

Westfield City Council Members

Scott Willis, (District 1)
Jake Gilbert, (District 2)
Mike Johns, (District 5)
Troy Patton, (At Large)
Joe Edwards, (District 3)
Cindy L. Spoljaric, (At Large)
Scott Frei, (District 4)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_07_26_2021

Monday, July 26, 2021 at 07:00 PM

BOARD OR COMMISSION: City Council

MEETING DATE: Monday, July 26, 2021 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

***THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF
THE COUNCIL***

AGENDA

Pledge of Allegiance

Invocation by: Andy Riemersma /Justin Thomas with One Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes July 12, 2021](#)

Claims:

Documents: [Docket for July 26, 2021](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Presentation: RDC Second Quarter Update From Bob Beaudry and Linda Naas

Presentation: ARP \$\$ Update From John Rogers

Old Business:

Ordinance 21-14: Sycamore Glen PUD

Council Introduction: March 8, 2021

APC Public Hearing: April 5, 2021

APC Recommendation: July 19, 2021

Adoption Consideration: July 26, 2021

Documents: [Ordinance 21-14 Redline](#) | [Ordinance 21-14](#) | [Department Report](#) | [APC Certification](#) | [Petitioner's Presentation](#) | [Sycamore Glen Zoning Commitments](#)

New Business:

Resolution 21-124: Establishment of Economic Revitalization Area (Wright's Property Grand Park LLC)

Council Introduction: July 26, 2021

Adoption Consideration: August 23, 2021

Documents: [Resolution 21-124](#) | [Wrights Color Rendering](#) | [Property Introduction](#) | [Site Plan](#) | [Second Floor 3D Model](#)

Resolution 21-125: Qualifying Certain Real Property Improvements for Tax Abatement

Council Introduction: July 26, 2021

Adoption Consideration: August 23, 2021

Documents: [Resolution 21-125](#) | [Property Introduction](#) | [Site Plan](#) | [Color Rendering](#) | [Second Floor 3D Model](#)

Guests:

Residents who wish to address the Council.

Clerk Treasurer Comments

City Council Comments

Mayor Comments

Adjourn

Executive Session: I.C. 5-14-1.5-6.1 (b) (2) (B): Legal Issues

Working Meeting

Westfield City Council July 12, 2021

The Westfield City Council held a meeting on July 12, 2021 at Westfield City Hall and a virtual conference call. Present were Mike Johns, Cindy Spoljaric, Jake Gilbert, Scott Frei, Troy Patton, Scott Willis, Joe Edwards and Manny Herceg, City Attorney. Present virtually- Clerk Treasurer Cindy Gossard. Mayor Cook was not present.

President Johns called the meeting to order at 7:00 pm.

Approval of Minutes:

Scott Willis made a motion to approve the June 28, 2021 minutes as presented.
Joe Edwards seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

Jake Gilbert made a motion to approve the claims as presented. Troy Patton seconded.
Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

Special Presentation: Chief Rush presenting the Westfield Meritorious Award to Mike & Debbie Laird -Chief Rush presented the award to Mike & Debbie Laird whose son, police officer Jake Laird passed away in August 2004. Since then the Laird's have made contributions in his name to local police departments. They hold the Jake Laird Day fundraising event yearly. August 3rd, from 5-8 PM @Quaker Park will be the next event for the whole family to enjoy.

Update from Jeremy Lollar on the Hawk System and Speed Limit Study at all City Trail Crossings- Jeremy Lollar gave an update on the Hawk System, stating some of the materials for the system have been delayed. It is hopeful that some parts of the system could be in place by the end of August, with total completion by September.
Johnathon Nail gave details of each of the 14 trail crossings that were included in the speed study. The study was conducted by A & F Engineering (May-June) and found that all but a couple locations had appropriate limits. Sight distance could be improved along with continued enforcement in these areas. There was council discussion. Public training at crossings revisited, land acquisition for sight improvement, and request by President Johns for both items to be updated again at the August 9th council meeting.

[Type here]

Update from William Knox on Grand Park- William Knox requested to present financial update at the next council meeting.

Update on the Heart & Soul Free Clinic- Lisa Kreag Executive Director, gave background of the clinic since start-up and how the numbers of patients have grown since the beginning. Services now provided by the clinic include, medical, dental, mental health issues and chronic health care issues. Funding for the clinic is through donors, volunteers, and grants. The clinic has 120 part-time volunteers with 20 of them volunteering regularly.

Old Business:

Resolution 21-113: Approving Certain Real Property Improvements Within the City of Westfield for Tax Abatement (Northpoint ERA Shell Buildings)

Council Introduction: May 24 2021

Adoption Consideration: July 12, 2021

Kai Chuck stated this is a 10yr. real property abatement at 100% the first year, with 10% increments the following years.

Chris Wilkes stated that Holladay Properties desires to construct three (3) buildings at Northpoint. Chris stated they feel there is a need in the Westfield area to have buildings available and ready for companies that might not have the time to design/build within the area. Addressing council concerns, there is added language requiring companies to pay a minimum of \$23/hour and employ a minimum number of full-time employees based on sq. footage of the building. The companies would also be required to file a compliance report yearly.

There was council discussion.

Scott Willis made the motion to approve Resolution 21-113 as presented.

Troy Patton seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 21-32: Repealing & Replacing the City's Animal Control Ordinance

Council Introduction: June 14, 2021

Adoption Consideration: July 12, 2021

Chief Rush presented stating this is updating the animal control ordinance to make the laws more enforceable, strengthen the penalties, and provide protection for animals. Most cities within the county have done these updates.

Manny Herceg, stated this would become effective mid-August.

[Type here]

New Business:

Ordinance 21-33: Grand Millennium Center PUD Amendment I

Council Introduction: July 12, 2021

APC Public Hearing: August 2, 2021

APC Recommendation: September 7, 2021

Adoption Consideration: September 13, 2021

Pam Howard introduced stating this is a rezone request of land NE of 31 (David Brown Dr up to Park St.)

David George with CRG Residential gave background of the company and explained the amendment would redistrict where multi-family housing is allowed, have more flexible in uses, and allow townhomes as a permitted use, lessening the commercial use area.

Moves on to APC

Ordinance 21-34: Urban Apples PUD

Council Introduction: July 12, 2021

APC Public Hearing: August 2, 2021

APC Recommendation: September 7, 2021

Adoption Consideration: September 13, 2021

Pam Howard presented this would allow for a new agritourism destination on 23.71 acres along the west side of Spring Mill Rd., just south of 186th Street.

Matt Skelton, representing Noah Herron gave details on the proposed planned development that would include an apple orchard/cidery, picnic area, play area, a music lawn area, an interactive space with smaller farm animals, production facilities for various alcoholic and non-alcoholic beverages, tasting room and food offerings, greenhouse and facilities for a specialty seed business.

Moves on to APC

[Type here]

Ordinance 21-35: Spring Mill Trails PUD Amendment

Council Introduction: July 12, 2021

APC Public Hearing: August 2, 2021

APC Recommendation: September 7, 2021

Adoption Consideration: September 13, 2021

Rachel Riemenschneider presented stating this is a zoning change of approximately 11 acres located east of Ditch and west of Casey Rd.

Jon Dobosiewicz, representing Platinum Properties, stated they are seeking approval of a zoning change to allow for the development of a for-sale, residential townhome community consisting of approximately 80 lots. Average sales prices are estimated between \$275,000 to \$325,000.

Guests:

None

City Council Comments:

Troy Patton-Finance Committee Update

Cindy Spoljaric-APC Update

Scott Willis-Library Update

Mike Johns-Need mayor's decision on 3rd person for Audit Committee & an Internal Control person. Manny Herceg to look into this more.

Mayor Comments:

None

Without any further business, the meeting adjourned at 8:37 PM.

Clerk-Treasurer

President

[Type here]

RESOLUTION NUMBER 21-124

CONFIRMATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA CONFIRMING DECLARATION OF A CERTAIN AREA WITHIN THE CITY OF WESTFIELD AN ECONOMIC REVITALIZATION AREA

(Wright's Property Grand Park, LLC)

WHEREAS, Wright's Property Grand Park LLC., an Indiana company ("Applicant"), has advised the City of Westfield, Indiana ("City") that it seeks to undertake certain real property improvements to the area generally located at 360 E 186st Street, Westfield, Indiana (the "Area"); and

WHEREAS, under I.C. 6-1.1-12.1-1, *et. seq.* (the "Act"), the City, by and through its City Council acting in its capacity as the fiscal body of the City and as the designating body identified in the Act (the "Council"), has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area; and

WHEREAS, under the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may, by adoption of a resolution, declare such area to be an Economic Revitalization Area, which resolution must be confirmed, modified, or rescinded; and

WHEREAS, Applicant has duly submitted Statements of Benefits regarding the proposed real estate improvements and personal property investment, as required by the Act, along with such related and/or supporting information as the City deems necessary to evaluate Applicant's request for abatement of real taxes; and

WHEREAS, a duly constituted meeting of the City Council was held on July 26, 2021, at which the Council reviewed and approved the requested real property abatement and declared the Area to be an "Economic Revitalization Area" in accordance with the Act by virtue of Council Resolution 21-XXX, adopted and approved as of that date (the "Declaratory Resolution"); and

WHEREAS, pursuant to I.C. 6-1.1-12.1-1, *et seq.*, the City Council has properly published a notice of public hearing in the *Indianapolis Star* and the *Times of Noblesville* on XXX, 2021, and filed the required information with the affected taxing units, as required in I.C. 6-1.1-12.1-2.5; and

WHEREAS, such hearing was held on this night by the City Council and all persons and organizations wishing to express their views were heard and consideration given to any such views; and

WHEREAS, no remonstrance, written or oral, has been filed stating opposition, of any type or character, to the Declaratory Resolution, the designation of the Area as an “Economic Revitalization Area,” or the approval of real property tax abatement.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:**

SECTION I. It is hereby declared by the Council that the Declaratory Resolution is in all respects hereby confirmed, and the Council further hereby confirms that the SB-1(RP) form filed by Applicant comply with I.C. 6-1.1-12.1-3 and that all qualifications for an economic revitalization area have been met by the Applicant as to the location described in the Declaratory Resolution, and the real property tax abatement is approved as described in the Declaratory Resolution.

SECTION II. This resolution shall be effective immediately upon its passage, subject to any right of appeal as provided by Indiana law.

SECTION III. Upon the adoption of this resolution, the Clerk-Treasurer shall cause a certified copy of this resolution, including the description of the previously described location and attached map, to be filed with the Hamilton County Assessor and/or such other Hamilton County government officials as shall be necessary to make the Applicant eligible to file for real estate and personal property tax abatement as approved by virtue of the Declaratory Resolution and ratified and confirmed by this resolution.

SECTION IV. Following the legally required public notice and conducting of a public hearing on the matter pursuant to such notice, the Council hereby takes final action, as defined in I.C. 6-1.1-12.1-2.5, as of the date hereof, with regard to the designation of the Property as an Economic Revitalization Area, approval of the SB-1(RP) , and the Council’s prior adoption of the Declaratory Resolution.

SECTION V. The Council hereby incorporates the provisions of I.C. 6-1.1-12.1-12 pertaining to the repayment of a deduction falsely obtained for the Economic Revitalization Area confirmed through the adoption of this Resolution

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS XX^h DAY OF XXX, 2021.**

**WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frie

Scott Frie

Scott Frie

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk-Treasurer

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: Kai Chuck

I hereby certify that RESOLUTION 21-XXX was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 21-XXX

This _____ day of _____, 2021

I hereby VETO Resolution 21-XXX

This _____ day of _____, 2021

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Prepared By:
Kai Chuck, Economic Development Director
Mayor's Office
City of Westfield, Indiana

EXHIBIT A

Legal Description of Area

Tax Parcel #08-05-26-00-01-003.102: A part of Lot 7, replat of Lot 3 Grand Park Subdivision, the plat of which is recorded in Instrument No. 2015039870, Plat Cabinet 5, Slide 370 in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows and prepared by Terry D. Wright, PS#970013 of Hamilton Designs for Project #2019-022 on July 29, 2019:

Beginning at the Southwest Comer of said Lot 7; thence along the West line thereof North 00 degrees 12 minutes 07 seconds West 701.73 feet to the North line of said Lot 7; thence along said North line South 89 degrees 43 minutes 01 seconds East 248.00 feet; thence South 00 degrees 12 minutes 07 seconds East 699.63 feet to the South line of said Lot 7; thence North 89 degrees 47 minutes 53 seconds West 247.99 feet to the Point of Beginning; containing 3.99 acres, more or less.

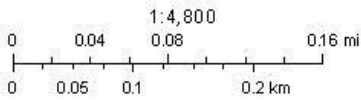
EXHIBIT B

City of Westfield, Hamilton County

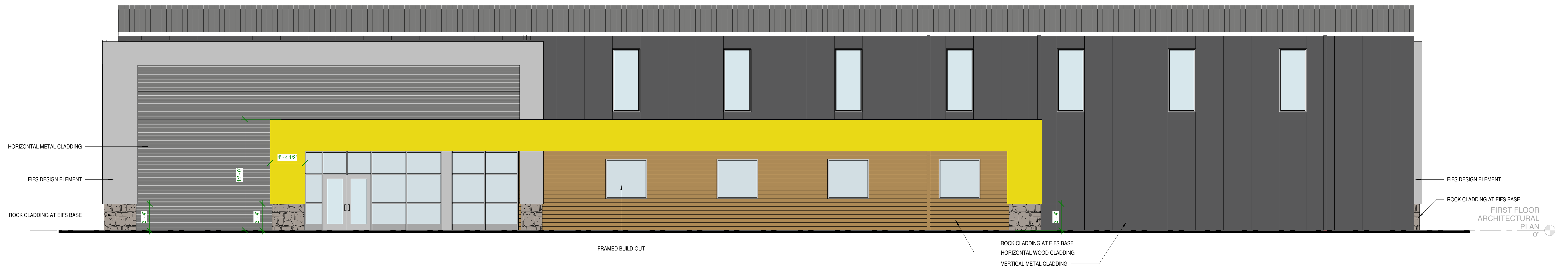


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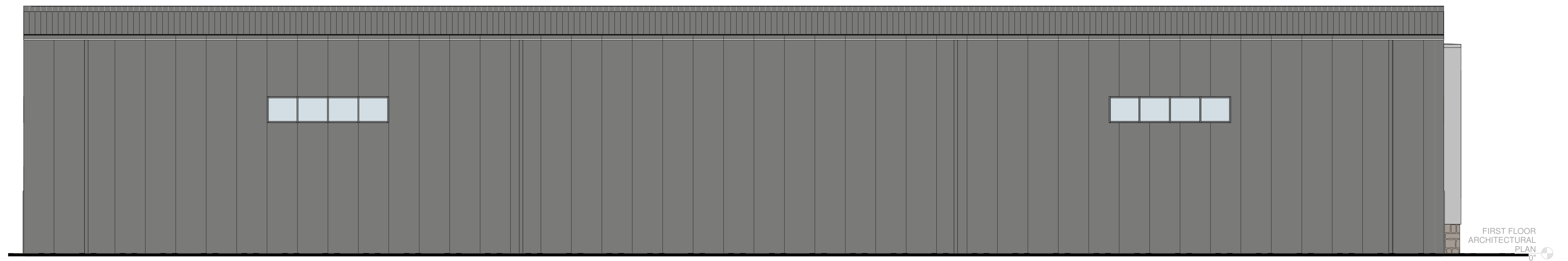
- | | |
|---------------------------|------------------------|
| Unincorporated Towns | Minor Roads |
| Subdivisions | Lakes & Reservoirs |
| Interstates & US Highways | Rivers & Streams |
| State Highways | County Boundary Labels |
| Major Roads | County Boundary |



City of Westfield
City of Westfield



-ELEVATION - SOUTH



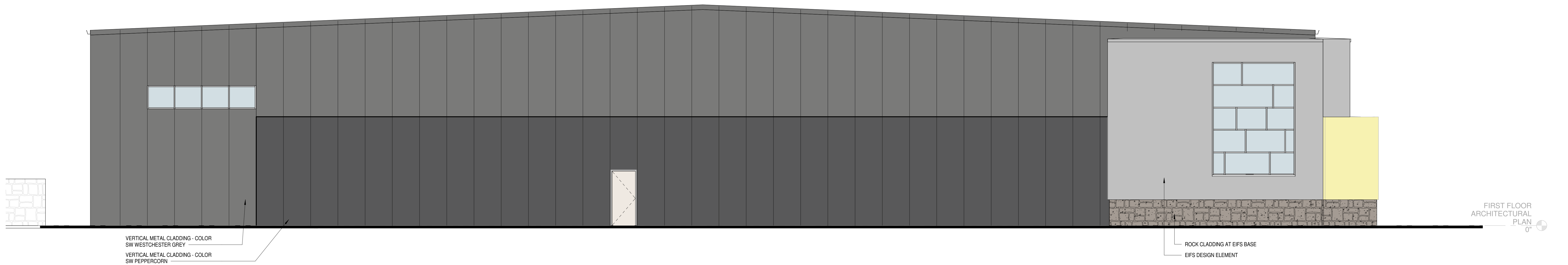
-ELEVATION - NORTH

WRIGHTS PROPERTY GROUP

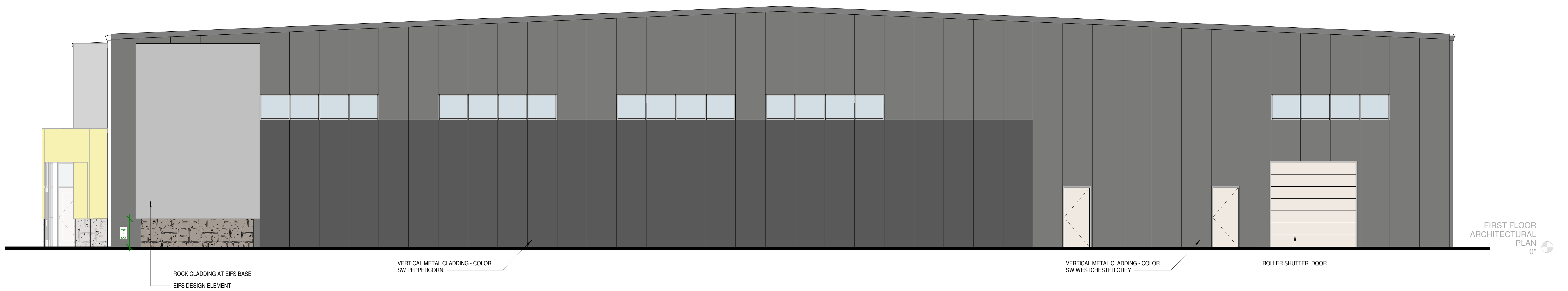
NORTH & SOUTH ELEVATIONS

PRESENTED BY:





-ELEVATION - WEST



-ELEVATION - EAST

WRIGHTS PROPERTY GROUP

EAST & WEST ELEVATIONS

PRESENTED BY:



Wright's Property Grand Park

Investing in the 2nd floor allows us to:

- Relocate our Wright's corporate offices and employees to Westfield
- Relocate our global headquarters for NinjaZone which serves 300 licensed locations
- Relocate our merchandise fulfillment center from Noblesville

NINJAZONE.

