

Westfield City Council Members

Mark Keen, President (District 1)

Steve Hoover (District 2)

Robert L. Horkay, (District 5)

Chuck Lehman, (District 4)

Joe Edwards (District 3)

Cindy L. Spoljaric (At Large)

Jim Ake Vice President (At Large)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_07_08_2019

Monday, July 08, 2019 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, July 08, 2019 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 Pastor David Ballinger with Christ United Methodist Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes](#)

Claims:

Documents: [July 8, 2019 Claims](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Old Business:

Ordinance 19-10: Urban Vines PUD

Council Introduction: March 11, 2019

APC Public Hearing: May 8, 2019

APC Recommendation: July 1, 2019

Adoption Consideration: July 8, 2019

Documents: [Ordinance 19-10](#) | [Location Map](#) | [Concept Plan](#) | [Character Exhibit](#) | [Sound Mitigation](#) | [Permanent Outdoor Restroom Exhibit](#) | [Proposed Additional Landscaping Plan](#) | [Petitioner's Narrative](#) | [Staff Report](#)

Ordinance 19-16: Springmill Trails PUD Amendment: Gristmill Crossing Commercial Area

Council Introduction: May 13, 2019

APC Public Hearing: June 3, 2019

APC Recommendation: July 1, 2019

Adoption consideration: July 8, 2019

Documents: [Ordinance 19-16](#) | [Location Map](#) | [Zoning District Map](#) | [Illustrative Layout](#) | [Commercial District Character Exhibit](#) | [Staff Report](#)

Ordinance 19-17: Monon Hills (Fox Hollow) PUD

Council Introduction: May 13, 2019

APC Public Hearing: June 3, 2019

APC Recommendation: July 1, 2019

Adoption Consideration: July 8, 2019

Documents: [Ordinance 19-17](#) | [Department Report \(2\)](#) | [Location Map](#) | [Concept Plan](#) | [Character Exhibit](#)

Ordinance 19-20: Grand Park Fieldhouse PUD Amendment II

Council Introduction: June 10, 2019

APC Public Hearing: June 17, 2019

APC Recommendation: July 1, 2019

Adoption Consideration: July 8, 2019

Documents: [Ordinance 19-20](#) | [Location Map](#) | [Concept Plan](#) | [Character Exhibit](#) | [APC Certification](#) | [Staff Report](#)

New Business:

Westfield Interlocal Cooperative Agreement

Council Introduction: July 8, 2019

Adoption Consideration: July 8, 2019

Documents: [Westfield Interlocal Cooperative Agreement](#) | [Exhibit A](#)

Resolution 19-110: Real Property Tax Abatement for Roundtrippers Baseball Academy

Council Introduction: July 8, 2019

Adoption Consideration: July 8, 2019

Documents: [Resolution 19-110](#) | [Location Map](#) | [SB-1 Real Property](#)

Resolution 19-111: Personal Property Tax Abatement for Roundtrippers Baseball Academy

Council Introduction: July 8, 2019

Adoption Consideration: July 8, 2019

Documents: [Resolution 19-111](#) | [Location Map](#) | [SB-1 Personal Property](#)

Resolution 19-112: Confirming Establishment of an Economic Revitalization Area for 2021 Bastian Court

Council Introduction: July 8, 2019

Public Hearing: July 8, 2019

Adoption Consideration: July 8, 2019

Documents: [Resolution 19-112](#) | [Location Map](#)

Resolution 19-113: Real Property Abatement for 2021 Bastian Court

Council Introduction: July 8, 2019

Adoption Consideration: July 8, 2019

Documents: [Resolution 19-113](#) | [Location Map](#)

Resolution 19-114: State Road 32 Access (Meijer)

Adoption Consideration: July 8, 2019

Documents: [Resolution 19-114](#) | [Location Map](#)

Resolution 19-116: Authoring a Grant to Benefit the Westfield Playhouse

Council Introduction: July 8, 2019

Documents: [Resolution 19-116](#)

Ordinance 19-25: Alpha Tau PUD

Council Introduction: July 8, 2019

APC Public Hearing: August 5, 2019

APC Recommendation: August 19, 2019

Adoption Consideration: September 9, 2019

Documents: [Ordinance 19-25](#) | [Location Map](#) | [Concept Plan](#) | [Character Exhibit](#)

Ordinance 19-26: Landings at Village Farms PUD

Council Introduction: July 8, 2019

APC Public Hearing: August 5, 2019

APC Recommendation: September 3, 2019

Adoption Consideration: September 9, 2019

Documents: [Ordinance 19-26](#) | [Location Map](#) | [District Map](#) | [Concept Plan](#) | [Residential Character Exhibit](#) | [Amenity Exhibit](#) | [Landings at Village Farms Presentation](#)

Ordinance 19-27: Orchard View (of Westfield) PUD

Council Introduction: July 8, 2019
APC Public Hearing: August 5, 2019
APC Recommendation: September 3, 2019
Adoption Consideration: September 9, 2019
Documents: [Ordinance 19-27](#) | [Location Map](#) | [Concept Plan](#)

Ordinance 19-28: Spring Mill Centre PUD
Council Introduction: July 8, 2019
APC Public Hearing: August 5, 2019
APC Recommendation: September 3, 2019
Adoption Consideration: September 8, 2019
Documents: [Ordinance 19-28](#) | [Location Map](#) | [Concept Plan](#)

Guests:

Residents who wish to address the Council on items not on the agenda may do so at this time.

Council Response to Guest Comments

City Council Comments

Mayor Comments

Adjourn

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

Working Meeting

INTERLOCAL COOPERATIVE AGREEMENT
Between
THE INDIANA DEPARTMENT OF TRANSPORTATION
And
THE CITY OF WESTFIELD
Concerning
INSTALLATION OF TRAFFIC SIGNAL

EDS #A249-_____

This Interlocal Cooperative Agreement (“Agreement”) entered into by and between the Indiana Department of Transportation (hereinafter referred to as “INDOT”), and the City of Westfield, Indiana, (hereinafter referred to as the “CITY”), collectively referred to as the “PARTIES”, is executed pursuant to the terms and conditions set forth herein and shall be effective as of the date of approval by the Office of the Indiana Attorney General. In consideration of those mutual undertakings and covenants, the Parties agree as follows:

RECITALS

WHEREAS, the CITY has a local project currently under construction under Permit #E17GDW0002, which includes improving the intersection at State Road 32 (“SR 32”) and Ditch Road and installing underground infrastructure necessary for a future traffic signal with an expected completion date in August 2019; and

WHEREAS, INDOT has a programmed project under Des. No. 1800888 to install the traffic signal at SR 32 and Ditch Road in calendar year 2020, following the completion of the CITY’s project; and

WHEREAS, the PARTIES believe it is in the best interest of the public to coordinate the CITY’s project and INDOT’s project to expedite completion of the construction and installation of the traffic signal at SR 32 and Ditch Road; and

WHEREAS, INDOT wishes to partner with the CITY for installation of the traffic signal, and the PARTIES agree that the CITY shall be responsible for the design, construction and installation of the traffic signal (the “Project”); and

WHEREAS, INDOT has agreed to contribute state funds to cover costs of the Project, including the preliminary engineering, construction and inspection costs, in an amount not to exceed **\$200,000.00** (“INDOT’s Contribution”); and

WHEREAS, INDOT shall own, operate and maintain the traffic signal equipment upon acceptance post-construction; and

WHEREAS, in order to enhance both the state highway and local highway systems and improve safety and mobility at SR 32 and Ditch Road, the PARTIES desire to cooperate in funding for the preliminary engineering, construction and inspection of the Project;

NOW THEREFORE, in consideration of the premises and the mutually dependent covenants herein contained, the PARTIES hereto agree as follows:

I. SPECIFIC PROVISIONS

1.1. Project Description. The Project shall include preliminary engineering, construction, installation and inspection of the traffic signal at SR 32 and Ditch Road. A scope of work is attached as **Exhibit A** and incorporated herein by reference.

INDOT will not be responsible for any costs or overages that exceed INDOT's Contribution.

1.2. Project Delivery.

- A. In the interest of ensuring that the design and construction of the Project meets the needs of the traveling public on both the state and local highway systems and in order to provide the best value for taxpayers, the Parties have agreed that the CITY will be the lead agency on the design, preliminary engineering processes, construction and inspection. Subject to INDOT approval, the CITY shall directly hire and contract with a consultant to complete the preliminary engineering work for the Project.
- B. The CITY shall comply with all applicable state laws, regulations and processes throughout all phases of the Project (including without limitation all activities related to project design, development, utility relocations, construction and inspection.

Further, the CITY shall not take any actions in the course of any work on the Project that would have the effect of making this portion of SR 32 ineligible for the future use of federal funds in the corridor. If any portion of SR 32 is removed from the federal aid system as a result of the Project, or if any portion of SR 32 is found to be ineligible for federal aid funding in the future because of the Project, the road will be automatically transferred under the Agreement and in accordance with I.C. 8-23-4-10 and I.C. 8-23-4-12 from the state highway system to the CITY's respective highway systems.

1.3. CITY'S Responsibilities.

1.3.1 Financial Responsibilities. The CITY shall be responsible for all costs and overages of the Project which exceed INDOT's Contribution.

1.3.2. Project Responsibilities.

- A. The CITY shall complete all work necessary to prepare the Project for letting, including, but not limited to, all preliminary engineering, design, utility relocation, surveys, permitting, and right-of-way engineering. The CITY shall prepare all contract documents required to let a contract, including all necessary plans, drawings and specifications. All such documents will be prepared in accordance with and referencing the INDOT Standard Specifications and the Indiana Design Manual as appropriate.
- B. The CITY shall provide all needed plans, tracings, and other preliminary engineering needed for the Project. INDOT shall be provided the opportunity to review and approve all design plans, and the CITY shall promptly ensure that any changes required by INDOT are incorporated into the final plans. The CITY understands and agrees that INDOT shall be the sole and final decision maker on anything that is related to and/or may impact the quality and function of SR 32. All plans and other design work on the Project shall be completed in accordance with all requirements of the most recent edition of INDOT's standard specifications.
- C. The CITY shall coordinate with INDOT in the selection of the consultant for the Project.
- D. The CITY shall amend its existing Permit # E17GDW0002 to include construction of the new signal installation in accordance with INDOT's permitting policy. The approval of the design plans and acceptance of the traffic signal at construction completion will follow INDOT's standard permitting policies and procedures.
- E. The CITY shall let and award the Project for construction in accordance with applicable state laws.
- F. The CITY shall submit an invoice to INDOT for INDOT's Contribution upon the CITY's receipt of the fully executed Agreement.

1.4 INDOT'S Responsibilities.

- 1.4.1. **Financial Responsibilities.** INDOT shall be responsible for the costs of preliminary engineering, construction and inspection in an amount not to exceed **\$200,000.00**. INDOT shall not be responsible for any and all costs and overages of the Project which exceed INDOT's Contribution.
- 1.4.2. **Project Responsibilities.** INDOT shall have the right to review and approve all design plans for the Project that are to be constructed as part of the Project and located on INDOT right-of-way. INDOT shall promptly notify the CITY in the event that changes are required. INDOT shall be the sole and final decision maker on anything that is related to and/or may impact the quality and function of SR 32.

INDOT shall own, operate and maintain the traffic signal equipment upon acceptance post-construction.

1.5. Payment of Project Costs.

- A. Funding Contribution from INDOT. INDOT agrees to contribute toward the costs of the Project in an amount not to exceed **\$200,000.00** in state highway funds. INDOT shall make a one-time lump sum payment in the amount of **\$200,000.00** to the CITY for the preliminary engineering, construction and inspection costs upon execution and approval by the Office of the Indiana Attorney General of this Agreement. The CITY shall invoice INDOT for INDOT's Contribution following receipt of the fully executed Agreement. INDOT shall remit payment to the CITY thirty-five (35) days following receipt of the CITY's invoice.
- B. If for any reason the CITY cancels the Project, terminates this Agreement without constructing the Project, or defaults on any material provision of this Agreement, without a default by INDOT, the CITY agrees to reimburse to INDOT, within 180 days after request from INDOT, all funds paid by INDOT to the CITY under this Agreement, plus interest on such funds at the nationally recognized thirty-year treasury bill rate (as published on the U.S. Department of the Treasury website, available at <http://www.treasury.gov/resource-center/data-chart-center/interest-rates/Pages/TextView.aspx?data=yieldYear&year=2011>, or in the Wall Street Journal Online Market Data Center, available at <http://online.wsj.com/public/page/news-fixed-income-bonds.html>) on the date of cancellation, termination, or notice of default from INDOT to the CITY, as the case may be. Such interest shall accrue beginning on the day INDOT delivered the funds at issue to the CITY and shall continue until the date of reimbursement.
- C. If, at any point in the project development or letting process, it appears that the total project cost (including construction and all other project costs) may exceed **\$200,000.00**, the CITY shall be solely responsible for the additional costs of the Project, which exceed **\$200,000.00**. Any modifications and/or additions to the current scope, shall be the sole financial responsibility of the CITY.

1.6. Duration and Renewal of Agreement. The term of this Agreement shall be from the date upon which the Agreement is approved by the Office of the Indiana Attorney General through December 31, 2020, or completion of final audit of the Project by INDOT, whichever occurs first. This Agreement may be renewed or extended under the same terms and conditions subject to the approval of all signing Parties.

1.7. Project Coordination. INDOT and the CITY agree to review and coordinate all plans and schedules pertaining to the Project.

1.8. Public Statements or Disclosures. The PARTIES shall consult with each other and must agree as to the timing, content, and form before issuing any press release or other public statements or disclosures related to the Project or this Agreement. However, this Section does not prohibit

either of the PARTIES from making a public statement or disclosure regarding this Agreement or the Project if, in the opinion of a Party's legal counsel, such a disclosure is required by law, including but not limited to Indiana's Access to Public Records Act (IC 5-14-3), legal process or directive of a regulatory authority having jurisdiction over either party.

1.9. Interpretation. The Recitals recorded above are incorporated by reference into this Agreement.

II. GENERAL PROVISIONS

2.1. Access to Records. The CITY shall maintain all books, documents, papers, correspondence, accounting records and other evidence pertaining to the cost incurred under this Agreement, and shall make such materials available at their respective offices at all reasonable times during the period of this Agreement and for ten (10) years from the date of final payment under the terms of this Agreement, for inspection or audit by INDOT, or its authorized designees. Copies shall be furnished at no cost to INDOT if requested.

