium At Zionsville		1101190383.000	Direct Relief Utility Services	Utility Assistance	59.94	76349 10/17/2025	
10/14/2025	13539	Cinergy Corporation		1101190383.000	Direct Relief Utility Services	Utility Assistance	662.22	76344 10/14/2025	
SubTotal Department 190							3744.31		
**Department 330									
10/22/2025	13659	Payroll Fund		1101330111.000	Salary	10/24 Salary - Facilities	5870.80	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101330111.000	Salary	10/10 P/R - Facilities - Salary	5870.80	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101330120.000	FICA - Medicare	10/24 Fica/Medi - Facilities	453.08	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101330120.000	FICA - Medicare	10/10 P/R - Facilities - FICA	453.53	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1101330121.000	PERF	10/10 P/R - Civil Perf - Facilities	840.47	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101330121.000	PERF	10/24 Civil Perf - Facilities	840.47	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1101330121.500	401a Match	10/10 P/R - ER 401a - Facilities	273.06	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101330121.500	401a Match	10/24 ER 401A - Facilities	273.06	13659E 10/22/2025	
10/06/2025	13426	Payroll Fund		1101330122.000	Health Insurances	October ER Dental - Facilities	114.09	13426e 10/06/2025	
10/22/2025	13659	Payroll Fund		1101330122.000	Health Insurances	10/24 ER HSA - Facilities	56.01	13659E 10/22/2025	
10/06/2025	13424	Health Fund Account		1101330122.000	Health Insurances	Monthly ER Costs September - Facilities	769.20	13424e 10/06/2025	
10/08/2025	13459	Payroll Fund		1101330122.000	Health Insurances	10/10 P/R - ER HSA - Facilities	56.01	13459E 10/08/2025	
10/03/2025	13417	Payroll Fund		1101330124.000	GTL-Disability	STD, LTD, GTL and AD&D September 2025 - Facilities	80.14	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		1101330125.000	Facilities Worker's Comp	2024 WC Audit - Facilities	43.40	76346 10/16/2025	
10/08/2025	13459	Payroll Fund		1101330128.000	Longevity Pay	10/10 P/R - Facilities - Longevity	48.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1101330128.000	Longevity Pay	10/24 Longevity- Facilities	48.00	13659E 10/22/2025	
10/06/2025	13432	Chase Bank - PCard		1101330224.000	Operating	Hang Strips - Willig - Great Lakes Ace	27.98	/ /	
10/17/2025	13621	Ferguson US Holdings Inc		1101330224.000	Operating	Janitorial Supplies	1024.86	/ /	

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09/17/2025	13255	Chase Bank - PCard		1101330224.000	Operating	Facilities Tools - Adams - Lowes	12.28	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1101330224.000	Operating	Town Hall Lighting - Adams - Homedepot.com	228.42	13255E 10/06/2025	
10/07/2025	13437	Cinergy Corporation		1101330342.000	Electric	649 N Ford Rd	62.85	13437e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	8800 Whitestown Rd	74.00	13443e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	Spring Knoll Lights	707.25	13443e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	4140 S 875 E	48.00	13443e 10/07/2025	
10/16/2025	13578	Cinergy Corporation		1101330342.000	Electric	Multiple Addresses	6218.35	13578e 10/16/2025	
10/07/2025	13437	Cinergy Corporation		1101330342.000	Electric	Town of Zionsville Carmel	350.86	13437e 10/07/2025	
10/20/2025	13645	Boone Power Lockbox		1101330342.000	Electric	Huntington Woods Dec S/L	184.50	13645E 10/20/2025	
10/07/2025	13437	Cinergy Corporation		1101330342.000	Electric	1100 W Oak St	8228.21	13437e 10/07/2025	
10/07/2025	13437	Cinergy Corporation		1101330342.000	Electric	10599 Zionsville Rd	33.81	13437e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	Hidden Pines Lights	176.00	13443e 10/07/2025	
10/07/2025	13437	Cinergy Corporation		1101330342.000	Electric	10855 Creek Way	130.21	13437e 10/07/2025	
10/07/2025	13437	Cinergy Corporation		1101330342.000	Electric	290 S Main St	69.50	13437e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	Button Down Farms Lights	92.25	13443e 10/07/2025	
10/07/2025	13437	Cinergy Corporation		1101330342.000	Electric	10190 Bennett Pkwy	35.20	13437e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	4102 S 875 E Office	71.00	13443e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	4104 S 875 E House	103.33	13443e 10/07/2025	
10/20/2025	13645	Boone Power Lockbox		1101330342.000	Electric	TOZ Siren/Lights	1412.25	13645E 10/20/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	Smith Meadows Lights	123.00	13443e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	Oak Ridge Lights	123.00	13443e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	Cobblestone Lights	492.00	13443e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	Rockbridge Lights	164.00	13443e 10/07/2025	
10/20/2025	13645	Boone Power Lockbox		1101330342.000	Electric	9751 Irishman's Run Ln	736.80	13645E 10/20/2025	
10/20/2025	13645	Boone Power Lockbox		1101330342.000	Electric	Blackstone Drive	71.75	13645E 10/20/2025	
10/20/2025	13645	Boone Power Lockbox		1101330342.000	Electric	850 E Oak St	91.25	13645E 10/20/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	6301 S 800 E	101.00	13443e 10/07/2025	
10/07/2025	13437	Cinergy Corporation		1101330342.000	Electric	11251 Sycamore St	33.84	13437e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	Oak Ridge III	24.51	13443e 10/07/2025	
10/08/2025	13443	Boone Power Lockbox		1101330342.000	Electric	Whitestown RD	58.45	13443e 10/07/2025	
10/20/2025	13645	Boone Power Lockbox		1101330342.000	Electric	5929 S 700 E	43.66	13645E 10/20/2025	
10/16/2025	13571	Centerpoint Energy		1101330343.000	Natural Gas	1075 Parkway Drive	86.87	13571e 10/16/2025	

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10/16/2025	13571	Centerpoint Energy		1101330343.000	Natural Gas	1100 W Oak St New	58.51	13571e 10/16/2025	
10/16/2025	13575	Citizens Energy Group		1101330344.000	Water-Sewer	10855 Creek Way Irrig	116.00	13575e 10/16/2025	
10/08/2025	13446	Zionsville Wastewater		1101330344.000	Water-Sewer	Town Hall September 2025	83.84	76310 10/08/2025	
10/16/2025	13575	Citizens Energy Group		1101330344.000	Water-Sewer	1100 W Oak St Bldg New	453.14	13575e 10/16/2025	
10/16/2025	13575	Citizens Energy Group		1101330344.000	Water-Sewer	100 W Pine St	31.29	13575e 10/16/2025	
10/08/2025	13446	Zionsville Wastewater		1101330344.000	Water-Sewer	Irrigation Line September 2025	56.85	76310 10/08/2025	
10/16/2025	13575	Citizens Energy Group		1101330344.000	Water-Sewer	4050 S 875 E	100.54	13575e 10/16/2025	
10/16/2025	13575	Citizens Energy Group		1101330344.000	Water-Sewer	1075 Parkway Dr	324.09	13575e 10/16/2025	
10/08/2025	13446	Zionsville Wastewater		1101330344.000	Water-Sewer	Municipal Buildings September 2025	208.16	76310 10/08/2025	
10/17/2025	13616	Cintas Corporation		1101330366.000	Building Repair and Maintenance	Towel/Mat Service TH	43.39	/ /	
10/06/2025	13432	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	Facilities Plumbing Repair - Adams - The Home Depot	81.20	/ /	
10/17/2025	13619	City Wide Facility Solutions		1101330366.000	Building Repair and Maintenance	Cleaning - TH	2965.16	/ /	
10/20/2025	13634	Genuine Parts Company		1101330366.000	Building Repair and Maintenance	Generator Batteries	584.98	/ /	
10/06/2025	13432	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	Facilities Plumbing Repair - Adams - Lowes	165.94	/ /	
09/17/2025	13255	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	Facilities Electrical Supplies - Adams - The Home Depot	238.79	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	Facilities Cordless Tools - Adams - Homedepot.com	584.96	/ /	
10/06/2025	13432	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	Marker Flags - Adams - Great Lakes Ace	23.97	/ /	
10/17/2025	13606	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	Facilities Electrical Supplies - Adams - Homedepot.com	148.84	/ /	
09/17/2025	13255	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	Town Hall Door Stops - Willig - Great Lakes Ace	32.76	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	L Brackets - Willig - Great Lakes Ace	13.18	/ /	
09/17/2025	13255	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	Facilities Condenser Motor - Adams - Homedepot.com	87.55	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	Facilities Tools Supplies - Adams - Homedepot.com	129.56	/ /	
10/17/2025	13606	Chase Bank - PCard		1101330366.000	Building Repair and	Facilities Plumbing Repair -	123.98	/ /	

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					Maintenance	Adams - Homedepot.com			
10/20/2025	13638	Schindler Elevator Corp		1101330366.000	Building Repair and Maintenance	TH Elevator Service Agreement	6641.87	/ /	
10/06/2025	13432	Chase Bank - PCard		1101330366.000	Building Repair and Maintenance	Facilities Core Shipment - Adams - The UPS Store	14.15	/ /	
10/20/2025	13632	Midwest Landscape Industries Inc		1101330375.000	Contractual Services	Landscape Mgmt - Town Hall	2564.66	/ /	
10/17/2025	13617	Cintas Corporation		1101330375.000	Contractual Services	Towel/Mat Services - TH	59.10	/ /	
SubTotal Department 330							53467.82		
**Department 999									
10/08/2025	13447	US Bank		1101999353.000	N/D - Bank Fees	Admin Fees - General Obligation 2018D	650.00	13447e 10/08/2025	
10/08/2025	13447	US Bank		1101999353.000	N/D - Bank Fees	Admin Fees - General Obligation 2018B	650.00	13447e 10/08/2025	
10/08/2025	13447	US Bank		1101999353.000	N/D - Bank Fees	Admin Fees - General Obligation 2018C	650.00	13447e 10/08/2025	
10/08/2025	13447	US Bank		1101999353.000	N/D - Bank Fees	Admin Fees - General Obligation 2018A	650.00	13447e 10/08/2025	
SubTotal Department 999							2600.00		
SubTotal Fund Number 1101							483918.51		
**Fund Number 1102 Fire Territory Operating									
**Department 210 FIRE DEPARTMENT									
10/08/2025	13459	Payroll Fund		1102210111.000	Salary	10/10 P/R - Fire - Salary	3004.56	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1102210111.000	Salary	10/24 Salary - Fire	2452.83	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1102210112.000	Over-time Salary	10/10 P/R - Fire - OT Salary	24002.65	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1102210112.000	Over-time Salary	10/24 Overtime Salary - Fire	164.99	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1102210113.000	Part-time Salary	10/10 P/R - Fire - PT Salary	869.66	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1102210113.000	Part-time Salary	10/24 Part-time Salary - Fire	623.04	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1102210114.000	Stipend/Ride-Out	10/10 P/R - Fire - Stipend	16633.64	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1102210114.000	Stipend/Ride-Out	10/24 Stipend - Fire	9686.00	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1102210120.000	FICA-Medicare	10/10 P/R - Fire - FICA	25654.13	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1102210120.000	FICA-Medicare	10/24 Fica/Medi - Fire	23231.99	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1102210121.000	PERF	10/24 Perf - Fire	79849.44	13659E 10/22/2025	

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10/08/2025	13459	Payroll Fund		1102210121.000	PERF	10/10 P/R - Perf - Fire	79849.44	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1102210121.000	PERF	10/10 P/R - Civil Perf - Fire	2601.98	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1102210121.000	PERF	10/24 Civil Perf - Fire	2597.42	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1102210121.500	401a Match	10/10 P/R - ER 401a - Fire	10906.69	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1102210121.500	401a Match	10/24 ER 401A - Fire	10194.59	13659E 10/22/2025	
10/06/2025	13424	Health Fund Account		1102210122.000	Fire Health Insurance	Monthly ER Costs September - Fire	136440.02	13424e 10/06/2025	
10/08/2025	13459	Payroll Fund		1102210122.000	Fire Health Insurance	10/10 P/R - ER HSA - Fire	5043.48	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1102210122.000	Fire Health Insurance	10/24 ER HSA - Fire	5073.12	13659E 10/22/2025	
10/06/2025	13426	Payroll Fund		1102210122.000	Fire Health Insurance	October ER Dental - Fire	5835.38	13426e 10/06/2025	
10/03/2025	13417	Payroll Fund		1102210124.000	GTL-Disability	STD, LTD, GTL and AD&D September 2025 - Fire	3876.60	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		1102210125.000	Fire - Worker's Comp	2024 WC Audit - Fire	4128.31	76346 10/16/2025	
10/08/2025	13459	Payroll Fund		1102210128.000	Longevity Pay	10/10 P/R - Fire - Longevity	7408.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1102210128.000	Longevity Pay	10/24 Longevity - Fire	7408.00	13659E 10/22/2025	
09/17/2025	13255	Chase Bank - PCard		1102210211.000	Postage	Stamps - Gommel - The UPS Store	36.00	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1102210213.000	Uniforms	Uniform Shirts - Gommel - Amazon	38.98	/ /	
10/15/2025	13540	MES I Acquisition Inc		1102210213.000	Uniforms	Class A Uniforms	2005.29	/ /	
10/16/2025	13585	Jason Potts		1102210213.000	Uniforms	Uniform Shirts	199.93	/ /	
10/16/2025	13587	MES I Acquisition Inc		1102210213.000	Uniforms	Qty 8 Fire Gear	36796.34	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210213.000	Uniforms	Refund - Gommel - Amazon	-92.93	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210213.000	Uniforms	Uniform Shirt/Boots - Gommel - Amazon	169.90	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210213.000	Uniforms	Duty Boots - Gommel - Amazon	92.93	/ /	
10/15/2025	13557	Fire-Dex GW LLC		1102210213.000	Uniforms	Bunker Pant Alteration	349.25	/ /	
10/15/2025	13558	Fire-Dex GW LLC		1102210213.000	Uniforms	Denial of Gear Repair	47.60	/ /	
10/15/2025	13557	Fire-Dex GW LLC		1102210213.000	Uniforms	Bunker Pant Alteration	347.50	/ /	
10/15/2025	13558	Fire-Dex GW LLC		1102210213.000	Uniforms	Gear Alteration	483.75	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210213.000	Uniforms	Uniform Embroidery - Potts - Village Custom Embroidery	80.00	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210213.000	Uniforms	Seam Ripper - Gommel - Amazon	5.97	/ /	
10/15/2025	13558	Fire-Dex GW LLC		1102210213.000	Uniforms	Gear Repairs	447.25	/ /	

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09/17/2025	13255	Chase Bank - PCard		1102210214.000	Office Supplies	HG Return - Campbell - The UPS Store	84.95	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210214.000	Office Supplies	Water - Gommel - Kroger	26.55	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210214.000	Office Supplies	Pencils - Campbell - Meijer	11.98	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1102210214.000	Office Supplies	Postage - Gommel - The UPS Store	36.44	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210214.000	Office Supplies	Pens - Howard - Amazon	21.29	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210214.000	Office Supplies	Exam Pencils - Campbell - Meijer	24.49	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210214.000	Office Supplies	Supplies - Howard - Amazon	14.49	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210214.000	Office Supplies	HG Return - Campbell - The UPS Store	21.59	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210214.000	Office Supplies	Command Strips - Gommel - Great Lakes Ace	17.98	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210214.000	Office Supplies	IOS Material - Campbell - The UPS Store	264.15	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210214.000	Office Supplies	Distilled Water - Howard - Meijer	1.39	13255E 10/06/2025	
10/15/2025	13550	Franklin Water Treatment LLC		1102210214.000	Office Supplies	Qty 13, 5 Gallon Bottled Water	93.05	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210214.000	Office Supplies	Office Supplies - Howard - Amazon	811.73	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210214.000	Office Supplies	Supplies - Howard - Amazon	172.85	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210214.000	Office Supplies	Pencil Sharpeners - Howard - Amazon	14.22	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1102210214.000	Office Supplies	Camera Battery - Gommel - Amazon	19.39	/ /	
10/16/2025	13586	Meghan Nickles		1102210224.000	Operating Supplies	CPR Refund	30.00	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210224.000	Operating Supplies	ST91 Dish Soap - Willig - Great Lakes Ace	57.54	/ /	
10/16/2025	13581	W W Grainger Inc		1102210224.000	Operating Supplies	ST92 Replacement Pressure Switch	73.48	/ /	
10/15/2025	13544	Penn Care Inc		1102210224.000	Operating Supplies	EMS Supply 709	3228.85	/ /	
10/15/2025	13543	Penn Care Inc		1102210224.000	Operating Supplies	EMS Supply 617	1296.75	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210224.000	Operating Supplies	Compressed Oxygen - Howard - Indiana Oxygen	276.37	/ /	
10/15/2025	13545	Penn Care Inc		1102210224.000	Operating Supplies	EMS Supplies 807	642.05	/ /	
10/15/2025	13546	Penn Care Inc		1102210224.000	Operating Supplies	EMS Supplies	4432.60	/ /	
10/16/2025	13582	The Health & Hospital Corp of		1102210224.000	Operating Supplies	EMS Supplies	199.45	/ /	

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		Marion Co							
10/07/2025	13435	Wright's Express		1102210230.000	Fuel-Vehicle	September Fuel - Fire	6548.72	13435e 10/06/2025	
10/16/2025	13590	Taylor Oil Co Inc		1102210230.000	Fuel-Vehicle	ST92 Fuel 57 Gal	212.61	/ /	
10/16/2025	13591	Taylor Oil Co Inc		1102210230.000	Fuel-Vehicle	Propane by Lbs and Inspection	36.31	/ /	
10/16/2025	13589	Brain Performance LLC		1102210314.000	Medical Testing	Annual Visits	1500.00	/ /	
10/17/2025	13610	Industrial/Organizational Solutions Inc		1102210314.000	Medical Testing	Testing for Hiring process	5922.00	/ /	
10/16/2025	13592	Testing for Public Safety LLC		1102210314.000	Medical Testing	2025 Applicant Oral Interviews	4360.00	/ /	
10/17/2025	13610	Industrial/Organizational Solutions Inc		1102210314.000	Medical Testing	Testing for Hiring process	19.00	/ /	
10/16/2025	13593	Todd William Settle		1102210341.000	Property-Casualty Insurance	Add F150 and F250	897.00	/ /	
10/08/2025	13442	AES Indiana		1102210342.000	Electric	746 S SR 267	211.25	13442e 10/07/2025	
10/07/2025	13438	Cinergy Corporation		1102210342.000	Electric	998 S US 421	974.08	13438e 10/07/2025	
10/16/2025	13572	Centerpoint Energy		1102210343.000	Gas	998 S US 421	149.99	13572e 10/16/2025	
10/16/2025	13572	Centerpoint Energy		1102210343.000	Gas	5793 E 700 S	125.08	13572e 10/16/2025	
10/16/2025	13572	Centerpoint Energy		1102210343.000	Gas	100 N Ford Rd	255.66	13572e 10/16/2025	
10/16/2025	13572	Centerpoint Energy		1102210343.000	Gas	7470 S SR 267	24.40	13572e 10/16/2025	
10/17/2025	13606	Chase Bank - PCard		1102210344.000	Sewer/Water	ST93 Sewer/Water - Howard - Town of Whitestown	256.76	/ /	
10/15/2025	13552	C & J Well Drilling Company		1102210344.000	Sewer/Water	Training House Well Abandonment	1477.50	/ /	
10/16/2025	13576	Citizens Energy Group		1102210344.000	Sewer/Water	100 N Ford Rd	274.89	13576e 10/16/2025	
09/17/2025	13255	Chase Bank - PCard		1102210344.000	Sewer/Water	ST93 Sewer/Water - Howard - Town of Whitestown	256.76	13255E 10/06/2025	
10/16/2025	13576	Citizens Energy Group		1102210344.000	Sewer/Water	5793 S 700 E	243.38	13576e 10/16/2025	
10/16/2025	13594	Zionsville Wastewater		1102210344.000	Sewer/Water	ST91 8/31-9/30/25	270.80	76348 10/16/2025	
10/06/2025	13432	Chase Bank - PCard		1102210351.000	Telephone	Fleet Management - Howard - AT&T	300.12	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210351.000	Telephone	ST81 Telephone - Howard - TDS Telecom	79.88	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Training Totes - Sparks - Lowes	15.96	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	EMS World Expo Passes - Henderson - HMP Communication	1650.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	IERC Registration - Gibbons - Indiana Fire Chiefs Association	125.00	13255E 10/06/2025	

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10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Training Facility Porta Toilet - Sparks - Anytime Outhouse	100.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Interview Board Lunch - Howard - McAlisters	117.87	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Interview Board Lunch - Gommel - Amore Pizzeria	97.93	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	ICC Certification Renewal - Lipps - Int'l Code Council Inc.	140.00	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Interview Board Lunch - Howard - Amore Pizzeria	104.51	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Code Book - Lipps - Int'l Code Council Inc.	276.60	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Training Items - Sparks - Lowes	7.45	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Training Items - Gommel - Amazon	17.61	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Hit The Bricks - Sparks - Hitthebrucksru	64.60	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Interview Board Lunch - Gommel - Jimmy Johns	66.26	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Training Items - Coonfield - Lowes	17.28	/ /	
10/15/2025	13548	Anytime Outhouse		1102210352.000	Travel-Training Seminars	Porta-Toilet	100.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	OSB for Training - Sparks - Lowes	970.40	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	EMS World Expo Passes - Henderson - HMP Communication	50.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Interview Board Lunch - Howard - Jimmy Johns	97.79	/ /	
10/09/2025	13515	Emergency Management Alliance of Indiana		1102210352.000	Travel-Training Seminars	2025 Conference Registration	350.00	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210352.000	Travel-Training Seminars	Kids Count Conference - Randolph - Indiana Youth Institut	449.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210364.000	Promotions	Pancake Day Shirts - Gommel - T Shirt1 Inc.	2453.00	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210364.000	Promotions	CA Frames and Certs - Randolph - Amazon	89.74	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210364.000	Promotions	Pancake Day Supplies - Miller - Aldi	28.20	/ /	

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09/17/2025	13255	Chase Bank - PCard		1102210364.000	Promotions	Retirement Ceremony Refreshments - Howard - Kroger	17.16	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210364.000	Promotions	Sip and Learn - Potts - Meijer	42.54	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210364.000	Promotions	Sip and Learn - Potts - Jack's Donuts	66.90	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210364.000	Promotions	Pancake Day Supplies - Miller - GFS Store	793.30	/ /	
10/15/2025	13549	Jim Love		1102210364.000	Promotions	Pancake Day Restroom Trailer	1200.00	/ /	
10/15/2025	13547	BRI Inc		1102210364.000	Promotions	Pancake Day Tents, Table, Chairs	1949.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210364.000	Promotions	Fire Chief of the Year Citation Bars - Gommel - National Medal Honors	80.35	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210364.000	Promotions	Sip and Learn - Potts - Kroger	50.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210364.000	Promotions	Retirement Ceremony Items - Howard - Amazon	19.27	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210364.000	Promotions	Retirement Etching - Howard - Naptown Etching	20.00	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210364.000	Promotions	Retirement Ceremony Refreshments - Howard - Nothing Bundt Cake	180.09	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210364.000	Promotions	Breast Cancer Shirts - Gommel - T Shirt1 Inc.	910.64	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210364.000	Promotions	Retirement Ceremony Refreshments - Howard - Meijer	129.05	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210364.000	Promotions	CA Graduation Dinner - Potts - Meijer	94.44	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210364.000	Promotions	Pancake Day Supplies - Miller - Aldi	112.80	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210364.000	Promotions	Pancake Day Supplies - Miller - Aldi	98.70	/ /	
10/17/2025	13598	Indy's Pro Graphix Inc		1102210364.000	Promotions	Pancake Day Banner	150.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210364.000	Promotions	PLS Equipment - Henderson - Harmony Pools	7.98	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1102210364.000	Promotions	Sip and Learn - Potts - Dunkin	44.95	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Repair Drawer Slides - VLHA - Lowe's	26.65	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Brass Fittings - Sauer - Lowe's	27.44	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Hardware - Sauer - Utterback	91.40	/ /	

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10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Relief Valve Repair Kit - VLHA - Waterous Company	413.54	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Vehicle Maint - Sparks - Bill Estes Chevrolet	1946.83	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Maintenance - VLHA - Napa	12.97	13255E	10/06/2025
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Tubing - Sauer - Great Lakes Ace	45.54	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Vehicle Maintenance - Sauer - Grainger	49.54	13255E	10/06/2025
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Lock Box - Vangorder - Great Lakes Ace	64.99	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Relief Valve Repair Kit - VLHA - Waterous Company	353.86	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Rims - Sauer - Northside Trailer	290.16	/ /	
10/15/2025	13556	Fire Service Inc		1102210365.000	Vehicle Maintenance	E290 Drivers Seat Cushion	1108.31	/ /	
10/15/2025	13556	Fire Service Inc		1102210365.000	Vehicle Maintenance	Window Parts	1074.58	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	CAC Boot - Sauer - Cummins	416.12	/ /	
10/17/2025	13599	Taylor Oil Co Inc		1102210365.000	Vehicle Maintenance	Oil Dry Bags	300.00	/ /	
10/15/2025	13555	Fire Service Inc		1102210365.000	Vehicle Maintenance	Credit	-123.42	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Tubing - Sauer - Great Lakes Ace	30.36	/ /	
10/15/2025	13555	Fire Service Inc		1102210365.000	Vehicle Maintenance	Credit	-53.21	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	E290 Primer - VLHA - Trident Emergency Products	1984.84	/ /	
10/16/2025	13580	Fire Service Inc		1102210365.000	Vehicle Maintenance	Green LED	42.70	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Air Fittings - VLHA - Utterback Supply	91.20	13255E	10/06/2025
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Drain Valves - Sauer - Fleetpride	155.98	13255E	10/06/2025
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Air Valve - VLHA - Napa	18.99	13255E	10/06/2025
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Returned Products - Sauer - Mason Dynamics	-90.36	13255E	10/06/2025
10/16/2025	13580	Fire Service Inc		1102210365.000	Vehicle Maintenance	Coolant Level Probe	255.95	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Relay - Sauer - Pearson Ford	33.30	13255E	10/06/2025
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Battery - VLHA - Batteries Plus	24.50	13255E	10/06/2025
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Hole Saw - VLHA - Lowes	16.48	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Repair Relief Valve - VLHA - Waterous Company	94.86	13255E	10/06/2025

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10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Vehicle Maint - Sauer - Lowes	9.98	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Hardware - Sauer - Lowes	6.76	/ /	
10/17/2025	13596	ATP Welding Inc		1102210365.000	Vehicle Maintenance	Fire Truck Caps	61.64	/ /	
10/15/2025	13555	Fire Service Inc		1102210365.000	Vehicle Maintenance	Fan Clutch Assembly	3856.50	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Supplies - Sauer - Lowes	44.90	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Hoses - Sauer - Fleetpride	70.47	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Pipe Coupling - VLHA - Reel Pipe & Valve	34.74	13255E 10/06/2025	
10/15/2025	13553	Consolidated Fleet Services Inc		1102210365.000	Vehicle Maintenance	L293 Inspections/Maintenance	3560.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Brake Parts - Sauer - Andy Mohr Chrysler	744.60	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Hoses - Sauer - J&F Distributing	40.27	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Vehicle Maint - Turner - Bill Estes Chevrolet	89.90	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Hose Bed Cover - VLHA - D and S Custom Covers	1461.00	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Hardware - Sauer - Lowes	6.76	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Oil Change/Tire Rotation - Gibbons - Bill Estes Chevrolet	114.90	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Vehicle Maint - VLHA - Kussmaul Electronics	199.93	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Fan Belt Return - Sauer - Cummins	-125.81	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Vehicle Maint - Sauer - Waterous Company	2930.31	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Vehicle Maint - Sauer - Pearson Ford	101.62	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Solenoid - Sauer - Fleetpride	116.99	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Pressure Protection Valve - Gibbons - Fleetpride	80.99	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Vehicle Maint - Sauer - Waterous Company	460.58	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	CAC Boots - Sauer - Fleetpride	91.78	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Supplies - Gibbons - Utterback Supply	106.13	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	PN Oil Change - Vangorder - Bill Estes Chevrolet	84.35	/ /	

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10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Belt Tensioner - Sauer - Cummins Inc.	544.46	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Quick Release Valve - VLHA - Stoops	49.14	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Pump Packing - Sauer - Waterous Company	643.58	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Drawer Slides - Sauer - Grainger	55.75	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Hardware - Sauer - Great Lakes Ace	9.96	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Brake Parts - Sauer - Andy Mohr Chrysler	21.12	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Wire - Sauer - Great Lakes Ace	77.98	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Thermostat - Sauer - Cummins	164.91	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Suspension Parts - Vangorder - Truck Service	5468.11	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Hardware - Sauer - Utterback Supply Inc.	98.69	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	DEF - Sauer - Napa	16.39	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Parts Cleaner - Sauer - Grainger	96.33	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Light Socket - Sauer - Napa	22.07	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Brake Parts - Sauer - Andy Mohr Chrysler	359.55	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Vehicle Maint - Sauer - Napa	9.31	/ /	
10/15/2025	13551	Continental Tire The Americas LLC		1102210365.000	Vehicle Maintenance	E291 Rear Tires	3288.92	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Vehicle Cleaning - Potts - Crew Carwash	40.00	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Drive Belt - Sauer - Cummins	125.81	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Drive Belts - Sauer - Napa	27.48	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1102210365.000	Vehicle Maintenance	Tax Refund - Sauer - Lowes	-2.94	13255E 10/06/2025	
10/16/2025	13588	Midwest Landscape Industries Inc		1102210366.000	Fire Station Maintenance	Landscape Management and Tick Treatment	478.04	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210366.000	Fire Station Maintenance	Mattress Covers - Willig - Village Mattress	345.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210366.000	Fire Station Maintenance	Door Stop/Weed Killer - Russell - Lowes	31.66	13255E 10/06/2025	
10/16/2025	13562	W W Grainger Inc		1102210366.000	Fire Station Maintenance	ST92 Air Compressor	1275.69	/ /	

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10/17/2025	13606	Chase Bank - PCard		1102210366.000	Fire Station Maintenance	Gatorade/snack for 293 - Hayes - Meijer	39.93	/ /	
10/21/2025	13656	Great Lakes Ace Hardware Inc		1102210366.000	Fire Station Maintenance	Station Supplies - Station 91	40.04	/ /	
10/17/2025	13597	Huston Electric Holding Corp		1102210366.000	Fire Station Maintenance	Opticom Sensor	1239.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210366.000	Fire Station Maintenance	ST93 Stove Parts - Russell - Partselect.com	193.14	13255E 10/06/2025	
10/21/2025	13656	Great Lakes Ace Hardware Inc		1102210366.000	Fire Station Maintenance	Station Supplies - ZFD9970	19.08	/ /	
10/06/2025	13432	Chase Bank - PCard		1102210366.000	Fire Station Maintenance	Trufuel - Hayes - Lowes	73.52	/ /	
09/17/2025	13255	Chase Bank - PCard		1102210367.000	Equipment Repair and Maintenance	Clips, Rings, Rope - Miller - Lowes	27.75	13255E 10/06/2025	
10/15/2025	13541	MES I Acquisition Inc		1102210367.000	Equipment Repair and Maintenance	Passports	532.95	/ /	
10/17/2025	13606	Chase Bank - PCard		1102210367.000	Equipment Repair and Maintenance	Seal Lids - Gommel - Amazon	68.95	/ /	
10/15/2025	13542	MES I Acquisition Inc		1102210367.000	Equipment Repair and Maintenance	Airpack Certification Stickers	26.87	/ /	
SubTotal Department 210							596531.54		
SubTotal Fund Number 1102							596531.54		

**Fund Number 1271 Police Operating

**Department 200 POLICE DEPARTMENT

10/22/2025	13659	Payroll Fund		1271200112.000	Over-time Salary	10/24 Overtime Salary - Police	3397.17	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1271200112.000	Over-time Salary	10/10 P/R - Police - OT Salary	3341.79	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1271200114.000	Incentives and Stipends	10/24 Stipend - Police	7542.00	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1271200114.000	Incentives and Stipends	10/10 P/R - Police - Stipend	6962.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1271200120.000	FICA-Medicare	10/24 Fica/Medi - Police	12980.28	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1271200120.000	FICA-Medicare	10/10 P/R - Police - FICA	13475.43	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1271200121.000	PERF Retirement	10/24 P Stipend - Police	2816.15	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1271200121.000	PERF Retirement	10/10 P/R - Civil Perf - Police	6172.43	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1271200121.000	PERF Retirement	10/24 Civil Perf - Police	6139.29	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1271200121.000	PERF Retirement	10/10 P/R - Police - P Stipend	2816.15	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		1271200121.000	PERF Retirement	10/10 P/R - Perf - Police	33105.38	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		1271200121.000	PERF Retirement	10/24 Perf - Police	32210.64	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		1271200121.500	401a Match Retirement	10/24 ER 401A - Police	5354.52	13659E 10/22/2025	

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10/08/2025	13459	Payroll Fund		1271200121.500	401a Match Retirement	10/10 P/R - ER 401a - Police	5319.44	13459E 10/08/2025	
10/06/2025	13426	Payroll Fund		1271200122.000	Police Health Insurance	October ER Dental - Police	3050.17	13426e 10/06/2025	
10/22/2025	13659	Payroll Fund		1271200122.000	Police Health Insurance	10/24 ER HSA - Police	2145.47	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1271200122.000	Police Health Insurance	10/10 P/R - ER HSA - Police	2145.47	13459E 10/08/2025	
10/06/2025	13424	Health Fund Account		1271200122.000	Police Health Insurance	Monthly ER Costs September - Police	74053.98	13424e 10/06/2025	
10/03/2025	13417	Payroll Fund		1271200124.000	GTL/Disability	STD, LTD, GTL and AD&D September 2025 - Police	1944.89	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		1271200125.000	Workers' Compensation	2024 WC Audit - Police	1922.71	76346 10/16/2025	
10/22/2025	13659	Payroll Fund		1271200128.000	Longevity Pay	10/24 Longevity - Police	3902.00	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		1271200128.000	Longevity Pay	10/10 P/R - Police - Longevity	4046.00	13459E 10/08/2025	
10/17/2025	13606	Chase Bank - PCard		1271200213.000	Uniforms	Badges - Laird - MES Service Company	495.00	/ /	
10/17/2025	13606	Chase Bank - PCard		1271200213.000	Uniforms	Award Pins - Samuelson - Ghost Patch	50.00	/ /	
10/22/2025	13674	Great Lakes Ace Hardware Inc		1271200214.000	Office Supplies	Bug spray for breakroom - Police	24.98	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200214.000	Office Supplies	Office Supplies - Hadden - Amazon	62.64	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200214.000	Office Supplies	Storage Totes - Adams - The Home Depot	37.11	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200214.000	Office Supplies	Lunch for Search Warrant Op - Klykken - Chick Fil A	110.78	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200214.000	Office Supplies	Presentation Folders - Laird - Staples	30.24	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1271200214.000	Office Supplies	Water Coolers - Laird - Quench USA	235.56	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200214.000	Office Supplies	Supplies - Hadden - Staples	55.58	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200214.000	Office Supplies	CISM Food - Decosse - Kroger	27.86	/ /	
10/22/2025	13674	Great Lakes Ace Hardware Inc		1271200214.000	Office Supplies	Pocket Hose for Sally Port - Police	31.99	/ /	
10/17/2025	13606	Chase Bank - PCard		1271200214.000	Office Supplies	CA Graduation Cake - Laird - Kroger	49.99	/ /	
10/17/2025	13606	Chase Bank - PCard		1271200214.000	Office Supplies	Office Supplies - Laird - Staples	83.62	/ /	
10/17/2025	13606	Chase Bank - PCard		1271200214.000	Office Supplies	Return Credit - Laird - Staples	-298.09	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200214.000	Office Supplies	Supplies - Hadden - Staples	51.46	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200214.000	Office Supplies	Award Pins - Samuelson - Ghost	60.00	/ /	

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						Patch			
10/07/2025	13435	Wright's Express		1271200230.000	Fuel-Vehicle	September Fuel - Police	9640.07	13435e 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200314.000	Physicals-Medical Testing	Therapy Session - Laird - Brain Performance	150.00	13255E 10/06/2025	
10/10/2025	13533	Ascension St Vincent Hosp & Healthcare		1271200314.000	Physicals-Medical Testing	Wellness Exams on 9/24/25	567.90	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Wheeler - The Exchange Pub	48.00	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Decosse - Jimmy Johns	13.26	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Decosse - Wild Eggs	39.04	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Decosse - The Exchange Pub	34.24	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Holtz - The Exchange Pub	64.57	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Wheeler - Chick Fil A	6.28	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Sauer - Arbys	12.85	/ /	
10/17/2025	13606	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Stutesman - El Charro	16.53	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Raiford - La Hacienda	16.99	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Raiford - Jockamo	11.27	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Wheeler - Jimmy Johns	14.54	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Raiford - Kumas Corner	24.79	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Flight - Beard - United	15.04	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Decosse - Chick Fil A	9.03	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Holtz - Jimmy Johns	14.54	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Holtz - Chick Fil A	8.26	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Raiford - Manleys Irish Mutt	14.39	/ /	

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10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Holtz - Arbys	17.11	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Raiford - Fitzgeralds Catering	26.04	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Drone Test Prep - Samuelson - Pilotinstitute	496.00	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Raiford - El Charro	13.27	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Flight - Beard - United	254.64	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Raiford - Cafe Audrey	21.26	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Flight - Beard - United	21.49	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Flight - Beard - United	11.81	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Holtz - Wild Eggs	16.85	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Raiford - The Big Dipper	12.27	/ /	
10/17/2025	13606	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Stutesman - Titus Bakery	4.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Flight - Beard - United	21.49	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200352.000	Travel-Training-Seminars	Food Per Diem - Wheeler - Wild Eggs	21.28	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1271200355.000	Printing	Business Cards - Laird - Zionsville Printing Pros	37.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200365.000	Vehicle Repair and Maintenance	Battery - Sauer - Autozone	271.99	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1271200365.000	Vehicle Repair and Maintenance	September Statement - Laird - Belle Tire	7583.88	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200365.000	Vehicle Repair and Maintenance	Battery Core Return - Sauer - Autozone	-22.00	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		1271200365.000	Vehicle Repair and Maintenance	August Vehicle Maintenance - Laird - Belle Tire	8095.81	/ /	
10/17/2025	13606	Chase Bank - PCard		1271200365.000	Vehicle Repair and Maintenance	Vehicle Maint - Laird - Dykstras Auto	99.25	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200365.000	Vehicle Repair and Maintenance	Oil Change - Laird - Dykstras Auto	84.62	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1271200365.000	Vehicle Repair and Maintenance	Vehicle Maint - Laird - Dykstras Auto	79.53	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200365.000	Vehicle Repair and	Oil Change - Laird - Dykstras	97.24	/ /	

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					Maintenance	Auto			
10/06/2025	13432	Chase Bank - PCard		1271200365.000	Vehicle Repair and Maintenance	Inverter for Drone Batteries - Laird - Amazon	66.49	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200366.000	Building Repair & Maintenance	Diagnose Cable Machine - Laird - Fitness Machine Tech	150.00	13255E 10/06/2025	
10/17/2025	13603	W W Grainger Inc		1271200366.000	Building Repair & Maintenance	Plumbing Repair Parts for ZPD Restrooms	212.50	/ /	
10/10/2025	13518	Ferguson US Holdings Inc		1271200366.000	Building Repair & Maintenance	Paper Towels for ZPD, 6 Cases	236.28	/ /	
10/10/2025	13519	City Wide Facility Solutions		1271200366.000	Building Repair & Maintenance	October Cleaning 2X Per Week	955.00	/ /	
10/22/2025	13672	Chardon Laboratories Inc		1271200366.000	Building Repair & Maintenance	Water Loop Service	220.00	/ /	
10/03/2025	13399	Comm on Accreditation for Law Enforc Agencies Inc		1271200375.000	Contractual Services	Annual Continuation Fee	4645.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200394.000	Software Licensing	TLO Monthly - Laird - TLO Transunion	129.80	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		1271200394.000	Software Licensing	InTime Monthly - Laird - Intime.com	820.00	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1271200394.000	Software Licensing	Monthly Charges - Laird - TLO Transunion	123.40	/ /	
10/22/2025	13673	Almost Home Kennel LLC		1271200445.000	Equipment	10/10-10/17 Sky Boarding	304.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200445.000	Equipment	Cancelled DNA Swab Order - Laird - Evident Inc	-228.00	13255E 10/06/2025	
10/03/2025	13400	Almost Home Kennel LLC		1271200445.000	Equipment	Sky Boarding: 9/18-9/22/25	190.00	/ /	
10/06/2025	13432	Chase Bank - PCard		1271200445.000	Equipment	Training Aids - Klykken - Amazon	17.95	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200445.000	Equipment	Cancelled DNA Swab Shipping - Laird - Evident Inc	-25.36	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		1271200445.000	Equipment	Gloves - Laird - Dash Medical Gloves	201.80	/ /	
10/17/2025	13606	Chase Bank - PCard		1271200445.000	Equipment	K9 Supplies - Laird - Zionsville Animal Hospital	105.68	/ /	
10/03/2025	13400	Almost Home Kennel LLC		1271200445.000	Equipment	Mika Boarding: 9/19-9/23/25	152.00	/ /	
09/17/2025	13255	Chase Bank - PCard		1271200445.000	Equipment	K9 Mika Supplies - Laird - Zionsville Animal Hospital	79.63	13255E 10/06/2025	
10/03/2025	13398	Acme Sports Inc		1271200445.000	Equipment	Practice Ammo	17857.50	/ /	
SubTotal Department 200							290152.17		
SubTotal Fund Number 1271							290152.17		

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**Fund Number 2201 Motor Vehicle Highway									
**Department 300 HIGHWAY, STREETS AND ROADS									
10/08/2025	13459	Payroll Fund		2201300111.000	Salary	10/10 P/R - DPW - Salary	61394.46	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		2201300111.000	Salary	10/24 Salary - DPW	61144.50	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		2201300114.000	Stipend - DPW	10/24 Stipend - DPW	700.00	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		2201300114.000	Stipend - DPW	10/10 P/R - DPW - Stipend	700.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		2201300120.000	FICA-Medicare	10/24 Fica/Medi - DPW	4572.11	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		2201300120.000	FICA-Medicare	10/10 P/R - DPW - FICA	4589.24	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		2201300121.000	PERF Retirement	10/24 Civil Perf - DPW	9339.52	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		2201300121.000	PERF Retirement	10/10 P/R - Civil Perf - DPW	9375.02	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		2201300121.500	401a Match Retirement	10/24 ER 401A - DPW	2084.84	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		2201300121.500	401a Match Retirement	10/10 P/R - ER 401a - DPW	2097.34	13459E 10/08/2025	
10/06/2025	13426	Payroll Fund		2201300122.000	Health Insurance - DPW	October ER Dental - DPW	1385.40	13426e 10/06/2025	
10/08/2025	13459	Payroll Fund		2201300122.000	Health Insurance - DPW	10/10 P/R - ER HSA - DPW	1278.94	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		2201300122.000	Health Insurance - DPW	10/24 ER HSA - DPW	1278.94	13659E 10/22/2025	
10/06/2025	13424	Health Fund Account		2201300122.000	Health Insurance - DPW	Monthly ER Costs September - DPW	28894.20	13424e 10/06/2025	
10/03/2025	13417	Payroll Fund		2201300124.000	GTL/Disability	STD, LTD, GTL and AD&D September 2025 - DPW	807.54	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		2201300125.000	Workers' Compensation	2024 WC Audit - DPW	1037.18	76346 10/16/2025	
10/08/2025	13459	Payroll Fund		2201300128.000	Longevity Pay	10/10 P/R - DPW - Longevity	1256.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		2201300128.000	Longevity Pay	10/24 Longevity - DPW	1256.00	13659E 10/22/2025	
09/17/2025	13255	Chase Bank - PCard		2201300213.000	Uniforms	Gloves - Dafoe - Amazon	311.41	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		2201300213.000	Uniforms	Gloves - Dafoe - Amazon	409.68	13255E 10/06/2025	
09/17/2025	13255	Chase Bank - PCard		2201300213.000	Uniforms	Safety Glasses - Dafoe - Amazon	109.90	13255E 10/06/2025	
10/20/2025	13637	Red Wing Bus Advantage Acct		2201300213.000	Uniforms	Work Boots - Anthony Western	224.99	/ /	
09/17/2025	13255	Chase Bank - PCard		2201300214.000	Office Supplies	Supplies - Dafoe - Amazon	7.59	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		2201300214.000	Office Supplies	Supplies - Dafoe - Amazon	14.55	/ /	
10/17/2025	13606	Chase Bank - PCard		2201300214.000	Office Supplies	Copy Paper - Dafoe - Amazon	78.96	/ /	
10/17/2025	13606	Chase Bank - PCard		2201300214.000	Office Supplies	Supplies - Dafoe - Amazon	54.70	/ /	
10/06/2025	13432	Chase Bank - PCard		2201300214.000	Office Supplies	Toilet Paper - Dafoe - Amazon	93.96	/ /	
09/17/2025	13255	Chase Bank - PCard		2201300214.000	Office Supplies	Supplies - Dafoe - Amazon	31.25	13255E 10/06/2025	
10/17/2025	13606	Chase Bank - PCard		2201300224.000	Op	Tools - Dafoe - Amazon	23.74	/ /	

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					Equip-Parts-Tools-Supplies				
10/20/2025	13626	Greencycle of Indiana Inc		2201300224.000	Op	Top Soil	148.00	/ /	
					Equip-Parts-Tools-Supplies				
10/06/2025	13432	Chase Bank - PCard		2201300224.000	Op	Chains - Lowder - Lowes	88.07	/ /	
					Equip-Parts-Tools-Supplies				
10/20/2025	13630	Indiana Oxygen Co		2201300224.000	Op	Mix Gases	23.40	/ /	
					Equip-Parts-Tools-Supplies				
10/20/2025	13626	Greencycle of Indiana Inc		2201300224.000	Op	Top Soil	148.00	/ /	
					Equip-Parts-Tools-Supplies				
10/17/2025	13606	Chase Bank - PCard		2201300224.000	Op	Supplies - Dafoe - Amazon	27.19	/ /	
					Equip-Parts-Tools-Supplies				
10/17/2025	13606	Chase Bank - PCard		2201300224.000	Op	Supplies - Kogan - Tractor	212.96	/ /	
					Equip-Parts-Tools-Supplies				
10/20/2025	13641	Nugent Inc		2201300224.000	Op	Supplies	46.27	/ /	
					Equip-Parts-Tools-Supplies				
10/20/2025	13626	Greencycle of Indiana Inc		2201300224.000	Op	Top Soil	148.00	/ /	
					Equip-Parts-Tools-Supplies				
10/06/2025	13432	Chase Bank - PCard		2201300224.000	Op	Supplies - Kogan - Tractor	26.94	/ /	
					Equip-Parts-Tools-Supplies				
10/17/2025	13606	Chase Bank - PCard		2201300224.000	Op	Storage Container - Patterson -	39.92	/ /	
					Equip-Parts-Tools-Supplies	Lowes			
10/06/2025	13432	Chase Bank - PCard		2201300224.000	Op	Vehicle Laptop Mount - Patterson	366.88	/ /	
					Equip-Parts-Tools-Supplies	- SP Ram Mounts			
10/20/2025	13635	Genuine Parts Company		2201300224.000	Op	Parts	3.96	/ /	
					Equip-Parts-Tools-Supplies				
10/21/2025	13646	Great Lakes Ace Hardware Inc		2201300224.000	Op	Supplies - Street	19.58	/ /	
					Equip-Parts-Tools-Supplies				
10/17/2025	13613	Warren's Turf Group		2201300224.000	Op	Straw/Sod	72.00	/ /	
					Equip-Parts-Tools-Supplies				
10/21/2025	13646	Great Lakes Ace Hardware Inc		2201300224.000	Op	Supplies - Street	6.15	/ /	
					Equip-Parts-Tools-Supplies				
10/17/2025	13613	Warren's Turf Group		2201300224.000	Op	Turfsaver Fescue	146.00	/ /	
					Equip-Parts-Tools-Supplies				
10/21/2025	13646	Great Lakes Ace Hardware Inc		2201300224.000	Op	Supplies - Street	6.59	/ /	
					Equip-Parts-Tools-Supplies				
10/21/2025	13646	Great Lakes Ace Hardware Inc		2201300224.000	Op	Supplies - Street	49.95	/ /	
					Equip-Parts-Tools-Supplies				
09/17/2025	13255	Chase Bank - PCard		2201300224.000	Op	Chipper Box Parts - Lowder -	405.77	13255E 10/06/2025	
					Equip-Parts-Tools-Supplies	Menards			

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10/21/2025	13646	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies - Street	11.98	/ /	
10/21/2025	13646	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies - Street	17.99	/ /	
10/21/2025	13646	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies - Street	44.98	/ /	
10/21/2025	13646	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Tools - Street	19.99	/ /	
10/21/2025	13646	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies - Street	47.92	/ /	
10/20/2025	13635	Genuine Parts Company		2201300224.000	Op Equip-Parts-Tools-Supplies	Parts	14.50	/ /	
09/17/2025	13255	Chase Bank - PCard		2201300224.000	Op Equip-Parts-Tools-Supplies	Pump - Rogers - Tractor Supply	32.99	13255E 10/06/2025	
10/21/2025	13646	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Tools - Street	30.98	/ /	
10/20/2025	13626	Greencycle of Indiana Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Top Soil	148.00	/ /	
10/17/2025	13612	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	94.96	/ /	
09/17/2025	13255	Chase Bank - PCard		2201300224.000	Op Equip-Parts-Tools-Supplies	Batteries - Dafoe - Amazon	58.79	13255E 10/06/2025	
10/20/2025	13635	Genuine Parts Company		2201300224.000	Op Equip-Parts-Tools-Supplies	Parts	114.41	/ /	
10/20/2025	13635	Genuine Parts Company		2201300224.000	Op Equip-Parts-Tools-Supplies	Parts	4.27	/ /	
10/20/2025	13635	Genuine Parts Company		2201300224.000	Op Equip-Parts-Tools-Supplies	Parts	18.70	/ /	
10/20/2025	13635	Genuine Parts Company		2201300224.000	Op Equip-Parts-Tools-Supplies	Parts	18.74	/ /	
10/17/2025	13612	Great Lakes Ace Hardware Inc		2201300224.000	Op Equip-Parts-Tools-Supplies	Supplies	11.12	/ /	
10/20/2025	13635	Genuine Parts Company		2201300224.000	Op Equip-Parts-Tools-Supplies	Parts	485.01	/ /	
09/17/2025	13255	Chase Bank - PCard		2201300230.000	Fuel-Vehicle	Fuel - Susong - Shell Oil	20.25	13255E 10/06/2025	
10/20/2025	13639	Bernath LLC		2201300243.000	Asphalt Materials	Crackmaster batch for crack seal	8775.00	/ /	
10/20/2025	13639	Bernath LLC		2201300243.000	Asphalt Materials	Crackmaster batch for crack seal	6150.00	/ /	
10/17/2025	13624	Resolution Group Inc		2201300312.000	Engineering	CR 300 S Pathway Engineering	1130.70	/ /	

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10/06/2025	13432	Chase Bank - PCard		2201300352.000	Travel-Training-Seminars	Travel/Training - Dafoe - Comfort Inns	534.24	/ /	
10/17/2025	13606	Chase Bank - PCard		2201300365.000	Vehicle Repair and Maintenance	Truck Repair - Kogan - 132 Tire Discounters	1265.88	/ /	
10/21/2025	13647	Enterprise FM Trust		2201300365.000	Vehicle Repair and Maintenance	Maintenance	11166.72	76351 10/21/2025	
10/17/2025	13606	Chase Bank - PCard		2201300365.000	Vehicle Repair and Maintenance	Truck Repair - Kogan - 132 Tire Discounters	59.61	/ /	
10/17/2025	13606	Chase Bank - PCard		2201300365.000	Vehicle Repair and Maintenance	Truck Repair - Kogan - 132 Tire Discounters	54.19	/ /	
10/17/2025	13619	City Wide Facility Solutions		2201300366.000	Building Repair & Maintenance	MSB Cleaning	100.00	/ /	
10/06/2025	13432	Chase Bank - PCard		2201300367.000	Equipment Repair & Maintenance	Chipper Box - Rogers - Circle City Welding	1950.00	/ /	
10/20/2025	13627	Hosfield Enterprises Inc		2201300367.000	Equipment Repair & Maintenance	Trimmer repairs	162.79	/ /	
10/20/2025	13642	Vermeer of Indiana Inc		2201300367.000	Equipment Repair & Maintenance	Chipper repairs	1866.91	/ /	
10/17/2025	13618	Circle City Welding LLC		2201300367.000	Equipment Repair & Maintenance	Welding hook - Backhoe	150.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/17/2025	13623	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/17/2025	13623	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/17/2025	13623	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/17/2025	13623	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/17/2025	13623	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/17/2025	13623	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13633	Midwest Landscape Industries Inc		2201300375.000	Contractual Services	Mowing	5540.00	/ /	
10/17/2025	13623	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/17/2025	13623	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	

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10/17/2025	13614	Caldwell's Inc		2201300375.000	Contractual Services	Dumping	254.69	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/17/2025	13623	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/17/2025	13623	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13625	Greencycle of Indiana Inc		2201300375.000	Contractual Services	Wood chips	65.00	/ /	
10/20/2025	13640	Trees R Us Inc		2201300397.000	Tree Services	Limb removal from utility line	395.00	/ /	
10/17/2025	13606	Chase Bank - PCard		2201300442.000	Infrastructure	Sidewalk Repair - Dafoe - Smyrna Ready Mix Concrete	3040.00	/ /	
10/20/2025	13631	Indiana Dept of Transportation		2201300442.000	Infrastructure	2024 CCMG	2070.44	/ /	
10/20/2025	13628	Huston Electric Holding Corp		2201300442.000	Infrastructure	New Street Light 6 - SK 9685 Greenthread Dr	7500.00	/ /	
10/21/2025	13647	Enterprise FM Trust	131	2201300445.000	Equipment	New Ford F650 lease	60069.70	76351 10/21/2025	
SubTotal Department 300							311529.04		
**Department 325									
10/22/2025	13659	Payroll Fund		2201325111.000	Salary	10/24 Salary - Storm	9387.26	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		2201325111.000	Salary	10/10 P/R - Stormwater - Salary	9387.26	13459E 10/08/2025	
10/08/2025	13459	Payroll Fund		2201325114.000	Storm - Stipend	10/10 P/R - Stormwater - Stipend	70.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		2201325114.000	Storm - Stipend	10/24 Stipend - Storm	70.00	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		2201325120.000	FICA-Medicare	10/10 P/R - Stormwater - FICA	721.92	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		2201325120.000	FICA-Medicare	10/24 Fica/Medi - Storm	721.23	13659E 10/22/2025	
10/22/2025	13659	Payroll Fund		2201325121.000	PERF Retirement	10/24 Civil Perf - Storm	1386.81	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		2201325121.000	PERF Retirement	10/10 P/R - Civil Perf - Stormwater	1386.81	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		2201325121.500	401a Match Retirement	10/24 ER 401A - Storm	398.50	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		2201325121.500	401a Match Retirement	10/10 P/R - ER 401a - Stormwater	398.50	13459E 10/08/2025	
10/06/2025	13424	Health Fund Account		2201325122.000	Health Insurance - Storm	Monthly ER Costs September - Stormwater	3093.58	13424e 10/06/2025	
10/22/2025	13659	Payroll Fund		2201325122.000	Health Insurance - Storm	10/24 ER HSA - Storm	174.61	13659E 10/22/2025	

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10/08/2025	13459	Payroll Fund		2201325122.000	Health Insurance - Storm	10/10 P/R - ER HSA - Stormwater	174.61	13459E 10/08/2025	
10/06/2025	13426	Payroll Fund		2201325122.000	Health Insurance - Storm	October ER Dental - Stormwater	218.03	13426e 10/06/2025	
10/03/2025	13417	Payroll Fund		2201325124.000	GTL/Disability	STD, LTD, GTL and AD&D September 2025 - Stormwater	121.84	13417e 10/03/2025	
10/16/2025	13567	Todd William Settle		2201325125.000	Workers' Compensation	2024 WC Audit - Stormwater	178.14	76346 10/16/2025	
10/22/2025	13659	Payroll Fund		2201325128.000	Longevity Pay	10/24 Longevity- Storm	309.00	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		2201325128.000	Longevity Pay	10/10 P/R - Stormwater - Longevity	309.00	13459E 10/08/2025	
10/06/2025	13432	Chase Bank - PCard		2201325224.000	Op Equip-Parts-Tools-Supplies	Supplies - Dafoe - Amazon	43.33	/ /	
10/06/2025	13432	Chase Bank - PCard		2201325224.000	Op Equip-Parts-Tools-Supplies	Supplies - Dafoe - Amazon	30.37	/ /	
09/17/2025	13255	Chase Bank - PCard		2201325352.000	Travel-Training-Seminars	INAFSM Conference Hotel - Susong - French Lick FD	318.00	13255E 10/06/2025	
10/17/2025	13615	Christopher B Burke Engineering LLC		2201325375.000	Contractual Services	Stormwater Utility 2024 Update	612.50	/ /	
10/17/2025	13615	Christopher B Burke Engineering LLC		2201325375.000	Contractual Services	Ongoing SW2 08/31-09/27	3752.50	/ /	
10/17/2025	13622	Foundation Business Systems LLC		2201325375.000	Contractual Services	Permitrack Quarterly Service fee - 07/01-09/30	890.00	/ /	
10/20/2025	13629	Hannum Wagle & Cline Engineering Inc		2201325375.000	Contractual Services	Public Works Campus	22564.00	/ /	
10/20/2025	13636	National Shotcrete LLC		2201325442.000	Storm - Infrastructure	Turkey Foot Rd Project	42598.00	/ /	
SubTotal Department 325							99315.80		
SubTotal Fund Number 2201							410844.84		

**Fund Number 2212 Health Fund

**Department 999

10/03/2025	13416	UMR Inc		2212999123.000	Self-Funded Health Insurance	Fixed Fees for Health Insurance October 2025	90982.22	/ /	
10/16/2025	13569	Todd William Settle		2212999123.000	Self-Funded Health Insurance	2024 WC Audit	74969.30	100500149 3	10/16/2025
10/09/2025	13497	Ascension St Vincent Stress Center		2212999127.000	Medical Claims	Medical claims	71.23	12428	09/22/2025
10/09/2025	13479	Comprehensive Dermatology		2212999127.000	Medical Claims	Medical claims	69.72	12415	09/08/2025
10/09/2025	13491	Zelis		2212999127.000	Medical Claims	Medical claims	40175.43	13491E	09/08/2025

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10/09/2025	13482	Ascension St Vincent Stress Center		2212999127.000	Medical Claims	Medical claims	53.84	12418 09/08/2025	
10/09/2025	13495	Zelis		2212999127.000	Medical Claims	Medical claims	6466.07	13495E 09/15/2025	
10/09/2025	13485	Ascension St Vincent Stress Center		2212999127.000	Medical Claims	Medical claims	71.23	12421 09/08/2025	
10/09/2025	13474	John Stehr		2212999127.000	Medical Claims	Reimbursement	166.35	12410 09/08/2025	
10/09/2025	13506	Hendricks Regional Health		2212999127.000	Medical Claims	Medical claims	122.34	12435 09/29/2025	
10/09/2025	13476	Indiana Medicaid		2212999127.000	Medical Claims	Medical claims	85.38	12412 09/08/2025	
10/09/2025	13498	IU Health Medical Group LLC		2212999127.000	Medical Claims	Medical claims	166.76	12429 09/22/2025	
10/09/2025	13480	Comprehensive Dermatology		2212999127.000	Medical Claims	Medical claims	21.04	12416 09/08/2025	
10/09/2025	13494	Optum		2212999127.000	Medical Claims	Medical claims	74138.03	13494E 09/15/2025	
10/09/2025	13477	Indiana University Health		2212999127.000	Medical Claims	Medical claims	1787.00	12413 09/08/2025	
10/09/2025	13509	UMR IDR/Clear Health Strategies		2212999127.000	Medical Claims	Medical claims	848.00	12438 09/29/2025	
10/09/2025	13483	Ascension St Vincent Stress Center		2212999127.000	Medical Claims	Medical claims	87.18	12419 09/08/2025	
10/09/2025	13504	Zelis		2212999127.000	Medical Claims	Medical claims	6552.97	13504E 09/22/2025	
10/09/2025	13503	Optum		2212999127.000	Medical Claims	Medical claims	36673.09	13503E 09/22/2025	
10/09/2025	13475	Northpoint Pediatrics PC		2212999127.000	Medical Claims	Medical claim	668.73	12411 09/08/2025	
10/09/2025	13472	Jason Powell		2212999127.000	Medical Claims	Reimbursement	300.00	12408 09/08/2025	
10/09/2025	13496	CRG		2212999127.000	Medical Claims	Medical claims	182.00	12427 09/22/2025	
10/09/2025	13484	Ascension St Vincent Stress Center		2212999127.000	Medical Claims	Medical claims	71.23	12420 09/08/2025	
10/09/2025	13505	James VanGorder		2212999127.000	Medical Claims	Reimbursement	345.10	12434 09/29/2025	
10/09/2025	13481	St Vincent Medical Group Inc		2212999127.000	Medical Claims	Medical claims	132.41	12417 09/08/2025	
10/09/2025	13473	Spencer Stuart		2212999127.000	Medical Claims	Reimbursement	20.00	12409 09/08/2025	
10/09/2025	13486	IU Health Medical Group LLC		2212999127.000	Medical Claims	Medical claim	166.76	12422 09/08/2025	
10/09/2025	13507	Ascension St Vincent Stress Center		2212999127.000	Medical Claims	Medical claims	71.23	12436 09/29/2025	
10/09/2025	13492	CRG		2212999127.000	Medical Claims	Medical claims	182.00	12425 09/15/2025	
10/09/2025	13478	Comprehensive Dermatology		2212999127.000	Medical Claims	Medical claims	236.37	12414 09/08/2025	
10/09/2025	13499	Transparent Risk Strategies LL		2212999127.000	Medical Claims	Medical claims	2627.94	12430 09/22/2025	
10/09/2025	13510	Optum		2212999127.000	Medical Claims	Medical claims	12425.69	13510E 09/29/2025	
10/09/2025	13502	Transparent Risk Strategies LL		2212999127.000	Medical Claims	Medical claims	3545.13	12433 09/22/2025	
10/09/2025	13471	Michael T Spears		2212999127.000	Medical Claims	Reimbursement	20.00	12407 09/08/2025	

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10/09/2025	13487	Transparent Risk Strategies LL		2212999127.000	Medical Claims	Medical claims	1174.26	12423 09/08/2025	
10/09/2025	13501	Transparent Risk Strategies LL		2212999127.000	Medical Claims	Medical claims	682.50	12432 09/22/2025	
10/09/2025	13511	Zelis		2212999127.000	Medical Claims	Medical claims	5769.96	13511E 09/29/2025	
10/09/2025	13489	Optum		2212999127.000	Medical Claims	Medical claims	320896.15	13489E 09/08/2025	
10/09/2025	13500	True Rx Management Services		2212999127.500	RX Claims	Rx claims	14430.31	12431 09/30/2025	
10/09/2025	13493	True Rx Management Services		2212999127.500	RX Claims	Rx Claims	17723.23	12426 09/15/2025	
10/09/2025	13508	True Rx Management Services		2212999127.500	RX Claims	Rx claims	16510.08	12437 09/29/2025	
10/09/2025	13470	True Rx Management Services		2212999127.500	RX Claims	Rx Claims	18322.82	12406 09/02/2025	
10/09/2025	13488	True Rx Management Services		2212999127.500	RX Claims	Rx claims	11635.01	12424 09/08/2025	
10/08/2025	13462	Fund 8976 FSA		2212999323.100	FSA FEES	FSA Monthly Admin Fee September 2025	68.00	13462e 10/08/2025	
SubTotal Department 999							761714.09		
SubTotal Fund Number 2212							761714.09		
**Fund Number 2228 Local Law Enforcement Continuing Education									
Fund									
**Department 200 POLICE DEPARTMENT									
09/17/2025	13255	Chase Bank - PCard		2228200352.000	Travel-Training-Seminars	BTOC Course - Klykken - Indianaonline	306.28	13255E 10/06/2025	
10/16/2025	13570	Treasurer of State		2228200352.000	Travel-Training-Seminars	Breath Test Operator Cert: Amanda Beam	40.00	/ /	
09/17/2025	13255	Chase Bank - PCard		2228200352.000	Travel-Training-Seminars	Armorer Training Course - Wheeler - Glock Professional Inc.	300.00	13255E 10/06/2025	
10/06/2025	13432	Chase Bank - PCard		2228200352.000	Travel-Training-Seminars	Glock Armorer's Course - Lind - Glock Professional Inc.	300.00	/ /	
10/06/2025	13432	Chase Bank - PCard		2228200352.000	Travel-Training-Seminars	ILEA Tier 1 Basic Course Hole & Rice - Klykken - Indiana Online	2121.17	/ /	
10/06/2025	13432	Chase Bank - PCard		2228200352.000	Travel-Training-Seminars	IMPD Major Case School - Klykken - Indy Public Safety	650.00	/ /	
10/06/2025	13432	Chase Bank - PCard		2228200352.000	Travel-Training-Seminars	Pursuit Liability Course - Samuelson - Donlan Consulting Group	125.00	/ /	
SubTotal Department 200							3842.45		
SubTotal Fund Number 2228							3842.45		

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**Fund Number 2240 LIT – Public Safety									
**Department 200 POLICE DEPARTMENT									
10/22/2025	13659	Payroll Fund		2240200111.000	Salary	10/24 Salary - Police	162400.11	13659E 10/22/2025	
10/08/2025	13459	Payroll Fund		2240200111.000	Salary	10/10 P/R - Police - Salary	169416.23	13459E 10/08/2025	
SubTotal Department 200							331816.34		
**Department 210 FIRE DEPARTMENT									
10/08/2025	13459	Payroll Fund		2240210111.000	Salary	10/10 P/R - Fire - Salary PSLIT	300000.00	13459E 10/08/2025	
10/22/2025	13659	Payroll Fund		2240210111.000	Salary	10/24 Salary PSLIT - Fire	300000.00	13659E 10/22/2025	
SubTotal Department 210							600000.00		
SubTotal Fund Number 2240							931816.34		
**Fund Number 2300 Police Donations									
**Department 200 POLICE DEPARTMENT									
10/06/2025	13432	Chase Bank - PCard		2300200375.000	K9 Donation	Recognition Plaque Taylor Oil - Laird - Artistic Awards	101.00	/ /	
SubTotal Department 200							101.00		
SubTotal Fund Number 2300							101.00		
**Fund Number 2301 Fire Donations									
**Department 210 FIRE DEPARTMENT									
10/17/2025	13606	Chase Bank - PCard		2301210370.000	Pancake Day Donations	Pancake Day Returns - Miller - Aldi	-108.10	/ /	
10/17/2025	13606	Chase Bank - PCard		2301210370.000	Pancake Day Donations	Sausage - Miller - Ideal Meat	905.61	/ /	
10/16/2025	13563	ZFD St91 House Fund		2301210370.000	Pancake Day Donations	Pancake Day Funds	2666.66	/ /	
10/16/2025	13565	ZFD ST93 House Fund		2301210370.000	Pancake Day Donations	Pancake Day Funds	2666.66	/ /	
10/16/2025	13564	ZFD ST92 House Fund		2301210370.000	Pancake Day Donations	Pancake Day Funds	2666.66	/ /	
10/17/2025	13606	Chase Bank - PCard		2301210370.000	Pancake Day Donations	Supplies - Miller - Great Lakes Ace	56.72	/ /	
10/17/2025	13606	Chase Bank - PCard		2301210370.000	Pancake Day Donations	Supplies - Miller - Meijer	105.72	/ /	
10/17/2025	13606	Chase Bank - PCard		2301210370.000	Pancake Day Donations	Supplies - Miller - GFS	26.70	/ /	
SubTotal Department 210							8986.63		

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SubTotal Fund Number 2301							8986.63			
**Fund Number 2415 Read Grant										
**Department 180										
10/17/2025	13611	A&F Engineering Co LLC		2415180375.000	Read Grant Contractial Services	1st & Sycamore Project	12398.00	/	/	
SubTotal Department 180							12398.00			
SubTotal Fund Number 2415							12398.00			
**Fund Number 2430 Coronavirus Local Fiscal Rec										
**Department 170										
10/16/2025	13595	Hannum Wagle & Cline Engineering Inc	134	2430170310.100	CED Consulting	Comprehensive Plan	15570.48	/	/	
SubTotal Department 170							15570.48			
SubTotal Fund Number 2430							15570.48			
**Fund Number 4402 Cumulative Capital Development										
**Department 200 POLICE DEPARTMENT										
10/17/2025	13606	Chase Bank - PCard		4402200213.000	Uniforms (Vests)	Vest Carrier - Laird - Nelson Co	371.89	/	/	
10/17/2025	13606	Chase Bank - PCard		4402200445.000	Equipment	Graphics Removal - Laird - Indys Pro Graphix	250.00	/	/	
10/06/2025	13432	Chase Bank - PCard		4402200445.000	Equipment	Graphics Removal - Laird - Indys Pro Graphix	250.00	/	/	
09/17/2025	13255	Chase Bank - PCard		4402200445.000	Equipment	Graphics Removal - Laird - Indys Pro Graphix	250.00	13255E	10/06/2025	
SubTotal Department 200							1121.89			
**Department 300 HIGHWAY, STREETS AND ROADS										
10/17/2025	13608	Inglenook Zionsville Homeowner Association Inc		4402300375.000	CCD - DPW Contractual Services	Project Cost Sharing Agreement	14840.86	76350	10/17/2025	
10/14/2025	13538	Inglenook Zionsville Homeowner Association Inc		4402300375.000	CCD - DPW Contractual Services	Project Cost Sharing Agreement	76010.89	76343	10/14/2025	
10/21/2025	13647	Enterprise FM Trust		4402300439.000	Vehicles	Lease	11705.42	76351	10/21/2025	
10/17/2025	13620	Clark Truck Equipment Co Inc		4402300445.000	Equipment	Upfitting - Truck #350	11995.00	/	/	

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SubTotal Department 300							114552.17			
SubTotal Fund Number 4402							115674.06			
**Fund Number 4414 2019 Sewage Works Construction										
**Department 350										
10/10/2025	13530	TG Lawnsapes LLC		4414350490.000	Construction	Finish Grade Work - Willow Road	5000.00	/	/	
SubTotal Department 350							5000.00			
SubTotal Fund Number 4414							5000.00			
**Fund Number 4443 Road Impact Fee Fund										
**Department 300 HIGHWAY, STREETS AND ROADS										
10/03/2025	13394	Harris Companies		4443300395.000	Refunds-Reimbursements	Refund Road Impact Fees Paid in Error	182597.60	76261	10/03/2025	
SubTotal Department 300							182597.60			
SubTotal Fund Number 4443							182597.60			
**Fund Number 4444 Fire Protection Equipment Replacement										
**Department 210 FIRE DEPARTMENT										
10/15/2025	13554	Egis BLN USA Inc		4444210441.000	Fire - Land	ALTA Survey for FS	12585.00	/	/	
SubTotal Department 210							12585.00			
SubTotal Fund Number 4444							12585.00			
**Fund Number 6201 Sewage Utility Operating										
**Department 350										
10/08/2025	13460	Payroll Fund		6201350111.000	Salary	10/10 P/R - Wastewater - Salary	25679.28	13460e	10/10/2025	
10/22/2025	13661	Payroll Fund		6201350111.000	Salary	10/24 Salary - WW	25679.27	13661E	10/22/2025	
10/08/2025	13460	Payroll Fund		6201350111.100	Salary - DPW 8%	10/10 P/R - Wastewater - Salary 8% DPW	2670.59	13460e	10/10/2025	
10/22/2025	13661	Payroll Fund		6201350111.100	Salary - DPW 8%	10/24 8% Salary DPW - WW	2670.58	13661E	10/22/2025	
10/08/2025	13460	Payroll Fund		6201350112.000	Over-time Salary	10/10 P/R - Wastewater - OT Salary	793.40	13460e	10/10/2025	
10/22/2025	13661	Payroll Fund		6201350112.000	Over-time Salary	10/24 Overtime Salary - WW	322.49	13661E	10/22/2025	
10/22/2025	13661	Payroll Fund		6201350114.000	WW/Stipend	10/24 Stipend - WW	790.00	13661E	10/22/2025	

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10/08/2025	13460	Payroll Fund		6201350114.000	WW/Stipend	10/10 P/R - Wastewater - Stipend	790.00	13460e 10/10/2025	
10/08/2025	13460	Payroll Fund		6201350120.000	FICA-Medicare	10/10 P/R - Wastewater - FICA	2052.28	13460e 10/10/2025	
10/22/2025	13661	Payroll Fund		6201350120.000	FICA-Medicare	10/24 Fica/Medi - WW	2015.99	13661E 10/22/2025	
10/08/2025	13460	Payroll Fund		6201350120.100	Fica/Medi DPW 8%	10/10 P/R - Wastewater - FICA 8% DPW	203.25	13460e 10/10/2025	
10/22/2025	13661	Payroll Fund		6201350120.100	Fica/Medi DPW 8%	10/24 8% Fica/Medi DPW - WW	201.72	13661E 10/22/2025	
10/08/2025	13460	Payroll Fund		6201350121.000	PERF Retirement	10/10 P/R - Wastewater - Civil Perf	3913.76	13460e 10/10/2025	
10/22/2025	13661	Payroll Fund		6201350121.000	PERF Retirement	10/24 Civil Perf - WW	3846.89	13661E 10/22/2025	
10/22/2025	13661	Payroll Fund		6201350121.500	401a Match Retirement	10/24 ER 401A - WW	610.19	13661E 10/22/2025	
10/08/2025	13460	Payroll Fund		6201350121.500	401a Match Retirement	10/10 P/R - Wastewater - ER 401a	627.94	13460e 10/10/2025	
10/06/2025	13425	Health Fund Account		6201350122.000	Health Insurances	Monthly ER Cost for Health Insurance September - Wastewater	10916.14	13425e 10/06/2025	
10/06/2025	13427	Payroll Fund		6201350122.000	Health Insurances	October ER Dental - Wastewater	380.27	13427e 10/06/2025	
10/22/2025	13661	Payroll Fund		6201350122.000	Health Insurances	10/24 ER HSA - WW	257.30	13661E 10/22/2025	
10/08/2025	13460	Payroll Fund		6201350122.000	Health Insurances	10/10 P/R - Wastewater - ER HSA	257.30	13460e 10/10/2025	
10/03/2025	13418	Payroll Fund		6201350124.000	GTL/Disability	STD, LTD, GTL and AD&D September 2025 - Wastewater	428.53	13418e 10/03/2025	
10/16/2025	13568	Todd William Settle		6201350125.000	Workers' Compensation	2024 WC Audit - Wastewater	2178.00	22187 10/16/2025	
10/08/2025	13460	Payroll Fund		6201350128.000	Longevity	10/10 P/R - Wastewater - Longevity	299.00	13460e 10/10/2025	
10/22/2025	13661	Payroll Fund		6201350128.000	Longevity	10/24 Longevity - WW	299.00	13661E 10/22/2025	
10/06/2025	13430	Chase Bank - PCard		6201350211.000	Postage	Nitrogen Shipping - Fishel - The UPS Store	64.30	/ /	
10/06/2025	13431	Zionsville Postmaster		6201350211.000	Postage	Postage for Monthly Bills September	2628.60	22176 10/06/2025	
10/17/2025	13607	Chase Bank - PCard		6201350213.000	Uniforms	Clothing - Zellers - Meijer	137.96	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350214.000	Office Supplies	Phone Case - Klinedinst - Amazon	75.80	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350214.000	Office Supplies	Screen protector - Fishel - Wireless Zone	58.85	/ /	
09/17/2025	13256	Chase Bank - PCard		6201350214.000	Office Supplies	Paper and Plates - Klinedinst - Office 360	110.60	13256E 10/06/2025	
10/17/2025	13607	Chase Bank - PCard		6201350214.000	Office Supplies	Camera Shield - Klinedinst - Amazon	22.49	/ /	

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10/17/2025	13607	Chase Bank - PCard		6201350214.000	Office Supplies	Replacement Cell Phone - Stogsdill - Apple	1197.95	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350214.000	Office Supplies	Phone Supplies - Stogsdill - Wireless Zone	134.82	/ /	
10/06/2025	13430	Chase Bank - PCard		6201350214.000	Office Supplies	Scanner and Battery Backups - Fishel - Office Depot	952.75	/ /	
10/21/2025	13651	PVS Technologies Inc		6201350221.000	Chemicals	Ferrous	3647.09	/ /	
10/10/2025	13526	PVS Technologies Inc		6201350221.000	Chemicals	Ferrous	3179.56	/ /	
10/21/2025	13652	HD Supply Inc		6201350223.000	Laboratory Supplies	Lab supplies	637.50	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	Cleaning supplies - Travelsted - Lowe's	208.55	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	supplies for lift station - Travelsted - The Home Depot	288.33	/ /	
09/17/2025	13256	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	Conduit - Zellers - Great Lakes Ace	39.86	13256E 10/06/2025	
10/17/2025	13607	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	truck supplies - Travelsted - Autozone	101.50	/ /	
10/06/2025	13430	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	Tools/Supplies - Stogsdill - NTE	324.88	/ /	
10/06/2025	13430	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	Supplies - Fishel - Lowe's	219.23	/ /	
09/17/2025	13256	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	Outlets and Covers - Hardin - Great Lakes Ace	21.54	13256E 10/06/2025	
10/17/2025	13607	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	truck supplies/emergency kit - Travelsted - Napa	135.68	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	Light for plant - Travelsted - Lowe's	32.98	/ /	
10/06/2025	13430	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	Seal Manhole - Travelsted - Lowe's	416.84	/ /	
10/06/2025	13430	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	Bolts - Travelsted - Great Lakes Ace	60.89	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	Supplies - Fishel - Great Lakes Ace	114.27	/ /	
10/21/2025	13654	Great Lakes Ace Hardware Inc		6201350224.000	Op Equip-Parts-Tools-Supplies	Supplies for WW	2.99	/ /	
09/17/2025	13256	Chase Bank - PCard		6201350224.000	Op Equip-Parts-Tools-Supplies	Consumables - Hardin - Great Lakes Ace	62.11	13256E 10/06/2025	
10/07/2025	13436	Wright's Express		6201350230.000	Fuel-Vehicle	September Fuel - Wastewater	1278.22	13436e 10/07/2025	

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10/07/2025	13439	Cinergy Corporation		6201350342.000	Electric	Multiple Addresses	12285.90	13439e 10/07/2025	
10/08/2025	13444	Boone Power Lockbox		6201350342.000	Electric	600 S	181.87	13444e 10/07/2025	
10/08/2025	13444	Boone Power Lockbox		6201350342.000	Electric	Cedar Bend LFTSTA	148.95	13444e 10/07/2025	
10/07/2025	13439	Cinergy Corporation		6201350342.000	Electric	10295 Pigato Dr	144.17	13439e 10/07/2025	
10/20/2025	13644	Boone Power Lockbox		6201350342.000	Electric	650 Silver Wraith Ct	153.76	13644E 10/20/2025	
10/10/2025	13524	Keystone Cooperative Inc		6201350343.000	Natural Gas	Propane	778.50	/ /	
10/16/2025	13574	Centerpoint Energy		6201350343.000	Natural Gas	8750 E 550 S	17.98	13574e 10/16/2025	
10/16/2025	13574	Centerpoint Energy		6201350343.000	Natural Gas	6900 S Ford Rd	17.98	13574e 10/16/2025	
10/16/2025	13574	Centerpoint Energy		6201350343.000	Natural Gas	10295 Pigato Dr	17.98	13574e 10/16/2025	
10/16/2025	13573	Centerpoint Energy		6201350343.000	Natural Gas	4566 Summersong Rd	18.85	13573e 10/16/2025	
10/16/2025	13573	Centerpoint Energy		6201350343.000	Natural Gas	11257 Clarkston Rd	21.92	13573e 10/16/2025	
10/16/2025	13573	Centerpoint Energy		6201350343.000	Natural Gas	10567 Oak Ridge Dr	18.85	13573e 10/16/2025	
10/16/2025	13574	Centerpoint Energy		6201350343.000	Natural Gas	8025 Hanley Ln	17.98	13574e 10/16/2025	
10/16/2025	13574	Centerpoint Energy		6201350343.000	Natural Gas	650 Silver Wraith Ct	17.98	13574e 10/16/2025	
10/16/2025	13573	Centerpoint Energy		6201350343.000	Natural Gas	7711 Hunt Club Rd	18.87	13573e 10/16/2025	
10/16/2025	13573	Centerpoint Energy		6201350343.000	Natural Gas	4126 Forress Ave	21.52	13573e 10/16/2025	
10/16/2025	13574	Centerpoint Energy		6201350343.000	Natural Gas	210 Raintree	17.98	13574e 10/16/2025	
10/16/2025	13574	Centerpoint Energy		6201350343.000	Natural Gas	9355 E 400 S	17.98	13574e 10/16/2025	
10/16/2025	13574	Centerpoint Energy		6201350343.000	Natural Gas	9295 E 600 S	17.98	13574e 10/16/2025	
10/16/2025	13573	Centerpoint Energy		6201350343.000	Natural Gas	847 Sugarbush	18.77	13573e 10/16/2025	
10/16/2025	13574	Centerpoint Energy		6201350343.000	Natural Gas	9859 Irishmans Run Ln	17.98	13574e 10/16/2025	
10/16/2025	13574	Centerpoint Energy		6201350343.000	Natural Gas	23 Lost Run Ln	17.98	13574e 10/16/2025	
10/16/2025	13573	Centerpoint Energy		6201350343.000	Natural Gas	10355 Lakewood Dr	15.94	13573e 10/16/2025	
10/16/2025	13573	Centerpoint Energy		6201350343.000	Natural Gas	5601 W Old 106th St	19.75	13573e 10/16/2025	
10/16/2025	13573	Centerpoint Energy		6201350343.000	Natural Gas	855 Starkey Rd	48.77	13573e 10/16/2025	
10/08/2025	13445	Citizens Energy Group		6201350344.000	Water-Sewer	Zionsville Sewer Department	250.00	13445e 10/07/2025	
10/16/2025	13577	Citizens Energy Group		6201350344.000	Water-Sewer	410 S 4th St	68.17	13577e 10/16/2025	
10/16/2025	13577	Citizens Energy Group		6201350344.000	Water-Sewer	855 Starkey Rd	424.21	13577e 10/16/2025	
10/21/2025	13650	Duo Water Conditioning Inc		6201350344.000	Water-Sewer	Water Delivery	91.00	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350365.000	Vehicle Repair and Maintenance	Carwash - Hardin - Crew Carwash	44.99	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350365.000	Vehicle Repair and Maintenance	Car wash membership - Stogsgill - Crew Carwash	34.99	/ /	

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
10/10/2025	13527	Blunk Safety Systems		6201350365.000	Vehicle Repair and Maintenance	New Crane Truck Lights	3779.00	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350365.000	Vehicle Repair and Maintenance	Carwash - Fishel - Crew Carwash	44.99	/ /	
09/17/2025	13256	Chase Bank - PCard		6201350365.000	Vehicle Repair and Maintenance	Carwash - Fishel - Crew Carwash	39.99	13256E 10/06/2025	
09/17/2025	13256	Chase Bank - PCard		6201350365.000	Vehicle Repair and Maintenance	Carwash - Stogsdill - Crew Carwash	34.99	13256E 10/06/2025	
10/06/2025	13430	Chase Bank - PCard		6201350365.000	Vehicle Repair and Maintenance	Carwash - Stogsdill - Crew Carwash	39.99	/ /	
09/17/2025	13256	Chase Bank - PCard		6201350365.000	Vehicle Repair and Maintenance	Carwash - Hardin - Crew Carwash	39.99	13256E 10/06/2025	
09/17/2025	13256	Chase Bank - PCard		6201350366.000	Building Repair & Maintenance	Backflow Tests - Hardin - Aqua Backflow	169.15	13256E 10/06/2025	
10/21/2025	13649	Cintas Corporation		6201350366.000	Building Repair & Maintenance	Mats	27.24	/ /	
10/10/2025	13521	AMI Global LLC		6201350367.000	Equipment Repair & Maintenance	Primex - Willow Rd and Oakridge	1440.00	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350367.000	Equipment Repair & Maintenance	Lift Station Batteries - Travelsted - Napa	165.79	/ /	
10/17/2025	13607	Chase Bank - PCard		6201350367.000	Equipment Repair & Maintenance	Batteries and Wipers - Travelsted - Napa	295.37	/ /	
10/10/2025	13521	AMI Global LLC		6201350367.000	Equipment Repair & Maintenance	Primex - Sugarbush	720.00	/ /	
10/10/2025	13528	State Board of Accounts		6201350375.000	Contractual Services	2024 Audit	7250.32	/ /	
10/10/2025	13531	Tyler Technologies Inc		6201350375.000	Contractual Services	Annual Fees	19305.85	/ /	
10/10/2025	13525	Merrell Bros Inc		6201350375.000	Contractual Services	Biosolids Haul Away	17185.42	/ /	
10/02/2025	13393	Lindsey Herald		6201350395.000	Refunds-Reimbursements	Refund for Sewer	65.35	22175 10/02/2025	
09/17/2025	13256	Chase Bank - PCard		6201350442.000	Infrastructure	Collections - Hardin - Great Lakes Ace	22.99	13256E 10/06/2025	
10/10/2025	13523	Indiana Underground Plant Protection Service Inc		6201350442.000	Infrastructure	September Tickets	1045.95	/ /	
10/21/2025	13653	Nugent Inc		6201350442.000	Infrastructure	Riser ring & lid	1849.25	/ /	
10/10/2025	13529	Straeffer Pump & Supply Inc		6201350442.000	Infrastructure	Install New Danfoss Control - Oak	2522.00	/ /	
09/17/2025	13256	Chase Bank - PCard		6201350445.000	Equipment	Pressure Washer - Hardin - Tractor Supply	408.00	13256E 10/06/2025	
10/01/2025	13387	Fund 3308 Mthly Sewer Bond Trfr		6201350949.100	Transfer	October Sewer Transfer	63734.63	13387e 10/01/2025	

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SubTotal Department 350							239215.12			
SubTotal Fund Number 6201							239215.12			
**Fund Number 6206 Availability Fee Capital Fund										
**Department 350										
10/10/2025	13522	Commonwealth Engineers		6206350375.000	Contractual Services	Plant Design Work	91495.00	/	/	
SubTotal Department 350							91495.00			
SubTotal Fund Number 6206							91495.00			
**Fund Number 6604 Trash										
**Department 850										
10/02/2025	13393	Lindsey Herald		6604850395.000	Refunds-Reimbursements	Refund for Trash	14.55	22175	10/02/2025	
10/02/2025	13393	Lindsey Herald		6604850395.000	Refunds-Reimbursements	Refund for BCSW	0.48	22175	10/02/2025	
10/10/2025	13532	Priority Waste LLC		6604850396.000	Trash Fees	September Service	89358.50	13532E	10/29/2025	
10/09/2025	13516	Bo Co Solid Waste Mgmt District		6604850399.000	Solid Waste Fees	Monthly Fee - September	2554.20	22186	10/09/2025	
SubTotal Department 850							91927.73			
SubTotal Fund Number 6604							91927.73			
**Fund Number 8976 FSA Fund										
**Department 999										
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	842.95	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	115.55	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	120.00	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	30.00	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	115.28	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	789.39	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	73.68	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	130.00	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	7.41	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	85.00	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	128.63	13389E	09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	30.00	13389E	09/30/2025	

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	15.00	13389E 09/30/2025	
10/02/2025	13390	WEX Health Inc		8976999127.000	Medical Claims	Medical claim	961.50	13390E 09/30/2025	
10/02/2025	13390	WEX Health Inc		8976999127.000	Medical Claims	Medical claim	6.72	13390E 09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	110.00	13389E 09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	81.30	13389E 09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	15.00	13389E 09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	75.34	13389E 09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	60.00	13389E 09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	15.00	13389E 09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	758.00	13389E 09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	144.54	13389E 09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	15.00	13389E 09/30/2025	
10/02/2025	13389	The Bancorp Bank N A		8976999127.000	Medical Claims	Medical claim	1853.21	13389E 09/30/2025	
10/08/2025	13463	WEX Health Inc		8976999323.100	FSA Fees	FSA Monthly Admin Fee September 2025	68.00	13463e 10/08/2025	
SubTotal Department 999							6646.50		
SubTotal Fund Number 8976							6646.50		
*** GRAND TOTAL ***							4261017.06		

DRAFT

**TOWN COUNCIL FOR THE TOWN OF ZIONSVILLE
FILE #**

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT
OF REAL PROPERTY MADE IN CONNECTION
WITH A PLANNED UNIT DEVELOPMENT (PUD)**

In accordance with IND. CODE § 36-7-4-1015, **EC New Vision of Indiana, LLC, an Indiana Limited Liability Company**, (hereinafter collectively “**Owner**”) represents and warrants that Owner owns certain real estate located in Zionsville, Boone County, Indiana, which real estate is described in Exhibit “A” attached hereto (the “**Real Estate**”). Owner further represents and warrants that Owner has the authority to, and does hereby voluntarily make the following **COMMITMENTS** concerning the use and development of the Real Estate.

STATEMENT OF COMMITMENTS

Owner voluntarily agrees and commits that the approval of a PUD Ordinance 2025 – an Ordinance of the Zionsville Town Council establishing The Courtyards at Heritage Trail Planned Unit Development is conditioned upon the following Commitments:

1. 1.0 Age Restriction

≥ 80% of homes shall comply with **HOPA (55+)** standards.

2. Infrastructure Improvements

Epcon shall design, permit, and construct the following improvements at its sole cost, subject to governmental approvals, weather, and force majeure:

- 2.1 **Right-turn lanes** at all community entrances on existing roads to be completed within six (6) months of construction plan approval for each entrance, subject to weather and force majeure.
- 2.2 **One (1) left turn lane** at an entrance to be designated by the Town, to be completed within six (6) months of construction plan approval, subject to weather and force majeure.
- 2.3 **Sports-park parking lot:** approximately 200 car spaces (expandable by the Town) under the power lines as approximately shown in Exhibit C with accel/decel lanes on Whitestown Road to be constructed within six (6) months after construction plan approval for the sports-park improvements or another mutually agreed milestone – subject to weather

and force majeure. If the sports park construction plans are not approved prior to the approval of the last section of Courtyards at Heritage Trail, this requirement becomes void.

- 2.4 **Utilities:** extend water and sewer mains within five (5) feet of the park boundary no later than six (6) months after approval of the last section of Courtyards at Heritage Trail, or another mutually agreed milestone, subject to weather and force majeure.
- 2.5 **Stormwater:** engineer and construct a joint master detention pond serving both the community and the sports park at full buildout.
- 2.6 **Buffering:** construct edge mounding and privacy fencing along the southern boundary.
- 2.7 **Road Commitments:** beyond the above turn lanes and ordinance-required items, no additional off-site road commitments shall be required by the Town.

The **COMMITMENTS** contained herein shall be effective upon a favorable recommendation by the Zionsville Plan Commission and the adoption of an Ordinance by the Zionsville Town Council approving the Courtyards at Heritage Trail Planned Unit Development.

These **COMMITMENTS** shall be promptly recorded in the Office of the Boone County Recorder, Boone County, Indiana, and shall be considered a covenant running with the land described herein as the Real Estate, including any portion thereof.

These **COMMITMENTS** shall be binding on Owner, subsequent owners of the Real Estate or any portion thereof, and any and all other person or entities acquiring an interest in any portion of the Real Estate (hereinafter collectively the "Owners"). Owner shall have an affirmative duty to inform any third parties with whom Owner negotiates for a possible sale, lease, assignment, mortgage, or transfer of the Real Estate, or any portion thereof, of the existence of these **COMMITMENTS**. In the event any sale, lease, assignment, mortgage or transfer occurs, Owner shall ensure that a copy of these **COMMITMENTS** is incorporated into any such written agreement with the third party. In the event Owner fails to comply with the terms of this paragraph and the third party fails to perform and/or comply with these **COMMITMENTS**, the Town of Zionsville shall be entitled to recover from Owner and from each third party, jointly and/or severally, any and all damages which arise from this failure and shall be entitled to injunctive relief to terminate any non-compliance herewith.

These **COMMITMENTS** may be modified or terminated by decision of the Zionsville Town Council made after a Public Hearing for which proper notice is given, and upon recommendation as required by the Zionsville Plan Commission.

These **COMMITMENTS** may be enforced jointly and/or severally by the Town of Zionsville, Zionsville Plan Commission, the Director of Planning for the Town of Zionsville (or a position

created for the Town of Zionsville which is analogous thereto), the Town (including any successor city or municipality), and/or owners of any parcel of ground adjoining or adjacent to the Real Estate. Owner and all Owners shall be obligated hereunder to indemnify the Town of Zionsville Plan Commission and the Town (including a successor city or municipality), and to hold said entities and their respective authorized representatives, including the Director of Planning for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs or damages which result from the failure to perform Owner's and/or Owners' obligations under the terms and conditions of these **COMMITMENTS**. Throughout these **COMMITMENTS** any reference to "Town" or "Town of Zionsville" shall also include any successor city, municipality, or other governmental body having land use, planning, and/or zoning jurisdiction over the Real Estate.

In the event it becomes necessary to enforce these **COMMITMENTS** in a court of competent jurisdiction and Owner and/or any subsequent Owners are found to be in violation of these **COMMITMENTS**, such Owner and/or Owners shall pay all reasonable costs and expenses the Town and the Zionsville Plan Commission and other authorized representative(s) incur in the enforcement of these **COMMITMENTS**, including reasonable attorney fees, expert witness fees, and court costs.

Owner and all subsequent Owners of all or a portion of the Real Estate shall be obligated hereunder, jointly and/or severally, to indemnify the Town of Zionsville Plan Commission and/or the Town and hold said entities and their respective authorized representative(s), including the Director of Planning for the Town, harmless from any and all liability, expense (including reasonable attorney fees and court costs), costs, or damages which result from the failure to perform Owner's and/or Owners' obligations hereunder and/or to comply with the terms and conditions of these **COMMITMENTS**.

Any controversy arising under or in relation to these **COMMITMENTS** shall be litigated exclusively in the applicable state courts of Indiana without regard to conflicts of law principles. Owner irrevocably consents, for him and herself and all subsequent Owners, to service, jurisdiction, and venue in such state courts for any and all such litigation and hereby waives any other venue to which Owner or subsequent Owners might be entitled by virtue of domicile, habitual residence, or otherwise.

Owner shall be responsible, at owner's expense, for recording these **COMMITMENTS** in the Office of the Recorder of Boone County, Indiana, after approval by the Zionsville Town Council and approval by the Mayor for the Town of Zionsville of a PUD Ordinance 2025 _____, an Ordinance of the Zionsville Town Council established the Courtyards at Heritage Trail Planned Unit Development. These **COMMITMENTS** shall be recorded within 30 days of Owner closing on the Real Estate and Owner shall promptly provide the Planning Department of the Town of Zionsville with a copy of such recording as a condition precedent for the Development Plan and Platting approval, together with any Improvement Location Permit and/or Building Permit for the Real Estate.

The undersigned, by executing these **COMMITMENTS**, represents and warrants that at the time of executing this document, EC New Vision of Indiana, LLC, an Indiana Limited Liability

Company is the sole owner of the Real Estate, that execution of these **COMMITMENTS** is being voluntarily undertaken and requires no authorization of a third party, and that these **COMMITMENTS** shall be binding upon the undersigned as to all the particulars herein and shall be considered a **COVENANT** running with the land described herein as the Real Estate, including any portion thereof. By affirming his or her signature below to these **COMMITMENTS**, the undersigned each further represents and warrants that he/she has full capacity and authority to execute these **COMMITMENTS**.

IN WITNESS WHEREOF, EC New Vision of Indiana, LLC as the sole owner of the Real Estate, has executed these **COMMITMENTS** this _____ day of _____, 2025.

OWNER:

EC New Vision of Indiana, LLC, by:

_____,
Member/Manager

STATE OF INDIANA)
) SS:
COUNTY OF BOONE)

Before me, a Notary Public, in and for said County and State, personally appeared _____, **Member/Manager of EC New Vision of Indiana, LLC**, as the owner of the Real Estate described above, who acknowledged voluntarily executing the foregoing instrument and who, having been duly sworn, stated that any and all representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, 2025.