Global Licensing Company

- 310+ Licensees Worldwide
- Sports Marketing Curriculum Development & Education
- Sports Management Systems
- Employee Training

**N THE
ZONE**

Ecommerce

- Merchandising & Fulfillment

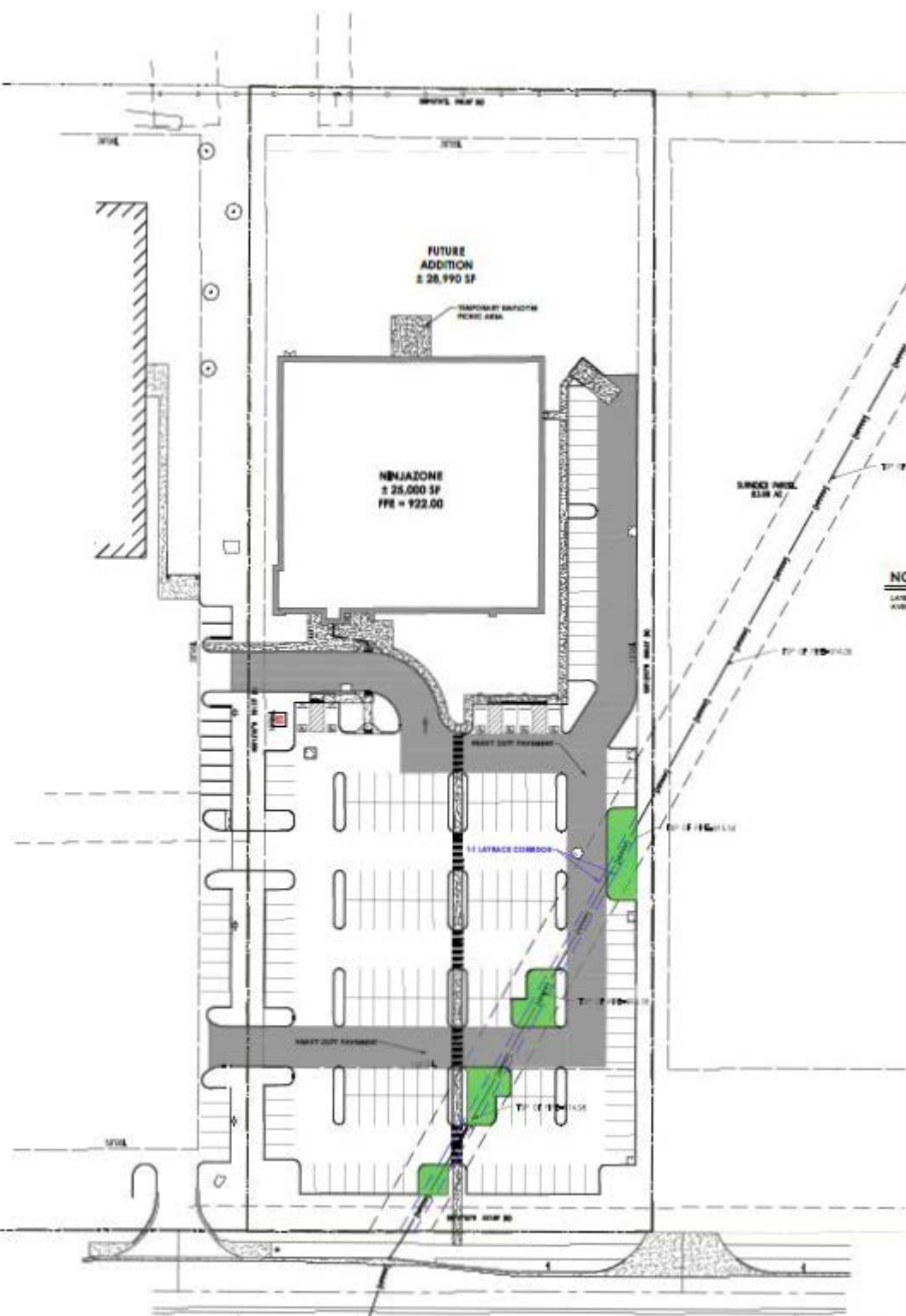
**NINJA SPORTS
INTERNATIONAL.**

Emerging Governing Body

- Education & Certification authority
- Employee Training
- Sports EdTech
- Creating and offering next generation equipment for Ninja Sport

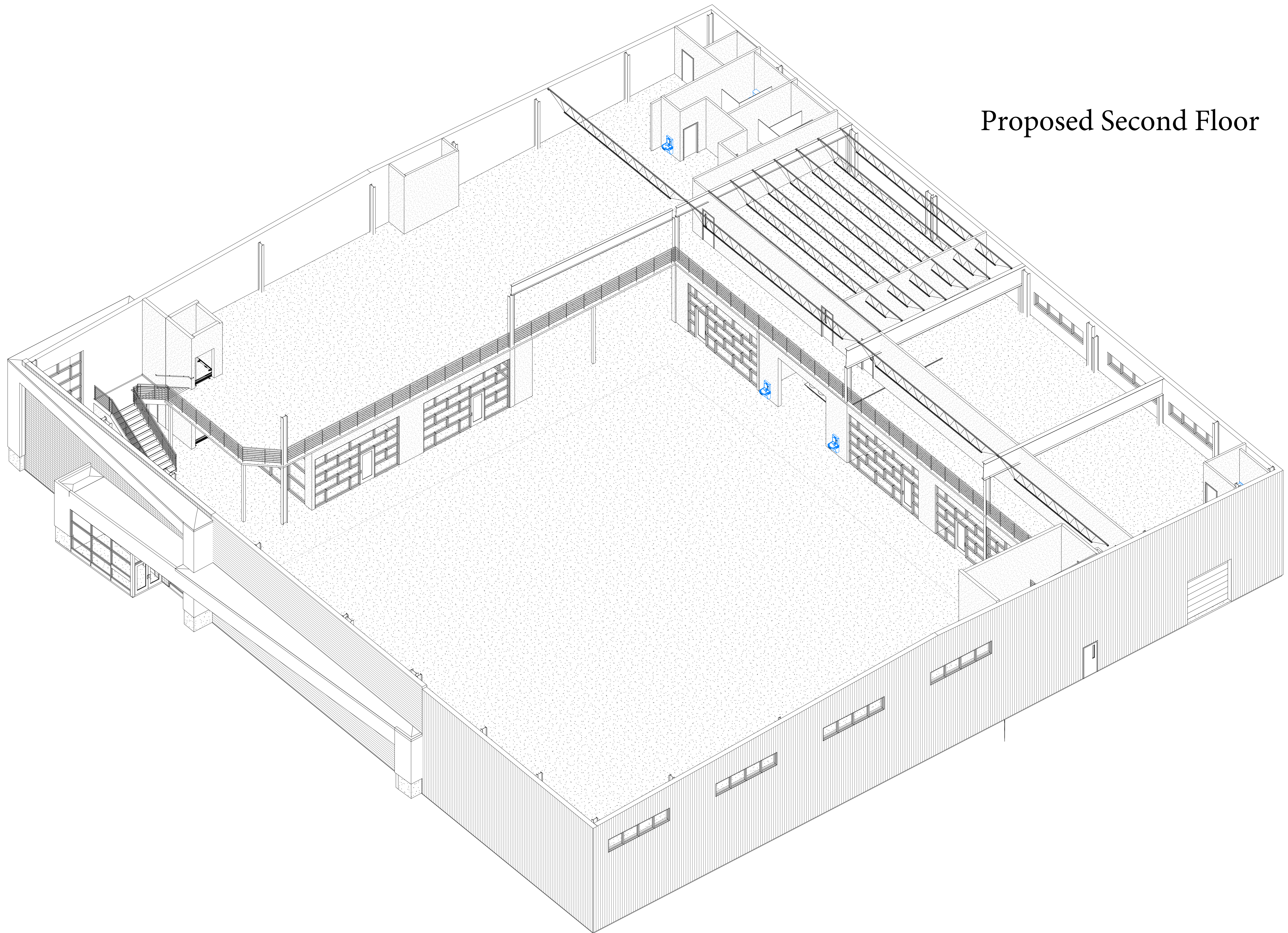
NINJACON

Annual Conference



E 186TH ST

Proposed Second Floor



WRIGHTS PROPERTY GROUP

3D MODEL - SECOND FLOOR

PRESENTED BY:

MD
MD ARCHITECTS
Creating Engaging Experiences

RESOLUTION NUMBER 21-125

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA DECLARING A CERTAIN AREA WITHIN THE CITY OF WESTFIELD AN ECONOMIC REVITALIZATION AREA, QUALIFYING CERTAIN REAL PROPERTY IMPROVEMENTS FOR TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING REGARDING THE SAME

(Wright's Grand Park, LLC)

WHEREAS, under I.C. 6-1.1-12.1-1, *et. seq.* (the "Act"), the City of Westfield, Indiana, (the "City") by and through its Common Council acting in its capacity as the fiscal body of the City and as the designating body identified in the Act (the "Council"), has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area; and

WHEREAS, under the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may, by adoption of a resolution, declare such area to be an Economic Revitalization Area, which resolution must be confirmed, modified, or rescinded; and

WHEREAS, the Council desires to declare the area generally located at 360 East 186st Street, Westfield, Indiana more particularly described in Exhibit A (the "Area") attached hereto and made a part hereof which Area is also shown on the map attached hereto as Exhibit B and made a part hereof as an Economic Revitalization Area in which property making application to the City pursuant to the Act may receive real property tax abatement pursuant to the applicable procedures of the Act; and

WHEREAS, Wright's Grand Park, LLC. (the "Applicant") has filed with this Council a Statement of Benefits, Real Property (Form SB-1/Real Property) ("Form SB-1") attached hereto as Exhibit C which describes the proposed project (the "Project") to be installed by the Applicant, in order to receive real property tax abatement for the Project; and

WHEREAS, the Project includes the construction of a 37,000 square foot facility on approximately four (4) acres of land; and

WHEREAS, this Council has reviewed the Form SB-1; and

WHEREAS, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:**

SECTION I. The Area described and/or depicted in Exhibit A is located within the corporate boundaries of the City and is found to meet the criteria set forth in the Act for designation as an Economic Revitalization Area.

SECTION II. The Area described and/or depicted in Exhibit A is hereby declared to be an Economic Revitalization Area, as defined in the Act, to be known as the Wright's Grand Park, LLC Economic Revitalization Area.

SECTION III. A public hearing shall be held at the time and place of the regular meeting of the Council on July 26, 2021 at 7:00 P.M. at the Westfield City Hall, 130 Penn Street, Westfield, Indiana. The Council shall publish or cause to be published, pursuant to the Act, notice (the "Notice") of the adoption and substance of this Resolution in accordance with I.C. 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the "Public Hearing"), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrance's and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have been met and confirming, modifying, or rescinding this Resolution, and that a copy of this Resolution, including the description of the Area, has been filed with and shall be available for inspection in the office of the Hamilton County Assessor.

SECTION IV. Under Section 2.5(b) of the Act, a copy of this Resolution shall be filed with the Hamilton County Assessor and made available for public inspection.

SECTION V. Under Section 2.5(c) of the Act, the Council shall file a copy of the Notice with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located. Such information shall be filed with the officers of the taxing unit who are authorized to fix budgets, tax rates, and tax levies under I.C. 6 1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

SECTION VI. The proposed Project will be located in the Area which has been declared as an Economic Revitalization Area pursuant to the Act.

SECTION VII. Based upon the information in the Form SB-1, the Council makes the following findings:

- (1) The estimate of Five Million One Hundred and Sixty-Five Thousand Dollars (\$5,165,000.00) as the assessed value of the Project is reasonable.

- (2) The estimate of hiring Thirty-Seven (37) new individuals who will be employed through term of the abatement period can be reasonably expected to result from the proposed Project.
- (3) The estimate of One Million Three Hundred and Sixty-Six Thousand Eight Hundred Sixty-Eight (\$1,366,868) for the aggregate annual salaries without benefits of those individuals who will be employed can be reasonably expected to result from the proposed Project.
- (4) The other benefits about which information has been presented to this Council are benefits that can be reasonably expected to result from the proposed Project.
- (5) The totality of benefits is sufficient to justify the granting of a ten (10) year real property tax abatement to the Applicant.

SECTION VIII. The Form SB-1 submitted by the Applicant are approved.

SECTION IX. The Council hereby determines that it is in the best interest to allow the real property tax deductions for the Project, and the same are hereby approved. The period for real property tax deductions under the Act for the Project shall be ten (10) years, utilizing the following schedule:

Year 1 – 40%
Year 2 – 40%
Year 3 – 40%
Year 4 – 40%
Year 5 – 40%
Year 6 – 40%
Year 7 – 40%
Year 8 – 40%
Year 9 – 40%
Year 10 – 40%

SECTION XI. Pursuant to the Act, the Council shall cause to be filed a certified copy of this Resolution with the Hamilton County Auditor.

SECTION XII. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph, or section of this Resolution shall be declared unconstitutional, invalid, or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Resolution, and a suitable and equitable provision shall be substituted for such provision in order to carry out, so far as may be valid and enforceable, the intent and purpose of the provision and this Resolution.

SECTION XIII. This Resolution shall be in full force and effect immediately upon its adoption.

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ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS XXth DAY OF XXX, 2021.

WESTFIELD CITY COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frie

Scott Frie

Scott Frie

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk-Treasurer

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: Kai Chuck

I hereby certify that RESOLUTION 21-XXX was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 21-100
This _____ day of _____, 2021

I hereby VETO Resolution 21-100
This _____ day of _____, 2021

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Prepared By:
Kai Chuck, Economic Development Director
Mayor's Office
City of Westfield, Indiana

EXHIBIT A

Legal Description of Area

Tax Parcel #08-05-26-00-01-003.102: A part of Lot 7, replat of Lot 3 Grand Park Subdivision, the plat of which is recorded in Instrument No. 2015039870, Plat Cabinet 5, Slide 370 in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows and prepared by Terry D. Wright, PS #970013 of Hamilton Designs for Project #2019-022 on July 29, 2019:

Beginning at the Southwest Comer of said Lot 7; thence along the West line thereof North 00 degrees 12 minutes 07 seconds West 701.73 feet to the North line of said Lot 7; thence along said North line South 89 degrees 43 minutes 01 seconds East 248.00 feet; thence South 00 degrees 12 minutes 07 seconds East 699.63 feet to the South line of said Lot 7; thence North 89 degrees 47 minutes 53 seconds West 247.99 feet to the Point of Beginning; containing 3.99 acres, more or less.

EXHIBIT B

City of Westfield, Hamilton County



7/13/2021, 3:37:17 PM

Unincorporated Towns

Subdivisions

Interstates & US Highways

State Highways

Major Roads

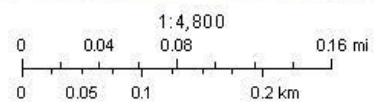
Minor Roads

Lakes & Reservoirs

Rivers & Streams

County Boundary Labels

County Boundary



City of Westfield
City of Westfield

EXHIBIT C

Statement of Benefits Form – Real Property



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

20 22 PAY 20 23

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Wright's Property Grand Park, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 1064 Greenwood Springs Blvd, Ste G, Greenwood, IN, 46143					
Name of contact person Casey Wright		Telephone number (317) 506-5750		E-mail address casey@theninjazone.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Westfield				Resolution number	
Location of property 360 E 186th St Westfield, IN 46074		County Hamilton		DLGF taxing district number 015	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) New +/- 37,000 square foot facility in Grand Park - Westfield, IN.				Estimated start date (month, day, year) ASAP	
				Estimated completion date (month, day, year) 12/1/2021	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 19.00	Salaries \$1,001,156.00	Number Retained 15.00	Salaries \$969,150.00	Number Additional 37.00	Salaries \$1,366,868.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
COST					
ASSESSED VALUE					
Current values			665,000.00		
Plus estimated values of proposed project			4,500,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			5,165,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits The building will house a youth activity center and learning center as well as mixed use commercial offices. The 2nd floor addition allows 3E to move and grow the it's global headquarters for NinjaZone licensing and curriculum development, Ninja Sports International, and product fulfillment for NinjaZone and gymnastics apparel.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Casey N. Wright</i>				Date signed (month, day, year) 7/15/2021	
Printed name of authorized representative Casey N. Wright				Title President	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Wright's Property Grand Park

Investing in the 2nd floor allows us to:

- Relocate our Wright's corporate offices and employees to Westfield
- Relocate our global headquarters for NinjaZone which serves 300 licensed locations
- Relocate our merchandise fulfillment center from Noblesville

NINJAZONE.

Global Licensing Company

- 310+ Licensees Worldwide
- Sports Marketing Curriculum Development & Education
- Sports Management Systems
- Employee Training

**N THE
ZONE**

Ecommerce

- Merchandising & Fulfillment

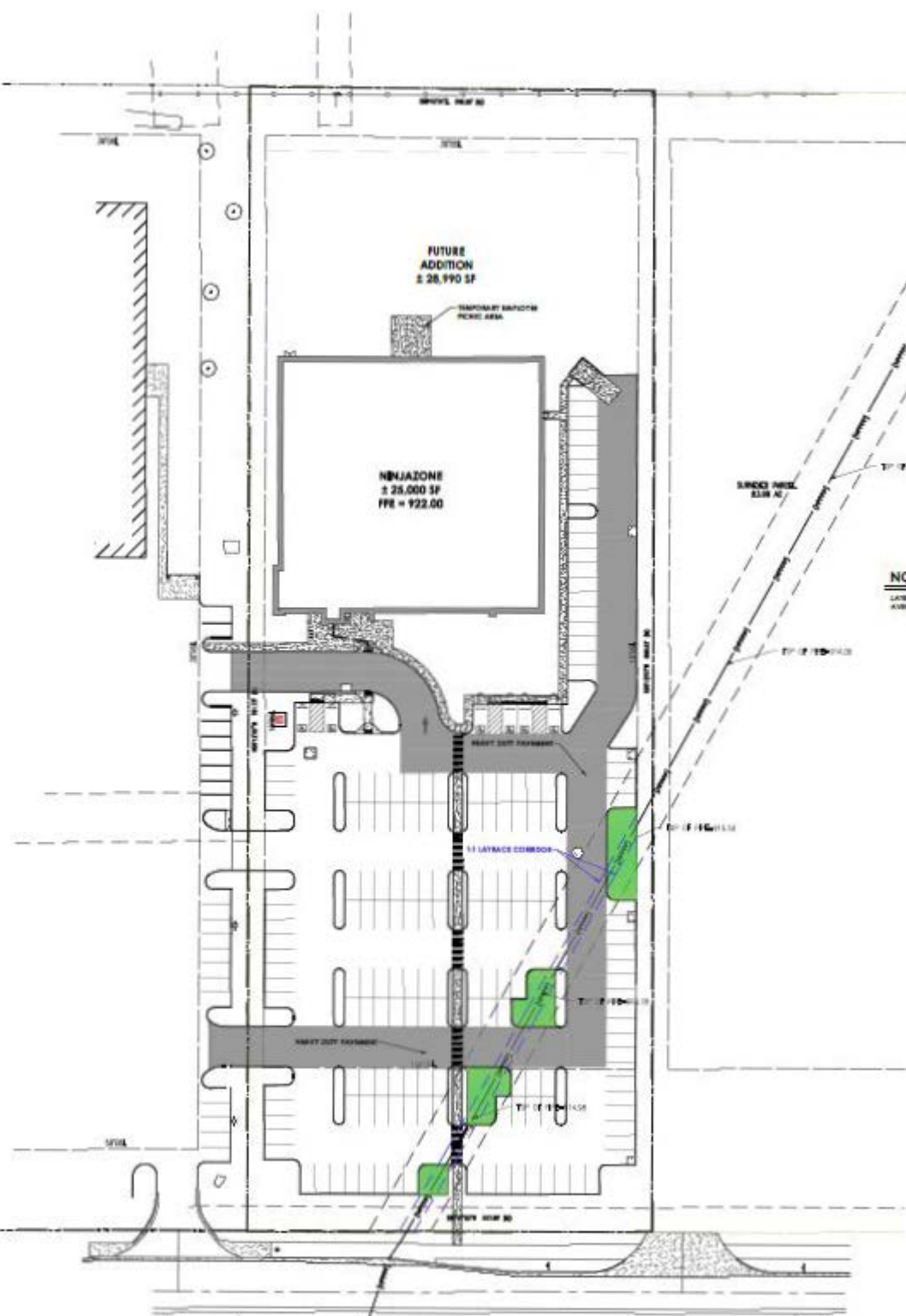
**NINJA SPORTS
INTERNATIONAL.**

Emerging Governing Body

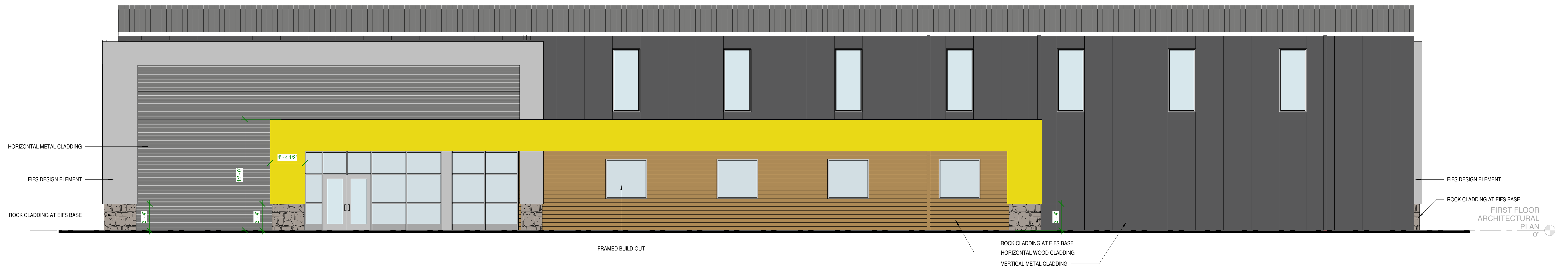
- Education & Certification authority
- Employee Training
- Sports EdTech
- Creating and offering next generation equipment for Ninja Sport