2.2. Audit. The CITY acknowledges that it may be required to submit to an audit of funds paid through this Agreement. Any such audit shall be conducted in accordance with IC 5-11-1, *et. seq.* and audit guidelines specified by the State. The State consider the CITY to be a "Contractor" under 2 CFR 200.300 for purposes of this Agreement. However, if it is determined that the CITY is a "subrecipient" and if required by applicable provisions of 2 CFR 200 (Uniform Administrative Requirements, Cost Principles and Audit Requirements), CITY shall arrange for a financial and compliance audit, which complies with 2 CFR 200.500 *et. seq.*

2.3. Authority to Bind CITY. The signatory for the CITY represents that he/she has been duly authorized to execute this Agreement on behalf of the CITY, and has obtained all necessary or applicable approvals to make this Agreement fully binding upon the CITY when his/her signature is affixed and accepted by the State.

2.4. Certification for Federal-aid Contracts Lobbying Activities. The CITY certifies, by signing and submitting this Agreement, to the best of its knowledge and belief that the CITY has complied with Section 1352, Title 31, U.S. Code, and specifically, that:

A. No federal appropriated funds have been paid or will be paid, by or on behalf of the CITY, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal agreements, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal agreement, grant, loan, or cooperative agreement.

B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with such federal agreement, grant, loan, or cooperative agreement, the undersigned

shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

C. The CITY also agrees by signing this Agreement that it shall require that the language of this certification be included in all contractor agreements including lower tier subcontracts, which exceed \$100,000, and that all such sub recipients shall certify and disclose accordingly. Any person who fails to sign or file this required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each failure.

2.5. Compliance with Laws.

A. The CITY shall comply with all applicable federal, state, and local laws, rules, regulations, and ordinances, and all provisions required thereby to be included herein are hereby incorporated by reference. The enactment or modification of any applicable state or federal statute or the promulgation of rules or regulations thereunder after execution of this Agreement shall be reviewed by the State and the CITY to determine whether the provisions of this Agreement require formal modification.

B. The CITY and its agents shall abide by all ethical requirements that apply to persons who have a business relationship with the State as set forth in IC §4-2-6, *et seq.*, IC §4-2-7, *et seq.* and the regulations promulgated thereunder. **If the CITY has knowledge, or would have acquired knowledge with reasonable inquiry, that a state officer, employee, or special state appointee, as those terms are defined in IC 4-2-6-1, has a financial interest in the Agreement, the CITY shall ensure compliance with the disclosure requirements in IC 4-2-6-10.5 prior to the execution of this Agreement.** If the CITY is not familiar with these ethical requirements, the CITY should refer any questions to the Indiana State Ethics Commission, or visit the Inspector General's website at <http://www.in.gov/ig/>. If the CITY or its agents violate any applicable ethical standards, the State may, in its sole discretion, terminate this Agreement immediately upon notice to the CITY. In addition, the CITY may be subject to penalties under IC §§4-2-6, 4-2-7, 35-44.1-1-4, and under any other applicable laws.

C. [OMITTED – NOT APPLICABLE.]

D. [OMITTED – NOT APPLICABLE.]

E. [OMITTED – NOT APPLICABLE.]

F. The CITY warrants that the CITY and its contractors shall obtain and maintain all required permits, licenses, registrations, and approvals, and shall comply with all health, safety, and environmental statutes, rules, or regulations in the performance of work activities under this Agreement. Failure to do so may be deemed a material breach of this Agreement and grounds for immediate termination and denial of further work with the State.

G. [OMITTED – NOT APPLICABLE.]

H. As required by IC §5-22-3-7:

(1) The CITY and any principals of the CITY certify that:

(A) the CITY, except for de minimis and nonsystematic violations, has not violated the terms of:

- i. IC §24-4.7 [Telephone Solicitation Of Consumers];
- ii. IC §24-5-12 [Telephone Solicitations]; or
- iii. IC §24-5-14 [Regulation of Automatic Dialing Machines];

in the previous three hundred sixty-five (365) days, even if IC §24-4.7 is preempted by federal law; and

(B) the CITY will not violate the terms of IC §24-4.7 for the duration of the Agreement, even if IC §24-4.7 is preempted by federal law.

(2) The CITY and any principals of the CITY certify that an affiliate or principal of the CITY and any agent acting on behalf of the CITY or on behalf of an affiliate or principal of the CITY, except for de minimis and nonsystematic violations,

(A) has not violated the terms of IC §24-4.7 in the previous three hundred sixty-five (365) days, even if IC §24-4.7 is preempted by federal law; and

(B) will not violate the terms of IC §24-4.7 for the duration of the Agreement, even if IC §24-4.7 is preempted by federal law.

2.6. Debarment and Suspension.

A. The CITY certifies by entering into this Agreement that neither it nor its principals nor any of its contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from entering into this Agreement by any federal agency or by any department, agency or political subdivision of the State of Indiana. The term “principal” for purposes of this Agreement means an officer, director, owner, partner, key employee or other person with primary management or supervisory responsibilities, or a person who has a critical influence on or substantive control over the operations of the CITY.

B. The CITY certifies that it has verified the state and federal suspension and debarment status for all contractors receiving funds under this Agreement and shall be solely responsible for any recoupment, penalties or costs that might arise from use of a suspended or debarred contractor. The CITY shall immediately notify INDOT if any contractor becomes debarred or suspended, and shall, at INDOT’s request, take all steps required by INDOT to terminate its contractual relationship with the contractor for work to be performed under this Agreement.

2.7. Drug-Free Workplace Certification.

As required by Executive Order No. 90-5 dated April 12, 1990, issued by the Governor of Indiana, the CITY hereby covenants and agrees to make a good faith effort to provide and maintain a drug-

free workplace. The CITY will give written notice to the State within ten (10) days after receiving actual notice that the CITY, or an employee of the CITY in the State of Indiana, has been convicted of a criminal drug violation occurring in the workplace. False certification or violation of this certification may result in sanctions including, but not limited to, suspension of contract payments, termination of this Agreement and/or debarment of contracting opportunities with the State for up to three (3) years.

In addition to the provisions of the above paragraph, if the total amount set forth in this Agreement is in excess of \$25,000.00, the CITY certifies and agrees that it will provide a drug-free workplace by:

A. Publishing and providing to all of its employees a statement notifying them that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the CITY's workplace, and specifying the actions that will be taken against employees for violations of such prohibition;

B. Establishing a drug-free awareness program to inform its employees of (1) the dangers of drug abuse in the workplace; (2) the CITY's policy of maintaining a drug-free workplace; (3) any available drug counseling, rehabilitation and employee assistance programs; and (4) the penalties that may be imposed upon an employee for drug abuse violations occurring in the workplace;

C. Notifying all employees in the statement required by subparagraph (A) above that as a condition of continued employment, the employee will (1) abide by the terms of the statement; and (2) notify the CITY of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;

D. Notifying the State in writing within ten (10) days after receiving notice from an employee under subdivision (C)(2) above, or otherwise receiving actual notice of such conviction;

E. Within thirty (30) days after receiving notice under subdivision (C)(2) above of a conviction, imposing the following sanctions or remedial measures on any employee who is convicted of drug abuse violations occurring in the workplace: (1) taking appropriate personnel action against the employee, up to and including termination; or (2) requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state or local health, law enforcement, or other appropriate agency; and

F. Making a good faith effort to maintain a drug-free workplace through the implementation of subparagraphs (A) through (E) above.

2.8. Employment Eligibility Verification.

The CITY affirms under the penalties of perjury that they do not knowingly employ an unauthorized alien. The CITY further agrees that:

A. The CITY shall enroll in and verify the work eligibility status of all its newly hired employees through the E-Verify program as defined in IC 22-5-1.7-3. The CITY is not required to participate should the E-Verify program cease to exist. Additionally, the CITY is not required to participate if the CITY is self-employed and do not employee any employees.

B. The CITY shall not knowingly employ or contract with an unauthorized alien. The CITY shall not retain an employee or contract with a person that the CITY subsequently learns is an unauthorized alien.

C. The CITY shall require its subcontractors, who perform work under this Agreement, to certify to the CITY that the subcontractor does not knowingly employ or contract with an unauthorized alien and that the subcontractor has enrolled and is participating in the E-Verify program. The CITY agrees to maintain this certification throughout the duration of the term of a contract with a subcontractor.

The State may terminate for default if the CITY fails to cure a breach of this provision no later than thirty (30) days after being notified by the State.

2.9. Force Majeure. In the event that any Party is unable to perform any of its obligations under this Agreement or to enjoy any of its benefits because of natural disaster or decrees of governmental bodies not the fault of the affected Party (hereinafter referred to as a “Force Majeure Event”), the Party who has been so affected shall immediately or as soon is reasonably possible under the circumstances give notice to the other Party and shall do everything possible to resume performance. Upon receipt of such notice, all obligations under this Agreement shall be immediately suspended. If the period of nonperformance exceeds thirty (30) days from the receipt of notice of the Force Majeure Event, the Party whose ability to perform has not been so affected may, by giving written notice, terminate this Agreement.

2.10. Funding Cancellation Clause. As required by Financial Management Circular 2007-1 and IC 5-22-17-5, when the Director of the State Budget Agency makes a written determination that funds are not appropriated or otherwise available to support continuation of the performance of this Agreement, this Agreement shall be canceled. A determination by the Director of State Budget Agency that funds are not appropriated or otherwise available to support continuation of performance shall be final and conclusive.

2.11. Governing Laws. This Agreement shall be governed, construed and enforced in accordance with the laws of the State of Indiana without regard to its conflict of laws rules. Suit, if any, must be brought in the State of Indiana.

2.12. Indemnification. The CITY agrees to indemnify, defend, exculpate and hold harmless the State of Indiana, and its officials and employees from any liability due to loss, damage, injuries, or other casualties of whatever kind, to the person or property of anyone arising out of, or resulting from the performance of this Agreement or the work connected therewith, or from the installation, existence, use, maintenance, condition, repairs, alteration or removal of any equipment or material, to the extent such liability is caused by the negligence of the CITY, including any claims arising

out the Worker's Compensation Act or any other law, ordinance, order or decree. INDOT shall **not** provide indemnification to the CITY. The CITY agrees to pay all reasonable expenses and attorney's fees incurred by or imposed on the State and INDOT in connection herewith in the event that the CITY shall default under the provisions of this Section.

The CITY agrees to pay all reasonable expenses and attorney's fees incurred by or imposed on the State and INDOT in connection herewith in the event that the CITY shall default under the provisions of this Section.

2.13. Merger & Modification. This Agreement constitutes the entire Agreement between the PARTIES. No understandings, Agreements, or representations, oral or written, not specified within this Agreement will be valid provisions of this Agreement. This Agreement may not be modified, supplemented, or amended, except by written Agreement signed by all necessary Parties.

2.14. Non-Discrimination.

A. Pursuant to the Indiana Civil Rights Law, specifically including IC 22-9-1-10, and in keeping with the purposes of the Civil Rights Act of 1964, the Age Discrimination in Employment Act, and the Americans with Disabilities Act, the CITY covenants that it shall not discriminate against any employee or applicant for employment relating to this Agreement with respect to the hire, tenure, terms, conditions or privileges of employment or any matter directly or indirectly related to employment, because of the employee's or applicant's race, color, national origin, religion, sex, age, disability, ancestry, status as a veteran, or any other characteristic protected by federal, state or local law ("Protected Characteristics"). The CITY certifies compliance with applicable federal laws, regulations and executive orders prohibiting discrimination based on the Protected Characteristics in the provision of services. Breach of this paragraph may be regarded as a material breach of this Agreement, but nothing in this paragraph shall be construed to imply or establish an employment relationship between the State and any applicant or employee of the CITY or any subcontractor.

B. INDOT is a recipient of federal funds, and therefore, where applicable, the CITY and any subcontractors shall comply with requisite affirmative action requirements, including reporting, pursuant to 41 CFR Chapter 60, as amended, and Section 202 of Executive Order 11246 as amended by Executive Order 13672.

The CITY agrees that if the CITY employs fifty (50) or more employees and does at least \$50,000.00 worth of business with the State and is not exempt, the CITY will comply with the affirmative action reporting requirements of 41 CFR 60-1.7. The CITY shall comply with Section 202 of executive order 11246, as amended, 41 CFR 60-250, and 41 CFR 60-741, as amended, which are incorporated herein by specific reference. Breach of this covenant may be regarded as a material breach of Contract.

It is the policy of INDOT to assure full compliance with Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act and Section 504 of the Vocational Rehabilitation Act and related statutes and regulations in all programs and activities. Title VI and related statutes

require that no person in the United States shall on the grounds of race, color or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. (INDOT's nondiscrimination enforcement is broader than the language of Title VI and encompasses other State and Federal protections. INDOT's nondiscrimination enforcement shall include the following additional grounds: sex, sexual orientation, gender identity, ancestry, age, income status, religion, disability, income status, limited English proficiency, or status as a veteran.)

C. During the performance of this Agreement, the CITY, for itself, its assignees and successors in interest (hereinafter referred to as the "CITY") agrees to the following assurances under Title VI of the Civil Rights Act of 1964:

1. Compliance with Regulations: The CITY shall comply with the regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation, Title 49 CFR Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Agreement.

2. Nondiscrimination: The CITY, with regard to the work performed by it during the Agreement, shall not discriminate on the grounds of race, color, sex, sexual orientation, gender identity, national origin, religion, disability, ancestry, or status as a veteran in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The CITY shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulation, including employment practices when the Agreement covers a program set forth in Appendix B of the Regulations.

3. Solicitations for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the CITY for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the CITY of the CITY's obligations under this Agreement, and the Regulations relative to nondiscrimination on the grounds of race, color, sex, sexual orientation, gender identity, national origin, religion, disability, ancestry, income status, limited English proficiency, or status as a veteran.

4. Information and Reports: The CITY shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Indiana Department of Transportation and Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a CITY is in the exclusive possession of another who fails or refuses furnish this information, the CITY shall so certify to the Indiana Department of Transportation or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

5. Sanctions for Noncompliance: In the event of the CITY's noncompliance with the nondiscrimination provisions of this Agreement, the Indiana Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration

may determine to be appropriate, including, but not limited to: (a) withholding payments to the CITY under the Agreement until the CITY complies, and/or (b) cancellation, termination or suspension of the Agreement, in whole or in part.

6. Incorporation of Provisions: The CITY shall include the provisions of paragraphs 1. through 5. in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

The CITY shall take such action with respect to any subcontract or procurement as the Indiana Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance, provided, however, that in the event the CITY becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the CITY may request the Indiana Department of Transportation to enter into such litigation to protect the interests of the Indiana Department of Transportation, and, in addition, the CITY may request the United States of America to enter into such litigation to protect the interests of the United States of America.