_____, Notary Public

Commission Number: _____

My Commission Expires: _____
County of Residence: Boone

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. Michel J. Andreoli

**This instrument prepared by Michael J. Andreoli, Attorney at Law,
1393 West Oak Street, Zionsville, Indiana 46077, (317) 873-6266.**

Exhibit “A”

DRAFT

Dedication Agreement for Land Conveyance

Comes now EC New Vision of Indiana, LLC, a Limited Liability Company (hereinafter collectively **“Developer/Owner”**) and the Town Council for the Town of Zionsville and Mayor (hereinafter collectively **“Town”**) and after approval by the Town of a PUD Ordinance 2025 _____, an Ordinance of the Zionsville Town Council establish the Courtyards at Heritage Trail Planned Unit Development (hereinafter collectively **“PUD”**), now enters this the Dedication Agreement (hereinafter collectively **“Agreement”**) for the dedication of land to the Town as set out in the PUD as follows:

RECITALS

- A. Developer/Owner has entered into a contract to acquire certain real estate located in Boone County, Indiana, generally known as The Courtyards at Heritage Trail (the **“Development”**).
- B. As part of the approved PUD and related Development Agreement, Developer/Owner has agreed to convey approximately twenty-six (26) acres of real estate, as generally depicted on Exhibit A attached hereto (the **“Dedicated Parcel”**), for public or civic use consistent with the Town’s long-range planning objectives.
- C. The Parties desire to memorialize the timing, conditions, and obligations governing the dedication, improvement, and future use of the Dedicated Parcel.

1. DEDICATION AND PURPOSE

- 1.1 **Dedication.** Subject to Developer/Owner's acquisition and closing on the Courtyards at Heritage Trail property, Developer/Owner agrees to dedicate and convey the Dedicated Parcel to the Town for public or civic purposes.
- 1.2 **Permitted Uses.** The Dedicated Parcel shall be utilized for public or civic purposes consistent with the Town's long-range planning objectives. Permitted uses include, but are not limited to, a public park, trailhead, community facility, fire station, or athletic fields. The parcel shall not be used for commercial, residential, or multi-family purposes.

2. TIMING OF CONVEYANCE

- 2.1 **Dedication Trigger.** Conveyance of the Dedicated Parcel shall occur within ninety (90) days following the Town's approval of a development plan and construction plans for the intended public or civic use (e.g., sports park), or such other mutually agreed date approved in writing by both Parties.
- 2.2 **Pre-Dedication Use.** Until conveyance, Developer/Owner shall retain ownership and maintain the Dedicated Parcel in its existing agricultural or open-space condition, including mowing, farming, and general upkeep, at its sole cost.
- 2.3 **Fallback Clause.** If the Town has not approved construction plans for a public or civic use on the Dedicated Parcel within five (5) years from the execution of this Agreement, the Parties may mutually extend the dedication deadline. During any such extension, Developer/Owner may continue to farm or otherwise maintain the land as open space until dedication occurs.

- 2.4 **Town Ownership Period.** Following conveyance, the Town shall retain ownership of the Dedicated Parcel for a minimum of ten (10) years, unless released or transferred for public-benefit purposes with prior written consent of the Developer/Owner or its successors.

3. DEVELOPER IMPROVEMENT OBLIGATIONS

Upon approval of the sports-park construction plans and consistent with the Development Agreement, Developer/Owner shall design, permit, and construct the following improvements, subject to weather and force majeure:

3.1 Sports-Park Parking Lot

Developer/Owner shall design and construct an approximately 200-car parking lot, located generally beneath or adjacent to the existing power-line corridor as shown on Exhibit C.

- The parking lot shall be constructed within six (6) months following Town approval of the construction plans for the sports-park improvements, or such other mutually agreed milestone.
- The lot shall include pavement, striping, stormwater drainage, ADA-compliant spaces, and adequate lighting consistent with Town standards.
- The lot shall include one (1) right-in/right-out deceleration lane and one (1) acceleration lane on Whitestown Road, subject to INDOT or Boone County Highway Department approval, as applicable.
- The Town may, at its discretion, expand the lot beyond 200 spaces in the future

at its own expense; however, the Town shall be obligated to expand the parking lot as necessary to satisfy parking requirements established by a traffic impact study or other applicable standards for the approved use of the Dedicated Parcel.

- If the sports-park construction plans are not approved prior to the final section approval of Courtyards at Heritage Trail, this parking-lot obligation shall be deemed null and void.

3.2 Utilities

Developer/Owner shall design and extend public water and sanitary-sewer mains to within five (5) feet of the Dedicated Parcel boundary, sized and configured to serve both the Courtyards at Heritage Trail community and the future sports park.

- Installation shall occur no later than six (6) months after approval of the final section of Courtyards at Heritage Trail, or another mutually agreed milestone.
- Improvements shall meet the standards of Citizens Water and Zionsville Utilities, respectively.
- Developer/Owner shall not be responsible for extending utilities along the frontage of the Dedicated Parcel.
- Time of work shall be subject to weather and force majeure.

3.3 Stormwater Management

Developer/Owner shall engineer and construct a joint master detention pond designed to serve both the Courtyards at Heritage Trail community and the Dedicated Parcel at full buildout.

- The pond shall be sized using SCS Curve Number methodology for the proposed fully developed condition of the entire ±180-acre site.

- The pond's design, geometry, release rates, and draw-down times shall comply with the Town of Zionsville Stormwater Ordinance and maintain natural drainage patterns.

3.4 Buffering and Screening

Developer/Owner shall construct landscaped edge mounding and privacy fencing along the southern boundary of the Dedicated Parcel, consistent with the approved buffer plan attached as Exhibit C.

- Mounding shall be a minimum of ten (10) feet in height, with layered landscaping including evergreens, deciduous trees, and understory shrubs.
- A six-foot (6') privacy fence shall be installed atop the mound, as shown in Exhibit C.
- Landscaping and buffer improvements shown on the Dedicated Parcel (e.g., Sections B and C) are illustrative only and shall be provided by the Developer/Owner of the Dedicated Parcel at the time of its future development approval.

3.5 Coordination with Agencies

The Town and Developer/Owner shall cooperate in good faith to obtain any required permits or approvals from INDOT, the Boone County Highway Department, or other applicable agencies for the Whitestown Road acceleration and deceleration lanes or related access improvements. Such coordination shall include joint submission of permit applications, correspondence, and review responses as needed to secure timely approvals.

4. TEMPORARY EASEMENTS

Developer/Owner may retain temporary easements and rights necessary to complete the above improvements after dedication. Such easements shall terminate upon completion and acceptance of the improvements by the Town.

5. REPURCHASE RIGHT

If, at any time prior to the approval of the final section of Courtyards at Heritage Trail, the Town determines it no longer wishes to retain the Dedicated Parcel, Developer/Owner shall have the exclusive right to negotiate repurchase for community expansion. Developer/Owner shall retain a perpetual first option to repurchase before any third-party sale, and the land shall remain restricted to public or civic use in perpetuity.

6. RECORDING AND ENFORCEMENT

This Agreement and any accompanying deed restrictions shall run with the land and be recorded in the Office of the Recorder of Boone County, Indiana. The terms herein shall be enforceable by either Party, their successors, or assigns. In lieu thereof, a Memorandum of Dedication Agreement and Conveyance of Land may be recorded with the Office of the Recorder of Boone County.

7. MISCELLANEOUS

- 7.1 **Force Majeure.** Performance timelines herein are subject to delays caused by weather, labor shortages, material supply constraints, governmental approvals, or other events beyond Developer/Owner's reasonable control.

7.2 **Amendment.** This Agreement may be modified only by a written instrument executed by both Parties.

7.3 **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Indiana.

IN WITNESS WHEREOF, the Parties hereto have executed this Dedication Agreement as of the day and year first written above.

EC NEW VISION OF INDIANA, LLC

By: _____

Name: _____

Title: _____

Date: _____

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

ZIONSVILLE TOWN COUNCIL

Voting For

Voting Against

Abstain

Tim McElderry

Tim McElderry

Tim McElderry

Jason Plunkett

Jason Plunkett

Jason Plunkett

Craig Melton

Craig Melton

Craig Melton

Sarah Esterline Sampson

Sarah Esterline Sampson

Sarah Esterline Sampson

Brad Burk

Brad Burk

Brad Burk

Evan Norris

Evan Norris

Evan Norris

Joseph Stein

Joseph Stein

Joseph Stein

ATTEST:

Clerk Treasurer

I hereby certify that **DEDICATION AGREEMENT FOR LAND CONVEYANCE**
was delivered to the Mayor of the Town of Zionsville on the ____ day of _____, 2025, at
_____m.

Clerk-Treasurer

I hereby APPROVE

**DEDICATION AGREEMENT FOR LAND
CONVEYANCE**

this _____ day of _____, 2025.

John Stehr, Mayor

I hereby VETO

**DEDICATION AGREEMENT FOR LAND
CONVEYANCE**

this _____ day of _____, 2025.

John Stehr, Mayor

Exhibits:

- Exhibit A – Legal Description and Depiction of Dedicated Parcel
- Exhibit B – Sport Park Concept Plan
- Exhibit C – Buffering and Edge Improvements Plan

PUD District
Ordinance
Establishing
The Courtyards at Heritage Trail PUD

ORDINANCE
2025 - ²¹

**ZIONSVILLE,
INDIANA**

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**ORDINANCE NO. 2025-
AN ORDINANCE OF THE ZIONSVILLE TOWN
COUNCIL, ESTABLISHING THE COURTYARDS AT
HERITAGE TRAIL PLANNED UNIT DEVELOPMENT**

**Synopsis:
2025-_____**

This PUD District Ordinance establishes The Courtyards at Heritage Trail Planned Unit Development, Ordinance Number _____ which shall be referred to as “The Courtyards at Heritage Trail PUD”, Ordinance Number 2025-_____.

WHEREAS, IC § 36-7-4-600, confers upon Zionsville Town Council the power to determine reasonable zoning requirements for property within the Town’s corporate boundaries, and Section 194.182 of the Town of Zionsville Planning and Zoning Ordinance sets forth the process to amend the Town’s Official Zone Map; and

WHEREAS, Section 194.140 of the Town of Zionsville Planning and Zoning Ordinance, as amended (the “Zoning Ordinance”), provides for the establishment of a Planned Unit Development District in accordance with the requirements of IC § 36-7-4-1500 et seq.; and

WHEREAS, the property described in the Certification, attached hereto as Exhibit A (the “Real Estate”), in the Town of Zionsville, is currently zoned R-1 (Rural Residential); and

WHEREAS, the Town of Zionsville Advisory Plan Commission certified on _____, 2025 to the Zionsville Town Council a favorable recommendation for rezoning the Real Estate to The Courtyards at Heritage Trail PUD as established by this PUD District Ordinance; and

WHEREAS, the Zionsville Town Council has been requested to amend the Official Zone Map for the Town of Zionsville, Indiana, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF ZIONSVILLE, INDIANA, THAT: Pursuant to IC § 36-7-4-1500 et seq., the Council amends the Official Zoning Map for the Real Estate and adopts the PUD District Ordinance establishing The Courtyards at Heritage Trail PUD.

Section 1. Applicability of Ordinance

- 1.1. The Official Zoning Map of the Town of Zionsville, Indiana, a part of the Zionsville Planning and Zoning Ordinance, is hereby changed to designate the Real Estate as The Courtyards at Heritage Trail PUD.
- 1.2. Development in The Courtyards at Heritage Trail PUD shall be governed entirely by:
 - A. The specific provisions of this PUD District Ordinance and its exhibits, and
 - B. Any Development Standard, subdivision regulation, process, enforcement, penalties and definitions not mentioned in this PUD District Ordinance shall be governed by the Zionsville Planning and Zoning Ordinances and the existing R-1 Rural Residential Zoning District, as amended, provided that provisions relating to the Urban Residential Zoning District in section 194.095, 194.096, 194.098, 194.104 and 194.105 of the Zionsville Planning and Zoning Ordinance shall apply. In the event of a conflict between the PUD District Ordinance and the Zionsville Planning and Zoning Ordinance, that the provisions of this PUD District Ordinance shall apply.

Section 2. Definitions

- 2.1. **Amenity Center:** Any area within a development used for recreation, leisure, gatherings, meetings, and to enhance aesthetics; and intended to be exclusively used for the residents of the development and their guests. An amenity center may include buildings such as a clubhouse and/or lounge building, swimming pool, sport courts, restrooms, park shelter, pavilion, firepit, bocce court, community garden, central mailbox units and structures enclosing/covering them, and the like. An Amenity Center may also include a park, walking trails, greenspace, memorials, community gardens, parking lot, bike parking, charging stations, wayfinding signage, and similar other features common and ordinary in a neighborhood.
- 2.2. **Buffer Yard:** A landscaped area located along the perimeter of the development or between land uses, as required in this PUD Ordinance, containing plantings, fencing, mounding, or other treatments intended to provide screening, separation, or transition between uses.
- 2.3. **Common Areas:** Any area within the development used as open space for passive or active recreation that is not part of a building envelope, courtyard, driveway or in public right of way. A common area may contain but not be limited to an amenity center (and elements as described above), a parkette area, stormwater management areas, landscape buffer areas, utility easements, walking trails, central mailbox units and pavilions.
- 2.4. **Concept Plan:** The plan attached hereto as Exhibit B, depicting the general layout of streets, lots, open spaces, amenity areas, and other site elements within the PUD. The Concept Plan is intended to guide development and shall be followed in substantial compliance.
- 2.5. **Courtyard Easement Area:** Generally, the Courtyard Easement Area refers to a portion of a Lot, typically measuring approximately five feet (5') in width as measured perpendicularly from the shared lot line, that is encumbered by a recorded easement in favor of the adjoining Lot. This easement grants the adjacent (benefiting) Lot owner the exclusive right to use, encroach upon, access, landscape, and maintain the area as part of their private outdoor courtyard. While legal title remains with the burdened Lot, the owner of the burdened Lot shall retain the right to access the Courtyard Easement Area as reasonably necessary to perform reasonable and necessary maintenance, repair, and restoration of the dwelling located on the burdened Lot. All improvements within the Courtyard Easement Area shall be subject to the limitations set forth in this PUD Ordinance and the Declaration, including restrictions on permanent structures and improvements requiring an Improvement Location Permit (ILP). The Courtyard Easement Area shall be as defined and governed by the recorded Declaration of Covenants, Conditions, and Restrictions, including any accompanying plats and easement agreements. The rights, responsibilities, and limitations applicable to such easement shall be controlled by the Declaration; provided, however, that the standards set forth in this PUD Ordinance shall apply to the extent they are not in conflict with the Declaration.
- 2.6. **Dedicated Parcel:** A portion of the Real Estate identified on the Concept Plan and conveyed to the Town of Zionsville for public or civic use, subject to a Dedication Agreement and any recorded deed restrictions.
- 2.7. **Ground Level Square Footage:** Includes both living and non-living areas.
- 2.8. **Improvement Location Permit (ILP):** A permit issued by the Town of Zionsville authorizing the construction or installation of a building, structure, or other improvement, in accordance with the Zionsville Zoning Ordinance.

- 2.9. Lounge Building: A small, freestanding building for the private use of residents and their guests. It may include an open lounge area, restrooms, and a serving kitchen, but shall not include a swimming pool or any commercial bar or retail use. The Lounge Building is intended for social gatherings and community events and shall not be open to the public or used for commercial purposes.
- 2.10 Model Home: Includes a home built for an office, model for sales purposes and walk-through, and/or showroom with the intention of it being converted to a home for sale when the Model Home is no longer necessary. A model home shall only be used as a model for the purposes of selling lots and homes in The Courtyards at Heritage Trail PUD.
- 2.11 Perimeter Lot: A residential lot identified on the Concept Plan with an asterisk (“*”), located along the external boundary of the development or fronting an external public street, subject to enhanced architectural standards.
- 2.12 Primary Plat: A drawing prepared in accordance with Town standards that illustrates the layout of streets, lots, infrastructure, and open spaces, and which is submitted for approval during the subdivision process.
- 2.13 Real Estate: The land area subject to this PUD Ordinance, as legally described in Exhibit A.
- 2.14 Streetscape Diversity: The intentional variation of home elevations, materials, architectural elements, and color palettes within a streetscape to ensure visual interest and avoid repetitive appearance.
- 2.15 Any term not otherwise defined in this PUD District Ordinance shall have the meanings ascribed to them in the Zionsville Planning and Zoning Ordinance as amended from time to time.
- 2.16 Minor modifications to the development standards, site layout, architectural features, or other provisions of the Courtyards at Heritage Trail PUD may be approved administratively by the Zionsville Planning Director, provided such modifications are consistent with the overall intent and character of the community. At the discretion of the Planning Director, any proposed modification may be referred to the Plan Commission for review and determination as to whether the change is of a magnitude that requires formal amendment to the Courtyards at Heritage Trail PUD. Nothing herein shall be construed as granting the Planning Director the authority to waive or override the legislative intent of this Ordinance except as expressly permitted under applicable zoning and administrative procedures.

Section 3. Concept Plan

- 3.1. The Concept Plan, attached hereto as Exhibit B (the “Concept Plan”) is hereby incorporated in accordance with the PUD District Ordinance requirements. Real Estate shall be developed in substantial compliance with the Concept Plan as determined through applicable administrative review procedures.

Section 4. Permitted Uses

The permitted uses shall be as set forth below.

- 4.1. Residential Lots: Single Family Detached Residence.
- 4.2. Amenity Areas: Amenity Center as defined and as shown on the Concept Plan.
- 4.3. Common Areas: As defined above and shown on the Concept Plan.
- 4.4. Temporary Sales Trailers and Temporary Construction Trailers. Temporary Sales Trailers shall be limited to twelve (12) months total. Temporary Construction Trailers shall be removed when their purpose is complete (e.g. road construction contractor is finished building the roads) or ninety percent (90%) of the residential lots are occupied, whichever is later.
- 4.5. Model Homes and a Clubhouse shall be used for the sale of homes in the development and shall not be limited to a timeframe. They shall remain in use for sales purposes until all homes are sold in the development.

Section 5. Accessory Uses

- 5.1. Residential Lots shall be permitted Home Occupations and Garage Sales limited to one (1) time per calendar year.

Section 6. Accessory Structures

- 6.1. Accessory structures shall be permitted when associated with the permitted use and shall be clearly incidental and subordinate in use, size, bulk, area and height to the primary structure and use, and is located on the same lot as the primary structure or use.
- 6.2. Permitted accessory structures on residential lots include a pergola, trellis, and fireplace/fire pit. Accessory uses shall be indicated on the landscape plan for each lot courtyard and shall be submitted to the Zionsville Planning Director for approval prior to construction/installation.

Section 7. Development Standards

The Development Standard applicable to the underlying zoning ordinance, R-1 Rural Residential, as amended, shall apply to the Development of the district, subject also to the application of the Urban Residential Standards set out in Section 1, except as otherwise modified below.

- 7.1. Minimum Lot Area: 6,000 square feet
- 7.2. Minimum Lot Frontage: Thirty-five (35) feet at the right-of-way
- 7.3. Minimum Building Setbacks: All setbacks shall be measured from the building foundation.
 - A. Front Yard:
 - A. Distance from garage door to right-of-way line – 20 feet
 - B. Distance from front porch and or courtyard fence to right-of-way line – 10 feet
 - B. Side Yard: Five (5) feet per side. Unenclosed structures including but not limited to patios, fences, pergolas, and trellises may encroach one hundred percent (100%) into the side yard setback.
 - C. Rear Yard: Twenty (20) feet, except no more than ten percent (10%) of the internal lots may have a rear yard reduced to (10) feet and no more than ten (10%) of the internal lots may have a rear yard setback reduced to fifteen (15) feet. Rear yard reduction must be submitted at time of Primary Plan and approved as an amendment. Unenclosed structures including but not limited to fences porches, and air conditioning units may encroach fifty percent (50%) into the rear yard setback.
 - D. No accessory structures shall be permitted in a rear yard setback of a Residential Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.
- 7.4. Courtyard Easement and Construction Limitations
 - A. A portion of each Lot may be encumbered by a Courtyard Use Easement granted in favor of an adjacent Lot, as governed by the Declaration of Covenants. The purpose of the easement is to allow for the exclusive use, encroachment, access, and maintenance of the designated courtyard area (the "Courtyard Easement Area") by the benefiting Lot owner.
 - B. The Courtyard Easement Area shall be subject to the construction limitations set forth below.
 - C. Except for the demising fence enclosing the courtyard, no improvement requiring an Improvement Location Permit (ILP) under the Town of Zionsville Zoning Ordinance shall be permitted within the Courtyard Easement Area. Prohibited improvements include, but are not limited to:
 - i. Accessory structures requiring an ILP, including pergolas, trellises, covered or roofed elements, outdoor kitchens, fireplaces, storage enclosures, and mechanical equipment pads;
 - ii. Any enclosed structure or improvement with a foundation or footing intended to support vertical load-bearing elements beyond low-height landscape features.
 - D. Permitted improvements within the Restricted Courtyard Access Easement Area (i.e., improvements not requiring an ILP) may include:
 - i. Landscape vegetation;
 - ii. Planter walls and landscape edging with shallow concrete footings;
 - iii. Retaining walls and walkways;

- iv. Drainage improvements;
- v. Concrete patios and pavers;
- vi. Putting greens;
- vii. Mailboxes, lamp posts, bird baths, and similar decorative features;
- viii. Seasonal or removable decorations and furnishings.

E. This restriction shall be included in both the Planned Unit Development (PUD) Ordinance and the Declaration of Covenants, Conditions, and Restrictions, and shall be enforceable by the HOA and the Town of Zionsville.

7.5. Minimum Lot Width: 52 feet

7.6. Maximum Building Height: 1 ½ stories (the 2nd floor shall not exceed 50% of the ground level square footage.) The maximum height shall be thirty (30) feet and shall be defined as the vertical distance measured from finished grade elevation to the highest point of the roof.

7.7. Minimum Living Area (Total): 1,400 square feet

7.8. Maximum Lot Coverage (Total Impervious): Sixty percent (60%)

7.9. Minimum Open Space: Twenty percent (20%). The Dedicated Parcel, Amenity Center parcels, and common areas shall count toward this requirement. Right of way, residential lots, fully enclosed/ conditioned buildings and parking areas in Amenity Centers shall not count toward this requirement.

7.10. Driveway Separation: Fifteen percent (15%) of residential lot driveways shall have a minimum twenty (20) foot separation from an intersection, but all other driveways shall meet the Town's seventy-five (75) foot separation requirement from an intersection.

Minimum Street Radius: The minimum center radius for street curves shall be 100 feet, provided that on-street parking is only permitted on the outside of the curve and signed appropriately.

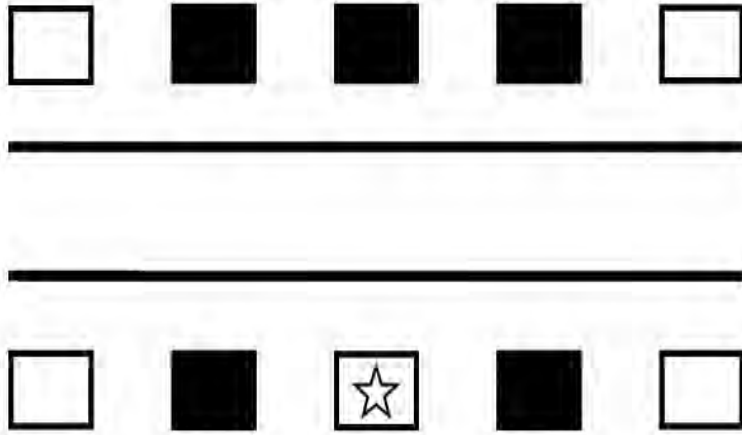
Section 8. Architectural Standards

8.1. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C ("Conceptual Architectural Character") which provides the quality and character of the proposed architecture of homes proposed within The Courtyards at Heritage Trail PUD. Exhibit C is hereby incorporated as a compilation of images designed to capture the intended architecture of the homes to be constructed. It is not the intent to limit the architecture shown in Exhibit C.

8.2. A minimum of four (4) distinct floor plans, each offered with at least seven (7) architectural elevations, shall be provided over the duration of the community's build-out. Additional floor plans and elevations may be introduced at the developer's discretion to respond to market demand, provided they remain consistent with the approved architectural and material standards. Each floor plan may incorporate a variety of structural options, including but not limited to, bonus suites, expanded living areas, or alternate kitchen layouts – which contribute to internal livability and external variety. The use of multiple architectural elevations, combined with these structural options, shall promote visual diversity and avoid repetitive streetscape throughout the community.

8.3. The Developer will provide floorplans and elevations at time of Primary Plat for each phase which shall be reviewed and approved as determined through applicable administrative review procedures.

8.4. Streetscape and Architectural Diversity: The Developer intends to promote streetscape and architectural diversity through varied elevations and/or color palettes by adhering to the following: The same building elevation with the same color shall not be constructed for one (1) lot on each side of the subject lot on the same side of the street and for three (3) lots across the street from the subject lot. The same building elevation shall not be constructed on a lot within two (2) lots of the subject lot on the same side of the street or on the lot across the street from the subject lot. (Please refer to the illustration below.)



- 8.5 Building Materials: The homes shall be comprised of any mix and combination of the following materials:
- A. Facades: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP Smart Side), or wood; and
 - B. Soffits: wood, cement fiberboard, or engineered wood soffits;
 - C. Windows: vinyl or wood windows; and
 - D. Exterior Trim: Wood, cement fiberboard, engineered wood trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials. Further, if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four (4) sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches.
 - E. Gutters: All gutters shall be six (6) inch gutters with 3×4 inch or 4×5 inch downspouts. Water shall be directed away from driveways, courtyards and sidewalks to avoid icing hazards.
 - F. Prohibited: Vinyl and aluminum siding and trim shall not be permitted.
- 8.6. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for porches, dormers and bay windows. Under no circumstance shall an overhang be less than six (6) inches.
- 8.7. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may be steeper or shallower, but no roof shall exceed a 12/12 pitch or be less than a 3/12 pitch to achieve various architectural styles.
- 8.8 Shingles: Roofing materials shall consist of architectural-grade shingles with a minimum 15-year, 110 mph wind-resistance warranty, or equivalent materials that meet or exceed these standards in quality, durability, and performance. All roofing materials shall maintain a consistent aesthetic and quality appropriate for a high-end, age-targeted residential community. Three (3) tab shingles shall not be permitted on any building or structure.
- 8.9 Garages and Driveways: All homes shall have at least a 2-car garage and meet the following requirements:
- A. All garage doors shall include decorative windows as part of the base package, in order to enhance architectural quality and promote visual consistency along the streetscape. Garage door styles, including panel design, materials and window configurations, shall be consistent with the architectural character of the community and shall be subject to builder design approval.
 - B. Each garage shall include at least two (2) coach lights or soffit lighting. Garage lighting shall be regulated by photocells.

- C. Residential Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete.
- D. To accommodate the mobility and safety needs of an active adult population, driveway slopes shall not exceed 8.3%, (1:12), measured from the garage to the curb, wherever feasible. This slope threshold is consistent with the maximum allowable running slope for an accessible ramp under the Americans with Disabilities Act (ADA) Standards for Accessible Design, specifically: Section 405.2 of the 2010 ADA Standards (Ramps: Maximum Slope 1:12) and Section 4.8.2 of the 1991 ADAAG Guidelines (Slopes and Rise of Ramps). In cases where topographic conditions require a driveway slope exceeding 8.3%, the developer shall provide an alternative pedestrian route from the garage or front entry to the street. This route shall consist of a poured concrete walkway with one or more shallow steps, designed to offer a safe and direct path to the curb for residents and guests, particularly in inclement weather.

Section 9. Interior Corner Lots

- 9.1 Interior Corner Lots: Dwelling Units on corner lots interior to the site, that do not qualify as a perimeter lot shall comply with the following standards.
 - A. Side Facade Facing Interior Streets: On interior corner lots the courtyard shall face the side street unless impacted by engineering design limitations, utility easement or the like and as approved by the Zionsville Planning Director. The yard adjacent to this side façade courtyard shall include a minimum of one (1) shade, ornamental or evergreen tree and eight (8) shrubs, outside of the fenced-in courtyard. If the side façade does not have a courtyard, it shall have a minimum of two transom windows and a minimum of one (1) shade, ornamental or evergreen tree and eight (8) shrubs.
 - B. Trees and shrubs required by the Interior Corner Lot regulations shall not count toward other minimum landscaping or street trees.

Section 10. Perimeter Lots

- 10.1 Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“Perimeter Lots”) shall include enhanced rear or side (when side is facing the perimeter) architectural features, including:
 - A. Side Facade Facing Perimeter Streets: Lots where the side façade is visible from the public right-of-way shall include a courtyard. The yard adjacent to this side façade shall include one (1) shade, ornamental or evergreen tree and eight (8) shrubs, outside of the fenced-in courtyard.
 - B. Rear Facade Facing Perimeter Streets: Lots where the rear façade is visible from the public right-of-way shall have a minimum of two (2) full sized windows. Windows may be operational or faux windows.
 - C. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the Perimeter Street. This does not preclude dwelling units on perimeter lots from having the building façade oriented toward the Perimeter Street.
 - D. Trees and shrubs required by the Perimeter Lot regulations shall not count toward other minimum landscaping or street trees.

Section 11. Landscaping Standards

- 11.1. Street Trees: Street Trees shall be provided except as modified below:
 - A. One (1) street tree shall be required per Dwelling Unit lot, per street frontage. Street trees shall be permitted to be located inside the right-of-way between the sidewalk and the street curb or planted outside the public right-of-way per the board of public works standards.
 - B. Along public rights-of-way adjacent to Amenity Areas and Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.
 - C. If planted outside the right-of-way, a street tree shall be a minimum of ten (10) feet from a driveway and primary structure foundation.
 - D. No street trees shall be required along the property perimeter/external street frontages.

11.2. Lot Landscaping: As set out in the Zionsville Planning and Zoning Ordinance a Minimum Lot Landscaping Requirement shall apply except as modified below:

- A. Typical lot landscaping of the Dwellings is conceptually illustrated on Exhibits D-1, D-2 and D-3, attached hereto and incorporated herein ("Typical Lot Landscaping"). This Typical Lot Landscaping exhibit is included for illustrative purposes.
- B. A minimum of one (1) Ornamental Tree and thirteen (13) Shrubs shall be required per lot in the Front Yard. The required front yard landscaping shall include plantings along the side of porches (when applicable) and extending five (5) feet down the side facades.
- C. Front yards shall be planted with sod. Side and rear yards may be either seeded or sodded except as further provided in paragraph 11.2 D below. For corner lots, sod shall be planted in both Front Yards.
- D. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas. Typical courtyard plans and arrangement of fencing is illustrated on Exhibit I, attached hereto and incorporated herein ("Typical Courtyard Details").
- E. Substitutions: Up to twenty percent (20%) of any required shrubs may be substituted with ornamental grass that grows at least twenty-four (24) inches in height or other appropriate plant materials or hostas that grow at least eighteen (18) inches in height.

11.3. Amenity Centers Landscaping and Fencing:

- A. A minimum of three (3) shade trees and three (3) ornamental trees, and thirty (30) shrubs shall be planted within each Amenity Center. Required trees shall be planted within ten (10) feet of the parking lot or within thirty (30) feet of the building foundation. Required shrubs shall be planted within ten (10) feet of the parking lot, building foundation, or along the sidewalk leading to the front door.
- B. The front yards of the buildings shall be planted with sod, including the side facing the perimeter street. Side and rear yards shall be seeded or sodded.
- C. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.
- D. The pickleball court(s) may be enclosed with a coated chain link fence not to exceed twelve (12) feet in height. The fence color shall be black or dark green, and may include screening panels on the inside of similar color to the fence.

11.4. Parkettes Landscaping:

- A. A minimum of two (2) shade trees and ten (10) shrubs shall be planted at each parkette.

11.5 Retention Ponds:

- A. A minimum of five (5) shade trees shall be planted around the perimeter of each retention pond and shall be planted within twenty (20) feet of the water's edge at normal pool elevation. The trees shall not be any closer than fifteen (15) feet of one another.

11.6. Perimeter Buffer Yards and Landscaping: The following Buffer Yard Requirements on External Street Frontage Landscaping as follows:

- A. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibits E-1, E-2 and E-3, attached hereto ("Buffer Yards Plan and Landscape Treatment"). Buffer Yards shall be installed by phase.
- B. A minimum one-hundred (100) foot wide perimeter Buffer Yard A shall be required along residential CR 800 E and E CR 400 S external street frontages and a minimum fifty (50) foot wide perimeter Buffer Yard A shall be required along residential Whitestown Road /CR 500 S external street frontage.. Horse fence shall be installed within the buffer, outside of the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage: four (4) evergreen trees, three (3) Shade trees and three (3) ornamental trees. These plant quantities represent minimums to be installed. Additional plantings shall be permitted. No Buffer Yard improvements shall be located on private property.

- C. A minimum thirty (30) foot wide Buffer Yard B shall be required along the Dedicated Parcel adjacent to Whitestown Road/CR 500 S and E CR 400 S. Horse fence shall be installed within the buffer, outside of the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage: four (4) evergreen trees, three (3) shade trees and three ornamental trees. These plant quantities represent minimums to be installed. Additional plantings shall be permitted.
- D. A minimum one-hundred (100) foot wide Buffer Yard C shall be required along the entire east property line perimeter within the Dedicated Parcel. The following plantings shall also be installed per one hundred (100) feet: ten (10) evergreen trees, three (3) shade trees and three (3) ornamental trees. These plant quantities represent minimums to be installed. Additional plantings shall be permitted. A minimum eight (8) foot tall mound shall be required in this buffer. Breaks may be permitted for drainage. In addition to the mound, a maximum eight (8) foot tall solid fence may be installed within this Buffer between the proposed residential lots and the south and east sides of the Dedicated Parcel. Fence location and details shall be provided at time of Primary Plat approval. A path may be constructed within the buffer but shall be located between the fence and the landscape buffer. If no fence is installed, the path must be located on the side of the buffer away from the existing residential lots.
- E. A minimum fifty foot (50) wide Buffer Yard D with landscaping shall be required between adjacent residential land uses along certain portions of the property perimeter as shown on the Buffer Yards Plan. No portion of this buffer shall be on the residential lots. The following plantings shall be installed per one hundred (100) feet of buffer yard: (6) evergreen trees and (4) shade trees. These plant quantities represent minimums to be installed. Additional plantings shall be permitted. Existing vegetation may be counted toward the minimum requirements with gaps in perimeter trees to be infilled with additional trees. Efforts shall be made to locate trees where they will be the most effective in blocking or buffering views from those adjacent homes.
- F. A minimum twenty foot (20) wide Buffer Yard E shall be required adjacent to the south property line of Boone County Parcel 0310294001. The following plantings shall be installed per one hundred (100) feet of buffer yard: (6) evergreen trees and (4) shade trees. These plant quantities represent minimums to be installed. Additional plantings shall be permitted. Existing vegetation may be counted toward the minimum requirements with gaps in perimeter trees to be infilled with additional trees. Efforts shall be made to locate trees where they will be the most effective in blocking or buffering views from those adjacent homes.
- G. No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area except as noted above. However, mounding may be provided in a buffer yard at the discretion of the developer.
- H. Details for Buffer Yards, including landscaping, mounding and fencing shall be provided at time of Primary Plat. Installation of the Buffer Yards shall occur with the development of each phase. Buffer Yards shall incorporate some native tree plantings with emphasis on Indiana natives.
- I. No ponds may be constructed with the perimeter buffer yards.
- J. The perimeter buffer yards and perimeter trail improvements for the parkland dedication area to the City of Zionsville will occur with development of the park.

11.7. Landscape Material Calculation: The minimum requirements in the above section apply cumulatively. A required tree or shrub shall not be counted twice, covering two (2) or more minimum requirements.

Section 12. Infrastructure Standards

- 12.1. The District's infrastructure shall comply with the Zionsville Planning and Zoning Ordinance and the Town of Zionsville's Construction Standards, unless otherwise approved by the Department of Public Works.
- 12.2. The developer shall dedicate one half (1/2) of the required right-of-way along the perimeter roads per Boone County or the City of Zionsville Thoroughfare Plan, whichever is greater.

- 12.3. Vehicular Access to CR 400 S shall be coordinated with Boone County and/or the City of Zionsville, whichever has ultimate jurisdiction of this roadway.
- 12.4. Pathways shall be provided along Whitestown (CR 500 S) and CR 800 E which shall be ten (10) feet wide and provided in locations as identified in Exhibit G (“Conceptual Open Space and Pedestrian Connectivity Plan”).)

Section 13. Entry Features

- 13.1. Entry features shall be provided at each entry into the development. The developer may use a “family” of complementary entry features that may include monument signs, hanging signs and piers (with or without signage.) All entry features shall include entry signs, fencing, landscaping and lighting. Uplighting shall be permitted from a concealed source and directed toward the sign. It shall not be bright white in color. The “family” of entry features are attached hereto as Exhibit F (“Conceptual Entry Features and Signage”).
- 13.2. The Conceptual Entry Features and Signage as shown on Exhibit F shall be approved as part of The Courtyards at Heritage Trail PUD for the sign types, square footages, heights, materials and lighting. General sign design and general locations shall be provided at time of Development Plan approval per phase. Final design, location, with lighting standards and landscaping shall be provided at time of Sign Permit.

Section 14. Temporary Uses and Events

- 14.1. The number of Model Home Temporary Uses shall not be limited.
- 14.2. Any temporary parking lot, gravel or pavement, shall be fully removed and restored with topsoil upon closure of the model home(s) and clubhouse.
- 14.3. Two (2) Model Home shall be permitted on the Real Estate within each phase and prior to the installation of roads. At a minimum, Developer will install a stone parking lot and access drive. However, this provision shall not be exercised if either the Police Chief, Fire Chief or Board of Public Works deems the location, access, or design to be a safety risk.
- 14.4. Temporary Trailers associated with managing contractors, site and building construction shall be permitted for each phase of development, but shall be removed promptly upon completion of the related construction.
- 14.5. A permit for a Model Home Use shall be renewable by the Director for an unlimited number of thirty-six (36) month increments.
- 14.6. The model homes shall not be permitted to be used to sell homes in other communities.

Section 15. Site Amenities

The following Amenities shall be provided within the Courtyards at Heritage Trail PUD.

- 15.1. Passive amenities in the form of landscaped open space and ponds, identified in Exhibit G (“Conceptual Open Space and Pedestrian Connectivity Plan”) and Exhibit H (“Conceptual Amenities Plan”), both attached hereto;
- 15.2. A minimum of three (3) parkettes which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, community gardens, pickleball courts, and pavilion structures, identified on the Conceptual Open Space and Pedestrian Connectivity Plan and the Conceptual Amenities Plan; and
- 15.3. A minimum of three (3) Amenity Areas, identified on Exhibit B (“Concept Plan”) and Exhibit H (“Conceptual Amenities Plan”), attached hereto shall be constructed. Each Amenity Area(s) will include but not be limited to the following:
 - A. At least one clubhouse of at least twenty-five hundred (2,500) square feet or a Lounge Building of at least five-hundred (500) square feet including but not limited to a fitness center, restrooms, and community room;
 - B. Outdoor gathering area;
 - C. A parking lot; and
 - D. A swimming pool adjacent to the clubhouse;
- 15.4. Specific amenity centers shall be identified with each phase of development, but shall be similar to the Concept

Plan. Any notable differences shall be approved administratively by Zionsville Planning Director.

Section 16. Commitments

The following commitments are binding on The Courtyards at Heritage Trail PUD.

- 16.1. This community shall be operated as an age-restricted community in accordance with the federal Housing for Older Persons Act (HOPA), 42 U.S.C. § 3607(b). At least 80% of the occupied units shall be occupied by at least one person 55 years of age or older, and the community shall comply with all verification, advertising, and operational requirements necessary to maintain such status under federal law.
- 16.2. The maximum number of Dwelling Units permitted to be constructed on the Real Estate shall be 342.
- 16.3. The existing woods in the north section, as generally depicted on the Concept Plan shall be preserved. A temporary boundary fence shall be placed around the perimeter of the wooded area at the drip line of the existing trees prior to and maintained through construction to prevent heavy equipment from damaging root zones. No construction material, soil or grade change shall occur within the boundary fence. Signs shall be posted on the fence and maintained in readable condition for the duration of the project indicating it is a “No Disturb” area. If invasive, dying, dead or diseased trees or vegetation is desired to be removed, removal shall be coordinated with the Zionsville Planning Director.
- 16.4. The Town of Zionsville reserves the right to install a trail within the existing overhead electrical easement dividing the northern and central section of the development at its own expense and with permission from the utility. The Town shall notify and work with the Developer on the timing of construction and installation of the trail. The trail shall be located a minimum of thirty (30) feet from any residential lot. The developer, owners’ association and/or individual owners shall be made aware of this possibility through their covenants and restrictions.

Section 17. Dedicated Parcel

- 17.1. A portion of the Real Estate, as generally depicted on the Concept Plan and identified herein as the “Dedicated Parcel,” shall be conveyed by the Developer to the Town of Zionsville pursuant to a Dedication Agreement executed, approved and adopted by the Town Council for the Town of Zionsville, as approved by the Mayor of the Town of Zionsville. The Dedicated Parcel shall be utilized for public or civic purposes consistent with the Town’s long-range planning objectives.
- 17.2. The Developer may retain temporary easements and rights necessary for the construction and completion of certain improvements on the Dedicated Parcel for the benefit of Courtyards at Heritage Trail, as outlined in the Development Agreement.
- 17.3. The Town shall retain ownership of the Dedicated Parcel for a minimum of ten (10) years from the date of conveyance, unless otherwise released or transferred for public benefit purposes with the prior written consent of the Developer, its successors, or assigns.
- 17.4. Permitted uses of the Dedicated Parcel may include, but are not limited to, a public park, trailhead, fire station, community facility, or athletic fields, provided such uses are consistent with the deed restrictions and Dedication Agreement. The Dedicated Parcel shall not be used for commercial development or residential housing or multi-family residential housing.
- 17.5. The Town may seek to rezone the Dedicated Parcel or amend this PUD District Ordinance in the future; however, any such rezoning or amendment shall apply only to the Dedicated Parcel and shall not affect or modify the development standards, permitted uses, or any other provisions applicable to the balance of the PUD.
- 17.6. Unless expressly stated to the contrary in this PUD District Ordinance, the following Sections of this PUD District Ordinance shall not apply to the Dedicated Parcel:
 - Section 2 – Definitions
 - Section 3 – Concept Plan
 - Section 4 – Permitted Uses
 - Section 5 – Accessory Uses
 - Section 6 – Accessory Structures
 - Section 7 – Development Standards
 - Section 8 – Architectural Standards

- Section 9 – Interior Corner Lots
- Section 10 – Perimeter Lots
- Section 12 – Infrastructure Standards
- Section 13 – Entry Features
- Section 14 – Temporary Uses and Events
- Section 15 – Site Amenities
- Section 16 – Commitments

17.7. The use, development, and operation of the Dedicated Parcel shall be subject to additional restrictions and covenants as set forth in a recorded deed or Dedication Agreement. These restrictions may address, among other topics:

- Lighting and hours of operation
- Buffering, screening, and fencing
- Noise and sound mitigation
- Drainage and stormwater management
- Access and connectivity
- Parking standards
- Enforcement rights

Said deed restrictions and/or Dedication Agreement shall run with the land and be enforceable by the Developer, its successors, and assigns, and shall be recorded in the Office of the Recorder of Boone County, Indiana.

17.8 Landscaping and buffer improvements shown on the Dedicated Parcel (e.g., Sections B and C) are illustrative only and shall be provided by the owner/developer of the Dedicated Parcel at the time of its future development approval.

Section 18. Project Phasing

- 18.1. Due to the size of this PUD the developer anticipates that the development will take ten (10) years to complete buildout with multiple phases within each area (north, central and south.) Buildout timing may be extended or compressed due to market conditions.
- 18.2. It is anticipated that there may be between 6 and 9 phases. Phase 1 is anticipated to start on the southern parcel and extend north and work north. Phasing will be based on Preliminary Engineering and the extension of infrastructure.

Section 19. 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.

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

ZIONSVILLE TOWN COUNCIL

Voting For	Voting Against	Abstain
Tim McElderry	Tim McElderry	Tim McElderry
Jason Plunkett	Jason Plunkett	Jason Plunkett
Craig Melton	Craig Melton	Craig Melton
Sarah Esterline Sampson	Sarah Esterline Sampson	Sarah Esterline Sampson
Brad Burk	Brad Burk	Brad Burk
Evan Norris	Evan Norris	Evan Norris
Joseph Stein	Joseph Stein	Joseph Stein

ATTEST:

Clerk Treasurer

I hereby certify that **ORDINANCE 2025-**____ was delivered to the Mayor of the Town of
Zionsville on the ____ day of _____, 2025, at _____ m.

Clerk-Treasurer

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

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

John Stehr, Mayor

John Stehr, Mayor

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D-1, D-2 and D-3	Typical Lot Landscaping
Exhibit E-1, E-2, E-3 and E-4	Buffer Yards Plan and Landscape Treatment
Exhibit F	Conceptual Entry Features and Signage
Exhibit G	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit H	Conceptual Amenities Plan
Exhibit I	Typical Courtyard Details

Exhibit A
Real Estate (Legal Description)

Exhibit A
Legal Description

Overall Land Description per Survey

A part of the Northeast Quarter and Southeast Quarter both in Section 29, Township 18 North, Range 2 East, Worth Township, Boone County, Indiana, being more particularly described as follows:

COMMENCING at a Harrison Monument marking the Northeast corner of said Northeast Quarter; thence South 00 degrees 23 minutes 04 seconds East along the East line thereof a distance of 55.02 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 23 minutes 04 seconds East along the East line thereof a distance of 1267.77 feet to the Northeast corner of the Kaser Minor Plat as recorded in Instrument Number 20120002568 in the Office of the Recorder of Boone County, Indiana (the next five (5) courses along lot lines of said Kaser Minor Plat); (1) thence South 88 degrees 16 minutes 49 seconds West along the North line of Lot 1 a distance of 493.61 feet; (2) thence South 01 degrees 32 minutes 02 seconds East along the West line of Lot 1 and Lot 2 a distance of 589.26 feet to the Northwest corner of Lot 3; (3) thence North 88 degrees 02 minutes 29 seconds East along the North line of Lot 3 a distance of 481.76 feet; (4) thence South 00 degrees 22 minutes 38 seconds East along the East line of Lot 3 a distance of 115.04 feet; (5) thence South 88 degrees 02 minutes 29 seconds West along the South line of Lot 3 a distance of 479.44 feet; thence South 01 degrees 32 minutes 02 seconds East a distance of 618.21 feet to the North line of said Southeast Quarter; thence North 88 degrees 19 minutes 36 seconds East along the North line thereof a distance of 466.90 feet to the Northeast corner of said Southeast Quarter; thence South 00 degrees 44 minutes 57 seconds East along the East line thereof a distance of 1318.44 feet to the Northeast corner of a tract of land described in Instrument Number 201700000554 in said Recorder's Office; thence South 88 degrees 05 minutes 17 seconds West along the North line of said tract a distance of 296.15 feet to the Northwest corner of said tract; thence South 00 degrees 44 minutes 57 seconds East along the West line of said tract a distance of 318.45 feet to the physical centerline of Whitestown Road; thence North 71 degrees 11 minutes 57 seconds West along the centerline of said Whitestown Road a distance of 299.17 feet; thence North 48 degrees 03 minutes 59 seconds West along the centerline of said Whitestown Road a distance of 1019.53 feet to the Southeast corner of a tract of land described in Instrument Number 0205414 in said Recorder's Office; thence North 00 degrees 39 minutes 28 seconds West

along the East line of said tract a distance of 830.22 feet to the North line of said Southeast Quarter; thence South 88 degrees 19 minutes 36 seconds West along the North line of said Southeast Quarter a distance of 480.91 feet to a South corner of a tract of land described in Instrument Number 2021006156 in said Recorder's Office (the next three (3) courses along lines of said Instrument Number 2021006156); (1) thence North 29 degrees 41 minutes 21 seconds East a distance of 63.22 feet; (2) thence North 20 degrees 31 minutes 28 seconds West a distance of 197.01 feet; (3) thence South 87 degrees 12 minutes 18 seconds West a distance of 211.71 feet to the Northeast corner of a tract of land described in Instrument Number 201200005523 in said Recorder's Office; thence South 00 degrees 09 minutes 18 seconds East along the East line of said tract a distance of 256.50 feet; thence South 31 degrees 53 minutes 31 seconds West along the East line of said tract a distance of 93.20 feet to the physical centerline of Whitestown Road; thence North 47 degrees 53 minutes 47 seconds West along the centerline of said Whitestown Road a distance of 535.97 feet; thence North 41 degrees 56 minutes 57 seconds West along the centerline of said Whitestown Road a distance of 230.50 feet to a point on the West line of said Northeast Quarter; thence North 00 degrees 33 minutes 58 seconds West along the West line thereof a distance of 872.00 feet to the Southwest corner of said Northeast Quarter; thence North 00 degrees 33 minutes 58 seconds West along the West line thereof a distance of 1265.95 feet; thence North 88 degrees 14 minutes 35 seconds East parallel with the North line of said Northeast Quarter a distance of 2661.12 feet to the POINT OF BEGINNING, containing 180.754 acres, more or less.

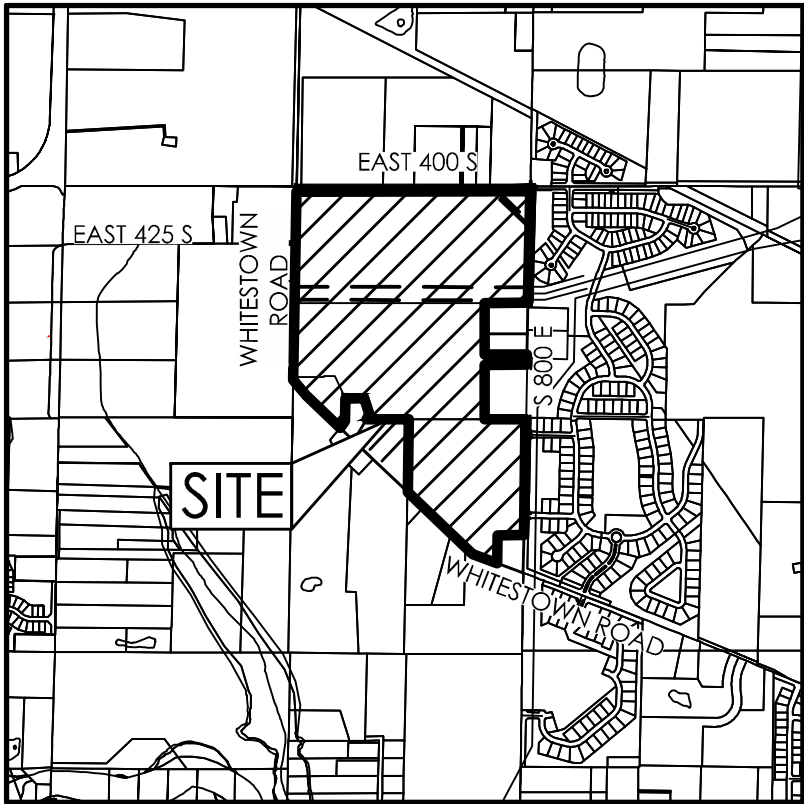
Exhibit B

Concept Plan



SITE DATA

Proposed Zoning PUD		
Site Acreage	180.8	ac ±
Lots	342	du
Density	1.89	du / ac ±
Open Space Required (Per Code) - 20 %	36.2	ac ±
Open Space Provided -44%	80.0	ac ±
*See Breakdown on Exhibit G		



KEY:

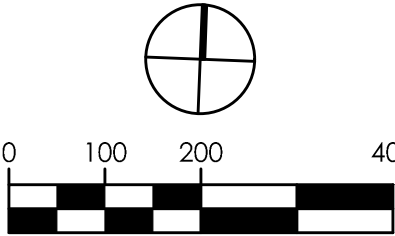
- * Perimeter Lot Enhancements (See PUD Text)

NOTE:

Layout as shown is conceptual. Plan may be modified through Primary Plat and Engineering.

A minimum of (3) parkettes and (3) Amenity Centers shall be provided as generally shown. These shall include elements and features as outlined in the PUD District Ordinance, provided at the time of Development Plan + Primary Plat for each phase.

Right of way dedication along perimeter roads shall be per Boone County or City of Zionsville Thoroughfare Plan, whichever is greater.



DATE:	April 28, 2025
REVISED:	July 10, 2025
REVISED:	
REVISED:	
REVISED:	
REVISED:	

APPLICANT:



PREPARED BY:



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

CONCEPT PLAN

DATE
October 27, 2025

JOB NO.
20221063

SCALE
1"= 200'

EXHIBIT
B

Exhibit C

Conceptual Architectural Character

Craftsman Architecture



Craftsman Color Palettes

- Eight Standard & Eight Neutral Schemes
- Mix of complimentary/contrasting body colors

CF-5 – "YOSEMITE"

Brick Bessemer Gray

Roof Shingle Driftwood

Garage Door Brown

Cultured Stone Elkhound Limestone with Buff Mortar

OR

Pennsylvania Limestone with Buff Mortar

Body SW 7038 Tony Taupe

Secondary Body SW 2836 Quartersawn Oak

Trim SW 7008 Alabaster

Door SW 6006 Black Bean

Metal Roof Cocoa Brown

Windows Desert Sand

Gutters & Downspouts White

Porch Railings Khaki

EPCON
COMMUNITIES

FOR REFERENCE: ACTUAL COLORS VARY FROM PRINTED/DIGITAL VERSIONS. CONFIRM CHOICES BY VIEWING PHYSICAL MANUFACTURER SAMPLES.

Epcon Craftsman Architecture



Craftsman Architecture



Craftsman Architecture



Farmhouse Architecture



Farmhouse Color Palettes

- Ten Color Schemes
- Mix of complimentary/contrasting body colors

FH-4 - "BUTTERMILK FALLS"

Brick: Dover White With White Mortar & Brown Sand

Roof Shingle: Black

Garage Door: White

Body: SW 7005 Pure White

Secondary Body: SW 7005 Pure White

Trim: SW 7005 Pure White

Door: SW 7674 Peppercorn

Metal Roof: Black

Windows: Black

Gutters & Downspouts: White



FOR REFERENCE: ACTUAL COLORS VARY FROM PRINTED/DIGITAL VERSIONS. CONFIRM CHOICES BY VIEWING PHYSICAL MANUFACTURER SAMPLES.

Farmhouse Architecture



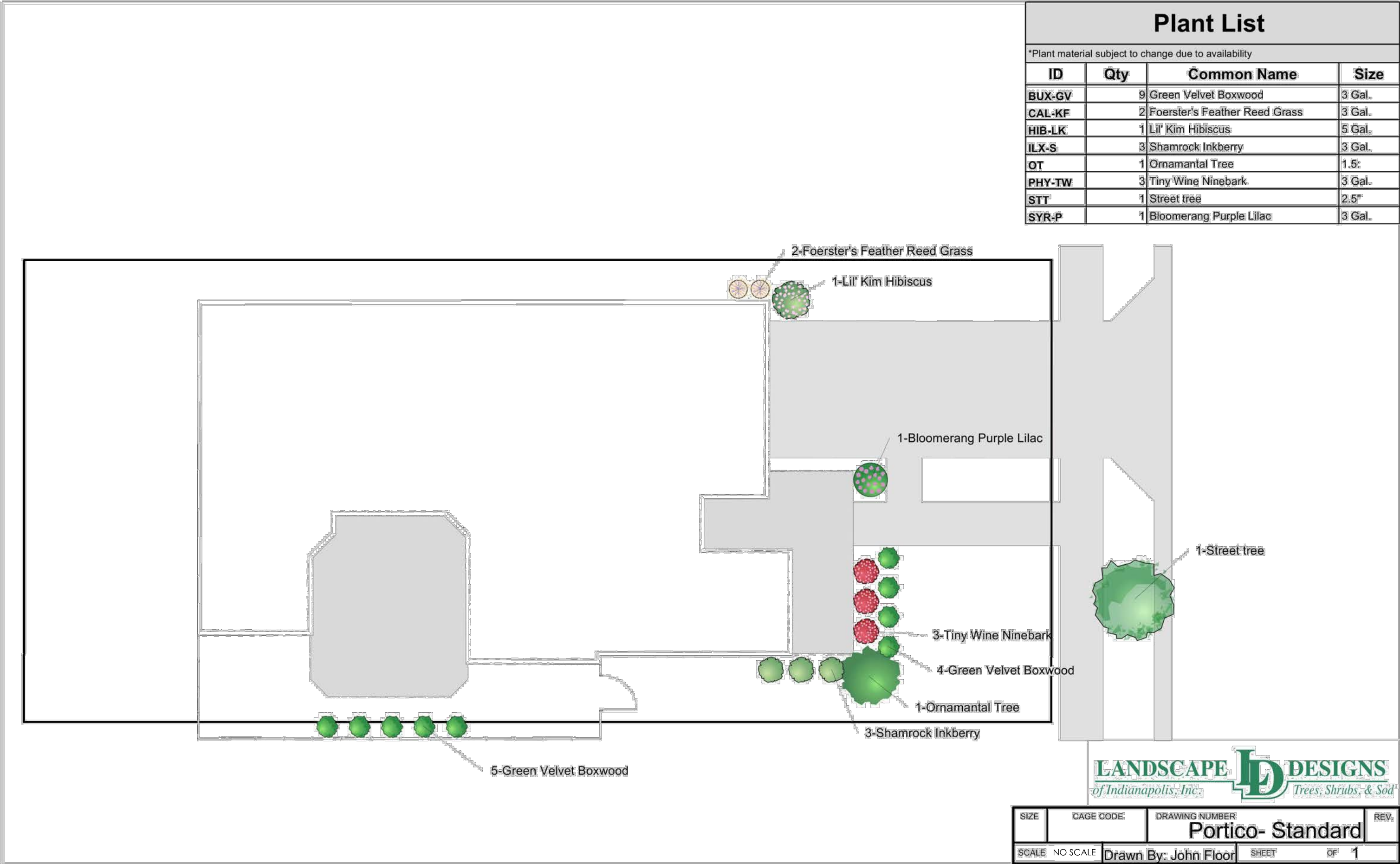
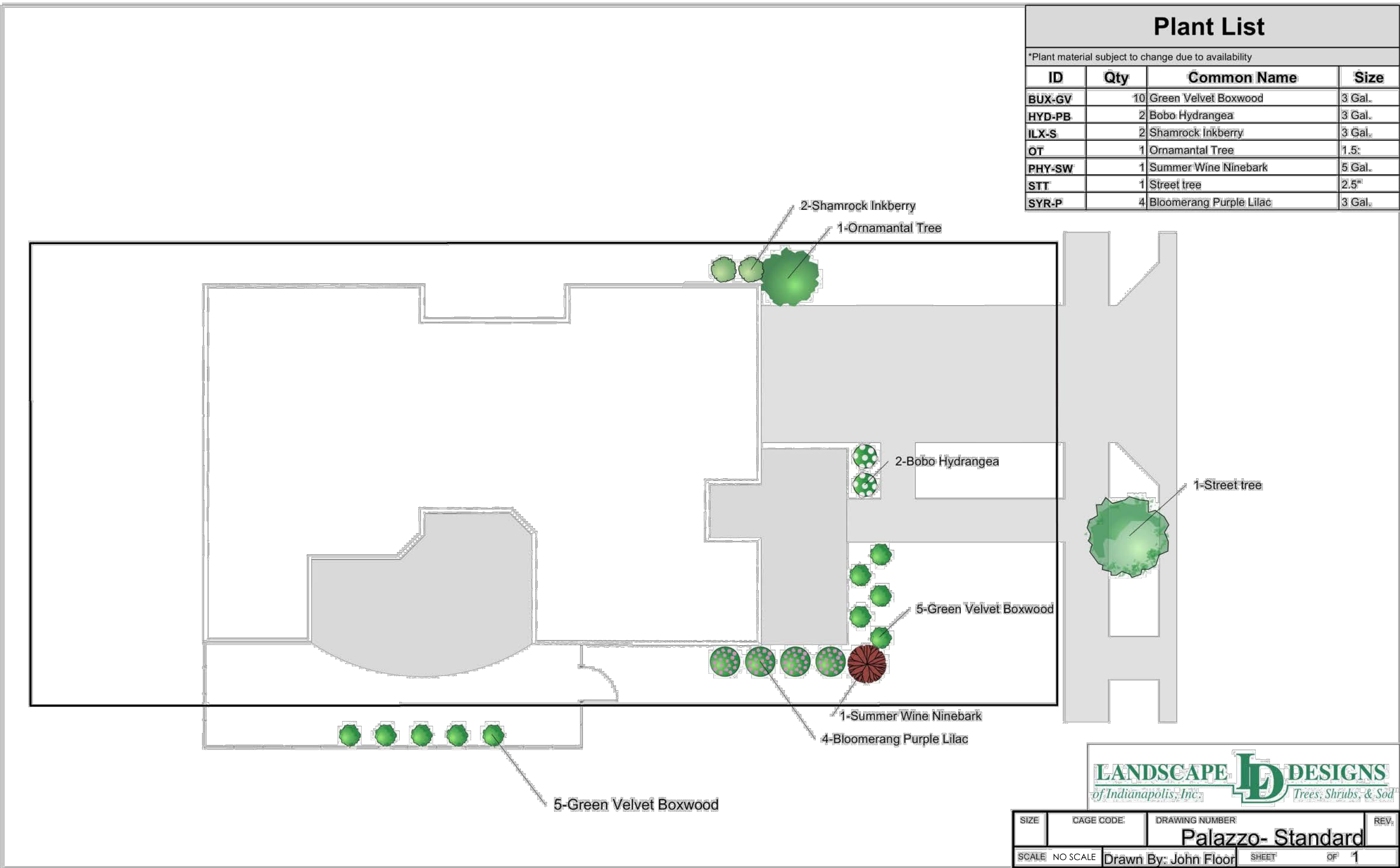
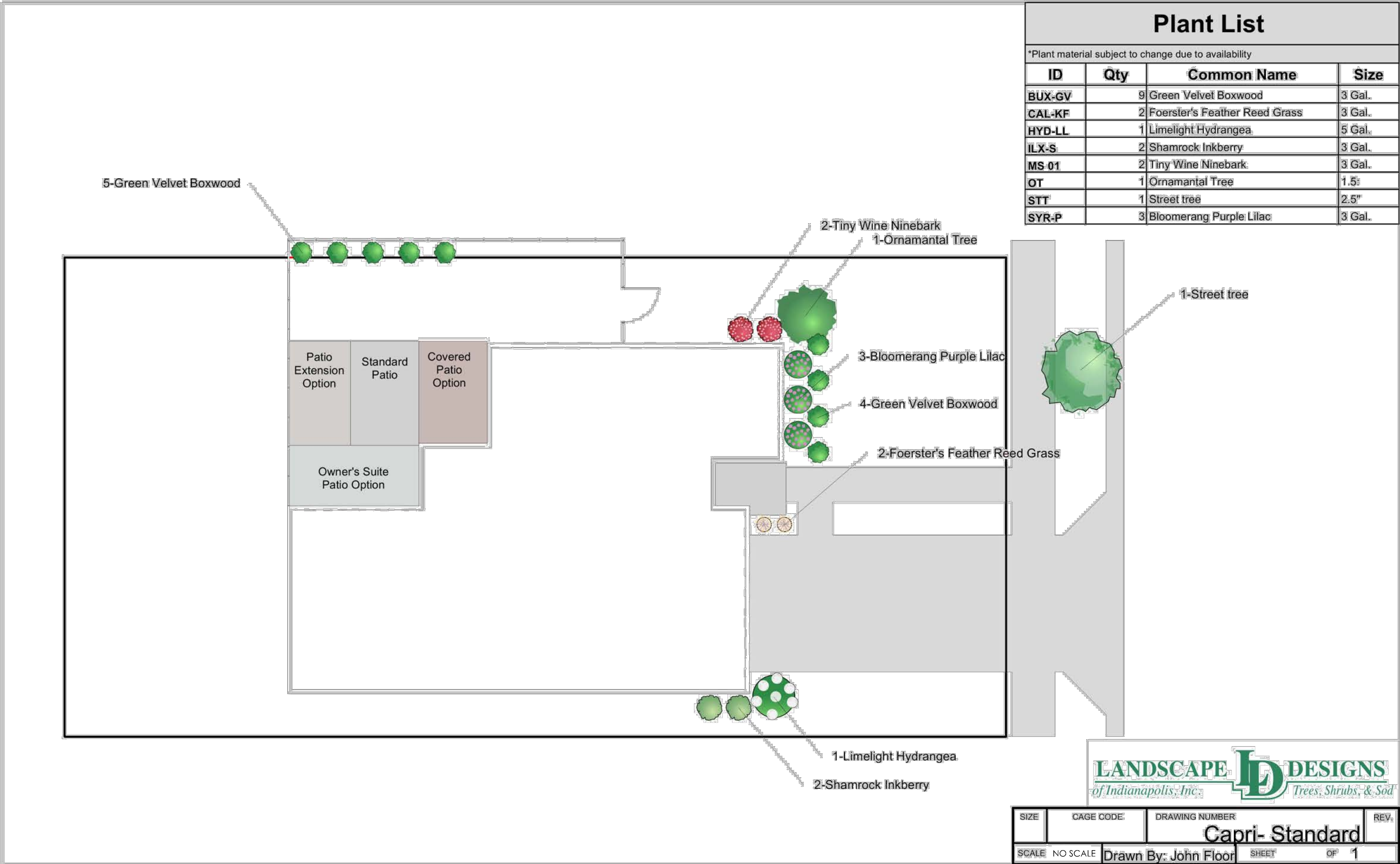
Courtyards at Heritage Trail



Our Lounge



Exhibit D-1, D-2 and D-3 Typical Lot Landscaping



* NOTE: See PUD District Ordinance: Landscaping Standards for Lot Landscaping Substitutions

REVISED:	April 28, 2025
REVISED:	July 10, 2025
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REVISED:	
REVISED:	

APPLICANT:

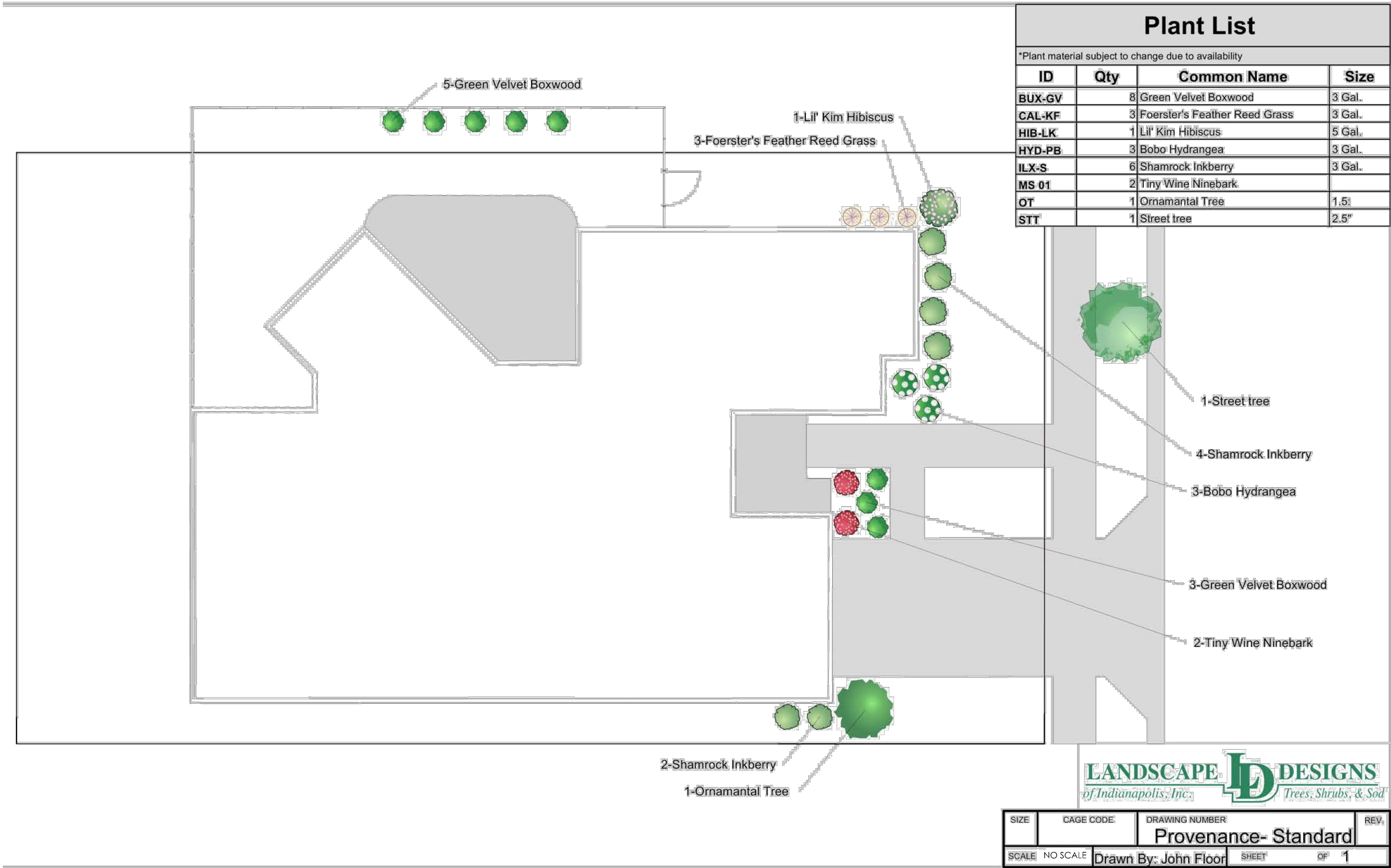
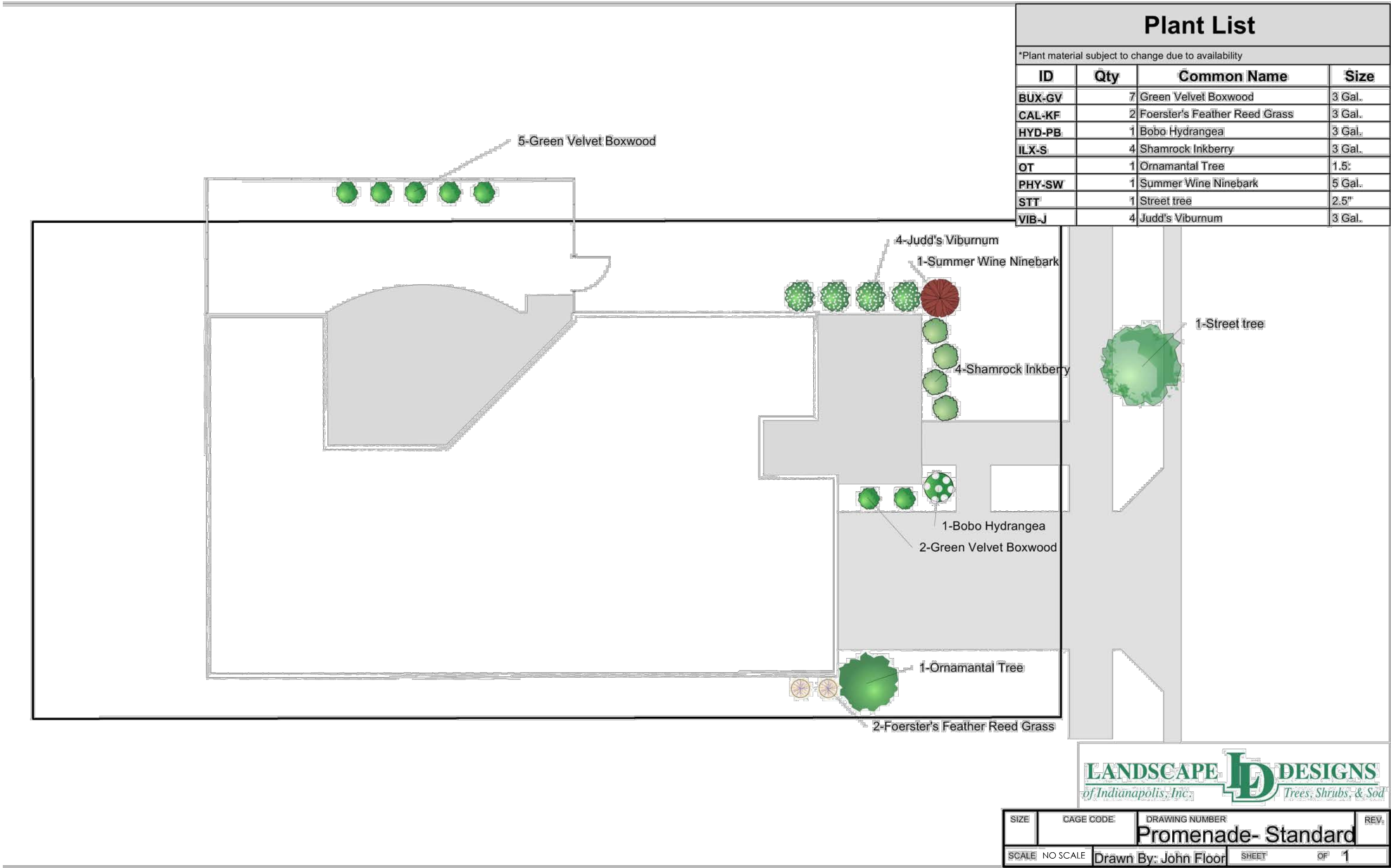
PREPARED BY:

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
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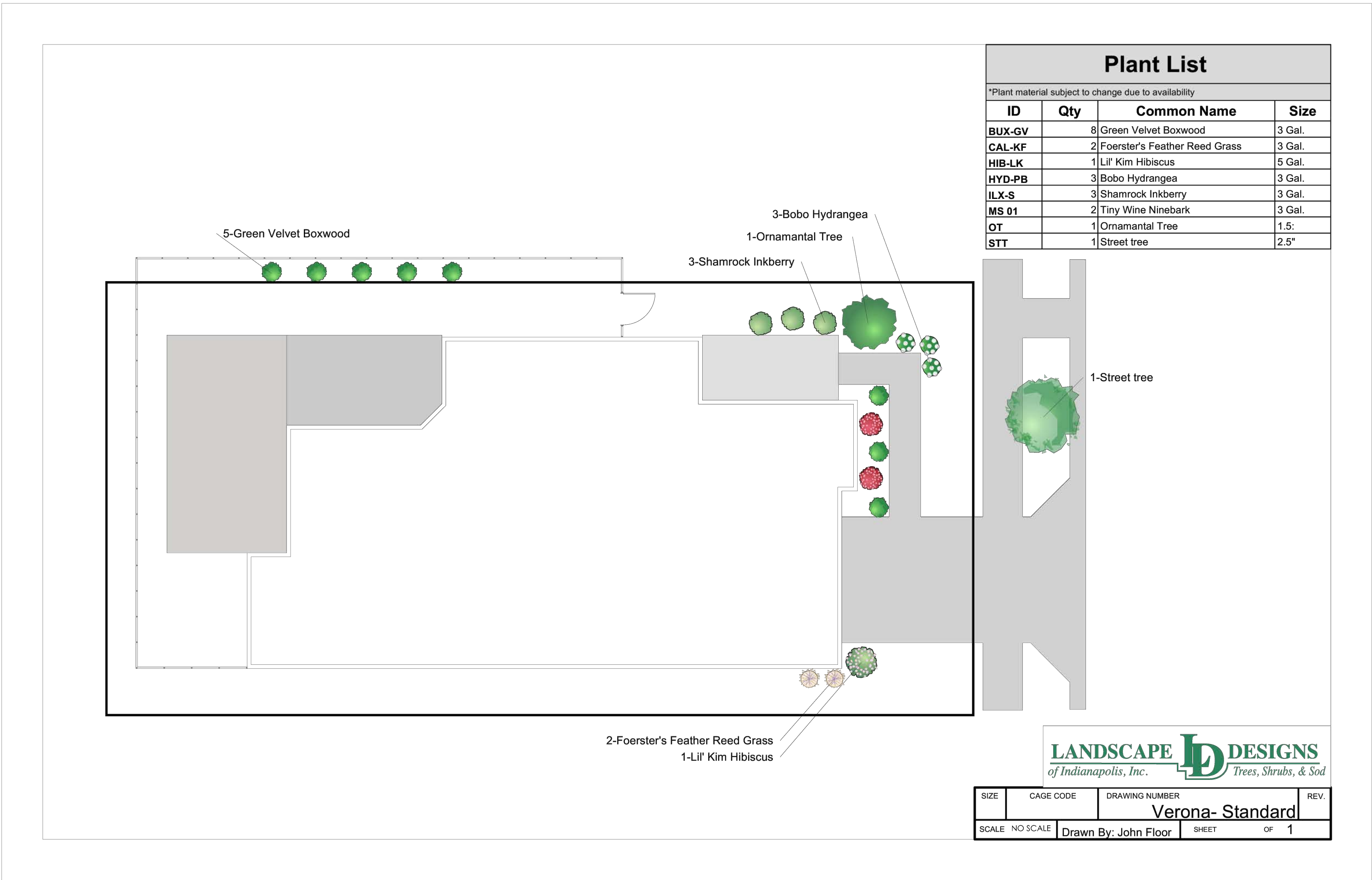
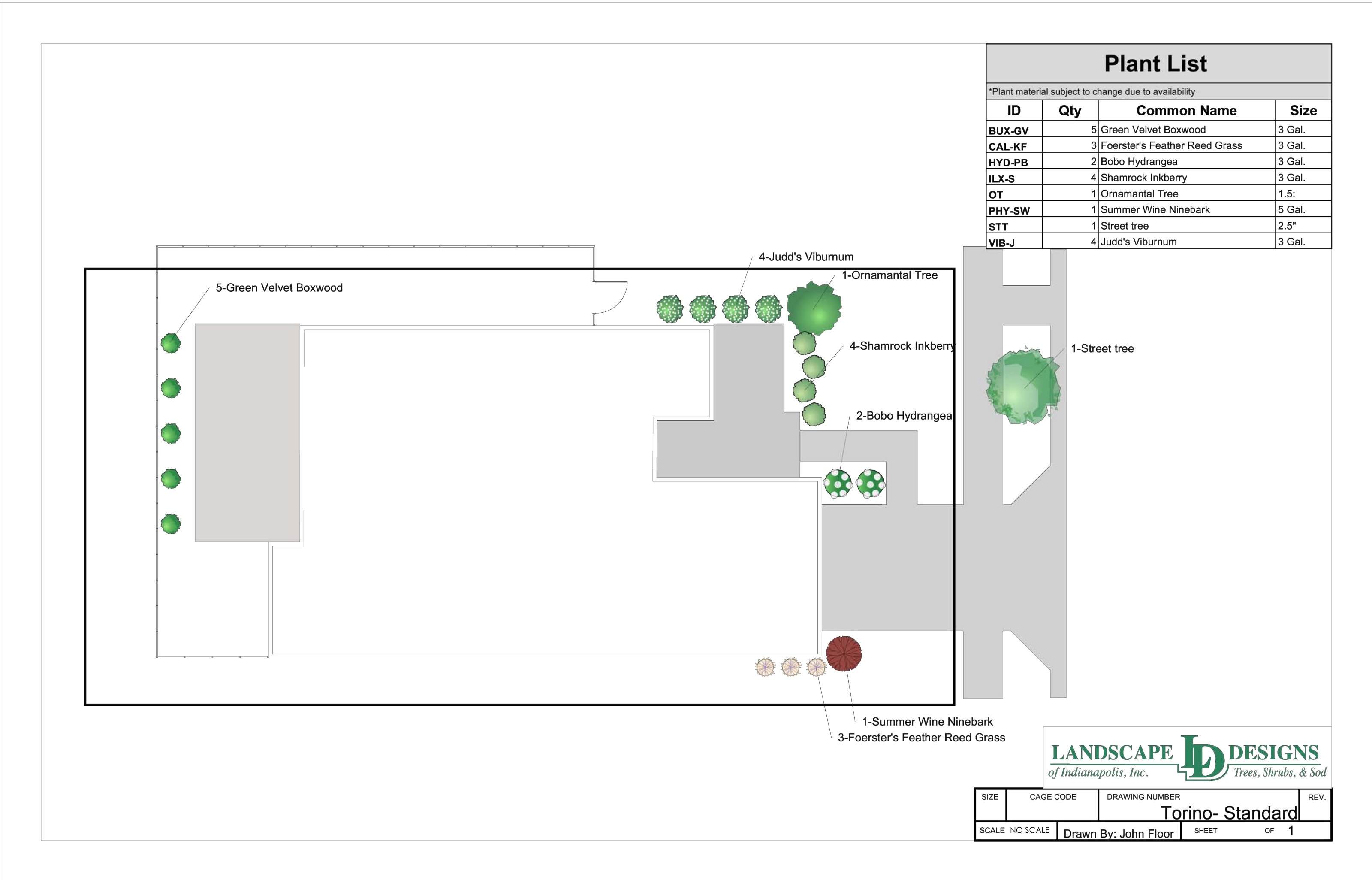
THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

TYPICAL LOT LANDSCAPING

DISTRICT:	October 27, 2025	JOB NO.	20221063
SCALE:	AS SHOWN	EXHIBIT	D-1



* NOTE: See PUD District Ordinance: Landscaping Standards for Lot Landscaping Substitutions



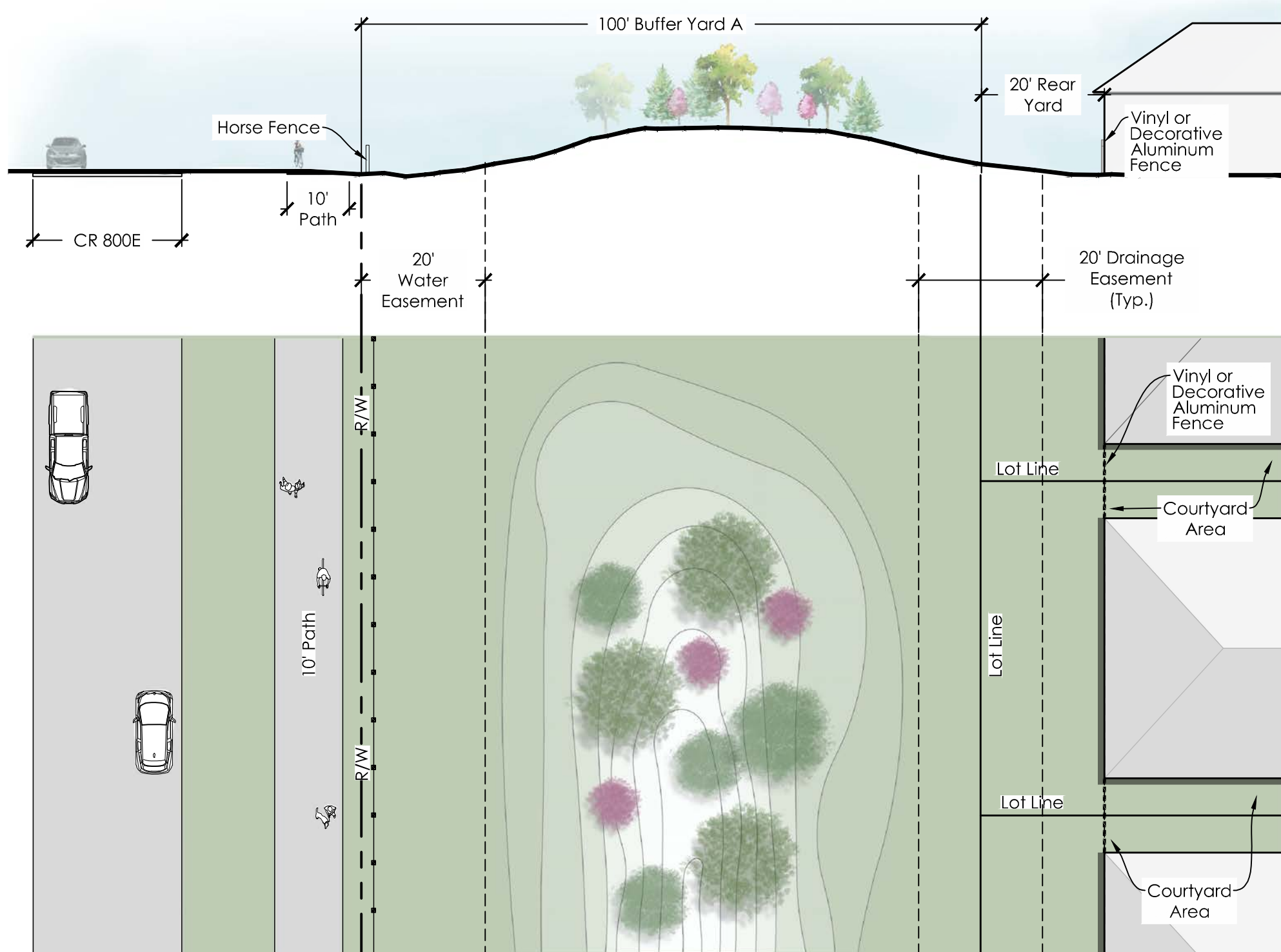
* NOTE: See PUD District Ordinance; Landscaping Standards for Lot Landscaping Substitutions

Exhibit E-1, E-2 and E-3
Buffer Yards Plan and Landscape Treatment

SECTION A1
CR 400 S

BUFFER YARD A = 100'
TYPICAL -NOT TO SCALE

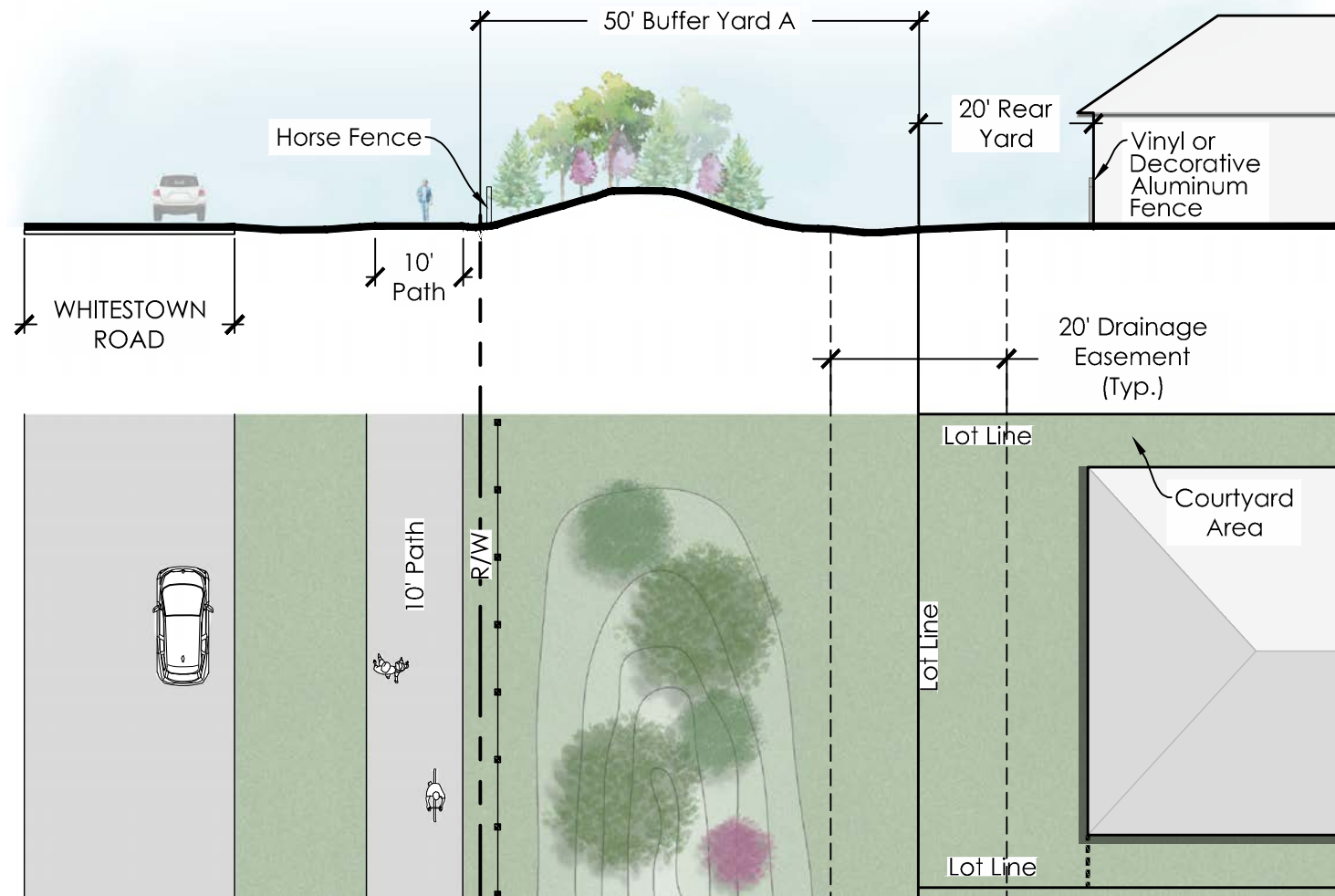
PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



SECTION A2.1
WHITESTOWN ROAD

BUFFER YARD A = 50'
TYPICAL -NOT TO SCALE

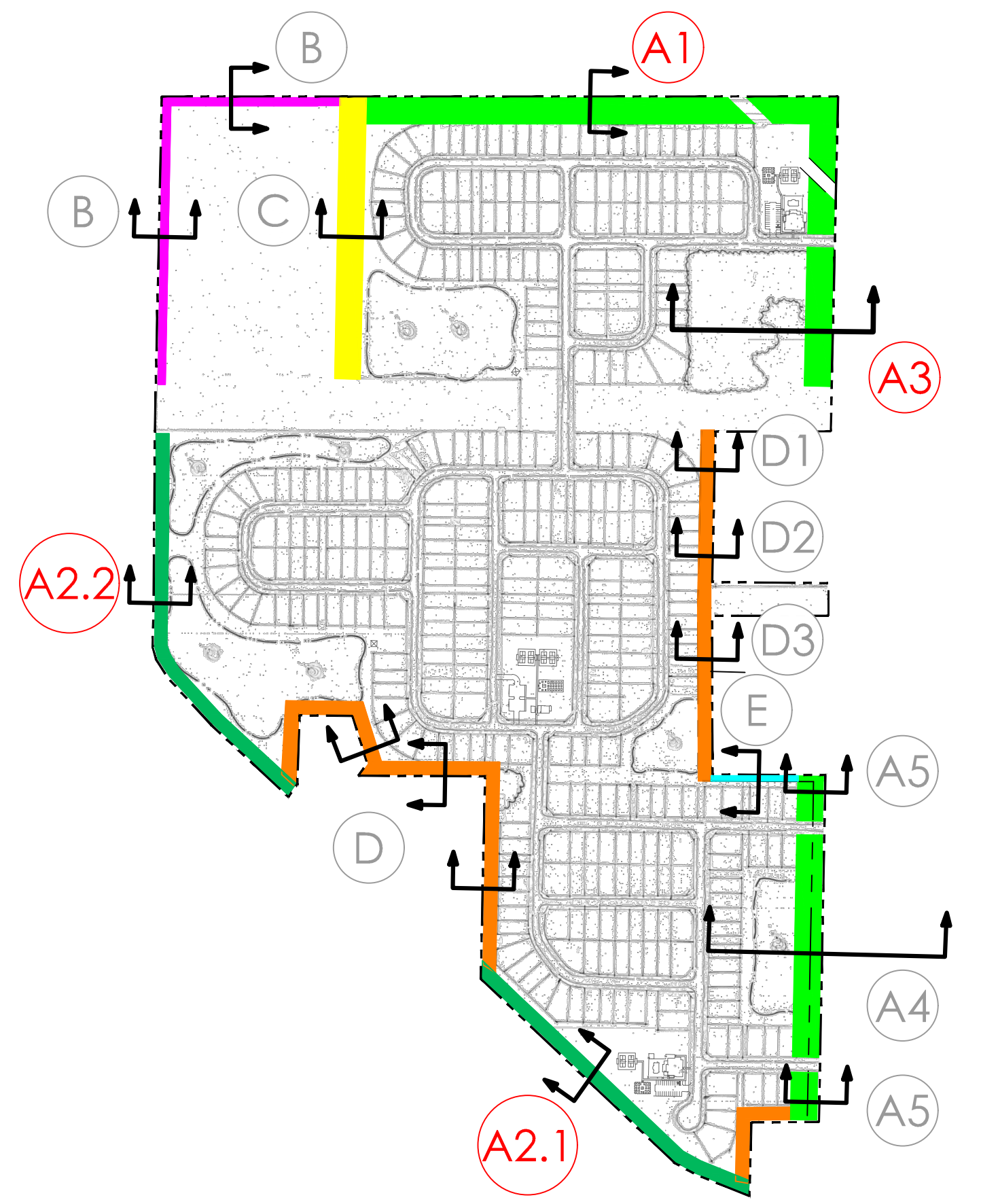
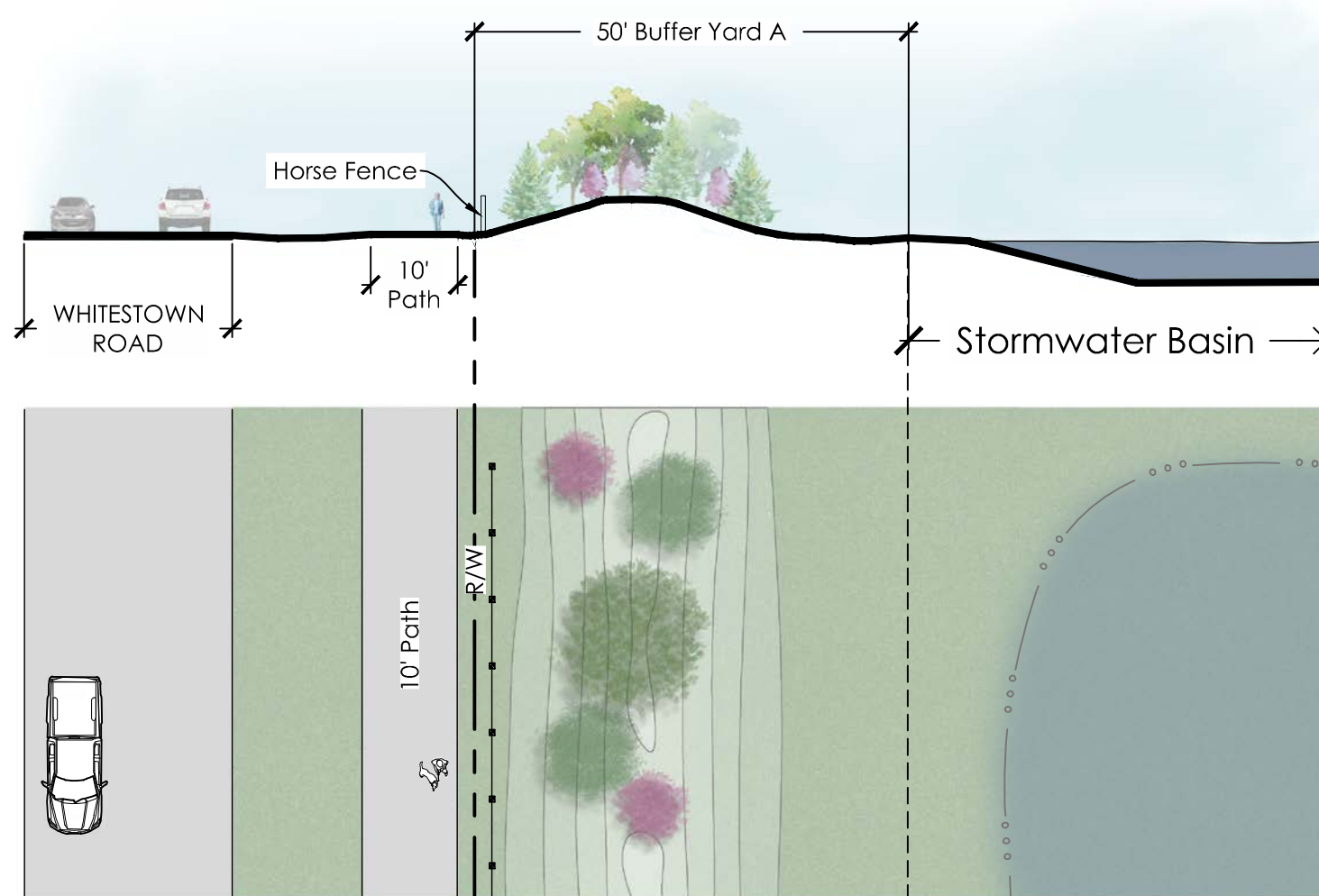
PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