NINJACON

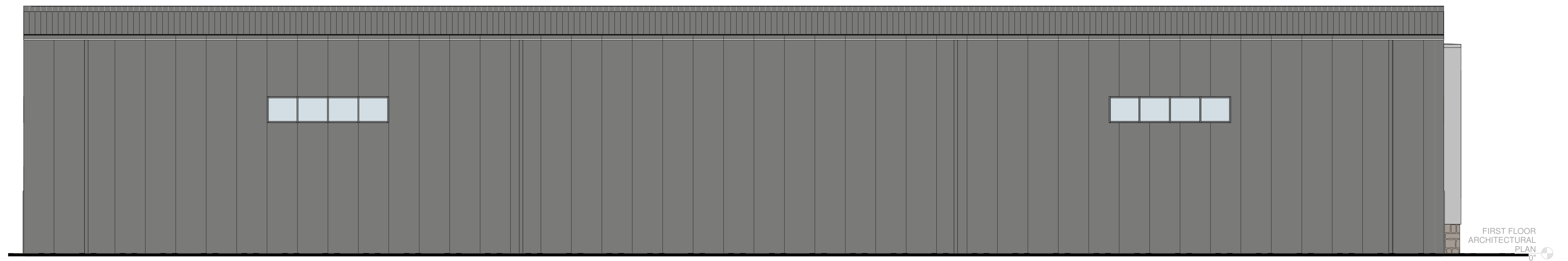
Annual Conference



E 186TH ST



-ELEVATION - SOUTH



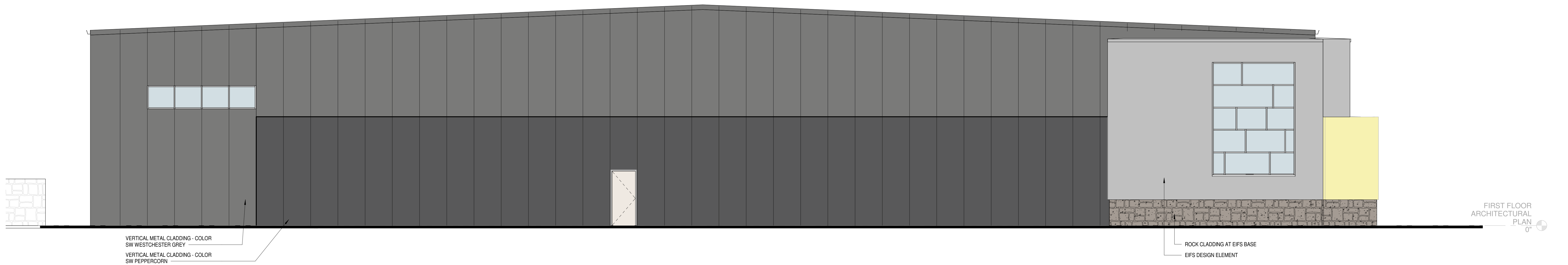
-ELEVATION - NORTH

WRIGHTS PROPERTY GROUP

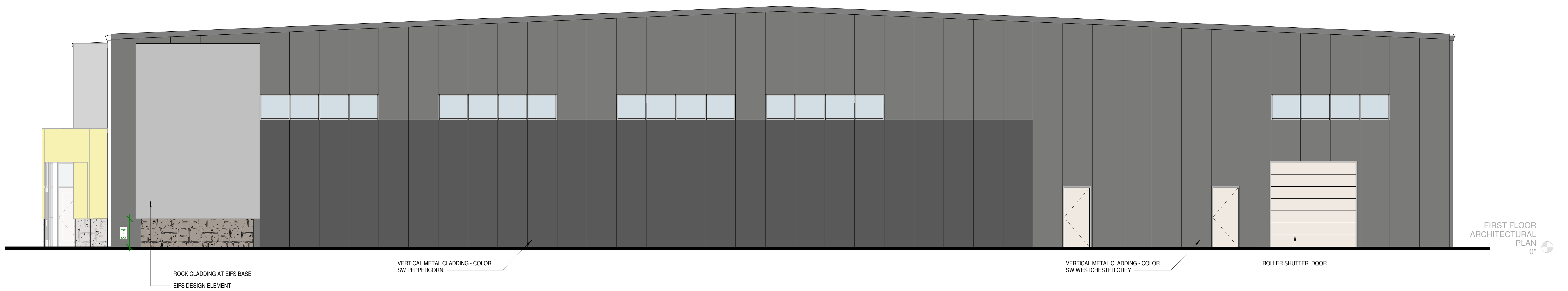
NORTH & SOUTH ELEVATIONS

PRESENTED BY:





-ELEVATION - WEST



-ELEVATION - EAST

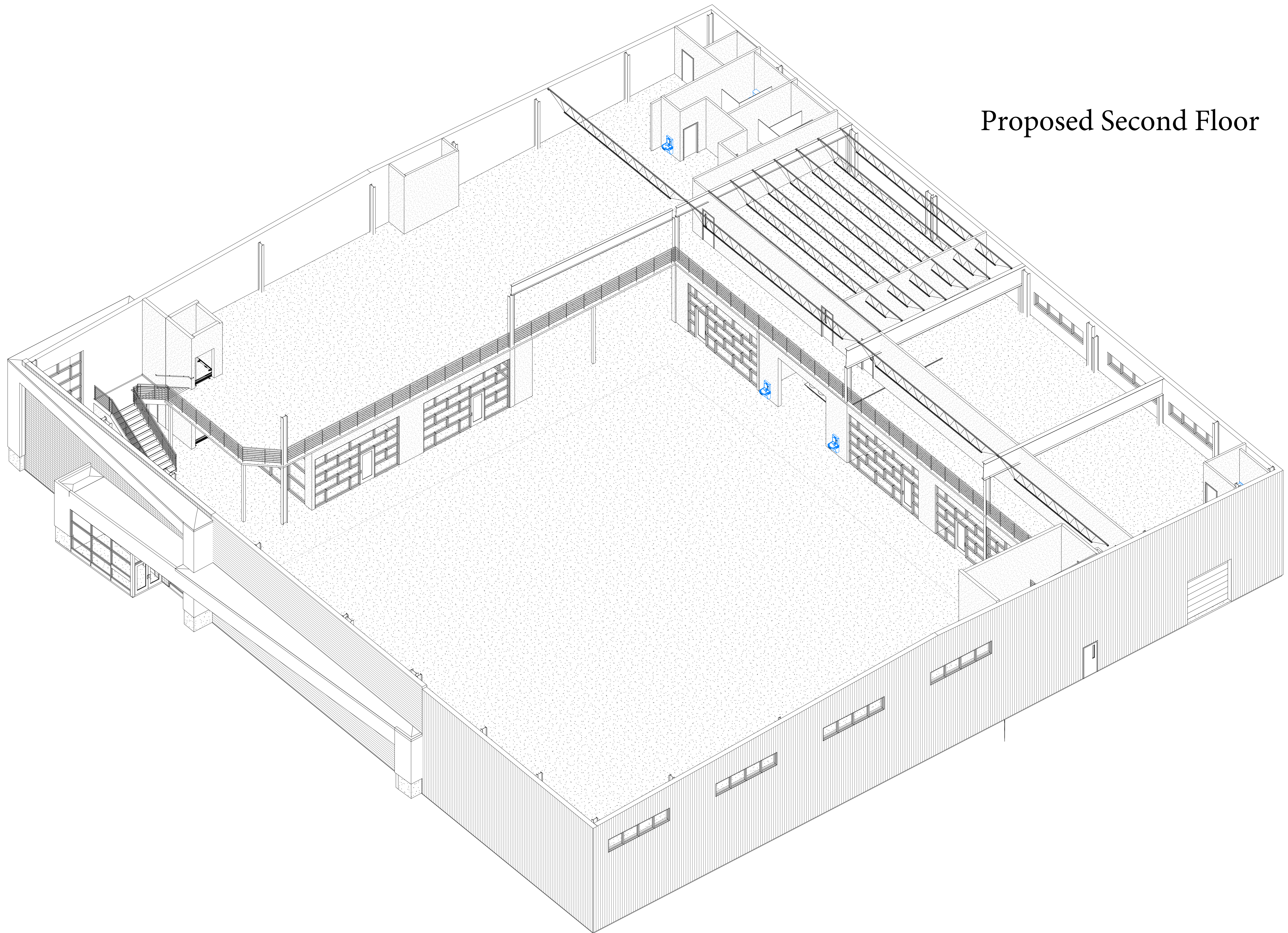
WRIGHTS PROPERTY GROUP

EAST & WEST ELEVATIONS

PRESENTED BY:



Proposed Second Floor



WRIGHTS PROPERTY GROUP

3D MODEL - SECOND FLOOR

PRESENTED BY:



MD ARCHITECTS

Creating Engaging Experiences

ORDINANCE NUMBER 21~~—~~-14

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

“Sycamore Glen”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~—~~2104-PUD~~—~~,13**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ~~—~~2104-PUD~~—~~13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a ~~recommendation (—)~~ **Favorable Recommendation (8-0)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on ~~—~~, **July 20, 2021**;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Sycamore Glen PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to ~~be~~qualify as a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be a least two (2) shades different to ~~be~~qualify as a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.2 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.5 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.6 Same Elevation: The same architectural Front Building Façade.
- 2.7 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the ~~SF3~~~~SF2~~: Single Family ~~Medium~~~~Low~~ Density District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed ~~fifty-five (55)~~~~thirty-one (31)~~.

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

Standard	AREA B
Minimum Average Lot Area	1226 ,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	6' 12'
Rear Yard*	20'
Minimum Lot Width**	90' 100'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total) *) ***	
One Story Dwellings	2,000 SF
Two Story Dwellings	2,800 SF

* ~~A maximum~~The building setback from the east and west perimeter of ~~six (6)~~
~~Lots may have a minimum of 85'~~the Real Estate shall be fifty (50) feet.

** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.

*** ~~A minimum of~~*** At least fifty (50) percent ~~of the (sixteen)~~ Dwellings shall require a minimum of 2,800 square feet of living area.

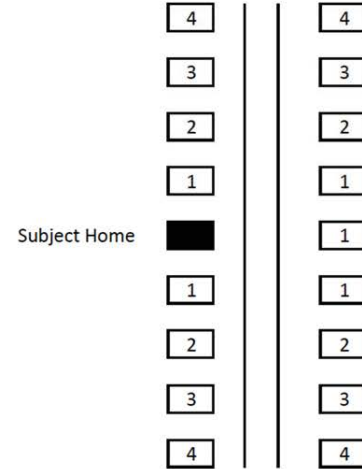
Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified

below.

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

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

B. Streetscape Diversity: Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District. As such, the following shall apply:



- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- 2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- 3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 4** Homes may be identical to the Subject Home.

C. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials the following shall apply:
 - a) Vinyl and aluminum siding shall be prohibited.
 - b) All exterior elevations shall include masonry material at a minimum height of twenty-four (24) inches above the

foundation. All non-masonry veneers must be painted with ~~high-quality~~, UV-resistant paints or stains.

- c) Three or more siding materials, or material patterns will be included on each building façade. Each siding material or material pattern shall be a minimum of ten (10) percent of the applicable rear or side building façade.

iii. Garage Composition / Orientation and Driveways:

- a) All Dwellings shall have a minimum three (3) car attached garage.
- b) ~~A minimum of fifty (50) percent of~~ All Dwellings shall include a side load garage. Front load garage bays, when provided, ~~along~~ jointly with side load garage bays and shall qualify as a side load garage when applying this standard.
- c) Garage door designs ~~throughout the development~~ shall include a ~~variety~~ minimum of ~~design elements including three (3) designs and may include~~ windows and/or hardware in order to vary the appearance of garage doors ~~based on the architectural style of the dwelling~~. Garage doors with different window designs shall qualify as a different style.
- ~~d) All Garage Overhead Doors shall include either decorative glass windows, and/or decorative exterior hardware, or otherwise vary in appearance by the use of design characteristics such as Craftsman Style, Raised Panel (Square), Raised Panel (Arched), Beaded Style, etc.~~
- ~~e)~~d) All Garage Doors Openers shall be WIFI compatible and will include a self-closing operator system.
- ~~f)~~e) All Driveways ~~will~~ shall be concrete with control joints and hand tooled edge detail.

iv. Basements: A minimum ~~of~~ fifty (50) percent of all Dwellings shall include a basement.

~~v.~~ Windows:

- ~~vii.~~v. All homes shall include five and one-half (5.5) inch window trim materials at all windows including windows at brick wall locations.
 - ~~a) White window frames and white door moldings are not permissible on any home where dark exterior color schemes are used.~~

~~viii.~~ Lighting:

- ~~viii.~~vi. All homes shall include dusk to dawn coach lights and yard lights of a uniform style and color.

- a) ~~Exterior wall mount lighting will be at the minimum eight (8) inches wide and twelve (12) inches in height. No White, Brass or brushed nickel light fixtures are permitted.~~

~~ix.vii.~~ Roof Requirements:

- a) 8/12 minimum roof pitch on the main body of the residence.
*And 10/12 minimum roof pitch on the gable end front elevations. ~~*Certain Architectural Styles (such as Prairie Style Roof Systems shall be exempt from the minimum roof pitch standard).~~
- b) ~~All Shingle Materials shall be Architectural Style with Lifetime Limited Warranties included.~~
- b) ~~All Roof Systems shall include~~ Hidden ridge venting ~~and shall be required,~~
- c) No mechanical penetrations are permitted on the front elevation of the roof ~~system.~~
- d) Roof Ridge Lines: All homes will have a minimum of three (3) ridgelines. Covered and enclosed porches may count as ridgelines.
- e) ~~Gutter Size 6". Color coordinated to accent and compliment the exterior trim colors.~~
- e) Six (6) inch gutters are required.

~~x.viii.~~ Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two (2) different exterior materials.
- b) All homes shall incorporate one (1) or more of the following custom architectural features: Gable Brackets, Arched Trim, Oversized Porch Columns, Bumped-out Gable Details, Stone or Brick Column Bases, Oversized Porch Columns or Wood Wrapped Porch Headers or Beams.
- c) Each home shall have a minimum of three (3) corner breaks on the front elevation. The exterior corners of a covered porch, the outermost corners of the home, the porches, and bump-outs of six (6) feet or higher shall count toward this requirement.
- d) All homes shall include a uniform address block inset into masonry or a custom address plaque in the case of wood or hardiboard or lap siding veneers.
- e) All homes shall include custom front door systems with either partial glass door slabs or glass sidelights, and/or glass transom windows.

- f) All Front Elevation Windows located on brick walls shall include decorative brick top rowlocks and/or a keystone accent stone.

~~ix.~~ ix. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following additional architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following additional architectural elements on the Side Building Façade.

- a) Side load or angled garage.
- b) Hip roof.
- c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
- d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
- e) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
- f) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- g) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.

~~xii.x.~~ xii.x. Mailboxes: All mailboxes shall be of consistent design and color ~~with custom address lettering and 6-inch decorative posts with bracketed post design.~~

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

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

- i. All Single-family Residential Lots shall be landscaped with the following plant materials; Two (2) Shade Trees, two (2) Ornamental Trees and eighteen (18) Shrubs.
- ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

B. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified or enhanced below.

- i. A minimum fifty (50) foot width buffer shall be provided along the east and west perimeter of the Real Estate where Lots are

adjacent to the perimeter.

- ii. A minimum 20' wide Tree Preservation Area shall be provided along the East and West perimeter of the Real Estate per the terms of the UDO.

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

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

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be enhanced to require a minimum of ~~fifteen (15%) of the Real Estate~~ **twenty (20) percent**, as generally shown on the Concept Plan ~~and shall include the common area along the west perimeter of the site as illustrated on the Concept Plan.~~

~~B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(C) shall apply.~~

~~C.B.~~ Fountain: A fountain shall be installed ~~and seasonally maintained~~ within the pond.

~~D.C.~~ Amenities Path Connection: A ~~central open space including trails a pergola~~ **ten (10) foot wide pedestrian access easement** shall be provided ~~for passive recreation opportunities, as generally depicted on the Concept Plan.~~ **Path** to the property to the south of the Real Estate and a five-foot path/sidewalk shall be installed as generally illustrated on the Concept Plan. The final ~~locations are~~ **location is** subject to existing easements and final engineering. If ~~paths are~~ **the path is** prevented from being installed ~~as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity~~ **(no connection is provided / required to the District's Open Space** south at the time of construction plan approval the path shall not be required.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single family Rural District (AG-SF1).

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21**~~14~~¹⁴ was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21~~14~~¹⁴
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21~~14~~¹⁴
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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

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

Sycamore Glen 2-0223216 072021.docx

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description) and Location Exhibit

Exhibit B Concept Plan

Exhibit C Character Exhibits

~~Exhibit D Open Space and Entry Feature Exhibit~~

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the Southeast Quarter of Section 8, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 8, Township 18 North, Range 3 East; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) 674.265 feet on and along the South line of said Southeast Quarter to the Point of Beginning of this description; thence North 01 degree 10 minutes 00 seconds East 1226.56 feet; thence North 90 degrees 00 minutes 00 seconds East 16.50; thence North 01 degree 10 minutes 00 seconds East 330.00 feet to the centerline of 159th Street; thence Southeasterly 797 feet, more or less on and along the centerline of 159th Street to the Northwest corner of a 13.84 acre tract of real estate described in Instrument No. 9233749, thence South 01 degree 14 minutes 26 seconds West 1514.66 feet to the Southwest corner of said 13.84 acre tract, said Southwest corner being North 90 degrees 00 minutes 00 seconds West 1151.17 feet from the Southeast corner of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds West 811.26 feet, more or less on and along the South line of said Southeast Quarter to the Point of Beginning. Containing 28.5 acres, more or less.

EXHIBIT A
LOCATIN EXHIBIT
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)





Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2104-PUD-13.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 6)

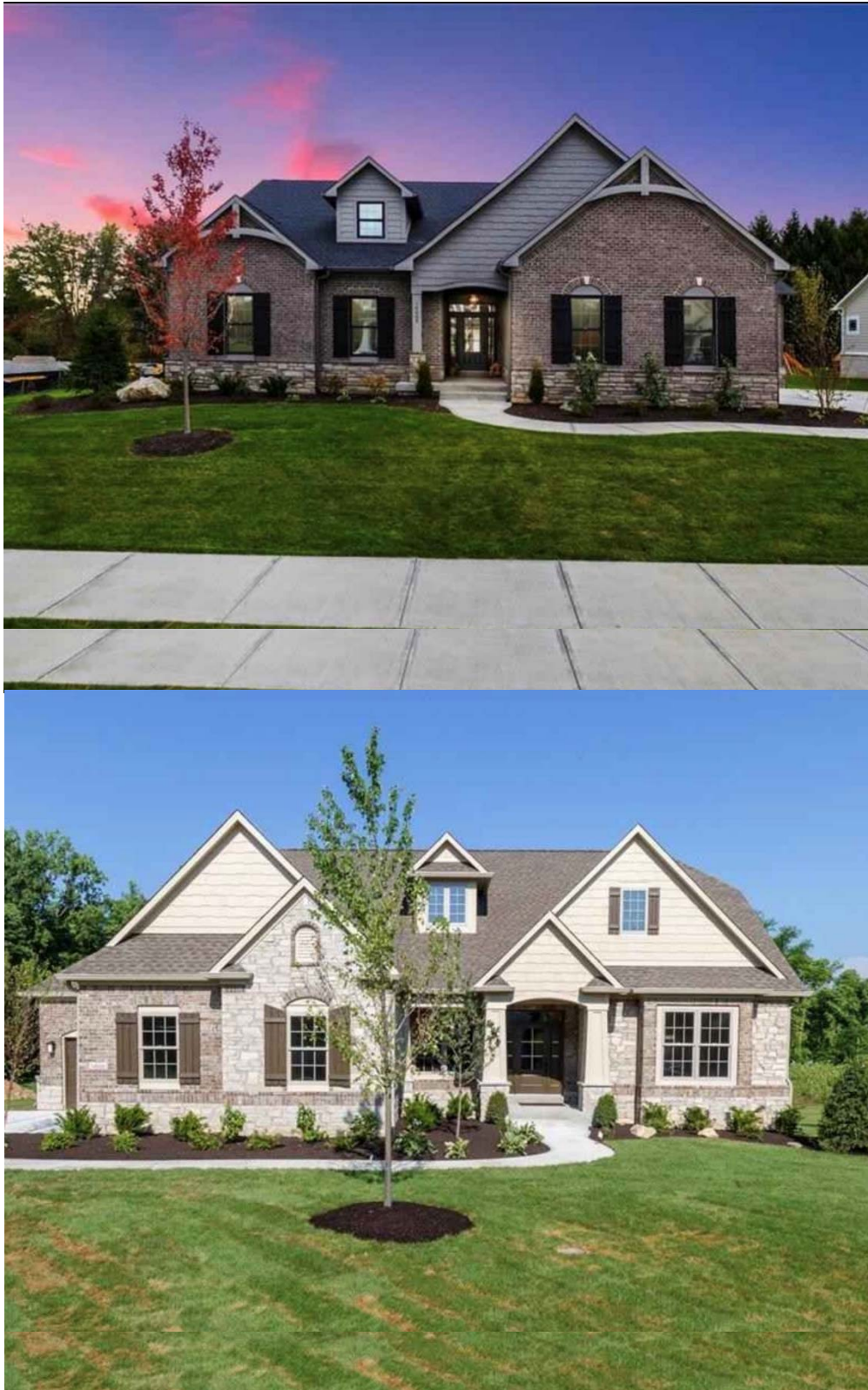


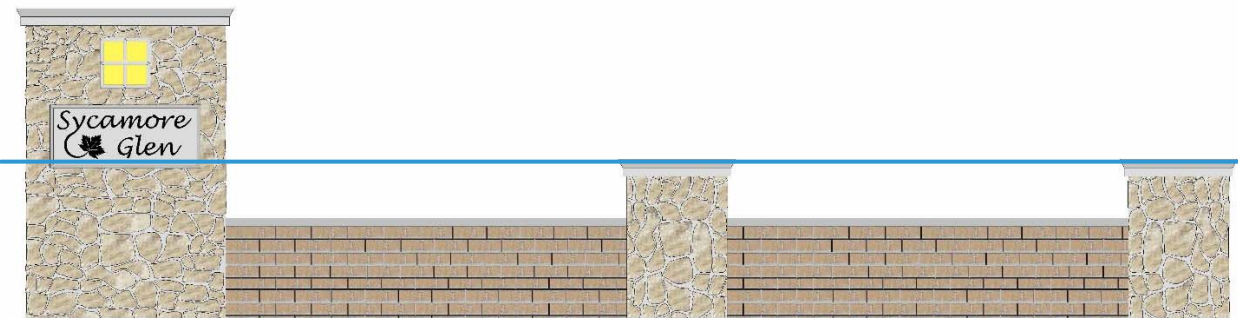
EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 6)



EXHIBIT D
Open Space and
Entry Feature Exhibit
(Page 1 of 1)





ORDINANCE NUMBER 21-14

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

“Sycamore Glen”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2104-PUD-13**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2104-PUD-13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a Favorable Recommendation (8-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on July 20, 2021;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Sycamore Glen PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to qualify as a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be a least two (2) shades different to qualify as a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.2 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.5 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.6 Same Elevation: The same architectural Front Building Façade.
- 2.7 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF2: Single Family Low Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed thirty-one (31).