2.15. Notice to Parties. Whenever any notice, statement or other communication is required under this Agreement, it shall be sent by first class U.S. mail service to the following addresses, unless otherwise specifically advised:

A. For INDOT: Technical Services Director
INDOT Greenfield District
23 South Broadway Street
Greenfield, IN 46140

With Copy To: Chief Legal Counsel and Deputy Commissioner
Indiana Department of Transportation
100 North Senate Avenue, IGCN 758
Indianapolis, IN 46204

B. For CITY: City Engineer
2728 East 171st Street
Westfield, IN 46074

2.16. Payment.

All payments (if any) shall be made thirty-five (35) days in arrears in conformance with State fiscal policies and procedures and, as required by IC §4-13-2-14.8, the direct deposit by electronic funds transfer to the financial institution designated by the CITY in writing unless a specific waiver has been obtained from the Indiana Auditor of State. No payments will be made in advance of receipt of the goods or services that are the subject of this Agreement except as permitted by IC §4-13-2-20.

2.17. Penalties, Interest and Attorney's Fees. INDOT will in good faith perform its required obligations hereunder, and does not agree to pay any penalties, liquidated damages, interest, or attorney's fees, except as required by Indiana law in part, IC 5-17-5, IC 34-54-8, IC 34-13-1.

Notwithstanding the provisions contained in IC §5-17-5, any liability resulting from the State's failure to make prompt payment shall be based solely on the amount of funding originating from the State and shall not be based on funding from federal or other sources.

2.18. Severability. The invalidity of any section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining sections, subsections, clauses or provisions of this Agreement.

2.19. Status of Claims. The CITY shall be responsible for keeping INDOT currently advised as to the status of any claims made for damages against the CITY resulting from services performed under this Agreement.

2.20. Termination for Convenience. This Agreement may be terminated, in whole or in part, by INDOT whenever, for any reason, INDOT determines that such termination is in its best interest. Termination shall be effected by delivery to the CITY of a Termination Notice at least thirty (30) days prior to the termination effective date, specifying the extent to which performance of services under such termination becomes effective.

2.21. General. This Agreement represents the entire understanding between the PARTIES relating to the subject matter, and supersedes any and all prior oral and/or written communications, understandings or agreements relating to the subject matter. Any amendment or modification to this Agreement must be in writing, reference this Section 2.20 and be signed by duly authorized representatives of the PARTIES (and by all necessary approving State agencies or parties). Neither this Agreement nor any portions of it may be assigned, licensed or otherwise transferred by the CITY without the prior written consent of INDOT. This Agreement will be binding upon the PARTIES and their permitted successors or assigns. Failure of either Party to enforce any provision of this Agreement will not constitute or be construed as a waiver of such provision or of the right to enforce such provision. All captions, section headings, paragraph titles and similar items are provided for the purpose of reference and convenience and are not intended to be inclusive, definitive or to affect the interpretation of this Agreement.

Non-Collusion and Acceptance

The undersigned attests, subject to the penalties for perjury, that the undersigned is the CITY, or that the undersigned is the properly authorized representative, agent, member or officer of the CITY. Further, to the undersigned's knowledge, neither the undersigned nor any other member, employee, representative, agent or officer of the CITY, directly or indirectly, has entered into or been offered any sum of money or other consideration for the execution of this Agreement other than that which appears upon the face hereof. **Furthermore, if the undersigned has knowledge that a state officer, employee, or special state appointee, as those terms are defined in IC 4-2-6-1, has a financial interest in the Agreement, the CITY attests to compliance with the disclosure requirements in IC 4-2-6-10.5.**

In Witness Whereof, the Parties have, through their duly authorized representatives, entered into this Agreement. The Parties, having read and understood the foregoing terms of this Agreement, do by their respective signatures dated below agree to the terms thereof.

THE REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK

CITY OF WESTFIELD, INDIANA

By: Jim Ake, Member

By: James J. Edwards, Member

By: Steven Hoover, Member

By: Robert L. Horkay, Member

By: Mark F. Keen, Member

By: Charles Lehman, Member

By: Cindy L. Spoljaric, Member

Members of the City Council
City of Westfield, Indiana

Date: _____

ATTEST:

By: Cindy J. Gossard, Clerk-Treasurer

Date: _____

STATE OF INDIANA
Indiana Department of Transportation

_____(for)
Joseph McGuinness, Commissioner
Indiana Department of Transportation

Date: _____

APPROVALS

STATE OF INDIANA
State Budget Agency

By: _____ (FOR)
Jason D. Dudich, Director

Date: _____

STATE OF INDIANA
Department of Administration

By: _____ (FOR)
Lesley A. Crane, Commissioner

Date: _____

Approved as to Form and Legality:
Office of the Attorney General

By: _____ (FOR)
Curtis T. Hill, Jr.
Attorney General of Indiana

Date : _____

This instrument was prepared for the Indiana Department of Transportation, 100 N. Senate Avenue, Indianapolis, IN 46204, by the undersigned attorney.

Marjorie A. Millman, Attorney No. 21748-36

EXHIBIT A



INDIANA DEPARTMENT OF TRANSPORTATION

Traffic Signal Design Data Sheet – Greenfield District

Prepared By: AET

Date: 11/06/2017

Commission #: TBD

Des. #: 1800888

Location:

Intersection: SR 32 & Ditch Rd

City/Town: Westfield

County: 29-Hamilton

Programming:

Justification/need: New signal to be installed after a local access point is relocated to this intersection

Proposed Year: 2020

Estimate: \$150,000

Funding Source: District Discretionary ☐

TSAM ☐

Other (specify): _____

Previous as-built available? Yes ☐ No ☒

Recent Photos? Yes ☐ No ☒

Equipment:

Proposed Indications:

NW Corner Ped Heads

S-Facing 0 _____
E-Facing 0 _____

EB Approach

3-Section 2 _____
5-Section (LT) 0 _____
5-Section (RT) 0 _____
4-Section FYA 1 _____
Flasher 0 _____
Other 0 _____

SW Corner Ped Heads

N-Facing 0 _____
E-Facing 0 _____

SB Approach

3-Section 2 _____
5-Section (LT) 0 _____
5-Section (RT) 0 _____
4-Section FYA 0 _____
Flasher 0 _____
Other 0 _____

NB Approach

3-Section 2 _____
5-Section (LT) 0 _____
5-Section (RT) 0 _____
4-Section FYA 0 _____
Flasher 0 _____
Other 0 _____

NE Corner Ped Heads

S-Facing 0 _____
W-Facing 0 _____

WB Approach

3-Section 2 _____
5-Section (LT) 0 _____
5-Section (RT) 0 _____
4-Section FYA 1 _____
Flasher 0 _____
Other 0 _____

SE Corner Ped Heads

N-Facing 0 _____
W-Facing 0 _____



Specify "Other" indications: _____

EXHIBIT A

Cabinet:

Existing cabinet size: P Cabinet Type: TS-2

Is cabinet being replaced? Yes ☒ No ☐ Size of new cabinet: P _____

Controller:

Is new controller needed? Yes ☒ No ☐ Is there a preference of controller brand? _____

Is there an active railroad crossing within 200 ft of any approach? Yes ☐ No ☒

If yes: Is preemption existing? Yes ☐ No ☐ Does it need to be upgraded? Yes ☐ No ☐

Supports:

Are new supports needed? Yes ☒ No ☐

If yes: Note number of each type: Mast arm/pole _0 _ Steel poles .4 _ Pedestals __0 __

Is R/W needed to install new supports? Yes ☐ No ☒

Is new span and catenary needed? Yes ☒ No ☐

If new mast arms, is decorative preferred by local gov't? Yes ☐ No ☒

Conduit: Approximate length and size of conduit. 2" PVC conduit, ~60 ft

Interconnect: Will signal be part of a system? Yes ☐ No ☒

If yes: Master Location _____

☐ Fiber optics ☐ Overhead ☐ Underground Length _____

☐ Hardwire ☐ Overhead ☐ Underground Length

☐ Radio Number of radios needed _____

Additional Interconnection Comments:

EXHIBIT A

Detection: Is detection needed? Yes ☒ No ☐

If yes, location and type of detectors.

Detection needed as follows: presence in NB (all), SB (all), and left turn lanes for EB and WB
advanced/counting detection needed for thru and right turn lanes for EB and WB. I am
estimating for wireless detection since there will be minimal existing conduit at the time of
installation and prices are likely to be more favorable for wireless in this case.

Miscellaneous:

Replace any pavement markings?

Add stop bars and adjust existing as necessary.

Replace or add signs at or near the intersection?

Overhead street name and lane use signs are likely all that's needed.

Do additional pedestals for push buttons or curb ramps need to be adjusted/added to meet ADA standards?

Not in the current plans. It is possible that the developer/city will add sidewalks or multi-use paths at
some point in the future, but that would need to be addressed at that time

EXHIBIT A

Are there any apparent Right-of-Way Concerns?

No

Are there any apparent Utility conflicts or concerns?

~~Not for the signal. The City of Westfield is considering paying the electric utility to relocate a pole on the SE corner to allow for a dedicated NB right turn lane to be built~~

Additional Comments or Background:

The SB approach is being built in 2018 by the city to replace intersection at SR 32 & Casey Rd just east of this intersection. The designer of the drive (Andrea Langille with BF&S) recommended that best corner for the cabinet would likely be the SW corner due to culverts and other considerations.



SPRING MILL CENTRE - CONCEPT PLAN AREAS



SPRING MILL CENTRE - LOCATION MAP

ORDINANCE NUMBER 19-10

Urban Vines PUD District

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1904-PUD-08**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1904-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (6-2) 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 2, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**URBAN VINES 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 Unified Development Ordinance, unless otherwise specified herein.
- 1.4 All provisions and representations of the Unified Development Ordinance and Code of Ordinances, of Westfield, Indiana Chapter 34(II)(2): Environment; Nuisances; Noise 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.
- 1.5 This Ordinance is adopted with the intent and purpose to repeal, supersede and/or void any and all variances and special exceptions previously granted to the Real Estate by the Board of Zoning Appeals ("Granted Variances"). Further, this Ordinance is adopted with the expressed request and consent of the Petitioner. Any Granted Variance held to be valid after the adoption date of this Ordinance shall render this Ordinance void.

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 Outdoor Event Stage: A stage, not attached to the Principal Building, as depicted in **Exhibit B**, on which various entertainment events and gatherings are held.

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 and maintained in substantial compliance with the Concept Plan.

Section 4. Legally Established Pre-Existing Improvements. The Real Estate has been developed as an Agritourism Use, as generally depicted on the Concept Plan and the Character Exhibit, attached hereto as **Exhibit C**, in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate.

All existing structures and conditions of the Real Estate, as shown in **Exhibit B** and **Exhibit C**, are hereby legally-established.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the AG-SF1: Agriculture / Single-Family Rural District (the “Underlying Zoning District”).

Section 6. **Permitted Uses and Conditions of Use.** All uses permitted in the underlying zoning District shall be permitted on property, in addition to the following:

- 6.1 Additional Uses: The following uses shall be permitted, and subject to the specified conditions:
- A. Agritourism Use (or Agritainment Use), including related outdoor storage not visible from an External Street and display
 - B. Agricultural Use, including the processing of on-site crops as it relates to a vineyard, winery, brewery, or distillery use; and related outdoor storage and display not visible from an External Street
 - C. Temporary Use and Events, subject to the following conditions:
 - a. An annual Temporary Use and Event Permit, issued by the City of Westfield Community Development Department, shall be required for recurring events which do not utilize tents or other temporary structures. A separate permit shall be required for every event utilizing tents or other temporary structures.
 - b. Outside equipment, not related to sound or Mobile & Food Service Vending, shall be prohibited.
 - c. The sound blankets placed on the stage, fence, and building, as depicted in the Sound Mitigation Exhibit, attached hereto as **Exhibit D**, shall be in place for every event utilizing the Outdoor Event Stage.
 - d. Events held on the Outdoor Events Stage shall be limited to no more than 4 concert days a month. Permitted Thursday, Friday and Saturdays unless a holiday falls on a weekday. Concerts will end by 9pm on Thursdays unless it falls on a holiday.
 - e. The Nuisance provisions of the Code of Ordinance, of Westfield, Indiana shall be replaced with the following:
 - i. Outdoor music shall not be permitted after 10 pm
 - ii. The decibel level shall not exceed seventy (70) decibels when measured from a point six (6) feet outside the property line.
 - D. Brewing, Winery and Distilling Production Facility & Tastings
 - E. Mobile & Food Service Vendors, subject to the following conditions:
 - a. Only 2 Mobile & Food Service Vendors shall be permitted at one time.
 - b. Service shall be limited to patrons of the primary business.
 - F. Serving of food prepared on the Property

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 6.1 Accessory Use and Building Standards: Shall apply, except as otherwise modified below.
- A. Existing Stage: The Minimum Side Yard Setback for the Outdoor Event Stage shall be fifteen (15) feet, as depicted on the Concept Plan and Character Exhibit.
- B. Permanent Outdoor Restrooms: A Permanent Outdoor Restroom building, constructed in substantial compliance with the Permanent Outdoor Restroom Exhibit, attached hereto as **Exhibit E**, shall be installed by September 1, 2020.
- 7.2 Article 6.3 Architectural Standards: Shall not apply, rather, in order to ensure compatibility with the surrounding rural and agricultural character, new Buildings shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the existing buildings within the District, as depicted in the Character Exhibit.
- 7.3 Article 6.8 Landscaping Standards: Shall not apply, rather, landscaping shall be maintained in substantial compliance with the Concept Plan and Proposed Additional Landscaping Plan
- 7.4 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below.
- A. Article 6.14(G)(7) Off-street Parking; Surfacing and Curbs: Shall not apply.
- 7.5 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.
- A. Article 6.17(H)(2): Shall apply, except that two (2) signs shall be permitted at the entrance on 161st Street, one (1) affixed to each fence on either side of the entrance.

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.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-10** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-10**
this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-10**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Pamela L. Howard, Senior Planner, City of Westfield, Economic and
Community Development Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

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: Pamela L. Howard.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Sound Mitigation Exhibit
Exhibit E	Permanent Outdoor Restroom
Exhibit F	Landscaping Plan

EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows: Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail, said point also being the point of beginning; thence continue thence North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a orange cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch Iron pin with a orange cap stamped "Polaris 9600005"; thence North 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the point of beginning and containing 5.00 acres more or less.

Rights and benefits of a utility easement and an Ingress and egress easement as described in and created in Easement Agreement recorded December 10, 2004 as Instrument Number 200400083566 in the Office of the Recorder of Hamilton County, Indiana.

