



February 11, 2025

Board of Public Works & Safety  
10 South State Street  
Greenfield, IN 46140

RE: Maintenance Bonds for Opportunity Parkway

Dear Members,

The developer of Huskies project, The Petersen Company LLC, has completed the installation of work listed below and is requesting the acceptance of the improvements and the release of the performance bonds associated with the work.

Listed below are the Maintenance bonds requested to be accepted:

- Opportunity Parkway Rework

Staff has inspected and approved the above-listed improvements. The recommended motion is **to accept the work completed and accept 3-year maintenance bond for Opportunity Parkway Road Rework on file in the Clerk Treasurer's office.**

Sincerely,

A handwritten signature in blue ink that reads "Glen E. Morrow".

Glen E. Morrow, PE  
City Engineer

**MAINTENANCE BOND**

KNOW ALL PERSONS BY THESE PRESENTS, That we The Peterson Company, LLC  
 \_\_\_\_\_ of  
7132 Zionsville Road, Indianapolis, IN 46268, hereinafter  
 referred to as the Principal, and Western Surety Company  
 \_\_\_\_\_,  
 as Surety, are held and firmly bound unto City of Greenfield, Indiana  
 of 10 South State Street, Greenfield, IN 46140-2364, hereinafter  
 referred to as the Obligee, in the sum of Four Hundred Fifty Five Thousand Three Hundred Forty Five and No/100  
 Dollars (\$ 455,345.00 ), for the payment of which we bind ourselves, our legal representatives, successors  
 and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a contract with the City of Greenfield, Indiana  
 \_\_\_\_\_ dated  
 \_\_\_\_\_, for Opportunity Parkway Rework  
 \_\_\_\_\_.

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee for the period of  
three (3) year(s) after approval of the final estimate on said job, by the owner, against all defects in  
 workmanship and materials which may become apparent during said period, and

WHEREAS, the said contract has been completed, and was approved on December 23, 2024.


NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the  
 Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which  
 become apparent during the period of three (3) year(s) from and after December 23, 2024  
 then this obligation shall be void, otherwise to remain in full force and effect.

SIGNED, SEALED AND DATED this 10th day of December, 2024.

The Peterson Company, LLC  
 \_\_\_\_\_  
 (Principal)

By \_\_\_\_\_ (Seal)

Western Surety Company  
 \_\_\_\_\_  
 (Surety)

By  \_\_\_\_\_ (Seal)  
 Robert L. Sherfick Attorney-in-Fact

# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Jason D McEldowney, Katie Pikula, John W Hannon III, Robert L Sherfick, Individually**

of Carmel, IL, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

### - In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 23rd day of September, 2023.



WESTERN SURETY COMPANY

*Larry A. Kasten*

Larry A. Kasten, Vice President

State of South Dakota }  
County of Minnehaha } ss

On this 23rd day of September, 2023, before me personally came Larry A. Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



*M. Bent*

M. Bent, Notary Public

### CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 10th day of December, 2024.



WESTERN SURETY COMPANY

*L. Nelson*

L. Nelson, Assistant Secretary

### Authorizing By-Laws and Resolutions

#### ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry A. Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to [www.cnasurety.com](http://www.cnasurety.com) > Owner / Obligea Services > Validate Bond Coverage, if you want to verify bond authenticity.

## MAINTENANCE AGREEMENT

### Opportunity Parkway Rework

State of Indiana:  
County of Hancock:

THIS AGREEMENT made and entered into this 11th day of February 2025 by and between The Peterson Company, LLC ("Subdivider"), and the City of Greenfield, herein represented by the Board of Public Works and Safety.

WITNESSETH:

WHEREAS, the Subdivider has completed off-site road re-construction for Progress Park, and has received approval and acceptance from the Board of Public Works and Safety for subdivision off-site improvements constructed herein; and

WHEREAS, under the provisions of the Subdivision Control Ordinance, the Subdivider is required to maintain certain improvements for a period of three (3) years:

NOW THEREFORE, it is hereby agreed by and between the Subdivider and the Board of Public Works and Safety that the Subdivider hereby agrees to keep all components of the following improvements related to the Huskies Property Subdivision in good condition, and will make such repairs to any effect in materials or workmanship as may develop or be discovered when called upon to do so by the Board of Public Works and Safety

Opportunity Parkway road Rework

It is agreed that this Agreement shall be in full force and effect for a period of three (3) years from February 11, 2025.

IN WITNESS THEREOF, these presents have been signed in the presence of the undersigned competent witnesses, on the February 11, 2025.

GREENFIELD BOARD OF PUBLIC  
WORKS AND SAFETY

SUBDIVIDER

\_\_\_\_\_  
Gut Titus, Mayor

\_\_\_\_\_  
Jacob Kennedy  
The Petersen Company, LLC

\_\_\_\_\_  
Katherine N. Locke

\_\_\_\_\_  
Larry J. Breese

\_\_\_\_\_  
Brent Robertson

\_\_\_\_\_  
Glenna Shelby

ATTEST: \_\_\_\_\_  
Lori Elmore, Clerk-Treasurer  
City of Greenfield