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

Standard	AREA B
Minimum Average Lot Area	26,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	12'
Rear Yard*	20'
Minimum Lot Width**	100'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)***	

* The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.

** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.

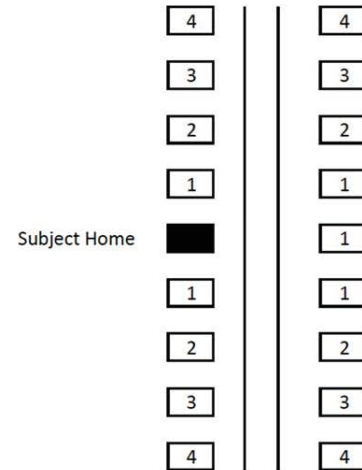
*** At least fifty (50) percent (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.

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

- 7.1 **Article 6.3 Architectural Standards:** Shall apply, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

B. Streetscape Diversity: Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District. As such, the following shall apply:



- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- 2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- 3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 4** Homes may be identical to the Subject Home.

C. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials the following shall apply:
 - a) Vinyl and aluminum siding shall be prohibited.
 - b) All exterior elevations shall include masonry material at a minimum height of twenty-four (24) inches above the foundation. All non-masonry veneers must be painted with UV-resistant paints or stains.
 - c) Three or more siding materials, or material patterns will be included on each building façade. Each siding material or

material pattern shall be a minimum of ten (10) percent of the applicable rear or side building façade.

iii. Garage Composition / Orientation and Driveways:

- a) All Dwellings shall have a minimum three (3) car attached garage.
- b) All Dwellings shall include a side load garage. Front load garage bays, when provided, jointly with side load garage bays and shall qualify as a side load garage when applying this standard.
- c) Garage door designs throughout the development shall include a minimum of three (3) designs and may include windows and/or hardware in order to vary the appearance of garage doors. Garage doors with different window designs shall qualify as a different style.
- d) All Garage Doors Openers shall be WIFI compatible and will include a self-closing operator system.
- e) All Driveways shall be concrete with control joints and hand tooled edge detail.

iv. Basements: A minimum fifty (50) percent of all Dwellings shall include a basement.

v. Windows: All homes shall include five and one-half (5.5) inch window trim materials at all windows including windows at brick wall locations.

vi. Lighting: All homes shall include dusk to dawn coach lights and yard lights of a uniform style and color.

vii. Roof Requirements:

- a) 8/12 minimum roof pitch on the main body of the residence. And 10/12 minimum roof pitch on the gable end front elevations. Prairie Style Roof Systems shall be exempt from the minimum roof pitch standard.
- b) Hidden ridge venting shall be required,
- c) No mechanical penetrations are permitted on the front elevation of the roof.
- d) Roof Ridge Lines: All homes will have a minimum of three (3) ridgelines. Covered and enclosed porches may count as ridgelines.
- e) Six (6) inch gutters are required.

viii. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two (2) different exterior materials.
 - b) All homes shall incorporate one (1) or more of the following custom architectural features: Gable Brackets, Arched Trim, Oversized Porch Columns, Bumped-out Gable Details, Stone or Brick Column Bases, Oversized Porch Columns or Wood Wrapped Porch Headers or Beams.
 - c) Each home shall have a minimum of three (3) corner breaks on the front elevation. The exterior corners of a covered porch, the outermost corners of the home, the porches, and bump-outs of six (6) feet or higher shall count toward this requirement.
 - d) All homes shall include a uniform address block inset into masonry or a custom address plaque in the case of wood or hardiboard or lap siding veneers.
 - e) All homes shall include custom front door systems with either partial glass door slabs or glass sidelights, and/or glass transom windows.
 - f) All Front Elevation Windows located on brick walls shall include decorative brick top rowlocks and/or a keystone accent stone.
- ix. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following additional architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following additional architectural elements on the Side Building Façade.
- a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - e) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
 - f) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
 - g) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- x. Mailboxes: All mailboxes shall be of consistent design and color.

- 7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;
- i. All Single-family Residential Lots shall be landscaped with the following plant materials; Two (2) Shade Trees, two (2) Ornamental Trees and eighteen (18) Shrubs.
 - ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
- B. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified or enhanced below.
- i. A minimum fifty (50) foot width buffer shall be provided along the east and west perimeter of the Real Estate where Lots are adjacent to the perimeter.
 - ii. A minimum 20' wide Tree Preservation Area shall be provided along the East and West perimeter of the Real Estate per the terms of the UDO.

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

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

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.
- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty (20) percent, as generally shown on the Concept Plan and shall include the common area along the west perimeter of the site as illustrated on the Concept Plan.
- B. Fountain: A fountain shall be installed within the pond.
- C. Path Connection: A ten (10) foot wide pedestrian access easement shall be provided to the property to the south of the Real Estate and a five-foot path/sidewalk shall be installed as generally illustrated on the Concept Plan. The final location is subject to existing easements and final engineering. If the

path is prevented from being installed (no connection is provided / required to the south at the time of construction plan approval the path shall not be required.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single family Rural District (AG-SF1).

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-14** was delivered to the Mayor of Westfield on the
_____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-14
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-14
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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

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

Sycamore Glen 6 072021.docx

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the Southeast Quarter of Section 8, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 8, Township 18 North, Range 3 East; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) 674.265 feet on and along the South line of said Southeast Quarter to the Point of Beginning of this description; thence North 01 degree 10 minutes 00 seconds East 1226.56 feet; thence North 90 degrees 00 minutes 00 seconds East 16.50; thence North 01 degree 10 minutes 00 seconds East 330.00 feet to the centerline of 159th Street; thence Southeasterly 797 feet, more or less on and along the centerline of 159th Street to the Northwest corner of a 13.84 acre tract of real estate described in Instrument No. 9233749, thence South 01 degree 14 minutes 26 seconds West 1514.66 feet to the Southwest corner of said 13.84 acre tract, said Southwest corner being North 90 degrees 00 minutes 00 seconds West 1151.17 feet from the Southeast corner of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds West 811.26 feet, more or less on and along the South line of said Southeast Quarter to the Point of Beginning. Containing 28.5 acres, more or less.

EXHIBIT A
LOCATIN EXHIBIT
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2104-PUD-13.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 6)



EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 6)





Westfield City Council Report

Ordinance Number:	21-14
APC Petition Number:	2104-PUD-13
Petitioner:	Coronado Development Corporation
Requested Action:	A change of zoning for 28.50 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-family Rural District
Current Land Use:	Agriculture / Vacant
Acreage:	28.50 acres +/-
Exhibits:	1. Department Report 2. Location Map 3. Proposed Ordinance 21-14 – Clean 4. Proposed Ordinance 21-14 – Redline 5. Written Zoning Commitments 6. Concept Plan 7. Concept Plan Comparison 8. Lot Layout 9. Issue List with Petitioner’s Responses 10. Public Comment 11. Neighborhood Meeting Summary 12. APC Certification

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

This petition was introduced at the [March 8, 2021](#), City Council meeting. This item held a neighborhood meeting on March 24, 2021. A summary of the meeting can be found on **Exhibit 11**. The petition received a public hearing at the [April 5, 2021](#), Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is generally located south of and adjacent to 159th Street and west of Towne Road (see **Exhibit 2**).

Property Description: The Property is zoned the AG-SF1 District. The Property is currently going through a change of zoning (Ord. 21-14, *pending*).

Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed thirty-one (31).

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District and as modified below:

Standard	AREA B
Minimum Average Lot Area	26,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	12'
Rear Yard*	20'
Minimum Lot Width**	100'*
Maximum Building Height	2 1/2 stories
Minimum Living Area (Total)***	

* The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.

** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.

*** At least fifty (50) perfect (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.

Development Standards. As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Streetscape Diversity: Article 6.3(C)(2) of the UDO shall not apply, rather, the below standards shall apply:

- Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- Homes may be identical to the Subject Home.

Additional Architectural Standards: The proposed ordinance defaults to the UDO's Architectural Standards for Single-family Dwellings, except for the following as further described in the proposed ordinance: Minimum Overhang, Building Materials, Garage Composition, Basements, Windows, Lighting, Roof Requirements and Front and Side Building Façade Requirements.

Landscaping Standards. The proposed ordinance defaults to the UDO's Landscaping Standards except that;

- All Single-family Residential Lots shall be landscaped with two (2) Shade Trees, two (2) Ornamental Trees and eighteen (18) Shrubs and at a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded; and
- A minimum fifty (50) foot width buffer shall be provided along the east and west perimeter of the Real Estate where Lots are adjacent to the perimeter as well as a minimum 20' wide Tree Preservation Area shall be provided along the East and West perimeter of the Real Estate per the terms of the UDO.

Design Standards. The proposed ordinance defaults to the UDO's Design Standards except that;

- The Minimum Open Space shall be enhanced to require a minimum of twenty percent (20%) of the Real Estate and shall include common area along west perimeter; and
- A ten (10) foot wide pedestrian access easement shall be provided to the property to the south of the Real Estate.

MODIFICATIONS BETWEEN PUBLIC HEARING AND JUNE 7, 2021 APC MEETING

After the [April 5, 2021](#), public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of Plan Commission, public and Department comments. These changes can be seen in the redline ordinance exhibit (see **Exhibit 4**). The following briefly highlights those revisions, which were further presented by the petitioner at the [June 7, 2021](#), Plan Commission meeting:

- The Underlying Zoning District was changed from SF3 to SF2 District.
 - The total number of Dwellings was changed from fifty-five (55) to thirty-one (31).
 - General Regulations for Area B were modified, including Minimum Average Lot Area, Minimum Lot Area, Side and Rear Yard Setbacks, Minimum Lot Width and Minimum Living Area.
 - Additional Architectural Standards were modified in the following sections, including Garage Composition / Orientation and Driveways, Windows, Lighting, Roof Requirements and Mailboxes.
 - Landscaping Standards were modified now including Buffer Yard language.
 - The Minimum Open Space Standard was modified.
 - Path Connection Standard was modified.
 - A Severability Clause was added.
 - Addressed **Issue List with Petitioner Responses** (see **Exhibit 9**).
-

MODIFICATIONS SINCE THE JUNE 7, 2021 APC MEETING

Since the [June 7, 2021](#), APC meeting, the petitioner has modified the petition as follows:

- Updated the Concept Plan (see **Exhibit 6**) to include modified landscaped buffers and common areas.
- Added Written Zoning Commitments (see **Exhibit 5**) to address the following topics:
 - o Drainage
 - o Common Area Landscaping/No-Mow Zone/Native Pollinator Planting Area
 - o Tree Preservation and Additional Tree Plantings
 - o Berms and Setbacks for Lots 30 and 31
 - o Home Builders
 - o Lawn Maintenance/Fertilizer/Weed Treatment/Insect Fogging
 - o Bat Houses
 - o Storm water runoff
 - o Swimming Pool Prohibitions for Lots 14, 15, 30 and 31

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “[Comprehensive Plan](#)”) identifies this Property within the “New Suburban” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The background section for the New Suburban Southwest area acknowledges that the remaining large agricultural tracts will be converted to residential development or other uses, but that these developments should be context sensitive. It also states that density should decrease moving from SR 32, 146th Street, and Ditch Road; and that transitions and buffers are key so as to not negatively affect the quality of life of long-term rural residents.

The development policies for “[New Suburban](#)” include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality “life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) Ensure proper land use transitions between dissimilar types of residential development; (vii) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic

impacts resulting from the new development; (viii) encourage quality and useable open space; (ix) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (x) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (xi) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xii) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridor are impacted by the development of the Property: (i) Collector; 159th Street and (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the [April 5, 2021](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

5. Responsible growth and development.

Council Introduction: The petition was introduced at the [March 8, 2021](#), City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [July 19, 2021](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed).

City Council

Introduction: [March 8, 2021](#)

Eligible for Adoption: [July 19, 2021](#)

Submitted by: Caleb Ernest, Associate Planner, Community Development Department

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, April 5, 2021, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2104-PUD-13
Ordinance No.	21-14
Petitioner	Coronado Development Corporation
Description	A change of zoning for 28.50 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen Planned Unit Development (PUD) District.

On July 19, 2021, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

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



Kevin M. Todd, Secretary

July 20, 2021

Date

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

July 26, 2021

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 12 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 26 day of July, 2021

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

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

Purchase Invoice Register

City of Westfield

Report Date Range: 07/08/21..07/20/21

7/20/2021 1:21 PM

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WESTFIELD\KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
101	General								
	Administration								
VEN003729	Metronet	APP083587	7/12/2021	101001343	ADM-BUILDING	City Hall alarm	60.57	71079	7/12/2021
VEN002336	Citizens Westfield	APP083590	7/12/2021	101001328	ADM-HEAT/GAS	Admin gas	244.69	71078	7/12/2021
VEN001676	Riverview Hospital	APP083726	7/19/2021	101001119	ADM-HEALTH/DENTAL	June Clinic Hrs	181.54	71088	7/19/2021
VEN005845	Kinetrex Energy	APP083742	7/19/2021	101001328	ADM-HEAT/GAS	June usage	8.42		
VEN000589	Duke Energy	APP083798	7/20/2021	101001341	ADM-ELECTRICITY	Electric	613.30	71089	7/20/2021
VEN008029	Liberty Mutual Insurance	APP083830	7/20/2021	101001339	ADM-INSURANCE	Inst 8	4,697.94		
VEN007097	Webster and Garino LLC	APP083847	7/20/2021	101001330	ADM-ATTORNEY/CONSULT	June services	18,664.50		
	Subtotal for Administration						24,470.96		
	Police								
VEN003729	Metronet	APP083586	7/12/2021	101002335	POLICE-TELEPHONE	PSB	59.45	71079	7/12/2021
VEN001676	Riverview Hospital	APP083726	7/19/2021	101002119	POLICE-HEALTH/DENTAL	June Clinic Hrs	5,383.25	71088	7/19/2021
VEN005845	Kinetrex Energy	APP083742	7/19/2021	101002328	POLICE-HEAT/GAS	June usage	319.93		
VEN009447	Helen Actub	APP083787	7/19/2021	101002349	POLICE-SERVICES	Gun permit refund	50.00		
VEN000314	C.A.R. Clinic	APP083788	7/19/2021	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	4,117.16		
VEN001417	Napa Auto Parts	APP083789	7/19/2021	101002360	POLICE-VEHICLE REPAIR	Headlight bulbs	25.46		
VEN000970	Indiana Golf Car	APP083790	7/19/2021	101002349	POLICE-SERVICES	Rental & Delivery for Westfiel	340.00		
VEN000777	Glass America	APP083791	7/19/2021	101002360	POLICE-VEHICLE REPAIR	Windshield Repair	387.47		
VEN000747	Galls	APP083792	7/19/2021	101002229	POLICE-UNIFORMS	Uniform Boots	157.16		
VEN001728	Safety-Kleen	APP083793	7/19/2021	101002349	POLICE-SERVICES	5G Parts Washer - Solvent	166.00		
VEN000589	Duke Energy	APP083798	7/20/2021	101002341	POLICE-ELECTRICITY	Electric	3,474.07	71089	7/20/2021
VEN000163	Aul Retirement	APP083822	7/20/2021	101002125	POLICE-401A MATCHING	Police pension	93,287.09		
VEN008029	Liberty Mutual Insurance	APP083830	7/20/2021	101002339	POLICE-INSURANCE	Inst 8	7,678.15		
VEN005581	Newton Oil Company	APP083835	7/20/2021	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	11,748.59		
	Subtotal for Police						127,193.78		
	Economic and Community Development								
VEN001676	Riverview Hospital	APP083726	7/19/2021	101003119	ECD-HEALTH/DENTAL	June Clinic Hrs	647.60	71088	7/19/2021
	Subtotal for Economic and Community Development						647.60		
	Parks								
VEN007300	Heartland Golf Cars	APP083625	7/13/2021	101005347	PARKS-PROMOTION	Golf cart rentals	450.00		
VEN001676	Riverview Hospital	APP083726	7/19/2021	101005119	PARKS-HEALTH/DENTAL	June Clinic Hrs	219.94	71088	7/19/2021
VEN004831	Kiwanis Club of Westfield	APP083783	7/19/2021	101005347	PARKS-PROMOTION	Flags WR4	210.00		

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Fund No.	Fund Name								
101	General								
	Parks								
	VEN002613 Ermco Inc	APP083796	7/20/2021	101005347	PARKS-PROMOTION	WR4	7,302.00		
	Subtotal for Parks						8,181.94		
	Economic Dev								
	VEN001676 Riverview Hospital	APP083726	7/19/2021	101006119	ECONOMIC DEV-HEALTH/D	June Clinic Hrs	41.89	71088	7/19/2021
	Subtotal for Economic Dev						41.89		
	Informatics								
	VEN004591 Virtusa Corporation	APP083624	7/13/2021	101007349	IT-SERVICES	June services	789.00		
	VEN001676 Riverview Hospital	APP083726	7/19/2021	101007119	IT-HEALTH/DENTAL	June Clinic Hrs	446.86	71088	7/19/2021
	VEN000616 Egov Strategies	APP083777	7/19/2021	101007331	IT-CONSULTING	Website redesign	5,670.00		
	VEN006331 enVista llc	APP083778	7/19/2021	101007349	IT-SERVICES	SharePoint Monitoring	920.00		
	VEN008285 EnvelopIQ LLC	APP083779	7/19/2021	101007331	IT-CONSULTING	GP audio service	480.00		
	VEN008285 EnvelopIQ LLC	APP083780	7/19/2021	101007472	IT-EQUIPMENT	Access Control parts	2,770.00		
	VEN005272 SHI International	APP083781	7/19/2021	101007389	IT-SOFTWARE LICENSING	CrowdStrike	27,448.25		
	VEN007202 TopoWorks	APP083782	7/19/2021	101007331	IT-CONSULTING	June services	550.00		
	VEN000697 Finley and Cook	APP083784	7/19/2021	101007389	IT-SOFTWARE LICENSING	Maint and Enhancement 21 th	14,563.60		
	VEN005135 FP Mailing Solutions	APP083785	7/19/2021	101007333	IT-POSTAGE	Postage meters	1,562.18		
	VEN005146 Konica Minolta Business	APP083786	7/19/2021	101007337	IT-PRINTING	Click charges	555.32		
	Subtotal for Informatics						55,755.21		
	Clerk Treasurer								
	VEN001142 JP Morgan Chase	APP083566	7/8/2021	101965	PCARD PAYABLE		51,317.44	500000691	7/8/2021
	VEN004297 ADP-Payroll	APP083585	7/12/2021	101008331	CT-CONSULTING	June Services	7,864.04	500000692	7/12/2021
	VEN001826 Staples	APP083709	7/19/2021	101008223	CT-OFFICE SUPPLIES	Office supplies	100.05		
	VEN001676 Riverview Hospital	APP083726	7/19/2021	101008119	CT-HEALTH/DENTAL	June Clinic Hrs	321.18	71088	7/19/2021
	Subtotal for Clerk Treasurer						59,602.71		
	Mayor								
	VEN001676 Riverview Hospital	APP083726	7/19/2021	101009119	MAYOR-HEALTH/DENTAL	June Clinic Hrs	96.00	71088	7/19/2021
	Subtotal for Mayor						96.00		
	City Council								
	VEN008846 Altman Poindexter and Wyatt LLC	APP083800	7/20/2021	101010330	CITY COUNCIL-LEGAL	May and June services	6,082.50		
	Subtotal for City Council						6,082.50		