SECTION A2.2
WHITESTOWN ROAD

BUFFER YARD A = 50'
TYPICAL -NOT TO SCALE

PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



KEY PLAN
NTS

SECTION A3
CR 800 E

BUFFER YARD A - 100' MIN.
CR 800 E

PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



DATE: April 28, 2025
REVISED: July 10, 2025
REVISED:
REVISED:
REVISED:

APPLICANT:



PREPARED BY:



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

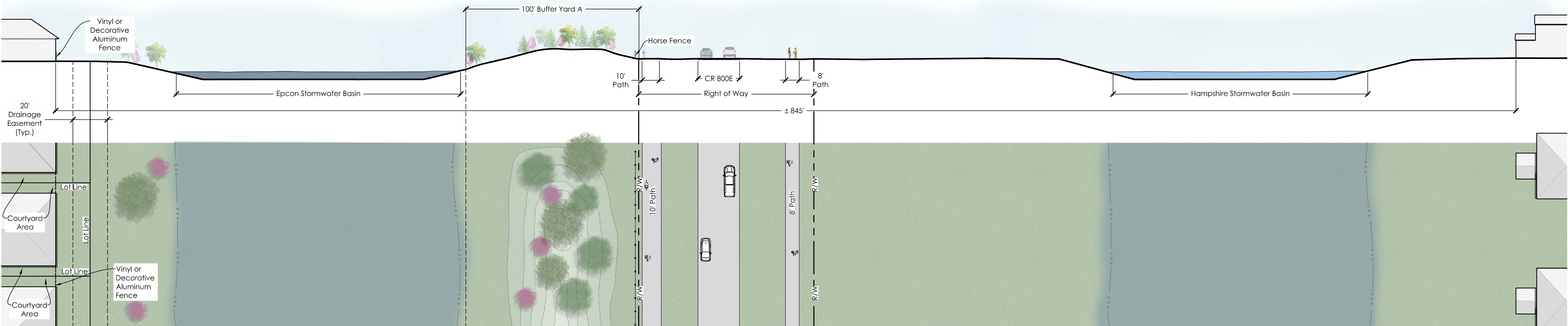
BUFFER YARDS PLAN AND LANDSCAPE TREATMENT

DATE: October 27, 2025
SCALE: AS NOTED

JOB NO.: 20221063
EXHIBIT: E-1

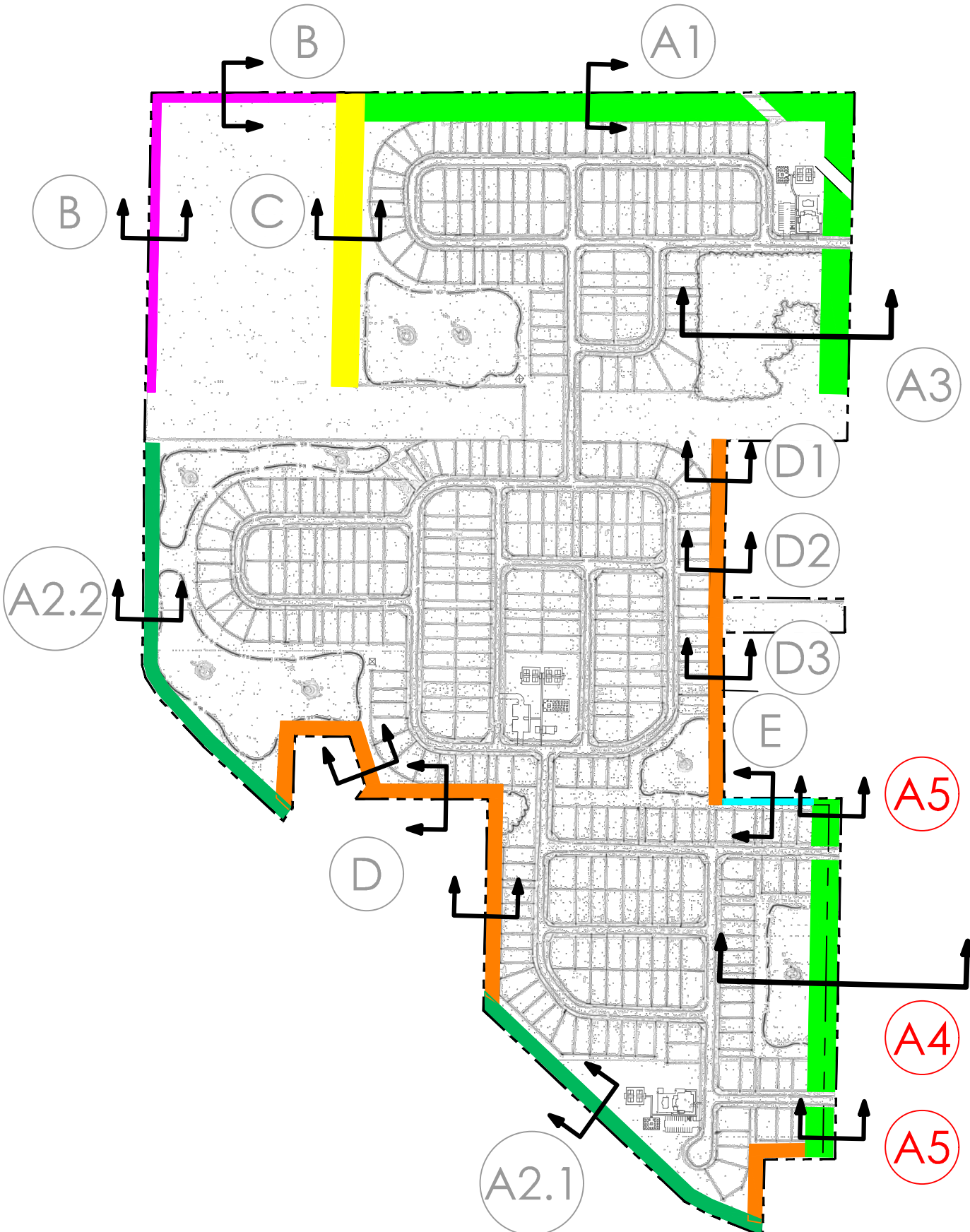
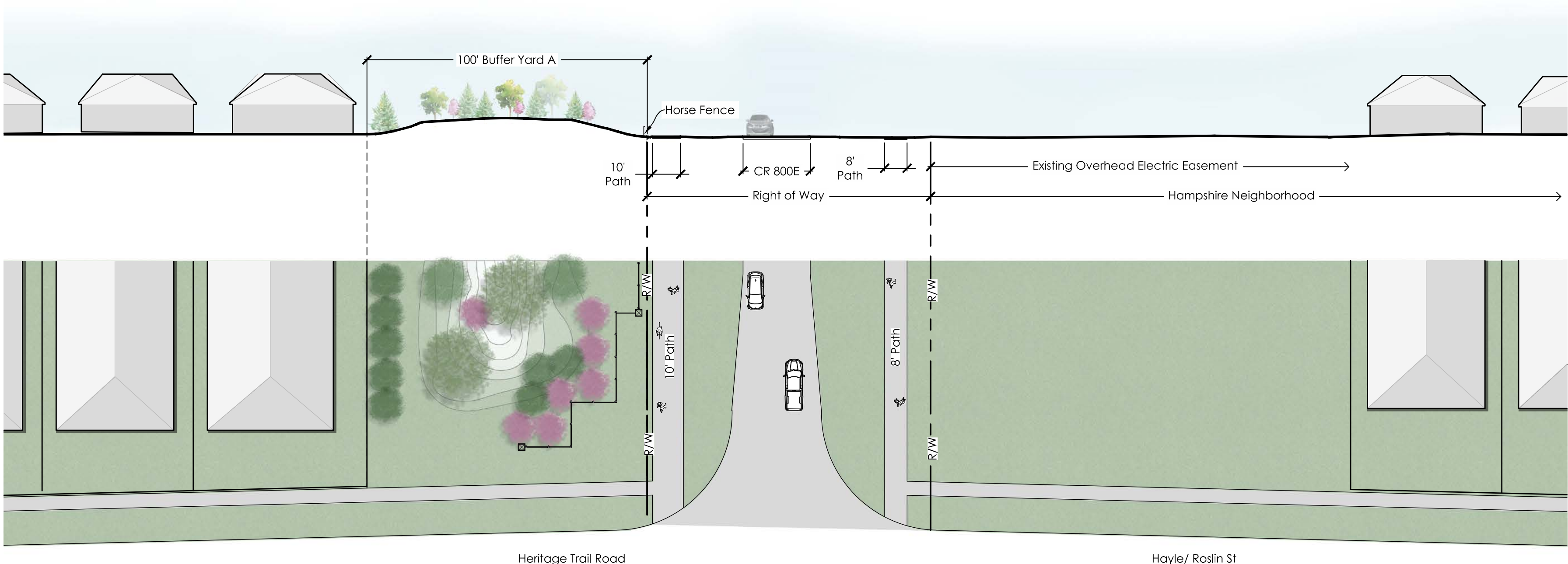
SECTION A4
CR 800 E

PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



SECTION A5
CR 800 E

PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



KEY PLAN
NTS

DATE: April 28, 2025
REVISED: July 10, 2025
REVISED:
REVISED:
REVISED:
REVISED:

APPLICANT:
EPCON
COMMUNITIES

PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

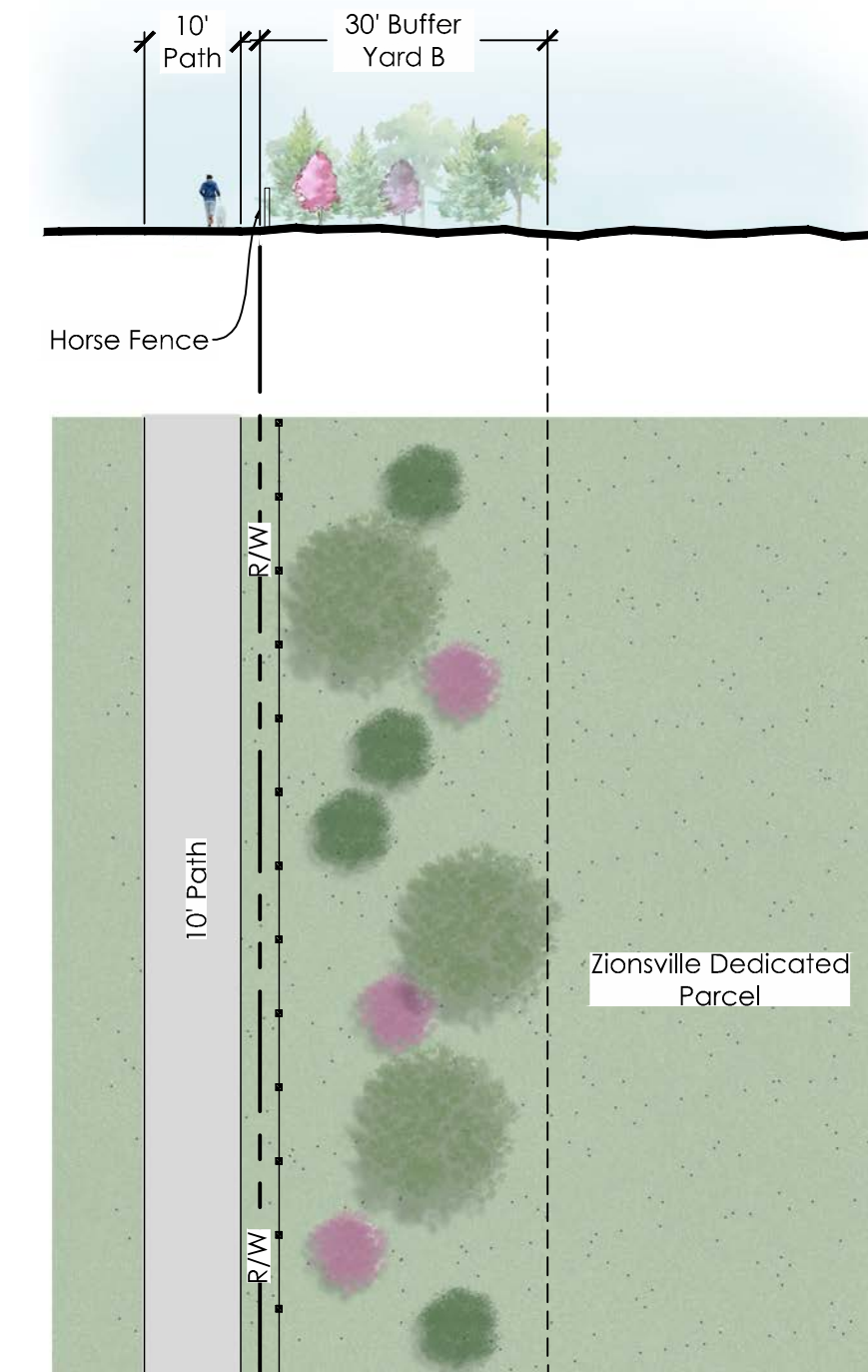
BUFFER YARDS PLAN AND LANDSCAPE TREATMENT

DATE: October 27, 2025
SCALE: AS NOTED
JOB NO.: 20221063
EXHIBIT: E-2

SECTION B
CR 400 S
WHITESTOWN ROAD
(DEDICATED PARCEL)

BUFFER YARD B = 30'
TYPICAL -NOT TO SCALE

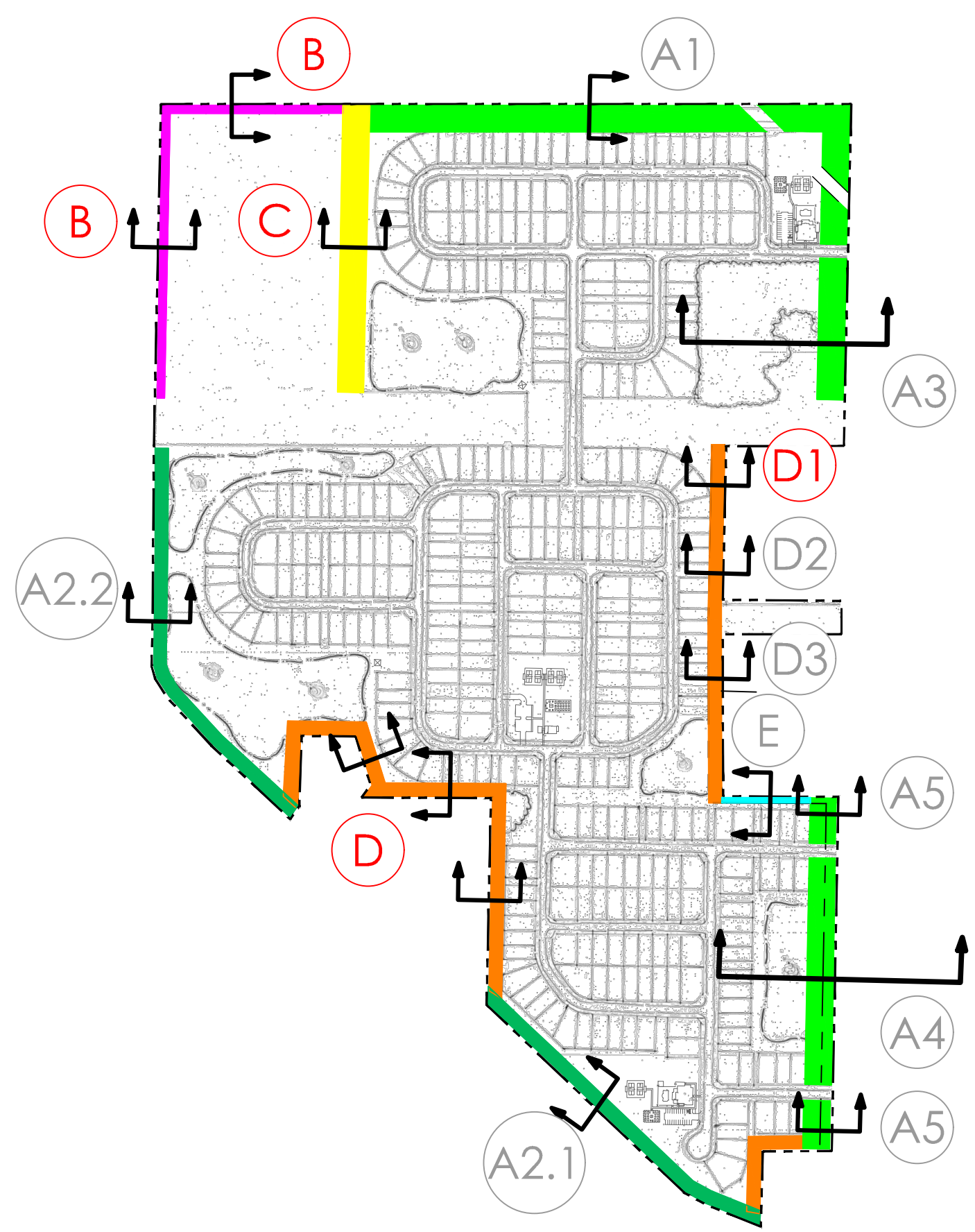
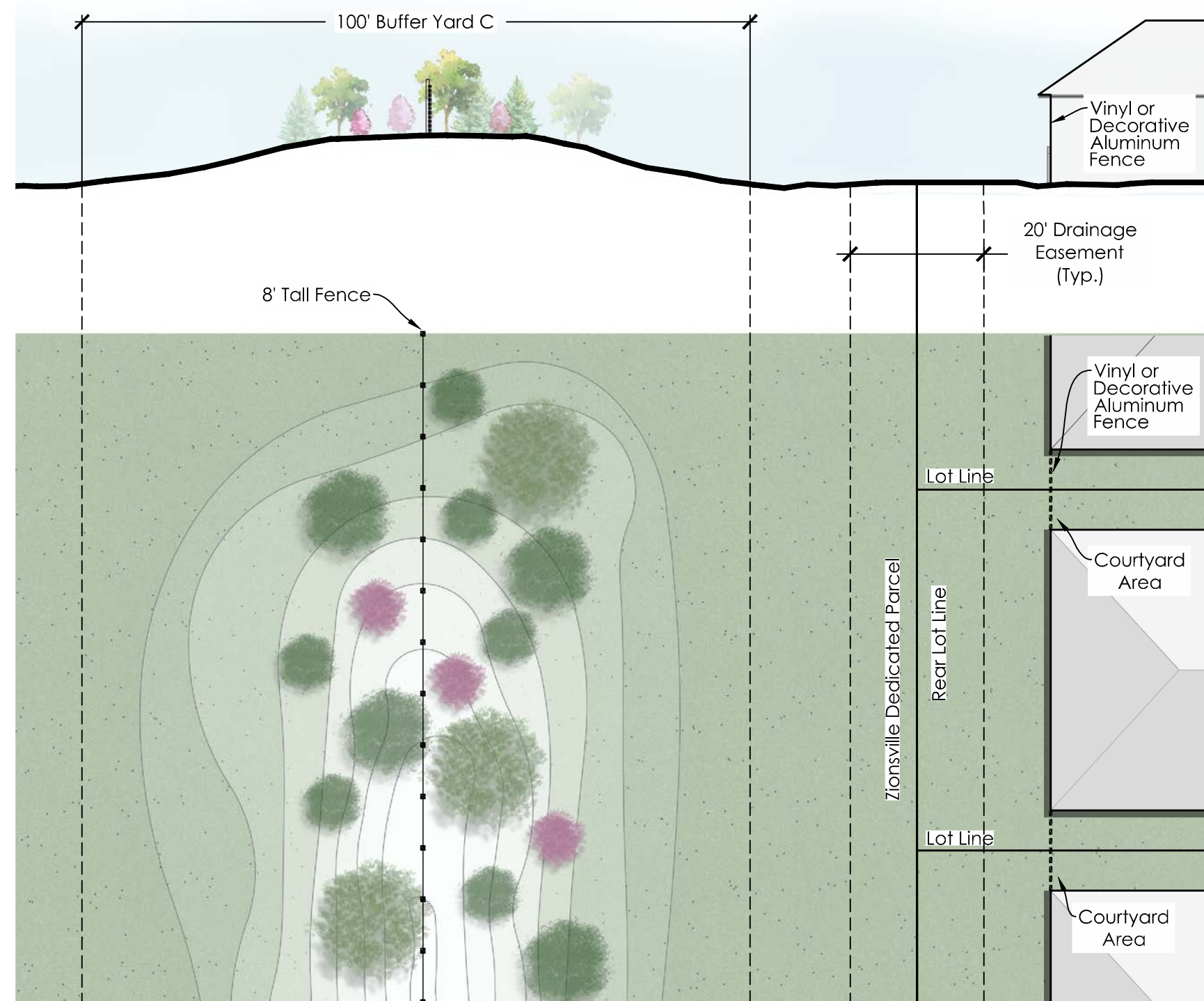
PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



SECTION C
(DEDICATED PARCEL)

BUFFER YARD C = 100'
TYPICAL -NOT TO SCALE

PROPOSED PER 100' :
(10) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
-MIN. 8' MOUND
-8' TALL FENCE OPTIONAL

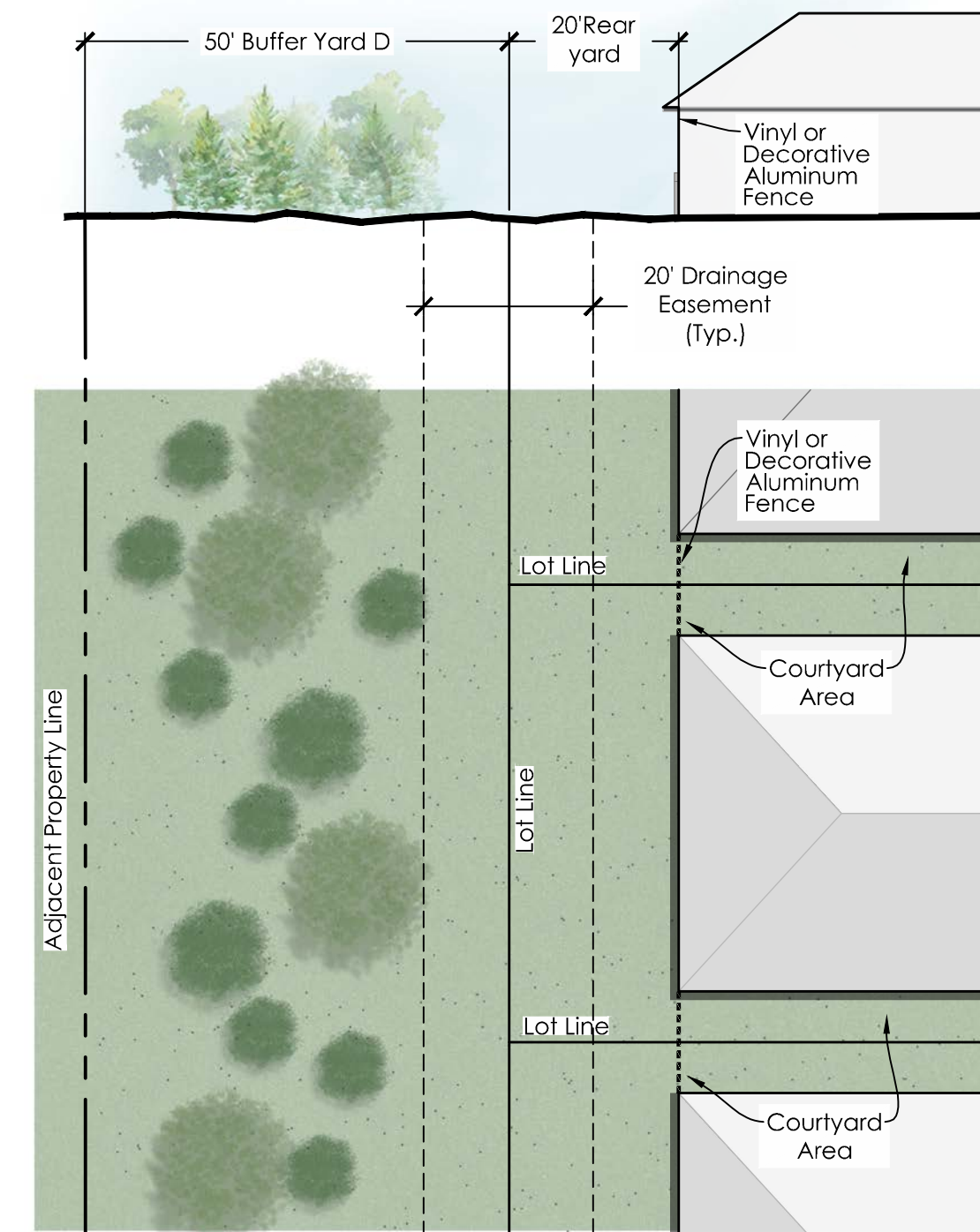


KEY PLAN
NTS

SECTION D

BUFFER YARD D - 50'

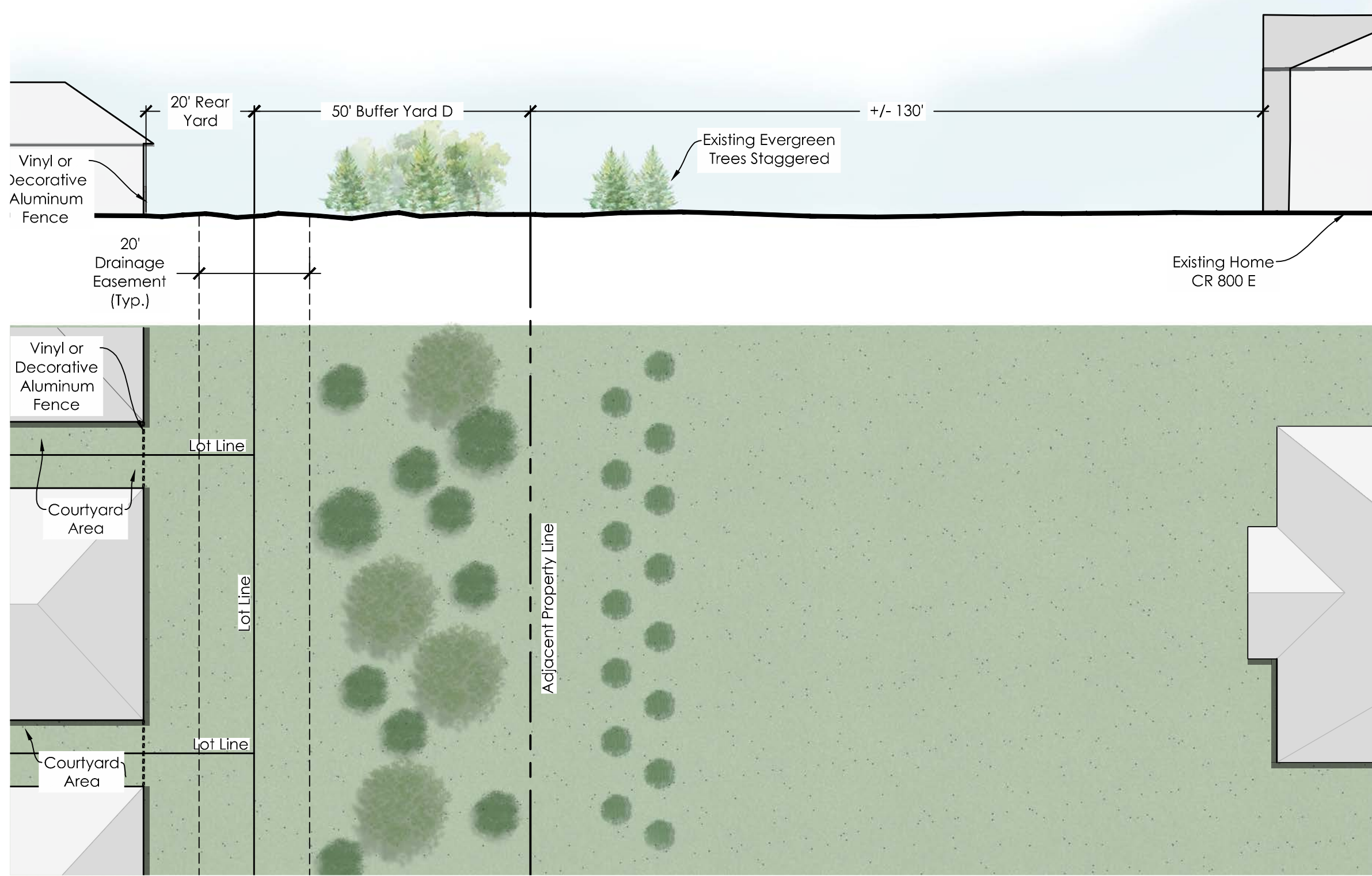
PROPOSED PER 100' :
(6) EVERGREEN TREES
(4) SHADE TREES



SECTION D1

BUFFER YARD D - 50'

PROPOSED PER 100' :
(6) EVERGREEN TREES
(4) SHADE TREES



DATE:	April 28, 2025
REVISED:	July 10, 2025
REVISED:	
REVISED:	
REVISED:	



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

BUFFER YARDS PLAN AND LANDSCAPE TREATMENT

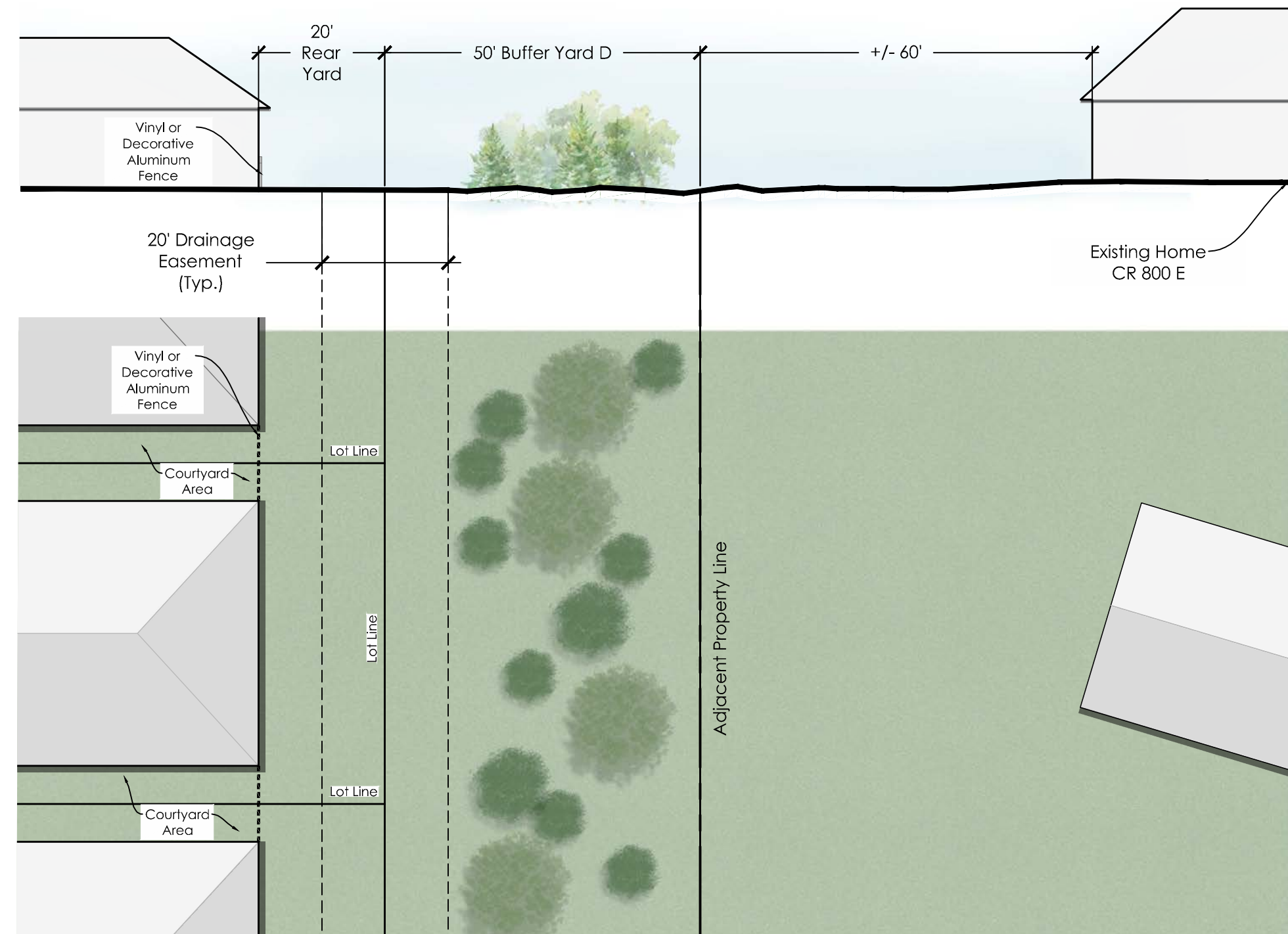
DATE	October 27, 2025	JOB NO.	20221063
SCALE	AS NOTED	EXHIBIT	E-3

SECTION D2



BUFFER YARD D - 50'

PROPOSED PER 100' :
(6) EVERGREEN TREES
(4) SHADE TREES

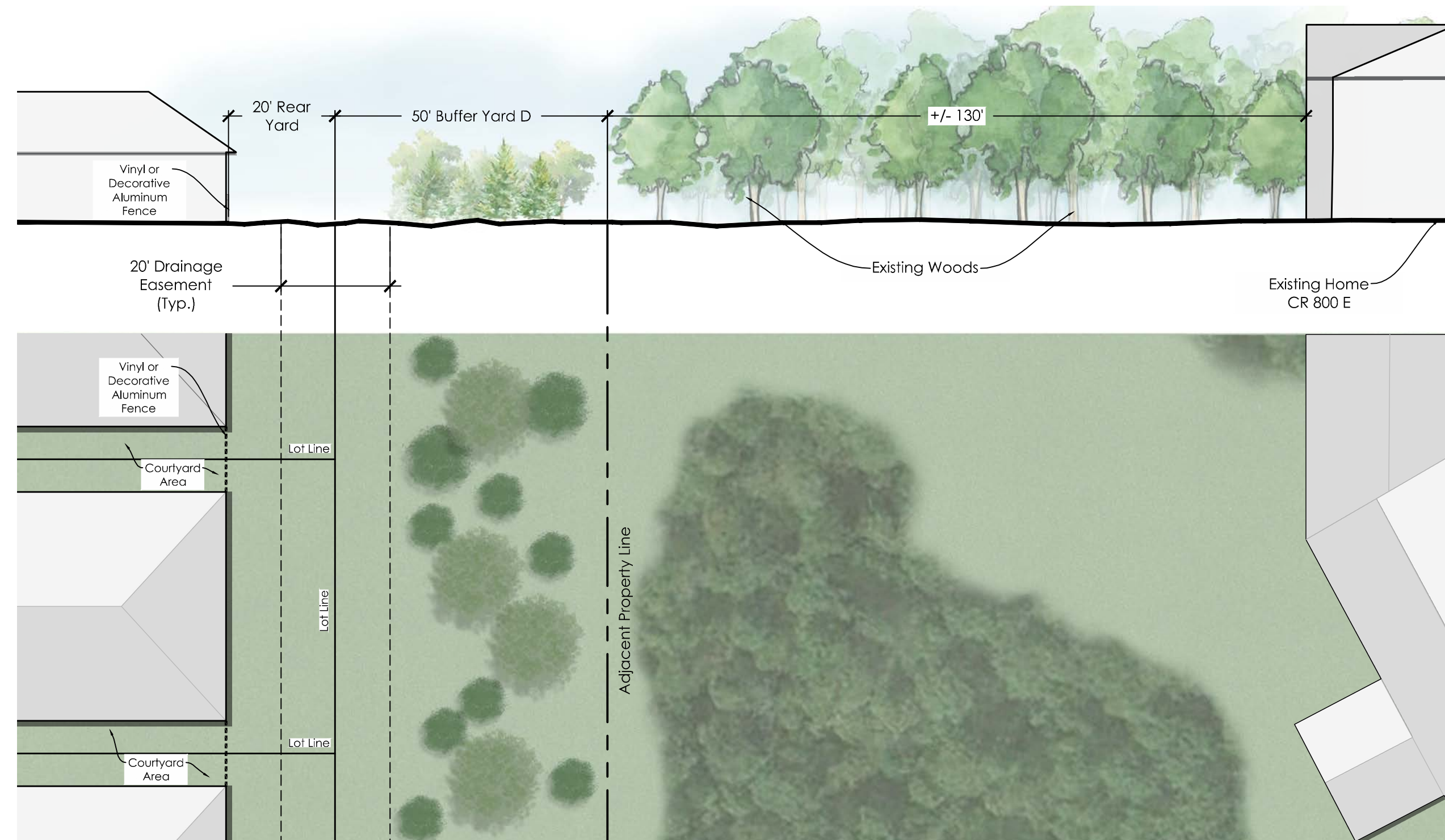


SECTION D3



BUFFER YARD D - 50'

PROPOSED PER 100' :
(6) EVERGREEN TREES
(4) SHADE TREES



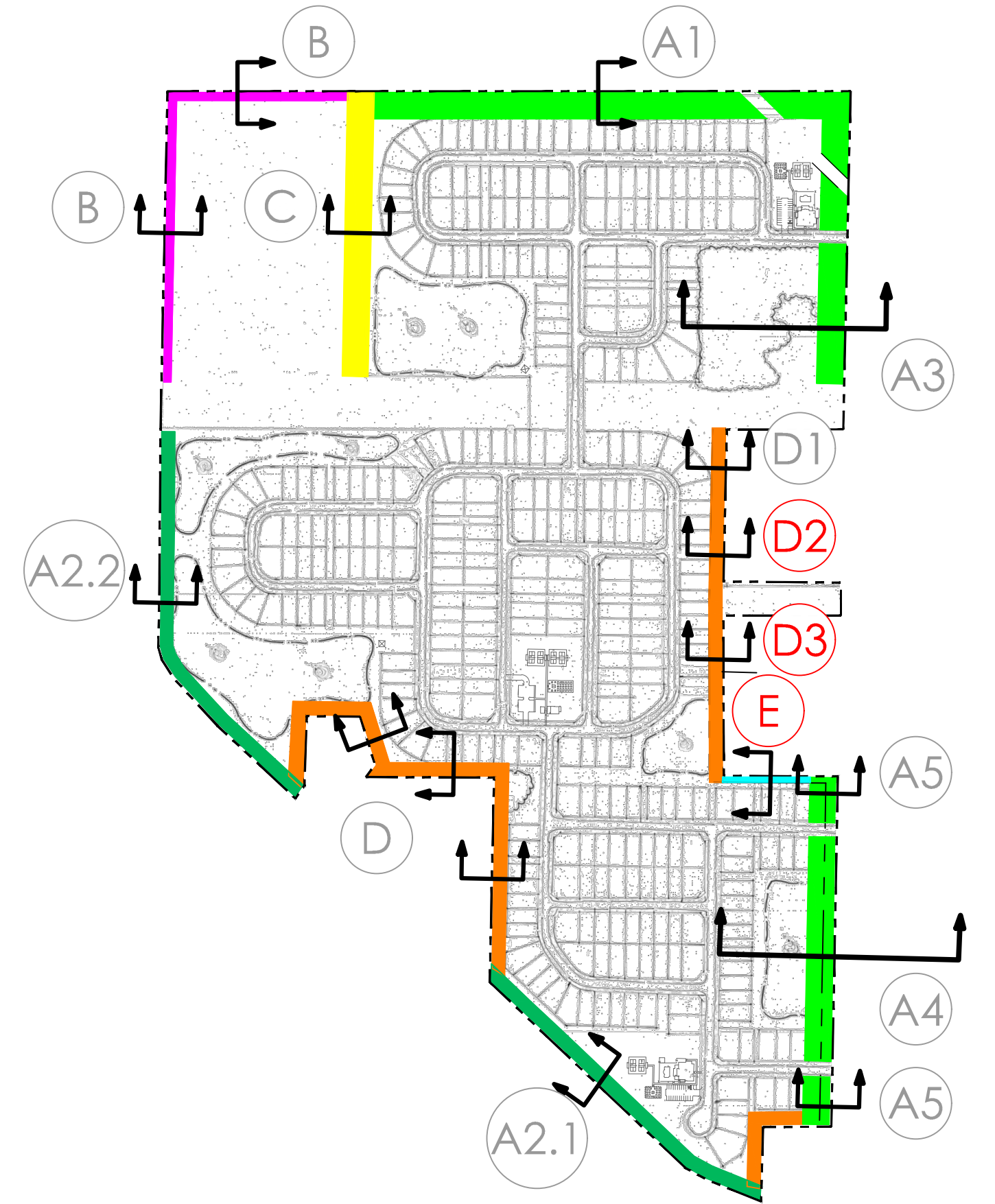
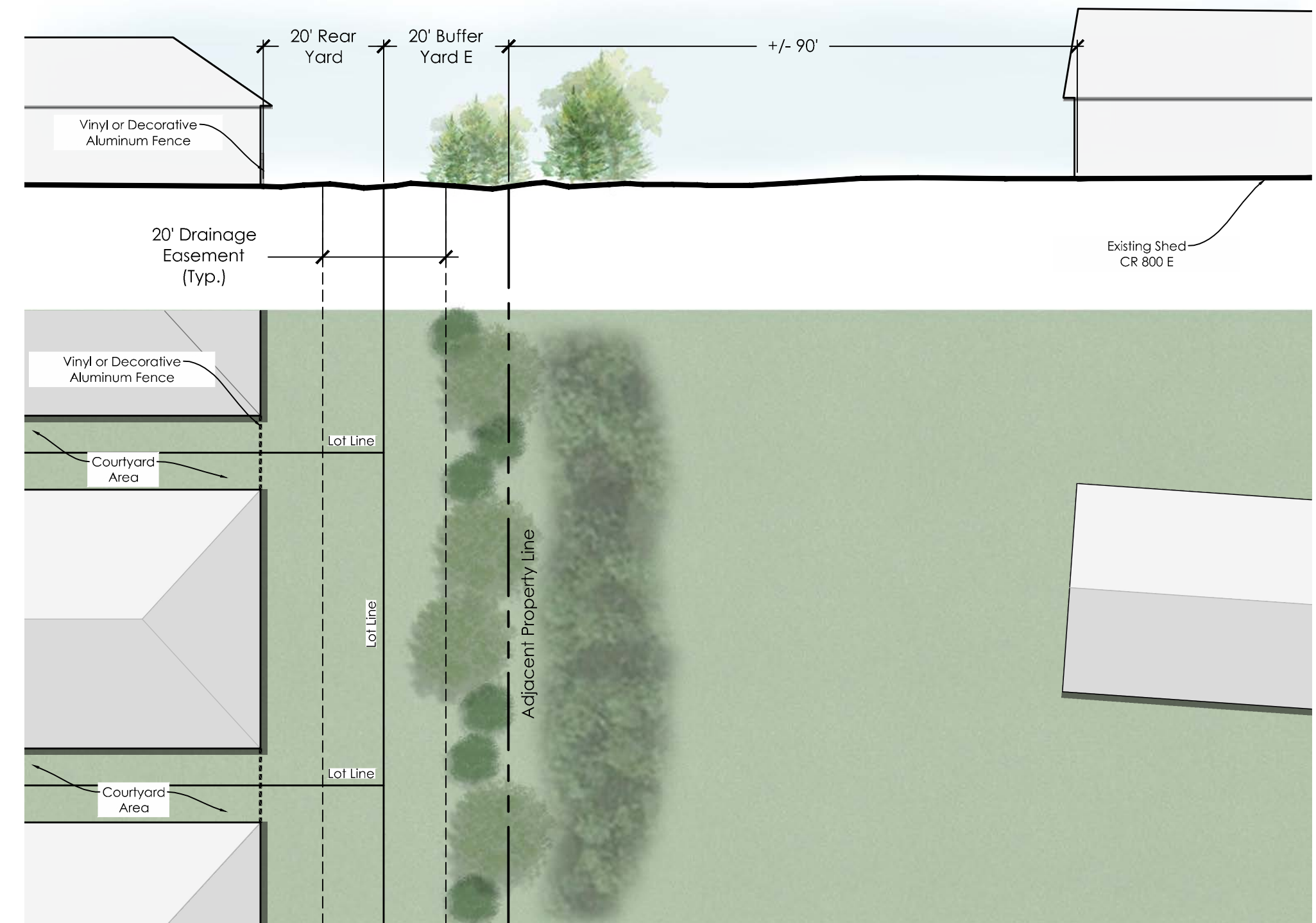
SECTION E

CR 800 E



BUFFER YARD E = 20'

TYPICAL - NOT TO SCALE
PROPOSED PER 100' :
(6) EVERGREEN TREES
(4) SHADE TREES



KEY PLAN
NTS

DATE: April 28, 2025
REVISED: July 10, 2025
REVISED:
REVISED:
REVISED:
REVISED:

APPLICANT:



PREPARED BY:



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

BUFFER YARDS PLAN AND LANDSCAPE TREATMENT

DATE
October 27, 2025

JOB NO.
20221063

SCALE
AS NOTED

EXHIBIT
E-4

Exhibit F

Conceptual Entry Features and Signage

NOTES

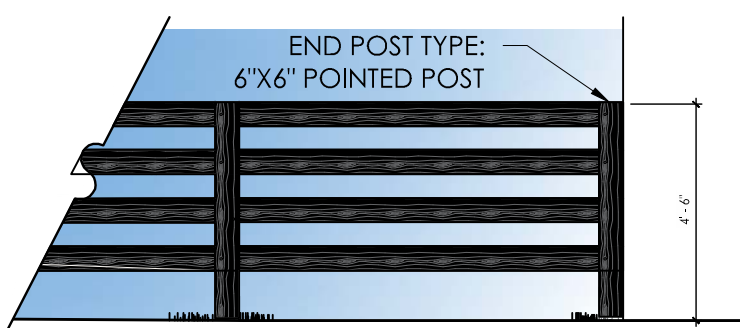
1. SIGN BACKGROUND COLOR: DARK COLOR
2. SIGN TEXT COLOR: CREAM
3. SIGN COLOR, BORDER: CREAM
4. FENCE COLOR: ADJACENT FENCE TO MATCH YARD ARM OR POST
5. MAXIMUM SIGN PANEL AREA: ±29.0 SQ. FT. PER FACE
6. TEXT HEIGHT: MAXIMUM 8"



TYPICAL CROSS BUCK HORSE FENCE

COLOR TO MATCH YARD ARM AND POST

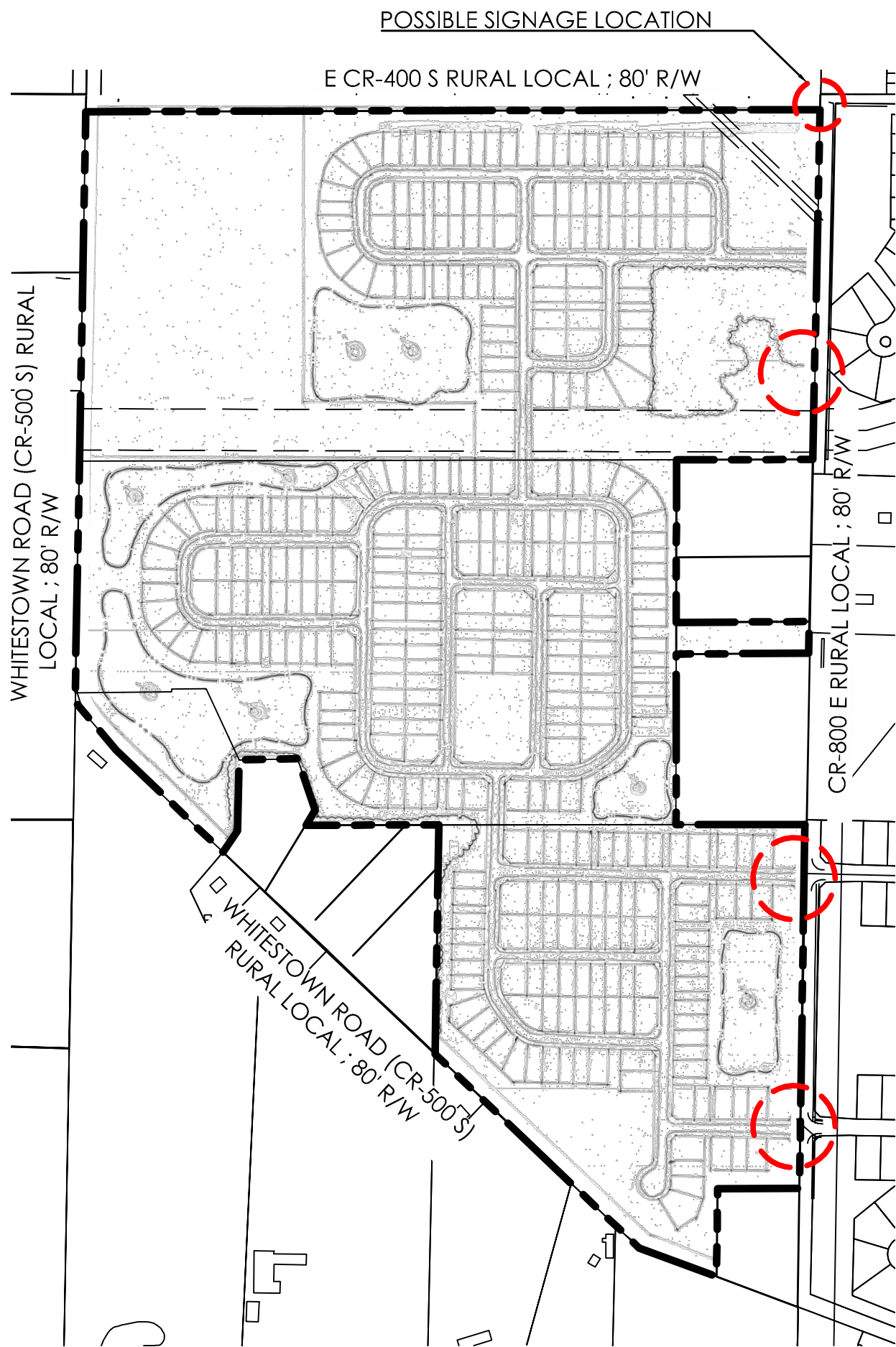
- BLACK
- WHITE
- OR BROWN



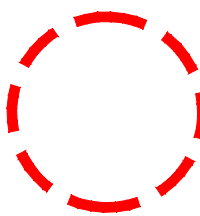
TYPICAL 4 RAIL HORSE FENCE

COLOR TO MATCH YARD ARM AND POST

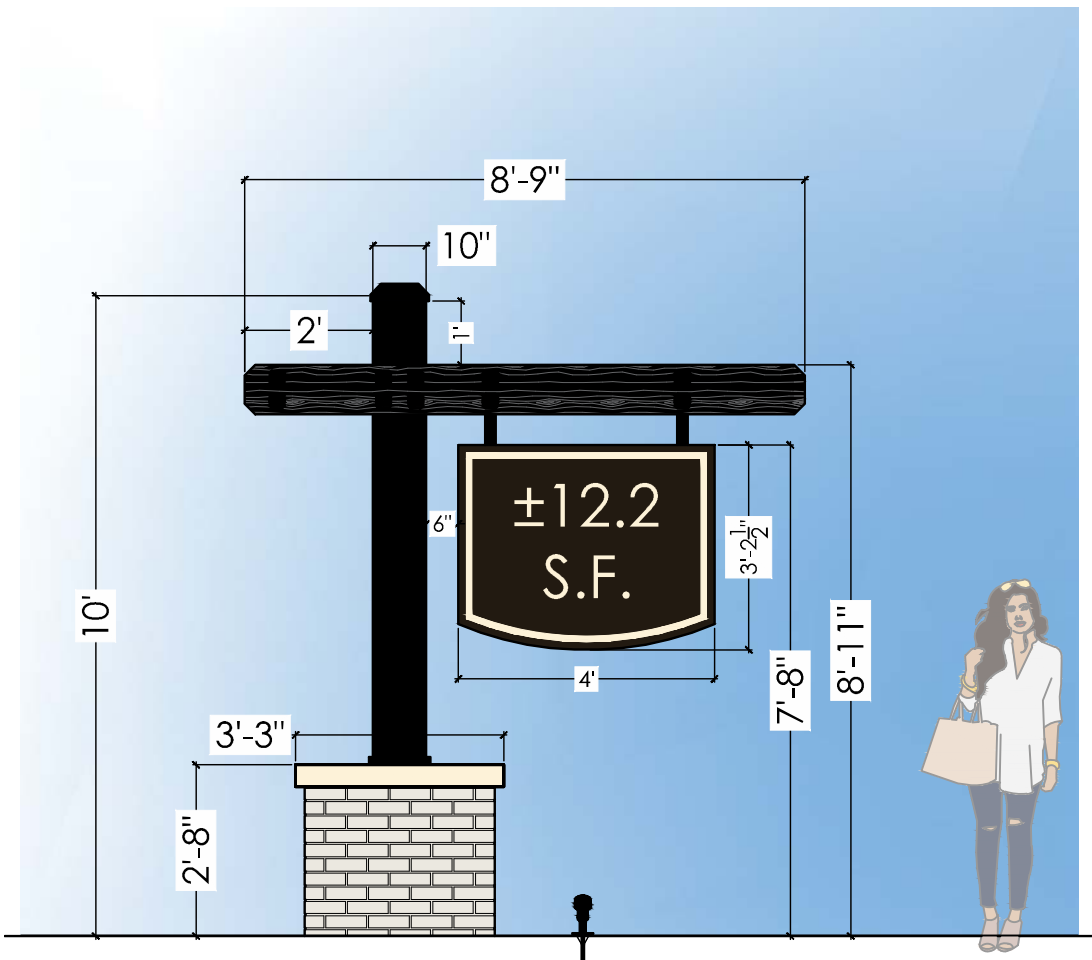
- BLACK
- WHITE
- OR BROWN



KEY



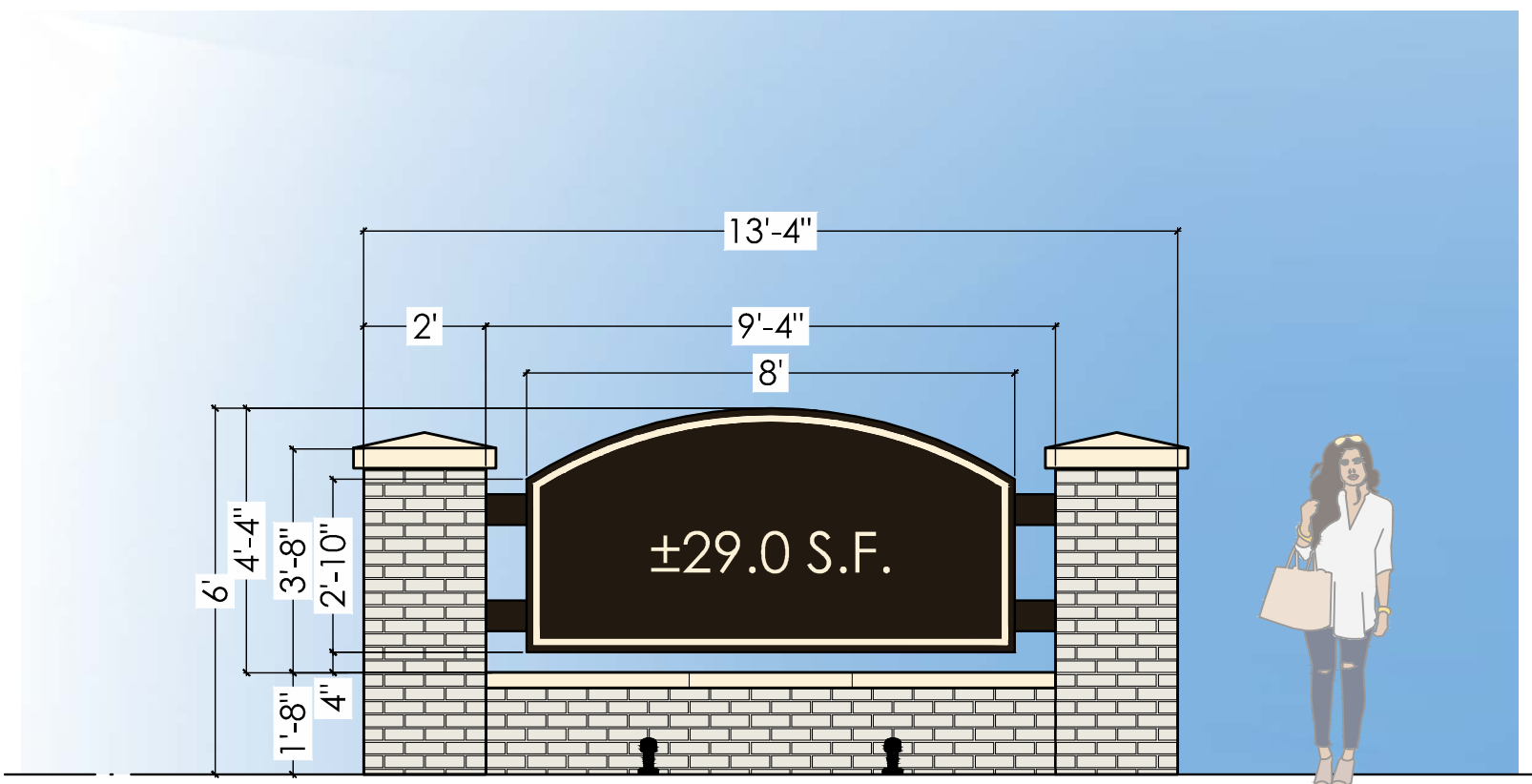
TYPICAL ENTRY FEATURE



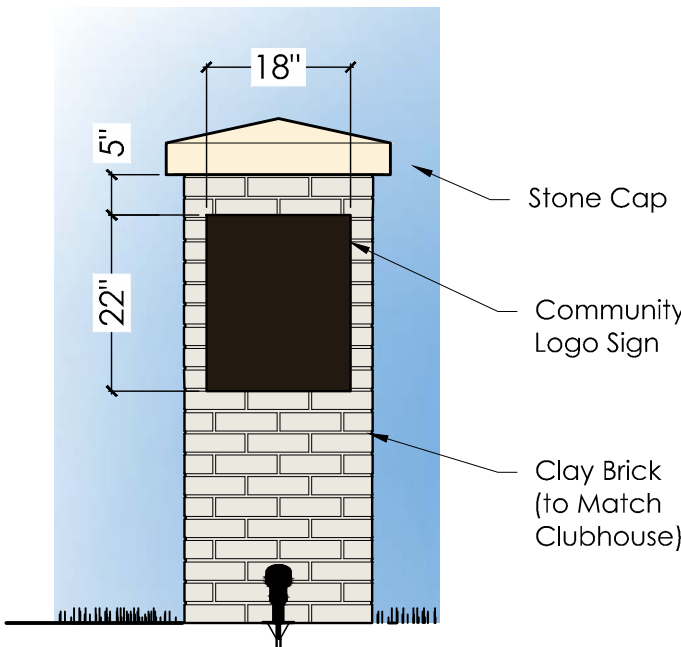
TYPICAL WHITE BRICK YARD ARM SIGN

ARM AND POST COLOR OPTIONS

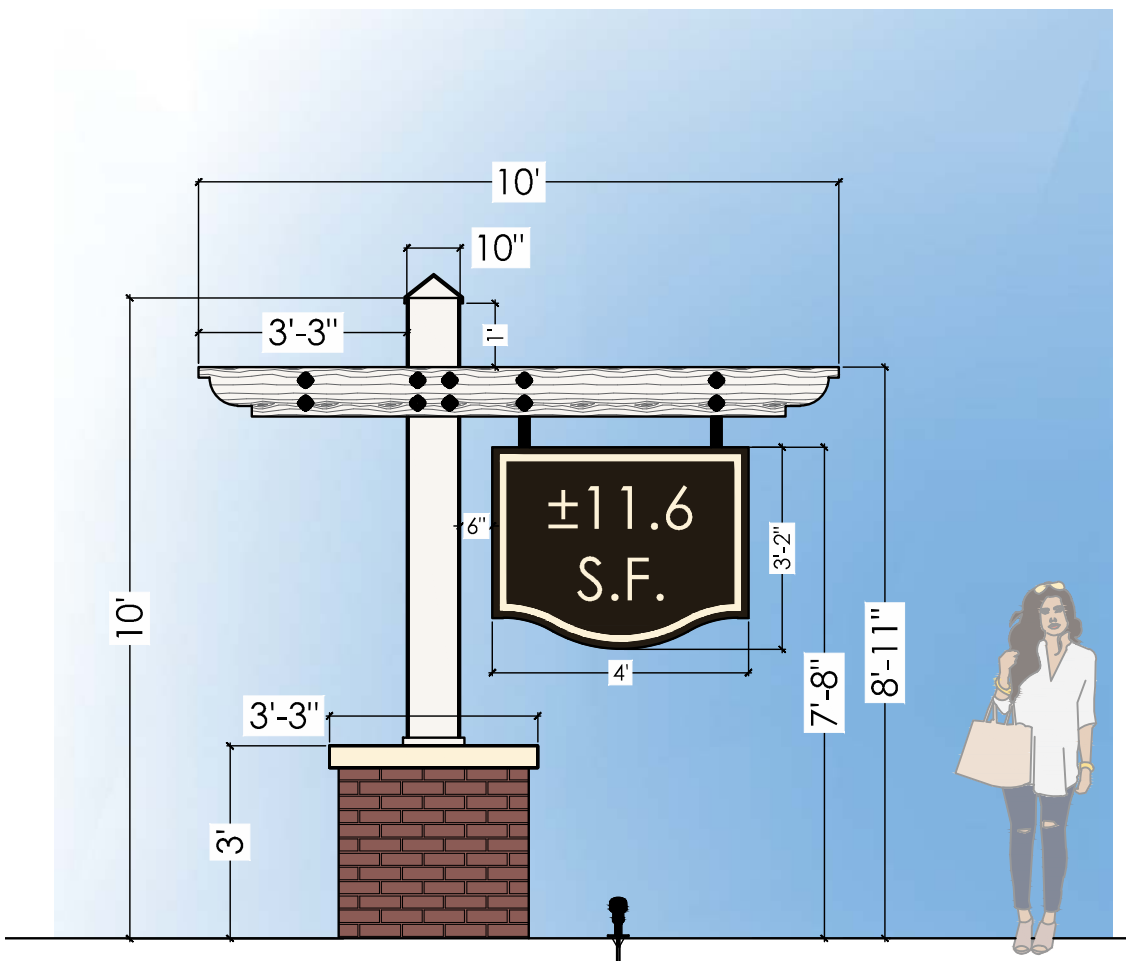
- BLACK
- WHITE
- OR BROWN



TYPICAL WHITE BRICK MONUMENT SIGN



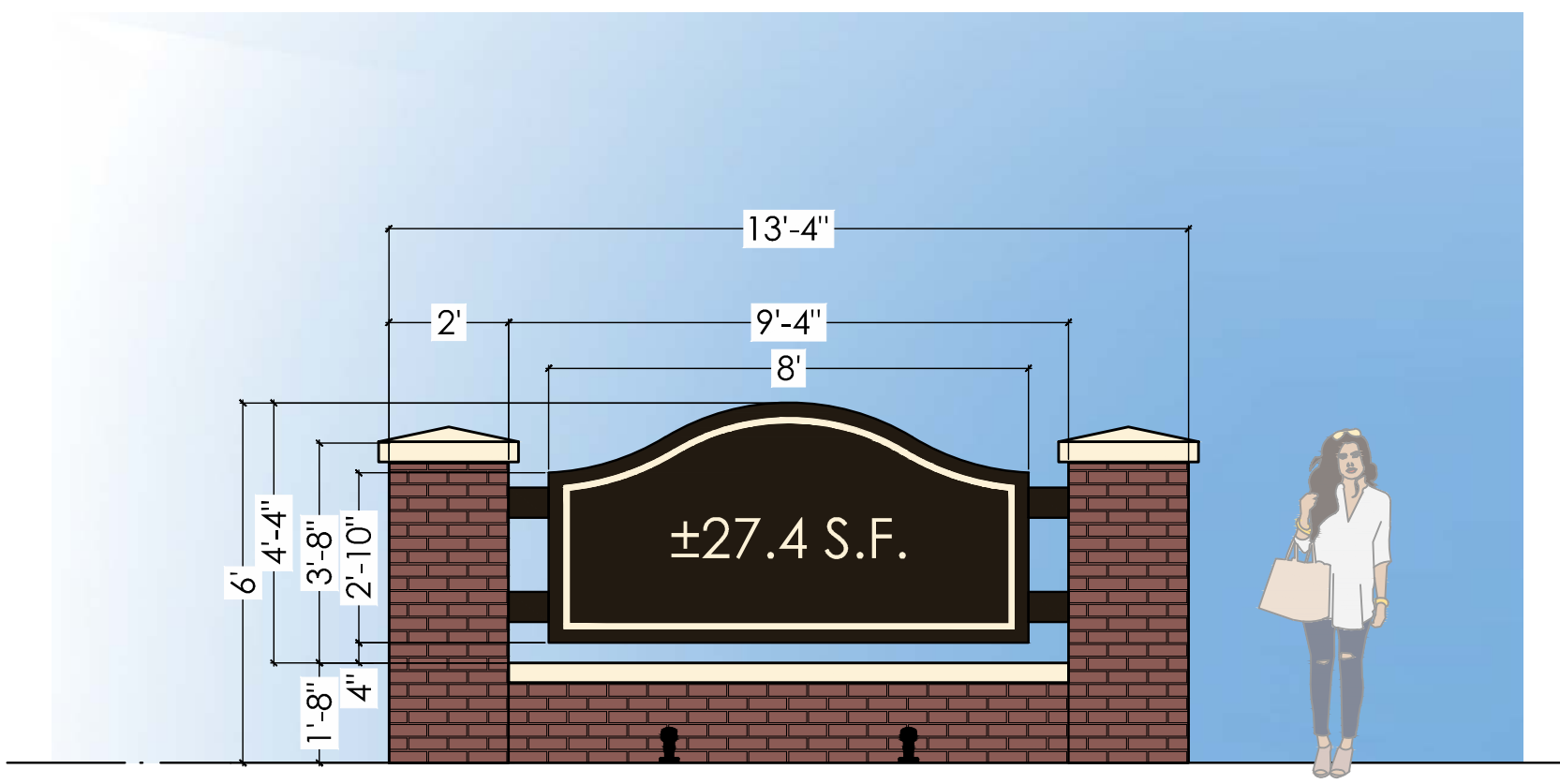
TYPICAL WHITE BRICK PIER



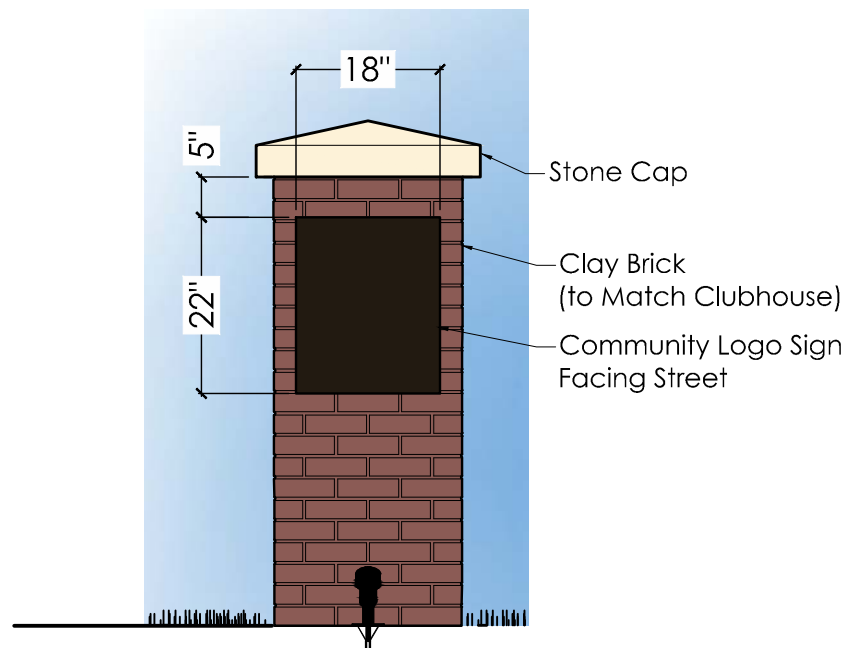
TYPICAL CLAY BRICK YARD ARM SIGN

ARM AND POST COLOR OPTIONS

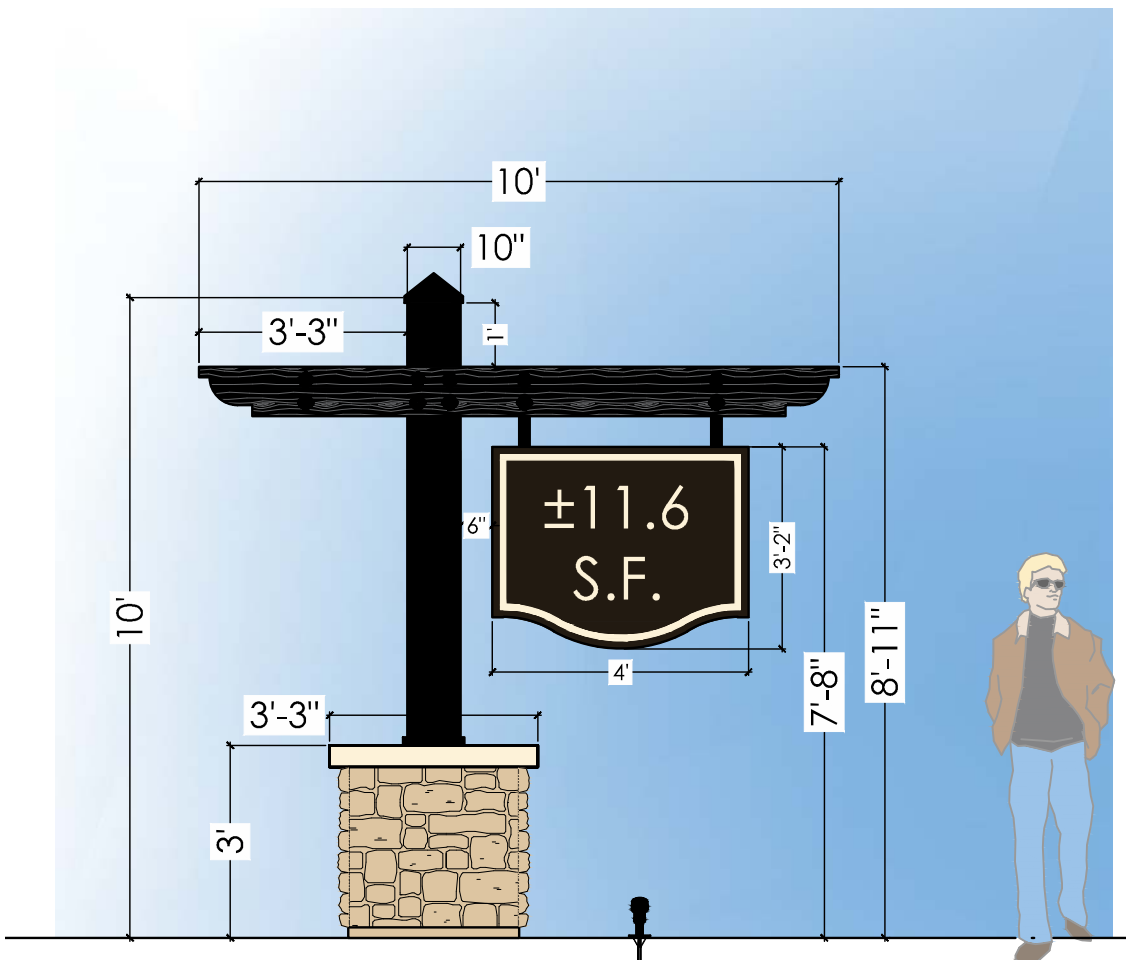
- WHITE
- BLACK
- OR BROWN



TYPICAL CLAY BRICK MONUMENT SIGN

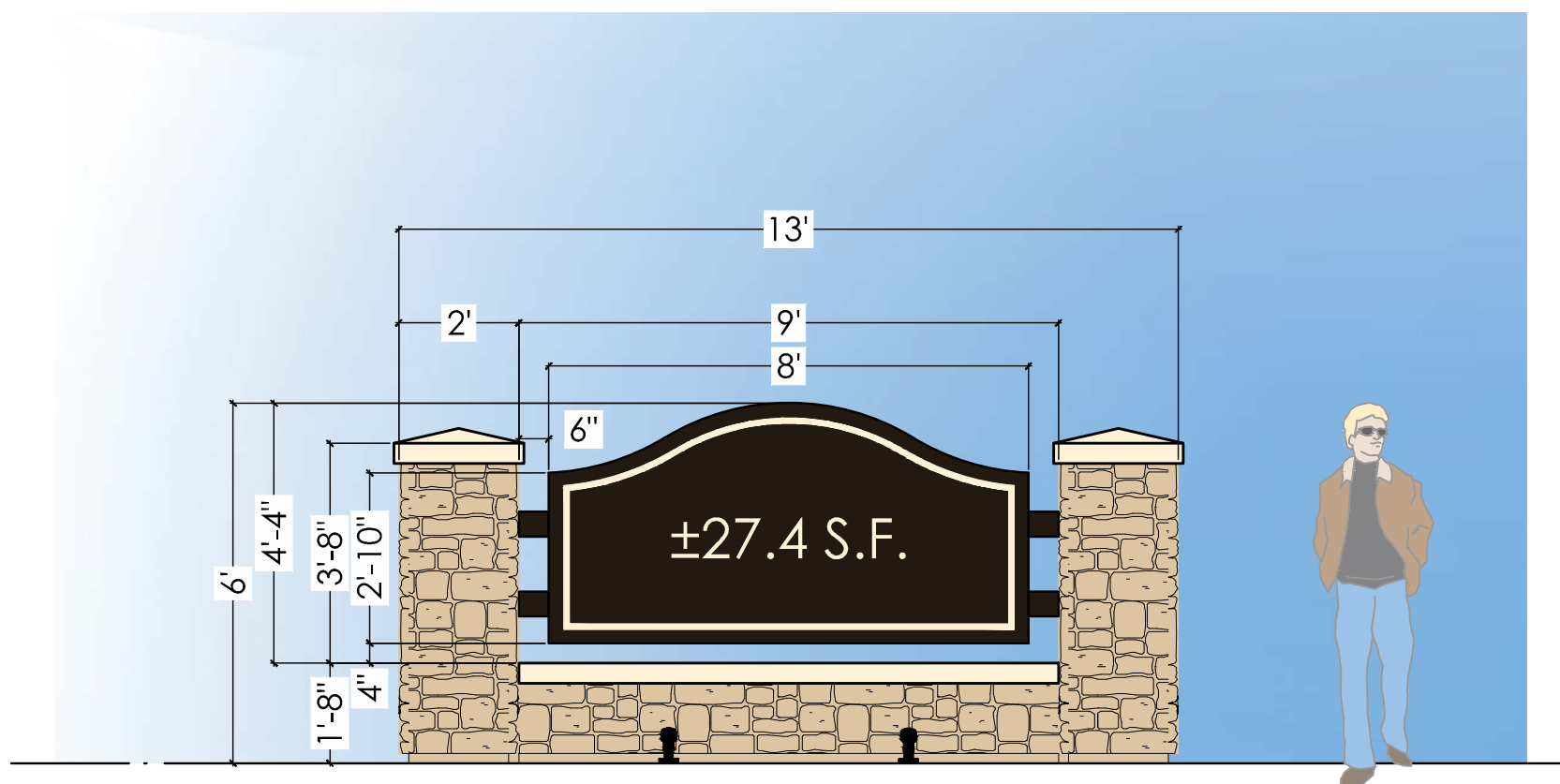


TYPICAL CLAY BRICK PIER

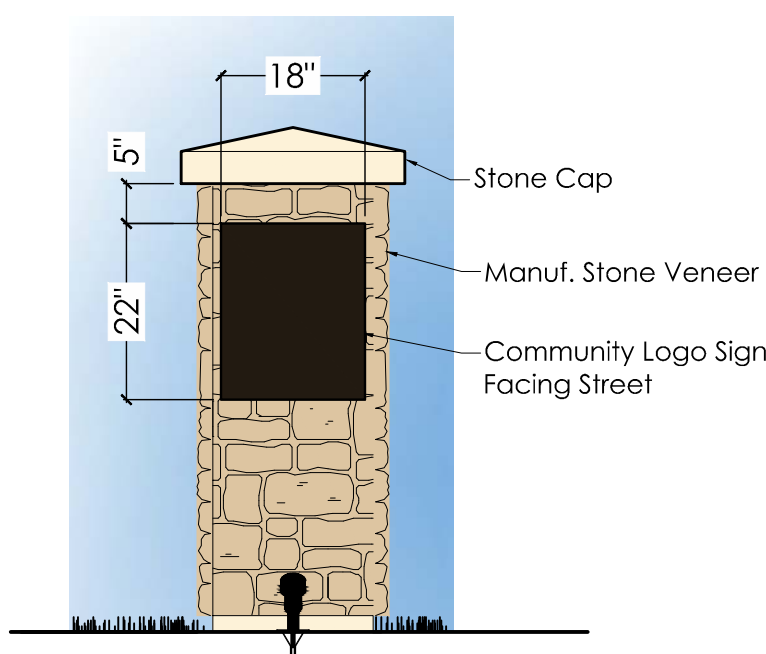


TYPICAL MANUF. STONE YARD ARM SIGN

ARM AND POST COLOR OPTIONS: BLACK OR BROWN



TYPICAL MANUF. STONE MONUMENT SIGN



TYPICAL MANUF. STONE BRICK PIER

NOTE: Entry features shall be provided at each entry into the development. The development may use a "Family" of complementary entry features as shown on this sheet that may include monument signs, hanging signs, and piers (with or without signage). All entry features shall include: entry signs, fencing, landscaping, and lighting (See PUD District Ordinance for additional details).

DATE:	April 28, 2025
REVISED:	July 10, 2025
REVISED:	
REVISED:	
REVISED:	
REVISED:	

APPLICANT:



PREPARED BY:



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

CONCEPTUAL ENTRY FEATURES
AND SIGNAGE

DATE
October 27, 2025

SCALE
NTS

JOB NO.
20221063

EXHIBIT
F

Exhibit G
Conceptual Open Space
and
Pedestrian Connectivity Plan

DATE:	April 28, 2025
REVISED:	July 10, 2025
REVISED:	
REVISED:	
REVISED:	



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

CONCEPTUAL OPEN SPACE
AND PEDESTRIAN
CONNECTIVITY PLAN

DATE	October 27, 2025	JOB NO.	20221063
SCALE	1"= 200'	EXHIBIT	G



OPEN SPACE BREAKDOWN

Site Acreage		180.8	ac ±
Open Space Required (Per Code)*	20%	36.2	ac ±
26 Acres- Dedicated Parcel provided			
10.2 Acres- Other Open Space; Buffers, Areas around ponds, etc			
Total Open Space Provided*	44%	80.0	ac ±
-Required Open Space (See Above)	20%	36.2	ac ±
-Additional Open Space		43.8	ac ±
-Amenity Areas			
-Clubhouse with Pool, Lounge, Pickleball, Community Gardens			
-Central Rec Area Centers, Pickleball, Community Gardens			
-Storm Ponds			
-Additional Greenspace in Common Areas			

* Open Space Acreage will be verified with each Plat
* Fully enclosed/conditioned buildings and parking areas are permitted in open space but are not counted toward open space requirement.

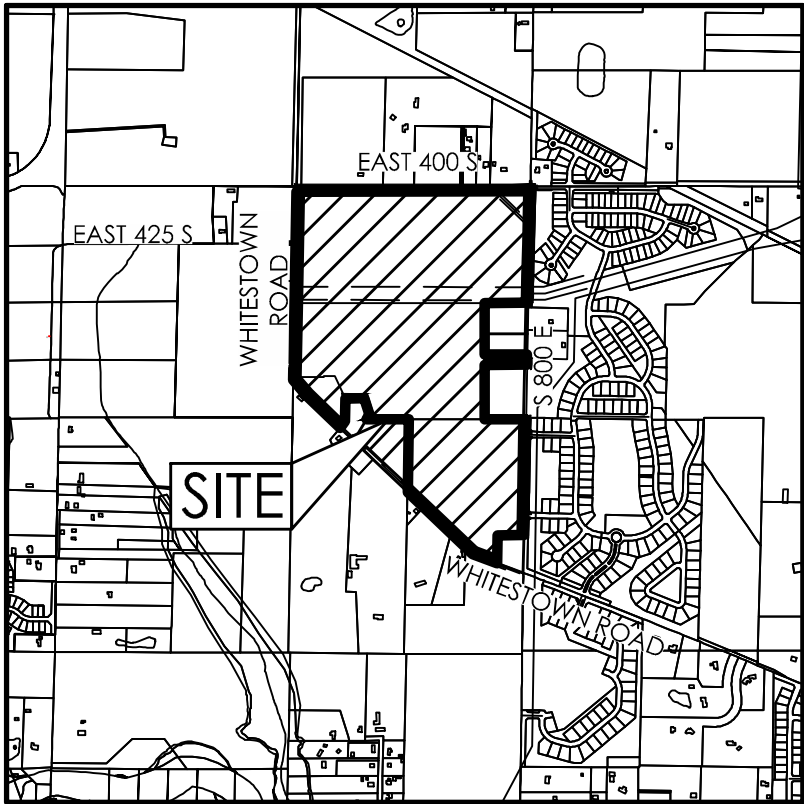
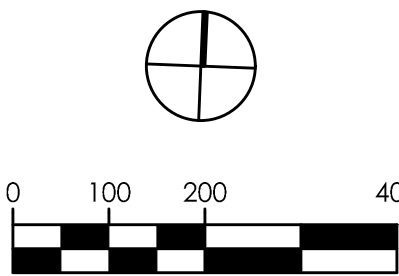
KEY

- OPEN SPACE (MAINTAINED BY HOA)
- DEDICATED PARCEL (± 26 ACRES)
- CONCEPTUAL PRAIRIE AREA (PART OF OPEN SPACE)
- PARKETTES
- BIKE RACKS
- EXISTING BIG 4- RAIL TRAIL
- PROPOSED 5' SIDEWALK (±6.1 MILES)
- PROPOSED 10' PATH (±6,750 L.F.)
- POSSIBLE FUTURE TRAIL (±1,800 L.F.)
- AMENITY CENTER

NOTE:
Layout as shown is conceptual. Plan may be modified through Primary Plat and Engineering.

A minimum of (3) parkettes and (3) Amenity Centers shall be provided as generally shown. These shall include elements and features as outlined in the PUD District Ordinance, provided at the time of Development Plan + Primary Plat for each phase.

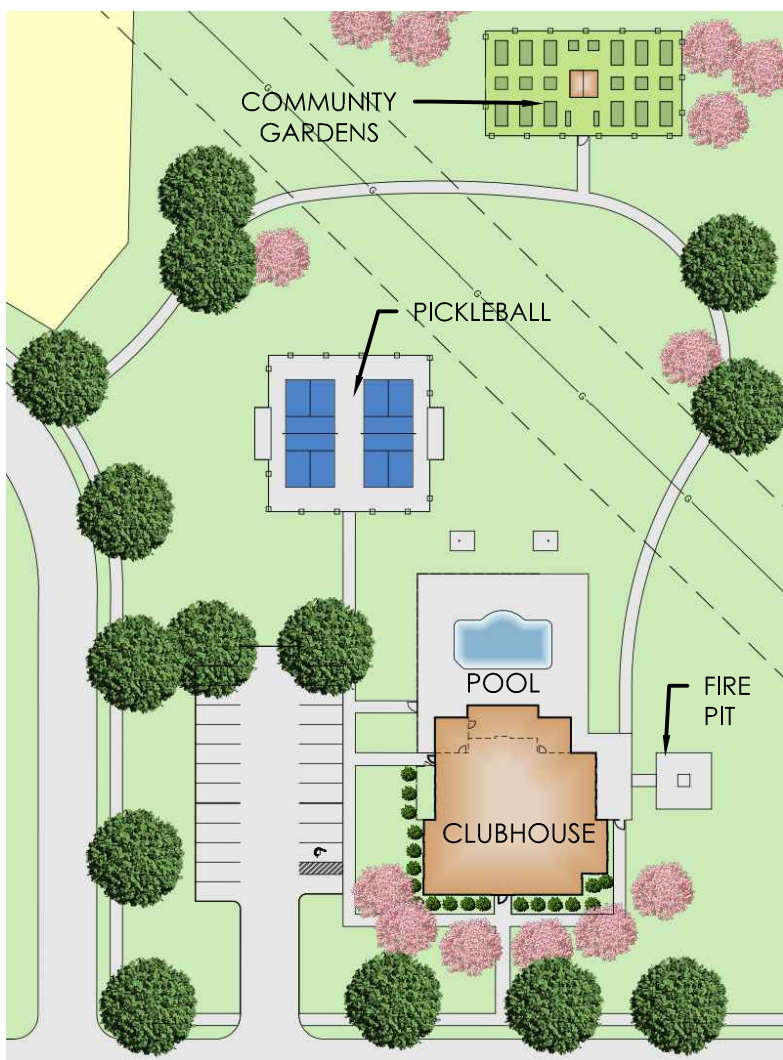
Right of way dedication along perimeter roads shall be per Boone County or City of Zionsville Thoroughfare Plan, whichever is greater.



LOCATION MAP
NO SCALE

Exhibit H

Conceptual Amenities Plan



CONCEPTUAL AMENITIES ENLARGEMENT

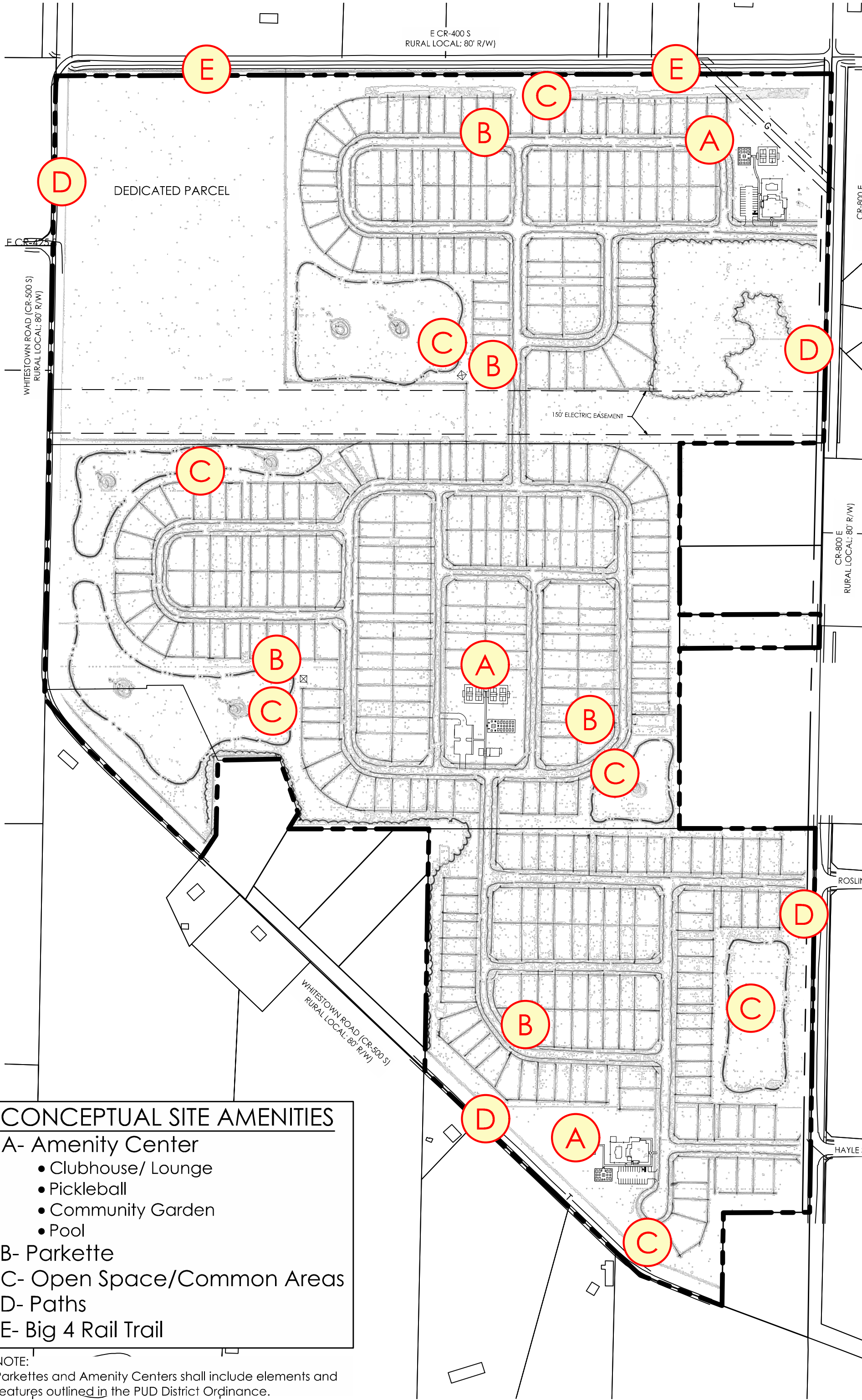


- Fitness
- Community Room
- Kitchen
- Restrooms
- Front Porches

CLUBHOUSE

- Rear Screened Porch
- Rear Covered Patio with Outdoor Fireplace
- Pool
- Community Garden
- Pickle Ball Court
- Bike Racks
- Parking Lot

NOTE:
Clubhouse area as shown is typical. Arrangement of clubhouse parking and amenities may change based on sight layout. Landscaping as shown is conceptual and will be further defined with landscape plan at time of primary and final plats



- CONCEPTUAL SITE AMENITIES
- A- Amenity Center
 - Clubhouse/ Lounge
 - Pickleball
 - Community Garden
 - Pool
 - B- Parkette
 - C- Open Space/Common Areas
 - D- Paths
 - E- Big 4 Rail Trail

NOTE:
Parkettes and Amenity Centers shall include elements and features outlined in the PUD District Ordinance.



DATE:	April 28, 2025
REVISED:	July 10, 2025
REVISED:	
REVISED:	
REVISED:	



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

CONCEPTUAL AMENITIES PLAN

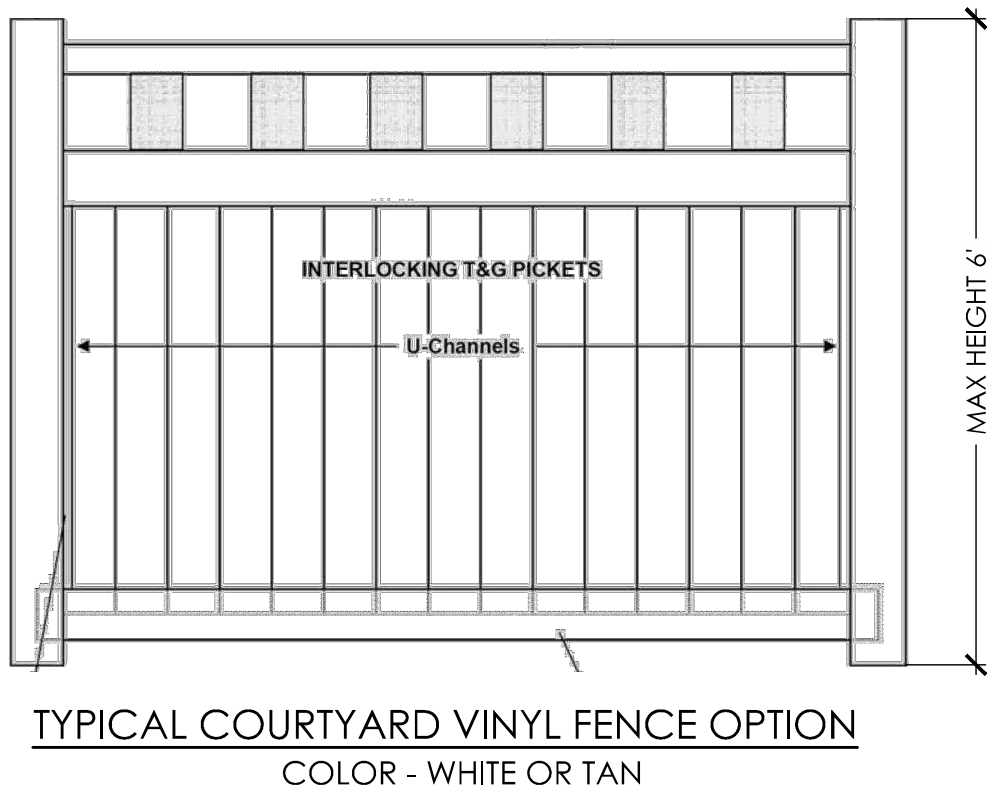
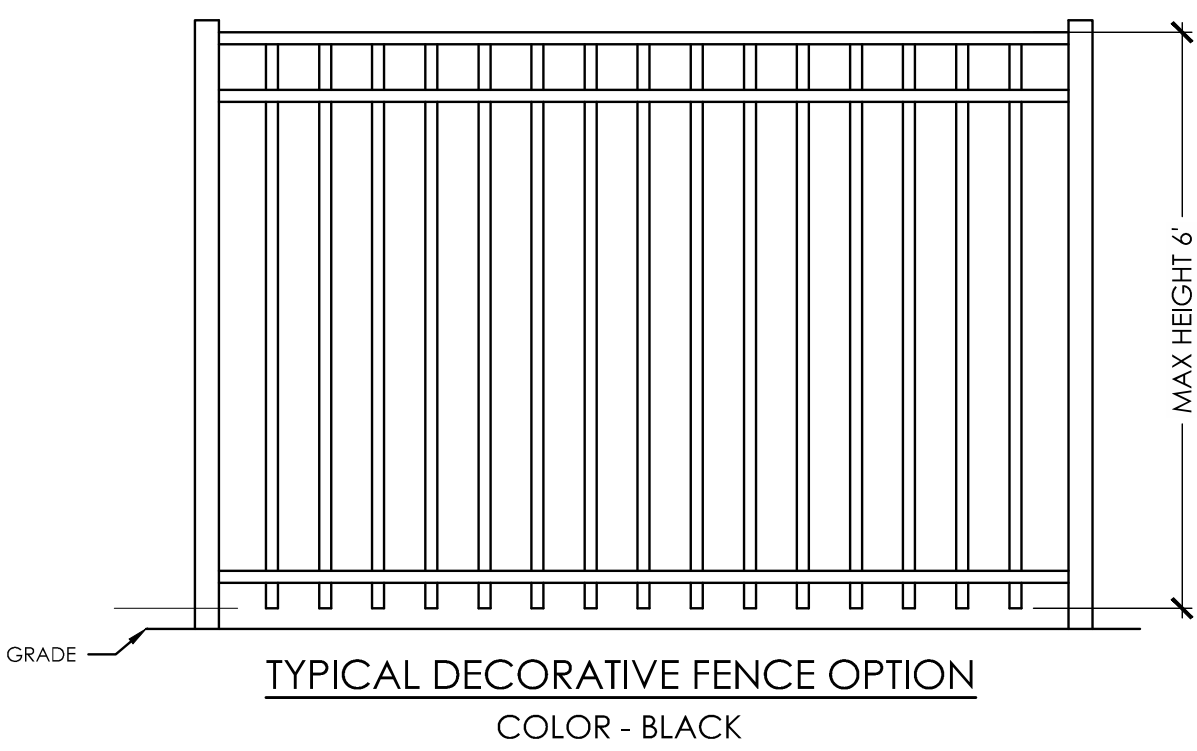
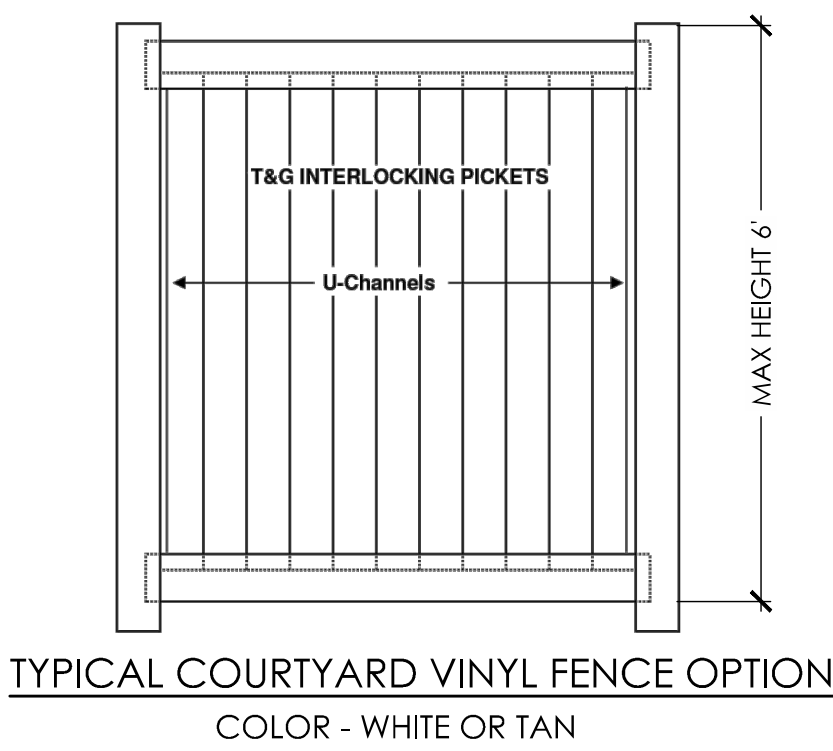
DATE:	October 27, 2025	JOB NO.	20221063
SCALE:	NTS	SHEET	H

Exhibit I

Typical Courtyard Details



TYPICAL COURTYARD EASEMENT



TYPICAL COURTYARD



MEMORANDUM

TO: Town of Zionsville Town Council
FROM: Mike Dale, Director of Planning and Building
DATE: 22 August 2025
RE: Petition # 2025-40-Z: Zoning Map Change for 180± acres from Rural R-1 to Planned Unit Development (PUD)

Plan Commission Action

On August 18, 2025, the Plan Commission forwarded a favorable recommendation to the Town Council regarding Petition #2025-40-Z by Epcon Communities to rezone 180± acres from Rural R-1 to Planned Unit Development (PUD).