Tax ID Number(s): 08-09-11-00-00-013.103

EXHIBIT B
CONCEPT PLAN

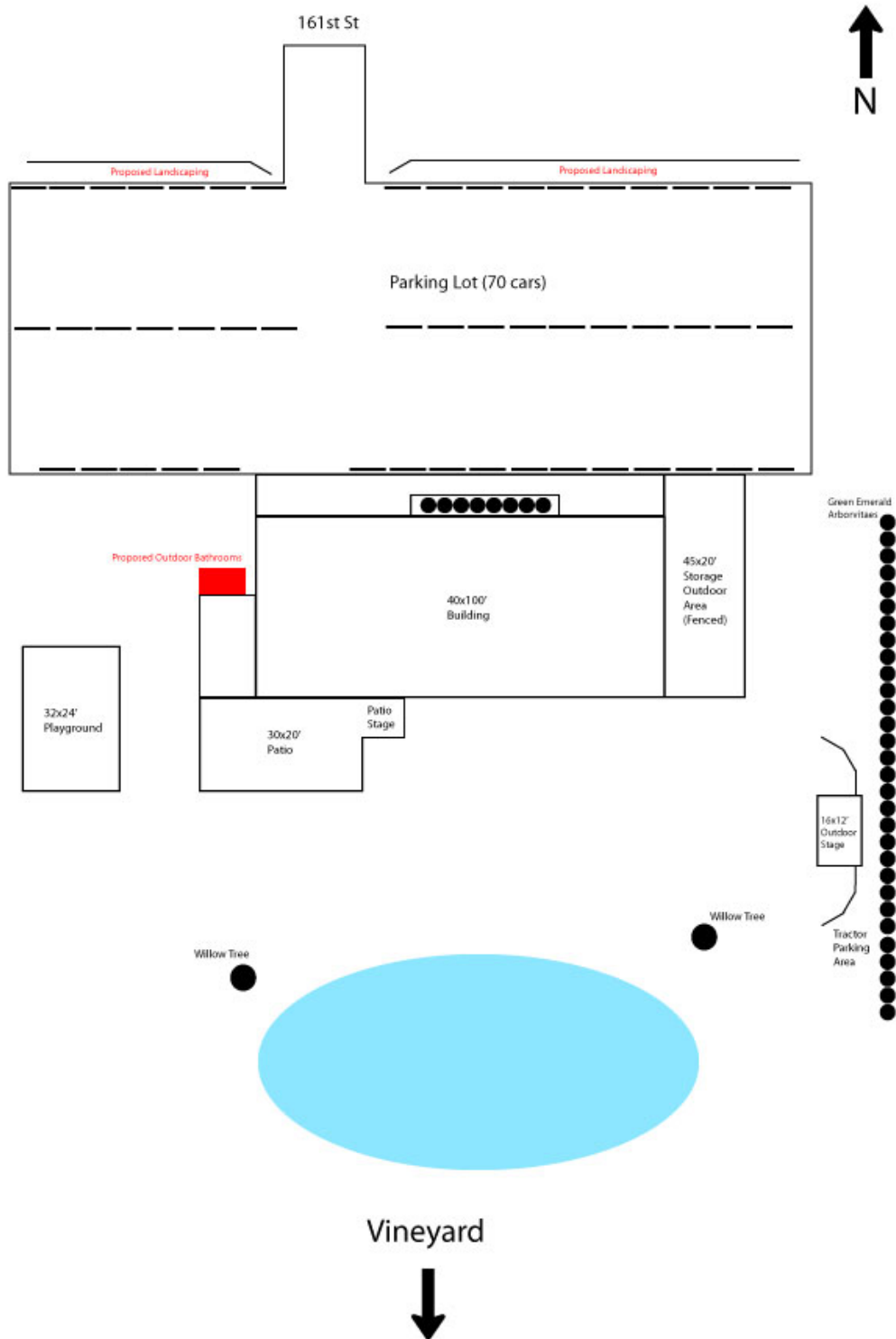


EXHIBIT C
CHARACTER EXHIBIT



EXHIBIT D
SOUND MITIGATION EXHIBIT







EXHIBIT E
PERMANENT OUTDOOR RESTROOM

**URBAN
VINES** LLC
303 EAST 161ST STREET
WESTFIELD, INDIANA

URBAN WINERY
BATHROOM
303 EAST 161ST STREET
CARMEL, INDIANA

DATE: 6/2019
SCALE: 1/4"=1'-0"

A2

SCHEMATICS

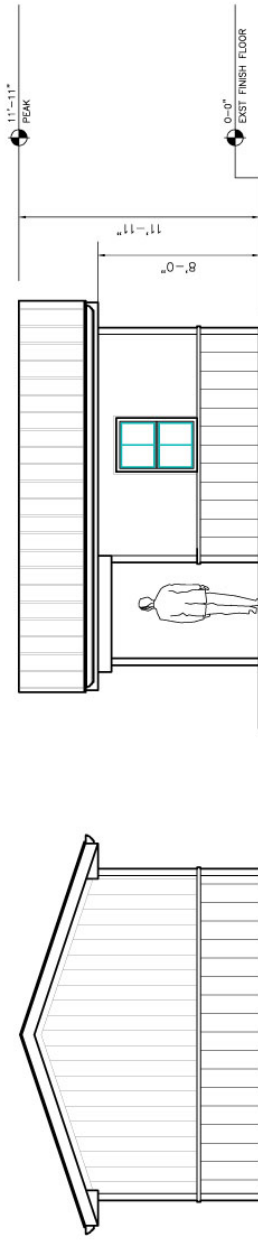
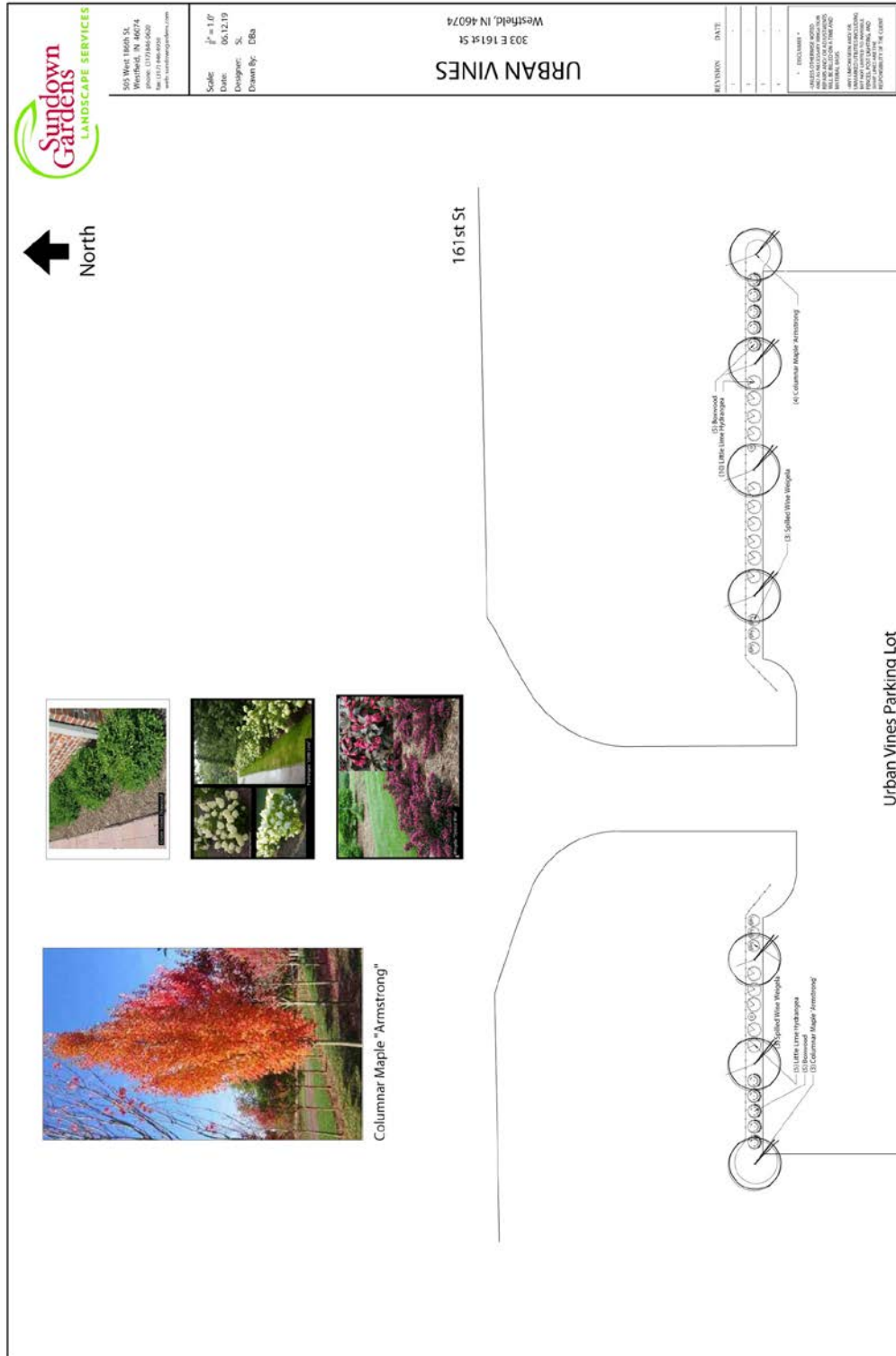
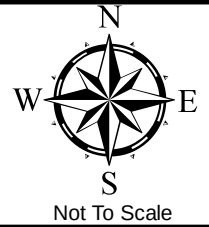