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Fund No.	Fund Name								
101	General								
	Public Works								
VEN002336	Citizens Westfield	APP083591	7/12/2021	101013328	PW-HEAT/GAS	PW	114.88	71078	7/12/2021
VEN002336	Citizens Westfield	APP083592	7/12/2021	101013342	PW-WATER/SEWER	PW	1,047.96	71078	7/12/2021
VEN000987	Indiana Street Commissioner's Assoc	APP083652	7/14/2021	101013350	PW-SUBS/DUES	ISCA conference	825.00	71081	7/14/2021
VEN002139	Williams Creek Management	APP083697	7/15/2021	101013349	PW-CONTRACTUAL SERVIC	US 31 Corridor Invasive speci	13,420.00		
VEN002139	Williams Creek Management	APP083697	7/15/2021	101013349	PW-CONTRACTUAL SERVIC	Liberty Park invasive species	1,210.00		
VEN002613	Ermco Inc	APP083698	7/15/2021	101013224	PW-OPERATING SUPPLIES	151st and Carey Rd	226.00		
VEN002336	Citizens Westfield	APP083704	7/16/2021	101013342	PW-WATER/SEWER	PW	1,210.22	71085	7/16/2021
VEN000589	Duke Energy	APP083705	7/16/2021	101013341	PW-ELECTRIC	PW	32.68	71087	7/16/2021
VEN001676	Riverview Hospital	APP083726	7/19/2021	101013119	PW-HEALTH AND DENTAL	June Clinic Hrs	1,827.58	71088	7/19/2021
VEN005845	Kinetrex Energy	APP083742	7/19/2021	101013328	PW-HEAT/GAS	June usage	8.78		
VEN000589	Duke Energy	APP083798	7/20/2021	101013341	PW-ELECTRIC	Electric	3,516.07	71089	7/20/2021
VEN000589	Duke Energy	APP083798	7/20/2021	101013341	PW-ELECTRIC	Electric	711.28	71089	7/20/2021
VEN008029	Liberty Mutual Insurance	APP083830	7/20/2021	101013339	PW-INSURANCE	Inst 8	4,071.75		
	Subtotal for Public Works						28,222.20		
	Grand Park								
VEN003729	Metronet	APP083838	7/20/2021	101015349	GP-SERVICES	Colts	9,229.26		
	Subtotal for Grand Park						9,229.26		
	Communications								
VEN001676	Riverview Hospital	APP083726	7/19/2021	101020119	COMM-HEALTH/DENTAL	June Clinic Hrs	174.55	71088	7/19/2021
VEN006766	Meltwater News US	APP083768	7/19/2021	101020350	COMM-DUES MEMBERSHIP	Profiles	3,500.00		
VEN006766	Meltwater News US	APP083769	7/19/2021	101020331	COMM- CONSULT	Broadcast National	3,600.00		
VEN009450	WTTS FM	APP083770	7/19/2021	101020347	COMM-PROMOTIONS	WR4	1,940.00		
VEN009450	WTTS FM	APP083771	7/19/2021	101020347	COMM-PROMOTIONS	WR4	1,000.00		
VEN001359	Michelle Krcmery	APP083772	7/19/2021	101020331	COMM- CONSULT	June services	1,540.00		
VEN000345	Cave and Company Printing	APP083774	7/19/2021	101020337	COMM-PRINTING	Business cards	33.76		
VEN009453	Cameron Sprinkle	APP083829	7/20/2021	101020347	COMM-PROMOTIONS	WR4	800.00		
	Subtotal for Communications						12,588.31		
	Customer Service								
VEN001676	Riverview Hospital	APP083726	7/19/2021	101021119	CUSTOMER SERV-HEALTH/	June Clinic Hrs	202.48	71088	7/19/2021
	Subtotal for Customer Service						202.48		

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Fund No.	Fund Name									
101	General									
	Human Resources									
VEN001676	Riverview Hospital	APP083726	7/19/2021	101022119	HR-HEALTH/DENTAL	June Clinic Hrs	181.54	71088	7/19/2021	
	Subtotal for Human Resources							181.54		
	Subtotal for Fund 101 General							332,496.38		
Fund No.	Fund Name									
111	Food and Beverage Tax									
	Clerk Treasurer									
VEN001142	JP Morgan Chase	APP083566	7/8/2021	101965	PCARD PAYABLE		5.00	500000691	7/8/2021	
	Subtotal for Clerk Treasurer							5.00		
	Sport Campus Indoor Event Ctr									
VEN000345	Cave and Company Printing	APP083731	7/19/2021	111023224	FOOD/BEV GP INDOOR-OPE	Colts	343.34			
VEN003382	McGavic Outdoor Power	APP083757	7/19/2021	111023224	FOOD/BEV GP INDOOR-OPE	Battery rack	44.96			
	Subtotal for Sport Campus Indoor Event Ctr							388.30		
	Subtotal for Fund 111 Food and Beverage Tax							393.30		
Fund No.	Fund Name									
201	Motor Vehicle Highway (MVH)									
	Clerk Treasurer									
VEN001142	JP Morgan Chase	APP083566	7/8/2021	101965	PCARD PAYABLE		5,572.88	500000691	7/8/2021	
	Subtotal for Clerk Treasurer							5,572.88		
	Public Works									
VEN002104	Westfield Fire Dept	APP083620	7/13/2021	201013360	MVH-VEHICLE REPAIR	Oil change	22.95			
VEN009259	Traffic Control Products Inc	APP083670	7/14/2021	201013472	MVH-EQUIP	Westfield Hawk Signal	1,170.00			
VEN009274	Pavement Solutions	APP083688	7/15/2021	201013349	MVH-CONTRACTUAL SERV	2021 Crack Sealing Project	61,000.00			
VEN009274	Pavement Solutions	APP083688	7/15/2021	201013349	MVH-CONTRACTUAL SERV	2021 Crack Sealing Project	43,793.75			
VEN000975	Indiana Oxygen Company	APP083690	7/15/2021	201013226	MVH-VEHICLE GAS/ SUPPLI	Aly Mix Oxy	57.00			
VEN001708	RPM Machinery	APP083692	7/15/2021	201013345	MVH-EQUIP REPAIR	Backhoe repair	687.74			
VEN001504	Paddacks Wrecker Service	APP083694	7/15/2021	201013360	MVH-VEHICLE REPAIR	Truck tow	250.00			
VEN001384	Milestone Contractors LP	APP083695	7/15/2021	201013231	MVH-SUBGRADE MATERIAL	Surface	2,012.01			
VEN001676	Riverview Hospital	APP083726	7/19/2021	201013119	MVH-HEALTH/DENTAL	June Clinic Hrs	249.61	71088	7/19/2021	
VEN000223	Best Equipment Co Inc	APP083738	7/19/2021	201013345	MVH-EQUIP REPAIR	Tymco	3,430.73			

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Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
	Public Works								
VEN000589	Duke Energy	APP083798	7/20/2021	201013341	MVH-ELECTRIC	Electric	2,353.06	71089	7/20/2021
VEN005581	Newton Oil Company	APP083835	7/20/2021	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel	9,231.18		
	Subtotal for Public Works						124,258.03		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							129,830.91		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP083566	7/8/2021	101965	PCARD PAYABLE		1,877.25	500000691	7/8/2021
	Subtotal for Clerk Treasurer						1,877.25		
	Public Works								
VEN001758	SealMaster Indianapolis	APP083693	7/15/2021	202013349	LRS-SERVICES	Material for pavement	855.00		
VEN000921	Huston Electric	APP083696	7/15/2021	202013349	LRS-SERVICES	156th St crosswalk	496.50		
VEN000921	Huston Electric	APP083696	7/15/2021	202013349	LRS-SERVICES	169th Springmill	190.00		
VEN000921	Huston Electric	APP083736	7/19/2021	202013349	LRS-SERVICES	161st and Westfield Blvd	270.00		
VEN007593	A 1 Concrete Leveling	APP083737	7/19/2021	202013432	LRS-SIDEWALK	Sidewalk repair	800.00		
VEN005917	The Etica Group Inc	APP083813	7/20/2021	202013349	LRS-SERVICES	Supplement 2 additional Arch	3,224.65		
VEN005917	The Etica Group Inc	APP083813	7/20/2021	202013349	LRS-SERVICES	Supplement 3 Cultural Resour	3,860.21		
VEN002038	USI Consultants Inc	APP083815	7/20/2021	202013349	LRS-SERVICES	161st St Drainage Improveme	7,837.50		
	Subtotal for Public Works						17,533.86		
Subtotal for Fund 202 Local Road and Street (LRS)							19,411.11		
Fund No. Fund Name									
203	Fire Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP083566	7/8/2021	101965	PCARD PAYABLE		14,696.07	500000691	7/8/2021
	Subtotal for Clerk Treasurer						14,696.07		
	Fire								
VEN003729	Metronet	APP083586	7/12/2021	203012343	FIRE-BUILDING MAINTENAN	PSB	59.44	71079	7/12/2021
VEN002336	Citizens Westfield	APP083589	7/12/2021	203012342	FIRE-WATER/SEWER	Sta 83 Apr thru June	1,873.86	71078	7/12/2021
VEN008029	Liberty Mutual Insurance	APP083653	7/14/2021	203012339	FIRE-INSURANCE	Lawsuit claim	8,040.86	71082	7/14/2021
VEN006285	Ceres Solutions Cooperative	APP083654	7/14/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel - 81 and 82	3,187.18		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN000682	Fastenal	APP083655	7/14/2021	203012360	FIRE-VEHICLE MAINT	supplies	14.45		
VEN000483	Cummins Crosspoint LLC	APP083656	7/14/2021	203012360	FIRE-VEHICLE MAINT	sensors, gaskets - E-82	807.62		
VEN002425	AFC International Inc	APP083657	7/14/2021	203012242	FIRE-HAZMAT	Remote Tygon sample draw k	335.19		
VEN000903	Hoosier Fire Equipment	APP083658	7/14/2021	203012472	FIRE-EQUIP	annual flow tests	84.00		
VEN000065	Airgas Mid America	APP083659	7/14/2021	203012224	FIRE-OPERATING SUPPLIES	cylinder rental	665.70		
VEN005980	Fire Services Inc	APP083660	7/14/2021	203012360	FIRE-VEHICLE MAINT	footman loops,def header ass	1,462.72		
VEN001676	Riverview Hospital	APP083661	7/14/2021	203012224	FIRE-OPERATING SUPPLIES	EMS supplies	262.73		
VEN000266	Bound Tree Medical	APP083662	7/14/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	986.09		
VEN009451	Craig Voight Concepts	APP083664	7/14/2021	203012243	FIRE-SPECIAL RESCUE/DIV	2 steel trench brackets	900.00		
VEN009231	CenterPoint Energy	APP083707	7/16/2021	203012328	FIRE-GAS/HEAT	Sta 82	60.94	71084	7/16/2021
VEN001676	Riverview Hospital	APP083726	7/19/2021	203012119	FIRE-HEALTH/DENTAL	June Clinic Hrs	6,381.71	71088	7/19/2021
VEN005845	Kinetrex Energy	APP083742	7/19/2021	203012328	FIRE-GAS/HEAT	June usage	319.92		
VEN005845	Kinetrex Energy	APP083742	7/19/2021	203012328	FIRE-GAS/HEAT	June usage	65.53		
VEN005845	Kinetrex Energy	APP083742	7/19/2021	203012328	FIRE-GAS/HEAT	June usage	31.36		
VEN000589	Duke Energy	APP083798	7/20/2021	203012341	FIRE-ELECTRIC	Electric	3,474.06	71089	7/20/2021
VEN000589	Duke Energy	APP083798	7/20/2021	203012341	FIRE-ELECTRIC	Electric	1,041.94	71089	7/20/2021
VEN000589	Duke Energy	APP083798	7/20/2021	203012341	FIRE-ELECTRIC	Electric	785.72	71089	7/20/2021
VEN000589	Duke Energy	APP083798	7/20/2021	203012346	FIRE-TORNADO SIREN	Sirens	75.95	71089	7/20/2021
VEN008029	Liberty Mutual Insurance	APP083830	7/20/2021	203012339	FIRE-INSURANCE	Inst 8	4,458.56		
VEN005581	Newton Oil Company	APP083835	7/20/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	1,629.18		
VEN000065	Airgas Mid America	APP083840	7/20/2021	203012224	FIRE-OPERATING SUPPLIES	oxygen	75.24		
VEN000266	Bound Tree Medical	APP083841	7/20/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	167.50		
VEN000483	Cummins Crosspoint LLC	APP083842	7/20/2021	203012360	FIRE-VEHICLE MAINT	Engine 82 and 83	869.86		
VEN009225	Meridian Health Services	APP083843	7/20/2021	203012354	FIRE-MEDICAL EXAMS/TEST	Tests	85.00		
VEN005980	Fire Services Inc	APP083844	7/20/2021	203012360	FIRE-VEHICLE MAINT	coolant control valve and def	1,881.00		
VEN008762	Henry Schein Inc	APP083845	7/20/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	795.72		
VEN000065	Airgas Mid America	APP083846	7/20/2021	203012224	FIRE-OPERATING SUPPLIES	oxygen	24.39		
Subtotal for Fire							40,903.42		
Subtotal for Fund 203 Fire Operating							55,599.49		

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Fund No.	Fund Name								
204	Park Impact								
	Public Works								
VEN008594	Vortex USA Inc	APP083626	7/9/2021	204013474	PW-PARK IMPACT CONSTR	Water Dist System Quaker Pa	64,500.00		
VEN003323	Recreation InSites LLC	APP083691	7/15/2021	204013472	PARK IMPACT-EQUIPMENT	Grand Junction Plaza	328,828.00		
VEN007292	GAI Consultants	APP083818	7/20/2021	204013349	PARK IMPACT-SERVICES	Trail over John Edwards Ditch	10,338.00		
	Subtotal for Public Works						403,666.00		
	Subtotal for Fund 204 Park Impact						403,666.00		
Fund No.	Fund Name								
206	Parks Programming/Events								
	Parks								
VEN001716	Runyon Equipment Rental	APP083794	7/19/2021	206005347	PARKS PROGRAM-PROMOT	WR4	11,794.74		
VEN002613	Ermco Inc	APP083796	7/20/2021	206005347	PARKS PROGRAM-PROMOT	WR4	7,302.00		
	Subtotal for Parks						19,096.74		
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP083566	7/8/2021	101965	PCARD PAYABLE		1,725.00	500000691	7/8/2021
	Subtotal for Clerk Treasurer						1,725.00		
	Subtotal for Fund 206 Parks Programming/Events						20,821.74		
Fund No.	Fund Name								
239	Law Enforcement								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP083566	7/8/2021	101965	PCARD PAYABLE		3,437.81	500000691	7/8/2021
	Subtotal for Clerk Treasurer						3,437.81		
	Subtotal for Fund 239 Law Enforcement						3,437.81		
Fund No.	Fund Name								
241	Police Donation								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP083566	7/8/2021	101965	PCARD PAYABLE		218.25	500000691	7/8/2021
	Subtotal for Clerk Treasurer						218.25		
	Subtotal for Fund 241 Police Donation						218.25		