Site Location

The site consists of multiple parcels totaling 180± acres in Worth Township. The site is at the southeast corner of CR E 400 S and CR S 750 E and is further bounded by CR E 500 S (also known as Whitestown Road) and CR S 800 E. The site accommodates several single-family dwellings, accessory structures, farm ground, and wooded areas.

Summary of Proposed PUD Ordinance

The project involves rezoning the 180-acre site to PUD for a single-family, age restricted development. The project consists of 362 single-family lots and dedication of approximately 26 acres to the town for public or civic use. Two vehicular entrances would be located along Whitestown Road and three along CR 800 E. A ten-foot-wide multi-use path is proposed along Whitestown Road and CR 800 E for connection to internal sidewalks and the Big 4 Rail Trail along CR 400 South. Buffer yards, of varying width and consistency, are proposed along the site perimeters. Houses on perimeter lots would be subject to enhanced rear architectural features as described in the proposed PUD text.

Attached is the proposed PUD ordinance with exhibits, including the Plan Commission's certification to the Town Council.

The following link is to the Plan Commission's staff report, which includes related maps and supporting documentation: [2025-40-Z: Staff Report with Exhibits](#). Also provided is a link to the Letters of Interest: [Letters of Interest](#).

A handwritten signature in black ink, appearing to read "Mike Dale", is positioned above the printed name.

Mike Dale



**PLAN COMMISSION CERTIFICATION TO THE TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

TO: Town of Zionsville Town Council
FROM: Mike Dale, Director of Planning and Building
DATE: August 22, 2025
RE: Plan Commission Docket #2025-40-Z
Zoning Map Change to rezone 180± acres from Rural R-1 to Planned Unit Development

Be it advised that, pursuant to Indiana Code 36-7-4, on August 18, 2025, the Town of Zionsville Plan Commission, by a vote of six (6) in favor and zero (0) opposed with one (1) member absent, forwarded a favorable recommendation to the Town Council regarding Petition # 2025-40-Z. The petitioner is requesting an amendment to the town's official zoning map that would change the zoning map designation for 180± acres from Rural R-1 to Planned Unit Development (PUD).

The Plan Commission hereby certifies its favorable recommendation to the Town Council regarding Petition #2025-40-Z subject to the following conditions:

- 1) Resolution of the TAC comments submitted by the Department of Public Works (Staff Report Exhibit 5) and Boone County Highway Department (Exhibit 6); and
- 2) Implementation of the recommendations within the Traffic Impact Study to the satisfaction of the Department of Public Works.

The legal description of the site is attached as Exhibit A.

Letters of Interest may be found here:

Staff report with exhibits may be found here:

TOWN OF ZIONSVILLE ADVISORY PLAN COMMISSION



Mike Dale, Plan Commission Secretary



A Simply Luxurious Lifestyle

Courtyards at Heritage Trail

SMART, MEASURED GROWTH for Zionsville



Signature Courtyard Homes



- ❖ 55+ Boutique Lifestyle Community
- ❖ Right-Sized, Upscale Ranch Homes
- ❖ Carefree Lifestyle, Easy Living
- ❖ Resort-Style Amenities



Neighbor-Friendly by Design



 **Private
Copyrighted
Courtyards**

 **Deed-Restricted
Backyards**



Heritage Trail = Russell Oaks Part II



 **Legacy That Matches Zionsville's Character and Cachet**

 **Russell Oaks = Proven Success**

 **No New Burden, Just Continuation**

— same niche, same low impact, no overlap with Wild Air or Henke projects.



Epcon Buyer Profile = Economic Development



Epcon Buyer Profile:

 **Affluent local empty nesters &**

 **Trailing grandparents**

Givers Not Takers:

 **Keeps Wealth in the Community**

 **Boosts Local Economy**

 **Active, Engaged Residents**



Zionsville Growing 55+ Demand



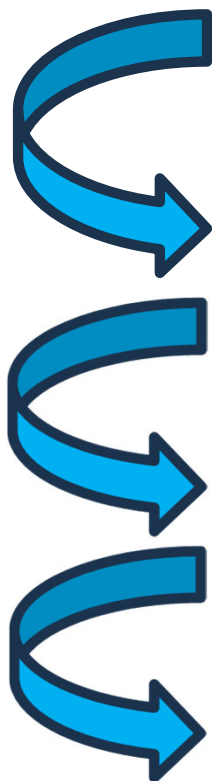
Zionsville Market Profile of 55+ Population*

- 2023 Population: 9,170
- 2028 Population: 11,746
- **Projected 55+ Population 5-yr Growth: 28.1%**

*TransUnion demographics for Zionsville Indiana

2023 Q4 Household Age	Zionsville	
2023 Q4 HHs Age 15-24	530	4.3%
2023 Q4 HHs Age 25-34	1,410	11.4%
2023 Q4 HHs Age 35-44	2,446	19.8%
2023 Q4 HHs Age 45-54	2,733	22.1%
2023 Q4 HHs Age 55-64	2,380	19.3%
2023 Q4 HHs Age 65-74	1,672	13.5%
2023 Q4 HHs Age 75-84	868	7.0%
2023 Q4 HHs Age 85+	313	2.5%
2023 Q4 Average HH Age	52	
2023 Q4 Median HH Age	52	

2028 Q4 Household Age	Zionsville	
2028 Q4 Average HH Age	53	
2028 Q4 Median HH Age	53	
2028 Q4 HHs Age 15-24	661	4.8%
2028 Q4 HHs Age 25-34	1,771	12.7%
2028 Q4 HHs Age 35-44	2,179	15.7%
2028 Q4 HHs Age 45-54	2,829	20.3%
2028 Q4 HHs Age 55-64	2,707	19.5%
2028 Q4 HHs Age 65-74	2,086	15.0%
2028 Q4 HHs Age 75-84	1,216	8.7%
2028 Q4 HHs Age 85+	463	3.3%



Seniors Downsize into Epcon



Frees Up Existing Larger Homes (100 – 150)

→ **Younger Families Move Into Existing Homes**



Reduced Need to Approve New Subdivisions

\$50M Economic Win Without The Cost

- 💰 Annual Tax Increment: ± \$2.4M (annually)
- 💰 Utility, Road & Park Impact Fees: ± \$2.5M
- 💰 Upfront Land Donation: ± \$4M
- 💰 Age-Restricted Commitment / NOT ASKING \$ INCENTIVE

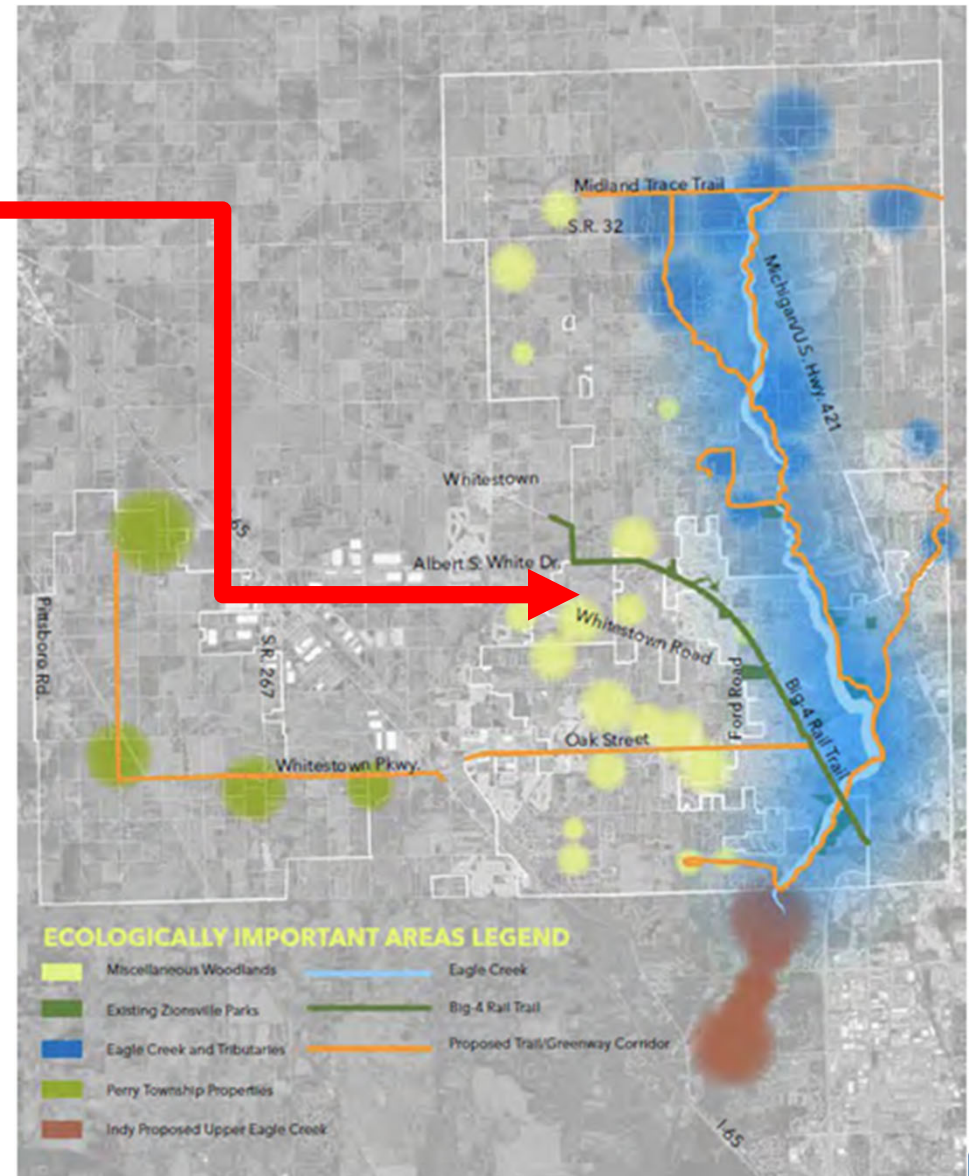
	Per Property Assumption	Illustrative Annual Impact Of Full Development ¹
Average Sale Price	\$725,000	\$261,000,000
Percent of AV / Sales Price	95%	95%
Gross Assessed Value	\$688,750	\$247,950,000
Net Assessed Value	\$404,544	\$145,635,840
Base Taxes ²	\$0	\$0
School Referendum Taxes	\$1,343	483,480
Incremental Tax Revenues (est.)	\$6,665	\$2,399,400

Not Ecologically Sensitive

 **No Ecologically Important
Areas Identified On-Site**

 **Currently Active
Farmland**

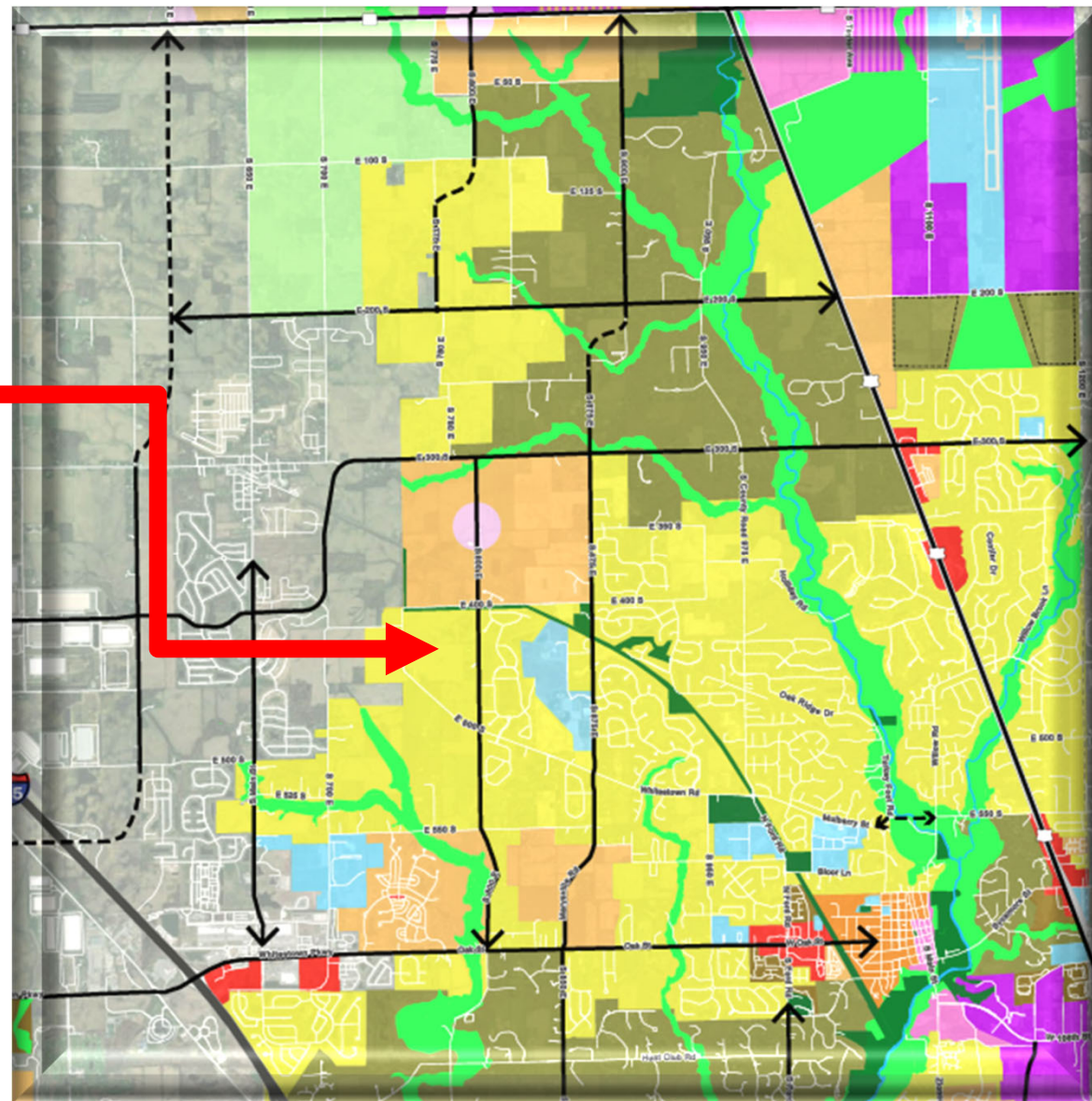
 **Not in Preservation Area**



Aligned with Zionsville's Comp Plan

Legend

-  Parks
-  Agriculture
-  Open Space
-  Estate Residential
-  Conventional Subdivision
-  Mixed Residential
-  Village Residential
-  Multifamily Residential
-  Regional Activity Center
-  Neighborhood Activity Center
-  Office & Innovation
-  Employment Flex
-  Institutional
-  Commercial



- **Density $\neq$ Impact**
- **People, Not Lot Counts, Drive Impact**



No Kids = No School Impact

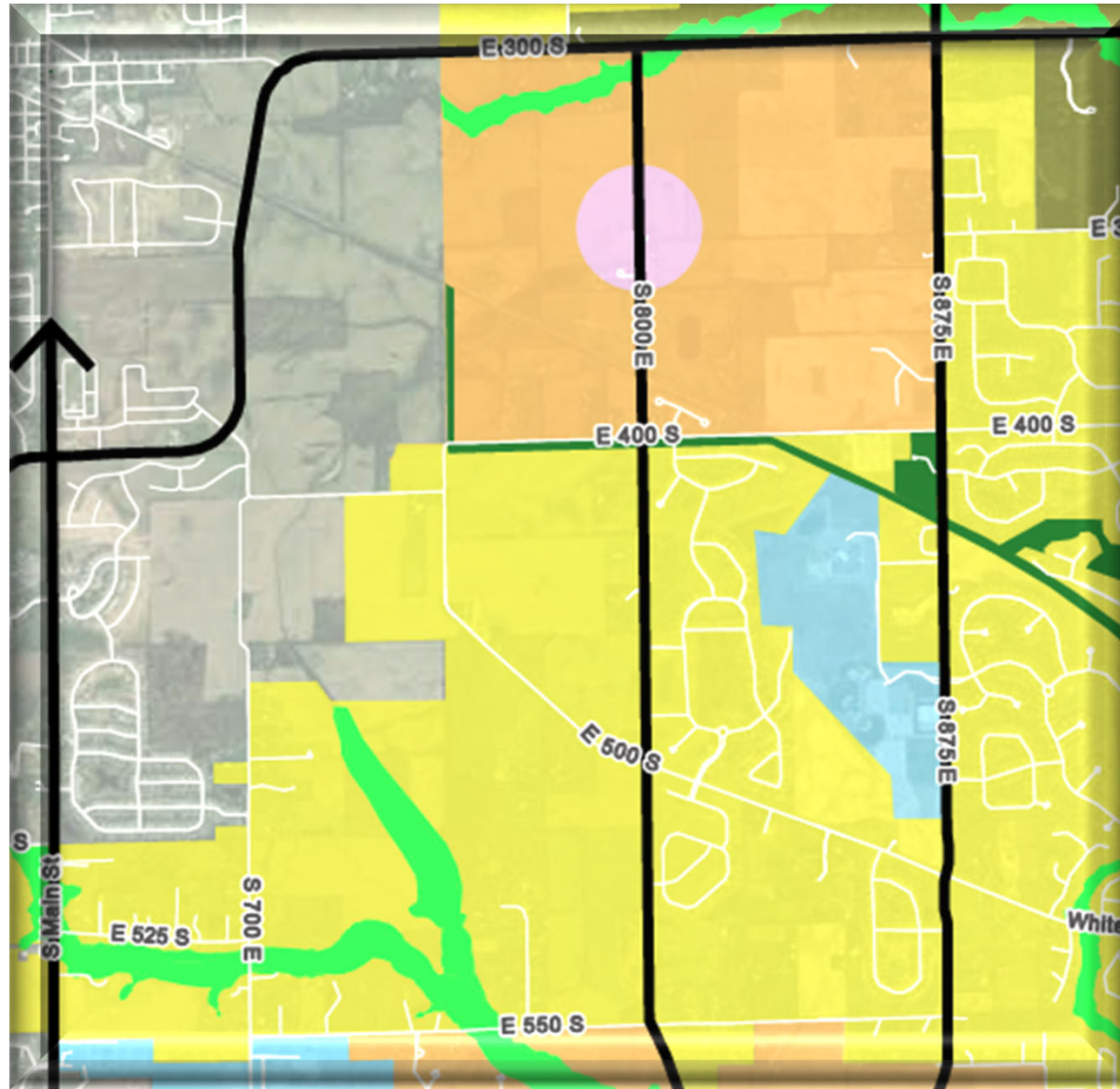


60% Fewer Vehicle Trips

2.0 Epcon Density = 1.0 Conventional Impact

SAME IMPACT as R-1 zoning – With ALL the Benefits

Built-in Guardrails



Epcon is Smart Design



 **Inspired by Timeless TND Neighborhoods**

 **Compact Scale, Rural Fit**

 **Walkable, Vibrant, and Distinctive**

Site Area: +/-180.8 acres

Donated Park Land: +/- 26 ac

Total Lots: 362 homes

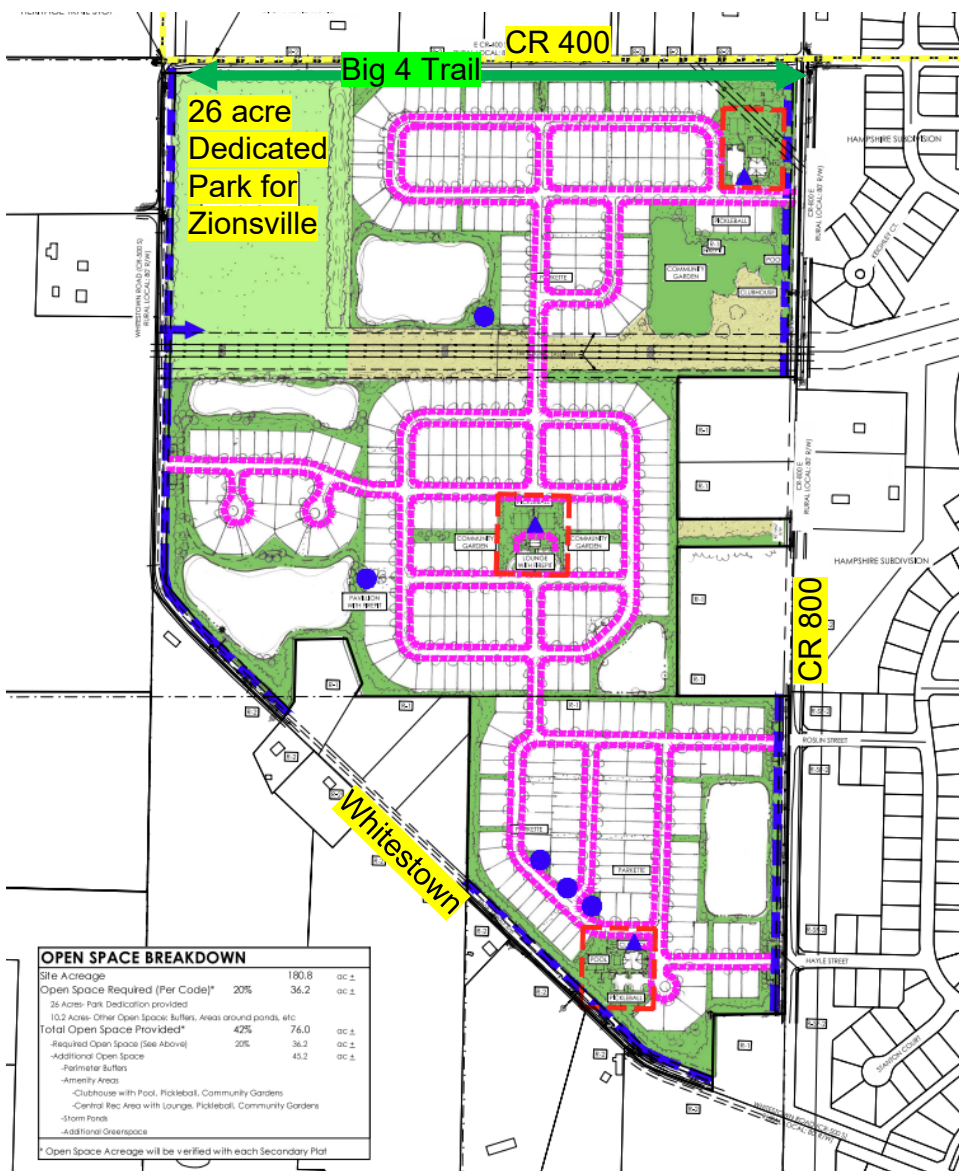
Density: 2.0 per acre

Open Space & Conservation, Not Sprawl



-  81 acres/45% Open Space
— ***DOUBLE What's Required***
-  Green dedicated backyards push total open space beyond 50%
-  All woodlands preserved
-  Prairie plantings reflect rural heritage and reduce maintenance

Amenity-Rich & Parkland



OPEN SPACE BREAKDOWN				
Site Acreage		180.8	ac ±	
Open Space Required (Per Code)*	20%	36.2	ac ±	
26 Acres- Park Dedication provided				
10.2 Acres- Other Open Space: buffers, Areas around ponds, etc				
Total Open Space Provided*	42%	76.0	ac ±	
-Required Open Space (See Above)	20%	36.2	ac ±	
-Additional Open Space		45.2	ac ±	
-Perimeter Buffers				
-Amenity Areas				
-Clubhouse with Pool, Pickleball, Community Gardens				
-Central Rec Area with Lounge, Pickleball, Community Gardens				
-Storm Ponds				
-Additional Greenspace				
* Open Space Acreage will be verified with each Secondary Plat				

KEY

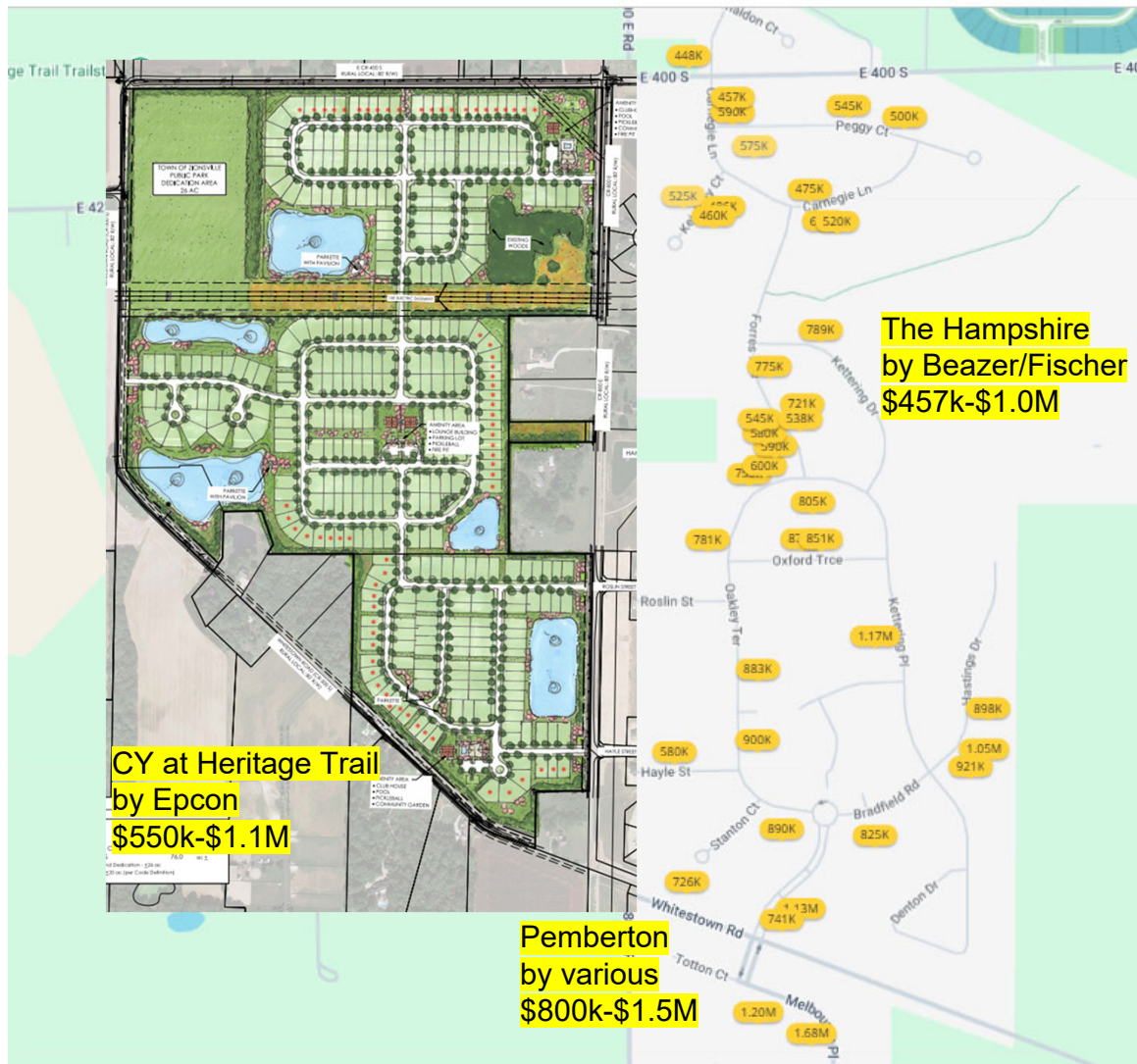
- OPEN SPACE (MAINTAINED BY HOA)
- ZIONSVILLE PUBLIC PARK DEDICATED AREA (± 26 ACRES)
- CONCEPTUAL PRAIRIE AREA (PART OF OPEN SPACE)
- PARKETTES: BENCHES/ SEATING AREA
- BIKE RACKS
- EXISTING BIG 4- RAIL TRAIL
- PROPOSED 5' SIDEWALK (±6.3 MILES)
- PROPOSED 10' PATH (±6793 L.F.)
- AMENITY AREA CLUB HOUSE, POOL, PICKLEBALL, LOUNGE, PARKING & COMMUNITY GARDEN

OPEN SPACE BREAKDOWN

Site Acreage		180.8	ac ±
Open Space Required (Per Code)*	20%	36.2	ac ±
26 Acres- Park Dedication provided			
10.2 Acres- Other Open Space: Buffers, Areas around ponds, etc			
Total Open Space Provided*	42%	76.0	ac ±
-Required Open Space (See Above)	20%	36.2	ac ±
-Additional Open Space		45.2	ac ±
-Perimeter Buffers			
-Amenity Areas			
-Clubhouse with Pool, Pickleball, Community Gardens			
-Central Rec Area with Lounge, Pickleball, Community Gardens			
-Storm Ponds			
-Additional Greenspace			

* Open Space Acreage will be verified with each Secondary Plat

Positive Impact on Area Home Values



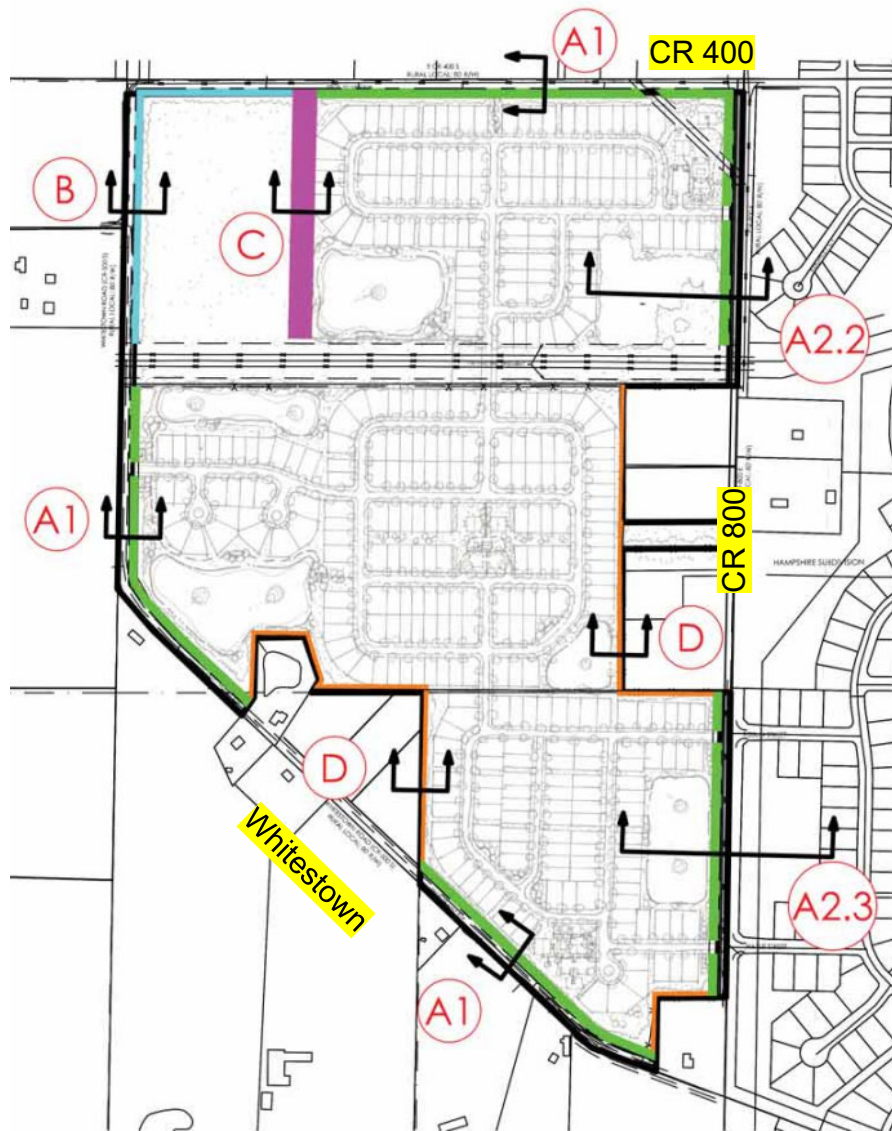
	Epcon (1)	Hampshire (2)
Approved # of Homes	362	322
Zoning	PUD: 2025	R-SF-2: 2006
Max Building Height	30'	44'
Avg. Beds	2	4.5
Avg. Year Built	2026	2020
Avg. Sq. Ft. (Above Ground)	2,076	3,318
Average Sale Price (5yrs)	\$815,728	\$621,059
Price Per Sq. Ft.	\$392.93	\$187.18
School Impact (est)	0	155
Open Space Acres (est)	51	42
Open Space %	28%	20%
Homes over \$1M	4	4
Low Price	\$570,000	\$354,671
High Price	\$1,053,000	\$1,170,000

(1) Based on Epcon actual sales at Russell Oaks (52 sold out of 150)

(2) MIBOR CMA Report - based on 124 Sold in Hampshire over the last 5 years.

Hampshire has a 17-acre wooded nature preserve

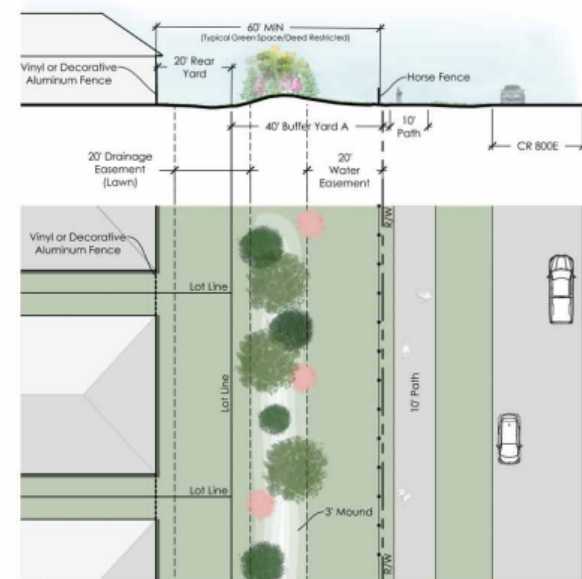
Neighbor Support, No Opposition



SECTION A1 CR 400 S WHITESTOWN ROAD

BUFFER YARD A = 40'
TYPICAL - NOT TO SCALE

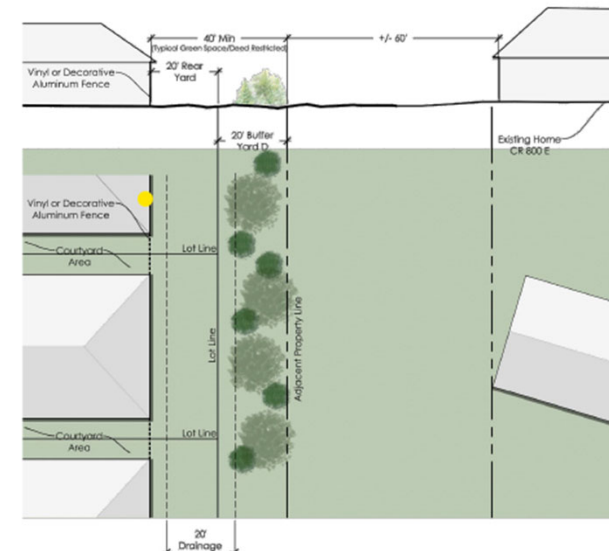
PROPOSED PER 100':
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



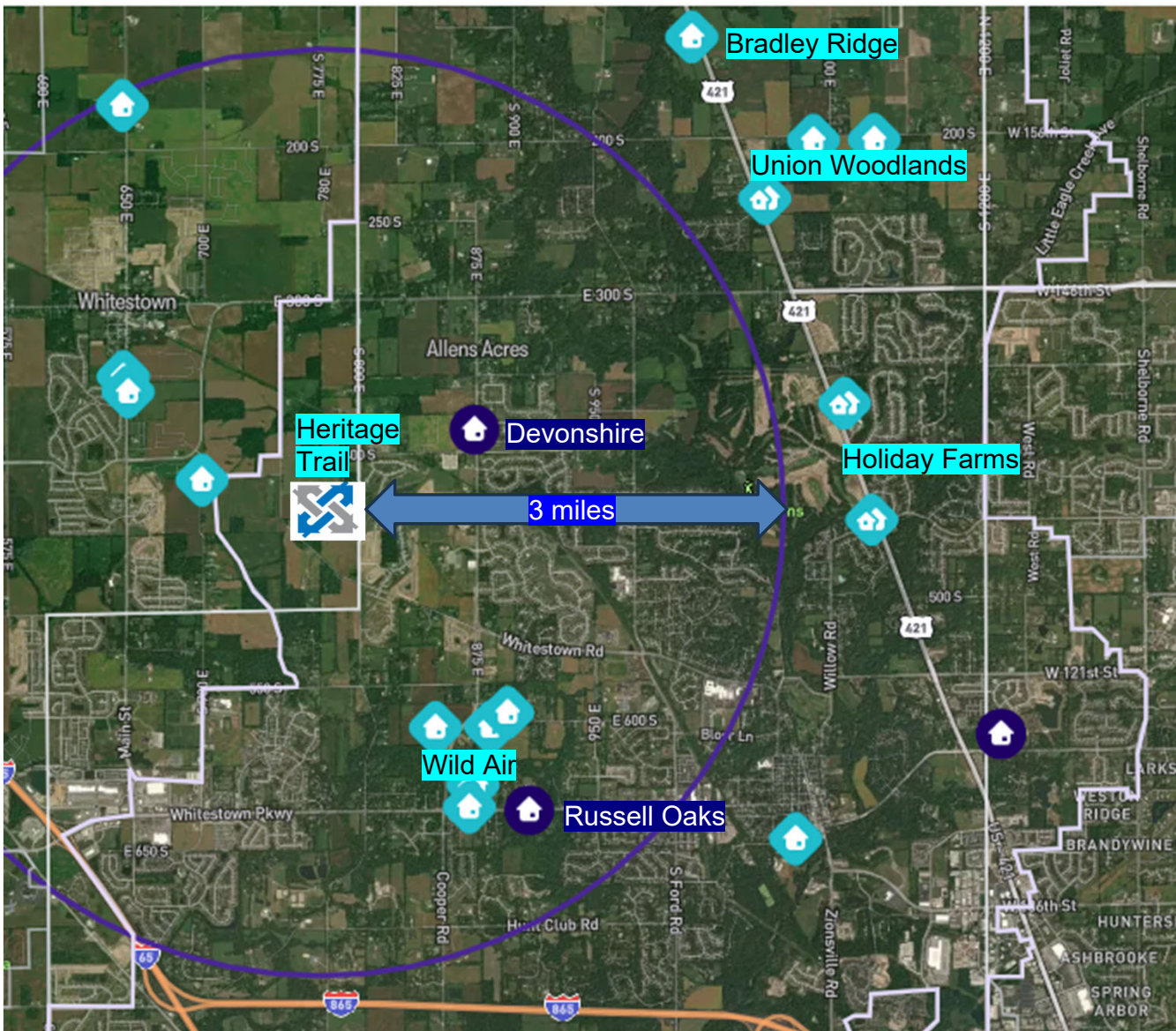
SECTION D2

BUFFER YARD D = 20'

PROPOSED PER 100':
(6) EVERGREEN TREES
(4) SHADE TREES



Continuation of Russell Oaks, Not Wild Air

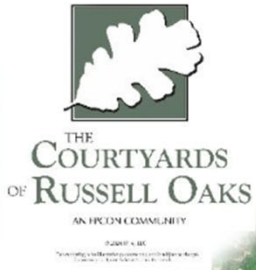


- **4 PUDs approved in 5 years**
→ none compete with Epcon.
- Avg 150 single family lots per year

- **Promontory & Bradley Ridge**
→ Henke estate-home projects, 3+ miles away.

- **Wild Air**
→ a different animal: mixed-use with apartments, commercial, 50' tall buildings.

Predictable, Phased Growth with One Builder



-  Epcon controls the entire site
-  Phased build-out
-  PUD zoning locks in exactly what can be built
-  No bait-and-switch: No townhomes, no rentals, no commercial

(Indiana Code § 36-7-4-603)

✓ **Comprehensive Plan**

- *Aligns with staff-supported medium-density goals near roads & utilities*

✓ **Current Conditions & Character**

- *Adjacent to established Hampshire neighborhood zoned R-2*

✓ **Most Desirable Use**

- *Senior housing fills documented 55+ gap*

✓ **Conservation of Property Values**

- *Above market, high-end homes*

✓ **Responsible Growth**

- *Phased Low impact: 1.73 people/unit, fewer cars, no school kids*

It's a Grand Slam for Stakeholders

💰 **Zionsville Wins** → \$50M+ benefit, retains affluent seniors, low impact, 100+ homes freed up.

🏡 **Neighbors Win** → better neighbors, less traffic, more buffers, no trampolines, higher home values.

🏟️ **Community Wins** → 26 acres of free parkland for future fields.



The Maple Lane Club of Bradley Ridge
PLANNED UNIT DEVELOPMENT DISTRICT
ORDINANCE

ZIONSVILLE, INDIANA

NOVEMBER 2025

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SCHEDULE OF EXHIBITS

<u>Exhibit 1.</u>	<u>Legal Description</u>
<u>Exhibit 2.</u>	<u>Concept Plan</u>
<u>Exhibit 3.</u>	<u>Use Block Plan</u>
<u>Exhibit 4.</u>	<u>Use Table</u>
<u>Exhibit 5.</u>	<u>Development Standards Matrix</u>
<u>Exhibit 6.</u>	<u>Conceptual Character Imagery – Founders Grove & Heritage Hill Use Blocks</u>
<u>Exhibit 7.</u>	<u>Conceptual Character Imagery – Pinegate Use Block</u>
<u>Exhibit 8.</u>	<u>Conceptual Character Imagery – Watch Us Farm Use Block</u>
<u>Exhibit 9.</u>	<u>Conceptual Character Imagery – Maple Lane Commons</u>
<u>Exhibit 10.</u>	<u>Architectural Standards</u>
<u>Exhibit 11.</u>	<u>Pedestrian Circulation Plan</u>
<u>Exhibit 12.</u>	<u>Street Typology Plan and Street and Trail Standards</u>
<u>Exhibit 12.1.</u>	<u>Street Typology Plan and Street and Trail Standards Exhibit</u>
<u>Exhibit 12.2a-b.</u>	<u>Street Standards – Local Street; Alley Street</u>
<u>Exhibit 13.</u>	<u>Conceptual Character Imagery – Community Amenity Area Use Block</u>

Note: All of the above Exhibits (1-13) are attached to this The Maple Lane Club of Bradley Ridge PUD District Ordinance, are incorporated by reference into this The Maple Lane Club of Bradley Ridge PUD District Ordinance, and are part of this The Maple Lane Club of Bradley Ridge PUD District Ordinance.

ORDINANCE NO. 2025-____
OF THE TOWN OF ZIONSVILLE, INDIANA

AN ORDINANCE ESTABLISHING
THE MAPLE LANE CLUB OF BRADLEY RIDGE
PLANNED UNIT DEVELOPMENT DISTRICT

Plan Commission Petition No. 2025-53-Z

WHEREAS, Ind. Code § 36-7-4-600 confers upon the Zionsville Town Council the power to determine reasonable zoning requirements for property within the corporate boundaries of the Town, and Section 194.182 of the Zoning Ordinance, sets forth the process to amend the Zoning Map; and

WHEREAS, Section 194.140 of the Zoning Ordinance provides for the establishment of a Planned Unit Development District in accordance with the requirements of Ind. Code § 36-7-4-1500 *et seq.*; and

WHEREAS, the Real Estate is currently zoned AG (Agriculture); and

WHEREAS, the Town of Zionsville Advisory Plan Commission certified on October 20, 2025 to the Zionsville Town Council a favorable recommendation to adopt The Maple Lane Club of Bradley Ridge PUD District Ordinance and to rezone the Real Estate to The Maple Lane Club of Bradley Ridge PUD District; and

WHEREAS, the Zionsville Town Council has been requested to adopt The Maple Lane Club of Bradley Ridge PUD District Ordinance and amend the Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF ZIONSVILLE, INDIANA, THAT: (i) pursuant to Ind. Code § 36-7-4-1500 *et seq.*, the Zionsville Town Council adopts The Maple Lane Club of Bradley Ridge PUD District Ordinance, and amends the Zoning Map for the Real Estate to The Maple Lane Club of Bradley Ridge PUD District; (ii) all development standards and land uses within the Zoning Ordinance that are regulated by The Maple Lane Club of Bradley Ridge PUD District Ordinance shall be inapplicable, (iii) development standards in the Zoning Ordinance included by reference in The Maple Lane Club of Bradley Ridge PUD District Ordinance or not included in The Maple Lane Club of Bradley Ridge PUD District Ordinance shall remain applicable; and (iv) The Maple Lane Club of Bradley Ridge PUD District Ordinance shall be in full force and effect from and after its passage and adoption by the Zionsville Town Council.

Section 1. Applicability of Ordinance.

Section 1.1. The Zoning Map is hereby changed to designate the Real Estate as The Maple Lane Club of Bradley Ridge PUD District.

Section 1.2. Development in The Maple Lane Club of Bradley Ridge PUD District shall be governed entirely by (i) the provisions of this The Maple Lane Club of Bradley Ridge

PUD District Ordinance and its exhibits, (ii) those provisions of the Zoning Ordinance specifically referenced in The Maple Lane Club of Bradley Ridge PUD District Ordinance, and (iii) any provisions of the Zoning Ordinance where The Maple Lane Club of Bradley Ridge PUD District Ordinance is silent. In the event of a conflict or inconsistency between The Maple Lane Club of Bradley Ridge PUD District Ordinance and the Zoning Ordinance, the provisions of The Maple Lane Club of Bradley Ridge PUD District Ordinance shall apply.

Section 1.3. The subdivision of the land shall be allowed within The Maple Lane Club of Bradley Ridge PUD District. Any subdivision of land within The Maple Lane Club of Bradley Ridge PUD District shall be subject to the regulations and procedures of the Subdivision Control Ordinance and other relevant Town ordinances and standards.

Section 1.4. The Michigan Road Corridor Overlay shall not apply to the use and development of the Real Estate.

Section 1.5. Where The Maple Lane Club of Bradley Ridge PUD District Ordinance is silent, the Rural R-2 Zoning District regulations shall apply to the Founders Grove, Heritage Hill, and Pinegate Use Blocks, the Rural GB Zoning District regulations shall apply to the Maple Lane Commons Use Block, and the Rural AG Zoning District regulations shall apply to the Watch Us Farm Use Block.

Section 1.6. All enforcement and penalties, processes, permitting, grandfathering, and basic provisions within the Zoning Ordinance shall be in full force and effect.

Section 2. Rules of Construction.

Section 2.1. General Rules of Construction. The following general rules of construction and definitions shall apply to The Maple Lane Club of Bradley Ridge PUD District Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
- B. Words used in the present tense include the past and future tenses, and the future the present, unless the context clearly indicates the contrary.
- C. The word “shall” indicates a mandatory requirement. The word “may” indicates a permissive requirement.

Section 3. Use Blocks Within The Maple Lane Club of Bradley Ridge PUD District Ordinance. The Use Blocks within The Maple Lane Club of Bradley Ridge PUD District are as shown on Exhibit 3 (Use Block Plan).

Section 3.1. Founders Grove Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan).

A. Permitted Uses:

- (1) Permitted Uses shall be Single Family Dwellings and other Permitted and Accessory uses as set forth in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

D. Dwellings shall comply with Exhibit 10 (Architectural Standards).

E. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 6 (Conceptual Character Imagery – Founders Grove & Heritage Hill Use Blocks).

Section 3.2. Heritage Hill Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan).

A. Permitted Uses:

- (1) Permitted Uses shall be Single Family Dwellings and other Permitted and Accessory uses as set forth in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

D. Dwellings shall comply with Exhibit 10 (Architectural Standards).

E. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 6 (Conceptual Character Imagery – Founders Grove & Heritage Hill Use Blocks).

Section 3.3. Pinegate Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan).

A. Permitted Uses:

- (1) Permitted Uses shall be Single Family Dwellings and other Permitted and Accessory uses as set forth in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

D. Dwellings shall comply with Exhibit 10 (Architectural Standards).

E. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 7 (Conceptual Character Imagery – Pinegate Use Block).

Section 3.4. Community Amenity Area Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan).

A. Permitted Uses:

- (1) Permitted Uses are specified in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (8) Access shall be limited to a single entry as depicted on the Concept Plan (Exhibit 2).

D. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 13 (Conceptual Character Imagery – Community Amenity Area Use Block).

Section 3.5. Watch Us Farm Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan).

A. Permitted Uses:

- (1) Permitted Uses shall be a Living/Learning Farm and other Permitted and Accessory uses as set forth in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (8) Access shall be limited to a single entry (from 200 South) as depicted on the Concept Plan (Exhibit 2).

D. Dwellings shall comply with Exhibit 10 (Architectural Standards).

E. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 8 (Conceptual Character Imagery – Watch Us Farm Use Block).

Section 3.6. Maple Lane Commons Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan) is intended as a Mixed Use Neighborhood Market, together with neighborhood commercial, professional office uses, retail uses, and Single-Family Dwellings. The Maple Lane Commons Use Block permits such uses as cafes, farm and produce stand, an art gallery, and recreational facilities, as well as health and fitness facilities. The Maple Lane Commons Use Block is designed to create a compact, environment which should complement the farm and rural lifestyle while emphasizing walkability and connection to the community.

A. Permitted Uses:

- (1) Permitted Uses are specified in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (8) Access shall be limited to a single entry (from 200 South) as depicted on the Concept Plan (Exhibit 2).

D. Dwellings shall comply with Exhibit 10 (Architectural Standards).

E. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 9 (Conceptual Character Imagery – Maple Lane Commons Use Block). For Dwelling Buildings, the Conceptual Character Imagery of Building Architecture will be similar to that shown on Exhibit 6 and Exhibit 7.

Section 4. Accessory Structures and Uses. Accessory Structures and Accessory Uses shall be permitted in The Maple Lane Club of Bradley Ridge PUD District to the extent set forth in Exhibit 4 (Use Table) and shall comply with the Standards set forth in Exhibit 5 (Development Standards Matrix) applicable to such Accessory Structures. Accessory Structures in the Founders Grove Use Block, Heritage Hill Use Block, or Pinegate Use Block shall have on all sides the same

architectural features and construction materials, and be architecturally compatible with the principal Building(s) with which it is associated.

Section 5. Landscaping Requirements. The landscaping in The Maple Lane Club of Bradley Ridge PUD District shall be a combination of native and ornamental plants and trees combined in design to complement the existing landscape and architectural character of residential homes. Landscape treatment for buffers, greenspaces, roads, paths, service and parking areas, Amenity Areas and storm water areas shall be designed as an integral and coordinated part of the landscape plan for the development as a whole.

Section 5.1. General Landscaping Standards. Landscaping shall be integrated with, and complement other functional and ornamental site design elements, where appropriate, such as hardscape materials, paths, sidewalks, fencing, or any water features.

- A. Plantings along Buildings and streets should be designed with repetition, structured patterns, and complementary textures and colors, to reinforce the overall character of the area. Alternate or pervious paving material and alternative planting media is permitted in the areas where planting space is limited by restrictions such as Buildings, asphalt or concrete paving, parking lots, etc.
- B. All required trees, shrubs and ground covers shall be planted according to American Standard for Nursery Stock (ANSI Z60.1), and following the standards and best management practices (BMPs) published by the Indiana Department of Natural Resources, Division of Forestry Community Urban Forestry Program. All required landscaping materials shall be appropriate for local growing and climatic conditions. Plant suitability, maintenance and compatibility with site construction features are critical factors that should be considered.
- C. Required Shade trees shall be at least two and one half (2.5) inches in caliper diameter when planted, as measured at six (6) inches above the ground. Required ornamental trees shall be at least one and one half (1.5) inches caliper diameter when planted, as measured at six (6) inches above the ground. Required evergreen trees shall be a minimum of six (6) feet in height when planted and can be substituted for (in place of) shrubs with 1 (one) evergreen tree equal to three (3) shrubs. Required shrubs shall be at least eighteen (18) inches in height when planted. Required ornamental grasses of at least nine (9) inches in height when planted and that obtain a mature height of at least three (3) feet may be substituted (in place of) shrubs on a one to one (equivalent) basis. There shall be no minimum size for mitigation plantings.

- D. Existing vegetation may be used to achieve project landscaping requirements, as determined by the Controlling Developer, if (i) the vegetation located on the subject parcel is of suitable quality and health, and (ii) the vegetation is required to be preserved using accepted best management practices (BMP's) for tree protection during construction. To the extent existing vegetation will be used to achieve project landscaping requirements, the Controlling Developer or its successor shall provide a tree survey and/or tree inventory with its petition for Development Plan approval; provided, however, the Director may not require a tree survey or an inventory where the Controlling Developer demonstrates that the existing native vegetation will remain in place and be substantially undisturbed.
- E. Low maintenance plantings such as wildflowers, low mow turf and native prairie plantings may be used to minimize water use and mowing in open areas.
- F. Any Material Alterations of landscaping approved as part of a Development Plan, may be approved by the Director in order to conform to specific site conditions. Additional deviations or Material Alterations of landscaping may be approved by the Director in order to conform to specific site conditions.
- G. All plantings shall comply with Vision Clearance Area requirements contained in the Subdivision Control Ordinance.
- H. Any plantings within a right-of-way shall be maintained by the Controlling Developer or its successor. If the Town's Department of Public Works or the County Highway Department shall remove any plantings for street or utility repairs, they shall not be required to be replaced by the Town or County; provided, however, reasonable efforts shall be made to avoid removal of existing, mature trees. Any removed plantings shall be replaced by the Controlling Developer or its successor.

Section 5.2. Areas to be Landscaped.

- A. Perimeter Buffering. See Section 5.3 below.
- B. Street Trees. See Section 5.4 below.
- C. Foundation Plantings. See Section 5.5 below.
- D. Parking Lot Plantings. See Section 5.6 below.

- E. Screening Areas. See Section 5.7 below.
- F. Storm Water Retention Ponds. See Section 5.8 below.

Section 5.3. Perimeter Buffering.

- A. Perimeter landscaping along the property lines shall be provided in the form of (i) a minimum ten (10) foot greenbelt buffer for portions of the Real Estate perimeter abutting all roadways (with the exception of the frontage along U.S. 421 which shall have a twenty (20) foot greenbelt), (ii) a minimum twenty (20) foot greenbelt buffer between proposed lots and existing residential lots adjacent to The Maple Lane Club of Bradley Ridge PUD District, and (iii) a buffer may be included between uses if the Controlling Developer determines it is necessary.
- B. In an effort to retain the natural wooded habitat, trees may be preserved in lieu of plantings. Tree preservation will be encouraged and only require removal if for drainage, utilities or pedestrian trails and paths. Buffering may be composed of existing trees, natural woodland growth, creeks grass, ponds, storm water management elements, fountains, berms and landscape areas.
- C. A masonry wall, mound or fencing (or any combination thereof) may serve in lieu of any buffer requirement required within The Maple Lane Club of Bradley Ridge PUD District; provided that: (i) such wall, mound or fencing is at least six (6) feet in height; and (iii) permitted fence or wall materials consist of wood, brick, masonry or other similar durable materials as approved by the Director.
- D. The incorporation of sidewalks and side paths into the design is permitted; however, no Buildings or Accessory Structures shall be established within areas designated for perimeter buffering, with the exception of gate houses or entrance structures.
- E. Ground mounted signs and lighting standards are permitted within areas designated for perimeter buffering.
- F. Landscape planting minimum requirements of four (4) shade trees and three (3) ornamental trees per one hundred (100) linear feet shall be provided within the green belt buffer. To the extent existing trees and vegetation will be used to achieve project buffering requirements, the Controlling Developer or its successor shall provide a tree survey and/or tree inventory with its petition for Development Plan approval; provided, that the Director may determine not to require a tree survey where the Controlling Developer

demonstrates that the existing vegetation will remain in place and be substantially undisturbed.

- G. Required buffer plantings may be grouped to allow a more natural planting scheme and to provide view sheds, where appropriate, into the Development, and required buffer plantings may be computed as an average across the total linear footage of frontage. The maximum spacing between groupings shall be two hundred (200) linear feet.
- H. There are no minimum bufferyard requirements between Use Blocks required by this Ordinance; besides a twenty (20) foot buffer between the non-residential areas of the Maple Lane Commons Use Block and the Pinegate and Heritage Hill Use Blocks.

Section 5.4. Street Trees.

- A. Medium or large growing shade trees shall be planted parallel to each street, in planting strips on both sides of the street. Street trees shall be planted a minimum of twenty-five (25) feet and a maximum of forty-five (45) feet on center. Where ample passage area is provided, tree planting areas shall be treated as planting beds to soften the hardscape. Street trees shall not be required along and adjacent to Alleys.
- B. In instances where street trees are required within perimeter buffer areas all street trees shall count toward the perimeter buffer planting standards provided above in Section 5.3.
- C. No street trees shall be planted in conflict with drainage or utility easements or structures and underground detention (unless permitted by the Public Works Director), or within Vision Clearance Areas as described in the Subdivision Control Ordinance (unless permitted by the Director for Vision Clearance).
- D. Street tree species shall be selected from the Town's published list of recommended street trees. Street trees shall be pruned to a minimum height of nine (9) feet over sidewalks and fourteen (14) feet over streets, to allow free passage along sidewalks and streets.
- E. Any damage caused by the root system of the street trees to the surrounding trails, sidewalks, streets curbs or publicly owned underground piping, shall be repaired by the Developer or its successor in interest.
- F. The removal of dead or otherwise unsafe, street trees shall be at the expense of the Controlling Developer or its successor in interest.

Section 5.5. Foundation Planting Standards. Applicable to only the non-residential uses within the Maple Lane Commons Use Block, foundation landscaping shall be provided at the base of all Building elevations that do not directly abut hardscapes, to soften and enhance the architectural lines of Buildings, frame the primary views to Buildings and public spaces, and blend architectural designs with the landscape. Foundation plantings shall be designed to appropriately complement a Building's use, setback, height, and architectural features. Window boxes for flowers and planters on front stoops and sidewalks are required in areas where landscaping cannot be installed at the base of a Building due to the Building's proximity to a sidewalk or easement.

- A. Within the Maple Lane Commons Use Block, applicable to the non-residential uses, a minimum planting area of three (3) feet in depth, extending from the building façade, shall be installed along the front, sides, and rear of Building(s).
- B. The primary landscape materials used shall be shrubs, ground cover, and ornamental grasses.
- C. Sidewalks, plazas and/or terraces may be permitted in foundation planting areas.
- D. Outdoor dining, ingress areas, egress areas and service areas shall not require foundation plantings and shall be deducted from the overall length and size of the Building perimeter prior to calculating the required foundation planting area.

Section 5.6. Parking Lot Plantings. Where parking lots are visible from the public right-of-way, the following requirements will apply:

- A. Lot Interior. A minimum of one (1) shade tree and three (3) shrubs per fifteen (15) parking spaces shall be provided. Planting islands shall be a minimum of nine (9) feet wide by eighteen (18) feet wide. Planting islands shall be permitted to be utilized for stormwater management as part of a low impact development strategy. No more than twenty (20) continuous spaces are permitted.
- B. Lot Perimeter. A minimum six (6) foot wide perimeter planting strip shall be provided on all sides of a parking lot (except where parking areas abut curb-to-building sidewalk, adjacent Amenity Areas or Watch Us Farm Use Block).
 - 1. The planting strip shall contain three (3) shade trees and twenty (20) shrubs and/or ornamental grasses per one hundred (100) lineal feet of planting strip.

2. Walls with a minimum of one-third (1/3) of the aggregate wall length on a parcel to be eighteen (18) inches to twenty-four (24) inches in height (seating walls), and the remaining two-thirds (2/3) of the aggregate wall length with a minimum height of forty-two (42) inches, may be used in lieu of fifty (50) percent of the required plantings.
3. These requirements exclude areas where parking lot drive aisles discharge directly into a perimeter road. In areas where parking lot drive aisles abut to the right-of-way edge no shrubs will be required.
4. Perimeter planting may occupy the same area as a required perimeter buffering but shall not be counted towards buffer planting requirements; provided, however that in areas where there exists a combination of buffer plantings and parking lot perimeter plantings, the required number of plantings shall not exceed five (5) trees and thirty (30) shrubs per one hundred (100) lineal feet.
5. Existing vegetation may be credited towards perimeter planting strips around parking lots on a one-to-one basis for trees provided the existing trees are healthy (and on the list of approved tree species) and have a minimum 3" diameter at breast height. In addition, existing trees may be substituted for three (3) shrubs. The planting strip where credited shall be placed within a woodland preservation easement and there should be no limit to the width of this planting strip when crediting existing trees. To the extent existing trees and vegetation will be used to satisfy parking lot perimeter planting requirements, the Controlling Developer or its successor shall provide a tree survey and/or tree inventory with its petition for Development Plan approval.

- C. Additional Requirements. Required parking lot plantings may be grouped to allow a more natural planting scheme and to provide view sheds, where appropriate, and required plantings may be computed as an average across the total linear footage of frontage.

Section 5.7. Screening Areas. Screening and landscaping shall prevent direct views of loading areas, ground mounted mechanical/telecommunication equipment and other service areas from adjacent residential properties or from the public right-of-way. Screening and buffering shall be achieved through walls, fences and landscaping that meets the requirements of Section 5.6B, shall be a minimum of five (5) feet tall, and shall be visually impervious. Recesses in the Building or depressed access ramps may also be used.

Section 5.8. Storm Water Retention Ponds. Storm water retention ponds will be designed in a non-geometric shape to simulate natural ponds. The primary landscaping materials used when adjacent to ponds shall be shrubs, ground covers, ornamental grasses and wetland specific plantings, appropriately cited for a more natural rather than engineered appearance and to promote a healthy pond ecosystem (e.g., landscaping to provide areas of natural shading).

Section 6. Lighting Requirements.

Section 6.1. Street Lights.

- A. Street light design shall be consistent throughout the Real Estate and be of uniform or comparable design and materials.
- B. Street signage may be mounted to Street lights where necessary to reduce roadside clutter.
- C. The Controlling Developer or its successor-in-interest shall be responsible for the power costs and maintenance of all street lighting within the development.
- D. Street lights will be installed at street intersections and at a separation distance not less than 300 feet or greater than 600 feet.
- E. Street lights shall incorporate baffling, shielding or other design elements to reduce light spillage.
- F. The Street lighting intensity within the development shall not exceed the limits and standards set forth in the Zoning Ordinance.

Section 6.2. Site Lighting. All site lighting accessory to uses and individual lots within the Real Estate (which shall not include Street lights) shall comply with the following standards:

- A. All site lighting shall be coordinated throughout the Use Blocks and be of uniform or comparable design and materials.
- B. Exterior lighting of the Building or site shall be designed so that (i) light is not directed off the site; (ii) the light source is shielded from direct offsite viewing; and (iii) light is not directed upward.
- C. Exterior lighting shall be architecturally integrated with the Building style, material and color. Rooftop lighting is prohibited.
- D. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed on low level fixtures.

- E. Light fixtures in parking areas shall not exceed twenty-five (25) feet in height.
- F. Lighting in all parking areas serving non-residential uses shall be designed and maintained so that it is reduced, to a lower level reasonably required for security purposes, during the hours that the associated uses are not open for business.
- G. No neon lighting shall be permitted (i) on the exterior of or (ii) outside any Building.
- H. The site lighting intensity within the development shall not exceed the limits and standards set forth in the Zoning Ordinance.

Section 7. Signage Requirements.

Section 7.1. Entrance Signs. One (1) monument style, entrance Identification Sign shall be permitted at each entrance to the Real Estate.

- A. Area: Maximum Sign Area per sign shall be one hundred-fifty (150) square feet.
- B. Height: Maximum Sign Height shall be fifteen (15) feet, inclusive of the monument style.
- C. Location: Located outside of street right-of-way, unless an encroachment is permitted by the Town. Additionally, no such Sign shall be within the required Vision Clearance Area as described in the Subdivision Control Ordinance.
- D. Design: All such Signs must be of a similar design, lighting and style of construction.
- E. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- F. Landscaping: All such Signs must be accompanied by a landscaped area at least equal to the total Sign Area of such Signs, which may include mounding.

Section 7.2. Individual Internal Neighborhood Signs. Individual internal neighborhood Signs or entryway Signs to the Amenity Areas within the Real Estate shall not be limited but shall be consistent, when possible, in character and style and shall not be any larger than four (4) feet by four (4) feet.

Section 7.3. Directory Signs. Directory Signs shall be permitted.

- A. Area: Maximum Sign Area per sign shall be twenty (20) square feet if the sign is ground mounted and six (6) square feet if the Sign is of a street sign style.
- B. Height: Maximum Sign Height shall be five (5) feet if ground mounted or nine (9) feet if the Sign is of a street sign style.
- C. Location and Number: The location and number of such Signs shall be identified as part of any Development Plan.
- D. Design: All such Signs must be of a similar design, lighting and style of construction.
- E. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.

Section 7.4. Commercial Building Signs. Watch Us Farm Use Block and Maple Lane Commons Use Block shall be permitted signs per the requirements of this Section.

- A. Wall Signs. Wall Signs shall be permitted. No individual roof signs shall be permitted.
 - 1. Establishments are permitted one (1) wall Sign per façade up to fifteen percent (15%) of the wall area of each establishment's façade. Maximum of two (2) per establishment.
 - 2. Signs are not required to face a public street frontage.
 - 3. Signs shall fit within the horizontal and vertical elements of the Building and shall not obscure details of the Building that could include architecture, windows, or the like.
 - 4. No such Sign shall be allowed to extend above the roofline or project over windows of a Building.
 - 5. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- B. Projecting Signs, Porch Signs, Canopy Signs and Awning Signs.
 - 1. Projecting Signs, Porch Signs, Canopy Signs and Awning Signs shall be permitted.
 - 2. One (1) Projecting Sign and one (1) Porch Sign shall be permitted, per establishment, in addition to permitted Wall Signs; provided, however, that an establishment with more than one (1) façade (such as an

establishment on the corner of a multi-use Building) shall be permitted two (2) such Signs.

3. Canopy or Awning Signs may be placed on more than one awning per establishment provided that they do not exceed the maximum Sign Area limitations.
4. Maximum Sign Area: (i) twenty (20) square feet for a Projecting Sign, (ii) six (6) square feet for a Porch Sign and (iii) ten percent (10%) of the overall face of the subject establishment's awnings or canopy for Awning Signs or Canopy Signs, respectively.
5. Projecting Signs and Awning Signs shall be a minimum of eight (8) feet above the adjacent sidewalk grade.

C. Window Signs and Murals.

1. Window Signs shall not exceed five percent (5%) of the window surface area on which it is placed or through which it is viewed. The sign surface area of window signs shall be calculated separately from the calculation of other building identification signs and shall not be included in the total area of other building identification signs permitted.
2. Murals, painted on or applied to a wall of a Building in the Maple Lane Commons Use Block or in the Watch Us Farm Use Block), which do not contain moving parts or internal lights, shall not constitute a Wall Sign and shall be permitted.
 - a. Maximum: No more than three (3) murals shall be permitted on any single Building.
 - b. If a mural is illuminated, indirect lighting shall be used.

Section 7.5. Dwelling Building Signs Within the Watch Us Farm Use Block

- A. Signs shall be permitted per Dwelling Building, up to six (6) square feet in Sign Area and no more than six (6) feet in height.
- B. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- C. Any other Signage for a residential use, not covered in The Maple Lane Club of Bradley Ridge PUD District Ordinance shall meet the requirements of the Rural R-2 Zoning District per Section 194.169, Rural; Signs, of the Zoning Ordinance.
- D. Home occupation signs are not permitted.

Section 7.6. Temporary Signs.

- A. Temporary Signs shall be permitted. Temporary signs shall include signs displayed for the marketing of real estate for sale and/or other temporary purposes.
- B. Temporary Signs shall not exceed eight (8) square feet in Sign Area and shall not exceed four (4) feet in height when placed on the ground.
- C. Temporary Signs shall remain out of the public right-of-way and not interfere with vision clearance or vehicular or pedestrian traffic.
- D. Each lot is permitted a maximum of one (1) Temporary Sign; provided, however, one (1) Temporary Sign per business or establishment is permitted within the Maple Lane Commons Use Block and the Watch Us Farm Use Block.

Section 7.7. Portable Temporary Signs. Portable Temporary Signs shall be permitted. Portable Temporary Signs shall include portable signs displayed outside Watch Us Farm Use Block and Maple Lane Commons Use Block used to advertise daily specials or other temporary information displayed during operating hours. Such Signs shall not be larger than eight (8) square feet in Sign Area and shall not exceed four (4) feet in height when placed on the ground. Signs are intended to be outside of public doors, located on hard surfaces, such as sidewalks, but not to impede pedestrian traffic. No more than one (1) per business or establishment.

Section 7.8. Incidental Signs. Signs less than three (3) square feet in Sign Area and less than three (3) feet in height where ground mounted shall be permitted.

Section 7.9. Banners. Decorative poles, street light poles or otherwise, with fabric banners are not defined as a Sign and any copy (letters or logos) on a banner shall be limited to six (6) square feet in area.

Section 7.10. No Neon. No Sign on any portion of the Real Estate shall include a neon lighting source.

Section 7.11. The Maple Lane Club of Bradley Ridge Internal Signage (Non-Regulatory). All signs pertaining to directions, identification, pedestrian crossings, gate openings, trails and other amenities throughout the Real Estate shall adhere to a consistent look and style but shall not be limited in quantity or size, but rather be used as needed throughout in addition to the street sign system. All such signage will be maintained by the Controlling Developer or its successor in interest.

Section 7.12. Regulatory Signs. Regulatory signage, including, but not limited to, street signs, stop signs, and speed limits signs, may have decorative posts and hardware provided that meet the Indiana Manual on Uniform Traffic Control Devices requirements.

Section 8. Parking Requirements.

Section 8.1. Automobile Parking.

- A. A minimum of two (2) spaces per Dwelling, Single-Family are required. Parking Spaces within driveways (tandem spaces in front of garages) meet this requirement. For clarity, parking within garages does not count towards this requirement.
- B. Off-street parking areas for two (2) or more different uses may be provided collectively, as one parking area, so long as the total number of spaces provided is not less than the total of the minimum required spaces for each individual use.
- C. Parking areas may be constructed with parking bumpers in lieu of the required curb in areas necessary to accommodate storm water management practices.
- D. The minimum dimensions of the various orientations of parking spaces shall follow standard engineering best practices.
- E. Internal parking lot drive aisles shall be a minimum of twenty-four (24) feet in width as measured from the outside edge of the parking space to the outside edge of the parking space perpendicular to and on the opposite side of the drive aisle or, if there exists a curb instead of a parking space on the opposite side of the drive aisle, to the inside edge of such curb.
- F. Golf cart parking may be included and may count toward up to ten percent (10%) of the required parking spaces.
- G. Parking for non-residential uses shall adhere to Section 194.111 Rural Parking and Loading Requirements of the Zoning Ordinance.

Section 8.2. Bicycle Parking.

- A. Bicycle parking may be provided throughout the site, including within Amenity Areas, in order to encourage alternative means of transportation to the site.

Section 8.3. Off-Street Loading, Stacking and Service Area Requirements.

- A. Loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of Buildings, in an inconspicuous location, and screened if not able to be located in an inconspicuous location.

- B. Screening and additional requirements are addressed in Section 5.7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

Section 9. Pedestrian Circulation. Specific provisions for incorporating pedestrian and bicycle access, circulation and amenities shall be included in the development of the Real Estate.

Section 9.1. An eight (8) foot wide asphalt side path shall be constructed along all adjacent perimeter public streets as generally shown on Exhibit 11 (Pedestrian Circulation Plan). Such paths may be constructed in phases as parcels are developed within The Maple Lane Club of Bradley Ridge PUD District; however, all said perimeter paths shall be constructed within five (5) years after the first commencement of construction for a phase having received secondary plat approval regardless of whether or not all phases within The Maple Lane Club of Bradley Ridge PUD District have been completed.

Section 9.2. Sidewalks, paths and/or walkways shall be provided on a minimum of one (1) side of all interior streets and allow for pedestrian mobility within The Maple Lane Club of Bradley Ridge PUD District. Seventy-five percent (75%) of the interior streets within The Maple Lane Club of Bradley Ridge PUD District shall have sidewalks, paths and/or walkways on two (2) sides.

Section 9.3. Sidewalks along interior streets shall be five (5) feet in minimum width and comprised of concrete with saw cut joints.

Section 9.3. Walkways shall be designed to allow pedestrians to access Buildings and Amenity Areas, and shall connect to sidewalks and paths within the public rights-of-way along Michigan Road and 200 South. Walkways on individual lots leading to the front door of a Single Family Dwelling or, in the Maple Lane Commons Use Block, to a Building, shall be comprised of concrete with saw cut joints.

Section 9.4. Walkways shall be provided on at least one (1) side of all non-residential Buildings and shall provide access between rear parking areas and principal Building entrances. The minimum width for such walkways shall be five (5) feet.

Section 9.5. Crosswalks shall be installed at strategic locations to facilitate safety where pedestrian and vehicular conflicts exist.

Section 9.6. Internal multi-purpose pathways shall be five (5) feet in minimum width and comprised of either asphalt, concrete, masonry pavers or any combination of those or other equivalent materials. Internal multi-purpose pathways shall be at the Controlling Developer's discretion as to location and number.

Section 9.7. The proposed conceptual pedestrian circulation is depicted on Exhibit 11. As final development plans are brought forth, all proposed sidewalks, walkways and paths will be depicted within those plans to ensure compliance with the requirements of this Section 9.

Section 10. Environmental Systems, Drainage and Streets and Streetscapes.

Section 10.1. The development will adhere to, or exceed, the terms and conditions of the Zionsville Stormwater Control Ordinance and Technical Standards.

Section 10.2. Low Impact Development (LID) techniques may be used as an environmental system to help attain water quality standards in conjunction with development of the storm water conveyance plan for The Maple Lane Club of Bradley Ridge PUD District. Examples of such systems include, but not are limited to, the use of bioswales, bioretention, rain gardens, infiltration trenches and permeable pavers/pavement. Any such systems shall be privately owned and maintained.

Section 10.3. Development within The Maple Lane Club of Bradley Ridge PUD District shall be in accordance with a drainage plan approved by the Town's Department of Public Works, which plan shall accommodate detention volume for the fully developed site and include standards and practices governing run-off, water quality, and regulating release rates. All stormwater infrastructure shall be designed by an engineering professional licensed in the State of Indiana. All stormwater infrastructure shall remain privately owned and maintained, except non-LID stormwater improvements within Public Right-of-Way and downstream infrastructure to the outfall of that section of infrastructure.

Section 10.4 All uses within the development shall be connected to water and sewer utilities. No on-lot drinking water wells or sewage disposal systems will be allowed.

Section 10.5 Alleys shall be permitted based on the following standards (only permitted in the Pinegate and Maple Lane Commons Use Blocks):

- A. All Alleys shall be a perpetual easement or a private way and shall not be dedicated to the public.
- B. Permeable Pavers may be used as set forth in Exhibit 11.

Section 10.6 All streets within The Maple Lane Club of Bradley Ridge PUD District are intended to be private, with exception of streets within the Maple Lane Commons Use Block. All streets will comply with the applicable provisions of the Town and/or County's Street Design and Construction Standards, unless specified otherwise in Exhibit 12 (Street Typology and Street and Trail Standards), accepted during the development plan review process, or other parts of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

Section 10.7. Any parcel within The Maple Lane Club of Bradley Ridge PUD District, served by a private drive or private street shall not be required to maintain a minimum frontage on a public right of way. Multiple users or Dwellings may be served by a single private drive. In such cases, appropriate ingress/egress easements along with a plan for future drive maintenance shall be established.

Section 10.8. Exhibit 12 (Street Typology and Street and Trail Standards) also contains additional street and trail standards for The Maple Lane Club of Bradley Ridge PUD District.

Section 10.9. The number and configuration of vehicular access drives into the Real Estate shall be as generally illustrated in Exhibit 2 (Concept Plan).

Section 10.10. Streets within The Maple Lane Club of Bradley Ridge PUD District may have gated entries.

Section 11. Additional Requirements and Standards

Section 11.1. Common Area Details. Conceptual imagery can be found in Exhibit 13 (Conceptual Imagery – Community Amenity Area Use Block) and includes but is not limited to a conceptual idea for quality of entryways, common areas, street lighting and other aesthetic details.

Section 11.2. Public Art. Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under by this The Maple Lane Club of Bradley Ridge PUD District Ordinance. Any placement of public art in a right-of-way shall require the prior approval of the Town.

Section 11.3. Premises Identification. Premises identification shall meet the requirements of the postal numbering system provided by the Director for the Town of Zionsville and the U.S. Postal Service.

Section 11.4. Outdoor Storage. Outdoor Storage shall be permitted on a limited basis as specified in Exhibit 4 (Use Table).

Section 11.5. Temporary Uses. Temporary Uses, including Construction Facilities, Model Homes, Outdoor Sales, Outdoor Special Events, and Tents, shall be permitted as set forth in Exhibit 4 (Use Table).

Section 11.6. Service Connection Screening. Mechanical equipment, gas meters, and electric meters shall be screened in a manner consistent with Section 5.7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance and shall be visually screened, where possible. Recesses in Buildings incorporating gates and other screening methods incorporated into the building design shall meet all applicable building code requirements. Essential Mechanical or Utilitarian Rooftop Appurtenances shall be screened, and upon the approval by the appropriate authority, such items and their screening may be erected to the minimum height appropriate unless prohibited by other laws or ordinances.

Section 11.7. The Maple Lane Club of Bradley Ridge PUD District may be developed in phases as determined by the Controlling Developer.

Section 12. Development Limits.

Section 12.1. Maximum Dwellings, Single-Family and Watch Us Farm

- A. There shall be no more than three-hundred thirty-six (336) single-family lots in the Founders Grove, Heritage Hill, Pinegate, and Maple Lane Commons Use Blocks. Specific to single-family lots within the Maple Lane Commons Use Block only, for each lot within the Maple Lane Commons Use Block, a lot will be removed from the Founders Grove Use Block, the Heritage Hill Use Block, or the Pinegate Use Block, such that the aggregate number of single-family lots in such Blocks, when combined with the single-family lots in the Maple Lane Commons Use Block, does not exceed three hundred thirty-six (336).
- B. There shall be no more than twenty-four (24) Dwellings in the Watch Us Farm Use Block.

Section 12.2. Modification of Development Limits. Any modification to this Section shall require a public hearing before the Plan Commission, a recommendation of the Plan Commission, and final adoption by the Zionsville Town Council as required by Section 194.146(B)(2) of the Zoning Ordinance.

Section 13. Procedural Provisions.

Section 13.1. Approval or Denial of Plats.

- A. With respect to any portion of The Maple Lane Club of Bradley Ridge PUD District, the platting into smaller sections shall be permitted, but shall not be required in order to divide the Real Estate into smaller areas for purposes of conveying title to a parcel or creating separate tax parcels. Platting or otherwise dividing the Real Estate into smaller parcels for the purpose of conveying title or creating separate tax parcels shall not create property lines to which setback or any other standards of the The Maple Lane Club of Bradley Ridge PUD District Ordinance shall be applied, provided that development of the parcels conform to an approved Development Plan.
- B. Primary and secondary platting shall be required with respect to any portion of The Maple Lane Club of Bradley Ridge PUD District on which lots are developed. Platting of lots within The Maple Lane Club of Bradley Ridge PUD District shall meet the requirements of the Subdivision Control Ordinance, unless a deviation from the standards in the Subdivision Control Ordinance is specifically addressed in The Maple Lane Club of Bradley Ridge PUD District Ordinance. All secondary plats for any portion of The Maple Lane Club of Bradley Ridge PUD District may be approved administratively by the Department, and may not require a public hearing

before the Plan Commission, so long as the proposed secondary plat substantially conforms with the corresponding approved primary plat.

- C. The combination of platted lots (or portions of platted lots) is anticipated and shall be permitted and approved administratively without the approval of the Plan Commission.
- D. If there is a Substantial Alteration in an approved primary plat, review and approval of the amended plans shall be made by the Director, Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure, and as prescribed by the Zoning Ordinance. Minor Alterations and Material Alterations may be approved by the Director.

Section 13.2. Development Plans.

- A. Except as otherwise set forth in this Section 13.2, Development Plan approval for the construction of the overall development, or each section thereof if the development is constructed in multiple phases, shall follow the procedures prescribed by the Zoning Ordinance for a Planned Unit Development District. No Development Plan approval shall be required for an individual Dwelling, Single-Family.
- B. Development Plan approval, if prescribed by the Zoning Ordinance, shall be necessary prior to the issuance of a building permit for each Use, other than an individual Dwelling, Single-Family.
- C. If there is a Substantial Alteration in an approved Development Plan, review and approval of the amended plans shall be made by the Director, Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure, and as prescribed by the Zoning Ordinance. Minor Alterations and Material Alterations may be approved by the Director.

Section 13.3. Modification of Development Requirements. The Plan Commission may, upon petition of the Controlling Developer, modify any requirements specified in this The Maple Lane Club of Bradley Ridge PUD District Ordinance. However, any approval of such modification shall require a public hearing before the Plan Commission, and final adoption by the Zionsville Town Council as required by Section 194.146(B)(2) of the Zoning Ordinance:

- A. The proposal shall be in harmony with the purposes and the land-use standards contained in The Maple Lane Club of Bradley Ridge PUD District Ordinance.

- B. The proposal shall enhance the overall development plan, the adjoining streetscapes, and the overall development.
- C. The proposal shall not produce a site plan or street/circulation system that would be impractical or detract from the appearance of the development plan or The Maple Lane Club of Bradley Ridge PUD District, and shall not adversely affect emergency access or deprive adjoining noncommercial properties of adequate light and air.
- D. In granting a waiver from the Development Requirements, the Commission may impose such conditions that will, in its judgment, secure the purposes of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- E. This Section does not affect the right of an applicant to petition the BZA for a variance from development standards.

Section 13.4. Variance of Development Standards. The BZA may authorize variances from the terms of the development standards within The Maple Lane Club of Bradley Ridge PUD District Ordinance and/or the Zoning Ordinance, subject to the procedure prescribed in the Zoning Ordinance.

Section 14. Definitions. The definitions of capitalized terms throughout The Maple Lane Club of Bradley Ridge PUD District Ordinance shall be as set forth in this Section 14. The definitions of the uses set forth in Exhibit 4 (Use Table), unless otherwise defined below in this Section 14, shall be the same as set forth in the Zoning Ordinance. The definitions of other capitalized terms included in The Maple Lane Club of Bradley Ridge PUD District Ordinance and not defined below in this Section 14 or otherwise in this instrument, shall be the same as set forth in the Zoning Ordinance.

Accessory Structure: A structure which is subordinate to a Building or primary use located on the Real Estate. Such structures commonly include, but are not limited to, decks, outdoor kitchens, pergolas, pool houses, and other structures which support a particular primary use and structure.

Accessory Use: A use subordinate to the primary use, located on the Real Estate or in the same Building as the primary use, and incidental to the primary use.

Alley: A permanent private service way providing a secondary means of access to abutting lands.

Amenity Area: An area which is developed for the active or passive recreation and enjoyment of the occupants of a Dwelling or Dwellings. Such area may be for either private or public use and may be under either individual or common ownership.

Architectural Standards: The Architectural Standards attached hereto and incorporated herein by reference as Exhibit 10 (Architectural Standards).

Art Gallery: A room, structure or building which original works of art or limited editions of original art are bought, sold, loaned, appraised or exhibited to the general public.

Block(s): Any one or any combination of the (i) Founders Grove Use Block; (ii) Heritage Hill Use Block; (iii) Pinegate Use Block; (iv) Watch Us Farm Use Block; (v) Community Amenity Area Use Block; and (vi) Maple Lane Commons Use Block, as depicted on Exhibit 3 (Use Block Plan) or as context requires.

Building: A structure having a roof supported by columns and walls, for the shelter, support, enclosure or protection of persons, animals, or property. When separated by party walls, each portion of such a building may be considered a separate Building.

BZA: The Town's Board of Zoning Appeals

Café: A small restaurant selling light meals and drinks.

Coffee Shop: An establishment that primarily serves coffee of various types, notably espresso, latte, and cappuccino, and may sell ice cream and other refreshments for residents and their guests walking up for service.

Commercial Building(s): Any Building occupied primarily by any Retail & Service, Office or Cultural/Entertainment Use. Senior Living Facilities and Dwellings are not within this definition of Commercial Buildings.

Community Amenity Area Use Block: The Block identified on Exhibit 3 (Use Block Plan) as "Community Amenity Area Use Block".

Concept Plan: The Concept Plan is attached hereto and incorporated herein by reference as Exhibit 2 (Concept Plan). The Concept Plan depicts a potential layout of the internal drives, Building areas, Buildings, and parking areas permitted by this The Maple Lane Club of Bradley Ridge PUD District Ordinance. The Concept Plan is conceptual and preliminary, only, and the final site plan(s) shall comply with the Development Requirements and may vary from the Concept Plan with respect to, among other things, the size, location, and configuration of walkways, drives, building pads, landscape areas and parking areas may change; provided, however, the Zionsville Plan Commission shall have final approval authority concerning a final plan through its Development Plan approval process.

Conceptual Character Imagery: These are comprised of photographs, elevations and renderings and are intended to generally and conceptually illustrate an application of the Development Requirements and elements of the anticipated character of The Maple Lane Club of Bradley Ridge PUD District. While the Conceptual Character Imagery are representative in nature and are not intended to specify exactly what will be built and developed, they do fairly and accurately depict the scale of buildings, quality of materials, as well as the look and feel of the contemplated improvements. For instance, final Buildings designs will comply with the Architectural Standards, but may vary from the Conceptual Character Imagery of Buildings (e.g., the use of stone in lieu of brick or vice versa). The Conceptual Character Imagery establishes a benchmark for the quality of the Buildings.

Construction Facility: Temporary buildings or structures incidental to construction operations used during construction development.

Controlling Developer: The Controlling Developer shall mean Henke Development Group, LLC, until (i) Henke Development Group, LLC no longer owns any portion of the Real Estate; or (ii) Henke Development Group, LLC transfers or assigns, in writing, its rights as Controlling Developer hereunder, in which latter case, thereafter, the Controlling Developer shall mean the transferee or assignee. Such Rights may be transferred by the Controlling Developer, in its sole discretion, in whole or in part, but only by a written instrument, signed by the Controlling Developer.

County: Boone County, Indiana.

Department: The Town of Zionsville Planning & Building Department.

Development Plan: A specific plan for the development of the Real Estate, or any portion thereof, that contains the plan documentation and supporting information required, including, but not limited to, the site plan, overall plan, building elevations, sign plan, landscape plan and lighting plan, which is submitted for approval by the Director or the Plan Commission, as the case may be, showing proposed locations of site improvements, facilities, buildings, structures, and elevations.

Development Requirements: Written development standards and any written requirements specified in The Maple Lane Club of Bradley Ridge PUD District Ordinance, which shall be satisfied in connection with the approval of a Development Plan.

Development Standards Matrix: Exhibit 5 (Development Standards Matrix) identifying the lot, setback, building separation, and height standards requirements applicable to each Block.

Director and/or Director, Plan: The director of Planning & Building Development Department for the Town of Zionsville, Indiana, and/or his/her designee.

Display, Outdoor: The temporary showing of materials or products in an unroofed and/or unenclosed area for a period less than twelve (12) hours.

Dwelling: A room or group of rooms designed and equipped exclusively for use as living quarters for only one family and its household employees, including eating, lawful cooking, sleeping space and sanitary facilities reserved solely for the occupants thereof. The term shall not include mobile dwellings, modular dwellings and manufactured dwellings, as well as recreational vehicles. A Dwelling includes an Attached Dwelling.

Dwelling Building: A Building comprised primarily of Dwellings.

Dwelling, Multi-Family: A building consisting of three or more Dwellings, including condominiums, with varying arrangements of entrances and party walls. The term Dwelling, Multi-Family does not include Townhomes. This is intended to describe an apartment building or buildings.

Dwelling, Single-Family. An individual, detached building containing one Dwelling.

Entryway Feature: Hardscaping and landscaping utilized at the entrance of a development that portrays a development theme; or character complementary to the overall development and nearby developed area.

Essential Mechanical or Utilitarian Rooftop Appurtenances: Including, but not limited to, cooling towers, elevator bulkheads, conveyors, heating ventilation air conditioning equipment (HVAC), and rooftop stairway access structures.

Founders Grove Use Block: The Block identified on Exhibit 3 (Use Block Plan) as the “Founders Grove Use Block”.

Garden Structure: Including, but not limited to, greenhouses, hoop houses, storage sheds, gazebos, shelters, cold frames with the purpose to grow plants and horticultural products.

General Retail: Enclosed establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This does not include any drive-thru restaurants, gas stations or convenience stores.

Gross Floor Area or GFA: The sum of the total horizontal areas of the several floors of a building(s), measured from the interior faces of exterior walls. The term Gross Floor Area shall include basement, elevator shafts, stairwells of each story and garages. Floor space used for mechanical equipment, attic space, interior balconies, and mezzanines shall be excluded.

Heritage Hill Use Block: The Block identified on Exhibit 3 (Use Block Plan) as the “Heritage Hill Use Block”.

Home, Model: A finished, residential unit, including units in a multiple-family structure for which a certificate of occupancy could be obtained, located in a residentially zoned district but utilized as an example of a product offered for sale to purchasers (by a realtor, builder, developer, or contractor). The Model Home may be furnished but not occupied as a residence.

Home Occupation: An Accessory Use conducted in an Attached Dwelling or Detached Dwelling that is clearly incidental and secondary to the Use of the Dwelling for Dwelling purposes.

House, Guest: Living quarters within a detached accessory building located on the same premises with the main residence building for use by temporary guests of the occupants of the main residence building, and not rented or otherwise used as a separate Dwelling.

Lake or Pond, Artificial: A man-made body of water of 1,000 square feet or greater in area.

Living/Learning Farm: An agricultural operation used primarily to grow fruit, vegetables, raise livestock in pastures and barns, fields, greenhouses, and the like. The Living/Learning Farm includes, but is not limited to, the following ancillary uses: festival, agri-tourism, processing of harvest, classes and training, farm related retail, restaurant, coffee shop, farm related

services, athletic fields, event barn, and housing for employees and participants in the overall operation.

Lot Coverage: A measure of intensity of land use that represents the portion of a site that is impervious. This portion includes, but is not limited to, all areas covered by the primary Building, plus any Accessory Structures, excluding driveways, sidewalks, fences and walls not attached in any way to a roof.

Maple Lane Commons Use Block: The Block identified on Exhibit 3 (Use Block Plan) as “Maple Lane Commons Use Block”.

Masonry Material: Brick, brick veneer, or cultured stone.

Material Alteration: Any change to any plan, design or feature approved as part of a Development Plan that involves the substitution of one material, species, element, etc. for another of equivalent or greater quality.

Maximum Building Height: The vertical distance measured from finished grade to the highest point of the roof.

Minor Alteration: Any change to any plan, design, or feature approved as part of a Development Plan and/or the Use Block Plan that involves the revision of less than fifteen percent (15%) of the plan’s total area or approved materials and cannot include an increase in the amount of approved units, an increase in the amount of approved retail square footage, an increase in the amount of approved office square footage, a decrease in the amount of required open space, or the elimination of required plantings. Any secondary Minor Alterations shall be required to be approved as a PUD Modification. When fifteen percent (15%) or less is not easily or clearly able to be determined by the Planning Director, the Planning Director shall consider the “Minor Alteration” subject to a PUD Modification.

Miscellaneous Uses: The Uses identified on the Exhibit 4 (Use Table) under the heading of Miscellaneous Uses.

Open Space: Land areas, free of Buildings, carefully designed and specialized in function, which act as neighborhood focal points, and allow for passive or active recreation.

Owners Association(s): Owners Association(s) established by the Declaration(s) of Covenants.

Park, Public: A public space and supporting facilities designed and used for a variety of recreational activities, a greater part of which take place outside of any Building.

Parking Area: An area, paved with a hard surface in accordance with the current standards of the Town designed or used for the temporary parking of more than two (2) motor vehicles and available for public Use, whether free or for compensation, or as an accommodation for clients, residents or customers.

Parking Lot, Commercial Parking Area: Any area of land used or intended for off-street parking and operated for remuneration.

Parking Space: An area, unenclosed or enclosed in a Building or in an Accessory Structure, permanently reserved for the temporary storage of one automobile and connected with a street or alley.

Parking Structure: A Building or other Structure designed or used for the temporary parking of vehicles and available for public or private use, whether free or for compensation, or as an accommodation for clients or customers.

Permitted Use: A use of land, buildings, or structures that is expressly allowed within the Use Block.

Pinegate Use Block: The Block identified on Exhibit 3 (Use Block Plan) as the “Pinegate Hill Use Block”.

Plan Commission: The Town’s Plan Commission.

Professional Office: The office of a recognized profession maintained for the conduct of that profession. A profession is a vocation, occupation, or employment requiring training in liberal arts or sciences, or combination thereof, requiring advanced study in a specialized field; or any occupation requiring licensing by the State and maintenance, or the like of professional standards applicable to the field. This is to include medical offices.

Real Estate: The real property legally described in Exhibit 1 (Legal Description).

Recreational Facility, Commercial Indoor: Any area of land, Buildings and/or facilities used or intended for indoor recreational purposes and operated for remuneration. This may include indoor sports facilities, and indoor tennis and racquetball facilities.

Recreational Facility, Commercial Outdoor: Any area of land, buildings and/or facilities used or intended for outdoor recreational purposes and operated for remuneration. This may include outdoor theaters.

Recreational Facility, Private: A private recreational facility for use solely by the residents and guests of a particular residential development or residential neighborhood, including indoor and outdoor facilities. These facilities are usually proposed or planned in association with development and are usually located within or adjacent to such development.

Recreational Uses: The Uses identified on the Use Table under the heading of “Recreational Uses”.

Residential Building: Any Building occupied primarily by any residential uses.

Residential Uses: The Uses identified on the Exhibit 4 (Use Table) under the heading of “Residential Uses”.

Restaurant: An establishment which is primarily engaged in serving food and beverages which are consumed on its premises by its customers seated at tables and/or counters either inside or outside the building thereon, and, as an accessory use thereto, may be engaged in providing

customers with take-out service of food and beverages for off-site consumption. This includes a delicatessen, wine bar, wine tasting room, a brew pub, tavern, or ice cream shop.

Restroom Facility: Any Building or facility situated on public or private property equipped with toilets or washbowls, or other similar facilities, erected and maintained for use by members of the general public for personal hygiene and comfort.

Sign: Any type of sign as further defined and regulated by this The Maple Lane Club of Bradley Ridge PUD District Ordinance and of the Zoning Ordinance. Any structure, fixture, placard, announcement, declaration, device demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or any interests.

Sign Area: The area of a sign shall be computed to include the area within a combination of the smallest regular geometric forms together containing the copy and the logo of the sign. Maximum sign area shall be the maximum sign area for each side of a multi-sided sign. Frames and structures, including decorative, colored and lit backgrounds, not containing advertising matter shall not be included in the computation of sign area.

Sign, Awning: A building identification sign or graphic printed on or in some fashion attached directly to the material of an awning.

Sign, Canopy: A sign that is part of or attached to a canopy over a door, entrance or window.

Sign, Directory: A sign identifying the names and locations of the occupants of a building. A directory sign may utilize changeable copy. For the purpose of this Ordinance a directory sign is not counted as a Ground Sign even if it is supported from the ground.

Sign, Height of Ground: The vertical distance measured from the ground level upon which the sign is established to the height of the upper limit of the Sign Area.

Sign, Identification: A sign that is limited to the name and/or address of a building, institution or person; to the activity carried on in the building or institution; the occupation of the person; and/or the logo.

Sign, Porch: A sign attached to a porch or overhang.

Sign, Projecting: A sign attached to and support by a Building and which extends out at any angle there from.