EXHIBIT F **PROPOSED ADDITIONAL LANDSCAPING PLAN**





Property Location Map
Urban Vines PUD
1904-PUD-08



Aerial Location Map



Zoning Map

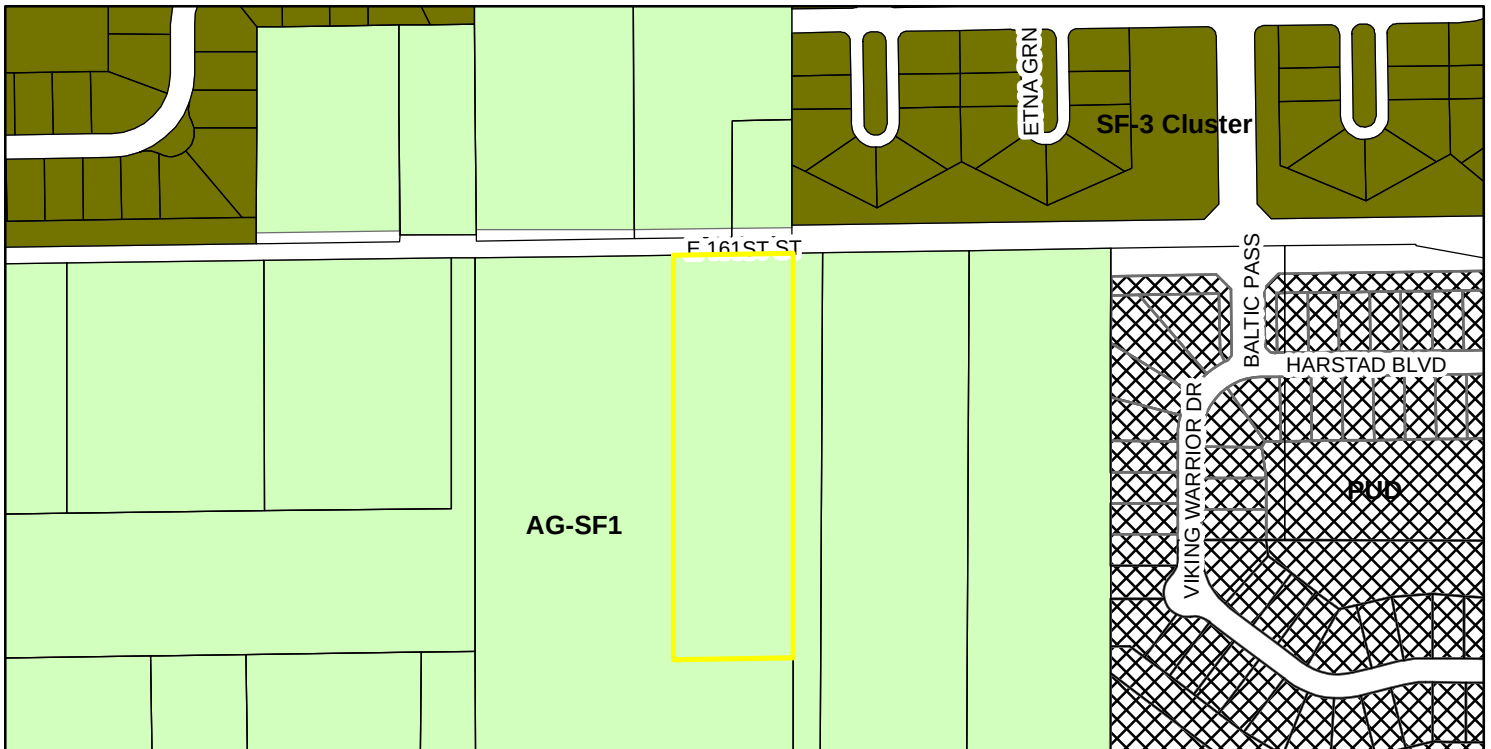


EXHIBIT B
CONCEPT PLAN

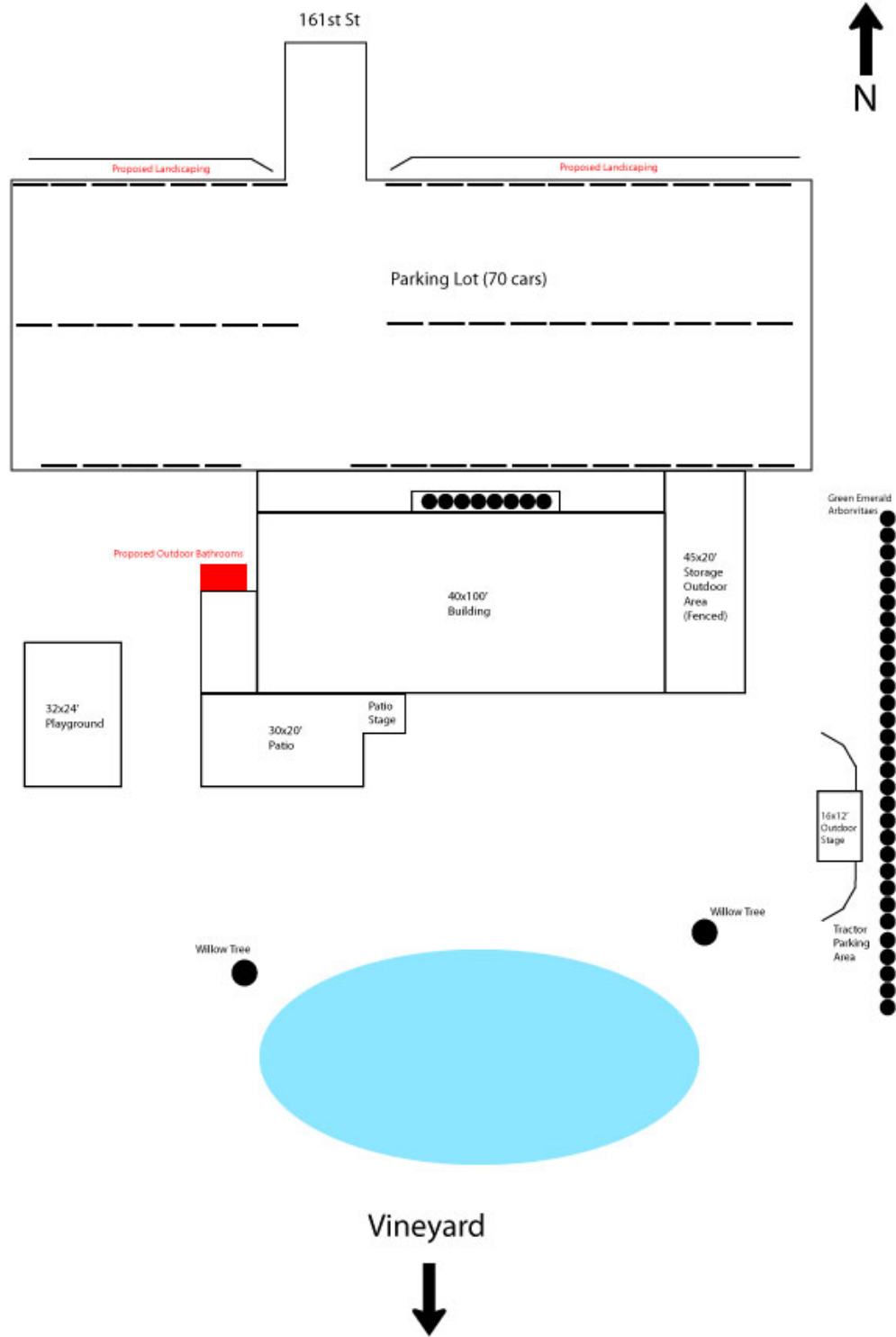


EXHIBIT C
CHARACTER EXHIBIT

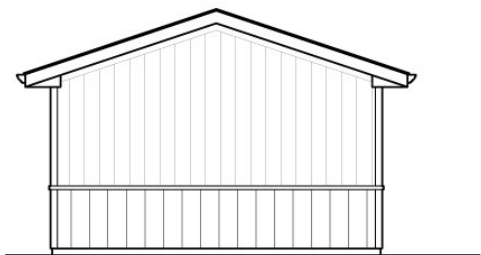
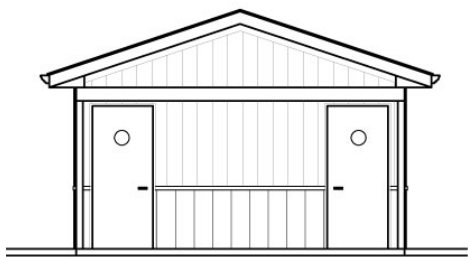


EXHIBIT D
SOUND MITIGATION EXHIBIT









**URBAN
VINES** LLC
303 EAST 161ST STREET
WESTFIELD, INDIANA

URBAN WINERY
BATHROOM
303 EAST 161ST STREET
CARMEL, INDIANA

DATE: 6.2019
SCALE: 1/4"=1'-0"

A2

SCHEMATICS

EXHIBITE
PERMANENT OUTDOOR RESTROOM

EXHIBIT E **PROPOSED ADDITIONAL LANDSCAPING PLAN**



505 West 186th St.
Westfield, IN 46074
phone: (317) 846-0600
fax: (317) 846-4938
web: sundowngardens.com

Scale: 1/2" = 1.0'
Date: 06.12.19
Designer: SL
Drawn By: DBa

URBAN VINES
303 E 161st St
Westfield, IN 46074

REVISION	DATE
1	
2	
3	
4	

* SPECIMIES *
UNLESS OTHERWISE NOTED,
ALL PLANTS SHOWN HEREON
ARE TO BE PLANTED IN THE
MIDDLE OF THE ROW AND
WILL BE BELIEVED ON A TREE AND
WATERAL BASIS.
ANY LANDSCAPING AND/OR
IMPROVEMENTS NOTED ON
THIS PLAN SHALL BE THE
RESPONSIBILITY OF THE CLIENT



Columnar Maple "Armstrong"



Narrative Statement

The Urban Vines PUD is submitted to address a few areas that are needed to keep us in compliance with the UDO. Things such as food trucks, tent usage and property usage are addressed and updated within the submitted PUD.

Noah Herron

A handwritten signature in blue ink, appearing to be 'Noah Herron', with a long horizontal flourish extending to the right.

ORDINANCE NUMBER 19-16

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 11-19 (the "Springmill Trails PUD Ordinance"), on September 12, 2011; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1906-PUD-13**), requesting an amendment to the Springmill Trails PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1906-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 2, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Springmill Trails PUD Ordinance, as applicable to the Real Estate. This Ordinance shall be known as the "**Gristmill Crossing: Commercial District Amendment**".
- 1.2 All other provisions of the Springmill Trails PUD Ordinance, as applicable to the Real Estate, shall remain in effect with the adoption of 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 Unified

Development Ordinance.

- 1.4 All provisions and representations of the Unified Development Ordinance or the Springmill Trails PUD Ordinance, as amended, 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 **Car Condominium Facility:** A Building or groups of Buildings consisting of fee simple ownership or Condominiums for permitted business and personal uses, as generally depicted on the Illustrative Layout and Character Exhibit, and shall also include activities and events that typically include community (e.g., educational tours, fundraising events, charitable events, corporate outings), entertainment (e.g., festivals, car shows), and other similar uses. Sleeping quarters or lodging accommodations within a condominium unit, with the exception of a property manager, shall not be permitted.

Section 3. **Zoning District Map.** The Zoning District Map of the Springmill Trails PUD Ordinance is hereby amended and replaced with the “**Zoning District Map**”, attached hereto as **Exhibit B**. The Real Estate is divided into two (2) subareas, as depicted on the Zoning District Map and labeled as Commercial District and Mixed-Use District (individually or collectively, “**Subdistrict**”). The Underlying Zoning District of each Subdistrict shall be as set forth in the Springmill Trails PUD Ordinance (the “**Underlying Zoning District**”). Development of each Subdistrict shall be regulated as set forth in the Springmill Trails PUD Ordinance, as amended, and this Ordinance. The Springmill Trails PUD Ordinance (Section 4.1(G)) permits the size and configuration of any business district to be increased or decreased by up to fifteen percent (15%). The Zoning District Map hereby establishes the permitted size and configuration of the Mixed-Use District and Commercial District, as applicable to the Real Estate.

Section 4. **Illustrative Site Development.** The Illustrative Site Development Plan of the Springmill Trails PUD Ordinance is hereby updated and replaced with the “**Illustrative Layout**”, attached hereto as **Exhibit C**. The Illustrative Layout provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. **Permitted Uses.** Permitted uses in the Subdistricts shall be as set forth in Article 7 of the Springmill Trails PUD Ordinance (“**Table of Permitted Uses**”), except as modified below.

- 5.1 **Mixed-Use District:** The following uses, as listed in the Table of Permitted Uses, shall be permitted in the Mixed-Use District: Auto Parts Sales; Tire and Auto Service Center; Semi-Automatic Car Wash.
- 5.2 **Commercial District:** The following uses, as listed in the Table of Permitted Uses,

shall be permitted in the Commercial District: Semi-Automatic Car Wash; Car Condominium Facility. However, a Car Condominium Facility shall not be permitted on Lot 2, as identified on the Illustrative Site Layout.

- 5.3 Temporary Use and Events: Article 6.18 Temporary Use and Events shall apply. A Car Condominium Facility shall not require a temporary use and event permit unless such event utilizes a temporary structure, then such permit and any corresponding inspection(s) shall be required.

Section 6. **State Highway 32 Overlay District.** Applicability of Article 5.3 State Highway 32 Overlay District of the Unified Development Ordinance (the “32 Overlay”) shall be as set forth by Article 5 State Highway 32 Overlay Zones of the Springmill Trails PUD Ordinance, except as otherwise modified below.

- 6.1 Section 5.1(A) of the Springmill Trails PUD Ordinance regarding State Road 32 access shall not apply to the Real Estate; rather, access shall be determined in accordance with the 32 Overlay.
- 6.2 Section 5.1(B) of the Springmill Trails PUD Ordinance regarding monument sign location shall not apply to the Real Estate; rather, sign locations shall be permitted in accordance with the 32 Overlay and Unified Development Ordinance.
- 6.3 The 32 Overlay shall not apply to the Commercial District, except as otherwise specifically provided for herein.

Section 7. **Commercial District.** Article 3 Commercial District of the Springmill Trails PUD Ordinance shall apply to the development of the Commercial District, except as modified or clarified below.

- 7.1 Section 3.2(A)(3) Commercial District; Development Requirements; Special Requirements of the Springmill Trails PUD Ordinance shall not apply; rather, the Commercial District boundary shall be as set forth by the Zoning District Map.
- 7.2 Section 3.2(A)(4) Commercial District; Development Requirements; Special Requirements of the Springmill Trails PUD Ordinance regarding the 32 Overlay shall not apply to the Commercial District.
- 7.3 Minimum Building Setback Lines: Section 3.2(F) Minimum Setback Lines (applied to perimeter of the Commercial District) shall apply. In addition, the following shall apply:
- A. Minimum Side or Rear Yard Building Setback Line (internal to the Commercial District): No minimum.
- B. Minimum Building Separation: Ten (10) feet.
- 7.4 Section 3.3 Architectural Standards of the Springmill Trails PUD Ordinance shall not apply; rather, only the following shall apply to the Commercial District:
- A. Character Exhibit. The “Commercial District Character Exhibit”, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed within the Commercial District. Although the Commercial District Character Exhibit does not represent the final design, it does hereby

establish a benchmark for the quality and appearance of Buildings permitted, and it provides examples of architecture and design elements that comply with this Ordinance and contribute to the intent and vision for the Commercial District.

- B. Permitted Building Materials. Permitted Building Façade materials shall include: Masonry Materials, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), and, Fiber Cement Siding. Architectural Insulated Panels and pre-finished metal composite panels shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade. E.I.F.S. shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade and a minimum of eight (8) feet above grade.
- C. Prohibited Building Materials. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
- D. Building Material Variation: The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
- E. Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- F. Utility Meter Screening: All roof or ground mounted mechanical equipment and wall-mounted utility meters shall be screened from view from adjoining Rights-of-way and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

7.5 Car Condominium Facility Frontage Architectural Standards: In addition to the standards of Section 7.4 of this Ordinance, the following standards shall also apply to a Car Condominium Facility:

- A. The Front and Side Building Facades of buildings labeled as Building A (“Bldg A”) and Building B (“Bldg B”) on the Illustrative Layout shall comply with Article 5.3(J) Architectural Design Requirements of the 32 Overlay, except as modified below:
 - i. Article 5.3(J)(2)(b) Building Elevations: Shall be modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet.

Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

- B. The building labeled as Building C (“Bldg C”) on the Illustrative Layout shall either: (i) comply with the standards of Section 7.5(A) of this Ordinance; or, (ii) the Front Yard located between Tournament Trail and the building shall include a landscaping area with a minimum of three (3) shade or evergreen trees, two (2) ornamental trees, and twenty-five (25) shrubs per one hundred (100) linear feet.

- 7.6 Lot 2 Specific Architectural Standards: At a minimum, Buildings on Lot 2, as identified on the Illustrative Site Layout, shall be developed with the same, or greater, quality and character of the building depicted in Character Exhibit D-2 and in accordance with Section 7.4 of this Ordinance. Alternatively, buildings may also be developed in accordance with Section 8.2 of this Ordinance.

Section 8. **Mixed-Use District.** Article 4 Business District of the Springmill Trails PUD Ordinance shall apply to the development of the Mixed-Use District, except as modified or clarified below.

- 8.1 Minimum Building Setback Lines: Section 4.3(F) Minimum Setback Lines (applied to perimeter of the Mixed-Use District) shall apply. In addition, the following shall apply:

- A. Minimum Side or Rear Yard Building Setback Line (internal to the Mixed-Use District): No minimum.

- 8.2 Section 4.4 Architectural and Design Requirements: Shall apply, except as modified below:

- A. Architectural Design Requirements: Article 5.3(K) Architectural Design Requirements of the 32 Overlay shall apply. If a provision of Article 5.3(K) is in conflict with Article 6.3 Architectural Standards of the UDO, then the 32 Overlay shall control.

- B. Article 5.3(J)(2)(b) Building Elevations: Shall be modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns,

ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

- C. Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading Areas shall be modified to: (i) permit enclosures to be located within the Established Front Yard of Tournament Trail; and, (ii) if enclosures are attached to the Principal Building, then the opaque gates may be oriented towards Tournament Trail.

Section 9. Landscaping Standards. Article 8 Landscaping Standards of the Springmill Trails PUD Ordinance shall apply, except as modified or clarified below.

- A. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Building Facade oriented towards State Highway 32, Ditch Road, or, Tournament Trail.
- B. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply to State Highway 32; rather, the Trail Corridor Requirements of the 32 Overlay shall apply along State Highway 32. External Street Frontage Landscaping shall only be required along Ditch Road as follows: A landscaping area with a minimum depth of ten (10) feet shall be required abutting Ditch Road. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements.
- C. Buffer Yard Requirements (Section 8.3 of the Springmill Trails PUD Ordinance): Shall not apply to the Real Estate; however, a minimum buffer yard consistent with “Buffer A” of Article 6.8(N)(4) of the UDO shall apply along the Real Estate’s north property line. The width and plantings of any common area or open space (e.g., “Block 2”, as labeled on the Illustrative Layout) shall be credited towards this buffer yard requirement.
- D. Parking Area Landscaping (Section 8.4 of the Springmill Trails PUD Ordinance and Article 6.8(O) of the UDO). Shall apply, except as otherwise modified below.
- i. Interior Parking Area Landscaping (Article 6.8(O)(1)(a)). Shall not apply to a Car Condominium Facility.
 - ii. Perimeter Parking Area Landscaping (Article 6.8(O)(2)). Shall apply, except as modified below.
 - a. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
 - b. Parking Areas for “Auto sales, New or used, service” uses,

as listed in the Table of Permitted Uses, shall be screened from single-family residential dwellings to the north of the Real Estate. Screening shall supplement the required Perimeter Parking Area Landscaping along the use's north lot line and consist of a solid opaque fence, wall, vegetation, or combination of the aforementioned. This screen shall be credited towards any buffer yard requirement.