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Fund No.	Fund Name								
264	Road and Street Improvement (Road Impact)								
	Public Works								
VEN000839	Hamilton County Clerk	APP083579	7/12/2021	264013400	ROAD IMPACT-LAND PURC	Pierce judgement	45,000.00	71076	7/12/2021
VEN000159	Cardno Inc	APP083622	7/9/2021	264013474	ROAD IMPACT-CONSTRUCT	Westfield Blvd Connector - MI	1,360.00		
VEN000833	Hamilton Co Superior Court	APP083632	7/13/2021	264013400	ROAD IMPACT-LAND PURC	Appraisers compensations-M	50,700.00	71080	7/13/2021
VEN009449	GT Property Development LLC	APP083637	7/14/2021	264013474	ROAD IMPACT-CONSTRUCT	Tournament Trail phase 1 Gri	562,009.00		
VEN001710	RQAW Corp	APP083687	7/15/2021	264013349	ROAD IMPACT-SERVICES	151st & Towne Road RAB - D	420.00		
VEN007292	GAI Consultants	APP083814	7/20/2021	264013349	ROAD IMPACT-SERVICES	PE Services for 171st and Car	8,142.00		
	Subtotal for Public Works						667,631.00		
	Subtotal for Fund 264 Road and Street Improvement (Road Impact)						667,631.00		
Fund No.	Fund Name								
269	Training Facility Center								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP083566	7/8/2021	101965	PCARD PAYABLE		180.47	500000691	7/8/2021
	Subtotal for Clerk Treasurer						180.47		
	Public Safety (Police and Fire)								
VEN009231	CenterPoint Energy	APP083588	7/12/2021	269014328	TRAINING FAC-HEAT/GAS	Training Facility	17.22	71077	7/12/2021
VEN000434	Comcast Cable	APP083706	7/16/2021	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	294.64	71086	7/16/2021
VEN005845	Kinetrex Energy	APP083742	7/19/2021	269014328	TRAINING FAC-HEAT/GAS	June usage	2.68		
VEN000589	Duke Energy	APP083798	7/20/2021	269014341	TRAINING FAC-ELECTRIC	Electric	386.28	71089	7/20/2021
VEN000905	Hoosier Portable Restroom	APP083839	7/20/2021	269014349	TRAINING FAC-SERVICES	standard unit serviced	88.00		
	Subtotal for Public Safety (Police and Fire)						788.82		
	Subtotal for Fund 269 Training Facility Center						969.29		
Fund No.	Fund Name								
348	GO Bond 2019								
	Fire								
VEN007324	Alexis Fire Equipment Co	APP083663	7/14/2021	348012472	GO BOND 2019 FD EQUIP	truck equipment	3,334.42		
	Subtotal for Fire						3,334.42		
	Public Works								
VEN002019	United Consulting	APP083816	7/20/2021	348013474	GO BOND 2019 PW CONST	Monon Tunnel at 161st PE Se	38,518.47		
	Subtotal for Public Works						38,518.47		
	Subtotal for Fund 348 GO Bond 2019						41,852.89		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
361	Grand Junction Ban Construction								
	Public Works								
VEN008079	F A Wilhelm Construction Co	APP083722	7/19/2021	361013474	GRAND JUNC BAN CONST-	GMP #1 as approved by RDC	1,299,487.43		
VEN008765	RATIO Architects	APP083730	7/19/2021	361013349	GRAND JUN BAN CONST-C	Grand Junction Plaza CA, VE	45,350.00		
	Subtotal for Public Works						1,344,837.43		
	Subtotal for Fund 361 Grand Junction Ban Construction						1,344,837.43		
Fund No.	Fund Name								
565	151st and Towne Rd Grant								
	Public Works								
VEN001710	RQAW Corp	APP083687	7/15/2021	565013349	151ST AND TOWNE RD GR	151st & Towne Road RAB - D	1,680.00		
	Subtotal for Public Works						1,680.00		
	Subtotal for Fund 565 151st and Towne Rd Grant						1,680.00		
Fund No.	Fund Name								
640	Sports Campus Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP083566	7/8/2021	101965	PCARD PAYABLE		8,158.48	500000691	7/8/2021
	Subtotal for Clerk Treasurer						8,158.48		
	Grand Park								
VEN002336	Citizens Westfield	APP083593	7/12/2021	640015342	SPORTS CAMPUS-WAT SE	Field	455.12	3514	7/12/2021
VEN002336	Citizens Westfield	APP083593	7/12/2021	640015342	SPORTS CAMPUS-WAT SE	Field	414.92	3514	7/12/2021
VEN002336	Citizens Westfield	APP083593	7/12/2021	640015342	SPORTS CAMPUS-WAT SE	Diam	768.53	3514	7/12/2021
VEN002336	Citizens Westfield	APP083593	7/12/2021	640015342	SPORTS CAMPUS-WAT SE	Diam	697.81	3514	7/12/2021
VEN002336	Citizens Westfield	APP083593	7/12/2021	640015342	SPORTS CAMPUS-WAT SE	Gen	131.48	3514	7/12/2021
VEN002336	Citizens Westfield	APP083593	7/12/2021	640015342	SPORTS CAMPUS-WAT SE	Gen	222.04	3514	7/12/2021
VEN001676	Riverview Hospital	APP083725	7/19/2021	640015119	SPORTS CAMPUS-HEALTH/	June Clinic hrs	295.00	3515	7/19/2021
VEN009418	Luke Melloh	APP083732	7/19/2021	640015347	SPORTS CAMPUS-PROMOTI	Coaching	200.00		
VEN009443	Steffi Christine Rayburn	APP083733	7/19/2021	640015347	SPORTS CAMPUS-PROMOTI	Coaching	210.00		
VEN009452	Mary Barnes	APP083734	7/19/2021	640015347	SPORTS CAMPUS-PROMOTI	Coaching	210.00		
VEN007300	Heartland Golf Cars	APP083743	7/19/2021	640015345	SPORTS CAMPUS-EQUIP R	Golf cart repair	1,201.67		
VEN006285	Ceres Solutions Cooperative	APP083745	7/19/2021	640015226	SPORTS CAMPUS-GAS	Fuel	937.99		
VEN009260	Scheib OHara Scheib LLC	APP083746	7/19/2021	640015331	SPORT CAMPUS-CONSULTI	GP Footbal	5,000.00		
VEN001716	Runyon Equipment Rental	APP083749	7/19/2021	640015472	SPORTS CAMPUS-EQUIPME	Tractor front loader	1,100.00		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN004873	Siteone Landscape Supply	APP083750	7/19/2021	640015224	SPORTS CAMPUS-OPERATI	Rain bird field decoder	686.83		
VEN004873	Siteone Landscape Supply	APP083750	7/19/2021	640015224	SPORTS CAMPUS-OPERATI	Lesco Fertilizer	10,101.20		
VEN004873	Siteone Landscape Supply	APP083750	7/19/2021	640015224	SPORTS CAMPUS-OPERATI	Herbicide	1,690.80		
VEN004873	Siteone Landscape Supply	APP083750	7/19/2021	640015224	SPORTS CAMPUS-OPERATI	Rain bird	1,030.24		
VEN009229	Sports Field Maintenance LLC	APP083751	7/19/2021	640015349	SPORTS CAMPUS-SERVICE	Common area maint	39,475.00		
VEN001410	Myers Construction Mgmt Inc	APP083752	7/19/2021	640015474	SPORTS CAMPUS-CONSTR	New OH Door opening frame	4,670.00		
VEN007499	Thor Guard	APP083755	7/19/2021	640015389	SPORTS CAMPUS-APP/LICE	Annual renewal license	1,000.00		
VEN001708	RPM Machinery	APP083756	7/19/2021	640015224	SPORTS CAMPUS-OPERATI	Irrigation part	483.34		
VEN000897	Home City Ice Co	APP083758	7/19/2021	640015224	SPORTS CAMPUS-OPERATI	Ice	319.62		
VEN006329	Bullpen Tournaments	APP083759	7/19/2021	640015337	SPORTS CAMPUS-PRINTIN	Meijer Sponsorship signage	2,874.24		
VEN008277	C2 Media	APP083760	7/19/2021	640015337	SPORTS CAMPUS-PRINTIN	Concessions Maps	436.20		
VEN000905	Hoosier Portable Restroom	APP083761	7/19/2021	640015349	SPORTS CAMPUS-SERVICE	Lot G restrooms	300.00		
VEN002228	Indiana Sports Properties	APP083762	7/19/2021	640015349	SPORTS CAMPUS-SERVICE	April and July commissions	7,248.60		
VEN008304	Greenville Turf and Tractor	APP083764	7/19/2021	640015345	SPORTS CAMPUS-EQUIP R	Mower repair	280.00		
VEN006591	William Knox	APP083765	7/19/2021	640015347	SPORTS CAMPUS-PROMOTI	Colts training camp	2,000.00	3516	7/19/2021
VEN000589	Duke Energy	APP083797	7/19/2021	640015341	SPORTS CAMPUS-ELECTRI	Diam	9,174.17	3517	7/20/2021
VEN000589	Duke Energy	APP083797	7/19/2021	640015341	SPORTS CAMPUS-ELECTRI	Field	2,535.72	3517	7/20/2021
VEN000589	Duke Energy	APP083797	7/19/2021	640015341	SPORTS CAMPUS-ELECTRI	General	3,107.27	3517	7/20/2021
VEN008029	Liberty Mutual Insurance	APP083831	7/20/2021	640015339	SPORTS CAMPUS-INSURAN	Inst 8	682.79		
VEN008029	Liberty Mutual Insurance	APP083831	7/20/2021	640015339	SPORTS CAMPUS-INSURAN	Inst 8	834.53		
VEN007300	Heartland Golf Cars	APP083833	7/20/2021	640015345	SPORTS CAMPUS-EQUIP R	Golf cart repairs	940.39		
VEN000051	Advanced Turf Solutions	APP083834	7/20/2021	640015224	SPORTS CAMPUS-OPERATI	Blue paint	8,414.80		
Subtotal for Grand Park							110,130.30		
Sport Campus Indoor Event Ctr									
VEN001676	Riverview Hospital	APP083725	7/19/2021	640023119	GP INDOOR-HEALTH/DENT	June Clinic hrs	157.10	3515	7/19/2021
VEN001716	Runyon Equipment Rental	APP083735	7/19/2021	640023224	GP INDOOR-OPERATING SU	Barstool 500	210.00		
VEN005826	LST Venues LLC	APP083739	7/19/2021	640023331	GP INDOOR-CONSULTING	August services	19,750.00		
VEN005845	Kinetrex Energy	APP083740	7/19/2021	640023328	GP INDOOR-NATURAL GAS	GPEC	5.07		
VEN001277	Macallister Machinery Co	APP083744	7/19/2021	640023472	GP INDOOR-EQUIPMENT	Barstool500	3,947.13		
VEN000733	Freije Engineered Solutions Co	APP083747	7/19/2021	640023343	GP INDOOR-BLDG MAINT	GPEC NW arena AC	2,317.41		
VEN005590	Filter Services of Indiana	APP083748	7/19/2021	640023343	GP INDOOR-BLDG MAINT	Filters	3,119.08		
VEN005590	Filter Services of Indiana	APP083748	7/19/2021	640023343	GP INDOOR-BLDG MAINT	Filters	1,071.08		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
640	Sports Campus Operating								
Sport Campus Indoor Event Ctr									
VEN008965	First Class Cleaning Services Inc	APP083753	7/19/2021	640023349	GP INDOOR-SERVICES	April 1 thru 15	3,145.00		
VEN008965	First Class Cleaning Services Inc	APP083753	7/19/2021	640023349	GP INDOOR-SERVICES	March 16 thru 31	4,717.50		
VEN008965	First Class Cleaning Services Inc	APP083753	7/19/2021	640023349	GP INDOOR-SERVICES	March 1 thru 15	4,606.50		
VEN000733	Freije Engineered Solutions Co	APP083754	7/19/2021	640023343	GP INDOOR-BLDG MAINT	GPEC service call	2,583.94		
VEN002958	Indiana Soccer Asso	APP083763	7/19/2021	640023349	GP INDOOR-SERVICES	May and June commission	11,325.00		
VEN000589	Duke Energy	APP083797	7/19/2021	640023341	GP INDOOR-ELECTRIC	GPEC	20,325.01	3517	7/20/2021
VEN008029	Liberty Mutual Insurance	APP083831	7/20/2021	640023339	GP INDOOR-INSURANCE	Inst 8	1,517.31		
VEN006907	Pioneer Athletics	APP083836	7/20/2021	640023224	GP INDOOR-OPERATING SU	Chalk	418.86		
VEN006223	Sundown Gardens	APP083837	7/20/2021	640023349	GP INDOOR-SERVICES	Barstool 500	668.00		
Subtotal for Sport Campus Indoor Event Ctr							79,883.99		
Subtotal for Fund 640 Sports Campus Operating							198,172.77		
Fund No. Fund Name									
701	Payroll								
Clerk Treasurer									
VEN000008	77 Police and Fire Fund	APP083582	7/12/2021	701008133	PAYROLL-PERF	Non Civilian PERF	72,650.87	700001077	7/12/2021
VEN001550	PERF	APP083583	7/12/2021	701008133	PAYROLL-PERF	Civilian PERF	43,079.44	700001078	7/12/2021
VEN000058	AFLAC	APP083584	7/12/2021	701008930	PAYROLL-INS. DED	July Ins	5,469.64	17727	7/12/2021
VEN000163	Aul Retirement	APP083821	7/20/2021	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	27,671.87		
VEN000920	Huntington National Bank	APP083823	7/20/2021	701008131	PAYROLL-EMPLOYER'S FIC	FICA	39,770.92		
VEN000920	Huntington National Bank	APP083823	7/20/2021	701008132	PAYROLL-EMPLOYER'S ME	Medicare	9,301.26		
VEN000920	Huntington National Bank	APP083823	7/20/2021	701008921	PAYROLL-FEDERAL WITHH	Federal	59,604.49		
VEN000920	Huntington National Bank	APP083823	7/20/2021	701008922	PAYROLL-EMPLOYEE FICA	FICA	39,770.86		
VEN000920	Huntington National Bank	APP083823	7/20/2021	701008922	PAYROLL-EMPLOYEE FICA	Medicare	9,301.25		
VEN000959	Indiana Dept Of Revenue	APP083824	7/20/2021	701008923	PAYROLL-STATE WITHHOL	State	19,329.67		
VEN000959	Indiana Dept Of Revenue	APP083824	7/20/2021	701008923	PAYROLL-STATE WITHHOL	COIT	7,949.13		
VEN007701	DiMartino Associates	APP083825	7/20/2021	701008930	PAYROLL-INS. DED	LTD Fire	2,596.77	17728	7/20/2021
VEN002177	Indiana Members Credit Union	APP083826	7/20/2021	701008930	PAYROLL-INS. DED	Emplr HSA	1,666.70	17729	7/20/2021
Subtotal for Clerk Treasurer							338,162.87		
Subtotal for Fund 701 Payroll							338,162.87		

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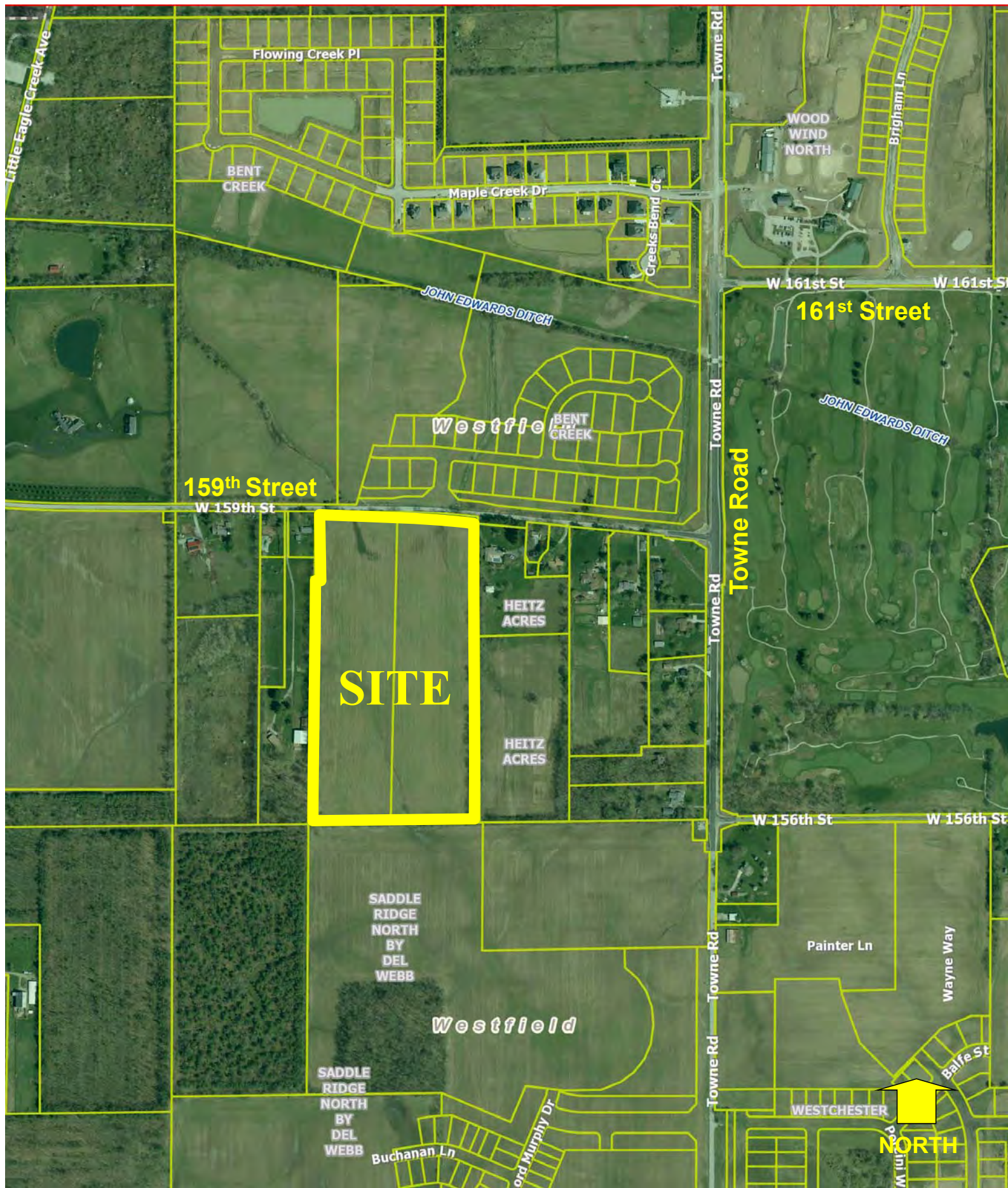
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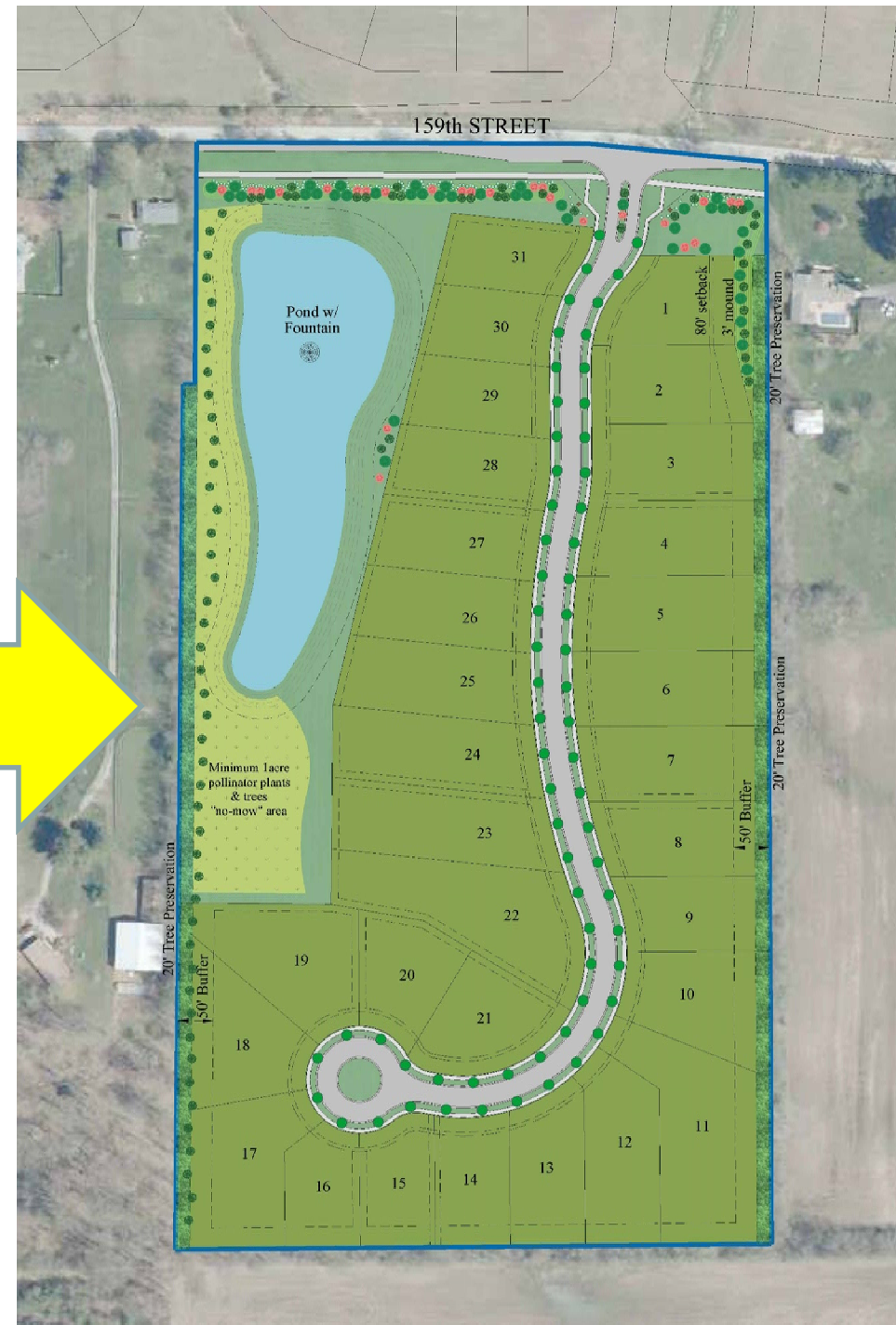
Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
805	Anthem Bank								
	Clerk Treasurer								
VEN008076	Anthem Group Health Plan	APP083578	7/12/2021	805008119	ANTHEM BANK GROUP HEA	Coverage Period July 1 thru 7t	43,588.26	5800000184	7/13/2021
VEN008076	Anthem Group Health Plan	APP083716	7/19/2021	805008119	ANTHEM BANK GROUP HEA	Coverage period July 8 thru 1	82,574.99		
	Subtotal for Clerk Treasurer						126,163.25		
	Subtotal for Fund 805 Anthem Bank						126,163.25		
Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN003987	Indiana Reclamation and Excavating	APP083621	7/13/2021	900016433	STORM-INFRASTRUCTURE	Eagletown Rd	6,035.22		
VEN003987	Indiana Reclamation and Excavating	APP083621	7/13/2021	900016433	STORM-INFRASTRUCTURE	Pennsy Way	1,622.76		
VEN003987	Indiana Reclamation and Excavating	APP083621	7/13/2021	900016433	STORM-INFRASTRUCTURE	Union St	5,731.02		
VEN002424	IUPPS	APP083623	7/13/2021	900016309	STORM-CONSULTING FEES	June tickets	1,743.25		
VEN005581	Newton Oil Company	APP083689	7/15/2021	900016226	STORM-VEHICLE GAS	Unleaded fuel	500.00		
VEN001676	Riverview Hospital	APP083724	7/19/2021	900016119	STORM-HEALTH/DENTAL	June Clinic hrs	647.60	40957	7/19/2021
VEN000418	Clark Dietz Inc	APP083812	7/20/2021	900016349	STORM-SERVICE	CLOMR Study for Grand Junc	33,390.00		
	Subtotal for Stormwater						49,669.85		
	Subtotal for Fund 900 Stormwater						49,669.85		
	Posted Invoices Total						3,735,014.34		

Credit Memos

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

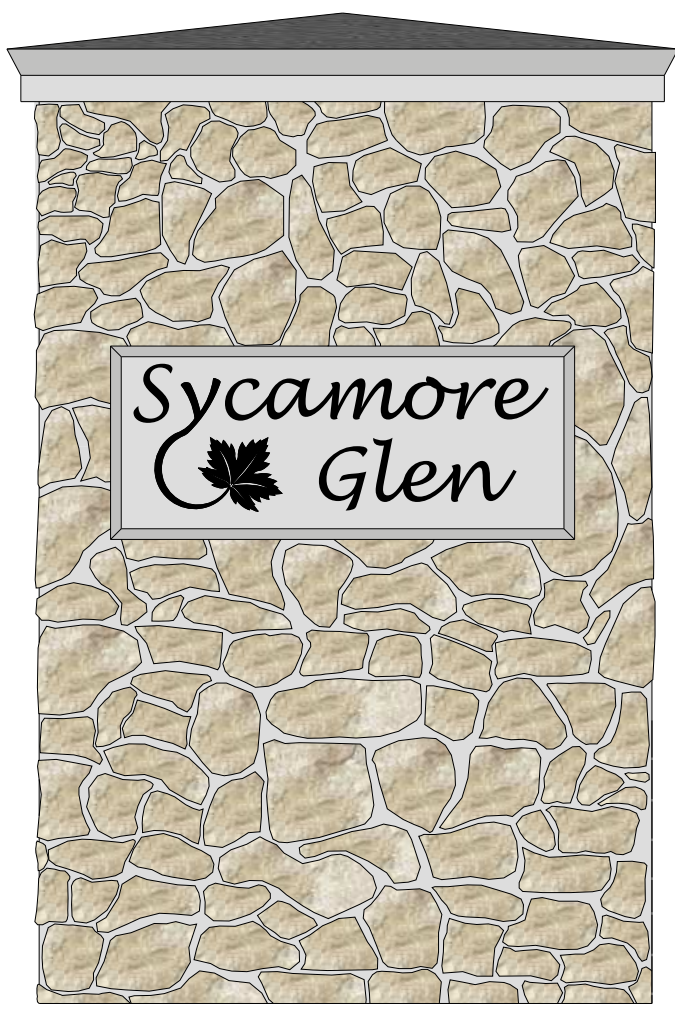


**Sycamore Glen
Site Location Map**



Sycamore Glen

of Westfield



ENTRY MONUMENT





COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference: Instrument Number 2019-00664 recorded with the Hamilton County, Indiana Recorder's Office on January 8, 2019.