Sign, Window: Any sign placed inside of, or upon, a window pane or glass which is intended to be seen from the exterior of the window.

Special Event, Outdoor: Short-term cultural, community and entertainment events that take place outdoors shall be considered special events, including, but not limited to, fund-raising activities by not-for-profit organizations, car washes, walks, runs and bike events, concerts, or festivals.

Sports Field/Outdoor Courts: Any land area or field intended for use by visitors for organized and unorganized recreational athletic uses, including pickleball courts, basketball courts and tennis courts, as well as baseball and softball fields.

Stable, Private: An Accessory Structure in which horses are kept for private use and not for remuneration, hire or sale.

Stable, Public: An Accessory Structure in which horses are kept for commercial use, including, but not limited to, boarding, hire, riding, show or sale, but excluding for private use.

Substantial Alteration: Any change to any plan approved as part of a Development Plan and/or the Use Block Plan that involves the revision of fifteen percent (15%) or more of the plan's total area or approved materials.

Subdivision Control Ordinance: Town of Zionsville Subdivision Control Ordinance, as amended.

Temporary Uses: The Uses identified on the Exhibit 4 (Use Table) under the heading of "Temporary Uses".

Town: The Town of Zionsville, Indiana.

Townhome: A Dwelling that has two or three levels and that is attached to a similar Dwelling by a shared wall (or walls). Townhomes are not Dwellings, Multi-Family.

Trail: A path or track across land for recreational purposes which may be dedicated for public use or reserved for private use.

Use Block Plan: The Use Block Plan attached hereto and incorporated herein by reference as Exhibit 3 (Use Block Plan) illustrating the Founders Grove Use Block, Heritage Hill Use Block, Pinegate Use Block, Watch Us Farm Block, Community Amenity Area Use Block, and Maple Lane Commons Use Block.

Use Table: The Use Table attached hereto and incorporated herein by reference as Exhibit 4 (Use Table) identifying the Blocks and the Uses permitted within each Block.

User: An owner or tenant of a particular area within The Maple Lane Club of Bradley Ridge PUD District.

Vocational / Event Barn: A building which is designed to host a variety of events, including, but not limited to, parties and training.

Watch Us Farm Use Block: The Block identified on Exhibit 3 (Use Block Plan) as the "Watch Us Farm Use Block".

Zoning Map: The Town's official Zoning Map corresponding to the Zoning Ordinance.

Zoning Ordinance: The Town's Zoning Ordinance, as amended.

**TOWN COUNCIL OF THE
TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA
(Signatures of Council Members)**

	YEA	NAY
Jason Plunkett, President		
Brad Burk, Vice-President		
Tim McElderry		
Craig Melton		
Evan Norris		
Sarah Esterline Sampson		
Joseph Stein		

I hereby certify that the foregoing Ordinance was delivered to the Town of Zionsville mayor John Stehr on the ____ day of _____, 2025 at ____ A.M./P.M.

ATTEST: _____
Amy Lacy, Municipal Relations Coordinator

**MAYOR'S
APPROVAL**

John Stehr, Mayor

DATE

**MAYOR'S
VETO**

John Stehr, Mayor

DATE

EXHIBIT 1
LEGAL DESCRIPTION OF THE REAL ESTATE

Parcel 1: 06-08-11-000-002.000-016

A part of the South Half of Section 11, Township 18 North, Range 2 East of the Second Principal Meridian, and being more particularly described as follows, to-wit: begin at the Northeast corner of the West Half of the Southeast Quarter of the aforesaid Section 11, and proceed thence South 0 degrees 35 minutes 11 seconds East (an assumed bearing) along the quarter-quarter section line for a distance of 2635.53 feet; thence South 89 degrees 06 minutes 44 seconds West, with the Section line, for a distance of 1902.00 feet; thence North 20 degrees 33 minutes 02 seconds West, with the centerline of U.S. Highway No. 421 for a distance of 2016.07 feet; thence North 20 degrees 31 minutes 53 seconds West, along said centerline, for a distance of 462.73 feet; thence North 89 degrees 19 minutes 41 seconds East for a distance of 766.63 feet; thence North 1 degree 11 minutes 57 seconds West for a distance of 297.00 feet; thence North 88 degrees 53 minutes 42 seconds East, along the Quarter Section line, for a distance of 1984.79 feet to the point of beginning, containing 138.1138 acres, more or less.

Parcel 2: 06-08-11-000-009.000-016

A part of the northeast quarter and a part of the northwest quarter of Section 11, Township 18 North, Range 2 East, situated in Union Township, Boone County, Indiana, more particularly described, as follows:

From an iron rod at the southeast corner of the aforesaid northeast quarter proceed thence South 88° 53' 02" West (an assumed bearing), along the quarter section line, 1358.28 feet to the southwest corner of the southeast quarter of the northeast quarter of the aforesaid Section 11 and the point of beginning. From said point of beginning thence South 88° 53' 42" West, along the quarter section line and the north line of a tract of ground described in Deed Record 194, page 776, 1,984.79 feet; thence South 01° 11' 57" East as described in Deed Record 194, page 776, 297.00 feet; thence South 89° 19' 41" West, as described in Deed Record 194, page 776; 766.63 feet which point is the centerline of U.S. Highway #421; thence North 20° 28' 52" West along said centerline of U.S. Highway #421, 683.68 feet; thence North 89° 19' 41" East, 994.26 feet; thence North 00° 24' 29" West along an existing fence, 314.13 feet; thence North 88° 31' 36" 1989.35 feet to a point in the quarter-quarter section line, thence South 0° 17' 05" East, with the quarter-quarter section line, 673.20 feet to the point of beginning containing 43.4183 Acres subject to the right-of-way of U.S. Highway #421 on and along the westernmost boundary containing 0.7848 acres.

EXHIBIT 2 CONCEPT PLAN

MAPLE LANE CLUB OF BRADLEY RIDGE CONCEPT PLAN

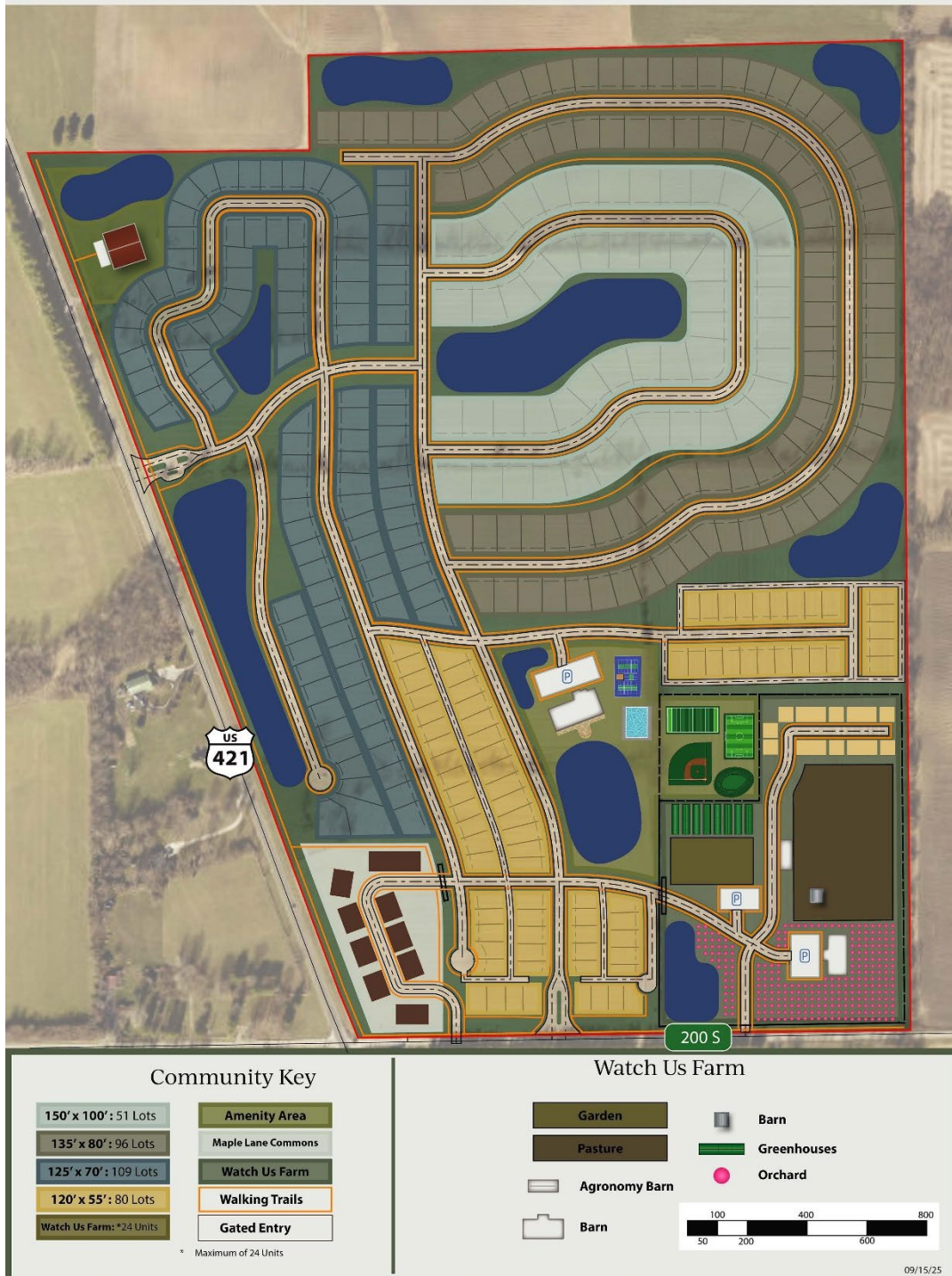


EXHIBIT 3
USE BLOCK PLAN

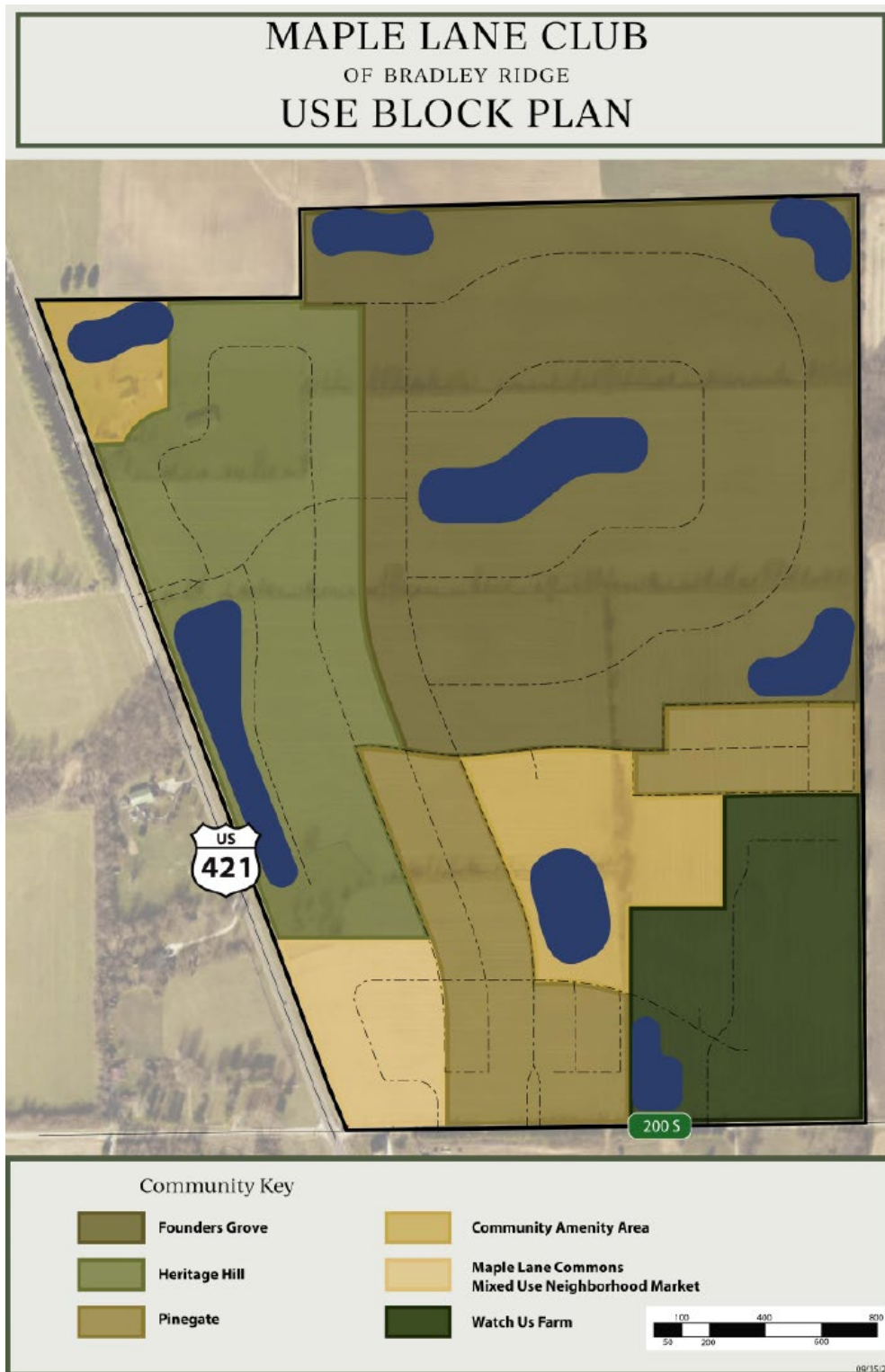


EXHIBIT 4 USE TABLE

USE BLOCK LEGEND

ML = Maple Lane Commons Use Block

PU = Pinegate Use Block

FG = Founders Grove Use Block

HH = Heritage Hill Use Block

CA = Community Amenity Area Use Block

WUF = Watch Us Farm Use Block

LEGEND

P = Permitted

A = Accessory Use

Blank = Use Not Permitted

Residential Uses	ML	PU	FG	HH	CA	WUF
Dwellings, Single-Family	P	P	P	P		P
Townhomes						
Duplexes, Triplexes						P
Home Occupation	A	A	A	A		A
House, Guest		A	A	A		A
Private Swimming Pool	A	A	A	A	P	A
Amenity Area	A	A	A	A	P	A
Clubhouse					P	A
Recreational Uses	ML	PU	FG	HH	CA	WUF
Trails	P	P	P	P	P	P
Open Space	P	P	P	P	P	P
Recreational Facility, Private	P				P	P
Park, Public	P				P	P
Park, Private	P				P	P
Sports Fields/Outdoor Courts	A	A	A	A	P	A
Living/Learning Farm						P
Miscellaneous Uses	ML	PU	FG	HH	CA	WUF
Lake or Pond, Artificial	P	P	P	P	P	P
Private Garden Plots	P	P	P	P	P	P
Entryway Feature/Gatehouses (manned or unmanned for aesthetics)	P	P	P	P	P	P
Commercial Uses	ML¹	PU	FG	HH	CA	WUF
Art Gallery	P					
Automated Teller Machine (ATM)	P					
Café ²	P					
Clinical or Medical Health Center	P					
Coffee Shop ²	P					
Day Nursery / Day Care (including	P					

private specialized tutoring)						
Delicatessen	P					
Drug Store ²	P					
Dry Cleaning Establishment (w/out on-site plant)	P					
General Retail Sales	P					
General Service	P					
Grocery Store	P					
Financial Institution ²	P					
Ice Cream Shop	P					
Library	P					
Museum	P					
Physical/Occupational Care	P					
Post Office	P					
Professional Office	P					
Public Service / Government Facility	P					
Restaurant ²	P					
Rehabilitation Facility	P					
Tavern/Brewpub/Microbrewery	P					
Urgent Care Facility	P					
Agricultural Uses	ML	PU	FG	HH	CA	WUF
Agriculture	P				P	P
Farm Buildings	P					P
Garden Structures	P	A	A	A	P	P
Roadside Produce Stand	P				P	P
Stable, Private						P
Stable, Public						P
Vocational / Event Barn					P	P
Temporary Uses	ML	PU	FG	HH	CA	WUF
Construction Facility	P	P	P	P	P	A
Display, Outdoor	P					
Homes, Model	P	P	P	P		A
Sales, Outdoor	P					
Sales, Seasonal Outdoor	P					A
Special Event, Outdoor	P	P	P	P	P	A
Parking Uses	ML¹	PU	FG	HH	CA	WUF
Parking Area	P	A	A	A	P	A

¹ Twenty (20) foot landscape buffer shall be required; and a six (6) foot perimeter planting area shall be required if parking located between the frontage road and Michigan Road.

² With or without drive-thru and/or walk-up

Any Use not referenced in the Use Table is not permitted; provided, however, the Director may approve such other Accessory Uses as are customary and incidental to any permitted use.

EXHIBIT 5

DEVELOPMENT STANDARDS MATRIX

The District Block area development standards are provided below. Note: lot width shall be measured at the front setback line. Front setback line shall not apply to side yards on corner lots.

Legend

ML = Maple Lane Commons Use Block

PU = Pinegate Use Block

FG = Founders Grove Use Block

HH = Heritage Hill Use Block

CA = Community Amenity Area Use Block

WUF = Watch Us Farm Use Block

Block Area	Minimum Lot			Minimum Building Setbacks ¹				Max. Building Height	Max. Lot Coverage
	Width at Front Setback	Lot Frontage	Area (SF)	Front²	Side³	Rear⁴	Building Separation (adjacent lots)		
ML⁵	N/A	N/A	N/A	10'	10'	10'	20'	35'	N/A
PU	55'	45'	6,600	20'	5'	20'	10'	35'	70%
FG	80'	60'	10,800	25'	10'	20'	20'	35'	70%
HH	70'	55'	8,700	25'	10'	20'	20'	35'	70%
CA	N/A	N/A	N/A	10'	10'	10'	20'	35'	N/A
WUF	N/A	N/A	N/A	10'	10'	5'	20'	35'	N/A

¹ The minimum side and rear setbacks for any Accessory Structure shall be 5' side and 10' rear. There shall be no minimum Building separation between a primary structure and an accessory structure, unless limited by Fire Code.

² Front yard setbacks exclude porches, stoops, porticos and other like elements which may encroach into a front yard setback. However, under no circumstance shall a porch, stoop, portico, and the like be closer than 10' from the edge of sidewalk or edge of curb, whichever is greater.

³ One side yard setback may be reduced to 5' for a home with a side load garage.

⁴ For homes adjacent to Alleys, the Rear Yard Setback shall apply from the limits of Alley (Common Area / Private Right-of-Way) to the Building Foundation.

⁵ For Dwellings, Single-Family within the Maple Lane Commons Use Block, the development standards for the Pinegate Use Block (PU) as set forth in this matrix shall apply to such residential uses.

EXHIBIT 6
CONCEPTUAL CHARACTER IMAGERY –
FOUNDERS GROVE & HERITAGE HILL USE BLOCKS



EXHIBIT 7
CONCEPTUAL CHARACTER IMAGERY – PINEGATE USE BLOCK



EXHIBIT 8

CONCEPTUAL CHARACTER IMAGERY – WATCH US FARM USE BLOCK



EXHIBIT 9

CONCEPTUAL CHARACTER IMAGERY – MAPLE LANE COMMONS USE BLOCK



EXHIBIT 10

ARCHITECTURAL STANDARDS

The following standards shall apply to all Dwelling, Single-Family:

- A. Conceptual Character Imagery Exhibits: The “Conceptual Character Imagery” exhibits (referred to as “Character Exhibits” in this Exhibit) attached to The Maple Lane Club of Bradley Ridge PUD District Ordinance are hereby incorporated to capture the intended architectural style to be constructed. It is not the intent to limit the architecture shown in the Character Exhibits, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Director shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance.
- B. Four-Side Architecture - Design detailing shall be continued completely around the building where additional sides face a public way or common area consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, style of windows, window placement, trim detailing, roof design, and Exterior Materials, unless otherwise required by this Ordinance.
- C. Vinyl and aluminum siding shall be prohibited.
- D. All homes shall have a minimum of 12” roof overhangs prior to the installation of masonry or siding material.
- E. Roof Pitches - Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4:12 for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6:12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. The building permit application shall indicate whether the home is designed in a modern architectural style.
- F. Roofing Materials - All homes shall have dimensional or architectural grade shingles. Full metal roofs and composite and engineered slate shingles shall be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
- G. All homes shall have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, a two-bay garage door width may not exceed forty percent (40%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home.
 - ii. A minimum of Two (2) dusk-to-dawn coach lights shall be provided.
 - iii. If a home has a three car garage, the third car bay shall be setback behind the Established Front Yard a minimum of two (2) feet.

- iv. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the Exterior Material or a color to accent the Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- H. Front Building Façade Requirements - At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
- i. Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - iv. All one-story Dwellings shall have a minimum of three (3) windows on the Front Façade and all two-story Dwellings shall have a minimum of five (5) windows on the Front Façade. For purposes of this standard, windows in garage doors totaling a minimum of eight (8) square feet, should qualify as one window.
- I. Side Building Façade Requirements - All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade and shall be consistent with elements included on the Front Building Façade:
- i. A change in the exterior color separated by trim;
 - ii. A change in the Exterior Material pattern separated by trim;
 - iii. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - iv. A minimum of ten (10) square foot gable window;
 - v. A gable peak with a change in Exterior Material; or
 - vi. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material or cementitious siding/material.
- J. Streetscape Diversity - Dwelling, Single-Family located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the Certificate of Occupancy:
- i. Be a different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as different if the Dwelling Building on the adjacent Lot is of a similar floorplan; and
 - ii. Have a different primary facade color than the adjacent Lot.

The following standards shall apply to all *Duplexes or Triplexes*:

- A. Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality and appearance of duplex or triplex residential development buildings are provided in the Character Exhibits.
- B. Four-Side Architecture - Design detailing shall be continued completely around the building where additional sides face a public way or common area consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, style of windows, window placement, trim detailing, roof design, and Exterior Materials, unless otherwise required by this Ordinance.
- C. Design Elements. Design elements and detailing shall be continued completely around the structure and shall be consistent and complementary to all buildings in the development. Such design elements may include, but are not limited to, windows, window placement, trim detailing, balconies, courtyards, entryways, signage and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.
- D. Exterior Surfaces.
 - i. Aluminum and vinyl siding shall be prohibited; however, vinyl clad windows and soffits shall be permitted.
 - ii. Permitted exterior materials include EIFS, synthetic stucco, cultured stone, brick, stone, wood, fiber cement siding or comparable materials.
 - iii. All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door and roofing materials).
- E. Windows and Architectural Breaks. Duplex/Triplex buildings shall have windows on all sides and shall have architectural break(s) consistent with the Design Elements required above.
- F. Detached Garages. Detached garage structures shall be permitted and shall comply with the following standards:
 - i. The exterior design and building materials of the structures shall be consistent with the primary buildings; stone, wood, fiber cement siding or comparable materials.
 - ii. Flat roofs shall not be permitted and the roof design and materials shall be consistent with the primary buildings.
- G. Roof Vents. Roof vents shall be located to an area of the building to minimize visibility from rights-of-way and adjacent single family residential properties, when possible, and shall be painted to match the roofing material, black, or left natural metal.

- H. Side Building Façade Requirements - All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade and shall be consistent with elements included on the Front Building Façade:
- i. A change in the exterior color separated by trim;
 - ii. A change in the Exterior Material pattern separated by trim;
 - iii. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - iv. A minimum of ten (10) square foot gable window;
 - v. A gable peak with a change in Exterior Material; or
 - vi. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material or cementitious siding/material.

The following standards shall apply to all Non-Residential uses in the *Maple Lane Commons* Use Block only:

- A. Non-residential Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality, and appearance of non-residential buildings are provided in the Character Exhibits.
- B. Alternative Architectural Styles. Variations to the Architectural Design Standards of this section may be approved by the Director of Planning for buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibits.
- C. Design Elements. Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with the overall design theme of Maple Lane Club or surrounding buildings.
- D. Building Facades
- i. All building facades are encouraged to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice.
 - ii. Building facades which are ninety (90) feet or greater in length are encouraged to have offsets (projecting or recessed). Offsets shall be constructed at intervals of not greater than sixty (60) feet.
 - iii. All buildings shall be constructed with the same quality of building materials and the same level of architectural detail on all building facades.
 - iv. Gutters and downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials used.
- E. Main Entrances
- i. Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, defined curtainwall mullions with doors and glass and other design elements appropriate to the architectural style and details of the building as a whole.

- ii. The location, orientation, proportion and style of doors shall complement the architectural style of the building.
 - iii. There shall be doors facing 200 South or US Highway 421, doors may be faux.
- F. Awnings and Pergolas
 - i. Fixed or retractable awnings and pergolas are permitted if they complement the building's architectural style.
 - ii. Awnings and pergolas shall be made of a non-reflective material.
 - iii. All awnings and pergolas shall be kept in good repair.
 - iv. Awnings and pergolas that are installed in order to comply with the requirements of this Ordinance shall not be removed unless the building would otherwise comply without the awnings.
- G. Dumpsters
 - i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be screened from view of public rights-of-way.
 - ii. Solid wall or fence enclosures used for screening shall be of a material that matches or complements the primary structure to which it is associated.
 - iii. Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- H. Mechanical Equipment
 - i. Mechanical equipment for buildings, satellite dishes and other similar improvements (except for equipment or speakers pertaining to safety, weather (e.g. storm siren), security, maintenance, monitoring and other similar devices) shall be screened from view of public rights-of-way.
 - ii. When attached to the ground, screening methods may include, but are not limited to, opaque wall, fence enclosures, and/or landscaping.
 - iii. When roof mounted, screening methods may include, but are not limited to, parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant.
- I. Accessory Structures.
 - i. All detached accessory structures shall be architecturally compatible with the primary buildings(s) with which they are associated.
- J. Additional Standards. The additional design standards applicable to non-residential or mixed-use buildings shall be as set forth below:
 - i. Restaurant Uses. Outdoor cafes and eating areas shall be permitted.
 - ii. Sidewalk Displays. Retail uses shall be permitted to have sidewalk displays of retail merchandise, subject to obtaining the necessary approvals if located within a public right-of-way.

EXHIBIT 11
PEDESTRIAN CIRCULATION PLAN

MAPLE LANE CLUB
OF BRADLEY RIDGE
PEDESTRIAN PLAN



Perimeter along County Road 200 South and US Highway 421 to be pathways, not sidewalks, consistent with Section 9.1 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.



08/27/25

EXHIBIT 12

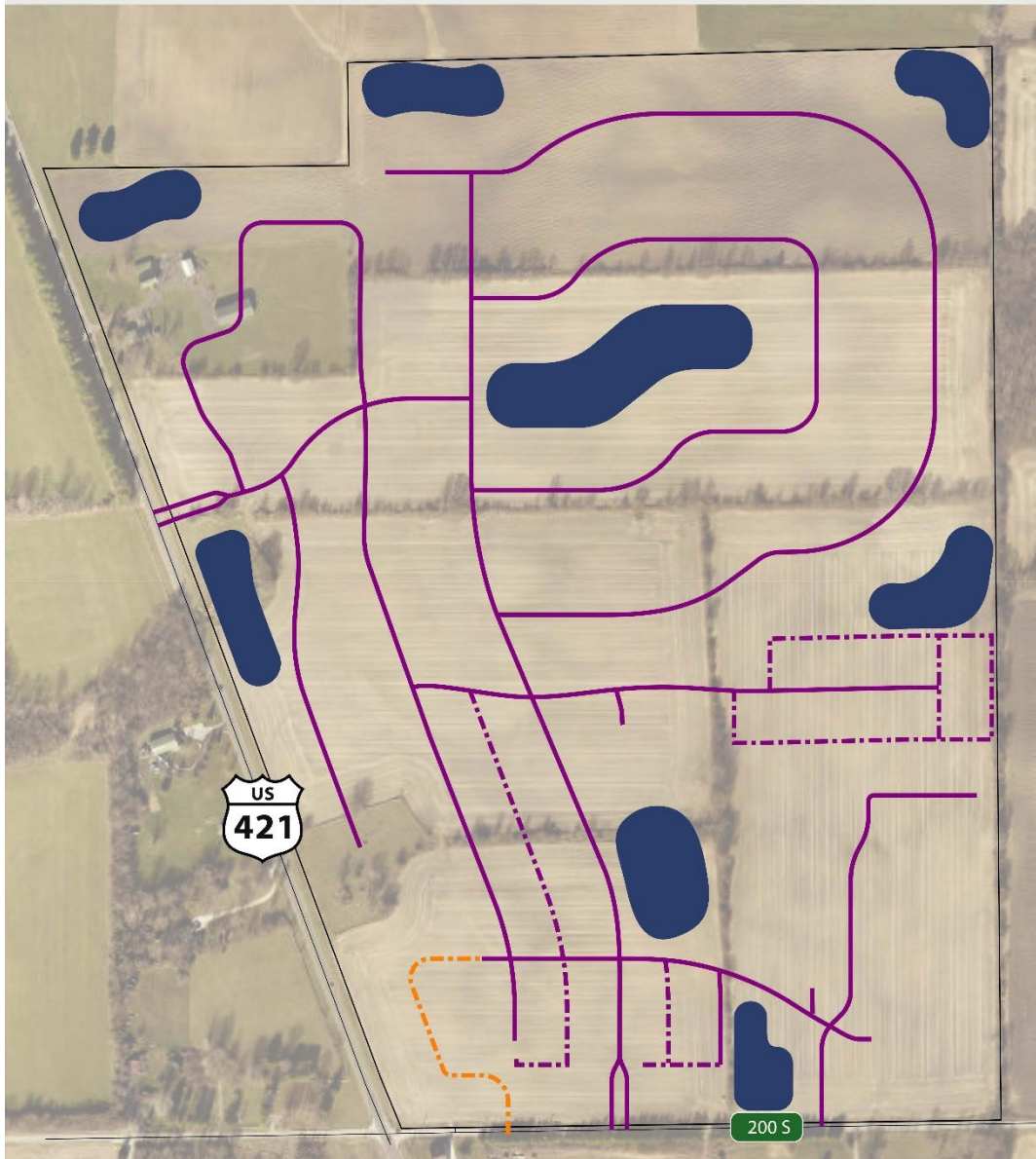
STREET TYPOLOGY PLAN AND STREET AND TRAIL STANDARDS

The following standards shall apply to The Maple Lane Club of Bradley Ridge PUD District:

1. Pavement sections shall comply with the standards for the Town and/or County (where the County has jurisdiction)
2. Typical roadway sections shall comply with the standards for the Town and/or County (where the County has jurisdiction) except as shown on Exhibit 12.1 and typical sections in Exhibit 12.2a and 12.2b.
3. Roadways and pedestrian walks & paths, both public and private, are permitted within the “Open Spaces”.
4. Utilities, irrigation systems, signage, lighting and similar infrastructure may be located within the public rights-of-way and with a Consent to Encroach Agreement with the Town of Zionsville or the County, as applicable. Any such facilities shall be maintained by the Controlling Developer or its successor in interest unless owned by a private utility company which shall be responsible for maintenance of its facilities.
5. The minimum horizontal centerline radius for all public streets shall be 150 feet provided that safe stopping sight distance is provided with the right-of-way. Minimum roadway radii may be reduced where approved by the Town’s Department of Public Works and Fire Department as well as the Boone County Highway Dept (if applicable) during the Development Plan review process provided a minimum of 25’ radius is provided on the inside back of curb.
6. The minimum tangent between reverse curves for all public streets may be reduced to zero (0) feet.
7. The minimum curb radius between an alley and a road shall be 15 feet.
8. Asphalt walking, bike and multi-use paths shall have a pavement section that meets the Town of Zionsville construction standards.
9. Pavers may be used in alleys, parking lanes, parking lots, crosswalks and/or subject to the approval of the Town’s Department of Public Works and/or County Highway Department for any such items to be include within the Right-of Way. Pavers or alternative pavement sections may also be used in travel lanes. If pavers are used for construction within the Right-of-Way, these pavement sections will be maintained by the Controlling Developer or its successor in interest.
10. Placement of asphalt pavement and concrete curb infrastructure within public right-of-way shall be in accordance with the Town of Zionsville or Boone County standards. Any variance from this shall be approved by the Town at the Development Plan review and may require maintenance by the Controlling Developer and their successors.

EXHIBIT 12.1
STREET TYPOLOGY PLAN AND STREET AND TRAIL STANDARDS

MAPLE LANE CLUB
OF BRADLEY RIDGE
ROAD PLAN



Road Key



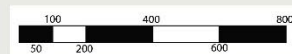
Public Road



Private Road



Private Road - Alley



08/27/25

EXHIBIT 12.2 *STREET STANDARDS*

Exhibit 12.2a – Local Street

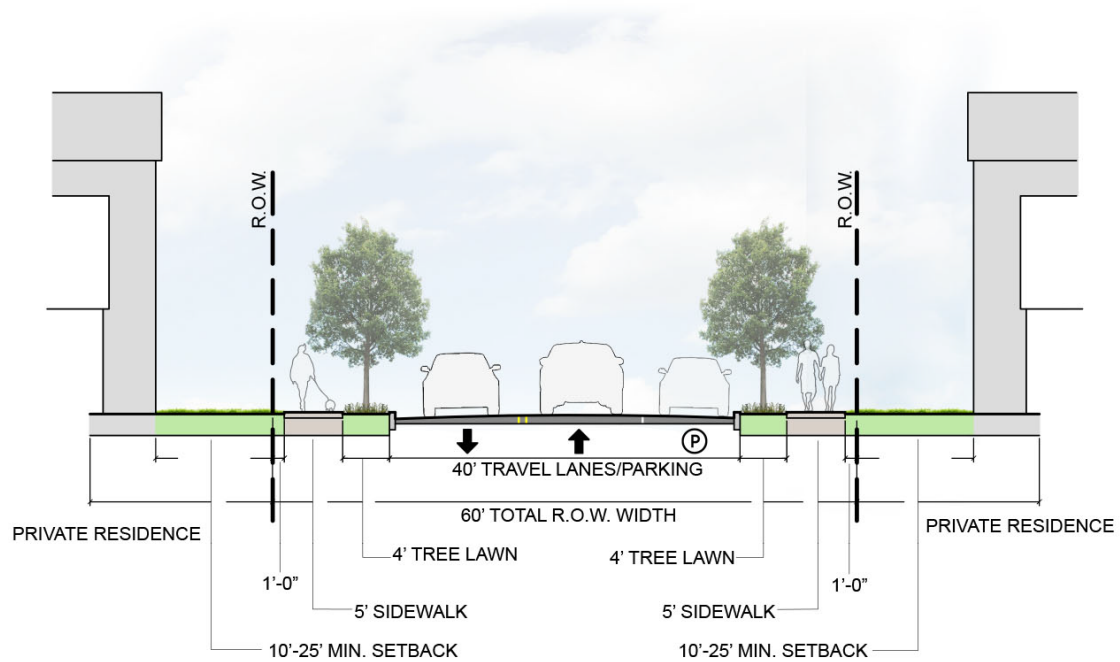


Exhibit 12.2b - Alley Street

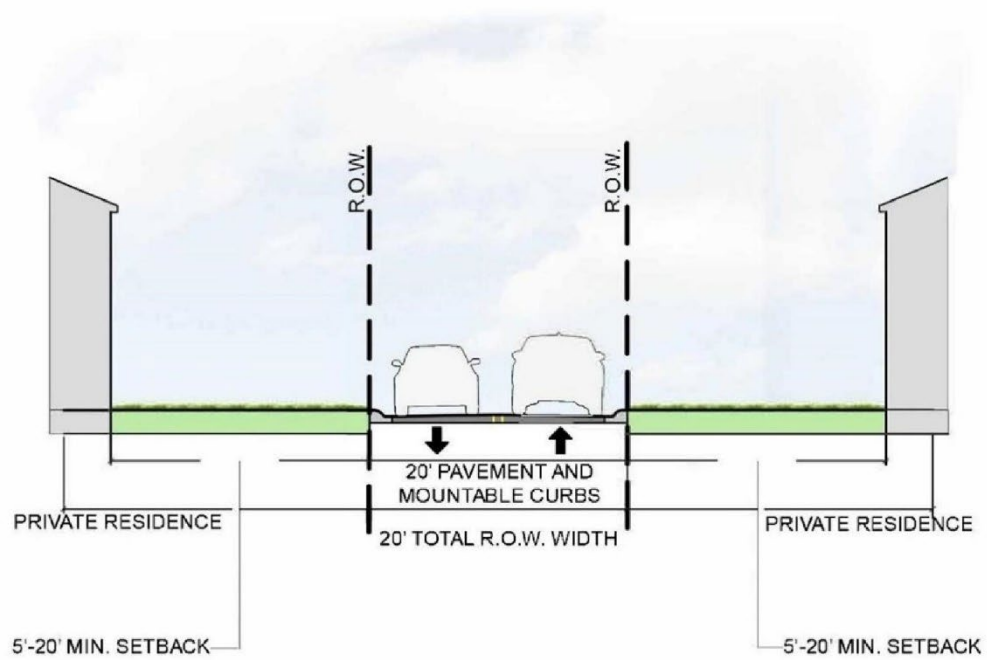


EXHIBIT 13
CONCEPTUAL CHARACTER IMAGERY – COMMUNITY AMENITY AREA USE BLOCK



DENTONS



MAPLE LANE CLUB OF BRADLEY RIDGE

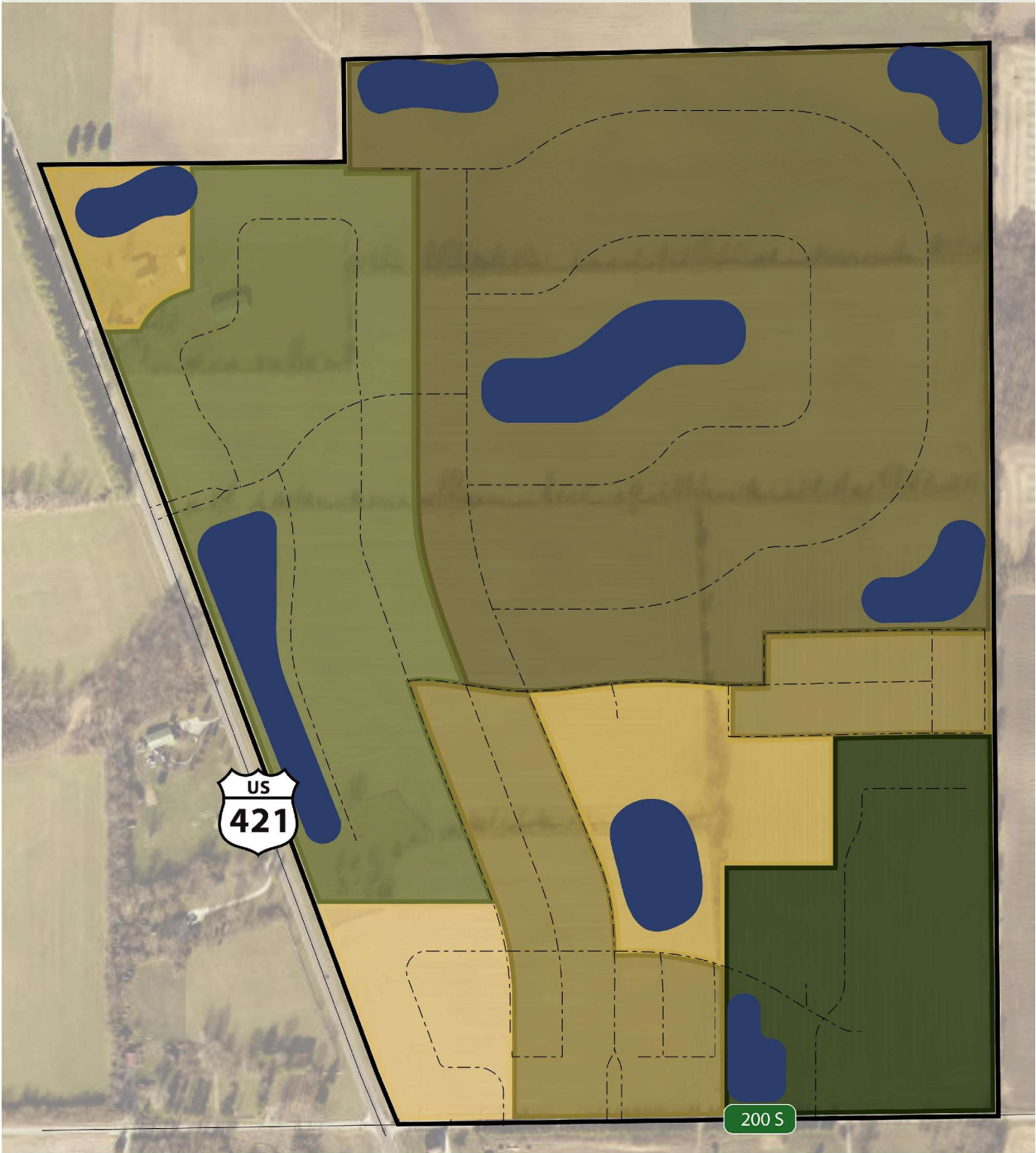
Petition for a rezone of 181.52 acres from Rural Agriculture to a Planned Unit Development for a mixed use development including agricultural, single-family residential, and low-intensity neighborhood commercial uses, integrated with a non-profit organization

Zionsville Town Council

Monday, November 3, 2025

Kyle T. Resetarits, Attorney
kyle.resetarits@dentons.com

MAPLE LANE CLUB
OF BRADLEY RIDGE
USE BLOCK PLAN



Community Key

- | | | | |
|---|-----------------------|---|---|
|  | Founders Grove |  | Community Amenity Area |
|  | Heritage Hill |  | Maple Lane Commons
Mixed Use Neighborhood Market |
|  | Pinegate |  | Watch Us Farm |



MAPLE LANE CLUB

OF BRADLEY RIDGE CONCEPT PLAN



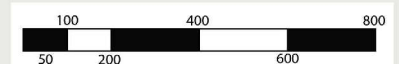
Community Key

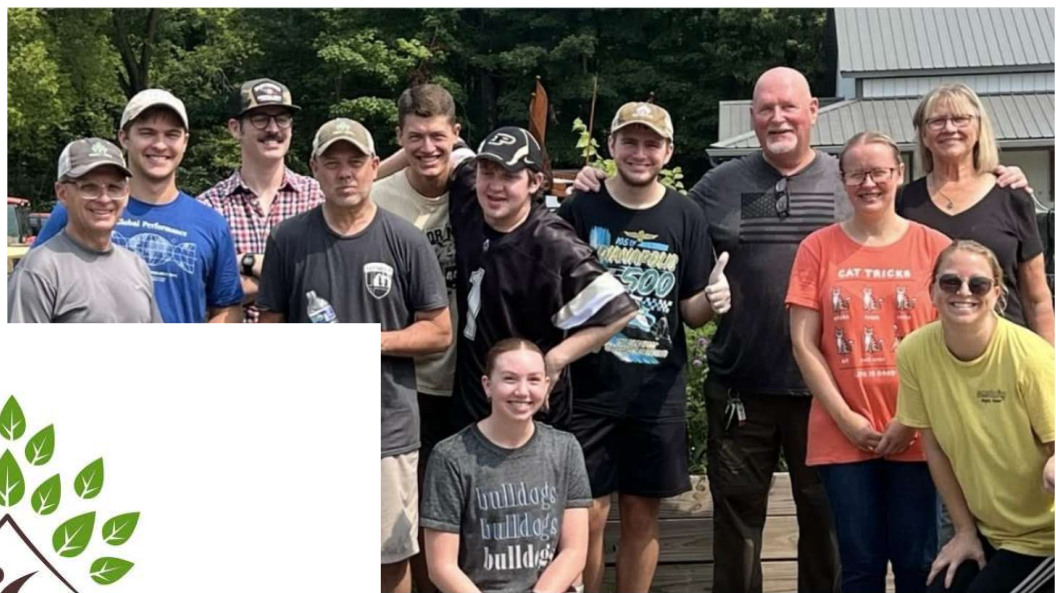
150' x 100': 51 Lots	Amenity Area
135' x 80': 96 Lots	Maple Lane Commons
125' x 70': 109 Lots	Watch Us Farm
120' x 55': 80 Lots	Walking Trails
Watch Us Farm: *24 Units	Gated Entry

* Maximum of 24 Units

Watch Us Farm

Garden	Barn
Pasture	Greenhouses
Agronomy Barn	Orchard
Barn	











Conceptual Imagery | Amenities





Initial Revisions to the PUD District Ordinance

Petitioner made these initial revisions following receipt of feedback from and discussion with Zionsville Planning Staff and neighbors in the US 421/CR 200 corridor, after Petitioner's initial rezone filing on June 30, 2025 and a neighborhood meeting on August 7, 2025, and before the initial Zionsville Plan Commission public hearing on September 15, 2025.

1. Decreased the overall density of the development
 - (a) Removed all townhomes
 - (b) Reduced maximum dwelling units from 425 (2.2 units/acre) to 360 (1.9 units/acre)
 - 360 units = 336 single-family dwellings and 24 Watch Us Farm dwellings
2. Lowered the maximum building height (now, 35 feet)
3. Relocated the Watch Us Farm barn to a more interior location within the site
4. Aligned the residences along CR 200 to the front of the Road, providing a similar streetscape to the neighboring corridor
5. Moved the access point to/from the Maple Lane Commons further east (away from US 421)
6. Relocated retention ponds closer to US 421 due to stormwater outlet locations
7. Met with HSU/SAMCO and addressed outstanding sewer comments; and Petitioner will continue to work with the utilities as the development progresses
8. Provided narrative to the Town's Planning Staff regarding the Airport Strategic Land Use Plan
9. Provided a Traffic Impact Study
10. Reduced the number of homes to be rear-facing US 421 and CR 200

Additional Revisions to the PUD District Ordinance

Petitioner made these revisions following feedback from the Zionsville Plan Commission and the Zionsville Planning Staff during and after the September 15, 2025 and October 20, 2025 hearings.

1. Established underlying Zionsville zoning districts for each Use Block
2. Bolstered signage requirements
3. Revised parking standards to allow for more flexible and realistic designs
4. Added additional pedestrian and trail connections
5. Improved certain Development Standards
6. Removed non-zoning regulation conditions; and replaced with commitments:
 - (a) Declaration, Owners Association, and Architectural Review Board
 - (b) Common area maintenance obligations
 - (c) Maintenance of decorative regulatory signage
7. Provided additional definitions and clarified existing definitions
8. Most importantly, made the Ordinance easier for Staff to administer

Petition Satisfies the Considerations for Rezoning Proposals

Indiana Code Section 36-7-4-603 states, in preparing and considering proposals under the 600 series, the Plan Commission and the Town Council shall pay reasonable regard to the below considerations. Each of these considerations is satisfied by Petition #2025-53-Z and The Maple Lane Club of Bradley Ridge Planned Unit Development District Ordinance:

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

Petitioner respectfully requests that the Zionsville Town Council approve the rezone of approximately 181.52 acres from Rural General Agriculture district to a Planned Unit Development (PUD) District

subject to the Petitioner's proposed Commitments and resolution of the TAC Comments.

MAPLE LANE CLUB

OF BRADLEY RIDGE CONCEPT PLAN



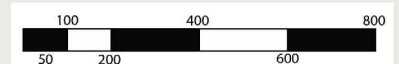
Community Key

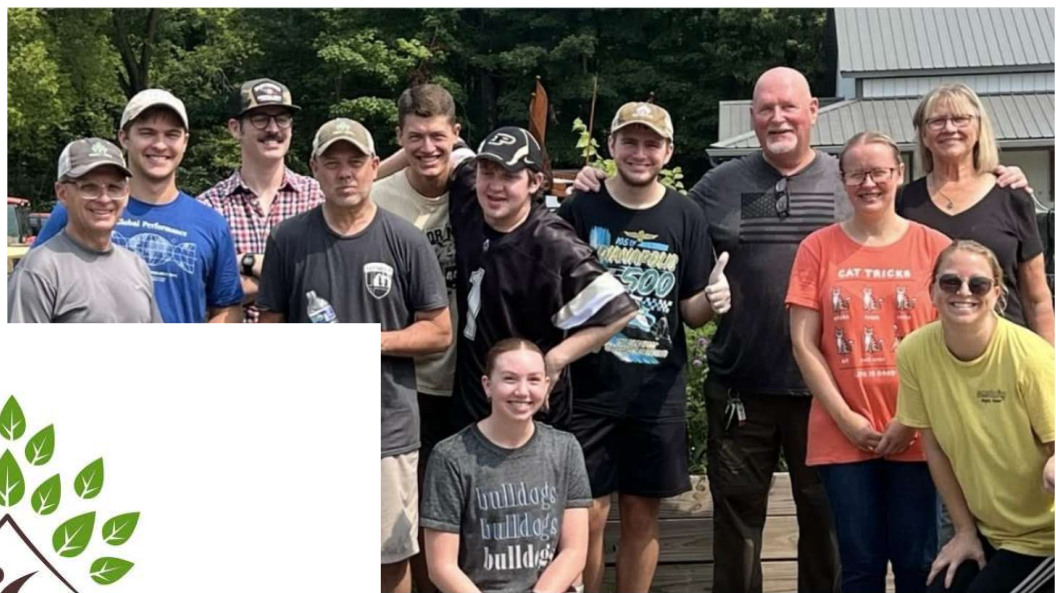
150' x 100': 51 Lots	Amenity Area
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120' x 55': 80 Lots	Walking Trails
Watch Us Farm: *24 Units	Gated Entry

* Maximum of 24 Units

Watch Us Farm

Garden	Barn
Pasture	Greenhouses
Agronomy Barn	Orchard
Barn	





**ZIONSVILLE TOWN COUNCIL
DOCKET #2025-53-Z**

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL
PROPERTY MADE IN CONNECTION WITH A REZONE**

_____ (hereinafter referenced as “**Owner**”), represents and warrants that Owner is the owner of certain real estate located in the Town of Zionsville, Boone County, Indiana, which real estate is described in Exhibit A attached hereto and incorporated herein by this reference (the “**Real Estate**”). Owner further represents and warrants that Owner has the authority to, and does hereby voluntarily make, the following **COMMITMENTS** concerning the use and development of the Real Estate:

STATEMENT OF COMMITMENTS

Owner voluntarily agrees and commits that the approval of the petition assigned Docket No. 2025-53-Z and requesting a rezone of the Real Estate to The Maple Lane Club of Bradley Ridge PUD District is conditioned upon the following Commitments:

1. Declaration of Covenants and Owners Association. A Declaration of Covenants shall be prepared by the Controlling Developer or its successor-in-interest and recorded against the Real Estate in the Office of the Recorder of Boone County, Indiana. There may be multiple Declarations of Covenants applicable to different portions of the Real Estate, and multiple corresponding Owners Associations, in the discretion of the Controlling Developer or its successor-in-interest. The Declaration(s) of Covenants shall establish an architectural review board, which board shall establish guidelines regarding the design and appearance of all Buildings.
2. Common Area Maintenance. Once the Real Estate is developed, it shall be the responsibility of the applicable owner(s) or Owners Association(s) with respect to any portion of the Real Estate owned by such owner(s) or such Owners Association(s) and on which any landscaped common area exists, to ensure proper maintenance of landscaping in accordance with The Maple Lane Club of Bradley Ridge PUD District Ordinance, as amended. This maintenance obligation includes, as applicable, (i) mowing, tree trimming, planting, irrigation, and mulching of planting areas, (ii) replacing dead, diseased, obtrusive, or overgrown plantings with identical varieties or a suitable substitute, and (iii) keeping the landscaped area free of refuse, debris, rank vegetation, and weeds. Street trees, as described in The Maple Lane Club of Bradley Ridge PUD District Ordinance, as amended, shall be maintained by the Controlling Developer or its successor-in-interest.

3. Regulatory Signs. Any decorative posts, signs, and hardware accompanying regulatory signs in The Maple Lane Club of Bradley Ridge PUD District shall be maintained by the Controlling Developer or its successor-in-interest.

These **COMMITMENTS** shall be promptly executed and recorded by Owner in the Office of the Recorder of Boone County, Indiana, after The Maple Lane Club of Bradley Ridge PUD District Ordinance is approved and adopted for rezone of the Real Estate, relative to Docket No. 2025-53-Z. These **COMMITMENTS** shall be binding on Owner and on any and all other persons or entities acquiring an interest in the Real Estate (hereinafter, collectively, “**Owners**”).

Owner shall have an affirmative duty to inform any third parties with whom Owner negotiates for a possible sale, lease, assignment, mortgage, or transfer of the Real Estate of the existence of these **COMMITMENTS**. In the event any sale, lease, assignment, mortgage, or transfer occurs, Owner shall ensure that a copy of these **COMMITMENTS** is incorporated into any such written agreement with the third party. In the event Owner fails to comply with the terms of this paragraph and the third party fails to perform and/or comply with these **COMMITMENTS**, the Town shall be entitled to recover from Owner and from each third party who has become a subsequent owner of the Real Estate after these **COMMITMENTS** are recorded, jointly and/or severally, any and all damages which arise from this failure and shall also be entitled to injunctive relief to terminate any non-compliance herewith.

These **COMMITMENTS** may be modified or terminated by a decision of the Town Council made after a public hearing for which proper notice is given, including hearings for other land uses or zoning approvals involving the Real Estate or any portion thereof described in Exhibit A.

These **COMMITMENTS** may be enforced, jointly and/or severally, by the Plan Commission, the Plan Director (or a position created for the Town which is analogous thereto), and/or the Town. Owner and all Owners shall be obligated hereunder to indemnify the Plan Commission and the Town, and to hold said entities and their respective authorized representatives, including, but not limited to, the Plan Director, harmless from any liability, expense (including, but not limited to, reasonable attorneys’ fees and court costs), costs, or damages which result from the failure to perform Owner’s and/or Owners’ obligations under the terms and conditions of these **COMMITMENTS**.

In the event it becomes necessary to enforce these **COMMITMENTS** in a court of competent jurisdiction, and Owner and/or any subsequent owner(s) of the Real Estate are found to be in violation of these **COMMITMENTS**, all such violators shall pay all reasonable costs and expenses the Town, the Plan Commission, and other authorized representative(s) incur in the enforcement of these **COMMITMENTS**, including, but not limited to, reasonable attorneys’ fees, expert witness fees, and court costs.

Any controversy arising under, or in relation to, these **COMMITMENTS** shall be litigated exclusively in the applicable state courts of Indiana without regard to conflicts of law principles. Owner irrevocably consents, for themselves and all subsequent Owners, to service, jurisdiction, and venue in such state courts for any such litigation and hereby waives any other venue to which Owner or Owners might be entitled by virtue of domicile, habitual residence, or otherwise.

Owner shall be responsible, at Owner's expense, for recording these **COMMITMENTS** in the Office of the Recorder of Boone County, Indiana, and, subject to the terms hereof, promptly following final approval of Docket Number 2025-53-Z, shall provide the Department with copies of such recording as a condition precedent for issuance of an Improvement Location Permit, Building Permit, and/or Certificate of Occupancy. The **COMMITMENTS** shall be considered a covenant running with the Real Estate, including any portion thereof, and shall continue in effect until modified or terminated in conformance with the requirements herein.

Capitalized terms not otherwise defined in these **COMMITMENTS** shall have the meanings ascribed to them in The Maple Lane Club of Bradley Ridge PUD District Ordinance, as amended, passed by the Town under Ordinance No. 2025- , and, if not defined therein, such capitalized terms shall have the meanings ascribed to them in the Zoning Ordinance. The undersigned, by executing these **COMMITMENTS**, represents and warrants that Owner is the owner of the Real Estate, that execution of these **COMMITMENTS** is being voluntarily undertaken and requires no authorization of a third party, and that these **COMMITMENTS** shall be binding upon the undersigned as to all the particulars herein and shall be considered a **COVENANT** running with the land described herein as the Real Estate, including, but not limited to, any portion thereof. By affirming his/her signature below to these **COMMITMENTS**, the undersigned further represents and warrants that he/she has full capacity and authority to execute these **COMMITMENTS**.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

IN WITNESS WHEREOF, Owner has executed these **COMMITMENTS** as of _____, 202____.

OWNER:

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, as _____, who acknowledged voluntarily executing the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this ____ day of _____, 202____.

Signature: _____

Printed: _____

Notary Public

My Commission Expires:

County of Residence:

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. _____.

Instrument prepared by and upon recording return to: Kyle T. Resetarits, Esq., Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, Indiana 46204, (317) 968-5506.

EXHIBIT A TO COMMITMENTS
Legal Description of the Real Estate

Parcel 1:

A part of the South Half of Section 11, Township 18 North, Range 2 East of the Second Principal Meridian, and being more particularly described as follows, to-wit: begin at the Northeast corner of the West Half of the Southeast Quarter of the aforesaid Section 11, and proceed thence South 0 degrees 35 minutes 11 seconds East (an assumed bearing) along the quarter-quarter section line for a distance of 2635.53 feet; thence South 89 degrees 06 minutes 44 seconds West, with the Section line, for a distance of 1902.00 feet; thence North 20 degrees 33 minutes 02 seconds West, with the centerline of U.S. Highway No. 421 for a distance of 2016.07 feet; thence North 20 degrees 31 minutes 53 seconds West, along said centerline, for a distance of 462.73 feet; thence North 89 degrees 19 minutes 41 seconds East for a distance of 766.63 feet; thence North 1 degree 11 minutes 57 seconds West for a distance of 297.00 feet; thence North 88 degrees 53 minutes 42 seconds East, along the Quarter Section line, for a distance of 1984.79 feet to the point of beginning, containing 138.1138 acres, more or less.

State Parcel No. 06-08-11-000-002.000-016

Parcel 2:

A part of the northeast quarter and a part of the northwest quarter of Section 11, Township 18 North, Range 2 East, situated in Union Township, Boone County, Indiana, more particularly described, as follows:

From an iron rod at the southeast corner of the aforesaid northeast quarter proceed thence South 88° 53' 02" West (an assumed bearing), along the quarter section line, 1358.28 feet to the southwest corner of the southeast quarter of the northeast quarter of the aforesaid Section 11 and the point of beginning. From said point of beginning thence South 88° 53' 42" West, along the quarter section line and the north line of a tract of ground described in Deed Record 194, page 776, 1,984.79 feet; thence South 01° 11' 57" East as described in Deed Record 194, page 776, 297.00 feet; thence South 89° 19' 41" West, as described in Deed Record 194, page 776; 766.63 feet which point is the centerline of U.S. Highway #421; thence North 20° 28' 52" West along said centerline of U.S. Highway #421, 683.68 feet; thence North 89° 19' 41" East, 994.26 feet; thence North 00° 24' 29" West along an existing fence, 314.13 feet; thence North 88° 31' 36" 1989.35 feet to a point in the quarter-quarter section line, thence South 0° 17' 05" East, with the quarter-quarter section line, 673.20 feet to the point of beginning containing 43.4183 Acres subject to the right-of-way of U.S. Highway #421 on and along the westernmost boundary containing 0.7848 acres.

State Parcel No. 06-08-11-000-009.000-016



**PLAN COMMISSION CERTIFICATION TO THE TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

TO: Town of Zionsville Town Council
FROM: Mike Dale, Director of Planning and Building
DATE: October 21, 2025
RE: Plan Commission Docket #2025-53-Z
Zoning Map Change to rezone 181.52± acres from the Rural General Agriculture district to a Planned Unit Development (PUD)

Be it advised that, pursuant to Indiana Code 36-7-4, on October 20, 2025, the Town of Zionsville Plan Commission, by a vote of six (6) in favor and zero (0) opposed with one (1) member recusing, forwarded a favorable recommendation to the Town Council regarding Petition # 2025-53-Z. The petitioner is requesting an amendment to the town's official zoning map that would change the zoning map designation for 180± acres from Rural General Agriculture (AG) to Planned Unit Development (PUD).

The Plan Commission hereby certifies its favorable recommendation to the Town Council regarding Petition #2025-53-Z subject to the following conditions:

- 1) Recording of COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL PROPERTY MADE IN CONNECTION WITH A REZONE as volunteered from the petitioner and provided as Exhibit 5B within the Staff Report (below).
- 2) Resolution of the TAC comments as described and detailed in Staff Report Exhibits 7A and 7B.

The legal description of the site is attached as Exhibit A.

Link to Letters of Interest: [Letters of Interest](#)

Link to the Plan Commission Staff Report: [2025-53-Z: Staff Report with Exhibits](#)

Link to Updated PUD Ordinance incorporating changes required by the Plan Commission:
[The Maple Lane Club of Bradley Ridge PUD Ordinance \(including PC changes\)](#)

TOWN OF ZIONSVILLE ADVISORY PLAN COMMISSION

A handwritten signature in blue ink, appearing to read "Mike Dale".

Mike Dale, Plan Commission Secretary

EXHIBIT A
LEGAL DESCRIPTION OF THE REAL ESTATE

Parcel 1: 06-08-11-000-002.000-016

A part of the South Half of Section 11, Township 18 North, Range 2 East of the Second Principal Meridian, and being more particularly described as follows, to-wit: begin at the Northeast corner of the West Half of the Southeast Quarter of the aforesaid Section 11, and proceed thence South 0 degrees 35 minutes 11 seconds East (an assumed bearing) along the quarter-quarter section line for a distance of 2635.53 feet; thence South 89 degrees 06 minutes 44 seconds West, with the Section line, for a distance of 1902.00 feet; thence North 20 degrees 33 minutes 02 seconds West, with the centerline of U.S. Highway No. 421 for a distance of 2016.07 feet; thence North 20 degrees 31 minutes 53 seconds West, along said centerline, for a distance of 462.73 feet; thence North 89 degrees 19 minutes 41 seconds East for a distance of 766.63 feet; thence North 1 degree 11 minutes 57 seconds West for a distance of 297.00 feet; thence North 88 degrees 53 minutes 42 seconds East, along the Quarter Section line, for a distance of 1984.79 feet to the point of beginning, containing 138.1138 acres, more or less.

Parcel 2: 06-08-11-000-009.000-016

A part of the northeast quarter and a part of the northwest quarter of Section 11, Township 18 North, Range 2 East, situated in Union Township, Boone County, Indiana, more particularly described, as follows:

From an iron rod at the southeast corner of the aforesaid northeast quarter proceed thence South 88° 53' 02" West (an assumed bearing), along the quarter section line, 1358.28 feet to the southwest corner of the southeast quarter of the northeast quarter of the aforesaid Section 11 and the point of beginning. From said point of beginning thence South 88° 53' 42" West, along the quarter section line and the north line of a tract of ground described in Deed Record 194, page 776, 1,984.79 feet; thence South 01° 11' 57" East as described in Deed Record 194, page 776, 297.00 feet; thence South 89° 19' 41" West, as described in Deed Record 194, page 776; 766.63 feet which point is the centerline of U.S. Highway #421; thence North 20° 28' 52" West along said centerline of U.S. Highway #421, 683.68 feet; thence North 89° 19' 41" East, 994.26 feet; thence North 00° 24' 29" West along an existing fence, 314.13 feet; thence North 88° 31' 36" 1989.35 feet to a point in the quarter-quarter section line, thence South 0° 17' 05" East, with the quarter-quarter section line, 673.20 feet to the point of beginning containing 43.4183 Acres subject to the right-of-way of U.S. Highway #421 on and along the westernmost boundary containing 0.7848 acres.



ZIONSVILLE

MEMORANDUM

TO: Town of Zionsville Town Council
FROM: Mike Dale, Director of Planning and Building
DATE: October 21, 2025
RE: Petition #2025-53-Z: Zoning Map Change for 181.52± acres from the Rural General Agriculture (AG) district to a Planned Unit Development (PUD)

Plan Commission Action

On October 20, 2025, the Plan Commission voted to forward a favorable recommendation to the Town Council regarding Petition #2025-50-Z by Maple Lane LLC to rezone 181.52± acres from the Rural General Agriculture (AG) district to a Planned Unit Development (PUD).

Site Location

The site consists of two current parcels totaling 181.52± acres in Union Township. The site is on the northeast corner of the intersection of CR 200 South and U.S. 421 (Michigan Road). The site is currently farmed with a single barn located on the northwest corner of the property.

Summary of Proposed PUD Ordinance

The project involves rezoning the 181.52+ acre site to PUD for mixed-use development including agricultural, residential, low-intensity commercial, and a non-profit operation (Watch Us Farm). The proposed development would permit up to three hundred sixty (360) dwellings, with twenty-four (24) of these dwellings being exclusively for Watch Us Farm serving high-functioning adults with intellectual disabilities. The proposed development includes four points of vehicular access:

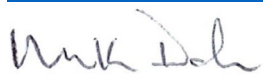
- One main entry being on U.S. 421 providing direct access to the northern area of the PUD which is exclusively residential uses;
- A second main entry on CR 200 South to serve the southern section of the PUD which is mostly residential uses;
- A third access is on CR 200 South which would provide access to the Watch Us Grow Campus;
- A fourth access is on CR 200 South providing access to the Maple Lane Commons Use Block.

Provided are links to the following project-related materials:

Link to Letters of Interest: [Letters of Interest](#)

Link to the Plan Commission Staff Report, including Petitioner's Commitments (Exhibit 5B):
[2025-53-Z: Staff Report with Exhibits](#)

Link to Updated PUD Ordinance incorporating changes required by the Plan Commission:
[The Maple Lane Club of Bradley Ridge PUD Ordinance \(including PC changes\)](#)



Mike Dale, Plan Commission Secretary

2026 Non-DLGF Budget

November 3, 2025



The Mechanics of the Non-DLGF Budget

- The non-DLGF budget consists of Funds that are fee based, grants, donations, bond proceeds, etc. These Funds do not receive tax dollars.
- Expenditures in a non-DLGF budget will almost always be greater than the estimated revenues for the year.
- Many of these Funds sit and accumulate for a while until a project/expense comes up and the dollars need to be appropriated.

The Mechanics of the non-DLGF Budget cont'd

	REVENUES	EXPENSES
2023	\$ 10,313,369.00	\$ 14,466,888.00
2024	\$ 7,199,329.00	\$ 18,872,794.00
2025	\$ 6,695,270.00	\$ 11,039,429.63
2026 (proposed)	\$ 7,382,230.00	\$ 11,412,538.68

Expenditures

- Wastewater Operating Improvements (1.2M) – Per Crowe, these funds are being appropriated as part of the bond project for Wastewater.
- Wastewater Availability Fee Infrastructure (1.6M) - Per Crowe, these funds are being appropriated as part of the bond project for Wastewater.
- Golf Course Construction – The golf course management agreement states that \$100,000 is to be appropriated each year for capital improvements. It may not always be used. In 2026, the golf course will be constructing a new concession stand.

Revenues

- The estimated revenues are approximately 10% more in 2026 vs. 2025. This is mostly made up of:
 - Increase in (intake) Wastewater Availability Fees
 - Increase in (intake) of Wastewater Fees
 - Increase in registrations, etc. for the Parks dept.
- In 2026 the revenue (minimum of \$50,000) received from the golf course will be split 50/50.
 - 50% (\$25,000) will go to the Parks Department Non-Reverting Operating Fund.
 - 50% (\$25,000) will go in the golf course fund. This revenue has been added to the revenues for 2026.

Thank You

November 3, 2025



**ORDINANCE 2025 -25
OF THE TOWN OF ZIONSVILLE**

**AN ORDINANCE ESTABLISHING THE 2025 BUDGET
FOR NON-DLGF FUNDS**

WHEREAS, the Department of Local Government Finance only reviews tax supported funds; and

WHEREAS, the Town has funds that are not reviewed by Department of Local Government Finance; and

WHEREAS, it brings transparency and accountability for Town Council to review and appropriate certain Non-DLGF funds; and

WHEREAS, Exhibit A includes revenue estimates for the Non-DLGF funds; and

WHEREAS, Exhibit B includes expense estimates for the Non-DLGF funds.

NOW BE IT ORDAINED BY, the Town Council of the Town of Zionsville, Boone County, Indiana:

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. That for the expenses of Zionsville Civil Town for the year ending December 31, 2026 the sums herein specified are hereby appropriated.

Section 3. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law.

Section 4. This ordinance/resolution shall be in full force and effect from and after its passage and approval by the Common Council and the Mayor.

Introduced and filed on this 3rd day of November, 2025. A motion to consider on First Reading was sustained by a vote of _____in favor and __opposed, pursuant to Indiana Code § 36-5-2-9.8.

DULY PASSED AND ADOPTED this____day of____2025.,by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of ____in favor and _____opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

	YEA Signature	NAY Signature
Jason Plunkett, President		
Brad Burk, Vice-President		
Sarah Esterline Sampson, Member		
Tim McElderry, Member		
Craig Melton, Member		
Evan Norris, Member		
Joseph Stein, Member		

I hereby certify that the foregoing Ordinance was delivered to the Town of Zionsville Mayor John Stehr on the _____ day of _____, 2025, at ____ A.M./P.M.

ATTEST: _____
Amelia Lacy, Municipal Relations Coordinator

**MAYOR'S
APPROVAL**

John Stehr, Mayor

DATE

MAYOR'S VETO

John Stehr, Mayor

DATE

Exhibit A

2026 Budget Request

Non-DLGF Fund Revenues

Town of Zionsville, Indiana

Fund #	Local Fund Name	Local Rev Name	2026 Budget
2211	Parks Non-Revert Op	Registration Fees	\$103,000
2211	Parks Non-Revert Op	Golf Course	\$25,000
2211	Parks Non-Revert Op	Sponsorships	\$35,000
2211	Parks Non-Revert Op	Rental of Property	\$15,000
2211	Parks Non-Revert Op	Reimbursements/Refunds	\$5,000
2211	Parks Non-Revert Op	Sale of Merchandise	\$1,500
2211	Parks Non-Revert Op	Snack Sales	\$6,000
2211	Parks Non-Revert Op Total		\$190,500
2302	Donation	Park Donations - General	\$30,000
2302	Donation	Park Donations – CNP	\$150,000
2302	Donation Total		\$180,000
6604	Trash	Trash Fees	\$1,075,000
6604	Trash	Solid Waste Fees	\$25,000
6604	Trash	Late Fees	\$3,000
6604	Trash Total		\$1,103,000
4671	Park Impact Fee (New 2022)	Park Impact fees (New 2022)	\$400,000
453	Park Impact Fee (New 2022) Total		\$400,000
6206	Availability Fee Capital Fund	Availability Fees	\$800,000
6206	Availability Fee Capital Fund Total		\$800,000
6201	Wastewater Operating	Billing	\$3,800,000
6201	Wastewater Operating	Interest	\$100,000
6201	Wastewater Operating	Late Fees	\$12,000
6201	Wastewater Operating	Inspection Permits	\$6,000

6201	Wastewater Operating Total		\$3,918,000
6701	Golf Course Operating	Misc Revenue (Management Fee)	\$25,000
6701	Golf Course Operating		\$25,000
3308	Sewage Work Bond- Interest	Transfer	\$765,730
3308	Sewage Work Bond- Interest Total		\$765,730
Grand Total			\$7,382,230

Exhibit B

2026 Budget Request

Non-DLGF Fund Expenses

Town of Zionsville, Indiana

Fund	Fund Name	Dept	Appropriation #	Appropriation Title	2026 Proposed Budget
2211	Park Non Reverting Operating	Park	2211500113	Part-time Salary	\$75,000.00
2211	Park Non Reverting Operating	Park	2211500120	FICA-Medicare	\$9,000.00
2211	Park Non Reverting Operating	Park	2211500224	Op Equip-Parts-Tools-Supplies	\$15,000.00
2211	Park Non Reverting Operating	Park	2211500235	Programming	\$15,000.00
2211	Park Non Reverting Operating	Park	2211500375	Contractual Services	\$20,000.00
2211	Park Non Reverting Operating	Park	2211500394	Software Licensing	\$2,000.00
2211	Park Non Reverting Operating	Park	2211500395	Refunds-Reimbursements	\$10,000.00
	Park Non Reverting Operating			TOTAL	\$146,000.00
2215	EMS Fund	Fire	2215210949	Transfer Out	\$1,000,000.00
	EMS Fund			TOTAL	\$1,000,000.00
2228	Police Continuing Education	Police	2228200352	Travel/Training	\$5,000.00
	Police Continuing Education			TOTAL	\$5,000.00
2230	Clerk Record Perpetual Fund	Court	2230135214	Office Supplies	\$800.00
	Clerk Record Perpetual Fund			TOTAL	\$800.00
2300	Police Donations	Police	2300200364	Police General Donations	\$4,500.00
	Police Donations			TOTAL	\$4,500.00
2302	Park Donations	Park	2302500335	General Park Donations	\$65,000.00
	Park Donations			TOTAL	\$65,000.00
2500	Town Hall Improvement	Non-Departmental	2500999375	Contractual Services	\$8,000.00
	Town Hall Improvement			TOTAL	\$8,000.00
3308	Sewage Works Bond & Interests	Wastewater	3308350701	Principal	\$495,000.00
3308	Sewage Works Bond & Interests	Wastewater	3308350702	Interest	\$242,779.25
	Sewage Works Bond & Interests			TOTAL	\$737,779.25
3318	Town Hall Lease Rental Payment	Non-Departmental	3318999700	Lease Payment	\$668,500.00
	Town Hall Lease Rental Payment			TOTAL	\$668,500.00
3322	SRF Sewer Bond & Int 2010	Wastewater	3322350701	Principal	\$80,000.00

3322	SRF Sewer Bond & Int 2010	Wastewater	3322350702	Interest	\$8,000.00
	SRF Sewer Bond & Int 2010			TOTAL	\$88,000.00
4414	2019 Sewage Works Construction	Wastewater	4414350490	Construction	\$1,245,134.93
	2019 Sewage Works Construction			TOTAL	\$1,245,134.93
4672	Park Impact Fee (Old)	Park	4672500490	Construction	\$60,000.00
	Park Impact Fee (Old)			TOTAL	\$60,000.00
6201	Wastewater	Wastewater	6201350111	Salary	\$767,330.00
6201	Wastewater	Wastewater	6201350111	Salary - DPW 8%	\$71,690.00
6201	Wastewater	Wastewater	6201350112	Over-time Salary	\$50,000.00
6201	Wastewater	Wastewater	6201350114	WW/STIPEND	\$30,000.00
6201	Wastewater	Wastewater	6201350120	FICA-Medicare	\$64,884.00
6201	Wastewater	Wastewater	6201350120	Fica/Medi DPW 8%	\$5,604.00
6201	Wastewater	Wastewater	6201350121	PERF Retirement	\$113,340.00
6201	Wastewater	Wastewater	6201350122	401a Match Retirement	\$25,555.00
6201	Wastewater	Wastewater	6201350122	Health Insurances	\$161,934.00
6201	Wastewater	Wastewater	6201350124	GTL/Disability	\$5,150.00
6201	Wastewater	Wastewater	6201350125	Workers' Compensation	\$12,753.00
6201	Wastewater	Wastewater	6201350128	Longevity	\$9,325.00
6201	Wastewater	Wastewater	6201350211	Postage	\$30,000.00
6201	Wastewater	Wastewater	6201350213	Uniforms	\$15,000.00
6201	Wastewater	Wastewater	6201350214	Office Supplies	\$16,000.00
6201	Wastewater	Wastewater	6201350221	Chemicals	\$150,000.00
6201	Wastewater	Wastewater	6201350223	Laboratory Supplies	\$35,000.00
6201	Wastewater	Wastewater	6201350224	Op Equip-Parts-Tools-Supplies	\$30,000.00
6201	Wastewater	Wastewater	6201350230	Fuel-Vehicle	\$25,000.00
6201	Wastewater	Wastewater	6201350241	License and Permits	\$11,030.00
6201	Wastewater	Wastewater	6201350310	Consulting	\$80,000.00
6201	Wastewater	Wastewater	6201350341	Property-Casualty Insurance	\$100,000.00
6201	Wastewater	Wastewater	6201350342	Electric	\$195,000.00
6201	Wastewater	Wastewater	6201350343	Natural Gas	\$25,000.00
6201	Wastewater	Wastewater	6201350344	Water-Sewer	\$10,000.00
6201	Wastewater	Wastewater	6201350352	Travel-Training-Seminars	\$11,000.00
6201	Wastewater	Wastewater	6201350354	Legal Notices	\$1,500.00
6201	Wastewater	Wastewater	6201350364	Promotions	\$1,000.00
6201	Wastewater	Wastewater	6201350365	Vehicle Repair and Maintenance	\$20,000.00
6201	Wastewater	Wastewater	6201350366	Building Repair & Maintenance	\$10,000.00

6201	Wastewater	Wastewater	6201350367	Equipment Repair & Maintenance	\$215,000.00
6201	Wastewater	Wastewater	6201350375	Contractual Services	\$139,000.00
6201	Wastewater	Wastewater	6201350395	Refunds-Reimbursements	\$6,000.00
6201	Wastewater	Wastewater	6201350439	Vehicle	\$80,000.00
6201	Wastewater	Wastewater	6201350442	Infrastructure	\$74,000.00
6201	Wastewater	Wastewater	6201350445	Equipment	\$15,000.00
6201	Wastewater	Wastewater	6201350949	Transfer	\$765,729.50
62201	Wastewater	Wastewater	6201350444	Improvements	\$1,200,000.00
Wastewater				TOTAL	\$4,577,824.50
6206	Wastewater - Availability Fee	Wastewater	6206350442	Infrastructure	\$1,600,000.00
Wastewater - Availability Fee				TOTAL	\$1,600,000.00
6604	Trash	Wastewater	6604850395	Refunds-Reimbursements	\$1,000.00
6604	Trash	Wastewater	6604850396	Trash Fees	\$1,075,000.00
6604	Trash	Wastewater	6604850399	Solid Waste Fees	\$25,000.00
Trash				TOTAL	\$1,101,000.00
6607	Golf Course	Golf Course	6607500375	Contractual Services	\$5,000.00
6607	Golf Course	Golf Course	6607500490	Construction	\$100,000.00
Golf Course				TOTAL	\$105,000.00

\$11,412,538.68



To: Town Council
From: Jo Kiel
Re: Memo for Agenda Item November 3, 2025 – 2026 Salary Ordinance

The 2026 Salary Ordinance, Exhibit A, includes the following updates:

- Police Department:
 - Captain – general description has been edited to include specific job titles
Captain of Administration, Captain of Operations
- Fire Department:
 - Deputy Chief - general description has been edited to include specific job titles
Deputy Chief of Administration and Deputy Chief of Operations; existing positions
 - Division Chief - general description has been edited to include specific job titles
Division Chief of Training and Safety, Division Chief of Fleet Services, Division
Chief of EMS; existing positions
 - Captain – general description has been edited to include specific job titles
Captain of Training, Captain of Planning; existing positions
 - Deputy Fire Marshal – new position created
 - Fleet Mechanic II – existing position, new job title added
- Department of DPW:
 - Safety Committee – stipended deleted
- Parks and Recreation Department:
 - Director of Maintenance position deleted as it was not funded in 2026
 - Park Maintenance Team Lead position deleted as it was not funded in 2026
 - Safety Committee – stipended deleted
- Wage Increase
 - 2% all staff

Attachment B, Elected Officials:

- 2% all elected officials
- Note: The 2026 Salary Ordinance will reflect a 2% increase in maximum salary for the Mayor. Mayor Stehr declined the wage increase resulting in his actual salary remaining flat.

Attachment C, Holiday Schedule:

- Updated for 2026
- Election days added

Attachment D, Longevity Pay:

- \$2,000 increase at the 20 year mark



Approved by:	<i>Jo Kiel, Director of Human Resources</i>
Date approved:	<i>August 2025</i>
Job title	<i>Deputy Fire Marshal, pay grade PS-30</i>
Reports to	<i>Fire Marshal</i>
FLSA	<i>Non-Exempt</i>
NCCI/Workers Comp	<i>7710 Fire</i>
EEOC	<i>Service Workers</i>

Job purpose

This position is responsible for conducting fire and life safety inspections, records management, building/development plan reviews for relevant life safety items, as set forth by the Fire Marshal. This position also conducts fire incident investigations to determine cause and origin.

Duties and responsibilities

Working under the direction of the Fire Marshal, this position requires execution of specific technical duties, which include:

- Conduct building and site reviews of proposed projects for applicable State and local building & fire code compliance regarding relevant life-safety criteria
- Inspections of pre-existing buildings
- Maintain records and prepare reports on activities and projects
- Conduct fire investigations for cause and origin
- Carry out task functions as assigned by the Fire Marshal

Qualifications

Qualifications include:

- Must possess or obtain in the first year *and maintain*:
 - Indiana Department of Homeland Security Certified Fire Inspector I/II or equivalent
 - ICC Certified Fire Inspector 1
 - Indiana Department of Homeland Security Certified Fire Investigator or equivalent
 - OSHA 10 Certification and renew every 5-years
- Advanced knowledge of the principles, practices, and administration of the fire prevention industry
- Technical understanding of fire protection systems commonly employed in buildings to alert occupants and protect property
- Must possess and maintain a valid driver license
- Must have the physical ability to carry out all on-site inspection and investigation activities
- This position requires inter-personal and decision-making skills to effectively direct staff, other fire department personnel, and the general public

- Minimum education of a high school diploma or equivalent is required. The position also requires a minimum of 5 years in code enforcement
- Proficient with Microsoft Office Suite or related software

Working conditions

The position may at times require limited travel and working outside of normal business hours. The atypical situations that may be encountered while performing fire service functions may often be unpredictable and under extraordinary conditions. The position may require “after-hours” emergency response to assist with fire investigation, hazard mitigation or scene stabilization.

Physical requirements

Fire inspections and investigations may require the ability to combine the disparate challenges of operating in a dangerous environment, and also to be a friendly, helpful contact for the citizens and visitors to Zionsville. The nature of the work requires personnel to be available on an emergency basis and to work extended hours as required. Other situations of a non-emergency nature may also require activity beyond the normal workday.

Direct reports

None

Employee Signature:	
Date:	
Print Name:	

**ORDINANCE NO. 2025-26
OF THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA**

**AN ORDINANCE ESTABLISHING THE COMPENSATION TO BE PAID TO
OFFICIALS AND EMPLOYEES OF THE TOWN OF ZIONSVILLE, INDIANA
FOR CALENDAR YEAR 2026**

WHEREAS, Resolution 2014-11, Reorganization 2.0 (“Reorganization”) and specifically provision ZR2A21 states that subject to the approval of the Town Council of the Town of Zionsville (“Town Council”), the Mayor shall fix the compensation of each appointive officer, deputy and other employee of the Town of Zionsville (“Town”); and

WHEREAS, pursuant to Reorganization, the Town Council may reduce, but not increase, any compensation fixed by the Mayor; and

WHEREAS, compensation must be fixed not later than November 1 each year for the ensuing budget year; and

WHEREAS, compensation so fixed may be increased or decreased by the mayor for the year in which it is fixed; and

WHEREAS, the Town Council shall fix the compensation paid to each elected Town Officer; and

WHEREAS, the compensation of an elected town officer may not be changed in the year for which it is fixed, and may not be reduced to an amount below the amount fixed for the previous year; and

WHEREAS, the Town is committed to providing a competitive compensation program based on the experience, education, competencies, and contributions of each employee; and

WHEREAS, the Town has a need to create a new position titled Deputy Fire Marshal to provide additional support to the existing Fire Marshall in the areas of fire inspections, plan review, and other departmental programs; and

WHEREAS, the Town has a need to add the new position titles of Deputy Chief of Operations and Deputy Chief of Administration to replace the title of Deputy Chief in the Fire Department to more accurately represent the positions; and

WHEREAS, the Town has a need to add a new position title of Division Chief of Training and Safety in the Fire Department; and

WHEREAS, the Town will update the Division Chief position title to Division Chief of

Training and Safety to more accurately represent the position; and

WHEREAS, the Town has a need to add a new position title of Division Chief of Fleet Services in the Fire Department; and

WHEREAS, the Town will update the Division Chief position title to Division Chief of Fleet Services to more accurately represent the position; and

WHEREAS, the Town has a need to add a new position title of Division Chief of EMS in the Fire Department; and

WHEREAS, the Town will update the Division Chief position title to Division Chief of EMS to more accurately represent the position; and

WHEREAS, the Town has a need to add a new position title of Captain of Training in the Fire Department; and

WHEREAS, the Town will update the Captain position title to Captain of Training to more accurately represent the position; and

WHEREAS, the Town has a need to add a new position title of Captain of Planning in the Fire Department; and

WHEREAS, the Town will update the Captain position title to Captain of Planning to more accurately represent the position; and

WHEREAS, the Town has a need to add a new position title of Fleet Mechanic II; and

WHEREAS, the Town will update the Fleet Mechanic position title to Fleet Mechanic II in the Fire Department to allow for growth in the position and in the department; and

WHEREAS, the Town has a need to add a new position title of Captain of Administration in the Police Department; and

WHEREAS, the Town will update the Captain position title to Captain of Administration to more accurately represent the position; and

WHEREAS, the Town has a need to add a new position title of Captain of Operations in the Police Department; and

WHEREAS, the Town will update the Captain position title to Captain of Operations to more accurately represent the position.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Town Council of the Town of Zionsville, Indiana as follows:

Section 1. Salary and Wages. The 2026 positions and the salary and/or wages for the employees and elected officials of the Town of Zionsville are hereby set as detailed in attached Exhibit A and Exhibit B which are incorporated herein by reference. Full-time employees who work only part of 2026 shall be paid a prorated portion of the annual wage based upon work performed. The salary and/or wages in Exhibit A and Exhibit B do not include all forms of compensation and are therefore in addition to other forms of compensation and benefits as set forth in this Ordinance, other ordinances, or policies. The attached and incorporated 2026 Town of Zionsville Salary Administration Guidelines are hereby approved and adopted in its entirety.

Section 2. Employment. All employees shall be paid compensation set by the Mayor and according to this Ordinance and the attached 2026 Town of Zionsville Salary Administration Guidelines, Exhibit A. Unless otherwise mandated by statute, all employment with the Town is “at will” and subject to employment performance being satisfactory to the Mayor.

Section 3. Overtime. With the exception of firefighters and police officers, non-exempt employees working more than forty (40) hours during said workweek shall be compensated at the rate of one and one half (1 ½) times the normal hourly rate for hours worked more than forty (40) hours.

Section 4. Compensatory Time Off in Lieu of Overtime Pay. Employees may request compensatory time off in lieu of overtime which will be at the discretion of the department head. Compensatory time off, if granted, shall accrue at the rate of one and one-half (1 1/2) hours for each hour of overtime worked. Any overtime shall be in addition to the base salary and wage amounts referred to in Exhibit A. Employees for the Town of Zionsville who are exempt under the Fair Labor Standards Act (FLSA) shall not receive overtime pay except where specified in this ordinance.

Section 5. Non-Exempt Firefighters and Non-Exempt Police Officers. Non-Exempt firefighters work a twenty-one (21)-day, 144- hour pay period. Non-exempt firefighters will be paid overtime pay at the rate of one and one-half (1 ½) times their regular rate of pay for all hours worked more than 159 hours in a twenty-one -day period. Non-exempt police officers work a fourteen (14)-day pay period with varied shifts. Non-exempt police officers will be paid overtime pay at the rate of one and one-half (1 ½) times their regular rate of pay for all hours worked more than 86 hours in a fourteen (14)-day pay period. Non-FLSA overtime, also known as “gap time overtime,” will be paid at the normal hourly rate.

Section 6. Differential Pay for Exempt Employees Assigned to Special Training or Projects. Exempt-Salaried employees will receive differential pay while attending FBI Academy or while working special state or federal projects (e.g. Indiana Criminal Justice Institute (ICJI)) for each hour worked greater than forty (40) hours in the applicable payroll period, provided that the employee was required to work the additional hours during and as the result of an event. Differential pay will be calculated as the employee’s hourly rate (total yearly salary divided by two thousand and eighty (2080)) multiplied by one and one half (1 ½) for each hour worked during the declared emergency more than forty (40) hours per week.

Section 7. Emergency Differential Pay for Exempt Employees. Exempt-Salaried employees will receive emergency differential pay during a declared emergency for each hour worked greater than forty (40) hours in the applicable payroll period, provided that the employee was required to work the additional hours during and as the result of a declared emergency. For purposes of this section, a declared emergency includes dates (i) during which the Mayor has declared in writing a local disaster emergency for the Town of Zionsville (whether for some or all employees), (ii) during which the employee is activated as a member of the National Urban Search and Rescue Response System (e.g. Indiana Task Force 1) or similar federal or state emergency response unit. Emergency differential pay will be calculated as the employee's hourly rate (total yearly salary divided by two thousand and eighty (2080)) multiplied by one and one half (1 ½) for each hour worked during the declared emergency more than forty (40) hours per week.

Section 8. Mileage. Any employee using their personal vehicle while on official Town of Zionsville business is eligible to be reimbursed for mileage at the current IRS rate. No mileage reimbursement is allowed for attendance at meetings of local boards, councils, or commissions for meetings held within the Town of Zionsville.

Section 9. Longevity Pay. The Town of Zionsville Longevity Pay Guidelines – 2026 setting forth a benefit rewarding full-time employees based on years of service is attached hereto as Exhibit C and incorporated herein.

Section 10. Holidays. The schedule of holidays and dates celebrated by time off work for pay in 2026 is attached hereto as Exhibit D and incorporated herein.

Section 11. Benefits. All full-time employees shall be eligible to receive group health, dental and vision insurance, with the Town to pay a portion based upon the insurance option chosen by the employee.

Section 12. Boards and Commissions. Boards and Commissions shall be paid compensation set by the Mayor and according to this Ordinance and the attached 2026 Town of Zionsville Administration Guidelines, Exhibit A.

Section 13. Elected Officials. Elected Officials shall be paid compensation set by the Town Council and according to this Ordinance and the attached 2026 Town of Zionsville Salary Administration Guidelines, Exhibit B.

Section 14. Payments. Employees of the Town of Zionsville will be paid on a biweekly pay schedule. The Mayor of the Town of Zionsville will be paid on a biweekly pay schedule. Town Councilors, Prosecutor and Judge shall be paid their salary in twelve (12) equal installments on the last payday of the month. Plan Commission Members, Board of Zoning Appeals Members and Parks Board Members will be paid at the end of each year, or until they are no longer serving, by the Finance Department. Police Commissioners and Safety Board Members, who are also not members of the Town Council, shall be paid their per meeting rate for all meetings attended on the last payroll of the year.

Section 15. Construction of Clause Headings. The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit, or extend the scope or intent of the clause to which they appertain.

Section 16. Repeal of Conflicting Ordinances. The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.

Section 17. Severability. If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of the Ordinance.

Section 18. Duration and Effective Date. The provisions of this Ordinance shall take effect January 1, 2026, following the date of its passage by the Town Council and signature by the Mayor in the manner prescribed by Ind. Code. § 36-5-2-10(a) and shall remain in full force and effect until December 31, 2026, unless subsequently amended by ordinance.

Introduced and filed on the ____ day of _____, 2025. A motion to consider on First Reading was sustained by a vote of ____ in favor and ____ opposed, pursuant to Indiana Code § 36-5-2-9.8.

DULY PASSED AND ADOPTED this ____ day of _____, 2025, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of _____ in favor and __ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

	YEA Signature	NAY Signature
Jason Plunkett, President		
Brad Burk, Vice-President		
Tim McElderry, Member		
Craig Melton, Member		
Evan Norris, Member		
Sarah Esterline Sampson, Member		
Joseph Stein, Member		

I hereby certify that the foregoing Ordinance was delivered to Town of Zionsville Mayor John Stehr on the _____ day of _____ 2025, at _____ m.

ATTEST: _____
Amelia Anne Lacy,
Municipal Relations Coordinator

MAYOR'S APPROVAL

John Stehr, Mayor

DATE

MAYOR'S VETO

John Stehr, Mayor

DATE



To: Town Council
From: Jo Kiel
Re: Memo for Agenda Item November 3, 2025 – 2026 Salary Ordinance

The 2026 Salary Ordinance, Exhibit A, includes the following updates:

- Police Department:
 - Captain – general description has been edited to include specific job titles
Captain of Administration, Captain of Operations
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Chief of EMS; existing positions
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 - 2% all staff

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- 2% all elected officials
- Note: The 2026 Salary Ordinance will reflect a 2% increase in maximum salary for the Mayor. Mayor Stehr declined the wage increase resulting in his actual salary remaining flat.

Attachment C, Holiday Schedule:

- Updated for 2026
- Election days added

Attachment D, Longevity Pay:

- \$2,000 increase at the 20 year mark

Exhibit A
2026 Salary Ordinance
Town of Zionsville
Salary Administration Guidelines

Department	Title	2026 Maximum Stipend	2026 Maximum Base Salary for Position	FLSA Status Exempt or Non- Exempt
Administration	Chief Legal Counsel		195,035	Exempt
	Deputy Mayor		147,900	Exempt
	Economic Development Project Manager		91,555	Exempt
	Executive Administrative Assistant to Mayor		76,500	Non-exempt
Finance and Records	Director of Finance and Records		143,151	Exempt
	Deputy Director of Finance and Records		89,105	Non-exempt
	Municipal Relations Coordinator		88,259	Exempt
	Accounting and Asset Administrator		73,917	Non-exempt
	Account Specialist		67,790	Non-exempt
	Court and Social Services Administrator		59,405	Non-exempt
IT	IT Manager		123,945	Exempt
	IT Support Manager		81,201	Exempt
	Audio Visual Support Tech		61,843	Non-exempt
Human Resources	Director of Human Resources		143,151	Exempt
	Benefits and Payroll Manager		89,105	Non-exempt
	Human Resource Coordinator		68,670	Non-exempt
Communications	Communication Manager		86,701	Exempt
Planning and Building	Director of Planning and Building		143,151	Exempt
	Manager - Permitting and Inspections		92,618	Exempt
	Senior Inspector		91,555	Non-exempt
	Building Inspector		91,555	Non-exempt
	Senior Planner		91,555	Non-exempt
	Associate Planner		75,098	Non-exempt
	Assistant Planner		69,575	Non-exempt
	Permit Technician		72,975	Non-exempt
	Zoning Technician		66,300	Non-exempt
Police	Chief of Police		143,151	Exempt
	Captain of Administration		130,780	Exempt
	Captain of Operations		130,780	Exempt
	Administrative Manager		84,864	Non-exempt
	Admin. Asst.		58,516	Non-exempt
	Lieutenant		105,277	Non-exempt
	Sergeant		100,571	Non-exempt
	Corporal		91,555	Non-exempt
	Patrol Officer 1		84,817	Non-exempt
	Patrol Officer 2		77,712	Non-exempt
	Master Designation	\$6,500.00		
	Canine Officer Stipend	\$3,650.00		
	Investigator	\$2,500.00		
	Tier 1 - Highly Specialized Teams			
	Special Response Team, Crisis			
	Negotiations, Crime Scene, Task Force	\$1,000.00		
	Tier 2 - Specialized Skills	\$750.00		
	Psychomotor Skills Instructor, School			
	Resource Officer, Field Training Officer,			
	Reconstructionist			
	Tier 3 - General	\$500.00		
	Physical Fitness, Honor Guard, Non-			
	psychomotor Skills Instructor, Car Seat			
	Technician, Bike Patrol, LETB Generalist			
	Instructor, Mobile Field Force, Bilingual			
	Special Event Pay (Per 1 hour)	\$60.00		

Per Hour Shift Differential - weekend and nights \$1.00

Professional Education

30 credit hours	\$500.00
Associates Degree	\$1,000.00
Bachelor's Degree	\$2,000.00
Master's Degree	\$2,500.00
Doctorate	\$3,000.00

Professional Education Maximum - Only one Professional Education Stipend may be awarded per employee

Maximum \$2,500 per employee, excluding Master Designation, Canine, Physical Fitness, SRO, Investigation, Prof Educ.

Fire

Chief of Fire	143,151	Exempt
Deputy Chief of Administration	130,780	Exempt
Deputy Chief of Operations	130,780	Exempt
Administrative Manager	84,864	Non-exempt
Executive Admin Asst	68,952	Non-exempt
Fire Marshal	115,851	Non-exempt
Division Chief of Training and Safety	115,850	Exempt
Division Chief of Fleet Services	115,850	Exempt
Division Chief of EMS	115,850	Exempt
Battalion Chief	105,277	Non-exempt
Community Risk Reduction Manager	105,277	Non-exempt
Captain	100,571	Non-exempt
Captain of Training	100,571	Non-exempt
Captain of Planning	100,571	Non-exempt
Lieutenant	91,555	Non-exempt
Deputy Fire Marshal	91,555	Non-exempt
Engineer	88,580	Non-exempt
Firefighter III	84,817	Non-exempt
Fire Inspector	84,817	Non-exempt
Firefighter II	77,712	Non-exempt
Firefighter I	69,214	Non-exempt
Probationary FF	64,760	Non-exempt
Fleet Mechanic II	67,600	Non-exempt

Paramedic Annual Stipend	\$5,400.00
Engineer/Lieutenant Rideout Pay (per 12 hour shift)	\$22.00
FF/Lieutenant Rideout Pay (per 12 hour shift)	\$27.00
FF/Engineer Rideout Pay (per 12 hour shift)	\$14.00
Ambulance Rideout Pay (per 12 hour shift)	\$16.50
B/C Rideout Pay (per 12 hour shift)	\$26.00
CPR Instructor Pay (Per 1 hour)	\$50.00
Special Event Pay (Per 1 hour)	\$60.00
Holiday Pay (per 24 hour shift)	\$300.00
CDL Stipends (Fleet Services Only)	\$1,750.00
Tier 1 - Specialty Position Leadership Status	\$1,500.00
Honor Guard, Shift Training, Recruitment, Peer Support, Technology Support, CPR Coordinator, Peer Fitness	
Tier 2 - Special Position Member	\$500.00
Honor Guard, Peer Fitness, Peer Support, Recruitment, Committees (Awards, Safety, EMS, SOG, Apparatus), Mentor, Bilingual, PIO	
Professional Education	
30 credit hours	\$500.00
Associates Degree	\$1,000.00
Bachelor's Degree	\$2,000.00
Master's Degree	\$2,500.00
Doctorate	\$3,000.00

Professional Education Maximum - Only one Professional Education Stipend may be awarded per employee

Maximum \$2,500 per employee, excluding Paramedic and Prof Educ.