- E. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a landscape plan may be approved with fewer plantings than otherwise required.

Section 10. **Sign Standards.** Article 9 Sign Standards of the Springmill Trails PUD Ordinance shall apply, except as modified below:

- 10.1 Section 9.4(A)(2)(a) Nonresidential Center Signs; Monument Signs; Mixed-Use District shall be modified to permit one of the following along the Real Estate's State Highway 32 frontage:
- A. One (1) monument sign in accordance with Section 9.4(A)(2)(a) of the Springmill Trails PUD Ordinance, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of Sign Area per face; or,
 - B. Two (2) monument signs, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of Sign Area per face.
- 10.2 Monument signs permitted for the Real Estate shall be permitted to include tenant information for tenants on the Real Estate, regardless of whether those tenants are within the Commercial District or Mixed-Use District.

**[Remainder of page intentionally left blank;
signature page follows.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS 8TH DAY OF JULY, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-16** was delivered to the Mayor of Westfield

on the _____ day of July, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-16**

this _____ day of July, 2019.

I hereby VETO **ORDINANCE 19-16**

this _____ day of July, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, William Tres Development
3802 W 96th Street, Suite 210, Indianapolis, Indiana 46268

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: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Zoning District Map
Exhibit C	Illustrative Layout
Exhibit D-1	Commercial District Character Exhibit
Exhibit D-2	Commercial District Character Exhibit

EXHIBIT A
REAL ESTATE

THE FOLLOWING DESCRIPTION WAS PREPARED BY KAREN SUTTON, P.S. - INDIANA #LS21200013 OF WEIHE ENGINEERS, INC. AS PART OF A SURVEY PERFORMED UNDER JOB NO. W150193, DATED OCTOBER 23, 2018.

PART OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 1400.00 FEET TO A MAG NAIL AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 21.67 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 137.99 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 06 SECONDS EAST A DISTANCE OF 310.95 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS EAST A DISTANCE OF 283.05 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 203.75 FEET TO A POINT IN LITTLE EAGLE CREEK DRAIN, THE FOLLOWING 7 CALLS ALONG SAID CENTERLINE OF LITTLE EAGLE CREEK DRAIN, MORE OR LESS; 1) THENCE SOUTH 63 DEGREES 15 MINUTES 09 SECONDS EAST A DISTANCE OF 89.80 FEET; 2) THENCE SOUTH 53 DEGREES 23 MINUTES 32 SECONDS EAST A DISTANCE OF 489.16 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET; 3) THENCE ALONG SAID CURVE A DISTANCE OF 240.90 FEET, HAVING A CHORD THAT BEARS SOUTH 72 DEGREES 33 MINUTES 43 SECONDS EAST 236.43 FEET; 4) THENCE NORTH 88 DEGREES 17 MINUTES 02 SECONDS EAST A DISTANCE OF 1011.64 FEET; 5) THENCE SOUTH 64 DEGREES 48 MINUTES 08 SECONDS EAST A DISTANCE OF 55.53 FEET; 6) THENCE SOUTH 47 DEGREES 06 MINUTES 06 SECONDS EAST A DISTANCE OF 358.81 FEET; 7) THENCE SOUTH 45 DEGREES 49 MINUTES 03 SECONDS EAST A DISTANCE OF 154.44 FEET TO A POINT ON THE WEST RIGHT OF WAY OF DITCH ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 2,060.00 FEET, THE FOLLOWING 4 CALLS ALONG SAID WEST RIGHT OF WAY LINE OF DITCH ROAD; 1) THENCE ALONG SAID CURVE A DISTANCE OF 71.95 FEET, HAVING A CHORD THAT BEARS SOUTH 02 DEGREES 57 MINUTES 24 SECONDS WEST 71.95 FEET; 2) SOUTH 01 DEGREES 57 MINUTES 22 SECONDS WEST A DISTANCE OF 307.72 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,060.00 FEET; 3) THENCE ALONG SAID CURVE A DISTANCE OF 375.02 FEET, HAVING A CHORD THAT BEARS SOUTH 00 DEGREES 53 MINUTES 18 SECONDS WEST 375.00 FEET; 4) THENCE SOUTH 00 DEGREES 10 MINUTES 47 SECONDS EAST A DISTANCE OF 190.53 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD 32 AS RECORDED IN INSTRUMENT NUMBER 2008032205; THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 43 DEGREES 40 MINUTES 10 SECONDS WEST A DISTANCE OF 72.17 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY SOUTH 83 DEGREES 36 MINUTES 05 SECONDS WEST A DISTANCE OF 117.25 FEET TO THE NORTH RIGHT OF WAY LINE TO THE CITY OF WESTFIELD AS RECORDED IN INSTRUMENT NUMBER 2017056244; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89 DEGREES 22 MINUTES 48 SECONDS WEST A DISTANCE OF 373.68 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE

SOUTH 88 DEGREES 15 MINUTES 06 SECONDS WEST A DISTANCE OF 190.03 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 12 SECONDS EAST A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST ALONG SAID SOUTH SECTION LINE A DISTANCE OF 1257.80 FEET TO THE EAST LINE OF PROPERTY RECORDED IN INSTRUMENT NUMBER 8618638; THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 264.00 FEET TO A 5/8" STEEL PIN AT THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 89 DEGREES 19 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 168.63 FEET TO A 5/8" STEEL PIN AND THE WEST LINE OF PROPERTY RECORDED IN INSTRUMENT NUMBER 2013015842; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 1030.52 FEET TO THE SOUTH LINE OF PROPERTY RECORDED IN INSTRUMENT NUMBER 2014050079; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 646.50 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, PASSING THROUGH A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" AT 629.77 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST ALONG SAID WEST QUARTER SECTION LINE A DISTANCE OF 105.48 FEET TO THE POINT OF BEGINNING. CONTAINING 73.459 ACRES, MORE OR LESS (3,199,886 SQ. FT.).

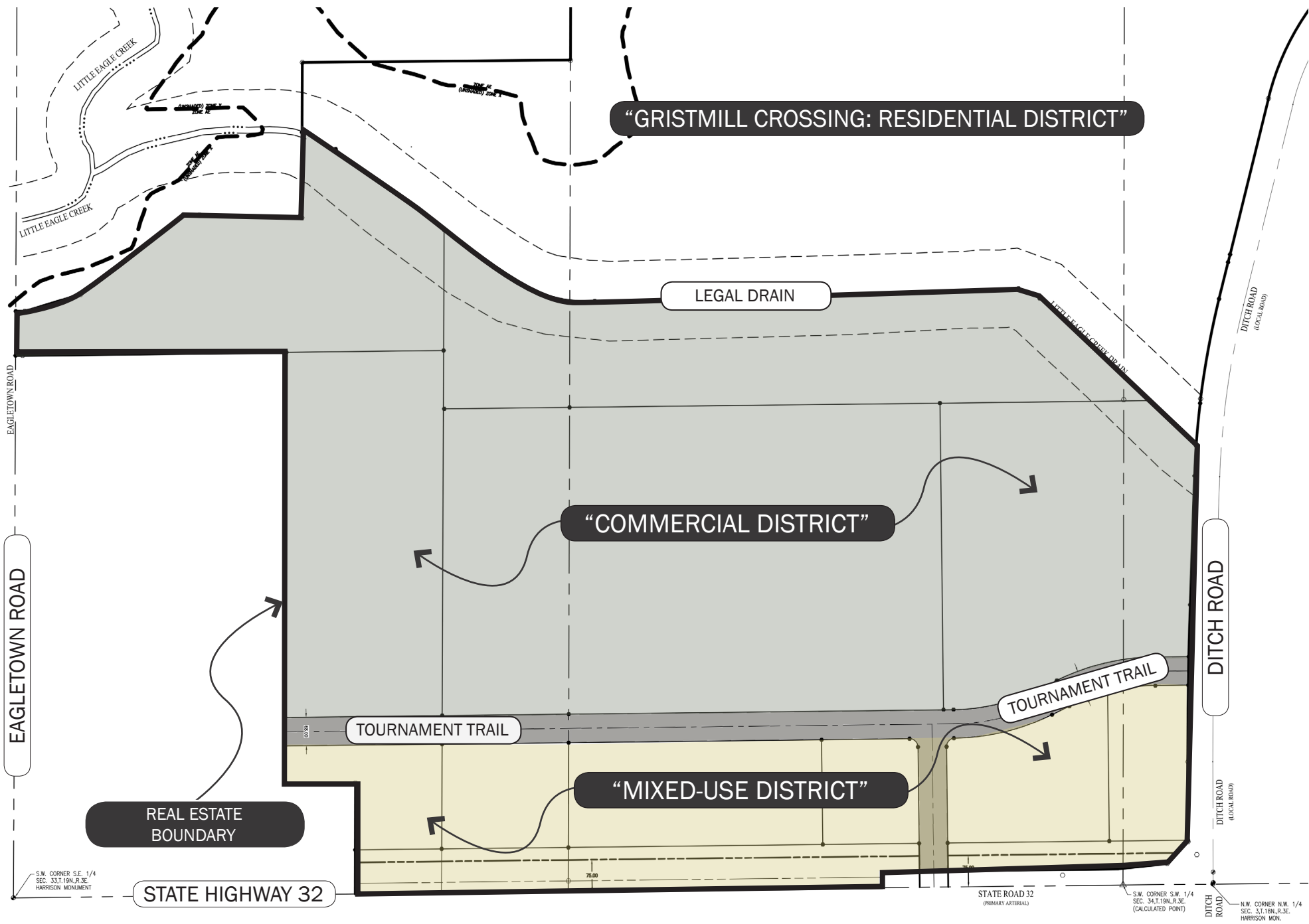


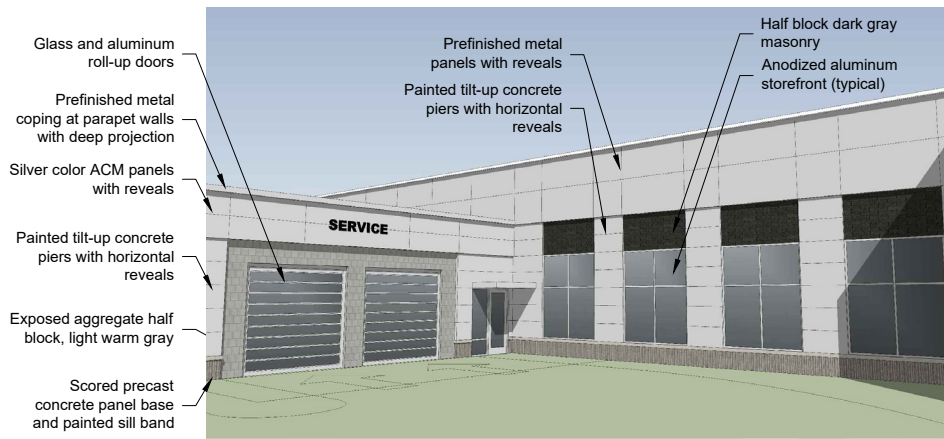
EXHIBIT B: ZONING DISTRICT MAP
GRISTMILL CROSSING: COMMERCIAL DISTRICT AMENDMENT
 SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT C: ILLUSTRATIVE LAYOUT
GRISTMILL CROSSING: COMMERCIAL DISTRICT AMENDMENT
 SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT D-1: COMMERCIAL DISTRICT CHARACTER EXHIBIT
GRISTMILL CROSSING: COMMERCIAL DISTRICT AMENDMENT
 SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT



5
A2

Service Materials Detail

NOT TO SCALE



4
A2

Entry Materials Detail

NOT TO SCALE



3
A2

Proposed Main Frontage Perspective

NOT TO SCALE



2
A2

Proposed South Elevation

NOT TO SCALE

1
A2

Proposed East Elevation

NOT TO SCALE

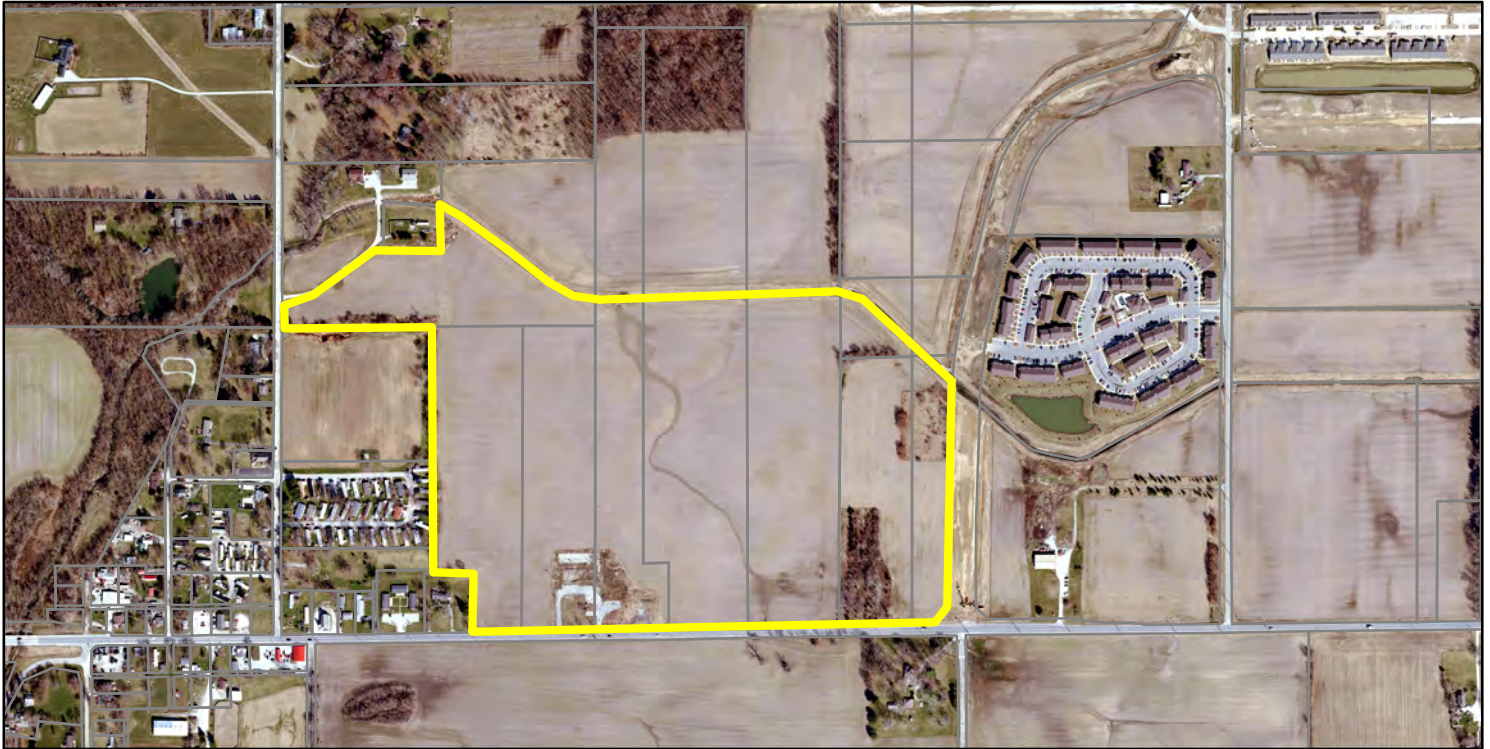
EXHIBIT D-2: COMMERCIAL DISTRICT CHARACTER EXHIBIT
GRISTMILL CROSSING: COMMERCIAL DISTRICT AMENDMENT
 SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT