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

WHEREAS, the owner of the below described real estate is RCM Farms, a limited liability company ("Owner") and the Owner consents to these Commitments as evidenced by its signature hereto.

WHEREAS, the developer, Coronado Development Corporation ("Developer"), filed a petition under Docket Number 2104-PUD-13 with the Plan Commission and City Council to rezone parcels of real estate as the same are legally described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the "Real Estate") to the Sycamore Glen Planned Unit Development Ordinance (the "Sycamore Glen PUD");

WHEREAS, the Developer is requesting the City Council to consider approval of the Sycamore Glen PUD subject to the following commitments ("Commitments");

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

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

A. **Drainage:**

1. The detention basin (noted as pond on **Exhibit B**) shall collect off-site surface water from the east and the Developer shall pay particular attention to the location of the regulated drain connection on the parcels of real estate identified by the Hamilton County Auditor's Office as Parcel Identification Numbers 08-09-08-00-00-022.000 and 08-08-08-00-00-022.001 (the "East Adjoiner").

B. Common Area Landscaping:

1. A “No Mow” Zone and Native Pollinator Planting Area, at least one (1) acre in area, will be provided on the Real Estate as generally depicted on Exhibit C. Within the No Mow Zone, native plantings of trees, flowers and shrubs shall be installed. Plant material shall be selected from the list of “pollinating plants and trees” published by Purdue University Cooperative Extension Service (April 2017), a copy which is attached hereto and incorporated herein by reference as Exhibit F. The “Purdue List” of Plants is supported by the Office of Indiana State Chemist Pollinator Protection Plan.
2. After installation, as part of the development of the Real Estate, compliance with the above commitment (in this Section 1.B) shall be regulated by enforceable restrictions set forth in Subdivision Covenants, Conditions and Restrictions.

C. Tree Preservation and Additional Tree Plantings:

1. In addition to preserving trees on the west and east perimeter of the Real Estate (see photos of the subject tree lines to be preserved is included as Exhibit E), an additional forty-five (45) evergreen trees for even more buffering shall be installed along the west perimeter of the Real Estate and an additional twenty (20) trees for additional buffering shall be installed along the east perimeter of the Real Estate, as general depicted on Exhibit B. Each additional evergreen tree will be at least 5-6 feet in height at the time of planting.
2. The East Adjoiner and owners of the parcels of real estate identified by the Hamilton County Auditor’s Office as Parcel Identification Numbers 08-09-08-00-00-027.000 (“West Adjoiner 1”) and 08-08-08-00-00-027.101 (“West Adjoiner 2”) may assist the Developer in selecting the locations for the plantings described in the paragraph above – with the intention of filling in certain gaps in the existing tree lines.
3. The Developer shall be responsible for removing any existing tree on the Real Estate that presents a “dead-fall risk” to structures on West Adjoiner 1.

D. Berm and Setback:

1. A three (3) foot tall berm will be installed at the rear of Lot 30 and Lot 31, as generally illustrated on Exhibit D adjacent to the East Adjoiner.
2. The depths of Lot 30 and Lot 31 were increased to ensure those homes are distanced from the East Adjoiner. A minimum rear yard building setback of eighty (80) shall apply to the dwelling on each of the two lots.

E. Home Builders:

1. The Developer shall be the builder of every home on the Real Estate. However, the Plan Commission may approve a request for home construction by another builder(s) in the future. Approval by the Plan Commission shall be evidenced by resolution and shall not require a Commitment Amendment.

F. Lawn Maintenance:

1. Only Natural Fertilizers shall be used on all individual Lots and Common Areas.
2. Only Low Impact Weed Treatments will be used on Lots and Common Areas.
3. No insect fogging shall be permitted on the Real Estate.
4. Compliance with the above Commitments (in this Section 1.F) shall be regulated by (i) enforceable restrictions set forth in the Subdivision Covenants, Conditions and Restrictions, and (ii) enforceable conditions in each Purchase Agreement for the sale of a home or Lot.
5. An Owner's Association shall be given the right to enter Lot 13, Lot 14 and Lot 15 as depicted on Exhibit B, and all Common Areas to collect soils samples for either analysis of Ph or Bioassay Testing to ensure compliance with the above Commitments in this Section 1.F.

G. Additional Commitments:

1. Five (5) Bat Houses shall be installed within the west tree line on the Real Estate at locations identified by West Adjoiner 2.
2. Coronado shall investigate potential non-compliance regarding storm water runoff entering the Real Estate and West Adjoiner 2 from the development to the south of the Real Estate and report any findings to the Hamilton County Surveyor's Office, the City of Westfield and West Adjoiner 2.
3. No swimming pool shall be permitted on Lot 14, Lot 15, Lot 30 or Lot 31 of the subdivision as depicted on Exhibit B.

Section 2. Definitions.

- A. Owner. RCM Farms, a limited liability company.
- B. Developer. Coronado Development Corporation.
- C. Department. The Economic and Community Development Department of the City of Westfield.

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

Section 4. Effective Date. These Commitments shall be effective upon the Council's Approval of the Sycamore Glen PUD.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer. After recording these Commitments, Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Council. Compliance with certain provisions, as indicated in Section 1, shall be included in private Covenants, Conditions and Restriction (CCR's) and the responsibility of an Owner's Association. A draft of the CCR's shall be submitted to the Department in order to confirm the noted commitments are included prior to recording.

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

IN WITNESS WHEREOF, RCM Farms, LLC, as the Owner of the Real Estate and Coronado Development Corporation, as the Developer, have caused these Commitments to be executed as of the dates identified below.

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"Owner"

RCM Farms, LLC

By: Ron Mayer

Name: RONALD G. Mayer

Title: OWNER

Date: 7-20-2021

STATE OF INDIANA

COUNTY OF Hamilton

)
)
)

SS:



Robin D Garrett, Notary Public
Hamilton County, State of Indiana
My Commission Expires
September 26, 2025

Before me, a Notary Public in and for said County and State, personally appeared Ronald Mayer (name), as Owner (title) of RCM Farms, as the Owner of the Real Estate, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this 20th day of July, 2021 for and on behalf of said entity.

My Commission Expires:

9-26-2025

R.D. Garrett

Notary Public

Residing in Hamilton

County of Indiana

Robin D. Garrett

Printed Name

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"Developer"

Coronado Development Corporation

By:

Name: MARTIN SHORT

Title: PRESIDENT

Date: 7-20-2021

STATE OF INDIANA

COUNTY OF Hamilton

)

) SS:

)



Robin D Garrett, Notary Public
Hamilton County, State of Indiana
My Commission Expires
September 26, 2025

Before me, a Notary Public in and for said County and State, personally appeared Martin Short (name), as President (title) of Coronado Development Corporation, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2021 for and on behalf of said entity.

My Commission Expires:

9-26-2025

Residing in Hamilton

County of Indiana

Robin D. Garrett
Notary Public

Robin D. Garrett
Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

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

EXHIBIT A
REAL ESTATE

Part of the Southeast Quarter of Section 8, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 8, Township 18 North, Range 3 East; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) 674.265 feet on and along the South line of said Southeast Quarter to the Point of Beginning of this description; thence North 01 degree 10 minutes 00 seconds East 1226.56 feet; thence North 90 degrees 00 minutes 00 seconds East 16.50; thence North 01 degree 10 minutes 00 seconds East 330.00 feet to the centerline of 159th Street; thence Southeasterly 797 feet, more or less on and along the centerline of 159th Street to the Northwest corner of a 13.84 acre tract of real estate described in Instrument No. 9233749, thence South 01 degree 14 minutes 26 seconds West 1514.66 feet to the Southwest corner of said 13.84 acre tract, said Southwest corner being North 90 degrees 00 minutes 00 seconds West 1151.17 feet from the Southeast corner of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds West 811.26 feet, more or less on and along the South line of said Southeast Quarter to the Point of Beginning. Containing 28.5 acres, more or less.

EXHIBIT B

Additional Trees

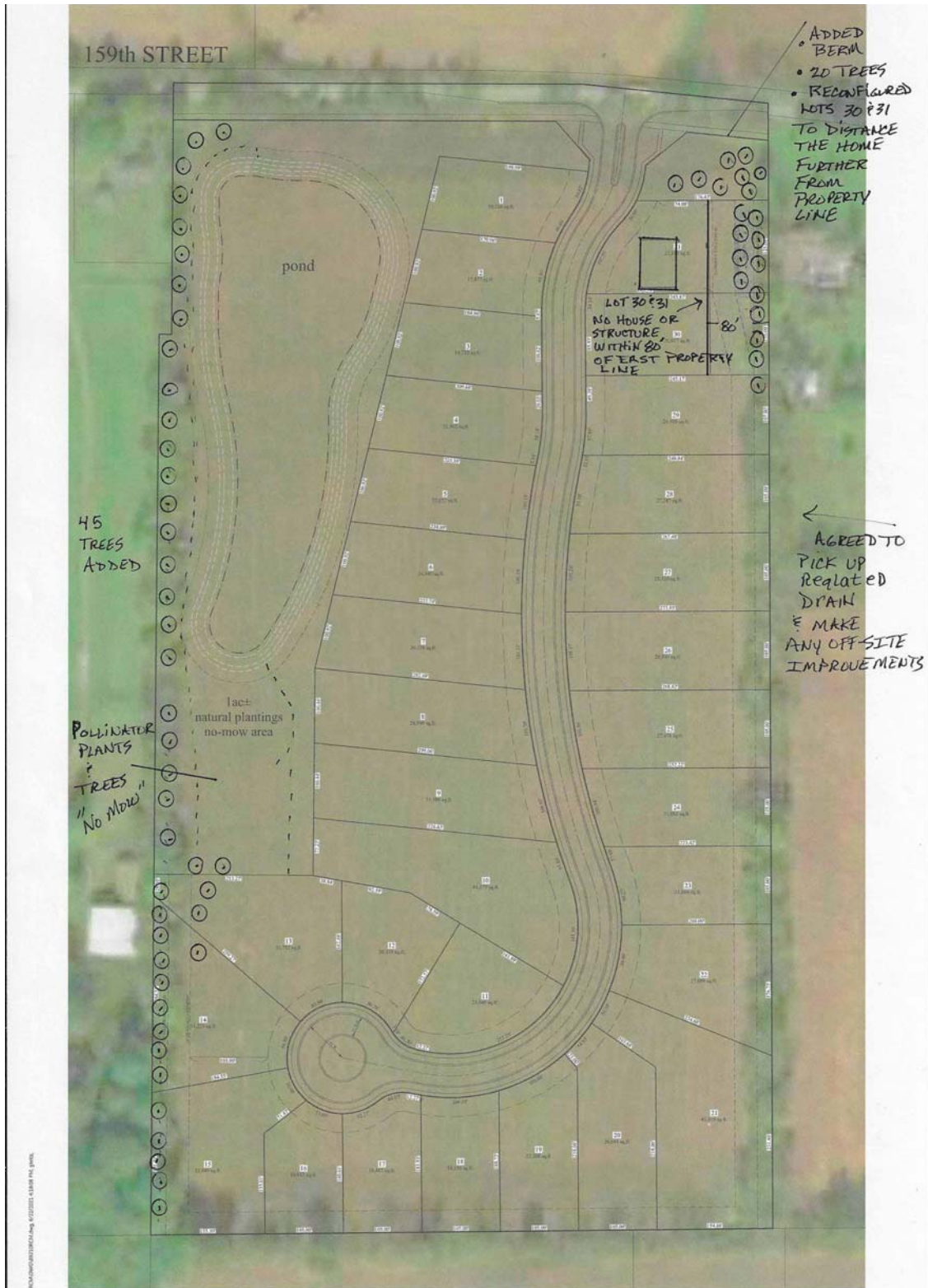


EXHIBIT C
Natural Planting Area



EXHIBIT D
East Buffer



EXHIBIT E
Tree Line Photos

East tree line



West tree line



EXHIBIT F
Recommended Native Plants

See following six (6) pages



PROTECTING POLLINATORS

Recommended Indiana-native Plants for Attracting Pollinators

Ellen Jacquart, The Nature Conservancy of Indiana; Robert P. Jean, Environmental Solutions & Innovations, Inc.; Melinda M. Appold Purdue Horticulture and Landscape Architecture; David Gorden, Mark M. Holeman, Inc.; Heather Reynolds, Indiana University Department of Biology and Stranger's Hill Organics; Natalie Marinova, Eco Logic LLC



Wild bergamot (Monarda fistulosa) can attract pollinators like this regal fritillary (Speyeria idalia).

This table provides important information about selecting plants for establishing pollinator habitats. It is a companion piece to *Protecting Pollinators: Best Management Practices for Indiana Pollinator Habitat* (Purdue Extension publication POL-5), available from the Education Store, www.edustore.purdue.edu.

Plant Information

The table provides information about many Indiana-native plant species. Native plants are preferable because of their close partnerships with native pollinators. The **Plant Information** columns provide **Sun** and **Soil Moisture** requirements, plant **Height**, plant **Flower Color**, and plant **Bloom Time**.

If checked, the **Hard to Find** column designates a species that may be difficult to find for sale, but is both very important to pollinators and very common in remnant forests. These hard-to-find

species may already be on your land, so watch for them and conserve them if possible.

If checked, the **Ephemeral** column refers to species that come up each year in the spring, produce flowers and fruits, and then die-back by late May. While they are only aboveground for a few months each year, these ephemerals are particularly important to pollinators, because so few species are in bloom in early spring.

Pollinator Connection

The **Pollinator Connection** columns indicate which pollinator groups (**Bee**, **Beetle**, **Butterfly/Moth**, **Fly**, **Hummingbird**, and **Wasp**) use each plant species.

The **Special Notes** column notes whether a plant is a host for larval butterflies or moths or if it attracts specialist bees (those bees which only pollinate a few plant species).

The **Pollinator Magnets** column, if checked, indicates a plant species that attracts an abundance of pollinators, or a very high diversity of pollinators, based on literature and field experience.

Where Can You Buy These Plants?

Many of these plant species may be available from any plant retailer. Others will require you to find a business that specializes in native plants.

The Indiana Native Plant & Wildflower Society (INPAWS) certifies Grow Native businesses with a wide selection of Indiana native plants at grownativeindiana.org/buy-native. Be careful you purchase plants that have not been treated with neonicotinoid insecticides (commonly used on ornamental plants). Avoid applying insecticides in your planting, because they may kill or injure pollinators.

Wildflowers*

Common Name	Latin Name	Plant Information													Pollinator Connection							
		Sun			Soil Moisture					Height	Flower Color	Bloom Time	Hard to Find	Ephemeral	Bee	Beetle	Butterfly/ Moth	Fly	Hummingbird	Wasp	Special Notes	Pollinator Magnets
		Full Sun	Part Shade	Shade	Wet	Wet Mesic	Mesic	Dry Mesic	Dry													
sweet flag	<i>Acorus calamus</i>	X			X	X				2'-3'	green	spring				X						
nodding wild onion	<i>Allium cernuum</i>	X	X				X	X	X	1'-2'	pink	summer			X							
rue anemone	<i>Anemonella thalictroides</i>	X	X	X		X	X	X		<1'	white	spring			X							
columbine	<i>Aquilegia canadensis</i>	X	X	X			X	X	X	1'-3'	red - yellow	spring			X	X			X			
goat's beard	<i>Aruncus dioicus</i>	X	X			X	X			4'-6'	white	spring			X	X	X				dusky azure host	*
wild ginger	<i>Asarum canadense</i>	X	X	X			X	X	X	<1'	maroon	spring						X				
marsh milkweed	<i>Asclepias incarnata</i>	X			X	X	X			3'-4'	pink	summer			X	X	X				monarch host	*
Sullivant's milkweed	<i>Asclepias sullivantii</i>	X				X	X			3'-4'	pink	summer			X	X	X				monarch host	
common milkweed	<i>Asclepias syriaca</i>	X				X	X	X	X	3'-5'	pink	summer			X	X	X				monarch host	
butterflyweed	<i>Asclepias tuberosa</i>	X					X	X	X	1'-2'	orange	summer			X		X				monarch host	
whorled milkweed	<i>Asclepias verticillata</i>	X					X	X	X	1'-2'	white	summer			X		X				monarch host	
sky-blue aster	<i>Aster azureus</i>	X					X	X	X	1'-2'	blue	fall			X	X					pearl crescent host	
heart-leaved blue wood aster	<i>Aster cordifolius</i>		X	X			X	X		1'-3'	blue	fall			X	X					pearl crescent host	
heath aster	<i>Aster ericoides</i>	X					X	X	X	1'-2'	white	fall			X	X	X	X		X	pearl crescent host	*
shining aster	<i>Aster firmus</i>	X			X	X	X			3'-4'	lavender	fall			X	X	X				pearl crescent host	
smooth aster	<i>Aster laevis</i>	X				X	X	X	X	3'-5'	blue	fall			X	X					pearl crescent host	
calico aster	<i>Aster lateriflorus</i>	X	X	X		X	X	X	X	1'-3'	white	fall			X	X		X		X	pearl crescent host	
New England aster	<i>Aster novae-angliae</i>	X			X	X	X	X		3'-5'	purple	fall			X	X	X	X			pearl crescent host	
swamp aster	<i>Aster puniceus</i>	X	X		X	X				3'-6'	lavender	fall			X	X					pearl crescent host	
Short's aster	<i>Aster shortii</i>			X			X	X		2'-3'	purple	fall			X	X					pearl crescent host	
flat-topped aster	<i>Aster umbellatus</i>	X			X	X	X			3'-5'	white	fall			X	X	X				pearl crescent host	
blue false indigo	<i>Baptisia australis</i>	X				X	X			2'-4'	blue	spring			X						silver-spotted skipper host	
white false indigo	<i>Baptisia leucantha</i>	X				X	X	X	X	3'-4'	white	summer			X							
cream false indigo	<i>Baptisia leucophaea</i>	X					X	X	X	1'	cream	spring			X							
tickseed sunflower	<i>Bidens aristosa</i>	X			X	X				1'-4'	yellow	summer/fall	X		X		X	X		X	dainty sulphur host	
false aster	<i>Boltonia latisquama</i>	X				X	X			3'-6'	white	summer			X	X	X	X		X		*
marsh marigold	<i>Caltha palustris</i>	X	X	X	X	X				1'-2'	yellow	spring			X			X				
spring cress	<i>Cardamine bulbosa</i>	X	X	X	X	X				<1'	white	spring	X	X	X			X			bee specialist	*
cut-leaved toothwort	<i>Cardamine concenata</i>		X	X			X	X	X	<1'	pink	spring	X	X	X			X			bee specialist; West Virginia white host	
wild senna	<i>Cassia hebecarpa</i>	X				X	X			3'-5'	yellow	summer			X	X					cloudless sulphur and sleepy orange host	
blue cohosh	<i>Caulophyllum thalictroides</i>		X	X		X	X			2'-4'	green	spring	X		X	X		X				
white turtlehead	<i>Chelone glabra</i>	X	X		X	X				2'-4'	white	summer			X		X				Baltimore checkerspot host	
pink turtlehead	<i>Chelone obliqua</i>	X	X		X	X				2'-4'	pink	summer			X		X				Baltimore checkerspot host	
spring beauty	<i>Claytonia virginica</i>	X	X	X	X	X				<1'	pink	spring	X	X	X			X			bee specialist	*
blue-eyed Mary	<i>Collinsia verna</i>		X	X	X	X				<1'	blue	spring	X	X	X			X				*
lance-leaf coreopsis	<i>Coreopsis lanceolata</i>	X						X	X	1'-2'	yellow	spring/summer			X		X	X				
plains coreopsis	<i>Coreopsis palmata</i>	X					X	X	X	1'-2'	yellow	summer			X	X	X	X		X		
tall coreopsis	<i>Coreopsis tripteris</i>	X				X	X	X		6'-8'	yellow	summer			X		X	X		X		
purple prairie clover	<i>Dalea purpurea</i>	X					X	X	X	1'-2'	purple	summer			X	X	X				dogface sulphur host	
dwarf larkspur	<i>Delphinium tricornes</i>		X	X		X	X	X		<1'	purple	spring	X	X	X		X	X				
pale purple coneflower	<i>Echinacea pallida</i>	X				X	X	X	X	2'-4'	lavendar	spring/summer			X		X					
purple coneflower	<i>Echinacea purpurea</i>	X				X	X	X	X	3'-4'	purple	summer			X		X					
harbinger of spring	<i>Erigenia bulbosa</i>		X	X		X	X	X	X	<1'	white	spring	X	X	X			X			very early resource	
rattlesnake master	<i>Eryngium yuccifolium</i>	X				X	X	X	X	3'-4'	white	summer/ fall			X	X	X	X		X	black swallowtail host	*
white trout lily	<i>Erythronium albidum</i>		X	X		X	X	X	X	<1'	white	spring	X		X			X				
yellow trout lily	<i>Erythronium americanum</i>		X	X		X	X	X	X	<1'	yellow	spring	X		X			X				
tall boneset	<i>Eupatorium altissima</i>	X	X			X	X	X	X	3'-4'	white	fall	X		X	X	X	X		X		*