Department of Public Works	Director of Department of Public Works	143,151	Exempt
	Deputy Director of DPW	122,401	Exempt
	Right-of-Way Manager	73,383	Non-exempt
	Executive Admin Asst	69,723	Non-exempt
	CDL Stipend (All DPW)	\$1,750	
	Safety Committee	\$1,500	
Engineering	Engineering Supervisor	123,945	Exempt
	Engineer	96,024	Exempt
	Construction Inspector	84,865	Non-exempt
Wastewater	Supervisor of Wastewater	103,191	Exempt
	Chief Operator	74,257	Non-exempt
	Wastewater Administrative Mgr.	84,864	Non-exempt
	Lab Manager	71,714	Non-exempt
	Collection Operator	60,228	Non-exempt
	Plant Operator	60,228	Non-exempt
	Lab Technician	60,228	Non-exempt
	Billing Administrator	60,228	Non-exempt
	IDEM Wastewater License Class I	\$1,000	
	IDEM Wastewater License Class II	\$1,000	
	IDEM Wastewater License Class III	\$1,500	
	IDEM Wastewater License Class IV	\$2,500	
	IWEA Collection System Operator Class I	\$750	
	IWEA Collection System Operator Class II	\$750	
	IWEA Collection System Operator Class III	\$750	
	IWEA Collection System Operator Class IV	\$750	
Streets	Supervisor of Streets	94,040	Exempt
	Senior Team Lead	82,948	Non-exempt
	Team Lead	77,759	Non-exempt
	Technician	65,767	Non-exempt
Stormwater	Supervisor of Stormwater	103,191	Exempt
	Sr Stormwater Tech	77,758	Non-exempt
	Stormwater Tech	68,003	Non-exempt
Facilities	Facilities Manager	95,016	Exempt
	Facilities Tech	60,678	Non-exempt
Parks and Recreation	Superintendent	143,151	Exempt
	Director of Recreational Services	92,618	Exempt
	Director of Maintenance	92,618	Exempt
	Senior Team Lead	78,052	Non-exempt
	Park Maintenance Tech Team Lead	67,422	Non-exempt
	Park Maintenance Skill Tech	63,240	Non-exempt
	Naturalist	63,240	Non-exempt
	Natural Resource Tech	63,240	Non-exempt
	Recreational Coordinator	63,240	Non-exempt
	Welcome Center Coordinator	62,378	Non-exempt
	Park Maintenance Tech	60,228	Non-exempt
	Seasonal Parks Maintenance Tech	39,886	Non-exempt
	Seasonal Recreational Services Asst.	35,408	Non-exempt
	Safety Committee Stipend	\$1,500	
	CDL Stipend	\$1,750	
Part-time Rate	All Departments (maximum rate)	50	
	<i>Includes professional, project-based, internships, permanent and intermittent</i>		
Bonus	All Departments		
	<i>Project bonus for exemplary leadership of project or spot bonus for a specific behavior, action, or result.</i>	Up to 5% of salary, Maximum \$3,000	

Commissions/Boards

Plan Commission Member	480
BZA Member	480
Parks Board Member	480
Police Commission Member	\$25 per meeting
Safety Board Member	\$25 per meeting

Exhibit A
2026 Salary Ordinance
Town of Zionsville
Salary Administration Guidelines

Department	Title	2026 Maximum Stipend	2026 Maximum Base Salary for Position	FLSA Status <i>Exempt or Non- Exempt</i>
Administration	Chief Legal Counsel		195,035	Exempt
	Deputy Mayor		147,900	Exempt
	Economic Development Project Manager		91,555	Exempt
	Executive Administrative Assistant to Mayor		76,500	Non-exempt
Finance and Records	Director of Finance and Records		143,151	Exempt
	Deputy Director of Finance and Records		89,105	Non-exempt
	Municipal Relations Coordinator		88,259	Exempt
	Accounting and Asset Administrator		73,917	Non-exempt
	Account Specialist		67,790	Non-exempt
	Court and Social Services Administrator		59,405	Non-exempt
IT	IT Manager		123,945	Exempt
	IT Support Manager		81,201	Exempt
	Audio Visual Support Tech		61,843	Non-exempt
Human Resources	Director of Human Resources		143,151	Exempt
	Benefits and Payroll Manager		89,105	Non-exempt
	Human Resource Coordinator		68,670	Non-exempt
Communications	Communication Manager		86,701	Exempt
Planning and Building	Director of Planning and Building		143,151	Exempt
	Manager - Permitting and Inspections		92,618	Exempt
	Senior Inspector		91,555	Non-exempt
	Building Inspector		91,555	Non-exempt
	Senior Planner		91,555	Non-exempt
	Associate Planner		75,098	Non-exempt
	Assistant Planner		69,575	Non-exempt
	Permit Technician		72,975	Non-exempt
	Zoning Technician		66,300	Non-exempt
Police	Chief of Police		143,151	Exempt
	Captain of Administration		130,780	Exempt
	Captain of Operations		130,780	Exempt
	Administrative Manager		84,864	Non-exempt
	Admin. Asst.		58,516	Non-exempt
	Lieutenant		105,277	Non-exempt
	Sergeant		100,571	Non-exempt
	Corporal		91,555	Non-exempt
	Patrol Officer 1		84,817	Non-exempt
	Patrol Officer 2		77,712	Non-exempt
	Master Designation	\$6,500.00		
	Canine Officer Stipend	\$3,650.00		
	Investigator	\$2,500.00		
	Tier 1 - Highly Specialized Teams			
	Special Response Team, Crisis			
	Negotiations, Crime Scene, Task Force	\$1,000.00		
	Tier 2 - Specialized Skills	\$750.00		
	Psychomotor Skills Instructor, School			
	Resource Officer, Field Training Officer,			
	Reconstructionist			
	Tier 3 - General	\$500.00		

Physical Fitness, Honor Guard, Non-
psychomotor Skills Instructor, Car Seat
Technician, Bike Patrol, LETB Generalist
Instructor, Mobile Field Force, Bilingual
Special Event Pay (Per 1 hour) \$60.00

Per Hour Shift Differential - weekend and nights \$1.00

Professional Education

30 credit hours \$500.00

Associates Degree \$1,000.00

Bachelor's Degree \$2,000.00

Master's Degree \$2,500.00

Doctorate \$3,000.00

*Professional Education Maximum - Only
one Professional Education Stipend may be
awarded per employee*

*Maximum \$2,500 per employee, excluding
Master Designation, Canine, Physical Fitness,
SRO, Investigation, Prof Educ.*

Fire

Chief of Fire	143,151	Exempt
Deputy Chief of Administration	130,780	Exempt
Deputy Chief of Operations	130,780	Exempt
Administrative Manager	84,864	Non-exempt
Executive Admin Asst	68,952	Non-exempt
Fire Marshal	115,851	Non-exempt
Division Chief of Training and Safety	115,850	Exempt
Division Chief of Fleet Services	115,850	Exempt
Division Chief of EMS	115,850	Exempt
Battalion Chief	105,277	Non-exempt
Community Risk Reduction Manager	105,277	Non-exempt
Captain	100,571	Non-exempt
Captain of Training	100,571	Non-exempt
Captain of Planning	100,571	Non-exempt
Lieutenant	91,555	Non-exempt
Deputy Fire Marshal	91,555	Non-exempt
Engineer	88,580	Non-exempt
Firefighter III	84,817	Non-exempt
Fire Inspector	84,817	Non-exempt
Firefighter II	77,712	Non-exempt
Firefighter I	69,214	Non-exempt
Probationary FF	64,760	Non-exempt
Fleet Mechanic II	67,600	Non-exempt

Paramedic Annual Stipend \$5,400.00

Engineer/Lieutenant Rideout Pay (per 12 hour shift) \$22.00

FF/Lieutenant Rideout Pay (per 12 hour shift) \$27.00

FF/Engineer Rideout Pay (per 12 hour shift) \$14.00

Ambulance Rideout Pay (per 12 hour shift) \$16.50

B/C Rideout Pay (per 12 hour shift) \$26.00

CPR Instructor Pay (Per 1 hour) \$50.00

Special Event Pay (Per 1 hour) \$60.00

Holiday Pay (per 24 hour shift) \$300.00

CDL Stipends (Fleet Services Only) \$1,750.00

Tier 1 - Specialty Position Leadership Status \$1,500.00

Honor Guard, Shift Training, Recruitment,
Peer Support, Technology Support, CPR
Coordinator, Peer Fitness

Tier 2 - Special Position Member \$500.00

Honor Guard, Peer Fitness, Peer Support,
Recruitment, Committees (Awards, Safety,
EMS, SOG, Apparatus), Mentor, Bilingual,
PIO

Professional Education

30 credit hours	\$500.00
Associates Degree	\$1,000.00
Bachelor's Degree	\$2,000.00
Master's Degree	\$2,500.00
Doctorate	\$3,000.00

*Professional Education Maximum - Only one
Professional Education Stipend may be
awarded per employee
Maximum \$2,500 per employee, excluding
Paramedic and Prof Educ.*

Department of Public Works	Director of Department of Public Works	143,151	Exempt
	Deputy Director of DPW	122,401	Exempt
	Right-of-Way Manager	73,383	Non-exempt
	Executive Admin Asst	69,723	Non-exempt
	CDL Stipend (All DPW)	\$1,750	
Engineering	Engineering Supervisor	123,945	Exempt
	Engineer	96,024	Exempt
	Construction Inspector	84,865	Non-exempt
Wastewater	Supervisor of Wastewater	103,191	Exempt
	Chief Operator	74,257	Non-exempt
	Wastewater Administrative Mgr.	84,864	Non-exempt
	Lab Manager	71,714	Non-exempt
	Collection Operator	60,228	Non-exempt
	Plant Operator	60,228	Non-exempt
	Lab Technician	60,228	Non-exempt
	Billing Administrator	60,228	Non-exempt
	IDEM Wastewater License Class I	\$1,000	
	IDEM Wastewater License Class II	\$1,000	
Streets	IDEM Wastewater License Class III	\$1,500	
	IDEM Wastewater License Class IV	\$2,500	
	IWEA Collection System Operator Class I	\$750	
	IWEA Collection System Operator Class II	\$750	
	IWEA Collection System Operator Class III	\$750	
	IWEA Collection System Operator Class IV	\$750	
	Supervisor of Streets	94,040	Exempt
	Senior Team Lead	82,948	Non-exempt
	Team Lead	77,759	Non-exempt
	Technician	65,767	Non-exempt
Stormwater	Supervisor of Stormwater	103,191	Exempt
	Sr Stormwater Tech	77,758	Non-exempt
	Stormwater Tech	68,003	Non-exempt
Facilities	Facilities Manager	95,016	Exempt
	Facilities Tech	60,678	Non-exempt
Parks and Recreation	Superintendent	143,151	Exempt
	Director of Recreational Services	92,618	Exempt
	Senior Team Lead	78,052	Non-exempt
	Park Maintenance Skill Tech	63,240	Non-exempt
	Naturalist	63,240	Non-exempt
	Natural Resource Tech	63,240	Non-exempt
	Recreational Coordinator	63,240	Non-exempt
	Welcome Center Coordinator	62,378	Non-exempt
	Park Maintenance Tech	60,228	Non-exempt
	Seasonal Parks Maintenance Tech	39,886	Non-exempt
	Seasonal Recreational Services Asst.	35,408	Non-exempt
	CDL Stipend	\$1,750	

Part-time Rate	All Departments (maximum rate)	50
	<i>Includes professional, project-based, internships, permanent and intermittent</i>	
Bonus	All Departments	
	<i>Project bonus for exemplary leadership of project or spot bonus for a specific behavior, action, or result.</i>	Up to 5% of salary, Maximum \$3,000
Commissions/Boards	Plan Commission Member	480
	BZA Member	480
	Parks Board Member	480
	Police Commission Member	\$25 per meeting
	Safety Board Member	\$25 per meeting

Exhibit B
2026 Salary Ordinance
Town of Zionsville
Salary Administration Guidelines

Department	Title	2026 Rate for Position
Mayor	Mayor	\$153,000
Court	Judge	\$6,120
	Prosecutor	\$225 per session
Town Council	Town Council President	\$15,912
	Town Council Vice-President	\$14,321
	Town Council Member	\$12,730

Attachment C
2026 Salary Ordinance
Town of Zionsville
Longevity Pay

2026 Longevity Pay Schedule				
Start date	# of years	Payment amount	Earn For The year	Amount per pay
	1	\$0.00	\$200.00	0
	2	\$0.00	\$200.00	0
	3	\$0.00	\$200.00	0
January 1	4	\$800.00	\$200.00	\$32.00
	5	\$1,000.00	\$200.00	\$40.00
	6	\$1,200.00	\$200.00	\$48.00
	7	\$1,400.00	\$200.00	\$56.00
	8	\$1,600.00	\$200.00	\$64.00
	9	\$1,800.00	\$200.00	\$72.00
January 1	10	\$2,025.00	\$225.00	\$81.00
	11	\$2,250.00	\$225.00	\$90.00
	12	\$2,475.00	\$225.00	\$99.00
	13	\$2,700.00	\$225.00	\$108.00
	14	\$2,925.00	\$225.00	\$117.00
	15	\$3,150.00	\$225.00	\$126.00
	16	\$3,375.00	\$225.00	\$135.00
	17	\$3,600.00	\$225.00	\$144.00
	18	\$3,825.00	\$225.00	\$153.00
	19	\$4,050.00	\$225.00	\$162.00
January 1	20	\$7,300.00	\$3,250.00	\$292.00
	21	\$7,550.00	\$250.00	\$302.00
	22	\$7,800.00	\$250.00	\$312.00
	23	\$8,050.00	\$250.00	\$322.00
	24	\$8,300.00	\$250.00	\$332.00
	25	\$8,550.00	\$250.00	\$342.00

1. Maximum annual payout per individual is \$8,550.
2. Employee must complete 3 years before payout begins. Pay will begin January 1st of anniversary full-time start date.
3. All years worked will count towards longevity pay, when eligible.
4. Longevity pay is added to annual salary to determine hourly rate.

Exhibit D
2026 Salary Ordinance
Town of Zionsville
Schedule of Holidays 2026

New Year's Day	Thursday, January 1, 2026
Martin Luther King Jr. Day	Monday, January 19, 2026
Presidents' Day	Monday, February 16, 2026
Election Day	Tuesday, May 5, 2026
Memorial Day	Monday, May 25, 2026
Juneteenth Independence Day	Friday, June 19, 2026
Independence Day	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Election Day	Tuesday, November 3, 2026
Veteran's Day	Wednesday, November 11, 2026
Thanksgiving Day	Thursday, November 26, 2026
Day after Thanksgiving Day	Friday, November 27, 2026
Christmas Eve	Thursday, December 24, 2026
Christmas Day	Friday, December 25, 2026

In addition to the schedule above, employees shall receive two additional "floating holidays" which may be taken by the employee at any time during the calendar year subject to prior approval by their Department head.

A floating holiday is defined as an eight (8) or twelve (12) hour block of time, depending on the employee's schedule, except for Firefighters. A floating holiday for Firefighters working 24-hour shifts is defined as one (1) twelve (12) hour paid time off period. Use of these holidays is at the discretion of the supervisor and may be used in .25-hour increments.



Approved by:	<i>Jo Kiel, Director of Human Resources</i>
Date approved:	<i>August 2025</i>
Job title	<i>Deputy Fire Marshal, pay grade PS-30</i>
Reports to	<i>Fire Marshal</i>
FLSA	<i>Non-Exempt</i>
NCCI/Workers Comp	<i>7710 Fire</i>
EEOC	<i>Service Workers</i>

Job purpose

This position is responsible for conducting fire and life safety inspections, records management, building/development plan reviews for relevant life safety items, as set forth by the Fire Marshal. This position also conducts fire incident investigations to determine cause and origin.

Duties and responsibilities

Working under the direction of the Fire Marshal, this position requires execution of specific technical duties, which include:

- Conduct building and site reviews of proposed projects for applicable State and local building & fire code compliance regarding relevant life-safety criteria
- Inspections of pre-existing buildings
- Maintain records and prepare reports on activities and projects
- Conduct fire investigations for cause and origin
- Carry out task functions as assigned by the Fire Marshal

Qualifications

Qualifications include:

- Must possess or obtain in the first year *and maintain*:
 - Indiana Department of Homeland Security Certified Fire Inspector I/II or equivalent
 - ICC Certified Fire Inspector 1
 - Indiana Department of Homeland Security Certified Fire Investigator or equivalent
 - OSHA 10 Certification and renew every 5-years
- Advanced knowledge of the principles, practices, and administration of the fire prevention industry
- Technical understanding of fire protection systems commonly employed in buildings to alert occupants and protect property
- Must possess and maintain a valid driver license
- Must have the physical ability to carry out all on-site inspection and investigation activities
- This position requires inter-personal and decision-making skills to effectively direct staff, other fire department personnel, and the general public

- Minimum education of a high school diploma or equivalent is required. The position also requires a minimum of 5 years in code enforcement
- Proficient with Microsoft Office Suite or related software

Working conditions

The position may at times require limited travel and working outside of normal business hours. The atypical situations that may be encountered while performing fire service functions may often be unpredictable and under extraordinary conditions. The position may require “after-hours” emergency response to assist with fire investigation, hazard mitigation or scene stabilization.

Physical requirements

Fire inspections and investigations may require the ability to combine the disparate challenges of operating in a dangerous environment, and also to be a friendly, helpful contact for the citizens and visitors to Zionsville. The nature of the work requires personnel to be available on an emergency basis and to work extended hours as required. Other situations of a non-emergency nature may also require activity beyond the normal workday.

Direct reports

None

Employee Signature:	
Date:	
Print Name:	



TO: Zionsville Town Council

FROM: Lance A. Lantz, DPW Director 

DATE: October 23, 2025

SUBJECT: Approval of Letter of Agreement Authorizing Provision of Wastewater Service

Proposed Ordinance

Ordinance No. 2025-__12__ seeks approval of a Letter Agreement between the Town of Zionsville (“Town”) and Citizens Wastewater of Westfield, LLC (“Citizens”), that would provide the consents and approvals needed from the Town for Citizens to acquire the Certificate of Territorial Authority (“CTA”) from Hamilton Southeastern Utilities, Inc. (“HSE”) and become the exclusive wastewater service provider in an area of Boone County intersected by U.S. 421 and State Road 32 in Union Township (“CTA Area”). Such acquisition also requires approval from the Indiana Utility Regulatory Commission (“IURC”) and is further described below.

Background

Since 2009, HSE has held the CTA to provide wastewater service in the CTA Area. Recently, HSE entered into a Transfer Agreement with Citizens by which Citizens would acquire the CTA and become the exclusive provider of wastewater utility service to the CTA Area, subject to obtaining the necessary approvals. Up until recently, no wastewater infrastructure had been developed in the CTA Area and, as such, there are no current wastewater customers within the CTA Area. However, Citizens has been in coordination with HSE for the extension of service to the Bradley Ridge development that is occurring in the CTA Area.

Citizens is optimally positioned to provide economical, efficient, and adequate wastewater service within the CTA Area. Citizens provides wastewater collection and treatment services to over 21,800 retail customers in and around the City of Westfield. Citizens’ current service area is directly adjacent to the CTA Area and includes a treatment plant that is located in the middle of and has capacity to serve both areas.

The transfer of the CTA Area will benefit the Town, developers, and future customers. The transfer of the CTA Area will promote economic development in the Town through the extension of the initial service that is already occurring and through Citizens’ plans to serve the area over time. The transfer of the CTA Area will also ensure that any future developments in the CTA Area receive wastewater utility service in a manner that is consistent with Citizens’ IURC-approved Terms and Conditions for Wastewater Service. Customers will benefit from being served by another utility within the Citizens family of utilities as Citizens also serves gas and water within the CTA Area. This will allow customers there to receive a combined utility bill and the same customer service offerings made available by Citizens.

ORDINANCE NO. 2025-27 _____
OF THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA

AN ORDINANCE APPROVING A LETTER AGREEMENT BETWEEN THE TOWN OF ZIONSVILLE, INDIANA AND CITIZENS WASTEWATER OF WESTFIELD, LLC AND GRANTING CITIZENS WASTEWATER OF WESTFIELD, LLC AN INDETERMINATE PERMIT FOR THE PROVISION OF WASTEWATER UTILITY SERVICE IN THE TOWN OF ZIONSVILLE, INDIANA

WHEREAS, by Order dated November 4, 2009, as subsequently amended by Supplemental Order on May 21, 2014, the Indiana Utility Regulatory Commission (the “Commission”) granted Hamilton Southeastern Utilities, Inc. (“HSE”) a certificate of territorial authority (“CTA”) to provide wastewater utility service to an area of Boone County, Indiana intersected by U.S. 421 and State Road 32 (the “CTA Area”; a site map depicting the CTA Area is attached hereto as Exhibit “A”); and

WHEREAS, the CTA Area is located within the corporate boundaries of the Town of Zionsville, Indiana (the “Town”); and

WHEREAS, HSE entered into a Transfer Agreement (“Transfer Agreement”) with Citizens Wastewater of Westfield, LLC (“CWW”) by which CWW will acquire the CTA to provide wastewater utility service to the CTA Area; and

WHEREAS, under the terms of the Transfer Agreement, subject to and upon receiving the necessary Commission approvals, CWW agrees to perform all future obligations to provide sewage disposal service to all residential, commercial, and industrial customers currently located, or that might locate, in the CTA Area consistent with CWW’s Terms and Conditions for Wastewater Service and applicable Commission regulations; and

WHEREAS, CWW has already begun coordination with HSE for the extension of service to a new development in the CTA Area as well as master planning for the long-term service of the CTA Area; and

WHEREAS, to ensure CWW is able to recover the cost of its investment in the CTA Area and the significant new infrastructure to be constructed to provide initial service and over time by CWW therein, the Transfer Agreement is subject to, among other things, the Town (1) consenting to the transfer of the CTA, (2) agreeing to CWW’s exclusive provision of wastewater service in the CTA Area, and (3) agreeing to not seek to provide wastewater service in the CTA Area, nor authorize another provider to provide wastewater service in the CTA Area; and

WHEREAS, Ind. Code § 8-1-2-92 and ch. 36-9-2 authorize municipalities such as the Town to grant indeterminate licenses, permits, or franchises to public utilities operating in their corporate boundaries; and

Town Council
Town of Zionsville, Boone County, Indiana
An Ordinance Approving a Letter Agreement Between the Town of Zionsville, Indiana and Citizens Wastewater of Westfield, LLC

WHEREAS, after due consideration, the Town has determined that CWW is the utility best situated to provide economical, efficient, and adequate wastewater utility service within the entire CTA Area; and

WHEREAS, the Town Council of the Town of Zionsville, Indiana (“Town Council”) and CWW, through their respective attorneys and representatives, negotiated a Letter Agreement, attached hereto as Exhibit “B” (the “Letter Agreement”), which constitutes a permit issued to CWW in accordance with Ind. Code § 8-1-2-92 and ch. 36-9-2 to provide wastewater utility service in the CTA Area and provides that: (1) the Town consents to the transfer of the CTA, (2) CWW shall be the exclusive provider of wastewater service in the CTA Area, and (3) the Town will not interfere with or seek to provide wastewater service in the CTA Area, condemn CWW’s wastewater infrastructure in the CTA Area, or authorize another provider to provide wastewater service in the CTA Area, unless the CTA is subsequently revoked by Order of the Commission pursuant to Ind. Code § 8-1-2-89(k); and

WHEREAS, to (1) promote economic development in the Town, (2) promote economical, efficient, and adequate wastewater utility service to the public, and (3) ensure any current or future developments in the CTA Area receive economical, efficient, and adequate wastewater utility service, all in a manner that is consistent with CWW’s Commission-approved Terms and Conditions for Wastewater Service and applicable Commission Regulations, the Town Council desires to formally approve the Letter Agreement and authorize its execution on behalf of the Town.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Town Council of the Town of Zionsville, Indiana as follows:

Section 1. Approval of Letter Agreement. The Town Council hereby approves the execution and delivery of the Letter Agreement with CWW in substantially the form attached hereto as Exhibit “B” and in compliance with all applicable local, state, and federal laws and regulations and consents to the transfer of the CTA and CWW’s provision of wastewater service to the CTA Area on the terms set forth in the Letter Agreement.

Section 2. Mayoral Authority to Sign Letter Agreement. The Mayor is hereby authorized to execute the Letter Agreement in substantially the form attached hereto as Exhibit “B,” in the name and on behalf of the Town Council and the Town.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after the date of its adoption.

Town Council
Town of Zionsville, Boone County, Indiana
An Ordinance Approving a Letter Agreement Between the Town of Zionsville, Indiana and Citizens Wastewater of Westfield, LLC

Ordinance 2025-____

Introduced and filed on the ____ day of _____, 2025. A motion to consider was properly made and seconded and approved by a vote of ____ in favor and ____ opposed, pursuant to Ind. Code §§ 36-5-2-9.4 and 36-5-2-9.6.

A motion to consider on Second reading was properly made and seconded and approved by a vote of ____ in favor and ____ opposed, pursuant to Ind. Code §§ 36-5-2-9.4, 36-2-5-9.6, or 36-5-2-9.8 (*as applicable*).

DULY PASSED AND ADOPTED this ____ day of _____, 2025, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

**YEA
Signature**

**NAY
Signature**

Jason Plunkett, President		
Brad Burk, Vice President		
Evan Norris, Member		
Joseph Stein, Member		
Tim McElderry, Member		
Craig Melton, Member		
Sarah Esterline Sampson, Member		

Town Council
Town of Zionsville, Boone County, Indiana
An Ordinance Approving a Letter Agreement Between the Town of Zionsville, Indiana and Citizens Wastewater of Westfield, LLC

Ordinance 2025-_____

I hereby certify that the foregoing Ordinance was delivered to the Town of Zionsville Mayor John Stehr on the _____ day of _____, 2025 at _____ a.m/p.m.

ATTEST: _____
Amelia Anne Lacy,
Municipal Relations Coordinator

MAYOR'S APPROVAL

John Stehr, Mayor

Date

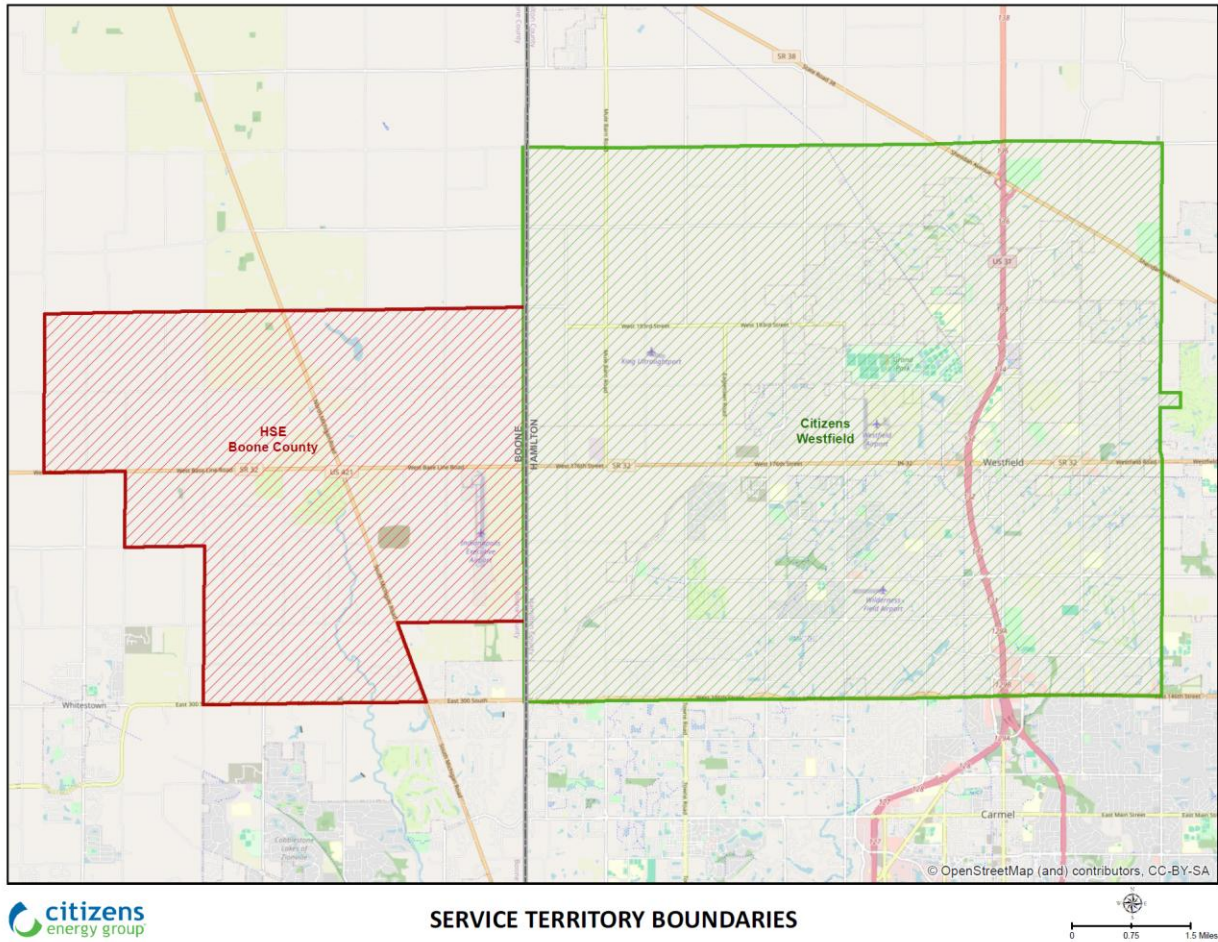
MAYOR'S VETO

John Stehr, Mayor

Date

EXHIBIT “A”

Map of CTA Area



November ____, 2025

The Honorable John Stehr
Mayor, Town of Zionsville
1100 W. Oak Street
Zionsville, IN 46077

RE: Letter of Agreement Authorizing Provision of Wastewater Service

Dear Mayor Stehr:

This letter confirms Citizens Wastewater of Westfield, LLC's ("CWW") and the Town of Zionsville, Indiana's ("Zionsville") agreement with respect to CWW's provision of wastewater service within an area to be located at the area of Boone County, Indiana intersected by U.S. 421 and State Road 32 (the "CTA Area"). A map of the CTA Area is attached as Exhibit "A."

The Indiana Utility Regulatory Commission ("Commission") originally granted Hamilton Southeastern Utilities, Inc. ("HSE") a certificate of territorial authority ("CTA") to serve the area by a November 4, 2009 Order in Cause No. 43581. That Order approved a settlement agreement between HSE, Zionsville, Union Township, Indiana, and the Indiana Office of Utility Consumer Counselor, which reflected Zionsville's intention to incorporate the area into its corporate boundaries and granted Zionsville an option ("Option"), after the effective date of the reorganization, to direct HSE to withdraw the CTA for a specified period. On March 27, 2014, HSE and Zionsville jointly requested that the Commission amend the service area covered by the CTA based on Zionsville's exercise of the Option. The request modified the boundaries of the CTA, and after a supplemental filing on April 11, 2014, included a letter dated April 7, 2014 from the President of the Zionsville Town Council, Jeff Papa, to HSE President Kendall W. Cochran. The letter stated that, based on the requested modification to the boundaries of the CTA, "Zionsville has agreed to revoke its previous exercise of the Option and Zionsville further agrees that the Option right and any other rights of Zionsville related to the Option shall expire and terminate." The Commission approved HSE and Zionsville's requested modification to the CTA by Supplemental Order in Cause No. 43581 on May 21, 2014.

CWW negotiated an agreement with HSE by which HSE will transfer the CTA granted in Cause No. 43581 to CWW, subject to Commission approval. Subject to and upon receiving the necessary Commission approvals, CWW agrees to perform all future obligations to provide sewage disposal service to all residential, commercial, and industrial customers currently located, or that might locate, in the CTA Area consistent with CWW's Terms and Conditions for Wastewater Service and applicable Commission regulations. CWW already has begun coordination with HSE for extension of service to a new development in the CTA Area as well as master planning for the long-term service of the CTA Area.

To ensure economical, efficient, and adequate wastewater utility service to the CTA Area and ensure a good partnership between CWW and Zionsville, the agreement between CWW and HSE is subject to Zionsville consenting to the transfer of the CTA and agreeing to CWW's exclusive provision of wastewater service in the CTA Area. To ensure that CWW is able to recover the cost of its investments in the CTA Area and the significant new infrastructure to be constructed initially and over time by CWW therein, the agreement is further subject to Zionsville's agreement to not seek to provide wastewater service in the CTA Area, nor authorize another provider to provide wastewater service in the CTA Area. Such consents and agreements are further enumerated below.

- 1) Zionsville consents to the transfer of the CTA.
- 2) CWW shall be the exclusive provider of wastewater service in the CTA Area and CWW has all rights to construct, permit the extension of, maintain, and operate facilities within the Town necessary to provide service to the CTA Area pursuant to and in accordance with CWW's Commission approved Terms and Conditions for Service and applicable Commission regulations and statutes.
- 3) Zionsville will not interfere with or seek to provide wastewater service in the CTA Area, condemn CWW's wastewater infrastructure in the CTA Area, or authorize another provider to provide wastewater service in the CTA Area, unless the CTA is subsequently revoked by Order of the Commission pursuant to Ind. Code § 8-1-2-89(k).

This Letter Agreement shall be enforced and construed exclusively pursuant to the laws of the State of Indiana without regard to its conflict of laws principles. This Letter Agreement may be executed in one or more counterparts and by facsimile signature, and all such counterparts together shall constitute one agreement binding on the parties, notwithstanding that all parties are not signatories to the original or to the same counterpart.

If Zionsville consents and agrees to the foregoing terms, please sign below.

Respectfully yours,

Accepted and Agreed:

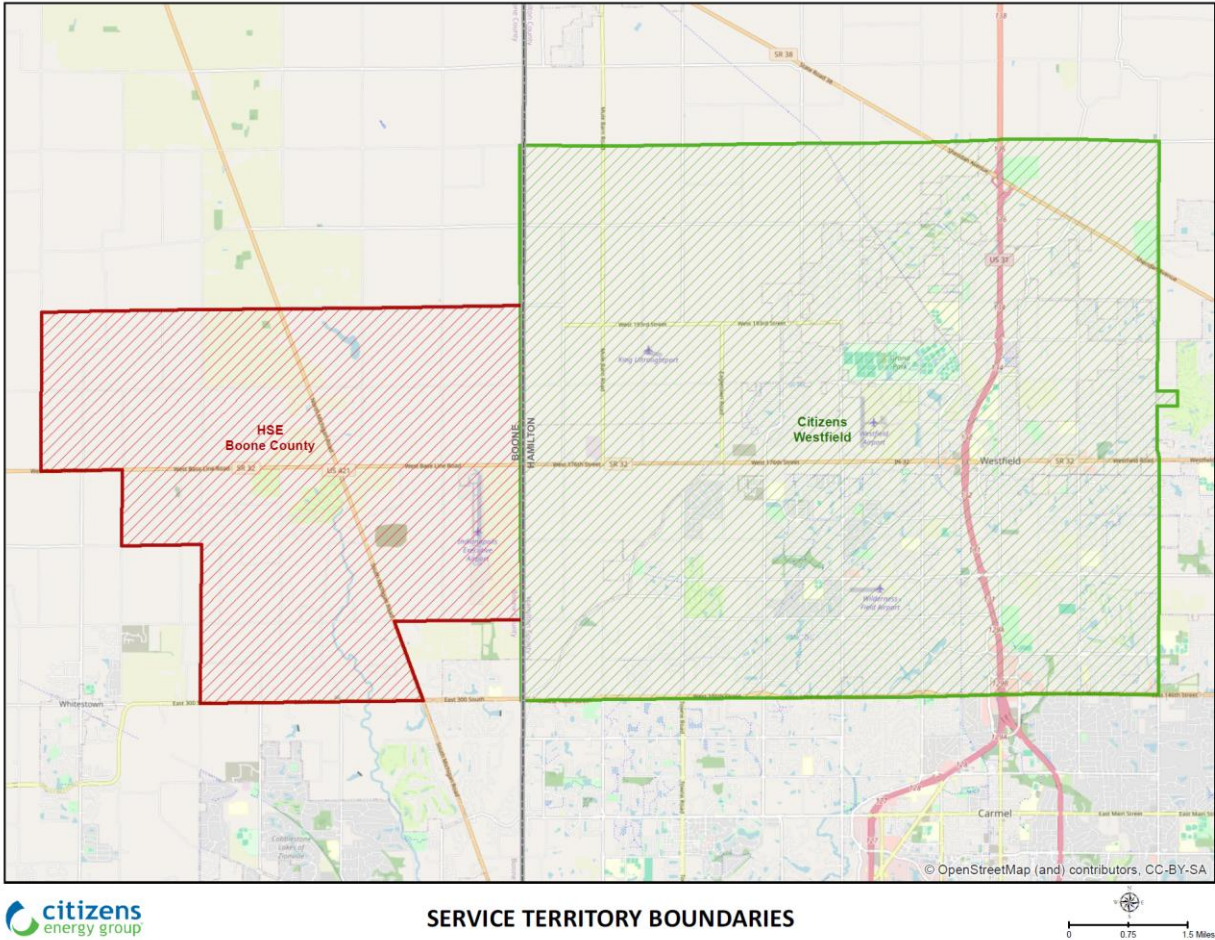
Jeffrey A. Willman
President
Citizens Wastewater of Westfield, LLC

John Stehr
Mayor
Town of Zionsville

cc: Corby Thompson, President, Hamilton Southeastern Utilities, Inc.

ATTACHMENT “A”

Map of CTA Area



EXECUTIVE SUMMARY

A&F Engineering Co., LLC prepared a traffic study to determine the operational efficiency of potential configurations of the intersections of Sycamore Street & 1st Street and Sycamore Street & Main Street in Zionsville, Indiana in September 2025. In addition to the existing intersection configurations, five additional configurations were analyzed. This executive summary details the purpose, scope of work, and the results of the study.

The purpose of this traffic study was to determine how well the potential configurations for the intersections of Sycamore Street & 1st Street and Sycamore Street & Main Street would operate. This analysis identifies any existing roadway deficiencies and potential roadway deficiencies that may occur under these proposed configurations. The traffic study determined what modifications to the roadway system would be required for each scenario. Conclusions were made addressing the performance of each scenario pertaining to traffic operations.

The scenarios considered in this analysis are shown below.

Scenario 1: Year 2025 No Build – Based on year 2025 traffic volumes and existing intersection conditions.

Scenario 2: Year 2035 No Build – Based on year 2035 traffic volumes and existing intersection conditions.

Scenario 3: Coordinated Signal System – Based on year 2035 traffic volumes and adding a traffic signal to the intersection of Sycamore St & 1st Street with an added westbound right-turn lane.

Scenario 4: Moved Signal/Realignment – Based on year 2035 traffic volumes and realigning Main Street south of Sycamore Street to align with 1st Street, creating a right-in/right-out only access at Sycamore Street & Main Street, and moving the traffic signal control from Main Street to 1st Street.

Scenario 5: “Peanut” Roundabout Two-Way Operation West – Based on year 2035 traffic volumes and realigning Main Street south of Sycamore Street to align with 1st Street. The intersections would be reconstructed as a “peanut” roundabout with the south leg at 1st Street.

Scenario 6: “Peanut” Roundabout Two-Way Operation East – Based on year 2035 traffic volumes and reconstructing the intersections as a “peanut” roundabout with the south leg remaining at Main Street.

Scenario 7: “Peanut” Roundabout One-Way Operation – Based on year 2035 traffic volumes and reconstructing the intersections as a “peanut” roundabout with the one-way northbound leg remaining at Main Street and the one-way southbound leg at 1st Street.

A&F Engineering made use of previously conducted turning movement count traffic volume data from the Town of Zionsville Road Impact Fee Update at the intersections of Sycamore Street & 1st Street and Sycamore Street & Main Street. These traffic volumes were balanced so that the traffic volumes exiting one intersection would equal the traffic volumes entering the adjacent intersection. These traffic volumes were grown to year 2025 and year 2035 levels using a non-compounded growth rate of 1.5% per year to account for growth in the traffic volumes due to development outside of the study area. These traffic volumes were then redistributed to correspond to the proposed changes in the intersection configurations for each scenario studied.

A&F Engineering completed a capacity analysis, level of service analysis, and 95th percentile queue length analysis based on the proposed intersection configuration scenarios. For the conventional intersection scenarios (Scenarios 1, 2, 3, & 4), the recognized traffic analysis computer software *Synchro/SimTraffic* was used. For the roundabout scenarios (Scenarios 5, 6, & 7), the recognized traffic analysis computer software *SIDRA* was utilized with INDOT's *SIDRA* methodology.

The capacity analysis determines how much traffic an intersection can accommodate. The level of service analysis determines what level an intersection functions at based on the average delay experienced by a vehicle at a given approach of an intersection. The 95th percentile queue length analysis determines the queue length which 95% of AM and PM queue lengths will fall below. A&F Engineering utilized these analyses to draw conclusions about the performance of each of the proposed intersection configurations.

While the following conclusions address vehicular traffic operations in the study area, each scenario allows for the design of pedestrian facilities that offer minimal impact to pedestrian operations in the study area. Such facilities may include but are not limited to raised crosswalks, crosswalks with rapid flashing beacons, pedestrian refuge islands, or midblock crossings.

The conclusions that follow are based on the data and analyses presented in the traffic study and a field review conducted at the site.

SCENARIO 1: NO BUILD - 2025

The purpose of this analysis is to replicate the existing congestion issues that are present on the study area roadway network today as well as create a baseline for comparison with the proposed configurations. While the AM and PM peak hours experience acceptable levels of service (apart from the southbound approach at Sycamore Street & Main Street during the PM peak hour), the 95th percentile queue lengths show congestion along 1st Street and Sycamore Street. The southbound queue along 1st Street reaches the intersection of 1st Street & Oak Street during the PM peak hour and the westbound queue along Sycamore Street reaches the intersection of Sycamore Street & Elm Street during the PM peak hour.

SCENARIO 2: NO BUILD - 2035

Capacity analysis has shown that as traffic volumes at the study intersections continue to grow due to development outside of the study area, the study area roadway network will begin to experience increased delay during the PM peak hour. Additionally, the southbound 95th percentile queueing along 1st Street will begin to have a greater impact on Oak Street during the AM and PM peak hours. The westbound queueing along Sycamore Street will reach Elm Street during the AM and PM peak hours with the PM peak hour queue extending past the entrance to Lions Park. The northbound queueing along Main Street reaches the intersection of 106th Street & Zionsville Road during the PM Peak hour.

SCENARIO 3: COORDINATED SIGNAL SYSTEM

Capacity analysis has shown that some approaches to the study intersections will continue to operate below acceptable levels of service during the AM and PM peak hours under this scenario. This is due to congestion within the study area. The southbound queueing along 1st Street will begin to impact operations on Oak Street during the AM and PM peak hours. The westbound queueing along Sycamore Street will reach the intersection of Sycamore Street & Elm Street and will extend past the entrance to Lions Park during the AM and PM peak hours. The northbound queueing along Main Street reaches the intersection of 106th Street & Zionsville Road during the PM Peak hour.

SCENARIO 4: MOVED SIGNAL/REALIGNMENT

Capacity analysis has shown that two approaches operate below acceptable levels of service during the PM peak hour. The realignment of Main Street to 1st Street allows for southbound traffic to easily continue southbound along Main Street towards 106th Street. This corresponds to a much shorter southbound queue along 1st Street. However, the westbound queues along Sycamore Street continue to impact Elm Street and the Lions Park entrance during the AM and PM peak hours. Additionally, the change in access at Sycamore Street & Main Street to right-in/right-out only, means that southbound vehicles are unable to freely turn onto Sycamore Street during times of increased congestion. This leads to a southbound queue along Main Street during the AM peak hour that extends past Oak Street.

SCENARIO 5: “PEANUT” ROUNDABOUT TWO-WAY WEST

Capacity analysis has shown that all approaches to the study intersections will operate at acceptable levels of service during the AM and PM peak hours apart from the southbound approach at Sycamore Street & Main Street during the PM peak hour. The 95th percentile queue length analysis has shown that during the AM and PM peak hours, the westbound queue along Sycamore Street will impact the intersection of Sycamore Street & Elm Street.

SCENARIO 6: “PEANUT” ROUNDABOUT TWO-WAY EAST

Capacity analysis has shown that all approaches to the study intersections will operate at acceptable levels of service during the AM and PM peak hours. The queue length analysis has shown that the southbound 95th percentile queues along 1st Street will impact the intersection 1st Street & Hawthorne Street during the AM peak hour. Additionally, these southbound queues will restrict access to the businesses west of 1st Street and south of Hawthorne Street during these times of congestion.

SCENARIO 7: “PEANUT” ROUNDABOUT ONE-WAY (RECOMMENDED)

Capacity analyses have shown that all approaches to the study intersections operate at acceptable levels of service during the AM and PM peak hours. The 95th percentile queue length analysis has shown that this scenario offers minimal queueing with no significant impact on the adjacent intersections.



A&F ENGINEERING

Transportation & Site Engineering

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Phone: (317) 202-0864 Fax: (317) 202-0908



ROADWAY NETWORK ANALYSIS

SYCAMORE STREET AT MAIN STREET AND 1ST STREET

ZIONSVILLE, INDIANA

***PREPARED FOR
MAYOR STEHR***



SEPTEMBER 2025

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CERTIFICATION

I certify that this **TRAFFIC IMPACT STUDY** has been prepared by me and under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering.

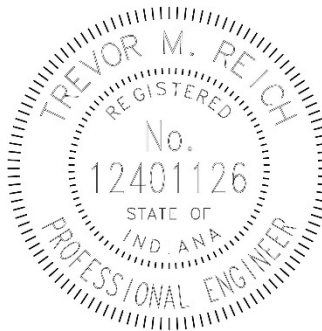
A&F ENGINEERING Co., LLC



September 25, 2025
Steven J. Fehribach, P.E.
Indiana Registration #60890237



Trevor Reich, P.E.
Senior Traffic Engineer



INTRODUCTION

This **ROADWAY NETWORK ANALYSIS**, prepared on behalf of the Town of Zionsville, is to address the traffic operations of the potential intersection configurations for the intersections of Sycamore Street & 1st Street and Sycamore Street & Main Street in Zionsville, Indiana.

PURPOSE

The purpose of this analysis is to determine what impact the proposed geometric and intersection changes to the downtown Zionsville roadway network will have on traffic operations in the study area. This analysis will consider different proposed intersection configuration scenarios at the intersections of Sycamore Street with 1st Street & Main Street. Based on the results of this analysis, recommendations will be formulated to adequately serve vehicles traveling to and through the downtown area alike.

SCOPE OF WORK

The scope of work for this analysis is as follows:

First, estimate the year 2025 traffic volumes at the following intersections using previously conducted traffic counts from the Town of Zionsville Road Impact Fee and utilizing a non-compounded growth rate of 1.5% per year:

- Sycamore Street & 1st Street
- Sycamore Street & Main Street

Second, balance the traffic volumes such that the traffic volumes that enter one intersection equal the traffic volumes that exit the adjacent intersection.

Third, redistribute the 2025 traffic volumes to account for the following scenarios, each corresponding to changes in the roadway network:

Scenario 4: Moved Signal/Realignment – Based on realigning Main Street south of Sycamore Street to align with 1st Street and creating a right-in/right-out only access at Sycamore Street & Main Street. In this scenario, the traffic signal control is moved from Main Street to 1st Street.

Scenario 5: “Peanut” Roundabout Two-Way Operation East – Based on realigning Main Street south of Sycamore Street to align with 1st Street. The intersections would be reconstructed as a “peanut” roundabout with the south leg at 1st Street.

Scenario 6: “Peanut” Roundabout Two-Way Operation West – Based on reconstructing the intersections as a “peanut” roundabout with the south leg remaining at Main Street.

Scenario 7: “Peanut” Roundabout One-Way Operation – Based on reconstructing the intersections as a “peanut” roundabout with the one-way northbound leg remaining at Main Street and the one-way southbound leg at 1st Street.

Fourth, prepare a capacity analysis, level of service analysis, and queue length analysis at the study intersections for each of the following scenarios:

Scenario 1: Year 2025 No Build – Based on year 2025 traffic volumes and existing intersection conditions.

Scenario 2: Year 2035 No Build – Based on year 2035 traffic volumes and existing intersection conditions.

Scenario 3: Coordinated Signal System – Based on year 2035 traffic volumes and adding a traffic signal to the intersection of Sycamore St & 1st Street with an added westbound right-turn lane.

Scenario 4: Moved Signal/Realignment – Based on year 2035 traffic volumes and realigning Main Street south of Sycamore Street to align with 1st Street, creating a right-in/right-out only access at Sycamore Street & Main Street, and moving the traffic signal control from Main Street to 1st Street.

Scenario 5: “Peanut” Roundabout Two-Way Operation West – Based on year 2035 traffic volumes and realigning Main Street south of Sycamore Street to align with 1st Street. The intersections would be reconstructed as a “peanut” roundabout with the south leg at 1st Street.

Scenario 6: “Peanut” Roundabout Two-Way Operation East – Based on year 2035 traffic volumes and reconstructing the intersections as a “peanut” roundabout with the south leg remaining at Main Street.

Scenario 7: “Peanut” Roundabout One-Way Operation – Based on year 2035 traffic volumes and reconstructing the intersections as a “peanut” roundabout with the one-way northbound leg remaining at Main Street and the one-way southbound leg at 1st Street.

Fifth, prepare conclusions and recommendations for the roadway network that will be needed to accommodate the proposed changes in the intersection geometrics and intersection control types within the study area.

Finally, prepare a **ROADWAY NETWORK ANALYSIS** report documenting all data, analyses, conclusions, and recommendations to provide for the safe and efficient movement of traffic through the study area.

STUDY AREA

The study area for this analysis has been defined to include the following intersections:

- Sycamore Street & 1st Street
- Sycamore Street & Main Street

Figure 1 is a map of the study area.

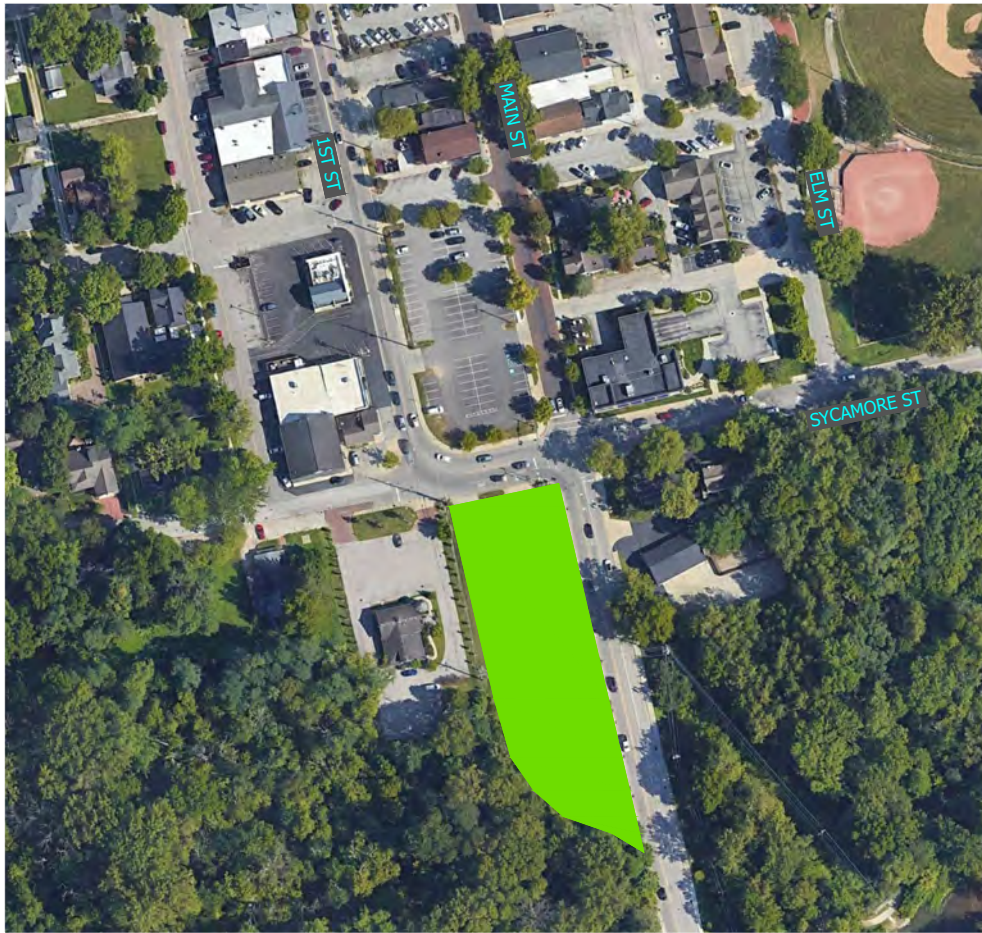


FIGURE 1

AREA MAP

**TRAFFIC STUDY
 TOWN OF ZIONSVILLE
 SYCAMORE STREET**

YEAR 2025 AND YEAR 2035 TRAFFIC VOLUMES

Turning movement traffic volume counts at the study intersections were taken from the Town of Zionsville Road Impact Fee Update. Because these traffic volume counts were conducted before 2025, they were grown to 2025 levels using a non-compounded growth rate of 1.5% per year. According to the turning movement traffic volume counts, the AM and PM peak hours vary slightly at each study intersection. Hence, the actual peak hours are used at each study intersection to create a “worse-case” traffic volume scenario. The intersection count output summary sheets are included in the **Appendix**. The year 2025 traffic volumes were grown to year 2035 levels using a non-compounded growth rate of 1.5% per year.

BALANCED TRAFFIC VOLUMES

Because the study intersections have different peak hours, the traffic volumes were balanced to ease the traffic redistribution process. In order to create a “worse-case” traffic volume scenario, the higher of the intersection volumes were used to balance the lower intersection volumes. For example, the volumes exiting an intersection in the eastbound direction will equal the total number of vehicles on the eastbound approach of the intersection directly to the east of the first intersection.

REDISTRIBUTED TRAFFIC VOLUMES

The following changes are proposed to the roadway network intersection geometrics and control types. The traffic volumes at each study intersection were redistributed to reflect these changes in the roadway network.

Scenario 3: Added Traffic Signal – Based on adding a traffic signal to the intersection of Sycamore St & 1st Street with an added westbound right-turn lane.

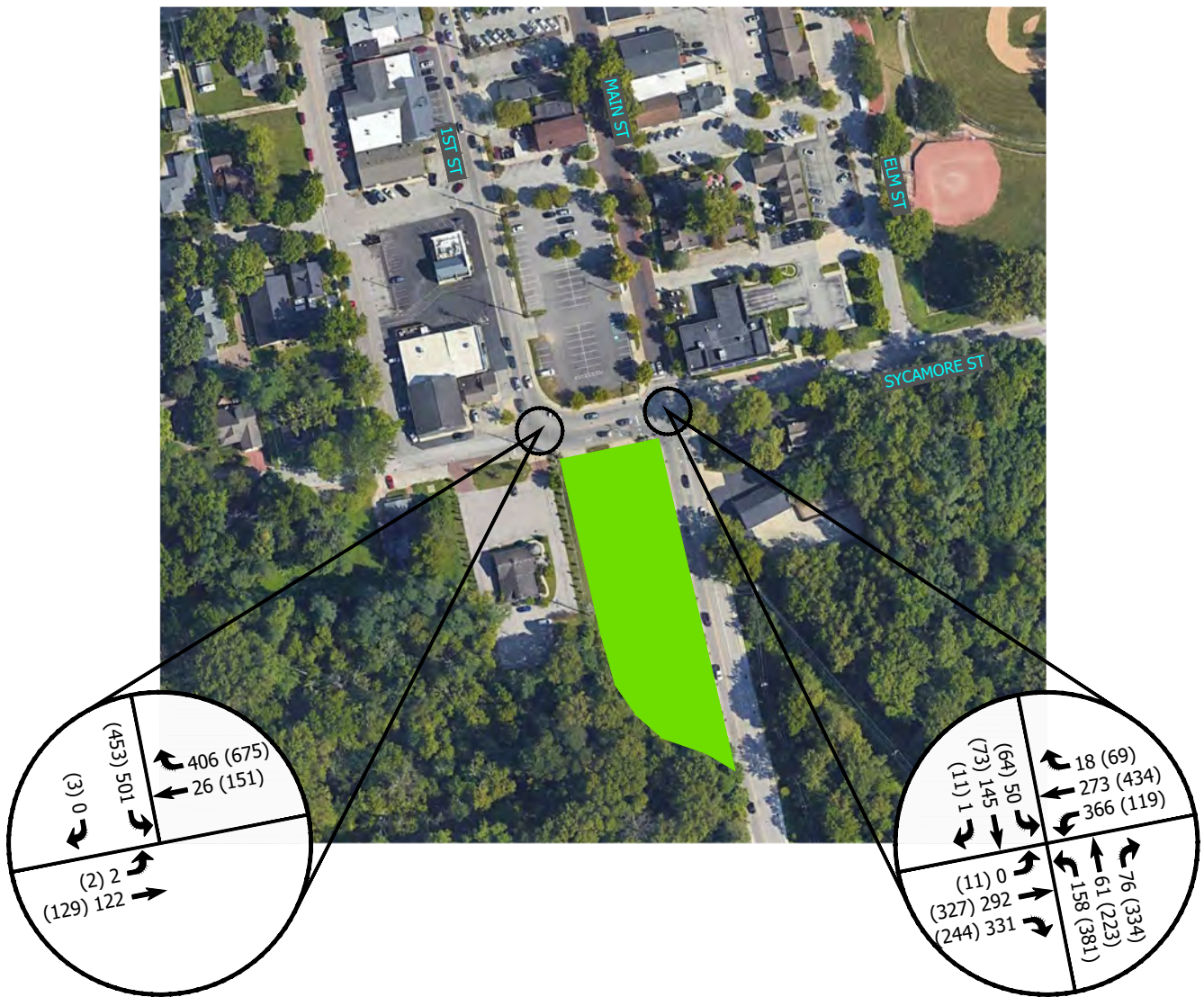
Scenario 4: Moved Signal/Realignment – Based on realigning Main Street south of Sycamore Street to align with 1st Street and creating a right-in/right-out only access at Sycamore Street & Main Street. In this scenario, the traffic signal control is moved from Main Street to 1st Street.

Scenario 5: “Peanut” Roundabout Two-Way Operation East – Based on realigning Main Street south of Sycamore Street to align with 1st Street. The intersections would be reconstructed as a “peanut” roundabout with the south leg at 1st Street.

Scenario 6: “Peanut” Roundabout Two-Way Operation West – Based on reconstructing the intersections as a “peanut” roundabout with the south leg remaining at Main Street.

Scenario 7: “Peanut” Roundabout One-Way Operation – Based on reconstructing the intersections as a “peanut” roundabout with the one-way northbound leg remaining at Main Street and the one-way southbound leg at 1st Street.

Figures 2, 3, 4, 5, 6, 7, & 8 represent the year 2025 and year 2035 traffic volumes for each of the scenarios above.



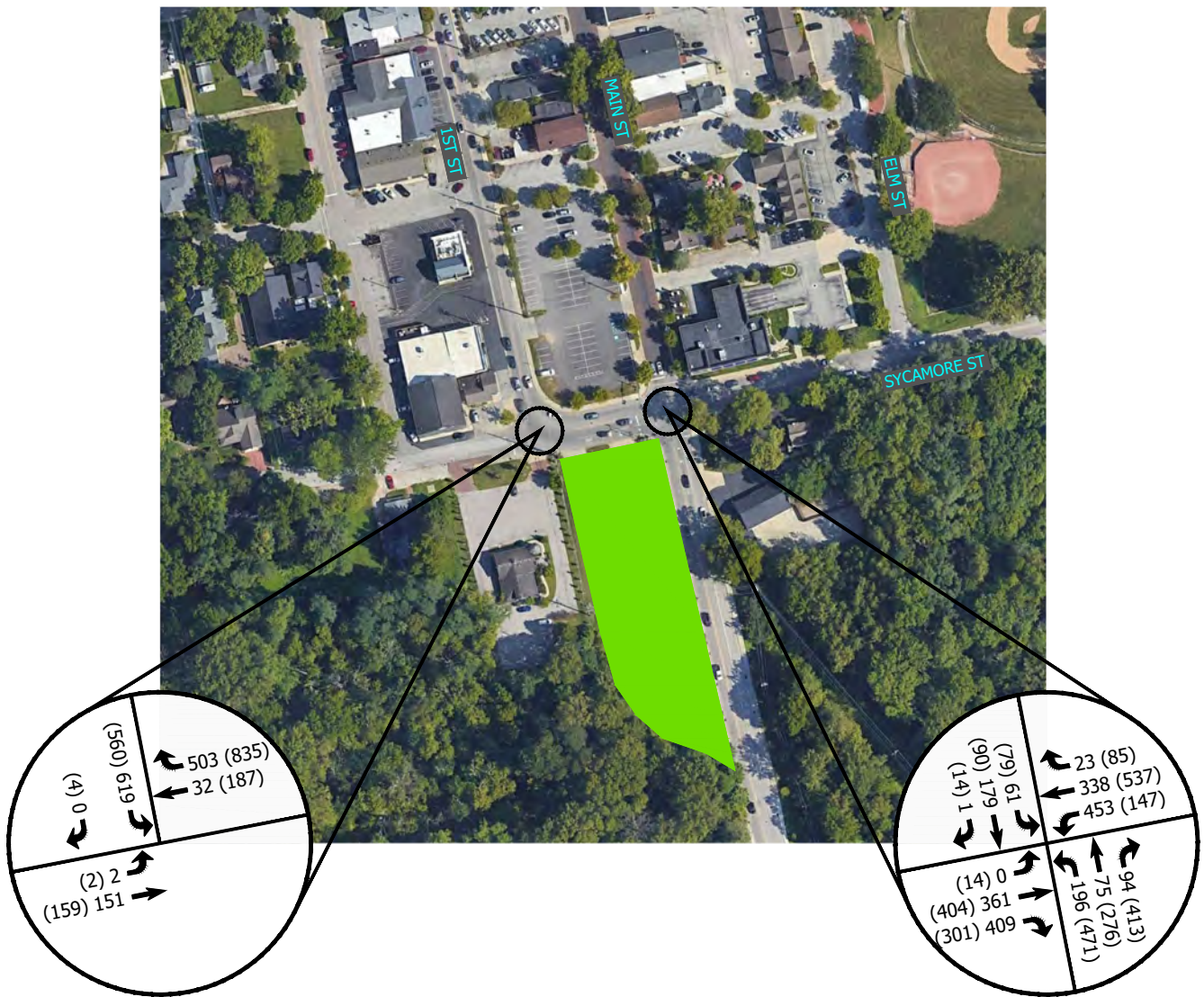
LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

**TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET**

FIGURE 2

**SCENARIO 1
NO BUILD - 2025
TRAFFIC VOLUMES**

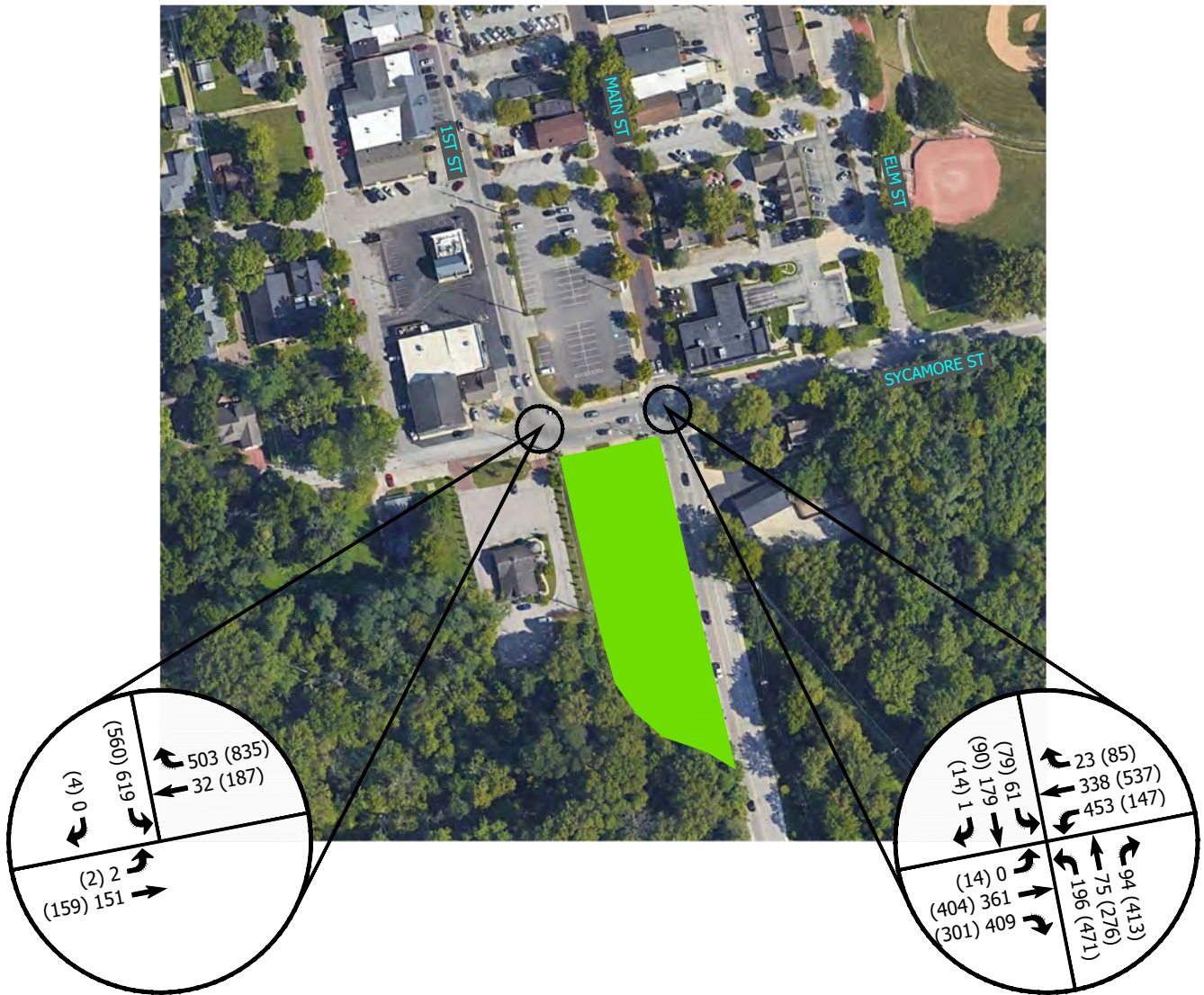


LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

**TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET**

FIGURE 3
SCENARIO 2
NO BUILD - 2035
TRAFFIC VOLUMES

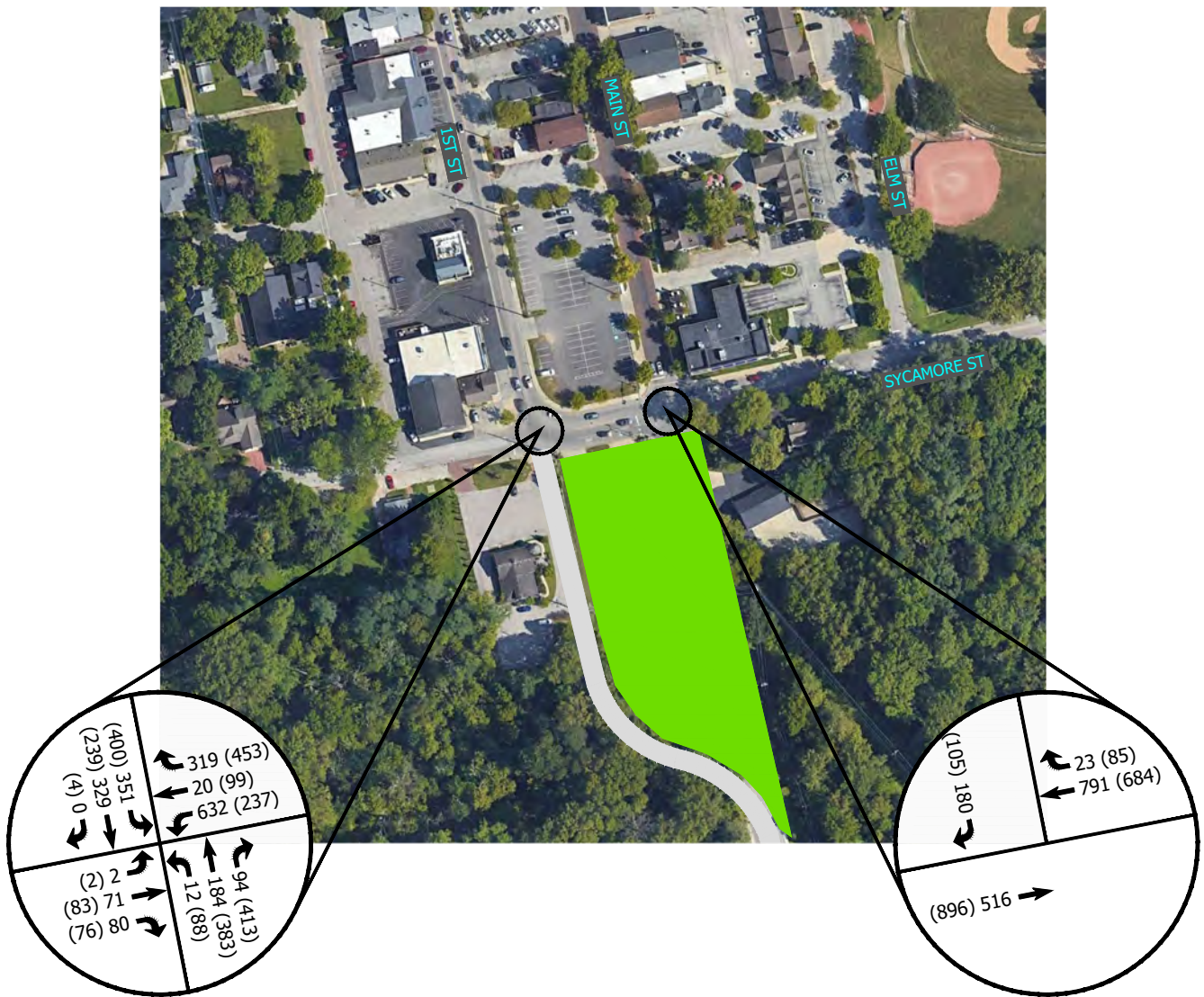


LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

**TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET**

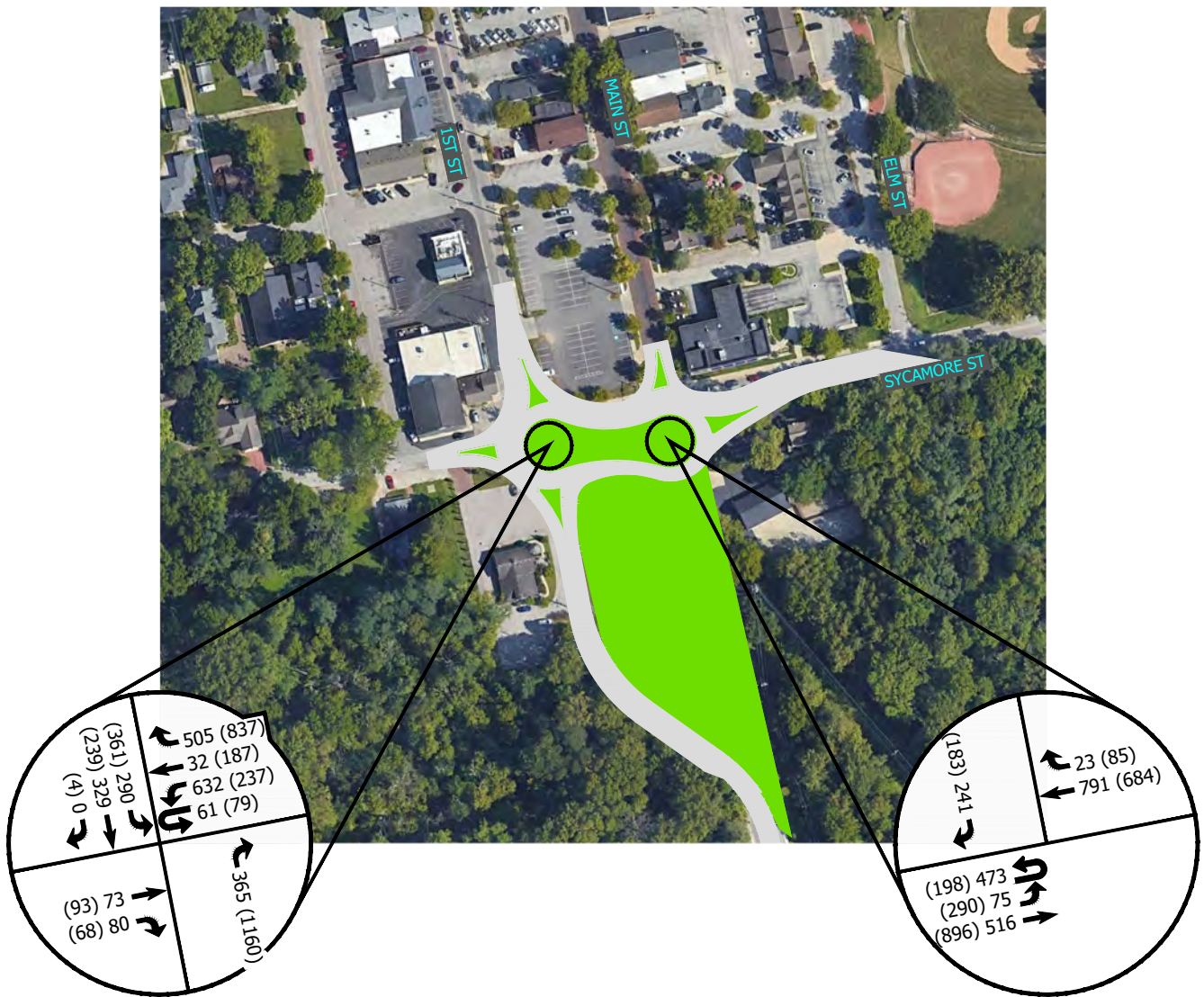
FIGURE 4
SCENARIO 3
COORDINATED SIGNAL SYSTEM
2035 TRAFFIC VOLUMES



LEGEND
XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

**TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET**

FIGURE 5
SCENARIO 4
MOVED SIGNAL/REALIGNMENT
2035 TRAFFIC VOLUMES

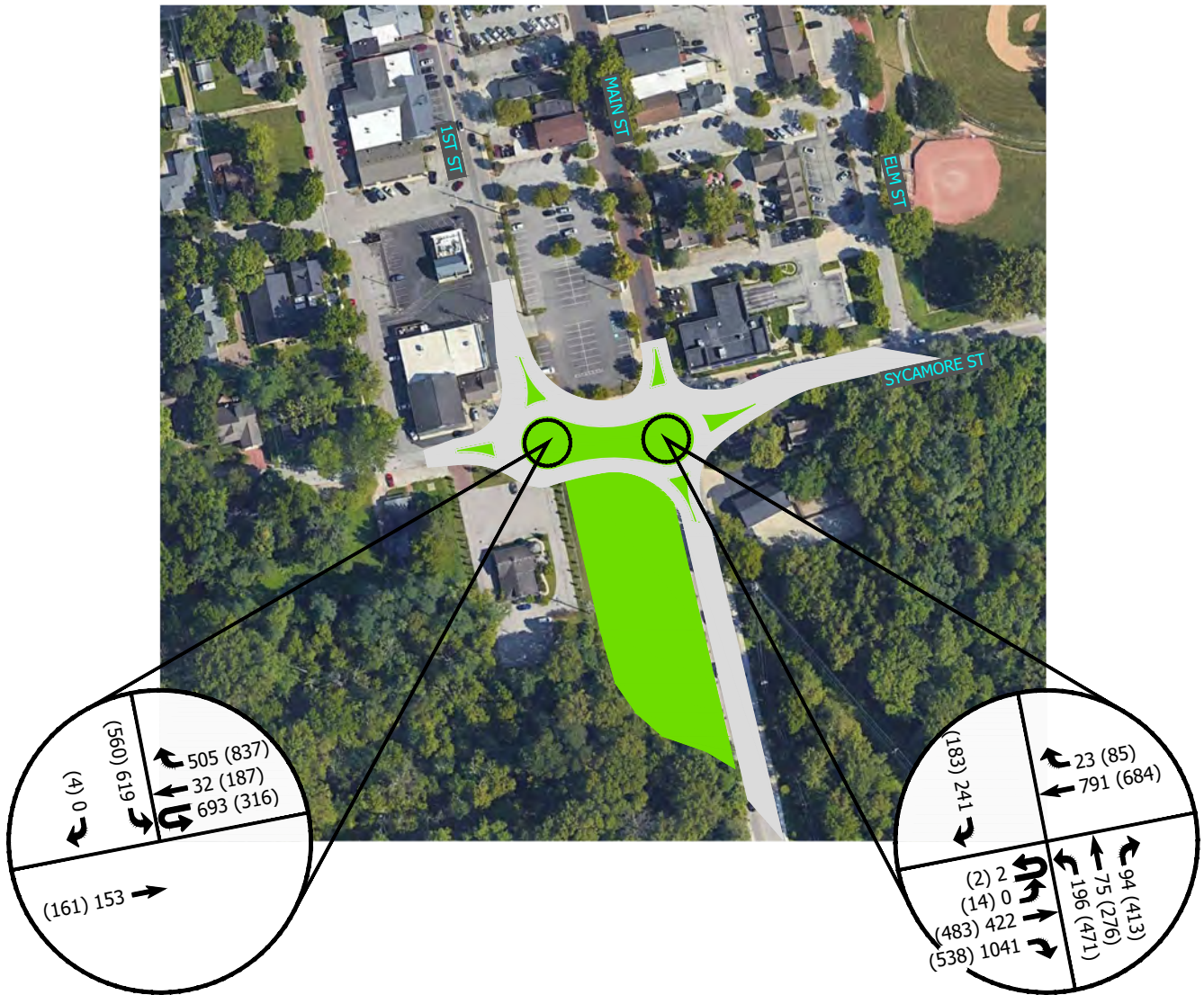


LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

**TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET**

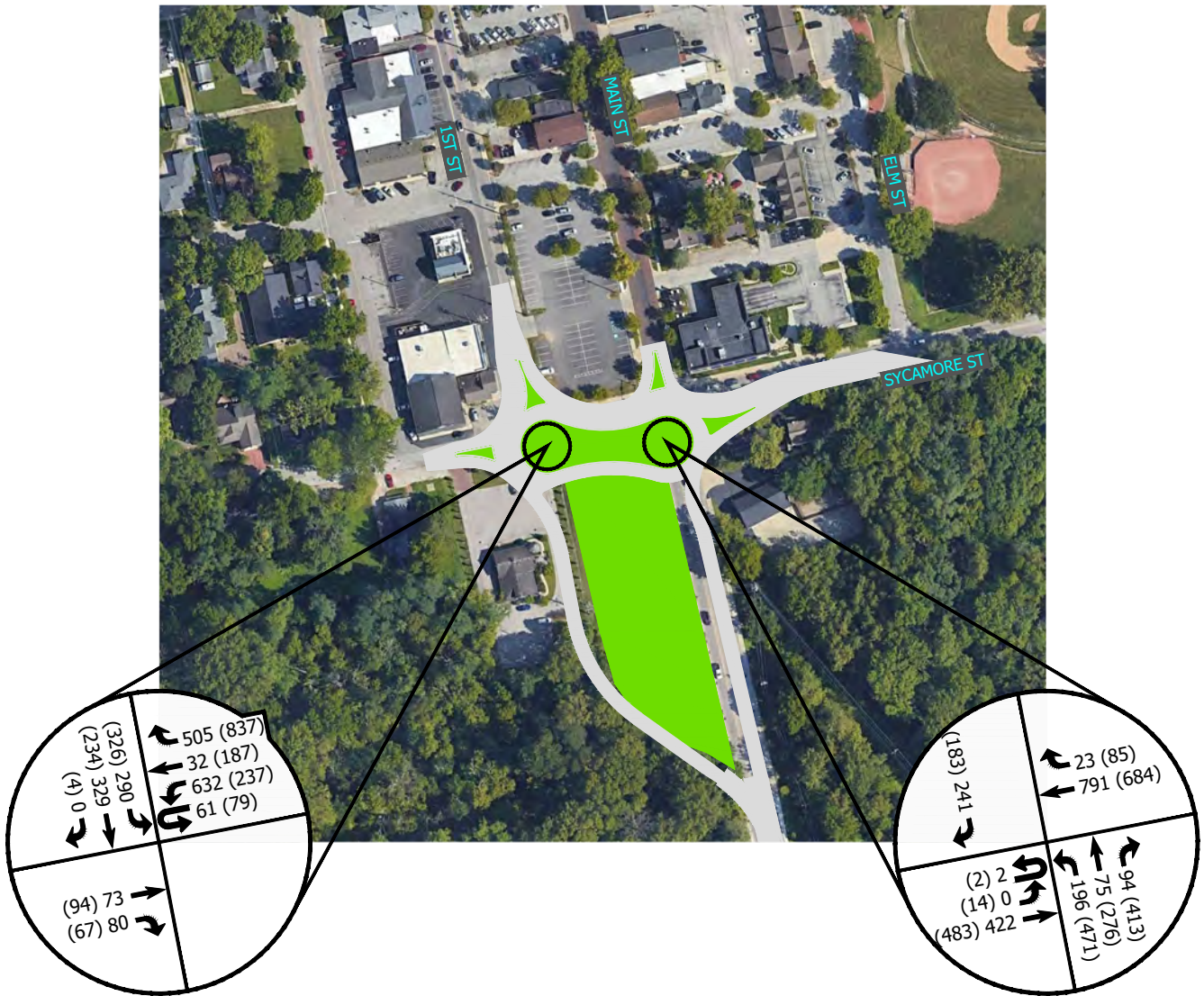
FIGURE 6
SCENARIO 5
"PEANUT" RAB TWO-WAY WEST
2035 TRAFFIC VOLUMES



LEGEND
 XX = A.M. PEAK HOUR
 (XX) = P.M. PEAK HOUR
 * = NEGLIGIBLE

**TRAFFIC STUDY
 TOWN OF ZIONSVILLE
 SYCAMORE STREET**

FIGURE 7
SCENARIO 6
"PEANUT" RAB TWO-WAY EAST
2035 TRAFFIC VOLUMES



LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

**TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET**

FIGURE 8
SCENARIO 7
"PEANUT" RAB ONE-WAY
2035 TRAFFIC VOLUMES

CAPACITY ANALYSIS

The "efficiency" of an intersection is based on its ability to accommodate the traffic volumes that approach the intersection. It is defined by the Level-of-Service (LOS) of the intersection. The LOS is determined by a series of calculations commonly called a "capacity analysis". Input data into a capacity analysis include traffic volumes, intersection geometry, and number and use of lanes. To determine the LOS at each of the study intersections, a capacity analysis has been made using the recognized computer program *Synchro/SimTraffic*¹. This program allows intersections to be analyzed and optimized using the capacity calculation methods outlined within the *Highway Capacity Manual (HCM 7th Edition)*². Roundabout capacity analyses were conducted using the recognized computer program *SIDRA*³ with the INDOT methodology. The following list shows the delays related to the levels of service for signalized/roundabout intersections:

<u>Level of Service</u>	<u>Control Delay (seconds/vehicle)</u> <u>SIGNALIZED/ROUNDABOUT</u>
A	Less than or equal to 10
B	Between 10.1 and 20
C	Between 20.1 and 35
D	Between 35.1 and 55
E	Between 55.1 and 80
F	greater than 80

CAPACITY ANALYSIS SCENARIOS

To evaluate the effect that the proposed changes to the roadway network will have, a series of traffic volume scenarios were analyzed to determine the adequacy of the existing roadway network and the proposed changes to the roadway network. An analysis has been made for the peak hours at each of the study intersections for the following traffic volume scenarios:

Scenario 1: Year 2025 No Build – Based on year 2025 traffic volumes and existing intersection conditions. **Figure 2** is a summary of these traffic volumes.

Scenario 2: Year 2035 No Build – Based on year 2035 traffic volumes and existing intersection conditions. **Figure 3** is a summary of these traffic volumes.

Scenario 3: Added Traffic Signal – Based on year 2035 traffic volumes and adding a traffic signal to the intersection of Sycamore St & 1st Street with an added westbound right-turn lane. **Figure 4** is a summary of these traffic volumes.

¹ *Synchro/SimTraffic 12*, Cubic Transportation Systems, 2023.

² *Highway Capacity Manual (HCM), 7th Edition* Transportation Research Board, The National Academies of Sciences, Washington, DC, 2022.

³ *SIDRA INTERSECTION 9.1*, Akcelik and Associates Pty Ltd, 2023

Scenario 4: Moved Signal/Realignment – Based on year 2035 traffic volumes and realigning Main Street south of Sycamore Street to align with 1st Street, creating a right-in/right-out only access at Sycamore Street & Main Street, and moving the traffic signal control from Main Street to 1st Street.

Figure 5 is a summary of these traffic volumes.

Scenario 5: “Peanut” Roundabout Two-Way Operation West – Based on year 2035 traffic volumes and realigning Main Street south of Sycamore Street to align with 1st Street. The intersections would be reconstructed as a “peanut” roundabout with the south leg at 1st Street. **Figure 6** is a summary of these traffic volumes.

Scenario 6: “Peanut” Roundabout Two-Way Operation East – Based on year 2035 traffic volumes and reconstructing the intersections as a “peanut” roundabout with the south leg remaining at Main Street. **Figure 7** is a summary of these traffic volumes.

Scenario 7: “Peanut” Roundabout One-Way Operation – Based on year 2035 traffic volumes and reconstructing the intersections as a “peanut” roundabout with the one-way northbound leg remaining at Main Street and the one-way southbound leg at 1st Street. **Figure 8** is a summary of these traffic volumes.

The following tables summarize the level of service results at each study intersection. The *Synchro/SimTraffic* and *SIDRA* intersection reports illustrating the capacity analysis results are included in the **Appendix**. Figures illustrating the level of service results are included below.

TABLE 1 – LEVEL OF SERVICE SUMMARY: SYCAMORE ST & 1ST STREET

Approach	AM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	---	---	---	C	A	---	---
Southbound Approach	B	F	F	C	C	C	A
Eastbound Approach	A	A	C	D	D	D	B
Westbound Approach	A	A	A	B	A	A	A
Intersection	A	F	E	C	---	---	---
Approach	PM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	---	---	---	D	B	---	---
Southbound Approach	F	F	F	D	B	B	A
Eastbound Approach	A	B	F	E	B	B	A
Westbound Approach	A	A	A	C	A	A	A
Intersection	C	F	F	D	---	---	---

Intersection Geometrics

- Scenario 1: No Build – 2025
 - Southbound: Shared Left & Right-Turn Lane
 - Eastbound: Shared Through & Left-Turn Lane
 - Westbound: Shared Through & Right-Turn Lane
- Scenario 2: No Build – 2035
 - Southbound: Shared Left & Right-Turn Lane
 - Eastbound: Shared Through & Left-Turn Lane
 - Westbound: Shared Through & Right-Turn Lane
- Scenario 3: Coordinated Signal System
 - Southbound: Shared Left & Right-Turn Lane
 - Eastbound: Shared Through & Left-Turn Lane
 - Westbound: Through Lane / Right-Turn Lane
- Scenario 4: Moved Signal/Realignment
 - Northbound: Shared Through & Left-Turn Lane / Right-Turn Lane
 - Southbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - Eastbound: Shared Left, Through, & Right-Turn Lane
 - Westbound: Left-Turn Lane / Shared Through & Right-Turn Lane
- Scenario 5: “Peanut” RAB Two-Way West
 - Northbound: Right-Turn Lane / Right-Turn Lane
 - Southbound: Shared Left, Through, & Right-Turn Lane
 - Eastbound: Shared Through & Right-Turn Lane
 - Westbound: Shared Left, Through, & U-Turn Lane / Right-Turn Lane
- Scenario 6: “Peanut” RAB Two-Way East
 - Southbound: Shared Left & Right-Turn Lane
 - Eastbound: Through Lane
 - Westbound: Shared Through & U-Turn Lane / Right-Turn Lane
- Scenario 7: “Peanut” RAB One-Way
 - Southbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - Eastbound: Shared Through & Right-Turn Lane
 - Westbound: Shared Left, Through, & U-Turn Lane / Right-Turn Lane

TABLE 2 – LEVEL OF SERVICE SUMMARY: SYCAMORE ST & MAIN STREET

Approach	AM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	B	C	C	---	---	A	A
Southbound Approach	C	C	C	F	D	B	B
Eastbound Approach	B	B	B	A	A	A	A
Westbound Approach	C	C	D	D	B	A	A
Intersection	B	C	C	F	---	---	---
Approach	PM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	C	F	F	---	---	B	A
Southbound Approach	C	D	D	F	E	C	C
Eastbound Approach	B	C	C	A	A	A	A
Westbound Approach	C	E	E	D	B	B	B
Intersection	C	E	E	D	---	---	---

Intersection Geometrics

- Scenario 1: No Build – 2025
 - Northbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - Southbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - Eastbound: Shared Through & Left-Turn Lane / Right-Turn Lane
 - Westbound: Left-Turn Lane / Shared Through & Right-Turn Lane
- Scenario 2: No Build – 2035
 - Northbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - Southbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - Eastbound: Shared Through & Left-Turn Lane / Right-Turn Lane
 - Westbound: Left-Turn Lane / Shared Through & Right-Turn Lane
- Scenario 3: Coordinated Signal System
 - Northbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - Southbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - Eastbound: Shared Through & Left-Turn Lane / Right-Turn Lane
 - Westbound: Left-Turn Lane / Shared Through & Right-Turn Lane
- Scenario 4: Moved Signal/Realignment
 - Southbound: Right-Turn Lane
 - Eastbound: Through Lane
 - Westbound: Shared Through & Right-Turn Lane
- Scenario 5: “Peanut” RAB Two-Way West
 - Southbound: Right-Turn Lane
 - Eastbound: Shared Left & U-Turn Lane / Through Lane
 - Westbound: Through Lane / Right-Turn Lane
- Scenario 6: “Peanut” RAB Two-Way East
 - Northbound: Shared Through & Left-Turn Lane / Right-Turn Lane
 - Southbound: Right-Turn Lane
 - Eastbound: Shared Through, Left, & U-Turn Lane / Right-Turn Lane
 - Westbound: Through Lane / Shared Through & Right-Turn Lane
- Scenario 7: “Peanut” RAB One-Way
 - Northbound: Shared Through & Left-Turn Lane / Right-Turn Lane
 - Southbound: Right-Turn Lane
 - Eastbound: Shared Through, Left, & U-Turn Lane
 - Westbound: Through Lane / Shared Through & Right-Turn Lane

QUEUE LENGTH ANALYSIS

A 95th percentile queue length analysis was conducted for each of the scenarios studied. The queue length analyses for the conventional intersection scenarios (Scenarios 1, 2, 3, & 4) were conducted using *Synchro/SimTraffic* and the 95th percentile queue length analyses for the roundabout scenarios (Scenarios 5, 6, & 7) were conducted using *SIDRA*. The following tables are a summary of the AM and PM peak hour 95th percentile queue lengths for each scenario shown in feet and vehicles. The 95th percentile queue length represents the queue length that 95 percent of the AM or PM peak hour queue lengths will fall below. For the purposes of this analysis, the effective length of a vehicle is 20 feet. **Figures 9, 10, 11, 12, 13, 14, & 15** illustrate these 95th percentile queue lengths in feet as well as the capacity analysis level of service results. It should be noted that these figures show some of the queue lengths reaching back to an adjacent intersection and then being split between the approaches of said intersection. This split was calculated based on the proportion of traffic volumes from each approach of the intersection that would contribute to these queues.