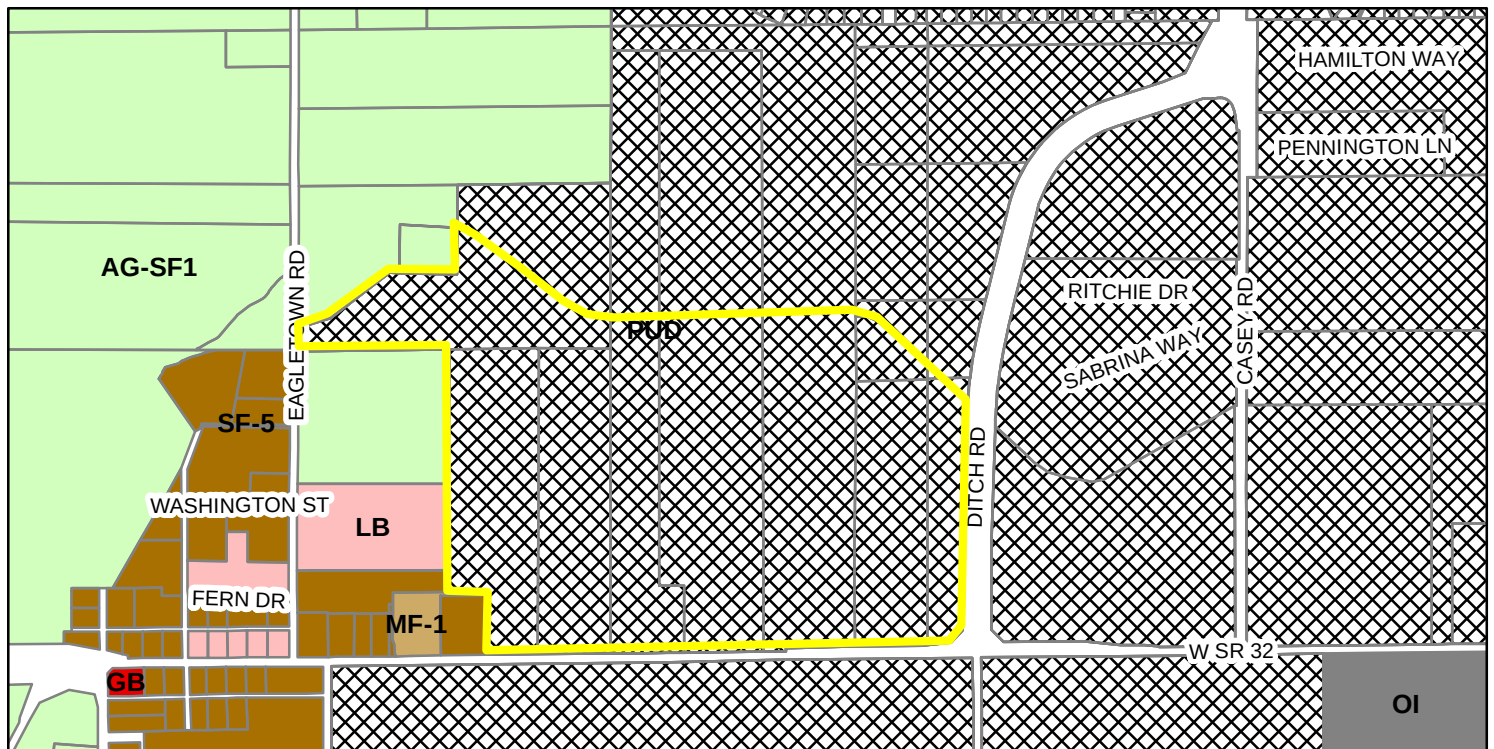
Property Location Map
Springmill Trails PUD Amendment:
Gristmill Crossing Commercial Area
1906-PUD-13



Aerial Location Map



Zoning Map



- | | | |
|--|----------------------------|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | LB (Local Business) | OI (Open Industrial) |
| GB (General Business) | MF-1 (Multiple Family - 1) | PUD (Planned Unit Development) |
| | | SF-5 (Single Family - 5) |

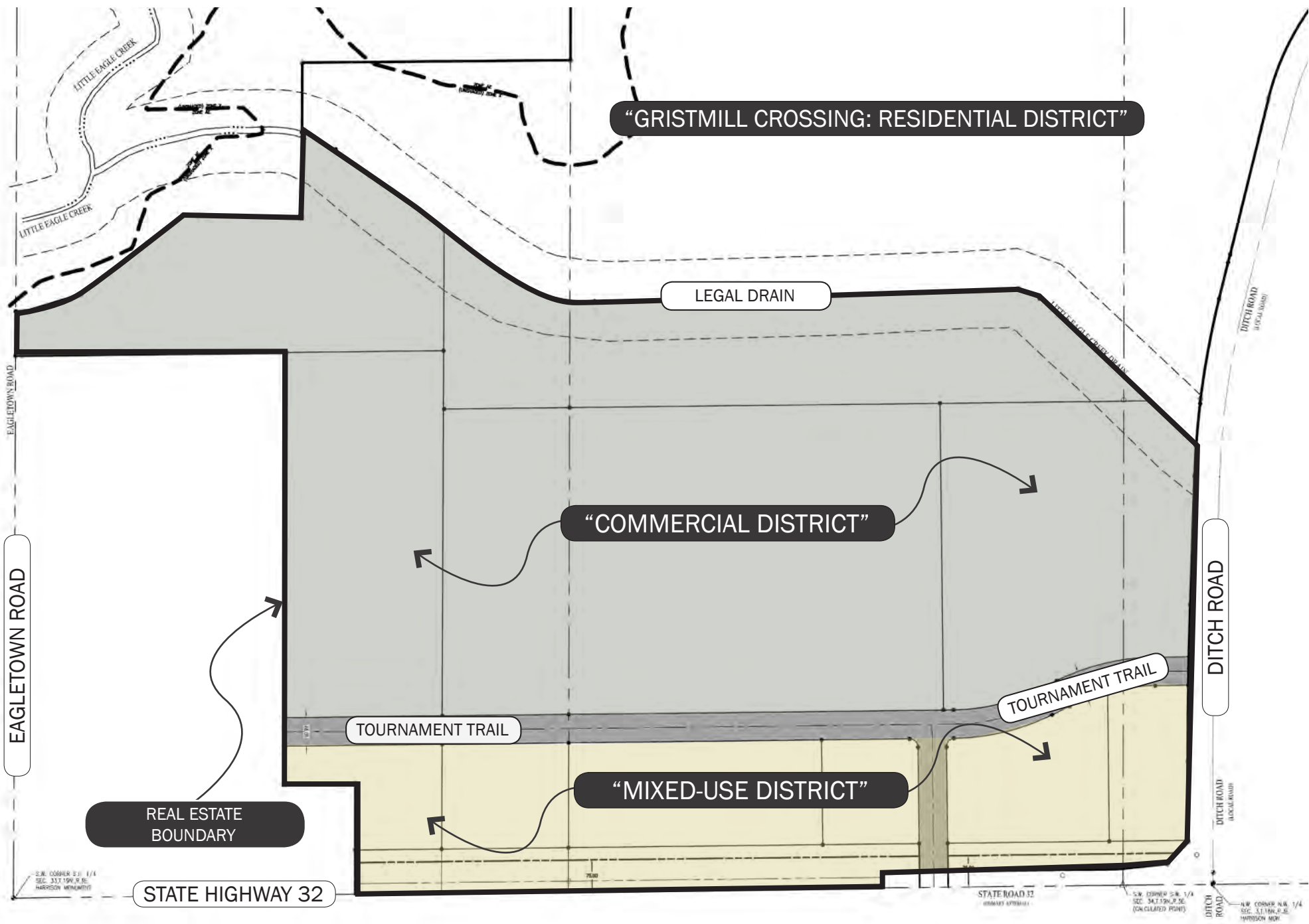


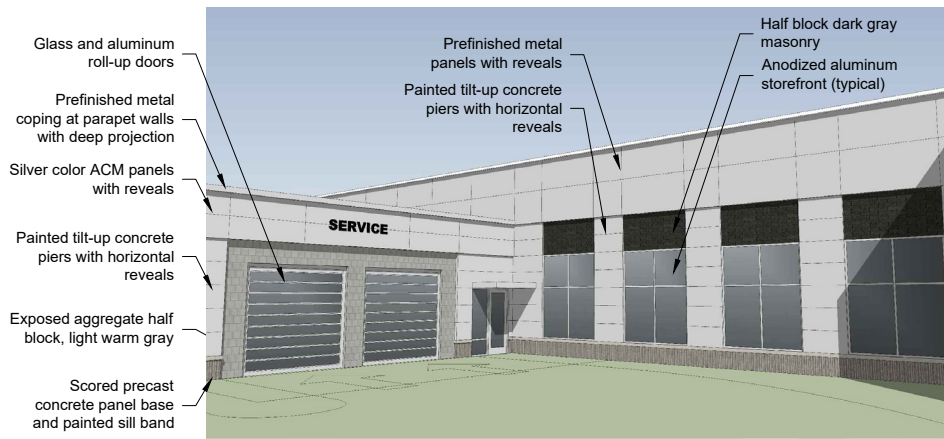
EXHIBIT B: ZONING DISTRICT MAP
GRISTMILL CROSSING: COMMERCIAL DISTRICT AMENDMENT
SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT C: ILLUSTRATIVE LAYOUT
GRISTMILL CROSSING: COMMERCIAL DISTRICT AMENDMENT
 SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT D-1: COMMERCIAL DISTRICT CHARACTER EXHIBIT
GRISTMILL CROSSING: COMMERCIAL DISTRICT AMENDMENT
 SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT



5
A2

Service Materials Detail

NOT TO SCALE



4
A2

Entry Materials Detail

NOT TO SCALE



3
A2

Proposed Main Frontage Perspective

NOT TO SCALE



2
A2

Proposed South Elevation

NOT TO SCALE

1
A2

Proposed East Elevation

NOT TO SCALE

EXHIBIT D-2: COMMERCIAL DISTRICT CHARACTER EXHIBIT
GRISTMILL CROSSING: COMMERCIAL DISTRICT AMENDMENT
 SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT

RESOLUTION 19-114

RESOLUTION OF THE CITY OF WESTFIELD APPROVING A ROAD CUT ON STATE HIGHWAY 32

WHEREAS, the City of Westfield (the “City”) plans for the orderly growth and development of land in all of Washington Township, including parcels along State Highway 32; and,

WHEREAS, the Westfield-Washington Unified Development Ordinance requires new road cuts on State Highway 32 to be approved by the Westfield City Council and the Indiana Department of Transportation prior to installation (Article 5.3(F)(2)); and,

WHEREAS, Meijer has requested a single full access curb cut, located on the south side of State Highway 32 and east of Spring Mill Road, as depicted in Exhibit “A” (the “Road Cut”); and,

WHEREAS, the Road Cut will be used to provide vehicular access to the other properties in the Meijer Commercial Development of the Maple Knoll PUD District and thereby eliminating the need for additional road cuts along the south side of State Highway 32 in the Maple Knoll PUD District; and,

WHEREAS, the request has been submitted to the Indiana Department of Transportation (“INDOT”) and is pending INDOT approval; and,

NOW, THEREFORE, BE IT RESOLVED that the Westfield City Common Council hereby approves the Road Cut with the following conditions:

1. That the locations and configuration of the Road Cut be in substantial compliance with Exhibit A; and
2. This approval is contingent upon final approval from INDOT.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 8th DAY OF JULY, 2019.**

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 19-114 was delivered to the Mayor of Westfield on the _____ day of July, 2019, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 19-114

this _____ day of _____,
2019.