Wildflowers* (continued)

Common Name	Latin Name	Plant Information													Pollinator Connection							
		Sun			Soil Moisture					Height	Flower Color	Bloom Time	Hard to Find	Ephemeral	Bee	Beetle	Butterfly/ Moth	Fly	Hummingbird	Wasp	Special Notes	Pollinator Magnets
		Full Sun	Part Shade	Shade	Wet	Wet Mesic	Mesic	Dry Mesic	Dry													
blue mist flower	<i>Eupatorium coelestinum</i>	X				X	X	X		1'-2'	blue	fall			X	X	X	X				
hollow joe-pye weed	<i>Eupatorium fistulosum</i>	X		X	X	X				4'-9'	pink	fall			X	X						
spotted joe-pye weed	<i>Eupatorium maculatum</i>	X			X	X				4'-6'	pink	fall			X		X	X				
sweet joe-pye weed	<i>Eupatorium purpureum</i>		X	X		X	X	X		4'-6'	pink	summer			X	X	X	X				
white snakeroot	<i>Eupatorium rugosum</i>		X	X					X	2'-4'	white	fall	X		X	X				X		
late boneset	<i>Eupatorium serotinum</i>		X	X			X	X		3'-6'	white	fall			X	X	X	X		X		*
queen of the prairie	<i>Filipendula rubra</i>	X			X	X				4'-7'	pink	summer			X	X		X				
bottle gentian	<i>Gentiana andrewsii</i>	X			X	X	X			1'-2'	blue	fall			X							
wild geranium	<i>Geranium maculatum</i>		X	X			X	X		1'	lt. purp.	spring			X		X	X			bee specialist	*
autumn sneezeweed	<i>Helenium autumnale</i>	X			X	X	X			3'-5'	yellow	fall			X		X	X			silvery checkerspot host	
woodland sunflower	<i>Helianthus divaricatus</i>	X	X		X	X				2'-6'	yellow	summer			X	X		X			bee specialist, painted lady host	*
downy sunflower	<i>Helianthus mollis</i>	X					X	X	X	2'-4'	yellow	summer			X	X	X	X			bee specialist, painted lady host	*
western sunflower	<i>Helianthus occidentalis</i>	X					X	X	X	2'-3'	yellow	summer			X	X	X	X			bee specialist, painted lady host	
showy sunflower	<i>Helianthus rigidus</i>	X					X	X	X	3'-5'	yellow	summer			X	X	X	X			bee specialist, painted lady host	
false sunflower	<i>Heliopsis helianthoides</i>	X				X	X	X		3'-5'	yellow	summer			X		X	X				
hepatica	<i>Hepatica nobilis</i>		X	X		X	X	X		<1'	purple	spring	X		X			X			very early resource, pollen only	
alum root	<i>Heuchera americana</i>	X					X	X		1'-2'	wht-grn	summer			X							
swamp rose mallow	<i>Hibiscus moscheutos</i>	X			X	X				3'-6'	wht-pink	summer			X						bee specialist, common checkered-skipper host	
great waterleaf	<i>Hydrophyllum appendiculatum</i>		X	X			X	X		1'-2'	lavender	spring	X	X	X			X			bee specialist	*
blue flag iris	<i>Iris virginica shrevei</i>	X			X	X	X			2'-3'	blue	spring/summer			X		X					
rough blazing star	<i>Liatris aspera</i>	X					X	X	X	1'-3'	purple	summer/ fall			X	X	X	X				*
meadow blazing star	<i>Liatris ligulistylis</i>	X				X	X			1'-3'	rose/purple	summer			X	X	X	X				*
prairie blazing star	<i>Liatris pycnostachya</i>	X				X	X	X		3'-5'	purple	summer			X	X	X	X				*
savanna blazing star	<i>Liatris scariosa nieuwlandii</i>	X					X	X	X	2'-3'	purple	summer			X	X	X	X				*
dense blazing star	<i>Liatris spicata</i>	X			X	X	X			3'-5'	purple	summer			X	X	X	X				*
cardinal flower	<i>Lobelia cardinalis</i>	X		X	X	X				1'-3'	red	summer			X				X			
great blue lobelia	<i>Lobelia siphilitica</i>	X		X	X	X	X			1'-3'	blue	summer			X		X	X				
lupine	<i>Lupinus perennis</i>	X	X					X	X	1'-2'	blue	spring			X						pollen only; eastern tailed-blue and frosted elfin host	
fringed loosestrife	<i>Lysimachia ciliata</i>	X	X		X	X	X			1'-4'	yellow	summer	X		X						bee specialist	
prairie loosestrife	<i>Lysimachia quadriflora</i>	X		X	X	X	X			1'-3'	yellow	summer	X		X						bee specialist	
Virginia bluebells	<i>Mertensia virginica</i>		X	X		X	X			1'-2'	blue	spring			X							
monkeyflower	<i>Mimulus ringens</i>	X			X	X				2'-4'	lavender	summer			X						common buckeye host	
bergamot	<i>Monarda fistulosa</i>	X				X	X	X	X	2'-4'	lavender	summer			X		X			X		*
prairie sundrops	<i>Oenothera pilosella</i>	X				X	X			1'	yellow	summer			X		X					
heart-leaved golden ragwort	<i>Packera aurea</i>	X	X	X		X	X			1'-2'	yellow	spring	X		X			X				
wild quinine	<i>Parthenium integrifolium</i>	X				X	X	X		2'-3'	white	summer			X		X	X		X		
arrow arum	<i>Peltandra virginica</i>	X			X					2'-3'	green	summer	X					X			fly specialist	
smooth penstemon	<i>Penstemon calycosus</i>	X		X		X	X			2'-3'	purple	spring/ summer			X							
foxglove penstemon	<i>Penstemon digitalis</i>	X				X	X	X		2'-3'	white	summer			X							
hairy penstemon	<i>Penstemon hirsutus</i>	X				X	X	X	X	1'-2'	purple	spring/ summer			X							
fernleaf phacelia	<i>Phacelia bipinnatifida</i>		X	X		X	X			1'-2'	purple	spring	X	X	X			X			bee specialist	
obedient plant	<i>Physostegia virginiana</i>	X			X	X	X			2'-4'	pink	summer			X		X		X			
Jacob's ladder	<i>Polemonium reptans</i>		X	X		X	X			1'-3'	purple	spring			X			X			bee specialist	
prairie cinquefoil	<i>Potentilla arguta</i>	X					X	X	X	2'-3'	sulfur	summer			X							
narrow leaf mountain mint	<i>Pycnanthemum tenuifolium</i>	X				X	X	X	X	1'-2'	white	summer			X		X	X		X		

Wildflowers* (continued)

Common Name	Latin Name	Plant Information													Pollinator Connection								
		Sun			Soil Moisture					Height	Flower Color	Bloom Time	Hard to Find	Ephemeral	Bee	Beetle	Butterfly/ Moth	Fly	Hummingbird	Wasp	Special Notes	Pollinator Magnets	
		Full Sun	Part Shade	Shade	Wet	Wet Mesic	Mesic	Dry Mesic	Dry														
common mountain mint	<i>Pycnanthemum virginianum</i>	X			X	X	X			1'-2'	white	summer			X		X	X		X			
yellow coneflower	<i>Ratibida pinnata</i>	X				X	X	X		3'-5'	yellow	summer			X	X		X		X			
orange coneflower	<i>Rudbeckia fulgida speciosa</i>	X				X	X	X		2'-3'	gold	summer/ fall			X		X	X		X			
black-eyed Susan	<i>Rudbeckia hirta</i>	X					X	X	X	1'-3'	yellow	summer			X		X	X		X			
sweet black-eyed Susan	<i>Rudbeckia subtomentosa</i>	X				X	X	X		3'-5'	yellow	summer/ fall			X		X	X		X			
common arrowhead	<i>Sagittaria latifolia</i>	X			X					1'-3'	white	summer	X		X								
lizard's tail	<i>Saururus cernuus</i>	X	X	X	X					1'-2'	white	summer			X								
downy skullcap	<i>Scutellaria incana</i>	X	X	X		X	X	X		2'-3'	blue	summer			X								
wild stonecrop	<i>Sedum ternatum</i>	X	X	X			X			3"	white	spring			X								
royal catchfly	<i>Silene regia</i>	X	X				X	X		2'-4'	red	summer			X				X				
rosinweed	<i>Silphium integrifolium</i>	X				X	X	X	X	3'-6'	yellow	summer			X	X		X					
compass plant	<i>Silphium laciniatum</i>	X				X	X	X	X	5'-8'	yellow	summer			X	X		X					
cup plant	<i>Silphium perfoliatum</i>	X				X	X			5'-9'	yellow	summer			X	X	X	X		X			
prairie dock	<i>Silphium terebinthinaceum</i>	X				X	X	X		5'-10'	yellow	summer			X	X			X				
blue-stemmed goldenrod	<i>Solidago caesia</i>		X	X			X	X	X	1'-3'	yellow	fall			X	X		X			bee specialist		
zigzag goldenrod	<i>Solidago flexicaulis</i>		X	X			X	X	X	1'-3'	yellow	fall			X	X		X			bee specialist		
early goldenrod	<i>Solidago juncea</i>	X					X	X	X	1'-2'	yellow	summer			X	X	X	X		X	bee specialist	*	
gray goldenrod	<i>Solidago nemoralis</i>	X					X	X	X	1'-2'	yellow	fall			X	X	X	X		X	bee specialist	*	
Ohio goldenrod	<i>Solidago ohioensis</i>	X			X	X	X			2'-3'	yellow	fall			X	X	X	X		X	bee specialist		
Riddell's goldenrod	<i>Solidago riddellii</i>	X			X	X	X			2'-4'	yellow	fall			X	X	X	X		X	bee specialist		
stiff goldenrod	<i>Solidago rigida</i>	X				X	X	X	X	3'-5'	yellow	fall			X	X	X	X		X	bee specialist	*	
wrinkled goldenrod	<i>Solidago rugosa</i>	X			X	X	X			2'-3'	yellow	fall			X	X	X	X		X	bee specialist	*	
showy goldenrod	<i>Solidago speciosa</i>	X				X	X	X	X	1'-3'	yellow	fall			X	X	X	X		X	bee specialist		
celandine poppy	<i>Stylophorum diphyllum</i>		X	X		X	X	X		1'-2'	yellow	spring			X			X					
spiderwort	<i>Tradescantia ohiensis</i>	X				X	X	X	X	2'-3'	blue	spring/ summer			X			X				*	
large-flowered trillium	<i>Trillium grandiflorum</i>			X		X	X	X	X	1'-2'	white	spring	X	X	X						bee specialist, buckeye host		
blue vervain	<i>Verbena hastata</i>	X			X	X	X			3'-5'	blue	summer			X								
tall ironweed	<i>Vernonia altissima</i>	X				X	X			4'-9'	purple	summer			X	X	X					*	
smooth ironweed	<i>Vernonia fasciculata</i>	X				X	X			3'-6'	purple	summer			X	X	X						
culver's root	<i>Veronicastrum virginicum</i>	X				X	X	X		3'-6'	white	summer			X			X		X			
golden alexanders	<i>Zizia aurea</i>	X				X	X			2'-4'	yellow	spring/ summer			X	X		X			bee specialist, black swallowtail host	*	

Trees and Shrubs*

Trees and shrubs are a very important part of any pollinator planting, providing great amounts of nectar and pollen for pollinators.

Common Name	Latin Name	Plant Information												Pollinator Connection								
		Sun			Soil Moisture					Height	Flower Color	Bloom Time	Hard to Find	Ephemeral	Bee	Beetle	Butterfly/ Moth	Fly	Hummingbird	Wasp	Special Notes	Pollinator Magnets
		Full Sun	Part Shade	Shade	Wet	Wet Mesic	Mesic	Dry Mesic	Dry													
red maple	<i>Acer rubrum</i>	X	X	X		X	X	X		to 95'	yellow	spring			X		X	X		X		
sugar maple	<i>Acer saccharum</i>	X	X	X			X			to 100'	yellow	spring			X		X	X		X		
Ohio buckeye	<i>Aesculus glabra</i>	X	X	X		X	X			to 35'	yellow	spring			X			X				
serviceberry	<i>Amelanchier arborea</i>	X	X	X		X	X	X		10-25'	white	spring			X	X		X			striped hairstreak host	
leadplant	<i>Amorpha canescens</i>	X					X	X	X	1'-3'	purple	summer			X						southern dogface host	*

Trees and Shrubs* (continued)

Common Name	Latin Name	Plant Information													Pollinator Connection							
		Sun			Soil Moisture					Height	Flower Color	Bloom Time	Hard to Find	Ephemeral	Bee	Beetle	Butterfly/Moth	Fly	Hummingbird	Wasp	Special Notes	Pollinator Magnets
		Full Sun	Part Shade	Shade	Wet	Wet Mesic	Mesic	Dry Mesic	Dry													
indigo bush	<i>Amorpha fruticosa</i>	X	X		X	X				4'-16'	purple	summer			X	X						
devil's walking stick	<i>Aralia spinosa</i>	X	X				X	X		10'-20'	white	summer	X		X	X	X	X		X		*
black chokeberry	<i>Aronia melanocarpa</i>	X	X			X	X			2'-4'	white	summer			X			X			coral hairstreak host	
pawpaw	<i>Asimina triloba</i>		X	X		X	X			10'-40'	purple	spring				X		X			zebra swallowtail host	
New Jersey tea	<i>Ceanothus americanus</i>	X	X				X	X	X	1'-3'	white	summer			X		X	X		X	summer azure and mottled duskywing host	*
buttonbush	<i>Cephalanthes occidentalis</i>	X	X		X	X	X			6'-12'	white	summer			X		X	X		X		
redbud	<i>Cercis canadensis</i>	X	X	X			X	X		20'-30'	pink	spring			X	X	X	X		X		*
silky dogwood	<i>Cornus amomum</i>	X	X			X	X			6'-12'	white	summer			X						bee specialist, summer azure host	
grey dogwood	<i>Cornus racemosa</i>	X	X			X	X	X		10'-15'	white	spring			X						bee specialist, summer azure host	
persimmon	<i>Diospyros virginiana</i>	X	X				X	X	X	to 60'	white	spring			X			X				
winterberry	<i>Ilex verticillata</i>	X	X	X	X	X	X			6'-15'	white	summer			X						Henry's elfin host	
spicebush	<i>Lindera benzoin</i>		X	X		X	X			6'-12'	yellow	spring					X	X			eastern tiger , black, and spicebush swallowtail host	
tulip tree	<i>Liriodendron tulipifera</i>	X	X			X	X	X		70'-100'	yellow	spring			X						eastern tiger swallowtail host	
ninebark	<i>Physocarpus opulifolius</i>	X	X				X	X		5'-8'	white	spring/ summer			X	X	X					
shrubby cinquefoil	<i>Potentilla fruticosa</i>	X	X		X	X	X			2'-4'	yellow	summer			X		X				Dorcas copper host	
black cherry	<i>Prunus serotina</i>	X	X	X			X	X		50'-80'	white	spring			X						eastern tiger swallowtail, red-spotted purple and coral hairstreak host	*
fragrant sumac	<i>Rhus aromatica</i>	X	X				X	X	X	2'-6'	yellow	spring			X	X		X		X		
winged sumac	<i>Rhus copallinum</i>	X	X				X	X	X	7'-15'	green	summer			X	X		X		X	red-banded hairstreak host	*
prairie willow	<i>Salix humilis</i>	X	X			X	X	X		2'-8'	green	spring			X	X	X	X		X	bee specialist, eastern swallowtail and mourning cloak host	
black willow	<i>Salix nigra</i>	X	X		X	X				30'-60'	green	spring			X	X	X	X		X	bee specialist, eastern swallowtail and mourning cloak host	
meadowsweet	<i>Spirea alba</i>	X			X	X				2'-6'	white	summer			X	X	X	X				
steplebush	<i>Spirea tomentosa</i>	X			X	X				2'-4'	pink	summer			X		X					
coralberry	<i>Symphoricarpos orbiculatus</i>	X	X	X			X	X		3'-6'	white	summer			X	X	X	X		X		
American basswood	<i>Tilia americana</i>	X	X	X			X			to 95'	white	summer			X	X	X	X		X		
highbush blueberry	<i>Vaccinium corymbosum</i>	X	X			X	X			3'-15'	white	spring			X		X					*
maple leaf viburnum	<i>Viburnum acerifolium</i>	X	X	X		X	X	X		4'-6'	white	summer					X	X			Henry's elfin host	
arrowwood viburnum	<i>Viburnum dentatum</i>	X	X	X		X	X	X		3'-9'	white	summer			X		X	X			Henry's elfin host	

Grasses and Sedges*

Grasses and sedges are wind pollinated and so aren't typically a food resource for adult pollinators; however, they can be important larval food hosts and provide important structure in grassland plantings. Here are just a few of the common native grasses and sedges you might choose from.

[illegible]

Grasses and Sedges* (continued)

Common Name	Latin Name	Plant Information										Pollinator Connection										
		Sun			Soil Moisture					Height	Flower Color	Bloom Time	Hard to Find	Ephemeral	Bee	Beetle	Butterfly/ Moth	Fly	Hummingbird	Wasp	Special Notes	Pollinator Magnets
		Full Sun	Part Shade	Shade	Wet	Wet Mesic	Mesic	Dry Mesic	Dry													
yellow fox sedge	<i>Carex annectens</i> var. <i>xanthocarpa</i>	X			X	X	X			2'-3'		spring/ summer										
bracted oak sedge	<i>Carex cephalophora</i>	X	X	X				X	X	1'		spring										
lance-fruited oval sedge	<i>Carex scoparia</i>	X	X		X	X				2'-3'		spring/ summer										
tussock sedge	<i>Carex stricta</i>	X	X		X	X				2'		spring/ summer									Appalachian and eyed browns, mulberry wing, and black dash host	
fox sedge	<i>Carex vulpinoidea</i>	X	X		X	X	X			2'-3'		spring/ summer										
Canada wild rye	<i>Elymus canadensis</i>	X	X				X	X		3'-4'		summer										
riverbank wild rye	<i>Elymus riparius</i>		X	X		X	X			3'-5'		summer										
Virginia wild rye	<i>Elymus virginicus</i>		X	X		X	X			2'-3'		summer										
bottlebrush grass	<i>Elymus hystrix</i> v. <i>hystrix</i>		X	X			X	X		3'-5'		summer									northern pearly-eye host	
switch grass	<i>Panicum virgatum</i>	X				X	X			3'-5'		summer									Hobomok skipper, Indian skipper, and Leonard's skipper host	
little bluestem	<i>Schizachyrium scoparium</i>	X					X	X	X	2'-3'		summer/ fall									Indian skipper, dusted skipper, and swarthy skipper host	
indian grass	<i>Sorghastrum nutans</i>	X					X	X	X	4'-6'		summer/ fall										
prairie cordgrass	<i>Spartina pectinata</i>	X			X	X				4'-7'		summer										
prairie dropseed	<i>Sporobolus heterolepis</i>	X					X	X		1'-3'		summer/ fall										

* The nomenclature for wildflowers follows *Field Guide to Indiana Wildflowers* by Kay Yatskievych (2000). The nomenclature for trees and shrubs and grasses and sedges follows the most recent naming conventions.



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