TABLE 3 – 95TH PERCENTILE QUEUE LENGTH SUMMARY (FEET): SYCAMORE ST & 1ST STREET

Approach	AM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	---	---	---	200	30	---	---
Southbound Approach	280	1960	1500	290	350	350	60
Eastbound Approach	30	50	120	180	160	160	40
Westbound Approach	0	0	70	140	0	0	0
Approach	PM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	---	---	---	460	250	---	---
Southbound Approach	1040	2310	2300	450	170	170	40
Eastbound Approach	50	190	460	300	50	50	20
Westbound Approach	10	10	120	160	0	0	0

TABLE 4 – 95TH PERCENTILE QUEUE LENGTH SUMMARY (FEET): SYCAMORE ST & MAIN STREET

Approach	AM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	130	200	180	---	---	30	30
Southbound Approach	120	150	170	2180	190	80	80
Eastbound Approach	160	150	170	0	0	0	0
Westbound Approach	250	410	860	800	320	60	60
Approach	PM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	360	1700	1820	---	---	190	180
Southbound Approach	100	140	140	580	230	80	70
Eastbound Approach	160	160	160	0	0	0	0
Westbound Approach	380	1000	710	1190	290	180	160

TABLE 5 – 95TH PERCENTILE QUEUE LENGTH SUMMARY (VEHICLES): SYCAMORE ST & 1ST STREET

Approach	AM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	---	---	---	10	2	---	---
Southbound Approach	14	98	75	15	18	18	3
Eastbound Approach	2	3	6	9	8	8	2
Westbound Approach	0	0	4	7	0	0	0
Approach	PM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	---	---	---	23	13	---	---
Southbound Approach	52	116	115	23	9	9	2
Eastbound Approach	3	10	23	15	3	3	1
Westbound Approach	1	1	6	8	0	0	0

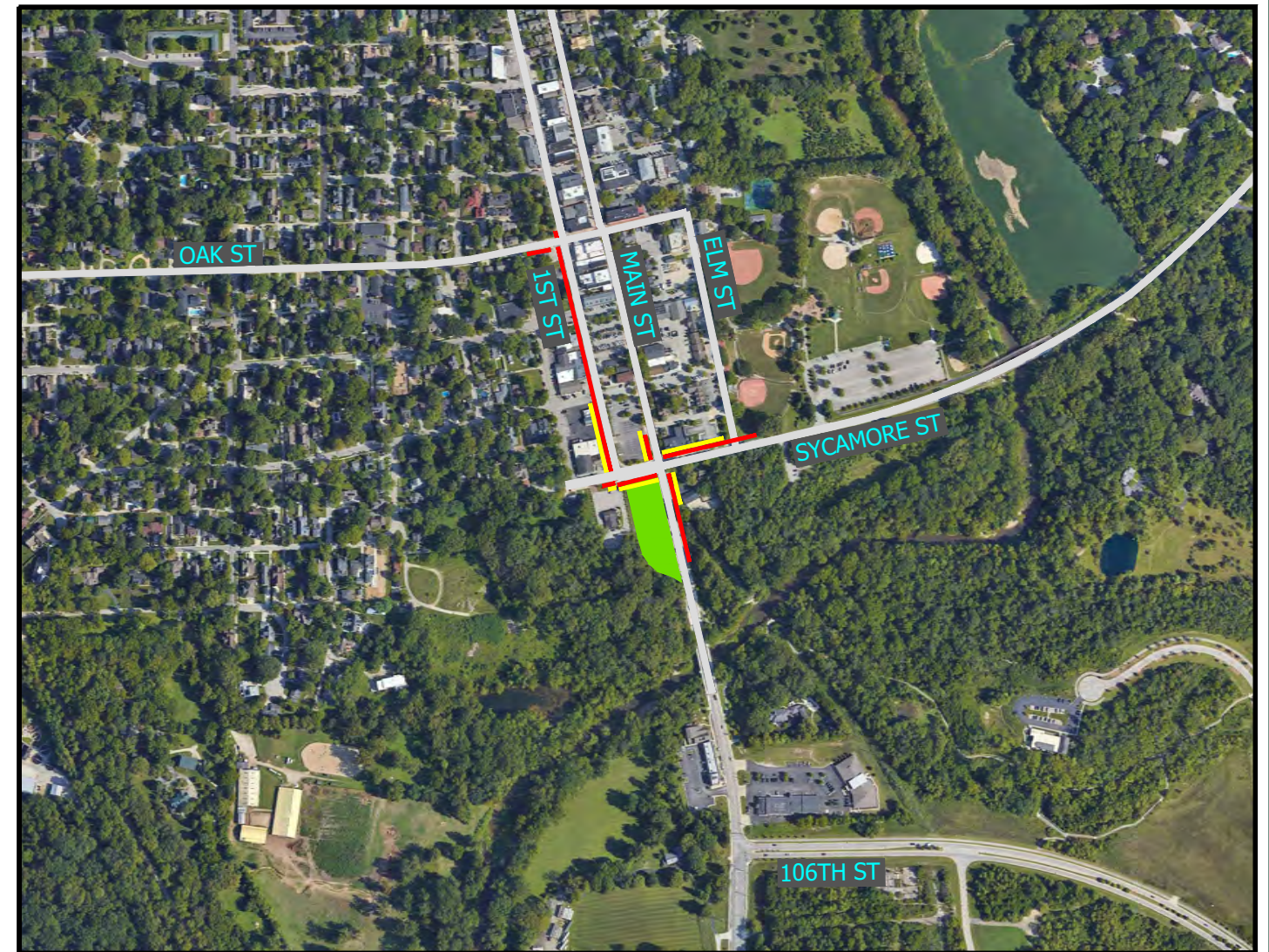
TABLE 6 – 95TH PERCENTILE QUEUE LENGTH SUMMARY (VEHICLES): SYCAMORE ST & MAIN STREET

Approach	AM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	7	10	9	---	---	2	2
Southbound Approach	6	8	9	109	10	4	4
Eastbound Approach	8	8	9	0	0	0	0
Westbound Approach	13	21	43	40	16	3	3
Approach	PM Peak						
	Scenarios						
	1	2	3	4	5	6	7
Northbound Approach	18	85	91	---	---	10	9
Southbound Approach	5	7	7	29	12	4	4
Eastbound Approach	8	8	8	0	0	0	0
Westbound Approach	19	50	36	60	15	9	8

NOTE: ALL DIMENSIONS ARE APPROXIMATE



**LEVEL OF SERVICE
SUMMARY**



**95TH PERCENTILE QUEUE
LENGTH SUMMARY**

**FIGURE 9
SCENARIO 1
NO BUILD
YEAR 2025 TRAFFIC VOLUMES**

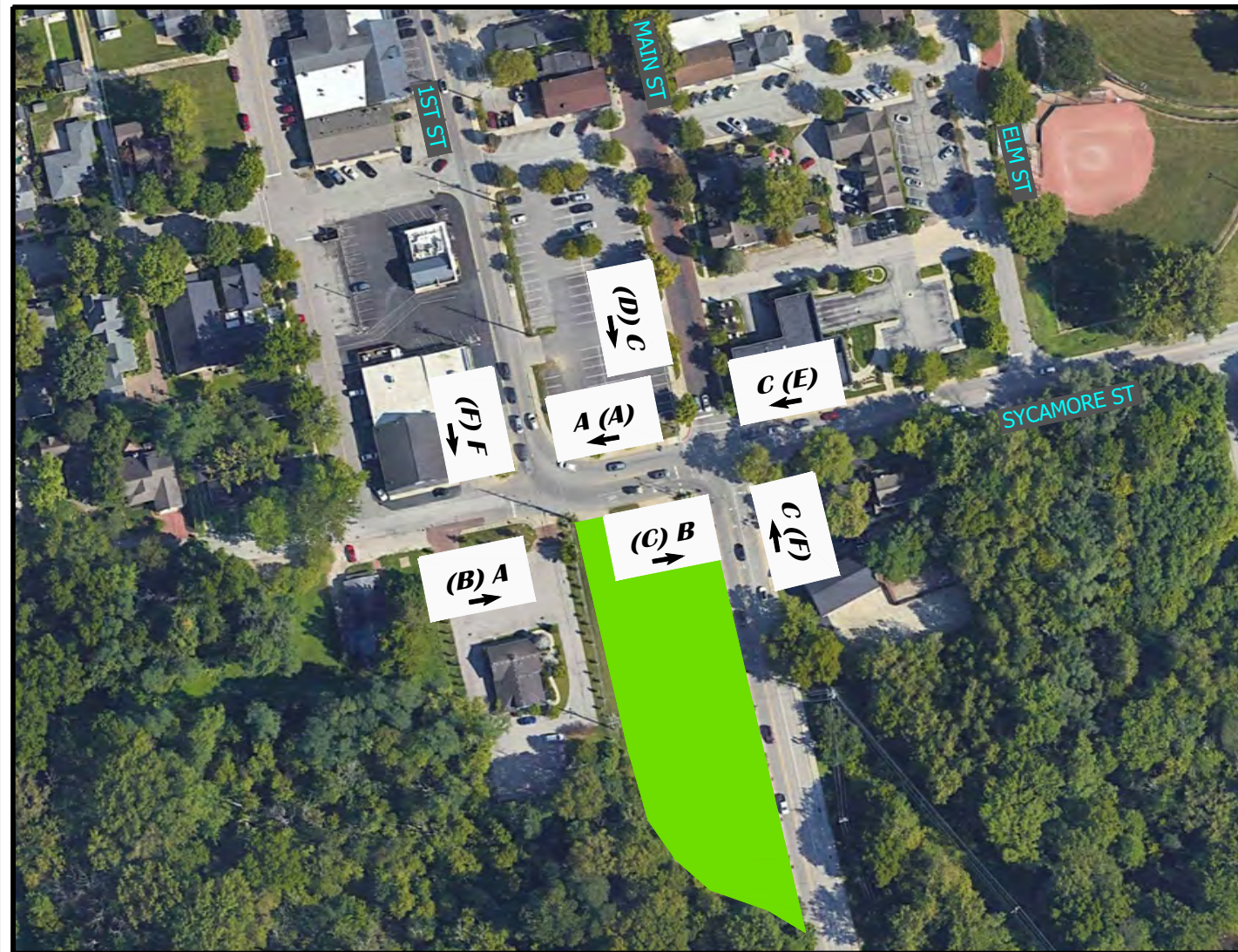
**TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET**



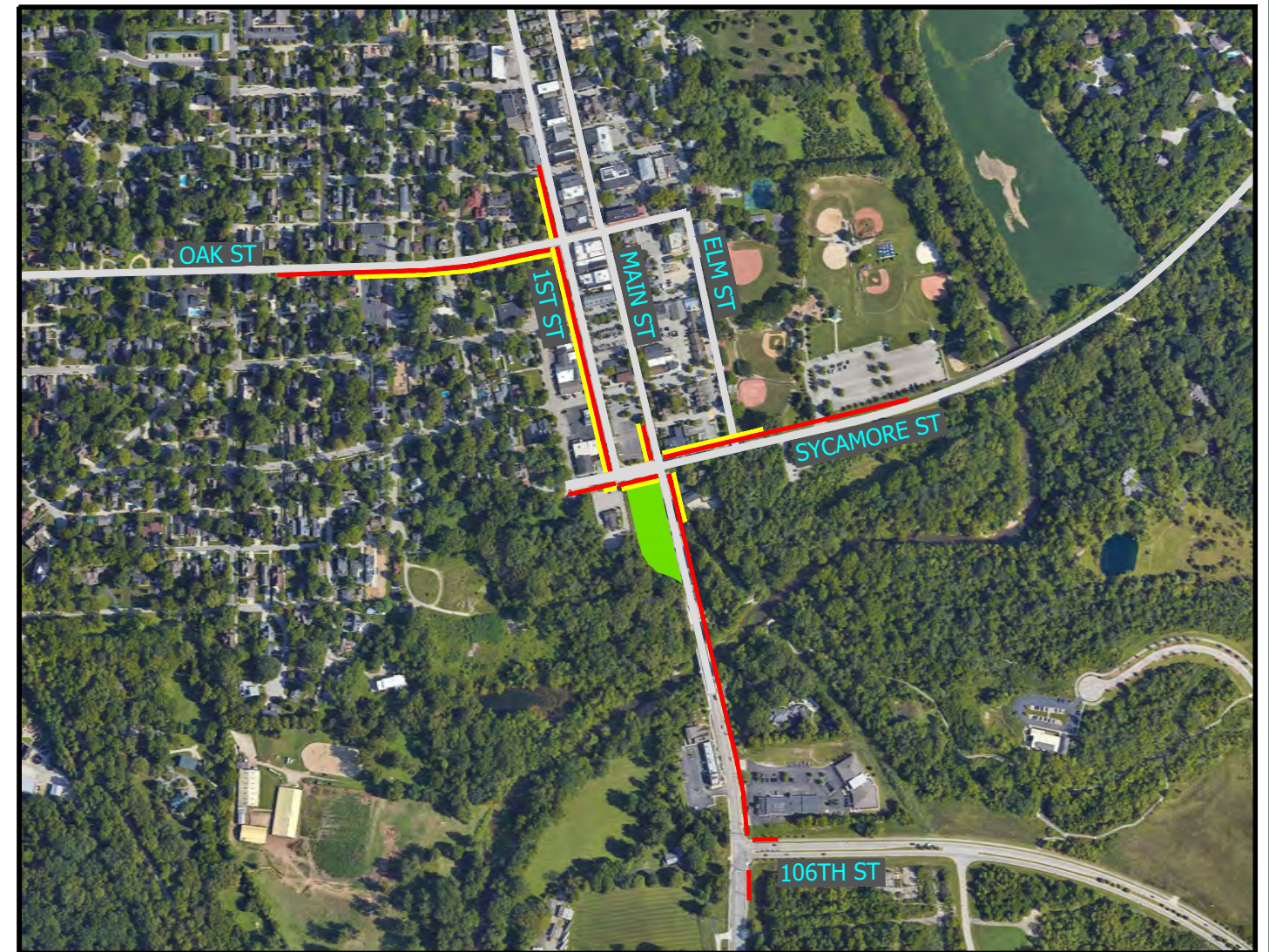
LEGEND	
XX	= A.M. PEAK HOUR
(XX)	= P.M. PEAK HOUR
*	= NEGLIGIBLE

LEGEND	
	= A.M. PEAK HOUR
	= P.M. PEAK HOUR
*	= NEGLIGIBLE

NOTE: ALL DIMENSIONS ARE APPROXIMATE



**LEVEL OF SERVICE
SUMMARY**



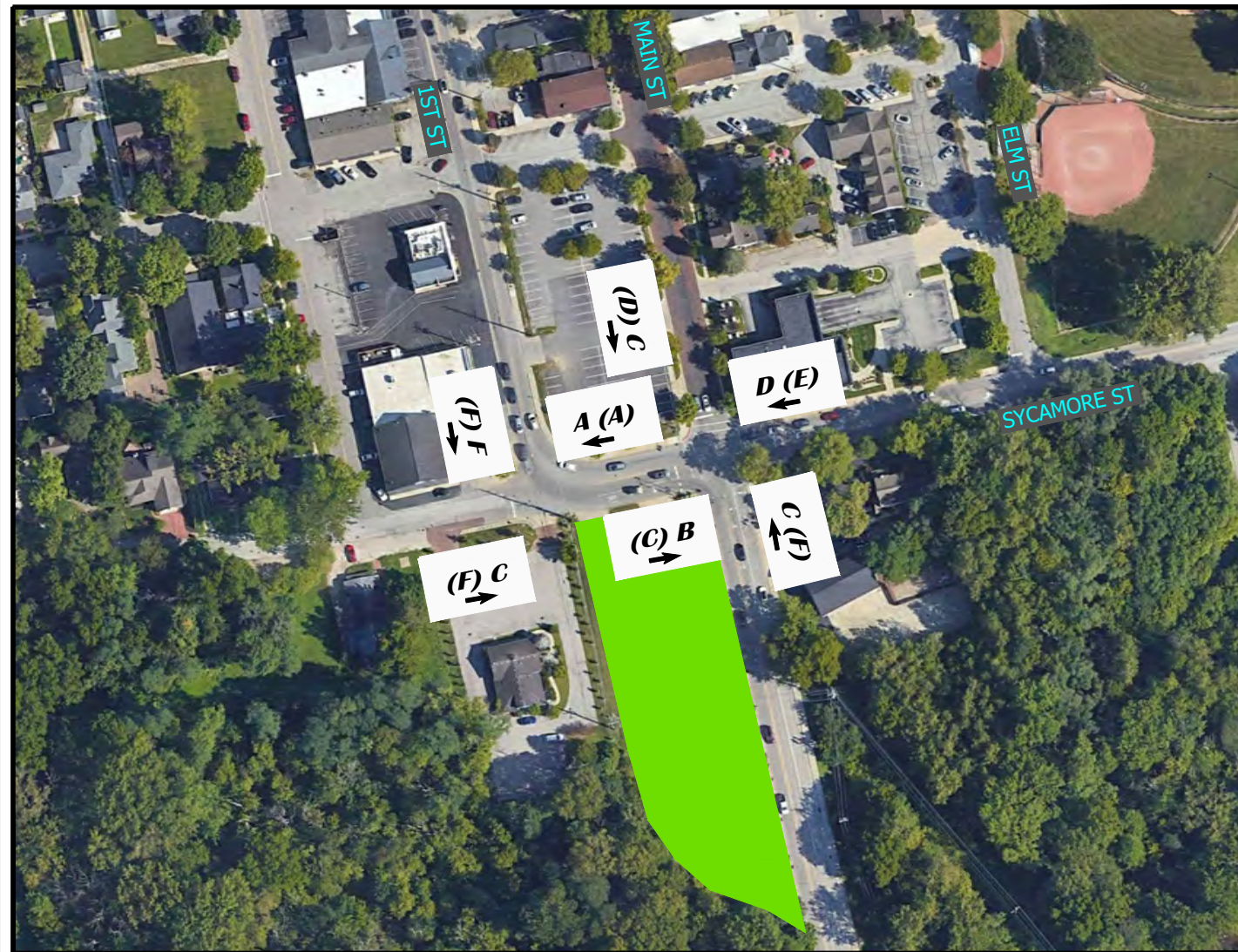
**95TH PERCENTILE QUEUE
LENGTH SUMMARY**

FIGURE 10
SCENARIO 2
NO BUILD
YEAR 2035 TRAFFIC VOLUMES
TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET

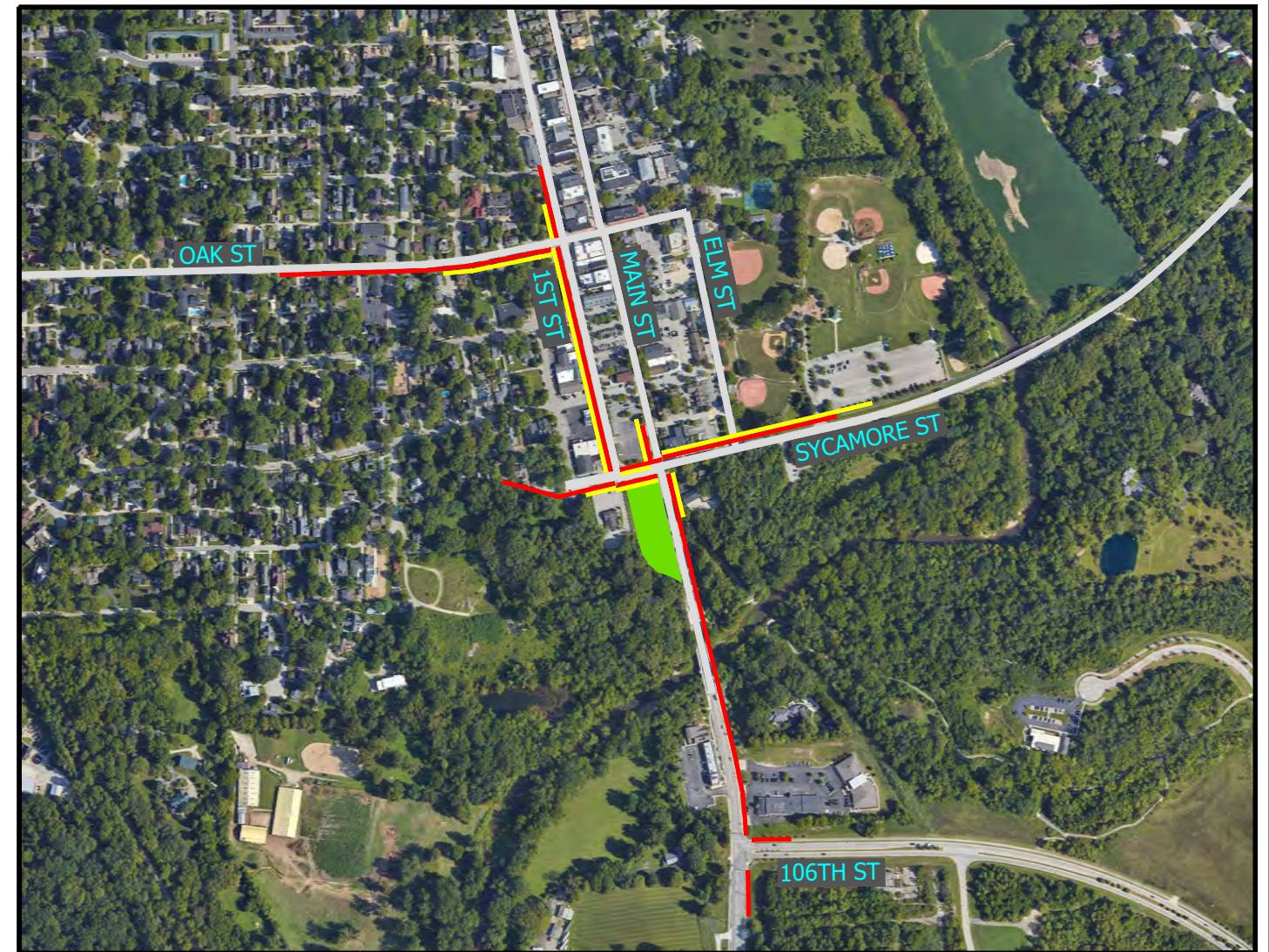
LEGEND
 XX = A.M. PEAK HOUR
 (XX) = P.M. PEAK HOUR
 * = NEGLIGIBLE

LEGEND
 = A.M. PEAK HOUR
 = P.M. PEAK HOUR
 * = NEGLIGIBLE

NOTE: ALL DIMENSIONS ARE APPROXIMATE



**LEVEL OF SERVICE
SUMMARY**



**95TH PERCENTILE QUEUE
LENGTH SUMMARY**

FIGURE 11
SCENARIO 3
COORDINATED SIGNAL SYSTEM
YEAR 2035 TRAFFIC VOLUMES

TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET

LEGEND
 XX = A.M. PEAK HOUR
 (XX) = P.M. PEAK HOUR
 * = NEGLIGIBLE

LEGEND
 = A.M. PEAK HOUR
 = P.M. PEAK HOUR
 * = NEGLIGIBLE

NOTE: ALL DIMENSIONS ARE APPROXIMATE



**LEVEL OF SERVICE
SUMMARY**



**95TH PERCENTILE QUEUE
LENGTH SUMMARY**

FIGURE 12
SCENARIO 4
MOVED SIGNAL/REALIGNMENT
YEAR 2035 TRAFFIC VOLUMES

TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET



LEGEND	
XX	= A.M. PEAK HOUR
(XX)	= P.M. PEAK HOUR
*	= NEGLIGIBLE

LEGEND	
Yellow line	= A.M. PEAK HOUR
Red line	= P.M. PEAK HOUR
*	= NEGLIGIBLE

NOTE: ALL DIMENSIONS ARE APPROXIMATE



**LEVEL OF SERVICE
SUMMARY**



**95TH PERCENTILE QUEUE
LENGTH SUMMARY**

FIGURE 13
SCENARIO 5
"PEANUT" RAB TWO-WAY WEST
YEAR 2035 TRAFFIC VOLUMES

TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET



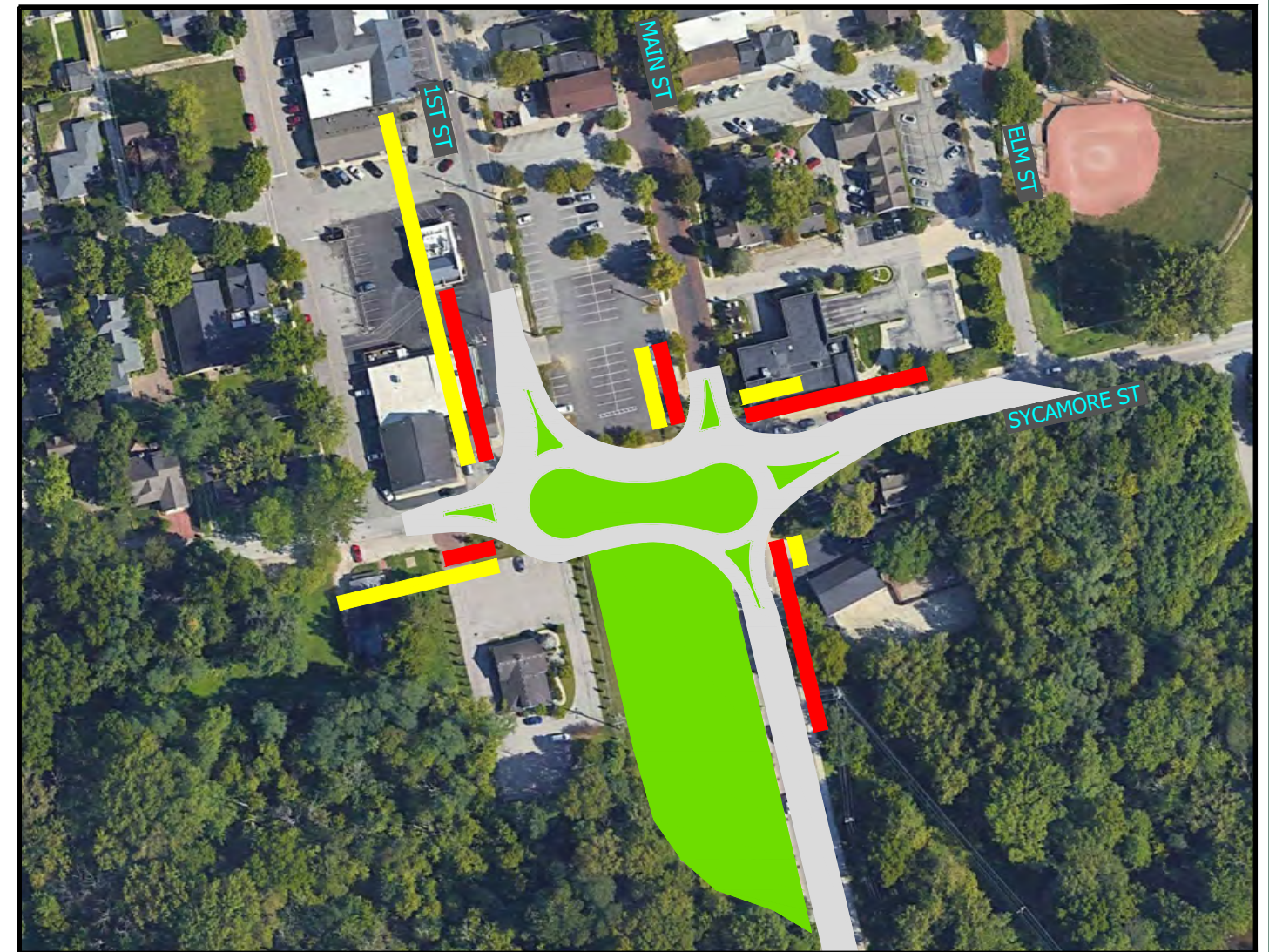
LEGEND	
XX	= A.M. PEAK HOUR
(XX)	= P.M. PEAK HOUR
*	= NEGLIGIBLE

LEGEND	
XX	= A.M. PEAK HOUR
(XX)	= P.M. PEAK HOUR
*	= NEGLIGIBLE

NOTE: ALL DIMENSIONS ARE APPROXIMATE



**LEVEL OF SERVICE
SUMMARY**



**95TH PERCENTILE QUEUE
LENGTH SUMMARY**

FIGURE 14
SCENARIO 6
"PEANUT" RAB TWO-WAY EAST
YEAR 2035 TRAFFIC VOLUMES

TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET



LEGEND
 XX = A.M. PEAK HOUR
 (XX) = P.M. PEAK HOUR
 * = NEGLIGIBLE

LEGEND
 = A.M. PEAK HOUR
 = P.M. PEAK HOUR
 * = NEGLIGIBLE

NOTE: ALL DIMENSIONS ARE APPROXIMATE



**LEVEL OF SERVICE
SUMMARY**



**95TH PERCENTILE QUEUE
LENGTH SUMMARY**

FIGURE 15
SCENARIO 7
"PEANUT" RAB ONE-WAY
YEAR 2035 TRAFFIC VOLUMES
TRAFFIC STUDY
TOWN OF ZIONSVILLE
SYCAMORE STREET

LEGEND
 XX = A.M. PEAK HOUR
 (XX) = P.M. PEAK HOUR
 * = NEGLIGIBLE

LEGEND
 = A.M. PEAK HOUR
 = P.M. PEAK HOUR
 * = NEGLIGIBLE

CONCLUSIONS

The conclusions that follow are based on the data and analyses presented in this study and a field review conducted at the site.

While the following conclusions address vehicular traffic operations in the study area, each scenario allows for the design of pedestrian facilities that offer minimal impact to pedestrian operations in the study area. Such facilities may include but are not limited to raised crosswalks, crosswalks with rapid flashing beacons, pedestrian refuge islands, or midblock crossings.

SCENARIO 1: NO BUILD - 2025

The purpose of this analysis is to replicate the existing congestion issues that are present on the study area roadway network today as well as create a baseline for comparison with the proposed configurations. While the AM and PM peak hours experience acceptable levels of service (apart from the southbound approach at Sycamore Street & Main Street during the PM peak hour), the 95th percentile queue lengths show congestion along 1st Street and Sycamore Street. The southbound queue along 1st Street reaches the intersection of 1st Street & Oak Street during the PM peak hour and the westbound queue along Sycamore Street reaches the intersection of Sycamore Street & Elm Street during the PM peak hour.

SCENARIO 2: NO BUILD - 2035

Capacity analysis has shown that as traffic volumes at the study intersections continue to grow due to development outside of the study area, the study area roadway network will begin to experience increased delay during the PM peak hour. Additionally, the southbound 95th percentile queueing along 1st Street will begin to have a greater impact on Oak Street during the AM and PM peak hours. The westbound queueing along Sycamore Street will reach Elm Street during the AM and PM peak hours with the PM peak hour queue extending past the entrance to Lions Park. The northbound queueing along Main Street reaches the intersection of 106th Street & Zionsville Road during the PM Peak hour.

SCENARIO 3: COORDINATED SIGNAL SYSTEM

Capacity analysis has shown that some approaches to the study intersections will continue to operate below acceptable levels of service during the AM and PM peak hours under this scenario. This is due to congestion within the study area. The southbound queueing along 1st Street will begin to impact operations on Oak Street during the AM and PM peak hours. The westbound queueing along Sycamore Street will reach the intersection of Sycamore Street & Elm Street and will extend past the entrance to Lions Park during the AM and PM peak hours. The northbound queueing along Main Street reaches the intersection of 106th Street & Zionsville Road during the PM Peak hour.

Under this scenario, the following intersection geometrics are recommended:

- Sycamore Street & 1st Street
 - Southbound: Shared Left & Right-Turn Lane
 - Eastbound: Shared Through & Left-Turn Lane
 - Westbound: Through Lane / Right-Turn Lane
- Sycamore Street & Main Street
 - Northbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - Southbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - Eastbound: Shared Through & Left-Turn Lane / Right-Turn Lane
 - Westbound: Left-Turn Lane / Shared Through & Right-Turn Lane

SCENARIO 4: MOVED SIGNAL/REALIGNMENT

Capacity analysis has shown that two approaches operate below acceptable levels of service during the PM peak hour. The realignment of Main Street to 1st Street allows for southbound traffic to easily continue southbound along Main Street towards 106th Street. This corresponds to a much shorter southbound queue along 1st Street. However, the westbound queues along Sycamore Street continue to impact Elm Street and the Lions Park entrance during the AM and PM peak hours. Additionally, the change in access at Sycamore Street & Main Street to right-in/right-out only, means that southbound vehicles are unable to freely turn onto Sycamore Street during times of increased congestion. This leads to a southbound queue along Main Street during the AM peak hour that extends past Oak Street. It should be noted that it is likely that vehicles will redistribute from Main Street to 1st Street or Elm Street to avoid the long queues. With this redistribution, queueing along 1st Street and Elm Street in the southbound direction would increase.

Under this scenario, the following intersection geometrics are recommended:

- Sycamore Street & 1st Street
 - o Northbound: Shared Through & Left-Turn Lane / Right-Turn Lane
 - o Southbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - o Eastbound: Shared Left, Through, & Right-Turn Lane
 - o Westbound: Left-Turn Lane / Shared Through & Right-Turn Lane
- Sycamore Street & Main Street
 - o Southbound: Right-Turn Lane
 - o Eastbound: Through Lane
 - o Westbound: Shared Through & Right-Turn Lane

SCENARIO 5: “PEANUT” ROUNDABOUT TWO-WAY WEST

Capacity analysis has shown that all approaches to the study intersections will operate at acceptable levels of service during the AM and PM peak hours apart from the southbound approach at Sycamore Street & Main Street during the PM peak hour. The 95th percentile queue length analysis has shown that during the AM and PM peak hours, the westbound queue along Sycamore Street will impact the intersection of Sycamore Street & Elm Street.

Under this scenario, the following intersection geometrics are recommended:

- Sycamore Street & 1st Street
 - o Northbound: Right-Turn Lane / Right-Turn Lane
 - o Southbound: Shared Left, Through, & Right-Turn Lane
 - o Eastbound: Shared Through & Right-Turn Lane
 - o Westbound: Shared Left, Through, & U-Turn Lane / Right-Turn Lane
- Sycamore Street & Main Street
 - o Southbound: Right-Turn Lane
 - o Eastbound: Shared Left & U-Turn Lane / Through Lane
 - o Westbound: Through Lane / Right-Turn Lane

SCENARIO 6: “PEANUT” ROUNDABOUT TWO-WAY EAST

Capacity analysis has shown that all approaches to the study intersections will operate at acceptable levels of service during the AM and PM peak hours. The queue length analysis has shown that the southbound 95th percentile queues along 1st Street will impact the intersection 1st Street & Hawthorne Street during the AM peak hour. Additionally, these southbound queues will restrict access to the businesses west of 1st Street and south of Hawthorne Street during these times of congestion.

Under this scenario, the following intersection geometrics are recommended:

- Sycamore Street & 1st Street
 - o Southbound: Shared Left & Right-Turn Lane
 - o Eastbound: Through Lane
 - o Westbound: Shared Left, Through, & U-Turn Lane / Right-Turn Lane
- Sycamore Street & Main Street
 - o Northbound: Shared Through & Left-Turn Lane / Right-Turn Lane
 - o Southbound: Right-Turn Lane
 - o Eastbound: Shared Through, Left, & U-Turn Lane / Right-Turn Lane
 - o Westbound: Through Lane / Shared Through & Right-Turn Lane

SCENARIO 7: “PEANUT” ROUNDABOUT ONE-WAY (RECOMMENDED)

Capacity analyses have shown that all approaches to the study intersections operate at acceptable levels of service during the AM and PM peak hours. The 95th percentile queue length analysis has shown that this scenario offers minimal queueing with no significant impact on the adjacent intersections.

Under this scenario, the following intersection geometrics are recommended:

- Sycamore Street & 1st Street
 - o Southbound: Left-Turn Lane / Shared Through & Right-Turn Lane
 - o Eastbound: Shared Through & Right-Turn Lane
 - o Westbound: Left-Turn Lane / Shared Through & Right-Turn Lane
- Sycamore Street & Main Street
 - o Northbound: Shared Through & Left-Turn Lane / Right-Turn Lane
 - o Southbound: Right-Turn Lane
 - o Eastbound: Shared Through, Left, & U-Turn Lane
 - o Westbound: Through Lane / Shared Through & Right-Turn Lane

TRAFFIC IMPACT STUDY

APPENDIX



***8365 Keystone Crossing Boulevard, Suite 201
Indianapolis, IN 46240
Phone: (317) 202-0864 Fax: (317) 202-0908***

SYCAMORE STREET & 1ST STREET

TRAFFIC VOLUME COUNTS

SYCAMORE ST & FIRST ST - TMC

Tue Mar 26, 2019

Full Length (6:30 AM-8:30 AM, 3 PM-7 PM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 636974, Location: 39.948141, -86.261567, Site Code: 2-87



Provided by: A&F Engineering
8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2019-03-26 6:30AM	0	0	0	0	0	51	0	0	0	51	0	5	0	0	5	0	0	29	0	29	85
6:45AM	0	0	0	0	0	78	0	0	0	78	0	11	0	0	11	0	0	28	0	28	117
Hourly Total	0	0	0	0	0	129	0	0	0	129	0	16	0	0	16	0	0	57	0	57	202
7:00AM	0	0	0	0	0	74	0	0	0	74	0	16	0	0	16	0	2	58	0	60	150
7:15AM	0	0	0	0	0	113	0	0	0	113	0	19	0	0	19	0	5	56	0	61	193
7:30AM	0	0	0	0	0	116	0	0	0	116	0	24	0	0	24	0	1	66	0	67	207
7:45AM	0	0	0	0	0	123	0	0	0	123	0	29	0	0	29	0	6	81	0	87	239
Hourly Total	0	0	0	0	0	426	0	0	0	426	0	88	0	0	88	0	14	261	0	275	789
8:00AM	0	0	0	0	0	132	0	0	0	132	1	36	0	0	37	0	10	97	0	107	276
8:15AM	0	0	0	0	0	123	0	0	0	123	1	23	0	0	24	0	4	86	0	90	237
8:30AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	255	0	0	0	255	2	59	0	0	61	0	14	183	0	197	513
3:00PM	0	0	0	0	0	96	0	0	0	96	0	5	0	0	5	0	15	131	0	146	247
3:15PM	0	0	0	0	0	104	1	2	0	107	1	11	0	0	12	0	8	130	0	138	257
3:30PM	0	0	0	0	0	99	0	1	0	100	0	14	0	0	14	0	7	131	0	138	252
3:45PM	0	0	0	0	0	112	0	1	0	113	0	14	0	0	14	0	11	123	0	134	261
Hourly Total	0	0	0	0	0	411	1	4	0	416	1	44	0	0	45	0	41	515	0	556	1017
4:00PM	0	0	0	0	0	132	0	0	0	132	2	18	0	0	20	0	8	130	0	138	290
4:15PM	0	0	1	0	1	133	0	2	0	135	0	23	0	0	23	0	10	149	0	159	318
4:30PM	1	0	0	0	1	113	0	2	0	115	1	27	0	0	28	0	17	144	0	161	305
4:45PM	0	0	0	0	0	98	0	0	0	98	0	17	0	0	17	0	37	145	0	182	297
Hourly Total	1	0	1	0	2	476	0	4	0	480	3	85	0	0	88	0	72	568	0	640	1210
5:00PM	0	0	0	0	0	101	0	1	0	102	0	35	0	0	35	0	33	141	0	174	311
5:15PM	0	0	0	0	0	103	0	1	0	104	2	28	0	0	30	0	24	177	0	201	335
5:30PM	0	0	0	0	0	107	0	1	0	108	0	37	0	0	37	0	42	141	0	183	328
5:45PM	0	0	1	0	1	77	0	1	0	78	0	20	0	0	20	0	40	134	0	174	273
Hourly Total	0	0	1	0	1	388	0	4	0	392	2	120	0	0	122	0	139	593	0	732	1247
6:00PM	0	0	0	0	0	19	0	2	0	21	0	65	0	0	65	0	17	135	0	152	238
6:15PM	0	0	0	0	0	72	0	0	0	72	0	23	0	0	23	0	20	145	0	165	260
6:30PM	0	0	0	0	0	105	0	0	0	105	0	16	0	0	16	0	11	115	0	126	247
6:45PM	0	0	0	0	0	117	0	3	0	120	2	19	0	0	21	0	10	120	0	130	271
Hourly Total	0	0	0	0	0	313	0	5	0	318	2	123	0	0	125	0	58	515	0	573	1016
7:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	1	0	2	0	3	2398	1	17	0	2416	10	535	0	0	545	0	338	2692	0	3030	5994
% Approach	33.3%	0%	66.7%	0%	-	99.3%	0%	0.7%	0%	-	1.8%	98.2%	0%	0%	-	0%	11.2%	88.8%	0%	-	-
% Total	0%	0%	0%	0%	0.1%	40.0%	0%	0.3%	0%	40.3%	0.2%	8.9%	0%	0%	9.1%	0%	5.6%	44.9%	0%	50.6%	-
Lights and Motorcycles	1	0	2	0	3	2339	1	17	0	2357	10	521	0	0	531	0	334	2637	0	2971	5862
% Lights and Motorcycles	100%	0%	100%	0%	100%	97.5%	100%	100%	0%	97.6%	100%	97.4%	0%	0%	97.4%	0%	98.8%	98.0%	0%	98.1%	97.8%
Heavy	0	0	0	0	0	59	0	0	0	59	0	14	0	0	14	0	4	55	0	59	132
% Heavy	0%	0%	0%	0%	0%	2.5%	0%	0%	0%	2.4%	0%	2.6%	0%	0%	2.6%	0%	1.2%	2.0%	0%	1.9%	2.2%

*L: Left, R: Right, T: Thru, U: U-Turn

SYCAMORE ST & FIRST ST - TMC

Tue Mar 26, 2019

Full Length (6:30 AM-8:30 AM, 3 PM-7 PM)

All Classes (Lights and Motorcycles, Heavy)

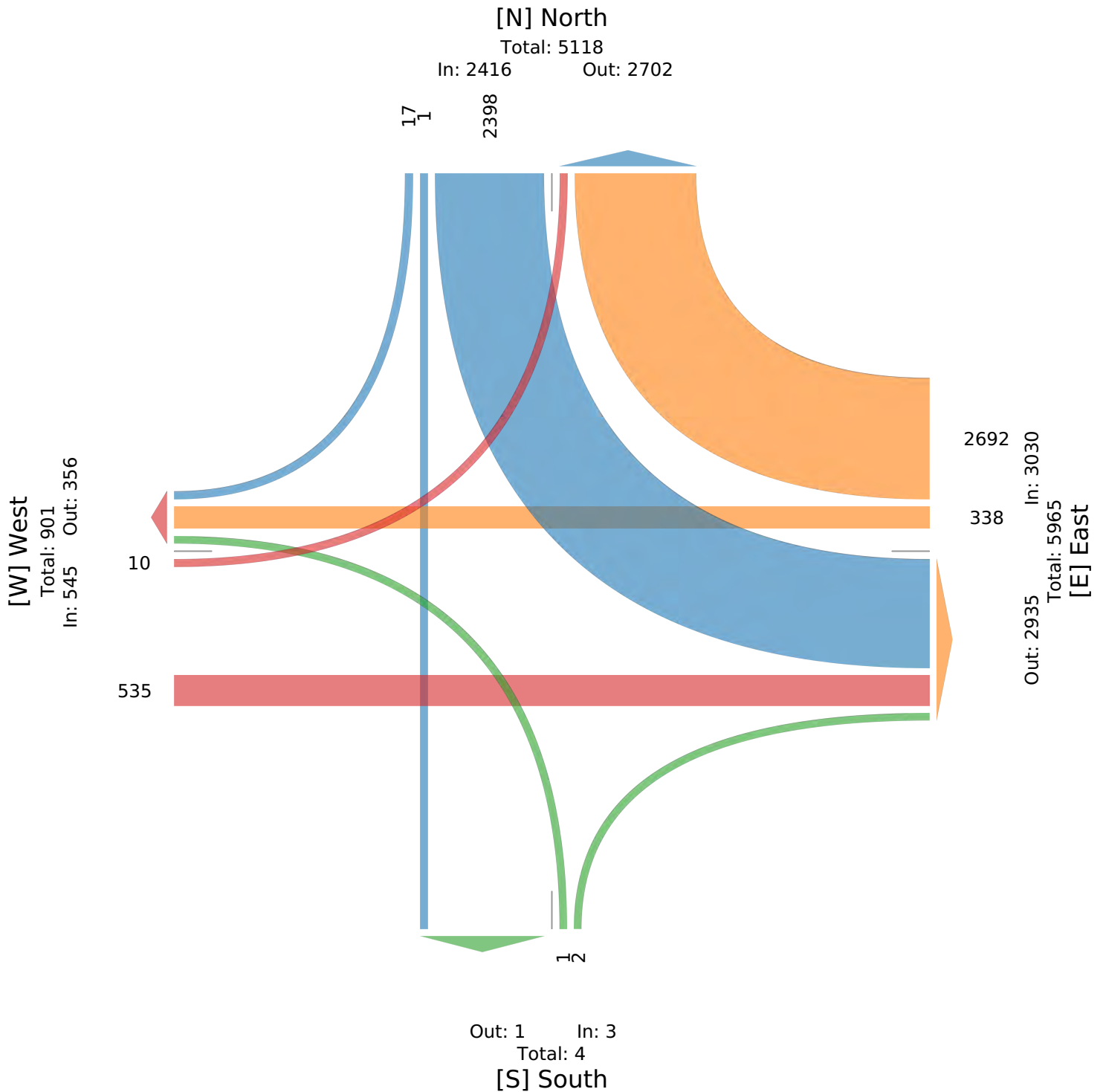
All Movements

ID: 636974, Location: 39.948141, -86.261567, Site Code: 2-87



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US



SYCAMORE ST & FIRST ST - TMC

Tue Mar 26, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 636974, Location: 39.948141, -86.261567, Site Code: 2-87



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg Direction	South Northbound						North Southbound						West Eastbound						East Westbound						
Time	L	T	R	U	App		L	T	R	U	App		L	T	R	U	App		L	T	R	U	App	Int	
2019-03-26 7:30AM	0	0	0	0	0	0	116	0	0	0	116		0	24	0	0	24		0	1	66	0	67	207	
7:45AM	0	0	0	0	0	0	123	0	0	0	123		0	29	0	0	29		0	6	81	0	87	239	
8:00AM	0	0	0	0	0	0	132	0	0	0	132		1	36	0	0	37		0	10	97	0	107	276	
8:15AM	0	0	0	0	0	0	123	0	0	0	123		1	23	0	0	24		0	4	86	0	90	237	
Total	0	0	0	0	0	0	494	0	0	0	494		2	112	0	0	114		0	21	330	0	351	959	
% Approach	0%	0%	0%	0%	-		100%	0%	0%	0%	-		1.8%	98.2%	0%	0%	-		0%	6.0%	94.0%	0%	-	-	
% Total	0%	0%	0%	0%	0%		51.5%	0%	0%	0%	51.5%		0.2%	11.7%	0%	0%	11.9%		0%	2.2%	34.4%	0%	36.6%	-	
PHF	-	-	-	-	-		0.936	-	-	-	0.936		0.500	0.778	-	-	0.770		-	0.525	0.851	-	0.820	0.869	
Lights and Motorcycles	0	0	0	0	0	0	474	0	0	0	474		2	111	0	0	113		0	21	316	0	337	924	
% Lights and Motorcycles	0%	0%	0%	0%	-		96.0%	0%	0%	0%	96.0%		100%	99.1%	0%	0%	99.1%		0%	100%	95.8%	0%	96.0%	96.4%	
Heavy	0	0	0	0	0	0	20	0	0	0	20		0	1	0	0	1		0	0	14	0	14	35	
% Heavy	0%	0%	0%	0%	-		4.0%	0%	0%	0%	4.0%		0%	0.9%	0%	0%	0.9%		0%	0%	4.2%	0%	4.0%	3.6%	

* L: Left, R: Right, T: Thru, U: U-Turn

SYCAMORE ST & FIRST ST - TMC

Tue Mar 26, 2019

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 636974, Location: 39.948141, -86.261567, Site Code: 2-87



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

[N] North

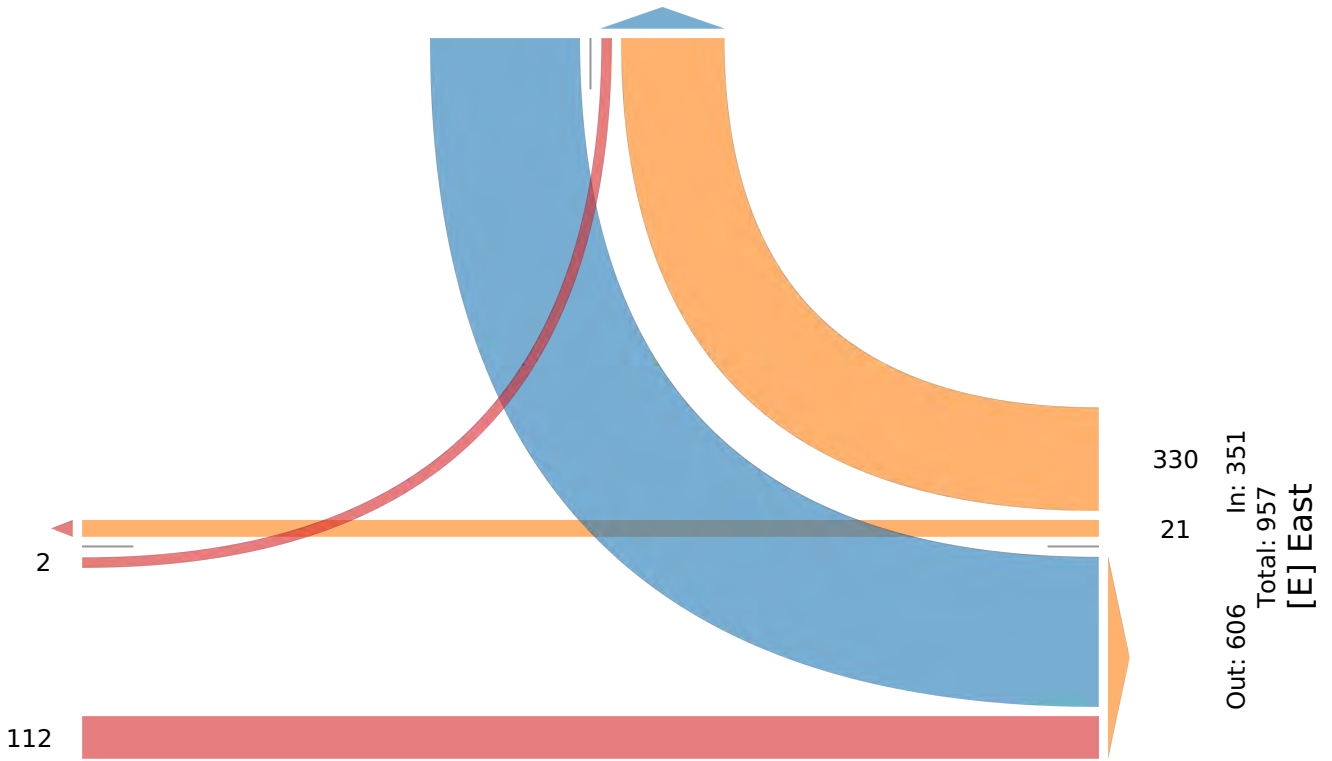
Total: 826

In: 494

Out: 332

494

[W] West
Total: 135
In: 114 Out: 21



SYCAMORE ST & FIRST ST - TMC

Tue Mar 26, 2019

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 636974, Location: 39.948141, -86.261567, Site Code: 2-87



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2019-03-26 4:45PM	0	0	0	0	0	98	0	0	0	98	0	17	0	0	17	0	37	145	0	182	297
5:00PM	0	0	0	0	0	101	0	1	0	102	0	35	0	0	35	0	33	141	0	174	311
5:15PM	0	0	0	0	0	103	0	1	0	104	2	28	0	0	30	0	24	177	0	201	335
5:30PM	0	0	0	0	0	107	0	1	0	108	0	37	0	0	37	0	42	141	0	183	328
Total	0	0	0	0	0	409	0	3	0	412	2	117	0	0	119	0	136	604	0	740	1271
% Approach	0%	0%	0%	0%	-	99.3%	0%	0.7%	0%	-	1.7%	98.3%	0%	0%	-	0%	18.4%	81.6%	0%	-	-
% Total	0%	0%	0%	0%	0%	32.2%	0%	0.2%	0%	32.4%	0.2%	9.2%	0%	0%	9.4%	0%	10.7%	47.5%	0%	58.2%	-
PHF	-	-	-	-	-	0.956	-	0.750	-	0.954	0.250	0.791	-	-	0.804	-	0.810	0.853	-	0.920	0.949
Lights and Motorcycles	0	0	0	0	0	399	0	3	0	402	2	114	0	0	116	0	135	595	0	730	1248
% Lights and Motorcycles	0%	0%	0%	0%	-	97.6%	0%	100%	0%	97.6%	100%	97.4%	0%	0%	97.5%	0%	99.3%	98.5%	0%	98.6%	98.2%
Heavy	0	0	0	0	0	10	0	0	0	10	0	3	0	0	3	0	1	9	0	10	23
% Heavy	0%	0%	0%	0%	-	2.4%	0%	0%	0%	2.4%	0%	2.6%	0%	0%	2.5%	0%	0.7%	1.5%	0%	1.4%	1.8%

* L: Left, R: Right, T: Thru, U: U-Turn

SYCAMORE ST & FIRST ST - TMC

Tue Mar 26, 2019

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 636974, Location: 39.948141, -86.261567, Site Code: 2-87



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

[N] North

Total: 1018

In: 412

Out: 606

3
409

[W] West

Total: 258

In: 119 Out: 139

117

2

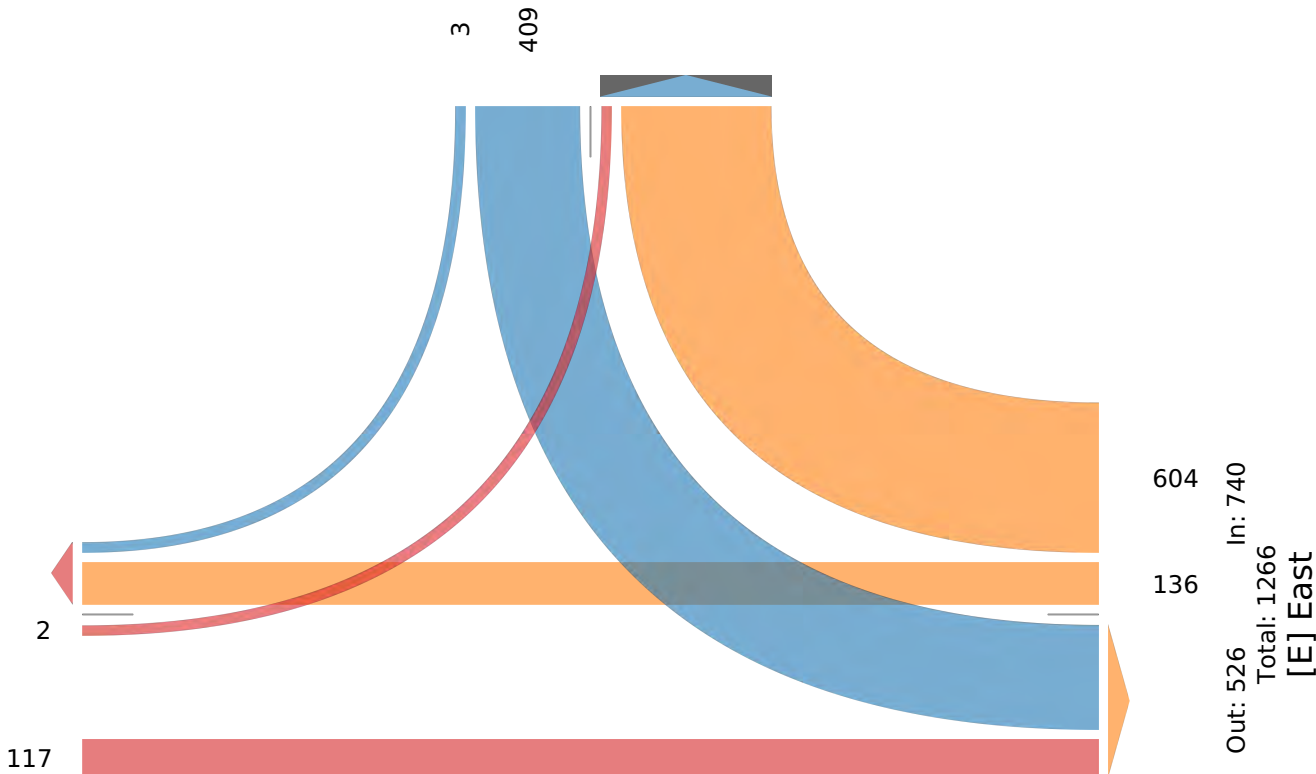
604

136

Out: 526 In: 740

Total: 1266

[E] East



SYCAMORE STREET & MAIN STREET

TRAFFIC VOLUME COUNTS

MAIN ST & SYCAMORE ST - TMC

Wed Oct 24, 2018

Full Length (3 PM-7 PM, 6:30 AM-8:30 AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 583038, Location: 39.948235, -86.260938



Provided by: A&F Engineering
8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2018-10-24 3:00PM	62	30	15	0	107	14	13	3	0	30	1	42	62	0	105	8	71	9	0	88	330
3:15PM	47	25	9	0	81	3	15	2	0	20	2	58	50	0	110	13	59	10	0	82	293
3:30PM	76	19	32	0	127	15	16	0	0	31	1	52	47	0	100	16	52	7	0	75	333
3:45PM	72	28	28	0	128	12	20	5	0	37	0	68	59	0	127	11	70	8	0	89	381
Hourly Total	257	102	84	0	443	44	64	10	0	118	4	220	218	0	442	48	252	34	0	334	1337
4:00PM	85	25	39	0	149	17	21	6	0	44	0	72	59	0	131	11	73	6	0	90	414
4:15PM	72	27	51	0	150	7	20	3	0	30	1	55	75	0	131	20	65	5	0	90	401
4:30PM	91	39	66	1	197	6	10	5	0	21	1	53	58	0	112	32	80	15	0	127	457
4:45PM	77	43	59	0	179	14	15	1	0	30	3	75	69	0	147	23	102	10	0	135	491
Hourly Total	325	134	215	1	675	44	66	15	0	125	5	255	261	0	521	86	320	36	0	442	1763
5:00PM	86	58	79	0	223	14	20	4	0	38	3	78	38	0	119	28	85	20	0	133	513
5:15PM	94	50	97	0	241	17	15	4	0	36	4	79	61	0	144	28	106	16	0	150	571
5:30PM	87	51	67	0	205	13	16	1	0	30	0	63	52	0	115	28	100	16	0	144	494
5:45PM	100	45	66	0	211	4	17	3	0	24	2	66	55	0	123	17	76	11	0	104	462
Hourly Total	367	204	309	0	880	48	68	12	0	128	9	286	206	0	501	101	367	63	0	531	2040
6:00PM	65	33	62	0	160	7	13	4	0	24	3	83	69	0	155	17	91	14	0	122	461
6:15PM	68	43	37	0	148	14	13	5	0	32	1	59	50	0	110	13	60	17	0	90	380
6:30PM	78	31	18	0	127	12	15	4	0	31	1	62	63	0	126	14	66	11	0	91	375
6:45PM	65	26	24	0	115	11	14	4	0	29	2	52	49	0	103	16	62	13	0	91	338
Hourly Total	276	133	141	0	550	44	55	17	0	116	7	256	231	0	494	60	279	55	0	394	1554
7:00PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
2018-10-25 6:30AM	17	4	2	0	23	2	10	0	0	12	0	28	31	0	59	25	11	0	0	36	130
6:45AM	16	4	4	0	24	2	7	0	0	9	0	39	45	0	84	42	13	2	0	57	174
Hourly Total	33	8	6	0	47	4	17	0	0	21	0	67	76	0	143	67	24	2	0	93	304
7:00AM	22	8	7	0	37	2	15	0	0	17	0	58	52	0	110	30	15	4	0	49	213
7:15AM	32	5	10	0	47	8	23	0	0	31	0	54	58	0	112	43	35	2	0	80	270
7:30AM	32	11	14	0	57	8	33	1	0	42	0	57	65	0	122	81	56	3	0	140	361
7:45AM	36	11	12	0	59	15	39	0	0	54	0	58	82	0	140	101	69	2	0	172	425
Hourly Total	122	35	43	0	200	33	110	1	0	144	0	227	257	0	484	255	175	11	0	441	1269
8:00AM	33	9	16	0	58	15	34	0	0	49	0	75	84	0	159	90	46	4	0	140	406
8:15AM	42	8	27	0	77	7	25	0	0	32	0	63	64	0	127	59	76	3	0	138	374
8:30AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	2
Hourly Total	75	17	43	0	135	22	59	0	0	81	0	138	148	0	286	150	123	7	0	280	782
Total	1455	633	841	1	2930	239	439	55	0	733	25	1450	1397	0	2872	767	1540	208	0	2515	9050
% Approach	49.7%	21.6%	28.7%	0%	-	32.6%	59.9%	7.5%	0%	-	0.9%	50.5%	48.6%	0%	-	30.5%	61.2%	8.3%	0%	-	-
% Total	16.1%	7.0%	9.3%	0%	32.4%	2.6%	4.9%	0.6%	0%	8.1%	0.3%	16.0%	15.4%	0%	31.7%	8.5%	17.0%	2.3%	0%	27.8%	-
Lights and Motorcycles	1426	631	836	1	2894	239	434	55	0	728	25	1424	1362	0	2811	744	1512	208	0	2464	8897
% Lights and Motorcycles	98.0%	99.7%	99.4%	100%	98.8%	100%	98.9%	100%	0%	99.3%	100%	98.2%	97.5%	0%	97.9%	97.0%	98.2%	100%	0%	98.0%	98.3%
Heavy	29	2	5	0	36	0	5	0	0	5	0	26	35	0	61	23	28	0	0	51	153
% Heavy	2.0%	0.3%	0.6%	0%	1.2%	0%	1.1%	0%	0%	0.7%	0%	1.8%	2.5%	0%	2.1%	3.0%	1.8%	0%	0%	2.0%	1.7%

*L: Left, R: Right, T: Thru, U: U-Turn

MAIN ST & SYCAMORE ST - TMC

Wed Oct 24, 2018

Full Length (3 PM-7 PM, 6:30 AM-8:30 AM)

All Classes (Lights and Motorcycles, Heavy)

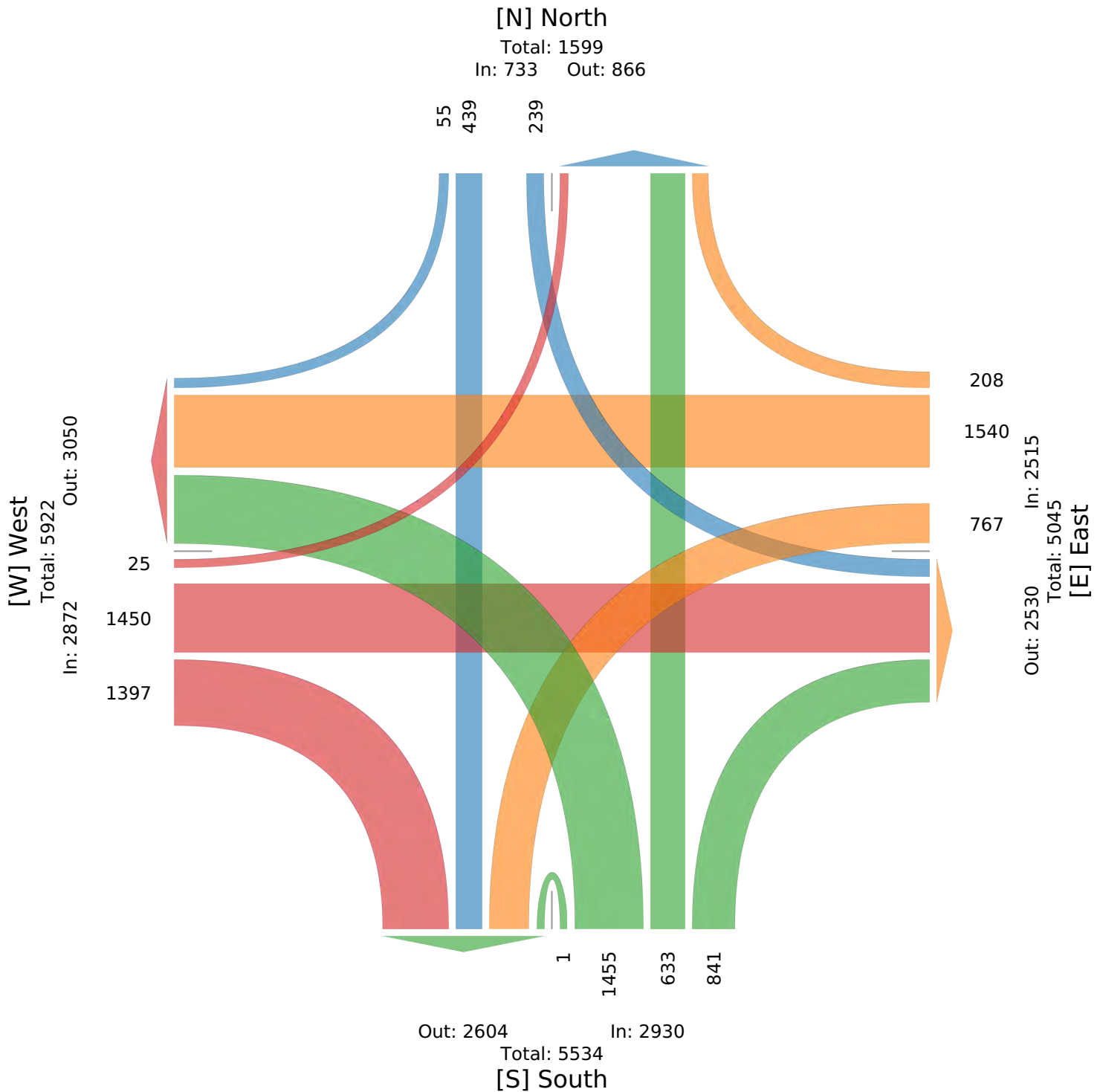
All Movements

ID: 583038, Location: 39.948235, -86.260938



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US



MAIN ST & SYCAMORE ST - TMC

Wed Oct 24, 2018

PM Peak (Oct 24 2018 4:45PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 583038, Location: 39.948235, -86.260938



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2018-10-24 4:45PM	77	43	59	0	179	14	15	1	0	30	3	75	69	0	147	23	102	10	0	135	491
5:00PM	86	58	79	0	223	14	20	4	0	38	3	78	38	0	119	28	85	20	0	133	513
5:15PM	94	50	97	0	241	17	15	4	0	36	4	79	61	0	144	28	106	16	0	150	571
5:30PM	87	51	67	0	205	13	16	1	0	30	0	63	52	0	115	28	100	16	0	144	494
Total	344	202	302	0	848	58	66	10	0	134	10	295	220	0	525	107	393	62	0	562	2069
% Approach	40.6%	23.8%	35.6%	0%	-	43.3%	49.3%	7.5%	0%	-	1.9%	56.2%	41.9%	0%	-	19.0%	69.9%	11.0%	0%	-	-
% Total	16.6%	9.8%	14.6%	0%	41.0%	2.8%	3.2%	0.5%	0%	6.5%	0.5%	14.3%	10.6%	0%	25.4%	5.2%	19.0%	3.0%	0%	27.2%	-
PHF	0.915	0.871	0.778	-	0.880	0.853	0.825	0.625	-	0.882	0.625	0.934	0.797	-	0.893	0.955	0.927	0.775	-	0.937	0.906
Lights and Motorcycles	343	202	302	0	847	58	64	10	0	132	10	291	214	0	515	101	389	62	0	552	2046
% Lights and Motorcycles	99.7%	100%	100%	0%	99.9%	100%	97.0%	100%	0%	98.5%	100%	98.6%	97.3%	0%	98.1%	94.4%	99.0%	100%	0%	98.2%	98.9%
Heavy	1	0	0	0	1	0	2	0	0	2	0	4	6	0	10	6	4	0	0	10	23
% Heavy	0.3%	0%	0%	0%	0.1%	0%	3.0%	0%	0%	1.5%	0%	1.4%	2.7%	0%	1.9%	5.6%	1.0%	0%	0%	1.8%	1.1%

* L: Left, R: Right, T: Thru, U: U-Turn

MAIN ST & SYCAMORE ST - TMC

Wed Oct 24, 2018

PM Peak (Oct 24 2018 4:45PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 583038, Location: 39.948235, -86.260938



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

[N] North

Total: 408

In: 134 Out: 274

10 66 58

[W] West

Total: 1272

In: 525 Out: 747

10 295 220

62 393 107

Out: 655 In: 562

Total: 1217

[E] East

344 202 302

Out: 393

In: 848

Total: 1241

[S] South



MAIN ST & SYCAMORE ST - TMC

Thu Oct 25, 2018

AM Peak (Oct 25 2018 7:30AM - 8:30 AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 583038, Location: 39.948235, -86.260938



Provided by: A&F Engineering
8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2018-10-25 7:30AM	32	11	14	0	57	8	33	1	0	42	0	57	65	0	122	81	56	3	0	140	361
7:45AM	36	11	12	0	59	15	39	0	0	54	0	58	82	0	140	101	69	2	0	172	425
8:00AM	33	9	16	0	58	15	34	0	0	49	0	75	84	0	159	90	46	4	0	140	406
8:15AM	42	8	27	0	77	7	25	0	0	32	0	63	64	0	127	59	76	3	0	138	374
Total	143	39	69	0	251	45	131	1	0	177	0	253	295	0	548	331	247	12	0	590	1566
% Approach	57.0%	15.5%	27.5%	0%	-	25.4%	74.0%	0.6%	0%	-	0%	46.2%	53.8%	0%	-	56.1%	41.9%	2.0%	0%	-	-
% Total	9.1%	2.5%	4.4%	0%	16.0%	2.9%	8.4%	0.1%	0%	11.3%	0%	16.2%	18.8%	0%	35.0%	21.1%	15.8%	0.8%	0%	37.7%	-
PHF	0.851	0.886	0.639	-	0.815	0.750	0.840	0.250	-	0.819	-	0.843	0.878	-	0.862	0.819	0.813	0.750	-	0.858	0.921
Lights and Motorcycles	133	39	65	0	237	45	131	1	0	177	0	246	288	0	534	329	239	12	0	580	1528
% Lights and Motorcycles	93.0%	100%	94.2%	0%	94.4%	100%	100%	100%	0%	100%	0%	97.2%	97.6%	0%	97.4%	99.4%	96.8%	100%	0%	98.3%	97.6%
Heavy	10	0	4	0	14	0	0	0	0	0	0	7	7	0	14	2	8	0	0	10	38
% Heavy	7.0%	0%	5.8%	0%	5.6%	0%	0%	0%	0%	0%	0%	2.8%	2.4%	0%	2.6%	0.6%	3.2%	0%	0%	1.7%	2.4%

* L: Left, R: Right, T: Thru, U: U-Turn

MAIN ST & SYCAMORE ST - TMC

Thu Oct 25, 2018

AM Peak (Oct 25 2018 7:30AM - 8:30 AM)

All Classes (Lights and Motorcycles, Heavy)

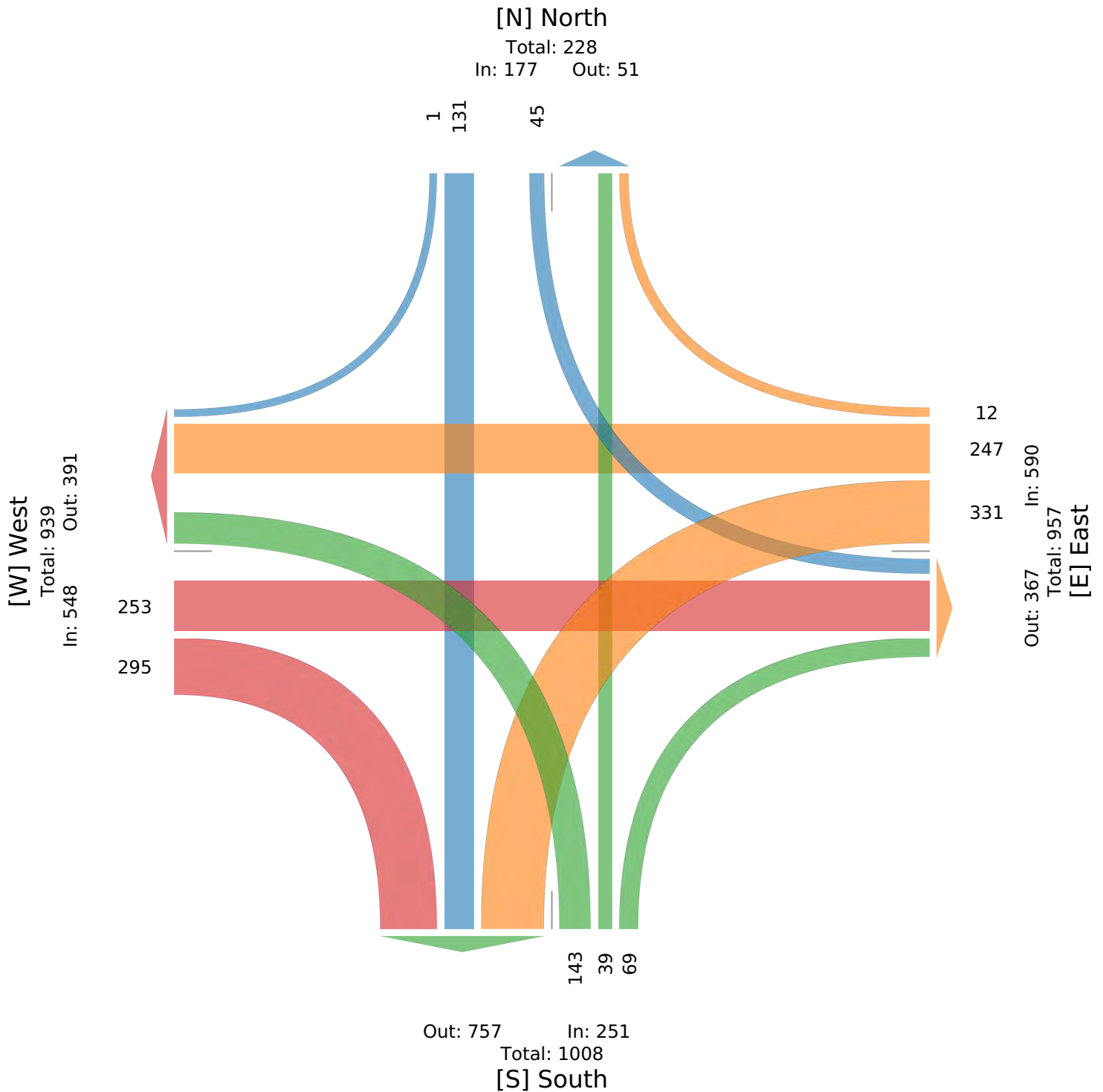
All Movements

ID: 583038, Location: 39.948235, -86.260938



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US



SCENARIO 1

CAPACITY ANALYSIS

95TH PERCENTILE QUEUE LENGTH ANALYSIS

1: Sycamore St & 1st St Performance by approach

Approach	EB	WB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.4	0.2
Total Del/Veh (s)	1.3	1.8	18.3	9.5

2: Main St & Sycamore St Performance by approach

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.0	0.0	0.0	1.3	0.2
Total Del/Veh (s)	14.9	20.2	16.3	22.0	17.9

Total Network Performance

Denied Del/Veh (s)	0.5
Total Del/Veh (s)	30.7

Intersection: 1: Sycamore St & 1st St

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	53	341
Average Queue (ft)	4	137
95th Queue (ft)	26	279
Link Distance (ft)	772	1916
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Main St & Sycamore St

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	LT	R	L	TR	L	TR	L	TR
Maximum Queue (ft)	140	136	170	314	152	118	60	138
Average Queue (ft)	115	78	129	116	70	47	27	74
95th Queue (ft)	155	127	190	248	126	94	56	123
Link Distance (ft)	125	125		685		1422	1904	
Upstream Blk Time (%)	8	1						
Queuing Penalty (veh)	26	2						
Storage Bay Dist (ft)			70		480			100
Storage Blk Time (%)			37	9				4
Queuing Penalty (veh)			109	34				2

Network Summary

Network wide Queuing Penalty: 174

1: Sycamore St & 1st St Performance by approach

Approach	EB	WB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.4	0.2
Total Del/Veh (s)	3.0	2.8	98.7	33.8

2: Main St & Sycamore St Performance by approach

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.0	0.0	0.0	1.1	0.1
Total Del/Veh (s)	16.8	26.1	24.7	28.3	23.4

Total Network Performance

Denied Del/Veh (s)	0.7
Total Del/Veh (s)	49.8

Intersection: 1: Sycamore St & 1st St

Movement	EB	WB	SB
Directions Served	LT	TR	LR
Maximum Queue (ft)	74	25	982
Average Queue (ft)	13	1	407
95th Queue (ft)	52	11	1041
Link Distance (ft)	772	125	1917
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Main St & Sycamore St

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	LT	R	L	TR	L	TR	L	TR
Maximum Queue (ft)	140	104	170	450	230	418	84	117
Average Queue (ft)	127	48	96	222	117	205	38	53
95th Queue (ft)	160	87	196	375	191	359	72	100
Link Distance (ft)	125	125		685		1432	1909	
Upstream Blk Time (%)	18	0						
Queuing Penalty (veh)	53	0						
Storage Bay Dist (ft)			70		480			100
Storage Blk Time (%)			8	38		0	0	1
Queuing Penalty (veh)			41	46		2	0	1

Network Summary

Network wide Queuing Penalty: 142

SCENARIO 2

CAPACITY ANALYSIS

95TH PERCENTILE QUEUE LENGTH ANALYSIS

1: Sycamore St & 1st St Performance by approach

Approach	EB	WB	SB	All
Denied Del/Veh (s)	0.2	0.0	8.6	4.2
Total Del/Veh (s)	2.6	1.9	173.9	85.1

2: Main St & Sycamore St Performance by approach

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	1.3	0.2
Total Del/Veh (s)	18.4	24.5	28.9	29.8	23.8

Total Network Performance

Denied Del/Veh (s)	3.0
Total Del/Veh (s)	80.0

Intersection: 1: Sycamore St & 1st St

Movement	EB	WB	SB
Directions Served	LT	TR	LR
Maximum Queue (ft)	66	4	1546
Average Queue (ft)	15	0	909
95th Queue (ft)	50	3	1964
Link Distance (ft)	772	125	1916
Upstream Blk Time (%)			9
Queuing Penalty (veh)			0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Main St & Sycamore St

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	LT	R	L	TR	L	TR	L	TR
Maximum Queue (ft)	141	140	170	504	242	165	79	168
Average Queue (ft)	132	107	153	193	106	66	35	92
95th Queue (ft)	153	153	196	408	200	130	71	151
Link Distance (ft)	125	125		685		1422	1904	
Upstream Blk Time (%)	21	4						
Queuing Penalty (veh)	80	17						
Storage Bay Dist (ft)			70		480			100
Storage Blk Time (%)			50	11			0	10
Queuing Penalty (veh)			179	50			0	6

Network Summary

Network wide Queuing Penalty: 333

1: Sycamore St & 1st St Performance by approach

Approach	EB	WB	SB	All
Denied Del/Veh (s)	0.2	0.3	423.1	137.8
Total Del/Veh (s)	19.3	3.3	676.8	175.7

2: Main St & Sycamore St Performance by approach

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	1.3	0.1
Total Del/Veh (s)	24.7	62.7	97.0	40.2	69.6

Total Network Performance

Denied Del/Veh (s)	84.8
Total Del/Veh (s)	174.7

Intersection: 1: Sycamore St & 1st St

Movement	EB	WB	SB
Directions Served	LT	TR	LR
Maximum Queue (ft)	290	12	1962
Average Queue (ft)	52	1	1839
95th Queue (ft)	187	8	2308
Link Distance (ft)	772	125	1917
Upstream Blk Time (%)			79
Queuing Penalty (veh)			0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Main St & Sycamore St

Movement	EB	EB	WB	WB	B342	NB	NB	B288	SB	SB
Directions Served	LT	R	L	TR	T	L	TR	T	L	TR
Maximum Queue (ft)	140	112	170	710	269	580	1506	522	178	178
Average Queue (ft)	133	40	121	497	63	472	955	42	60	73
95th Queue (ft)	155	88	214	804	318	765	1663	267	128	138
Link Distance (ft)	125	125		685	2016		1432	2114	1909	
Upstream Blk Time (%)	35	0		12			6			
Queuing Penalty (veh)	126	1		0			0			
Storage Bay Dist (ft)			70			480				100
Storage Blk Time (%)			14	53		0	42		4	7
Queuing Penalty (veh)			90	77		2	198		4	5

Network Summary

Network wide Queuing Penalty: 504

SCENARIO 3

CAPACITY ANALYSIS

95TH PERCENTILE QUEUE LENGTH ANALYSIS

1: Sycamore St & 1st St Performance by approach

Approach	EB	WB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.6	0.3
Total Del/Veh (s)	25.0	3.2	125.0	64.5

2: Main St & Sycamore St Performance by approach

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.3	0.0	0.0	1.4	0.3
Total Del/Veh (s)	19.4	46.7	27.1	31.7	32.4

Total Network Performance

Denied Del/Veh (s)	0.7
Total Del/Veh (s)	76.2

Intersection: 1: Sycamore St & 1st St

Movement	EB	WB	WB	SB
Directions Served	LT	T	R	LR
Maximum Queue (ft)	123	64	83	1273
Average Queue (ft)	70	20	40	682
95th Queue (ft)	121	54	74	1495
Link Distance (ft)	772	125	125	1899
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Main St & Sycamore St

Movement	EB	EB	WB	WB	B342	NB	NB	SB	SB
Directions Served	LT	R	L	TR	T	L	TR	L	TR
Maximum Queue (ft)	153	164	170	764	263	219	182	96	186
Average Queue (ft)	137	123	162	375	31	101	70	34	103
95th Queue (ft)	155	169	194	765	174	181	134	77	167
Link Distance (ft)	125	125		685	1753		1437	1880	
Upstream Blk Time (%)	25	9		9					
Queuing Penalty (veh)	94	34		0					
Storage Bay Dist (ft)			70			480			100
Storage Blk Time (%)			62	14				0	12
Queuing Penalty (veh)			224	65				0	7

Network Summary

Network wide Queuing Penalty: 424

1: Sycamore St & 1st St Performance by approach

Approach	EB	WB	SB	All
Denied Del/Veh (s)	0.2	0.2	251.2	80.6
Total Del/Veh (s)	102.4	4.3	518.1	159.9

2: Main St & Sycamore St Performance by approach

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	1.2	0.0	0.0	1.3	0.3
Total Del/Veh (s)	24.1	58.5	86.8	39.7	62.4

Total Network Performance

Denied Del/Veh (s)	50.0
Total Del/Veh (s)	159.3

Intersection: 1: Sycamore St & 1st St

Movement	EB	WB	WB	SB
Directions Served	LT	T	R	LR
Maximum Queue (ft)	502	140	82	1947
Average Queue (ft)	171	69	40	1752
95th Queue (ft)	462	124	76	2301
Link Distance (ft)	772	124	124	1895
Upstream Blk Time (%)	0	1		63
Queuing Penalty (veh)	0	4		0
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Main St & Sycamore St

Movement	EB	EB	WB	WB	B342	NB	NB	B288	SB	SB
Directions Served	LT	R	L	TR	T	L	TR	T	L	TR
Maximum Queue (ft)	145	98	170	736	25	580	1397	524	150	168
Average Queue (ft)	129	31	127	472	2	452	855	55	51	74
95th Queue (ft)	160	77	211	751	23	765	1527	369	111	138
Link Distance (ft)	124	124		685	1942		1446	2010	1883	
Upstream Blk Time (%)	43	0		3			6			
Queuing Penalty (veh)	154	0		0			0			
Storage Bay Dist (ft)			70		480					100
Storage Blk Time (%)			27	54		0	39		2	6
Queuing Penalty (veh)			170	79		0	183		2	4

Network Summary

Network wide Queuing Penalty: 598

SCENARIO 4

CAPACITY ANALYSIS

95TH PERCENTILE QUEUE LENGTH ANALYSIS

1: 1st St & Sycamore St Performance by approach

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	1.3	0.5
Total Del/Veh (s)	39.8	15.4	29.7	30.7	24.5

2: Sycamore St & Main St Performance by approach

Approach	EB	WB	SB	All
Denied Del/Veh (s)	0.0	0.0	116.3	13.5
Total Del/Veh (s)	0.9	36.7	1151.6	145.9

Total Network Performance

Denied Del/Veh (s)	10.4
Total Del/Veh (s)	131.5

Intersection: 1: 1st St & Sycamore St

Movement	EB	WB	WB	NB	NB	SB	SB
Directions Served	LTR	L	TR	LT	R	L	TR
Maximum Queue (ft)	213	140	128	243	87	299	420
Average Queue (ft)	92	134	62	118	35	181	150
95th Queue (ft)	181	139	117	203	71	288	282
Link Distance (ft)	760	120	120		1466		1908
Upstream Blk Time (%)		40	1				
Queuing Penalty (veh)		193	4				
Storage Bay Dist (ft)				450		200	
Storage Blk Time (%)						9	2
Queuing Penalty (veh)						30	6

Intersection: 2: Sycamore St & Main St

Movement	WB	B342	SB
Directions Served	TR	T	R
Maximum Queue (ft)	629	115	1794
Average Queue (ft)	378	17	1201
95th Queue (ft)	755	105	2179
Link Distance (ft)	691	1641	1884
Upstream Blk Time (%)	6		26
Queuing Penalty (veh)	0		0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 233

1: Sycamore St & 1st St Performance by approach

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.7	0.0	1.3	0.6
Total Del/Veh (s)	61.0	25.0	35.9	37.6	34.5

2: Sycamore St & Main St Performance by approach

Approach	EB	WB	SB	All
Denied Del/Veh (s)	0.0	0.0	0.2	0.0
Total Del/Veh (s)	0.8	48.4	325.1	41.5

Total Network Performance

Denied Del/Veh (s)	1.1
Total Del/Veh (s)	71.4

Intersection: 1: Sycamore St & 1st St

Movement	EB	WB	WB	NB	NB	SB	SB
Directions Served	LTR	L	TR	LT	R	L	TR
Maximum Queue (ft)	310	138	136	500	616	300	541
Average Queue (ft)	126	106	127	282	170	219	140
95th Queue (ft)	300	157	144	461	443	330	447
Link Distance (ft)	760	120	120		1451		1902
Upstream Blk Time (%)		15	34				
Queuing Penalty (veh)		61	134				
Storage Bay Dist (ft)				450		200	
Storage Blk Time (%)				3	2	22	
Queuing Penalty (veh)				11	9	54	

Intersection: 2: Sycamore St & Main St

Movement	WB	B342	SB
Directions Served	TR	T	R
Maximum Queue (ft)	696	330	546
Average Queue (ft)	416	103	256
95th Queue (ft)	813	497	582
Link Distance (ft)	691	1617	1889
Upstream Blk Time (%)	14		
Queuing Penalty (veh)	0		
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 269

SCENARIO 5

CAPACITY ANALYSIS

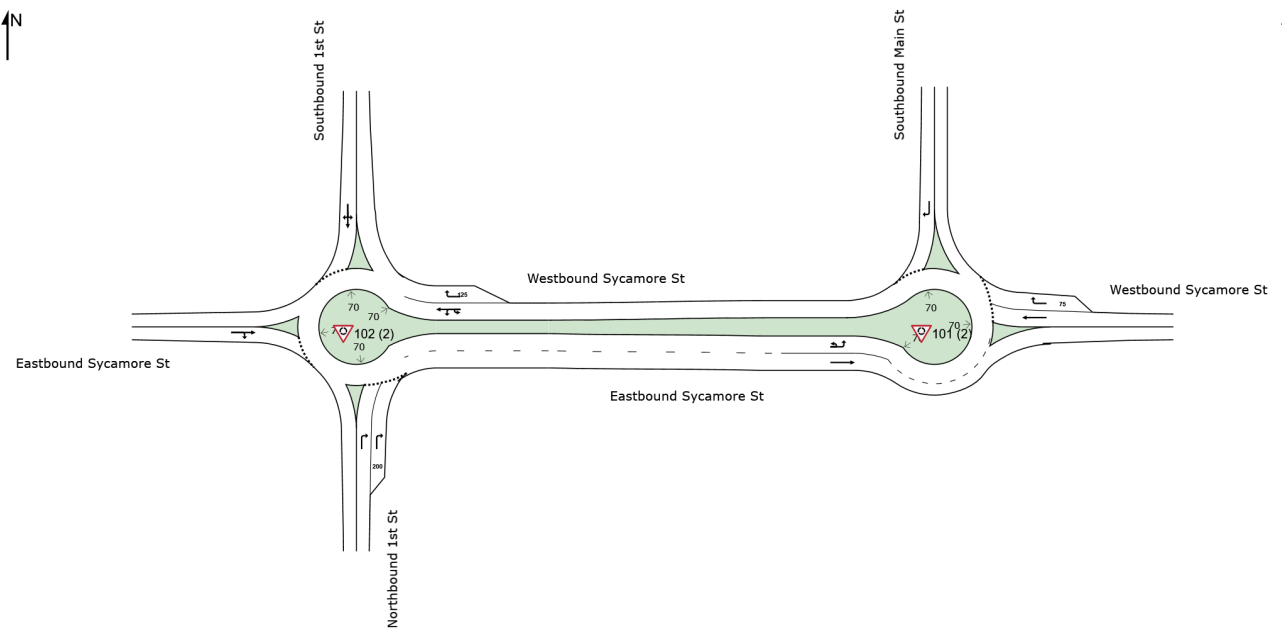
95TH PERCENTILE QUEUE LENGTH ANALYSIS

NETWORK LAYOUT

 Network: [1] AM Peak (AM Peak)

New Network
Network Category: (None)
Network Scenario: 1 | Local Volumes

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



SITES IN NETWORK		
Site ID	CCG ID	Site Name
 101 (2)	NA	Sycamore St & Main
 102 (2)	NA	Sycamore St & 1st

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 4 - Dog-Bone with Two-Way West\Proposed Roundabout - Scenario 4 - EF = 1.0.sipx

DEGREE OF SATURATION

Ratio of Arrival Flow to Capacity, v/c ratio (worst lane for the approach)

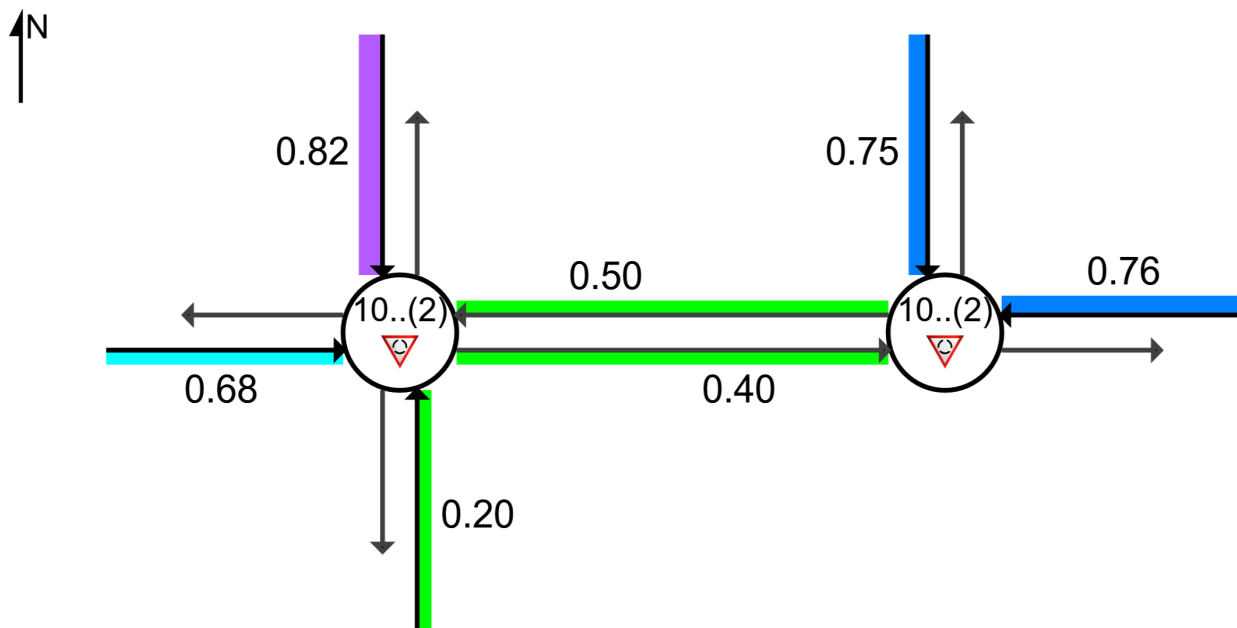
 **Network: [1] AM Peak (AM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

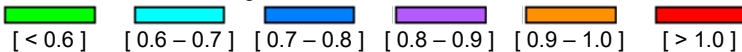
New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Degree of Saturation



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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 4 - Dog-Bone with Two-Way West\Proposed Roundabout - Scenario 4 - EF = 1.0.sipx

APPROACH LEVEL OF SERVICE

Approach Level of Service

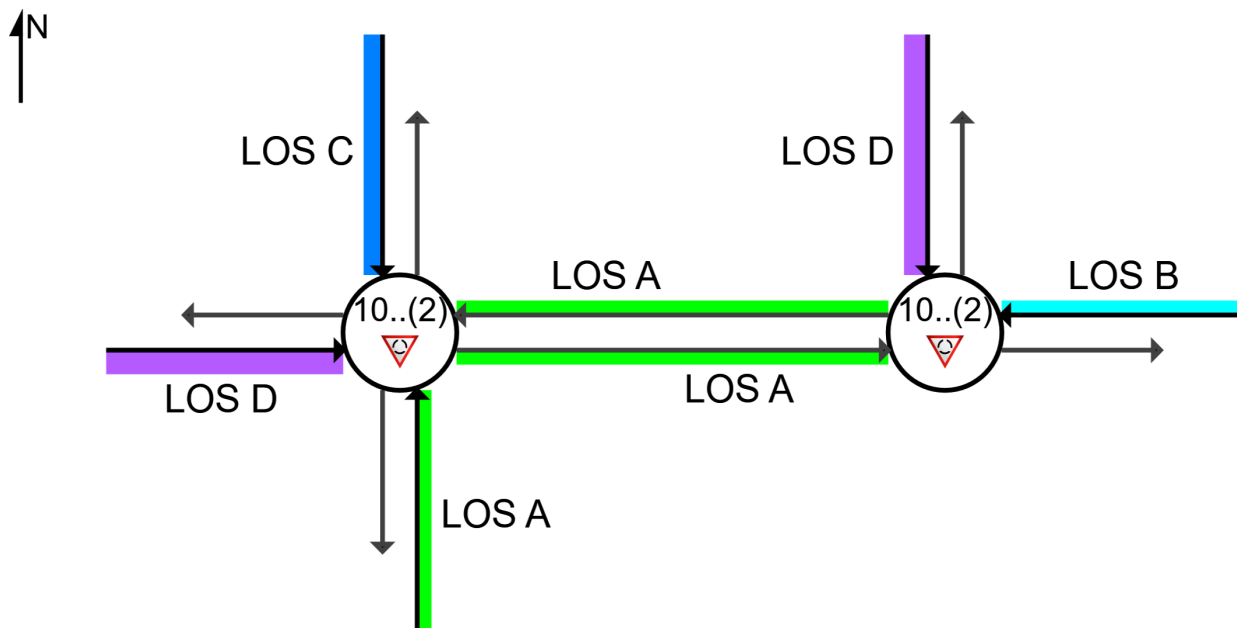
 **Network: [1] AM Peak (AM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Delay Model: HCM Delay Formula (Stoeline Delay: Geometric Delay is not included).

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 4 - Dog-Bone with Two-Way West\Proposed Roundabout - Scenario 4 - EF = 1.0.sipx

QUEUE DISTANCE (PERCENTILE)

Largest 95% Back of Queue Distance for any lane on the approach (feet)

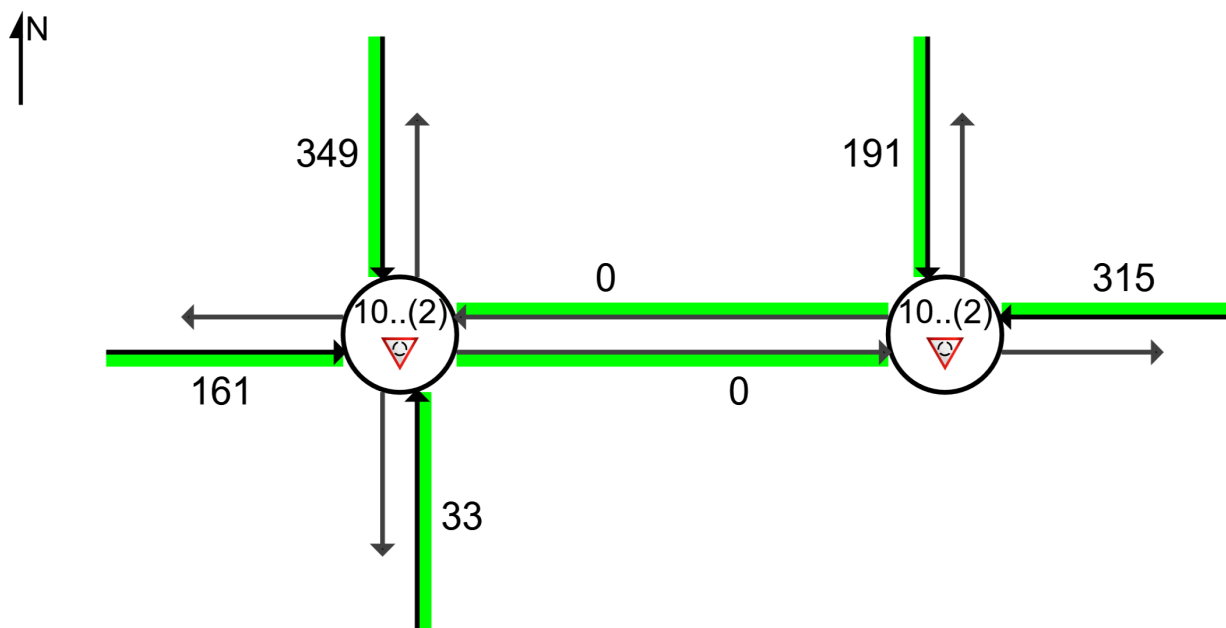
 **Network: [1] AM Peak (AM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Queue Storage Ratio

Queue Storage Ratio	Colour
[< 0.6]	Green
[0.6 – 0.7]	Cyan
[0.7 – 0.8]	Blue
[0.8 – 0.9]	Purple
[0.9 – 1.0]	Orange
[>= 1.0]	Red

Queue Model: HCM Queue Formula.

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 4 - Dog-Bone with Two-Way West\Proposed Roundabout - Scenario 4 - EF = 1.0.sipx

DEGREE OF SATURATION

Ratio of Arrival Flow to Capacity, v/c ratio (worst lane for the approach)

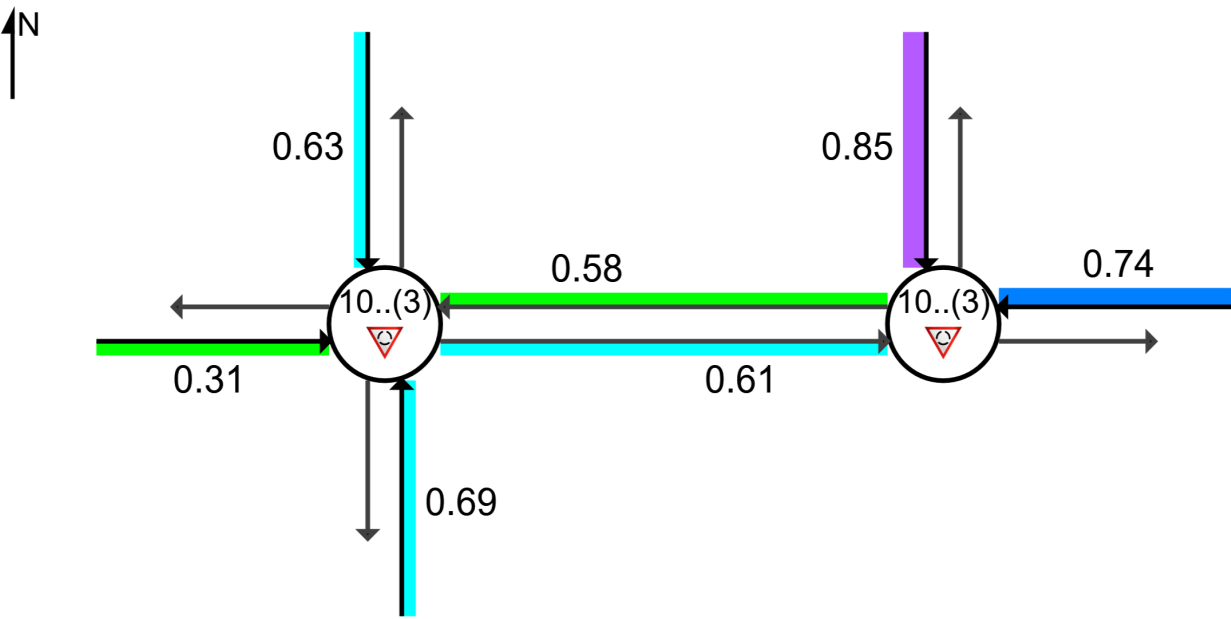
 Network: [2] PM Peak (PM Peak)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Degree of Saturation



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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 4 - Dog-Bone with Two-Way West\Proposed Roundabout - Scenario 4 - EF = 1.0.sipx

APPROACH LEVEL OF SERVICE

Approach Level of Service

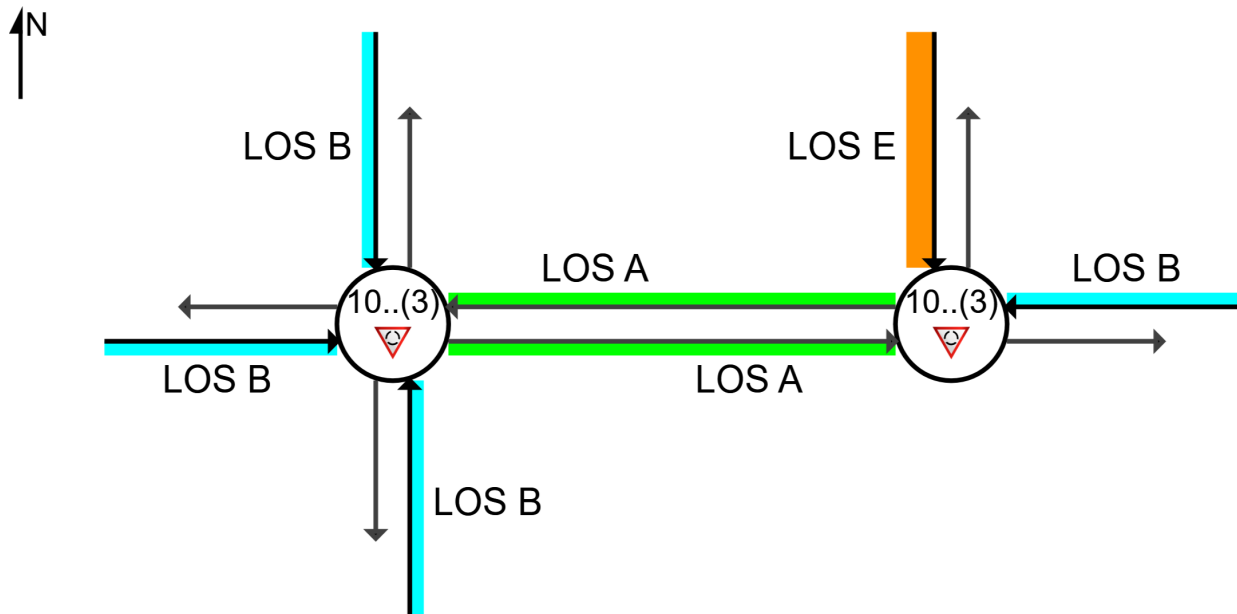
 **Network: [2] PM Peak (PM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 4 - Dog-Bone with Two-Way West\Proposed Roundabout - Scenario 4 - EF = 1.0.sipx

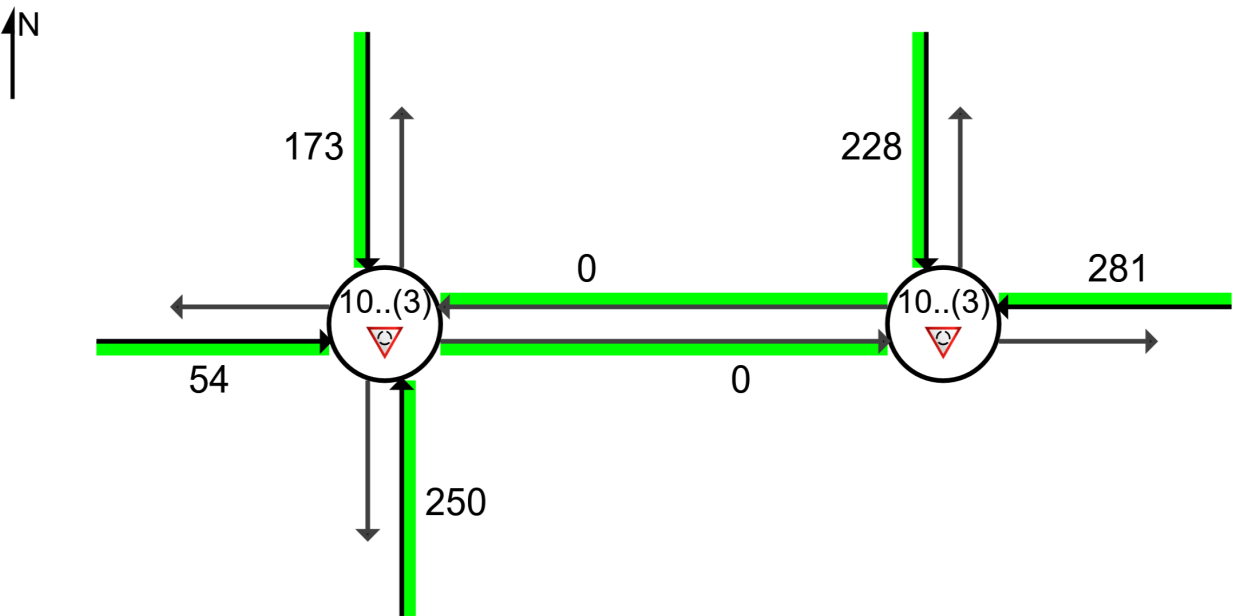
QUEUE DISTANCE (PERCENTILE)

Largest 95% Back of Queue Distance for any lane on the approach (feet)

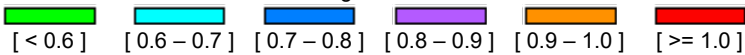
 **Network: [2] PM Peak (PM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Network
Network Category: (None)
Network Scenario: 1 | Local Volumes



Colour code based on Queue Storage Ratio



Queue Model: HCM Queue Formula.

SCENARIO 6

CAPACITY ANALYSIS

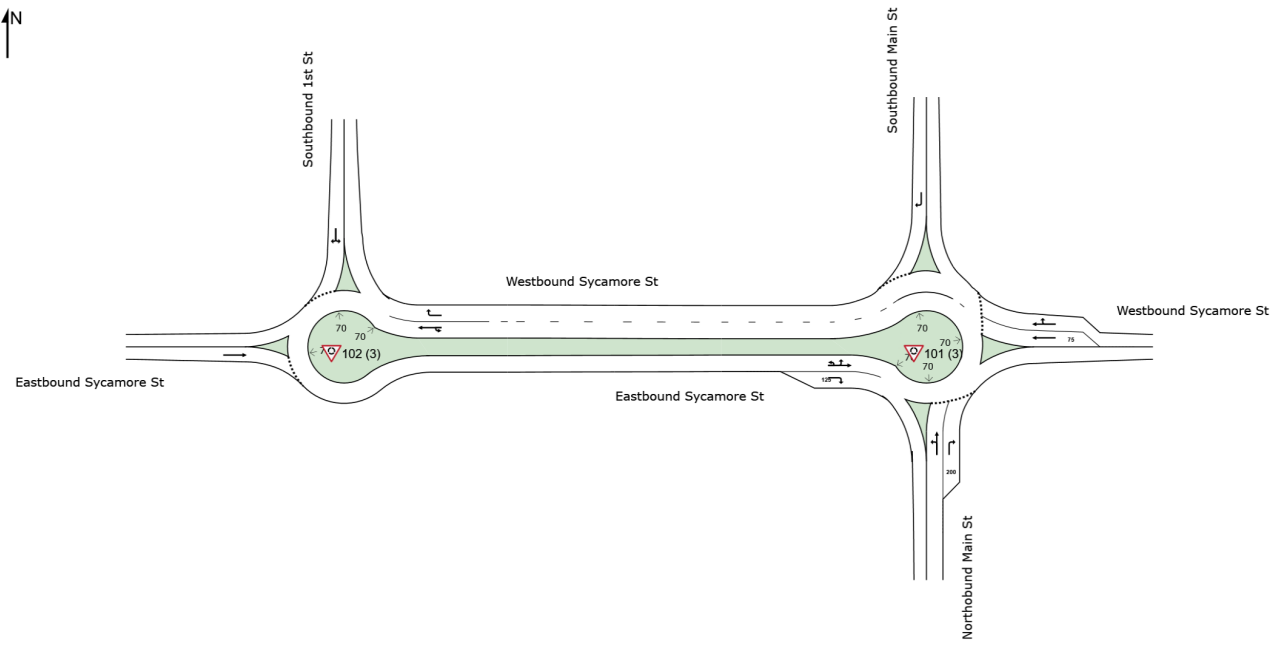
95TH PERCENTILE QUEUE LENGTH ANALYSIS

NETWORK LAYOUT

 Network: [1] AM Peak (AM Peak)

New Network
Network Category: (None)
Network Scenario: 1 | Local Volumes

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



SITES IN NETWORK		
Site ID	CCG ID	Site Name
 101 (3)	NA	Sycamore St & Main
 102 (3)	NA	Sycamore St & 1st

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 5 - Dog-Bone with Two-Way East\Proposed Roundabout - Scenario 5 - EF = 1.0.sipx

DEGREE OF SATURATION

Ratio of Arrival Flow to Capacity, v/c ratio (worst lane for the approach)

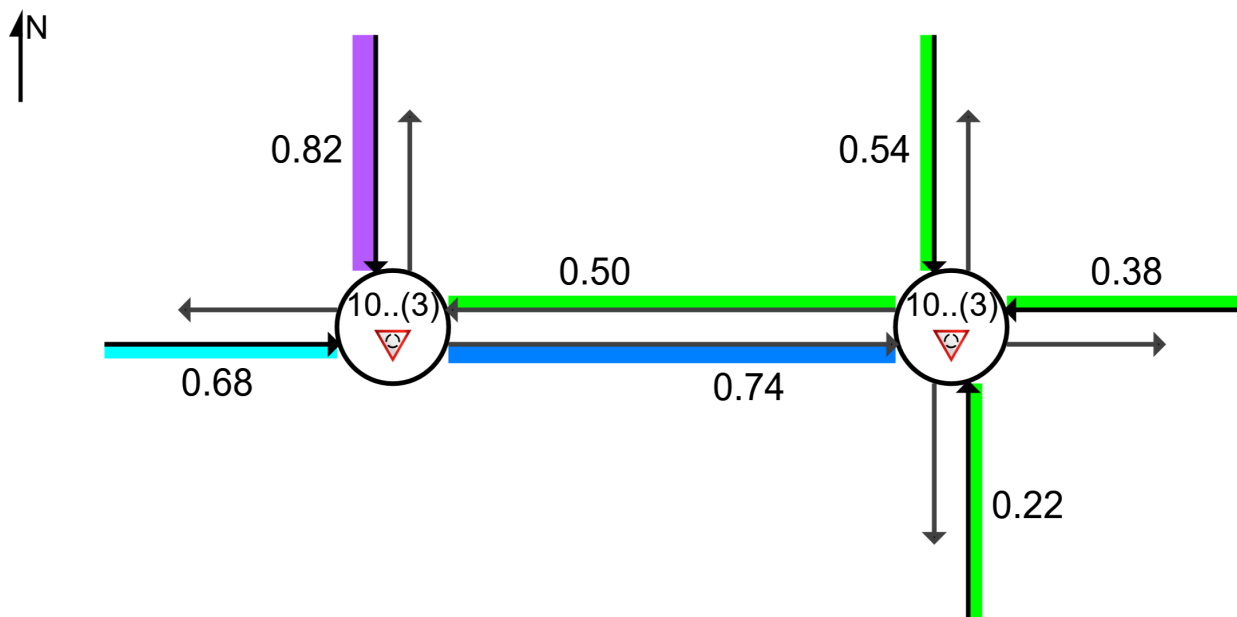
 **Network: [1] AM Peak (AM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

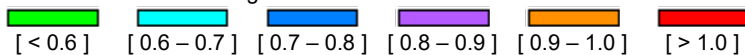
New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Degree of Saturation



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APPROACH LEVEL OF SERVICE

Approach Level of Service

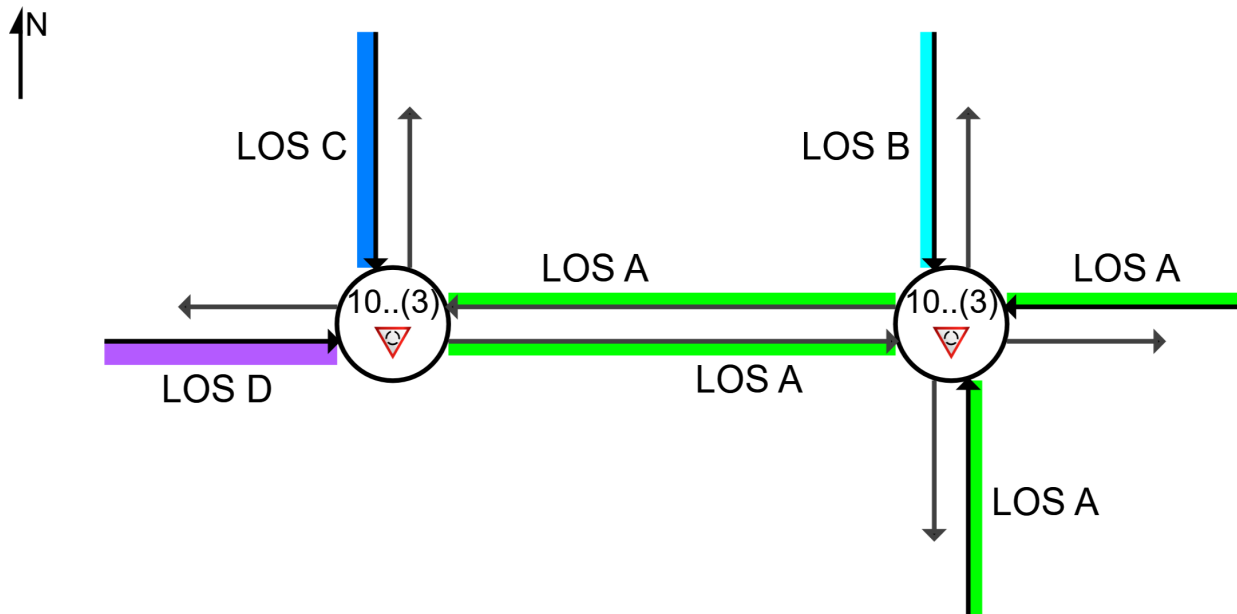
 **Network: [1] AM Peak (AM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 5 - Dog-Bone with Two-Way East\Proposed Roundabout - Scenario 5 - EF = 1.0.sipx

QUEUE DISTANCE (PERCENTILE)

Largest 95% Back of Queue Distance for any lane on the approach (feet)

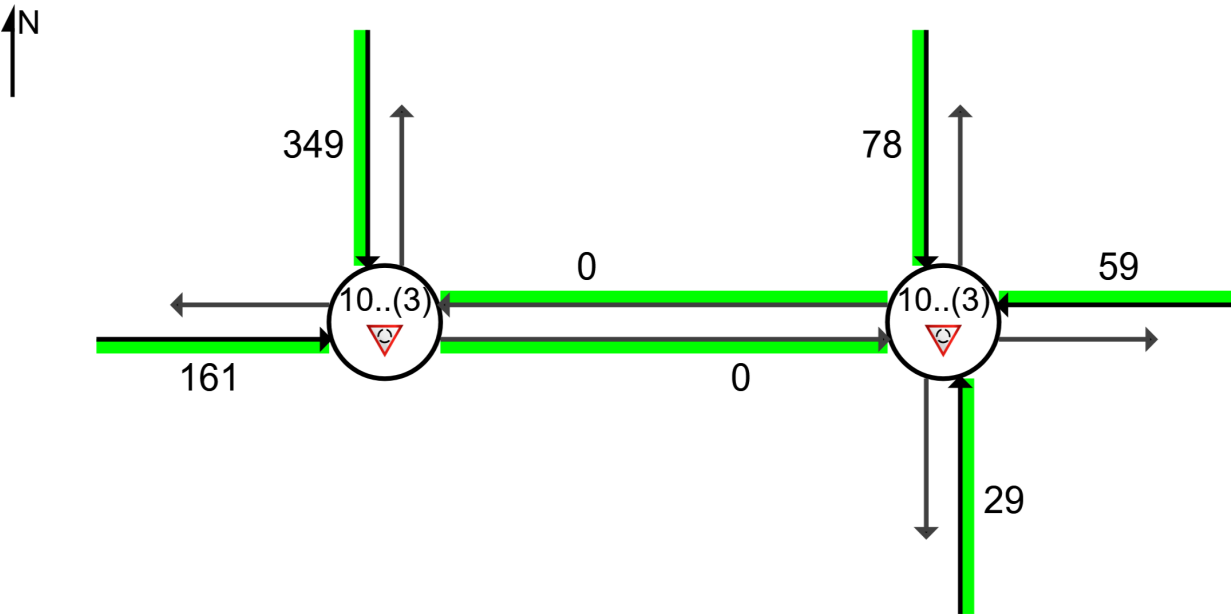
 **Network: [1] AM Peak (AM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

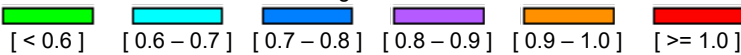
New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Queue Storage Ratio



Queue Model: HCM Queue Formula.

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 5 - Dog-Bone with Two-Way East\Proposed Roundabout - Scenario 5 - EF = 1.0.sipx

DEGREE OF SATURATION

Ratio of Arrival Flow to Capacity, v/c ratio (worst lane for the approach)

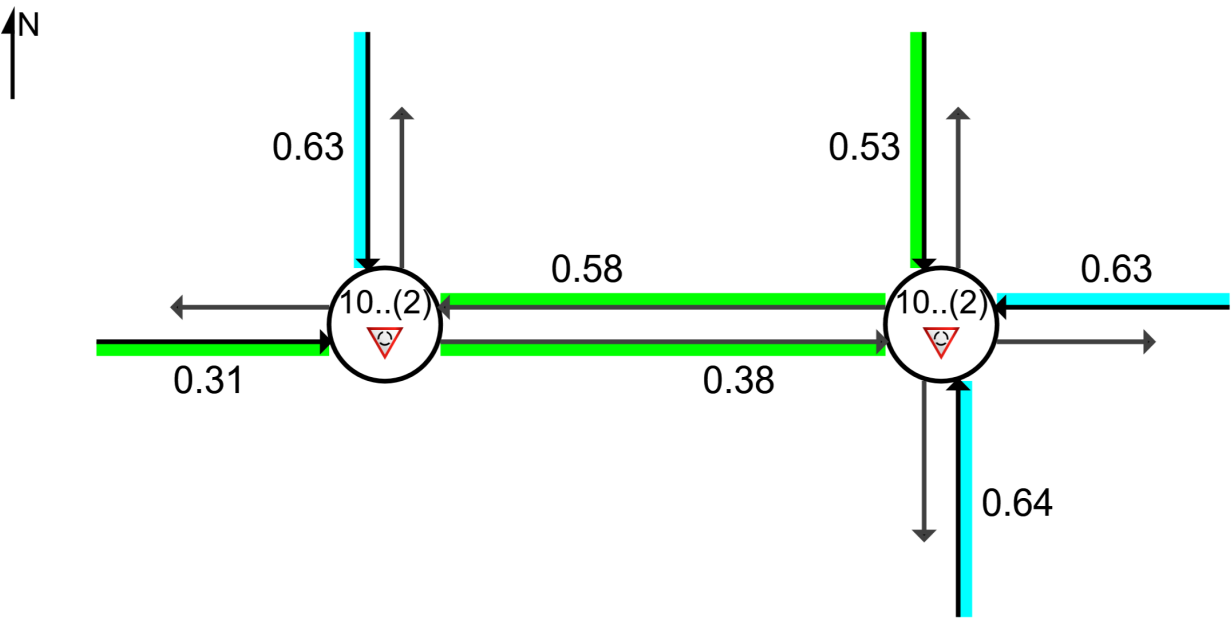
 **Network: [2] PM Peak (PM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

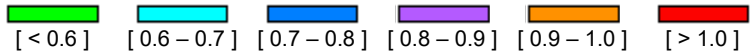
New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Degree of Saturation



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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 5 - Dog-Bone with Two-Way East\Proposed Roundabout - Scenario 5 - EF = 1.0.sipx

APPROACH LEVEL OF SERVICE

Approach Level of Service

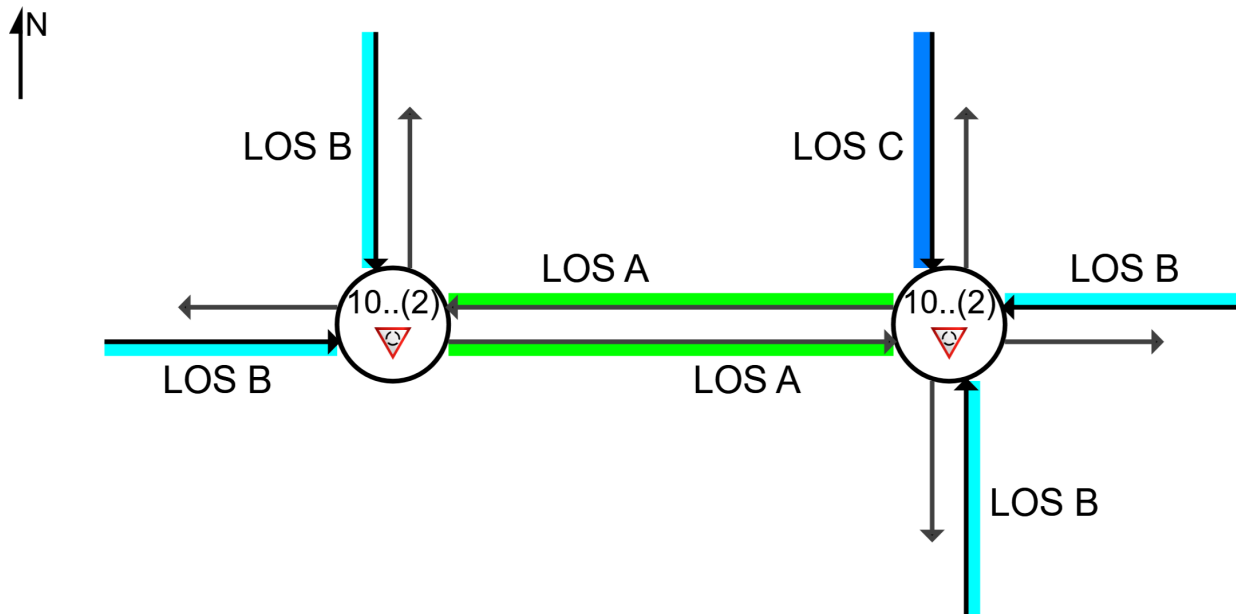
 **Network: [2] PM Peak (PM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 5 - Dog-Bone with Two-Way East\Proposed Roundabout - Scenario 5 - EF = 1.0.sipx

QUEUE DISTANCE (PERCENTILE)

Largest 95% Back of Queue Distance for any lane on the approach (feet)

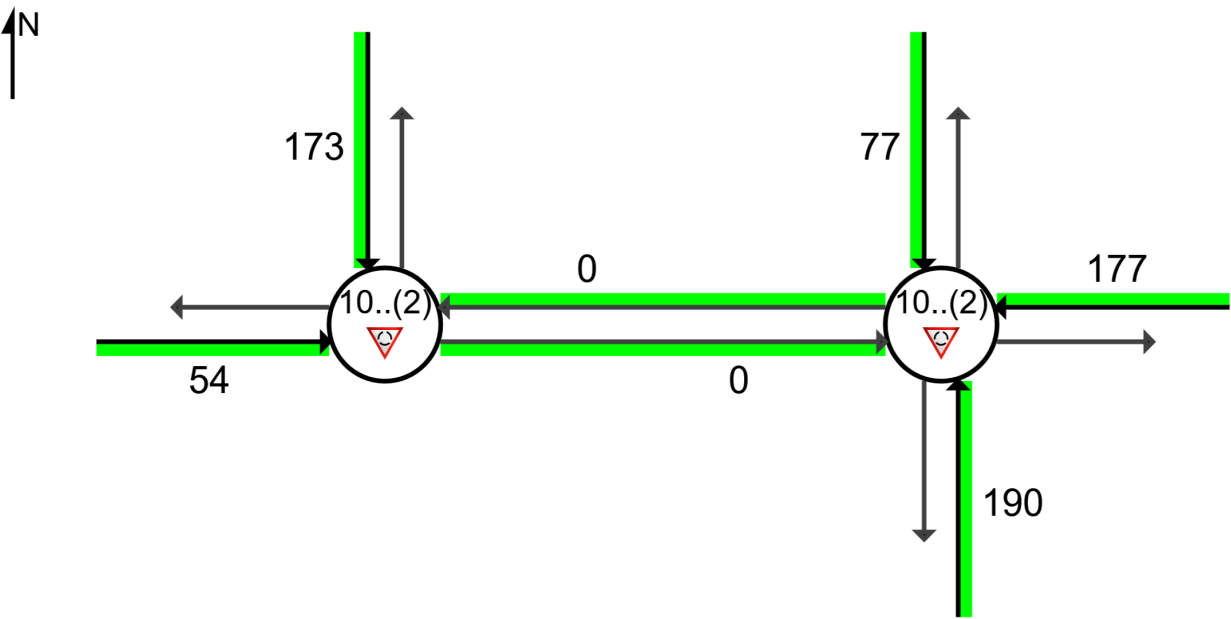
 **Network: [2] PM Peak (PM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

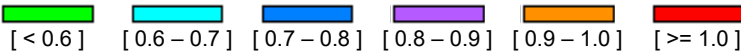
New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Queue Storage Ratio



Queue Model: HCM Queue Formula.

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Scenario 5 - Dog-Bone with Two-Way East\Proposed Roundabout - Scenario 5 - EF = 1.0.sipx

SCENARIO 7

CAPACITY ANALYSIS

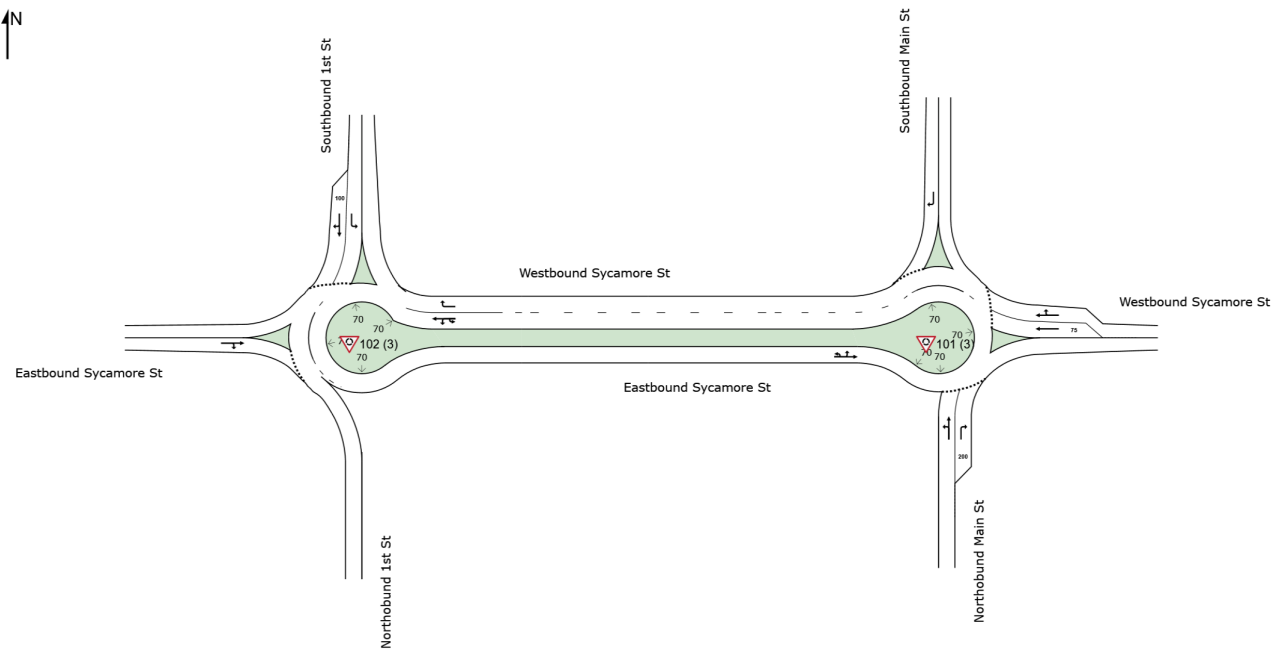
95TH PERCENTILE QUEUE LENGTH ANALYSIS

NETWORK LAYOUT

 Network: [5] AM Peak - with WB T & NB R (AM Peak)

New Network
Network Category: (None)
Network Scenario: 1 | Local Volumes

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



SITES IN NETWORK		
Site ID	CCG ID	Site Name
▽101 (3)	NA	Sycamore St & Main
▽102 (3)	NA	Sycamore St & 1st

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DEGREE OF SATURATION

Ratio of Arrival Flow to Capacity, v/c ratio (worst lane for the approach)

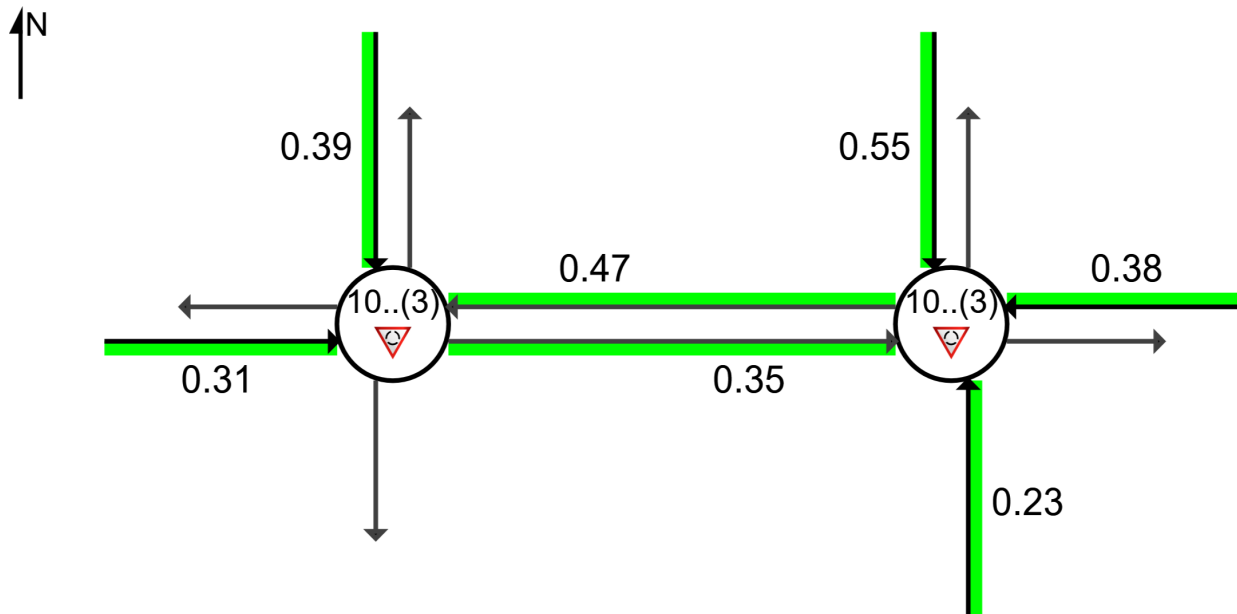
 Network: [5] AM Peak - with WB T & NB R (AM Peak)

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

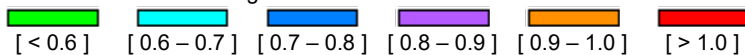
New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Degree of Saturation



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APPROACH LEVEL OF SERVICE

Approach Level of Service

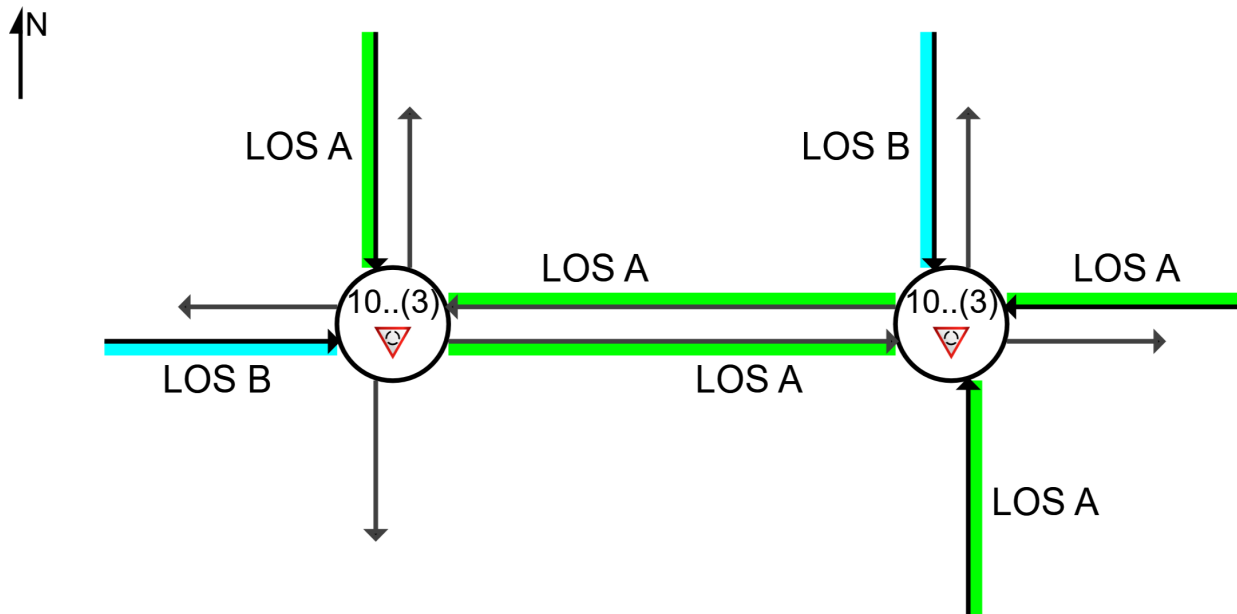
 **Network: [5] AM Peak - with WB T & NB R (AM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Proposed Roundabout - 1.0 EF.sipx

QUEUE DISTANCE (PERCENTILE)

Largest 95% Back of Queue Distance for any lane on the approach (feet)

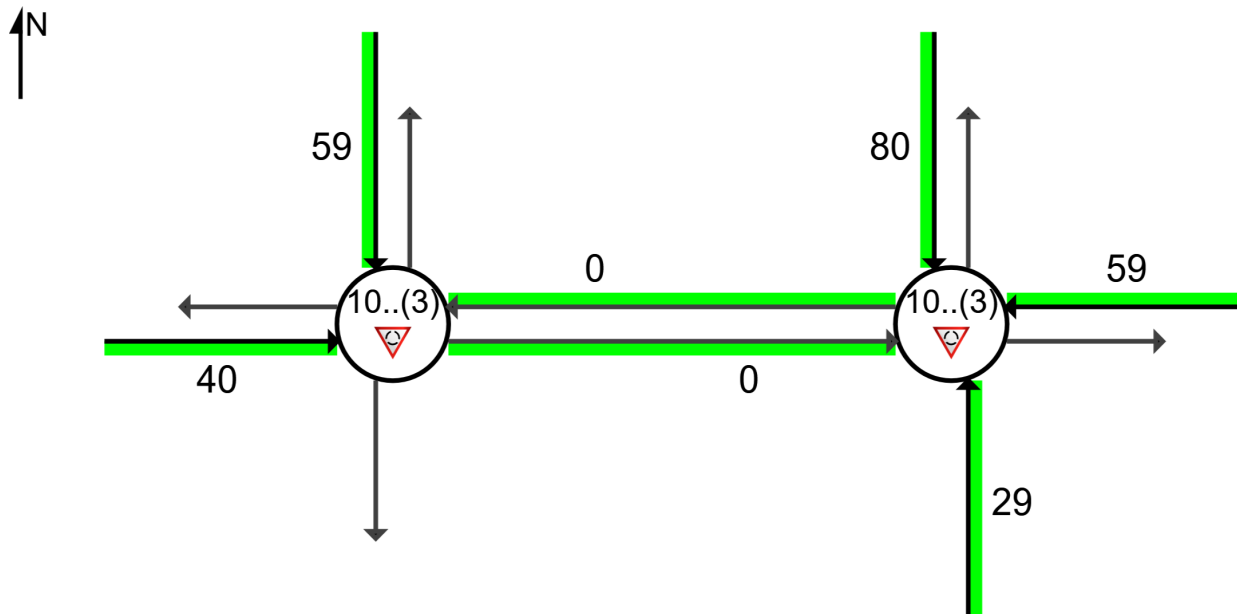
 **Network: [5] AM Peak - with WB T & NB R (AM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

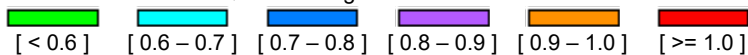
New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Queue Storage Ratio



Queue Model: HCM Queue Formula.

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Proposed Roundabout - 1.0 EF.sipx

DEGREE OF SATURATION

Ratio of Arrival Flow to Capacity, v/c ratio (worst lane for the approach)

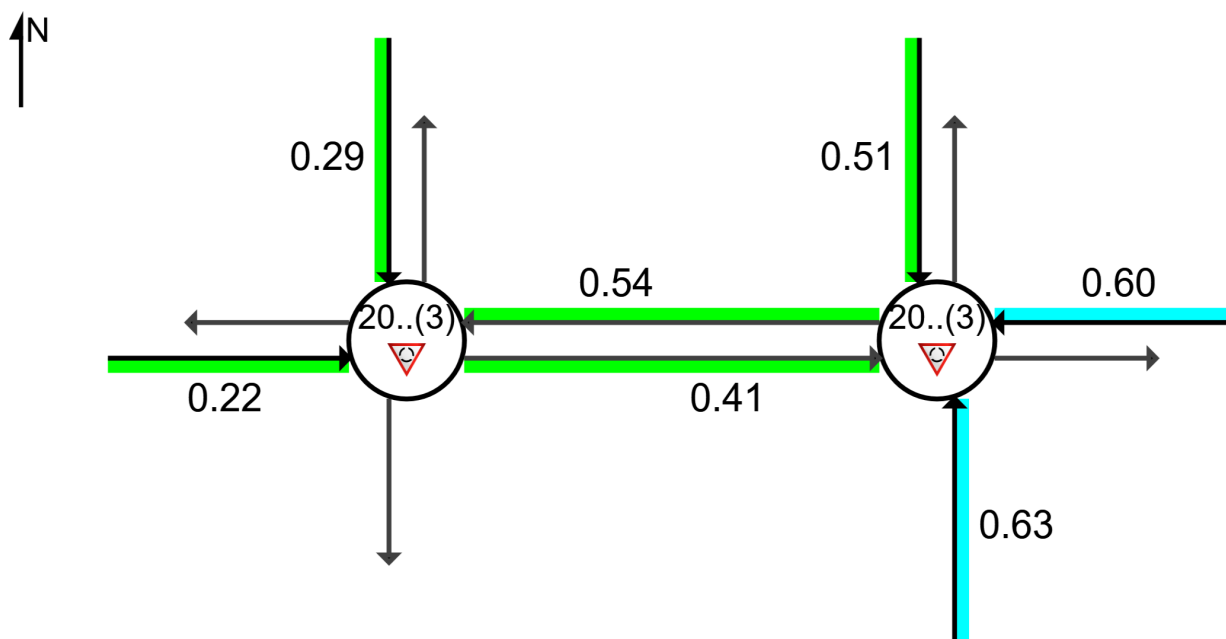
 **Network: [6] PM Peak - with WB T & NB R (PM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

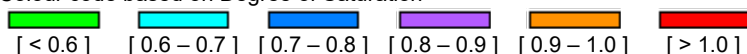
New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Degree of Saturation



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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Proposed Roundabout - 1.0 EF.sipx

APPROACH LEVEL OF SERVICE

Approach Level of Service

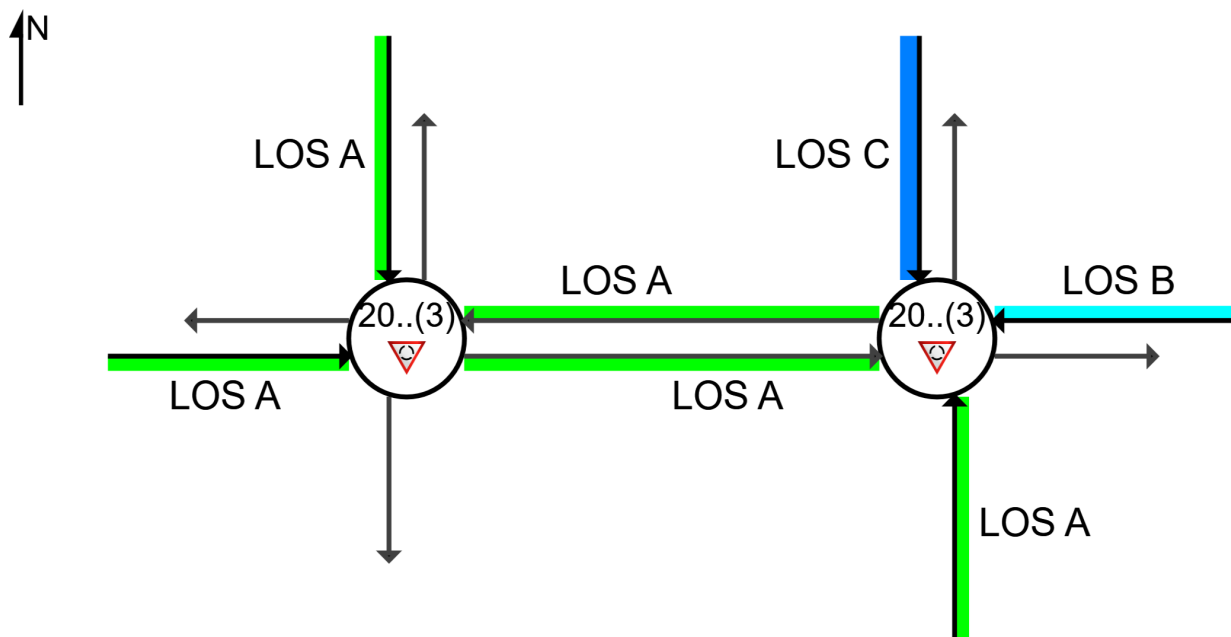
 **Network: [6] PM Peak - with WB T & NB R (PM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Level of Service



Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Network Data dialog (Override Site Data tab).

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Delay Model: HCM Delay Formula (Stopline Delay: Geometric Delay is not included).

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Project: Z:\2024\24021P-Town of Zionsville, Intersection Improvement, Gateway Area, 1st & Sycamore\Traffic\July 2025\SIDRA\Proposed Roundabout - 1.0 EF.sipx

QUEUE DISTANCE (PERCENTILE)

Largest 95% Back of Queue Distance for any lane on the approach (feet)

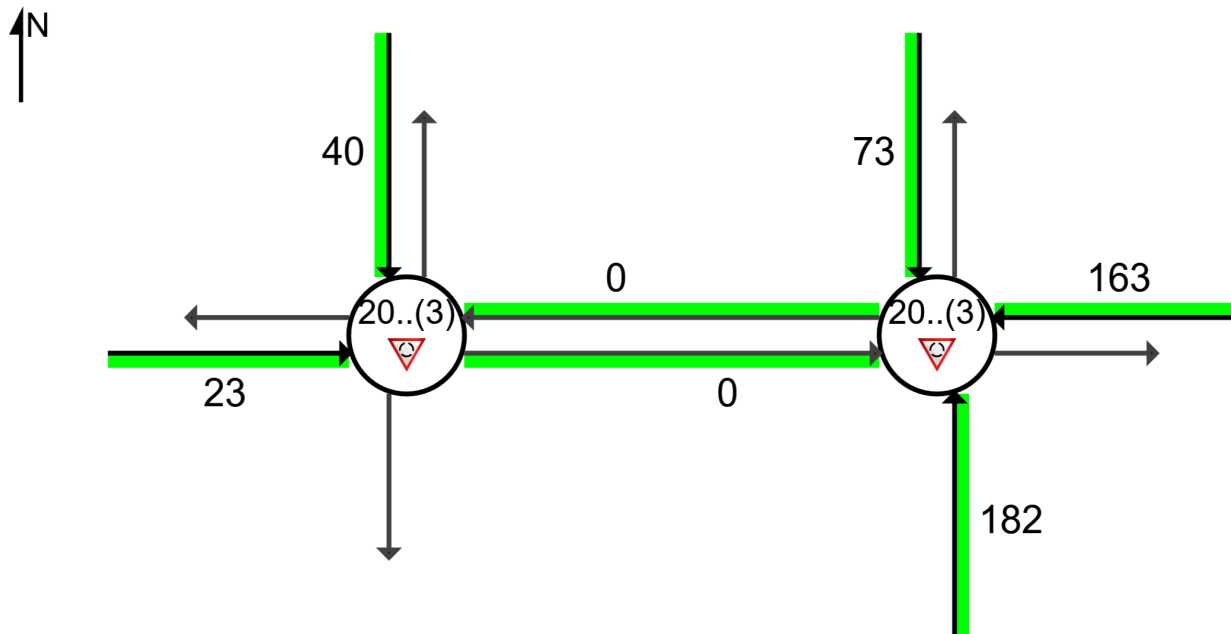
 **Network: [6] PM Peak - with WB T & NB R (PM Peak)**

Output produced by SIDRA INTERSECTION Version: 10.0.5.217

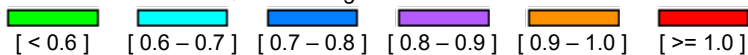
New Network

Network Category: (None)

Network Scenario: 1 | Local Volumes



Colour code based on Queue Storage Ratio



Queue Model: HCM Queue Formula.

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Main Street & Sycamore Steet

An aerial photograph of a town intersection. In the foreground, a large brick building with a flat roof and large windows is visible. To its left, a smaller white building with a gabled roof stands. Further back, there are more residential-style buildings and a large green sports field, possibly a baseball or softball field, with a dirt infield. The area is surrounded by trees with autumn foliage in shades of yellow, orange, and red. A road with a traffic light and a green street sign is visible in the lower left. The overall scene depicts a suburban or small-town environment.

Zionsville, Indiana

Roadway Network Analysis

10/6/2025

Steve Fehribach, PE

Trevor Reich, PE

Current Operational Constraints



Scope of Work

- Estimate year 2025 and year 2035 traffic volumes based on traffic volume counts from the Town of Zionsville Road Impact Fee and a growth rate of 1.5% per year at the following study intersections:
 - Sycamore Street & 1st Street
 - Sycamore Street & Main Street
- Balance and redistribute the traffic volumes for each scenario studied.
- Prepare a capacity analysis, level of service analysis, and queue length analysis for each of the scenarios studied.
- Prepare conclusions and recommendations based on the results of the study.



Alternatives Studied

- **Scenario 1: No Build – Year 2025 Traffic Volumes**
- **Scenario 2: No Build – Year 2035 Traffic Volumes**
- **Scenario 3: Coordinated Signal System – Year 2035 Traffic Volumes**
 - Added traffic signal at the intersection of Sycamore Street & 1st Street
- **Scenario 4: Moved Signal/Realignment – Year 2035 Traffic Volumes**
 - Move the existing signal to the intersection of Sycamore Street & 1st Street
 - Realign Main Street south of Sycamore Street to align with 1st Street
- **Scenario 5: “Peanut” Roundabout Two-Way West – Year 2035 Traffic Volumes**
 - Reconstruct the intersections as a “peanut” roundabout
 - Realign Main Street south of Sycamore Street to align with 1st Street
- **Scenario 6: “Peanut” Roundabout Two-Way East – Year 2035 Traffic Volumes**
 - Reconstruct the intersections as a “peanut” roundabout
- **Scenario 7: “Peanut” Roundabout One-Way – Year 2035 Traffic Volumes**
 - Reconstruct the intersections as a “peanut” roundabout
 - One-way operation between Sycamore Street and Eagle Creek



Scenario 1: No Build - 2025

Area Map



Scenario 2: No Build - 2035

Area Map



Scenario 3: Coordinated Signal System

Area Map



Scenario 4: Moved Signal/Realignment

Area Map



Scenario 5: “Peanut” RAB Two-Way West

Area Map



Scenario 6: “Peanut” RAB Two-Way East

Area Map



Scenario 7: “Peanut” RAB One-Way

Area Map



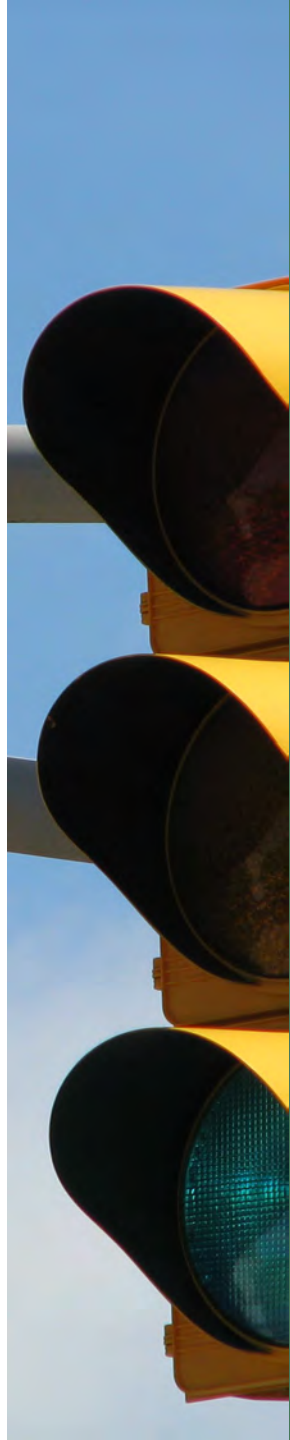
Scenario 1: No Build - 2025

Level of Service Summary



Scenario 2: No Build - 2035

Level of Service Summary



Scenario 3: Coordinated Signal System

Level of
Service
Summary



Scenario 4: Moved Signal/Realignment

Level of
Service
Summary



Scenario 5: “Peanut” RAB Two-Way West

Level of
Service
Summary



Scenario 6: “Peanut” RAB Two-Way East

Level of
Service
Summary



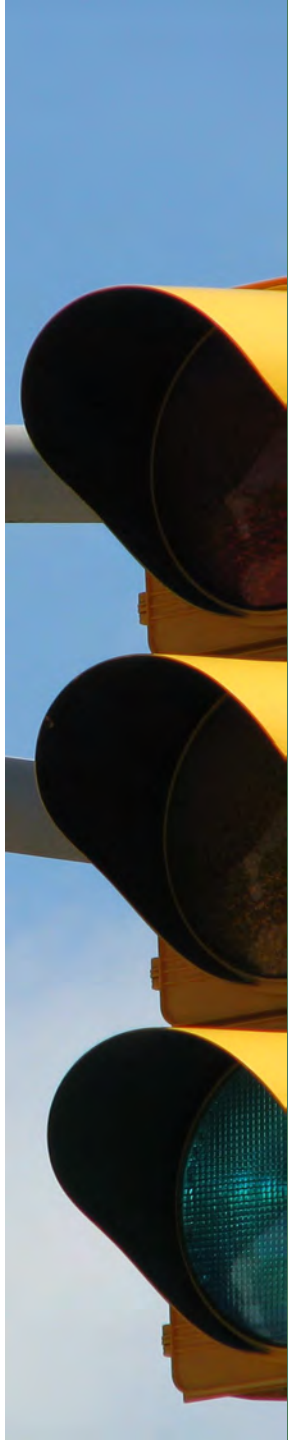
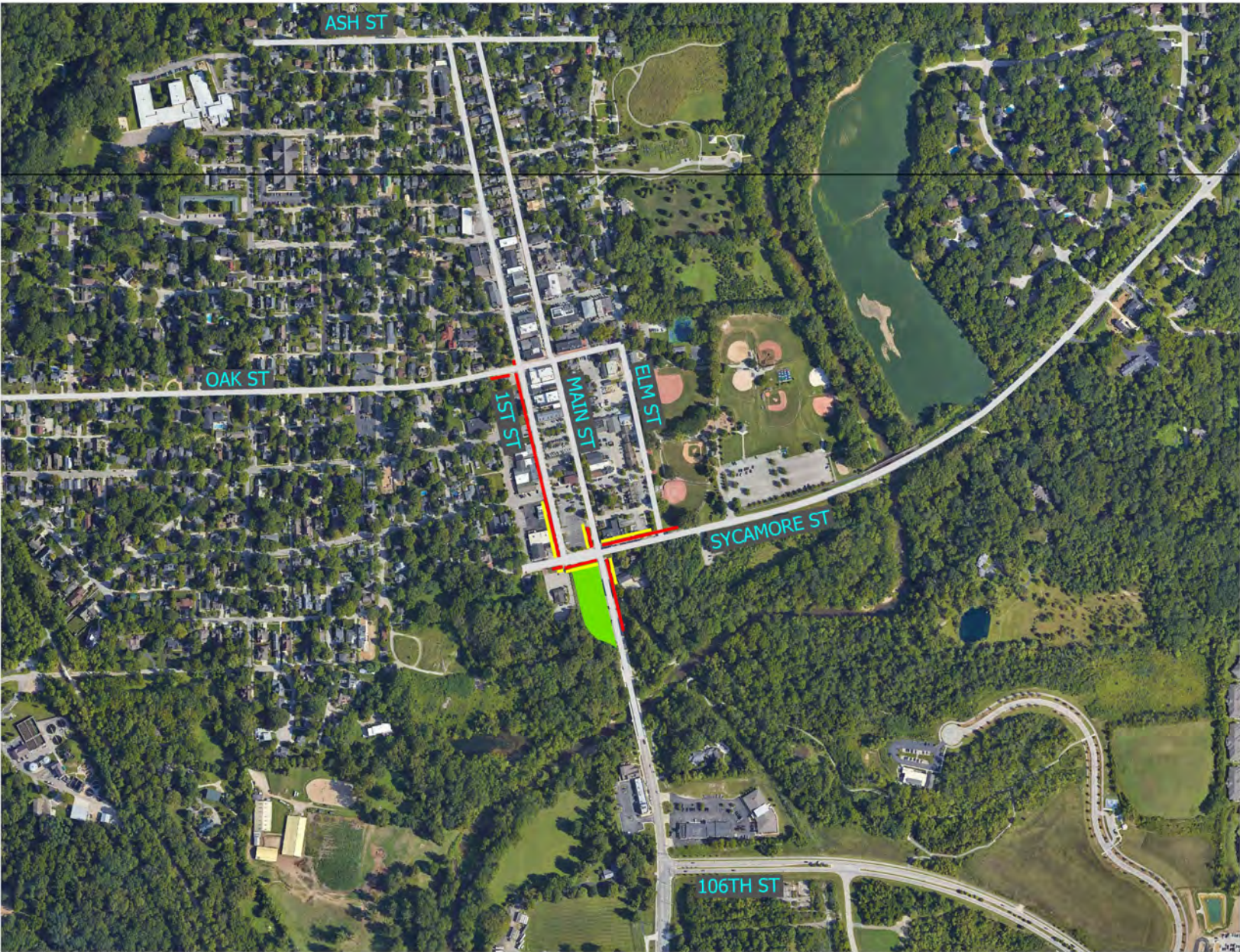
Scenario 7: “Peanut” RAB One-Way

Level of
Service
Summary



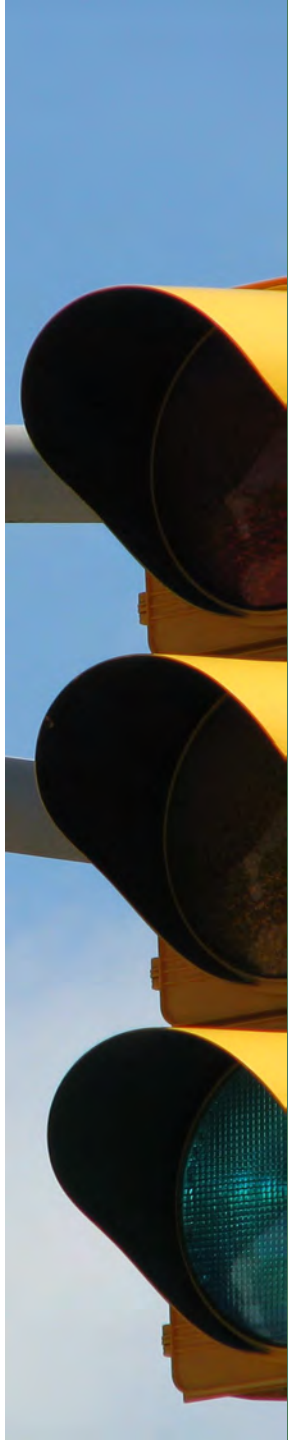
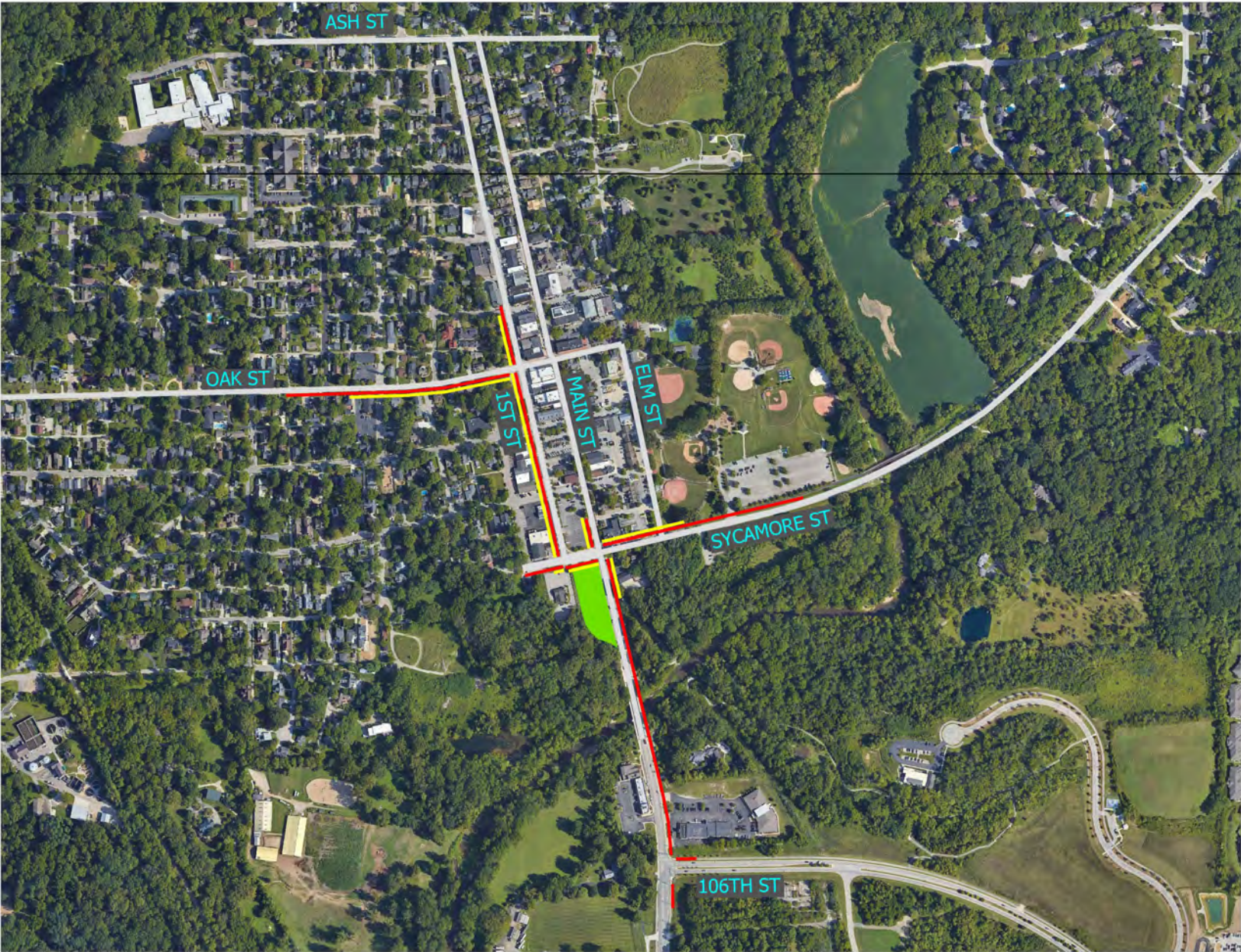
Scenario 1: No Build - 2025

95th Percentile
Queue Length
Summary



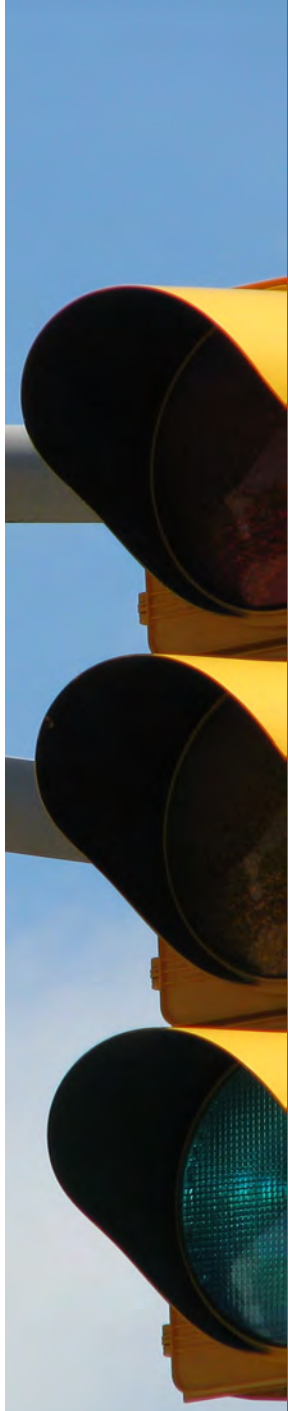
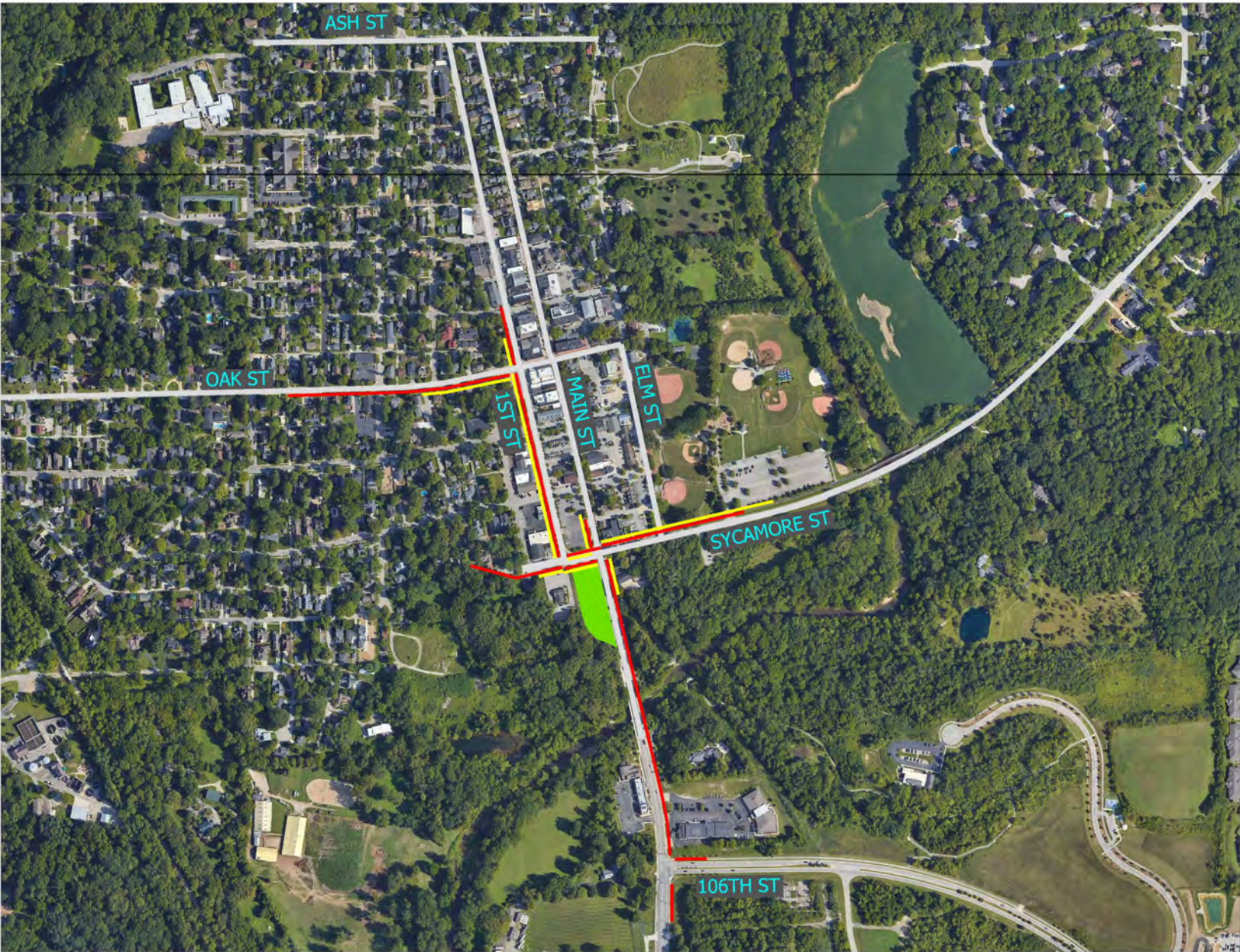
Scenario 2: No Build - 2035

95th Percentile
Queue Length
Summary



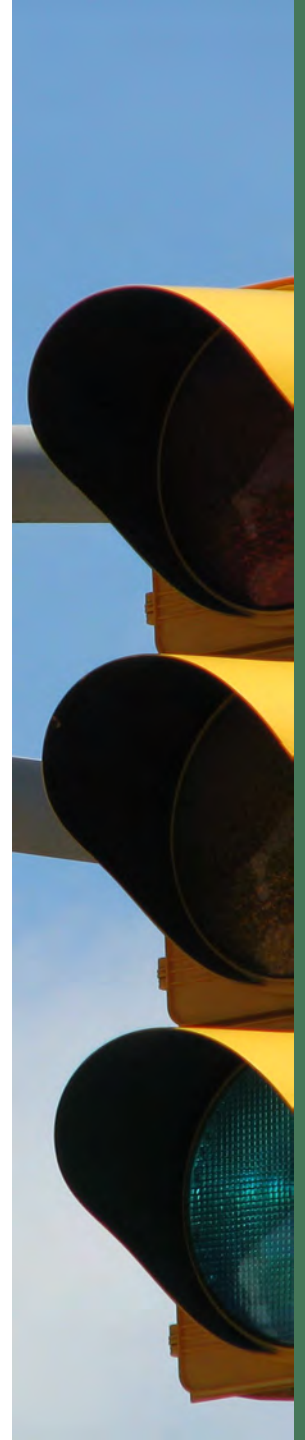
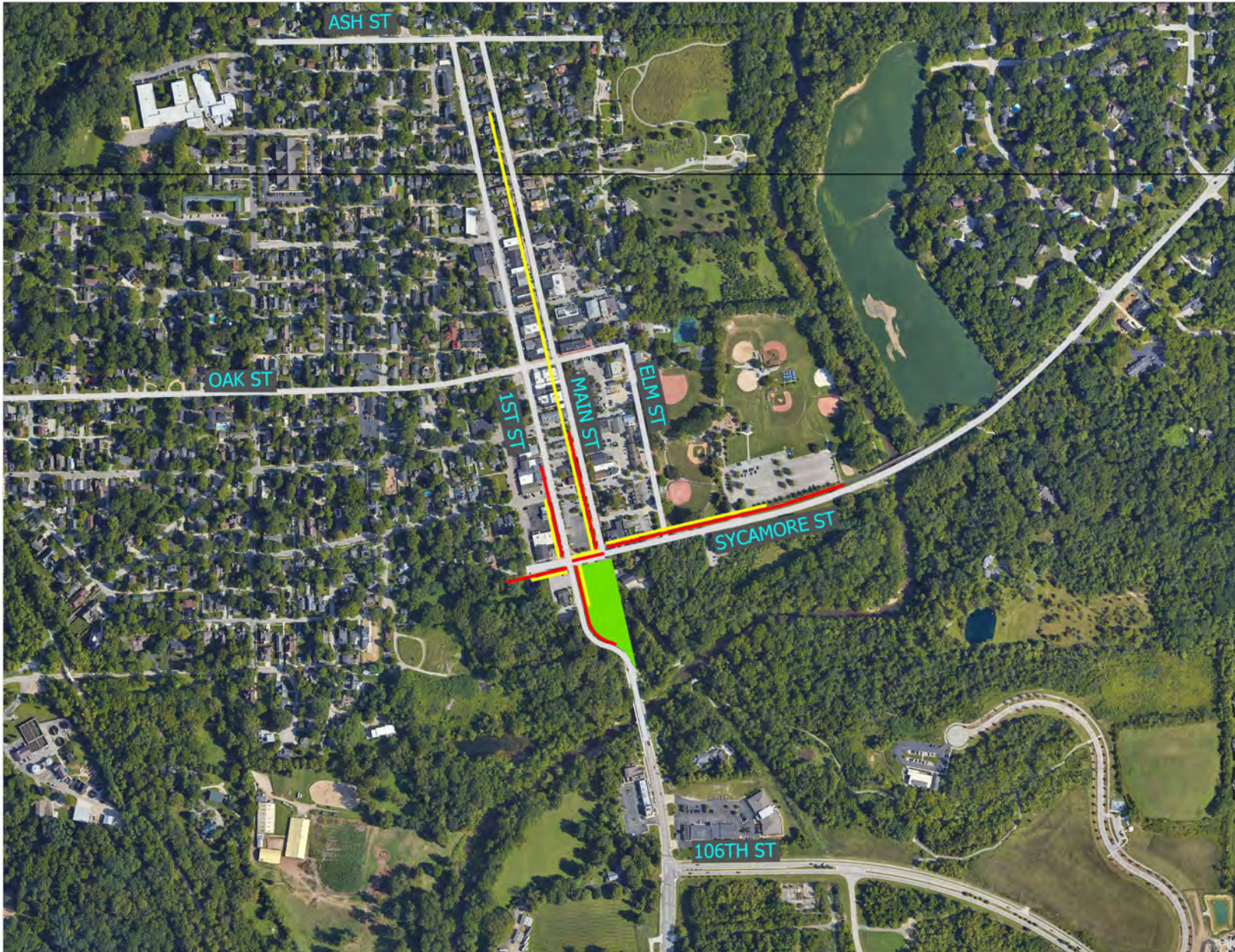
Scenario 3: Coordinated Signal System

95th Percentile
Queue Length
Summary



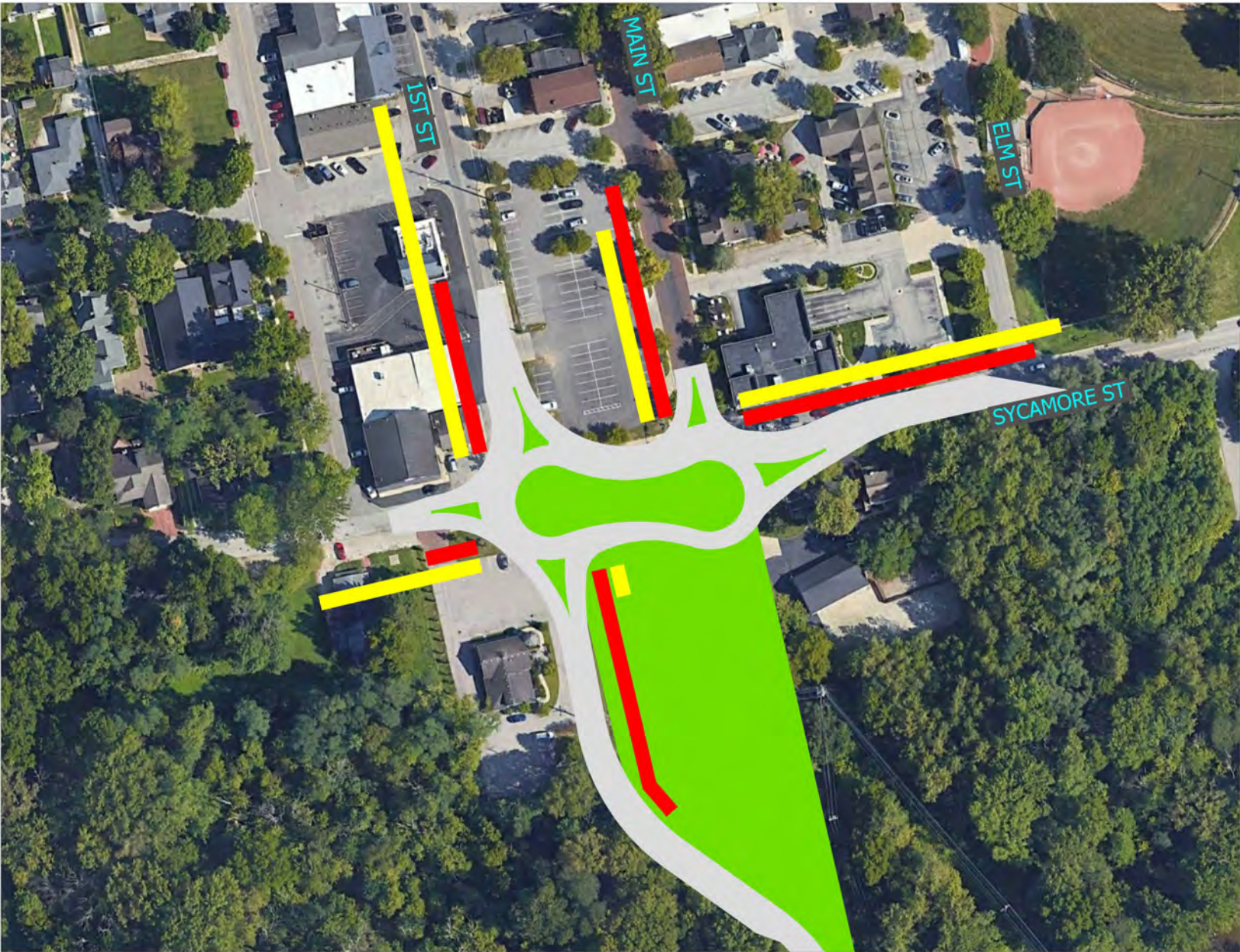
Scenario 4: Moved Signal/Realignment

95th Percentile Queue Length Summary



Scenario 5: “Peanut” RAB Two-Way West

95th Percentile
Queue Length
Summary



Scenario 6: “Peanut” RAB Two-Way East

95th Percentile
Queue Length
Summary



Scenario 7: “Peanut” RAB One-Way

95th Percentile
Queue Length
Summary



Contact Information

A&F Engineering Co., LLC

- 8365 Keystone Crossing, Suite 201
Indianapolis, IN 46240
- 317-202-0864
- www.af-eng.com

Steve Fehribach, PE

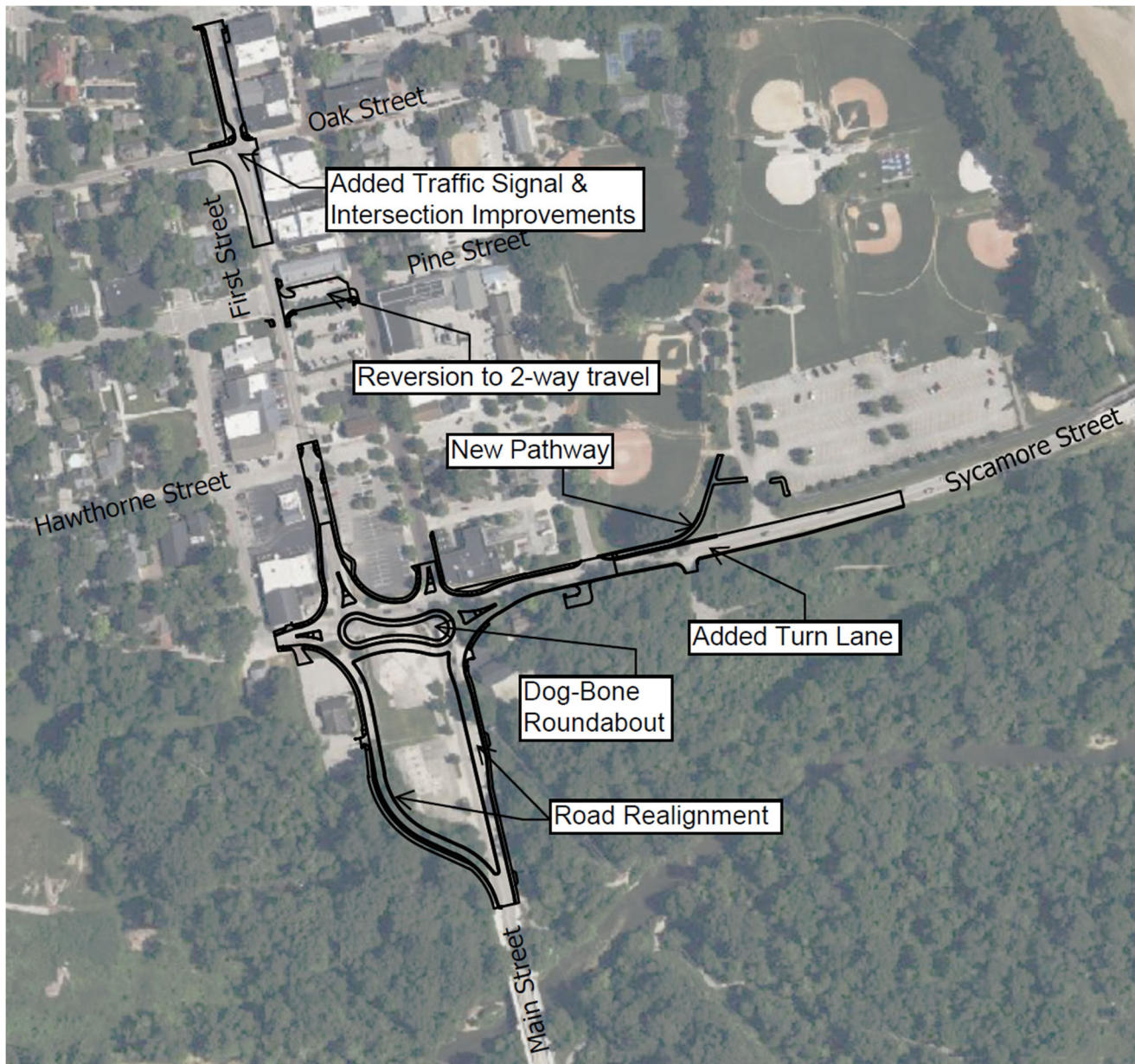
- sfehribach@af-eng.com

Trevor Reich, PE

- treich@af-eng.com

EXHIBIT A

DESCRIPTION OF PROJECT



RESOLUTION NO. 2025-xx

**A RESOLUTION OF THE ZIONSVILLE TOWN APPROVING CERTAIN
INFRASTRUCTRE IMPROVEMENTS IN THE DOWNTOWN BUSINESS AREA**

WHEREAS, in November 2024, the Town of Zionsville, Indiana was awarded a State of Indiana READI 2.0 grant in the amount of four million dollars to fund infrastructure projects in the southern area of downtown; and

WHEREAS, an engineering study commission by the Town found that realigning Sycamore Street and Main Street and constructing a dog bone roundabout at their intersection (the “Project”), as depicted on Exhibit A, which is attached hereto and incorporated herein by this reference, would result in improved traffic flow and safety in the area; and

WHEREAS, supporting construction benefiting the downtown business area and supplementing the dog bone roundabout include an added traffic signal at the intersection of Oak Street and 1st Street as well as a new, multi-use pathway connection Lions Park to Elm Sreet, reverting Pine St. to two-way travel to increase access to Main Street and adding a turn lane on Sycamore Street into Lions Park are included in the Project; and

WHEREAS, the Project would also help unlock the redevelopment potential of southern downtown Zionsville; and

WHEREAS, the Town of Zionsville Town Council now finds that it is in the best interest of the citizens of Zionsville to approve the construction of the Project and commits to funding it from the sources set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Zionsville, Indiana, that:

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

Section 2. The Project is approved in the general form set forth in attached Exhibit A.

Section 3. The Project will be funded from the following sources:

-READI 2.0 Grant: \$4 million

-Currently appropriated funds within the Town’s General Fund: \$1.5 million

-TIF Funds (pending approval from the Zionsville Redevelopment Commission):
\$2.5 million

-Road Impact Fee Fund: \$2,000,000 (subject to change depending on actual project cost)

SO RESOLVED this ____ day of _____, 2025, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

YEA

NAY

	Signature	Signature
Jason Plunkett, President		
Brad Burke, Vice President		
Tim McElderry, Member		
Craig Melton, Member		
Evan Norris, Member		
Sarah Sampson, Member		
Joe Stein, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor John Stehr on the ____ day of _____ 2025, at ____ m.

ATTEST: _____
Amelia Anne Lacy,
Municipal Relations Coordinator

MAYOR'S APPROVAL

John Stehr, Mayor

Date

MAYOR'S VETO

John Stehr, Mayor

Date

This Resolution was prepared by Jon Oberlander, Chief Legal Counsel, on 10/17/2025 at 11:07 a.m. No subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

EXHIBIT A

DESCRIPTION OF PROJECT



TO: Zionsville Town Council

FROM: Lance A. Lantz, DPW Director 

DATE: October 23, 2025

SUBJECT: Resolution Expressing Interest in Purchasing Property

Proposed Resolution

Resolution No. 2025-_____ indicates that the Town Council, as the fiscal body of the town, is interested in purchasing property in the form of additional right-of-way pursuant to I.C. 36-1-10.5-5(1) associated with infrastructure improvements in the south village business area; specifically, for a roundabout and road realignment project. State statute requires this action for any property that is expected to exceed \$25,000 in compensation to a property owner. Not all properties listed in the resolution will necessarily exceed that value, but it has been the practice to include all properties potentially affected by a public works project. This state statute mandates that two (2) appraisals shall be appointed, and the average of those appraisals shall constitute the maximum compensation of the town, although additional appraisals subsequently provided can be considered in the calculation of this average. As a supplemental funding body of the town, the RDC has or will adopt a similar resolution considering that body's potential use of TIF funds under their spending authority.

Background

Since January of 2024, A&F Engineering has been developing and actively designing infrastructure improvements in the south village business area. Design has progressed to a point of confidence that additional right-of-way will be necessary from these property owners. However, the precise determination of minimum and appropriate land areas will be finalized as design progresses and information on the needs of utilities is fully known.

RESOLUTION NO. 2025-16

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
INDIANA, EXPRESSING INTEREST IN THE PURCHASE OF CERTAIN
PROPERTIES VALUED AT OVER \$25,000**

WHEREAS, prior to the Town of Zionsville, Indiana (“Town”) purchasing certain land or structures valued at over Twenty-Five Thousand Dollars (\$25,000.00), Ind. Code § 36-1-10.5 requires the Town Council of the Town (“Town Council”) to indicate by resolution the Town’s interest in purchasing same; and

WHEREAS, the Town has determined that some properties that it is interested in purchasing for the construction of a road realignment and intersection improvement project may exceed Twenty-Five Thousand Dollars (\$25,000.00) in value.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Zionsville, Indiana, that:

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

Section 2. The Town is interested in purchasing the following described properties, or a portion thereof, that may be valued in excess of Twenty-Five Thousand Dollars (\$25,000.00) and which are associated with the construction of a road realignment and intersection improvement project:

1. Parcel No: 06-04-02-008-010.015-006
Street Address: 340 S. First St.
City: Zionsville
Zip: 46077
Deeded Owner: Quest Logic Investments, LLC
2. Parcel No: 06-04-02-008-010.009-006
Street Address: 360 S. First St.
City: Zionsville
Zip: 46077
Deeded Owner: JEA, LLC
3. Parcel No: 06-04-02-008-010.005-006
Street Address: 180 W. Sycamore St.
City: Zionsville
Zip: 46077
Deeded Owner: KLC Realty, LLC

4. Parcel No: 06-04-02-000-047.000-006
Street Address: 125 W. Sycamore St.
City: Zionsville
Zip: 46077
Deeded Owner: St. Pierre Realty Investments, LLC
5. Parcel No: 06-04-02-000-060.000-006
Street Address: 420 S. Main St.
City: Zionsville
Zip: 46077
Deeded Owner: JK Zionsville 2022, LLC
6. Parcel No: 06-04-02-000-059.000-006
Street Address: 135 E. Sycamore St.
City: Zionsville
Zip: 46077
Deeded Owner: ITV, LLC

[signature page follows]

SO RESOLVED this ____ day of _____, 2025, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

YEA

NAY

	Signature	Signature
Jason Plunkett, President		
Brad Burke, Vice President		
Tim McElderry, Member		
Craig Melton, Member		
Evan Norris, Member		
Sarah Sampson, Member		
Joe Stein, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor John Stehr on the ____ day of _____ 2025, at ____ m.

ATTEST: _____
Amelia Anne Lacy,
Municipal Relations Coordinator

MAYOR'S APPROVAL

John Stehr, Mayor

Date

MAYOR'S VETO

John Stehr, Mayor

Date

This Resolution was prepared by Jon Oberlander, Chief Legal Counsel, on 10/9/2025 at 11:30 a.m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.



To: Town Council
From: Cindy Poore – Director of Finance and Records
Date: Oct. 17, 2025
Re: 2025 3rd Quarter Financial Review

Quarter 3 Summary

Currently, everything is running smoothly in the Finance Dept.

- All bank reconciliations are up to date and uploaded to Gateway along with the other documentation we are required to upload.
- Our SBOA audit ended at the end of August. It was much better than in previous years.
- ACS is compiling all the data that was collected for our asset audit. We should have updated information before the end of the year.
- My Public Assistance Investigator, Jon Oberlander and I have met and are working to get the Public Assistance manual updated. The last update was completed in 2018.
- I am working with Amy Lacy and Justin Hage on digitizing the Town's records. This is something that has needed to be done for a while. Our first focus is to get the documents in a digital format. Once that is complete we will look at an electronic searchable filing system.
- We are continuing to work on updating the Finance webpage. Financial reports are being uploaded on a regular basis.

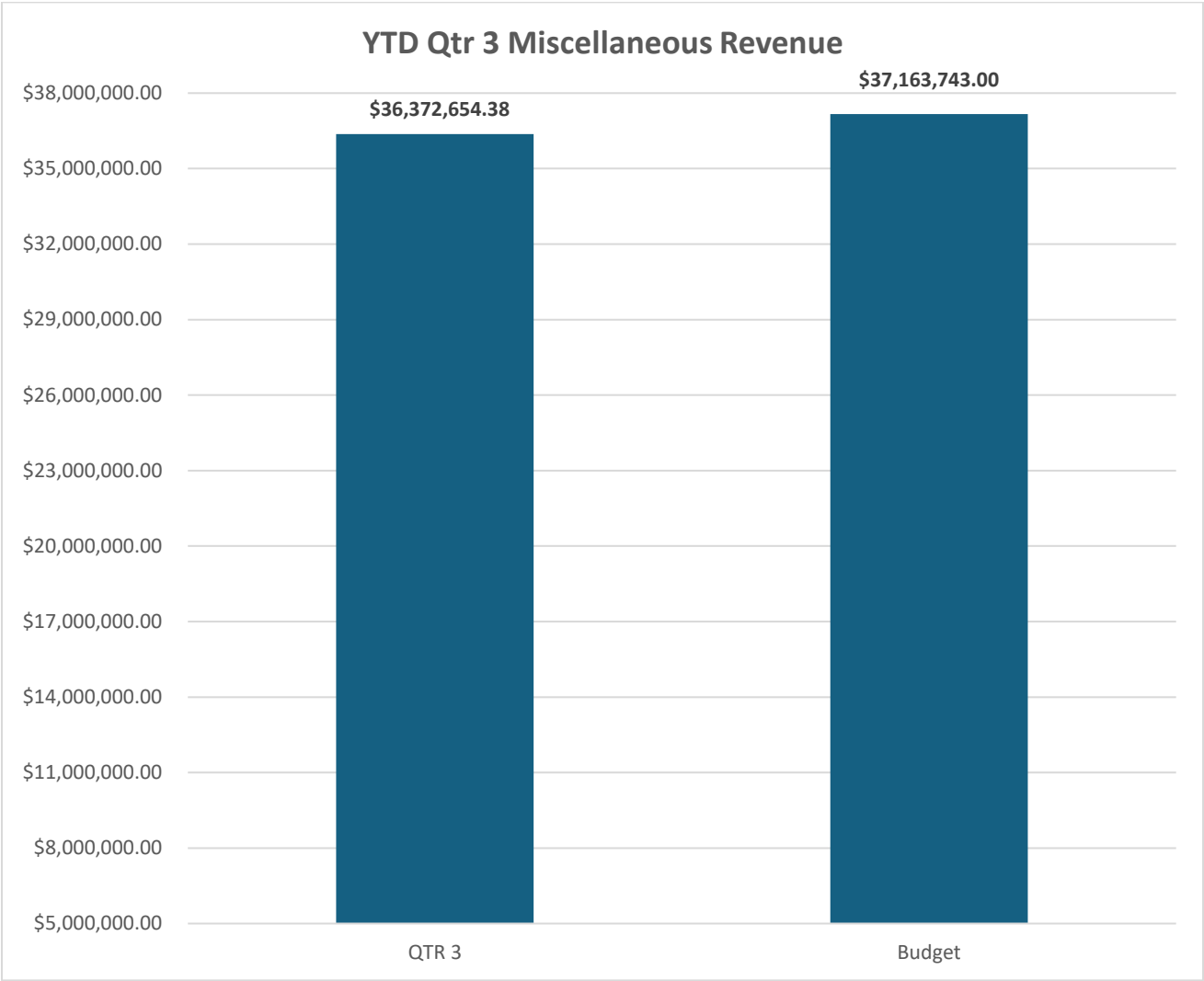
Please don't hesitate to reach out if you have any questions.

Cindy

Miscellaneous Revenue

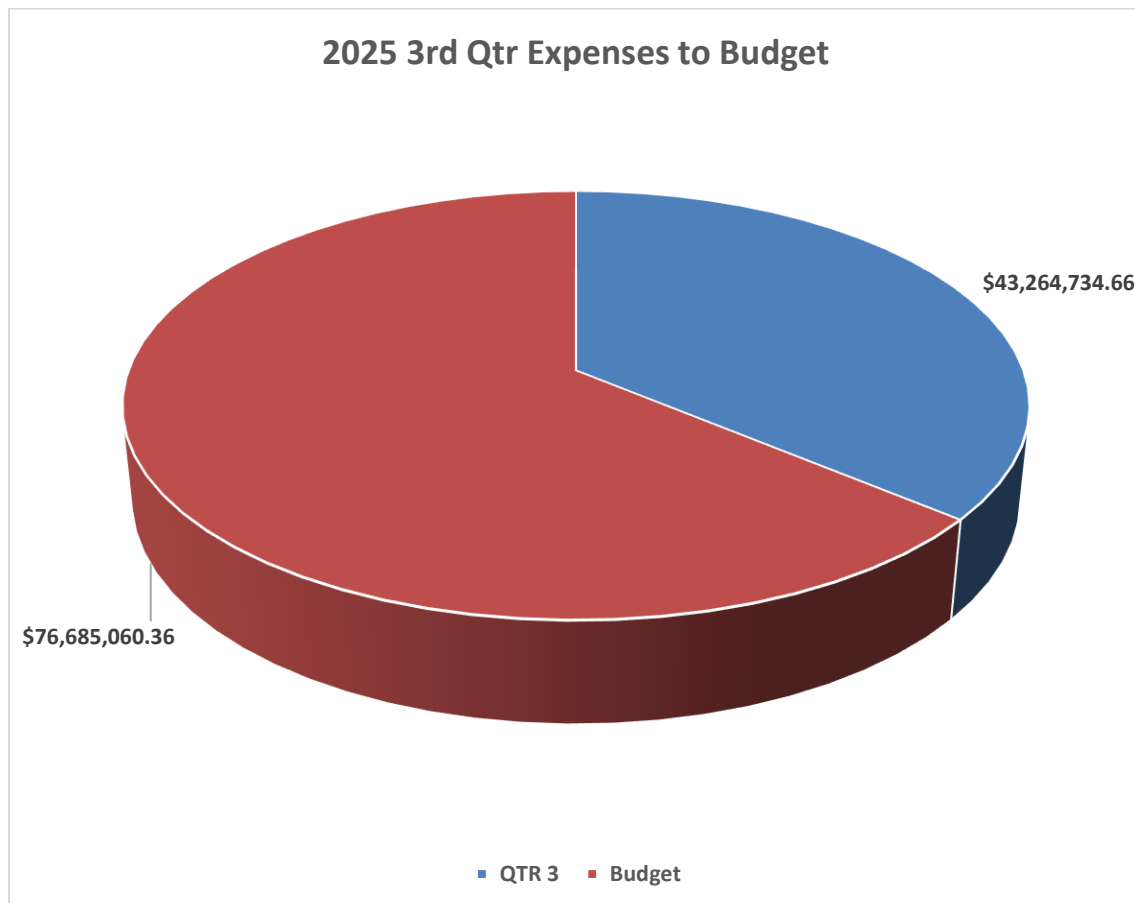
Miscellaneous revenue is everything except for the taxes (settlement) we receive twice a year.

- Property Tax
- CVET
- Vehicle Excise
- FIT



Expenditures

- The Payroll, Health & FSA funds have been removed from these numbers. They are passthrough funds that are not budgeted.
- The base for the budget number used is the budget, additional appropriations and encumbrances, combined.
- The numbers are also a combination of DLGF and non-DLGF budgets, so we are looking at the complete overall budget.
- ARPA transactions have been removed.
- RDC is not included.
- Keep in mind when reviewing the numbers below:
 - Whenever an additional appropriation is completed, it adds to the bottom line of the budget.
 - The reason for the gap between the YTD spend and budget is mainly due to encumbrances. There are some large items that won't actually hit the books until next year but had to be budgeted when agreements were signed.



Expenditure by Dept.

	YTD Spend thru QTR 3	Budget
ADMIN	\$ 587,312.69	\$ 999,153.47
COMMUNICATION	\$ 108,046.71	\$ 206,792.00
COUNCIL	\$ 217,340.92	\$ 310,200.00
COURT	\$ 38,496.89	\$ 55,800.00
FACILITIES	\$ 473,900.12	\$ 646,524.00
FINANCE	\$ 679,711.21	\$ 1,180,806.27
HR	\$ 249,324.72	\$ 511,450.00
IT	\$ 1,296,560.32	\$ 1,867,154.07
MAYOR	\$ 163,812.36	\$ 225,650.00
PLANNING	\$ 1,753,188.95	\$ 2,504,631.71
NON DEPT	\$ 1,063,468.74	\$ 6,643,609.55
FIRE	\$ 13,201,463.64	\$ 21,346,939.66
POLICE	\$ 6,671,764.65	\$ 9,091,043.43
DPW	\$ 5,804,551.96	\$ 11,796,079.65
STORMWATER	\$ 508,620.90	\$ 1,055,280.00
PARK	\$ 5,511,950.70	\$ 10,813,471.55
PUBLIC ASSIST.	\$ 84,730.26	\$ 116,600.00
TRASH	\$ 879,383.86	\$ 1,075,000.00
WASTEWATER	\$ 3,971,105.06	\$ 6,238,875.00
	\$ 43,264,734.66	\$ 76,685,060.36