J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 19-114

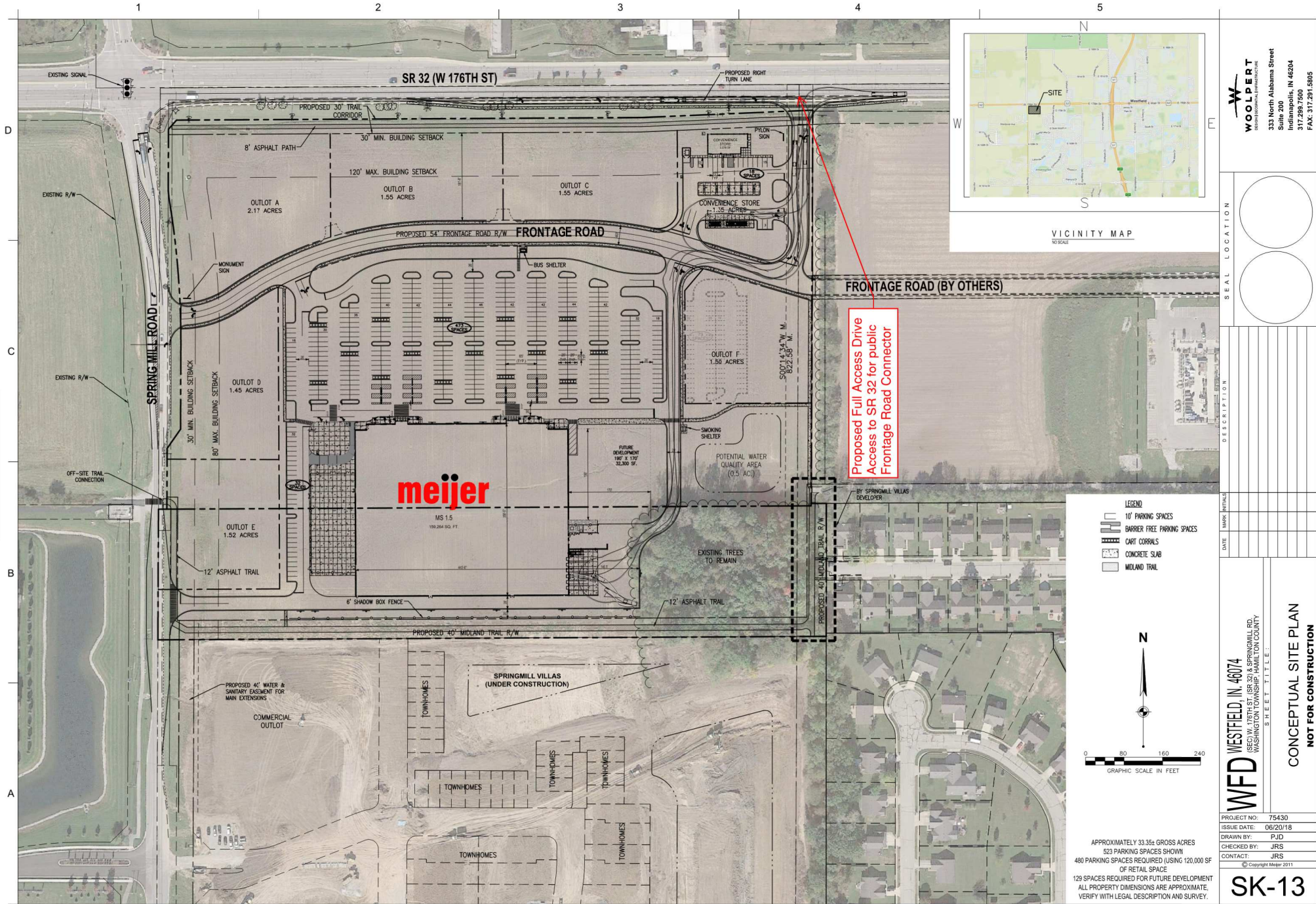
this _____ day of _____,
2019.

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: Kevin Todd

Prepared by: Kevin M. Todd, AICP; Senior Planner, City of Westfield; 2728 East 171st Street, Westfield, IN 46074; (317) 804-3170.

EXHIBIT A



RESOLUTION NUMBER 19-110

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING CERTAIN TAX ABATEMENT DEDUCTIONS FOR HEADFIRST HOLDINGS (ROUNDRIPPERS BASEBALL ACADEMY INC.)

WHEREAS, pursuant to Indiana Code 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 acting 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 to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to 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;

WHEREAS, the Council adopted its Resolution Number 15-122 (the “Declaratory Resolution”) on September 14, 2015 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City more particularly described in Exhibit A attached hereto and made a part of hereto which is also shown on the map attached hereto as Exhibit B (the “Area”) and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council, after following all applicable procedures of the Act, took final action adopting Resolution Number 15-126 (the “Confirmatory Resolution”) on October 12, 2015 confirming the Declaratory Resolution, thereby establishing an Economic Revitalization Area.

WHEREAS, HeadFirst Holdings (Roundtrippers Baseball Academy Inc.) (the “Applicant”) has filed with this Council a Statement of Benefits, Real Property (Form SB-1/RP) (“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;

WHEREAS, the Project includes the construction of an approximately 21,580 square foot expansion of the existing 35,116 square foot building in the Area on approximately 10.547+/- acres of land;

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

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 proposed Project will be located in the Area which has been confirmed as an economic revitalization area pursuant to the Act.

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

- (1) The estimate of Two Million, Four Hundred Thousand Dollars (\$2,400,000) as the assessed value of the Project is reasonable.
- (2) The estimate of Twenty-Five (25) individuals whose employment will be retained can be reasonably expected to result from the proposed Project.
- (3) The estimate of hiring Twenty (20) new individuals who will be employed through term of the abatement period can be reasonably expected to result from the proposed Project.
- (4) The estimate of Eight Hundred Seventy-Seven Thousand, Nine Hundred Twenty-Three Dollars (\$877,923) for the aggregate annual salaries without benefits of those individuals who will be employed can be reasonably expected to result from the proposed Project.
- (5) 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.
- (6) The totality of benefits is sufficient to justify the granting of a ten (10) year real property tax abatement to the Applicant.

SECTION III. The Form SB-1 submitted by the Applicant is approved.

SECTION IV. Real property tax deductions for the Project 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 – 100%
- Year 2 – 90%
- Year 3 – 80%
- Year 4 – 70%
- Year 5 – 60%
- Year 6 – 50%
- Year 7 – 40%
- Year 8 – 30%
- Year 9 – 20%
- Year 10 – 10%

SECTION V.

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

SECTION VI.

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF JULY, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Chuck Lehman

Chuck Lehman

Chuck Lehman

Jim Ake

Jim Ake

Jim Ake

Joe Edwards

Joe Edwards

Joe Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Dr. Mark Keen

Dr. Mark Keen

Dr. Mark Keen

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

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: Amanda Rubadue

I hereby certify that RESOLUTION _____ was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-110
This _____ day of _____, 2019

I hereby VETO Resolution 19-110
This _____ day of _____, 2019

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue
Economic Development Director
City of Westfield, Indiana

EXHIBIT A

Legal Description of Area

A part of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana: thence North 89 degrees 58 minutes 26 seconds West (all bearings recited in the this description are referenced from the South line of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, the bearing of which is assumed to the North 89 degrees 58 minutes 26 seconds West) along the South line of said Quarter-Section 774.24 feet to the South of Beginning of this description; thence North 89 degrees 58 minutes 26 seconds West along said South line 518.80 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter-Section: thence North 02 degrees 36 minutes 59 seconds East along the West line of said Quarter-Quarter Section 645.38 feet; thence South 87 degrees 27 minutes 42 seconds East 518.27 feet; thence South 02 degrees 36 minutes 59 seconds West 28.40 feet to the Northwest corner of the land described in Instrument Number 2001-29507; thence South 87 degrees 14 minutes 04 seconds East along the North line of said Instrument Number 2001-29507 a distance of 341.42 feet to the Western Right-of-Way of Southpark Drive; thence South 07 degrees 36 minutes 32 seconds West along said Right-of-Way 93.38 feet; thence Southerly 15.57 feet along said Right-of-Way along an arc to the left and having a radius of 175.00 feet and subtended by a long chord having a bearing 05 degrees 03 minutes 27 seconds West along a length of 15.56 feet; thence South 02 degrees 30 minutes 41 seconds West along said Right-of-Way 283.20 feet to the Southeast corner of said Instrument Number 2001-29507; thence South 87 degrees 14 minutes 04 seconds West along the South line of said Instrument Number 2001-29507, thence South 87 degrees 14 minutes 04 seconds West along the South line of said Instrument Number 2001-29507 a distance of 333.14 feet to the Point of Beginning. Containing 10.547 acres, more or less.

EXHIBIT B

Location Map

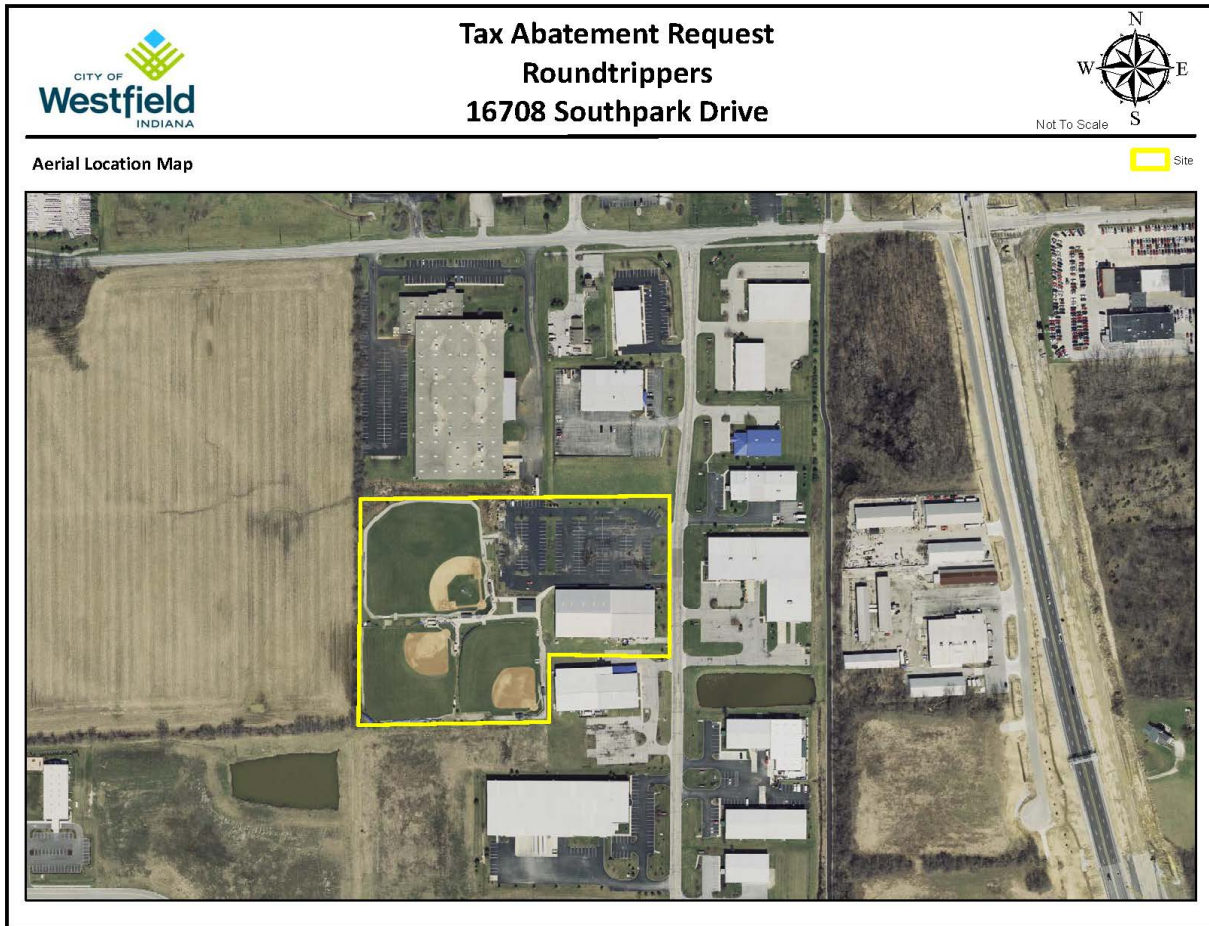


EXHIBIT C

Statement of Benefits



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

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 March 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 20 PAY 20 21

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 HeadFirst Holdings (Roundtripper Baseball Academy Inc.)					
Address of taxpayer (number and street, city, state, and ZIP code) 16708 Southpark Dr Westfield, IN 46074					
Name of contact person Sue Estep		Telephone number (317) 716-2380		E-mail address sue.r.estep@gmail.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body				Resolution number	
Location of property 16708 Southpark Dr Westfield, IN 46074				County Hamilton	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Expansion of current training facility to match existing structure. Building expansion will extend past current concession stand and all items currently in the concession stand building will be in the expanded footprint of the building. All existing structures will be updated to rehabilitate existing property. SEE ATTACHED				Estimated start date (month, day, year) 08/01/19	
Estimated completion date (month, day, year) 11/01/19					
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 25.00	Salaries \$477,923.77	Number retained 25.00	Salaries \$477,923.77	Number additional 20.00	Salaries \$400,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		
			ASSESSED VALUE		
Current values			1,500,000.00		
Plus estimated values of proposed project			2,400,000.00		
Less values of any property being replaced			100,000.00		
Net estimated values upon completion of project			3,800,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 05/27/19	
Printed name of authorized representative Sue Estep				Title Owner	

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 _____.
- 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 (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	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. 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

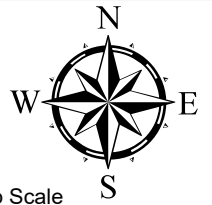
Abatement schedules

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. 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.



Tax Abatement Request Roundtrippers 16708 Southpark Drive



Not To Scale

Aerial Location Map



July 08, 2019

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 38 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 8 day of July, 2019

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: 06/05/19..07/02/19

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WESTFIELDKIGAGNON

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									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101001122	ADM-WORKERS' COMP	2nd W/C inst	74.59 66760		6/6/2019
VEN000689	Duke Energy	APP062242	6/6/2019	101001341	ADM-ELECTRICITY	Admin	211.79 66789		6/7/2019
VEN002336	Citizens Westfield	APP062286	6/7/2019	101001328	ADM-HEAT/GAS	Heat	176.82 66870		6/10/2019
VEN007062	McGriff Insurance	APP062289	6/7/2019	101001339	ADM-INSURANCE	3rd quart installment	1,166.19 66872		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101001111	ADM-SALARY	sal	8,949.02 500000446		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101001120	ADM-FICA /MEDICARE	fica	533.88 500000446		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101001120	ADM-FICA /MEDICARE	med	124.96 500000446		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101001121	ADM-PERF	perf	1,010.72 500000446		6/10/2019
VEN003729	Metronet	APP062429	6/18/2019	101001343	ADM-BUILDING	City Hall alarm	59.17 66890		6/19/2019
VEN002336	Citizens Westfield	APP062432	6/18/2019	101001328	ADM-HEAT/GAS	DWA	67.50 66882		6/19/2019
VEN002336	Citizens Westfield	APP062432	6/18/2019	101001328	ADM-HEAT/GAS	Old Clinic House	45.12 66882		6/19/2019
VEN002336	Citizens Westfield	APP062432	6/18/2019	101001342	ADM-WATER/SEWER	DWA	71.41 66882		6/19/2019
VEN002336	Citizens Westfield	APP062481	6/18/2019	101001342	ADM-WATER/SEWER	Old Hist Society	69.86 66885		6/19/2019
VEN002336	Citizens Westfield	APP062481	6/18/2019	101001342	ADM-WATER/SEWER	City Hall	99.57 66885		6/19/2019
VEN001988	Travelers	APP062481	6/18/2019	101001342	ADM-WATER/SEWER	Old Clinic House	71.02 66885		6/19/2019
VEN000534	Delta Dental	APP062533	6/19/2019	101001339	ADM-INSURANCE	3rd installment	4,187.69 66891		6/19/2019
VEN005845	Kinetex Energy	APP062568	6/20/2019	101001119	ADM-HEAT/TH/DENTAL	Dental Ins	97.78 66894		6/21/2019
VEN000589	Duke Energy	APP062570	6/20/2019	101001328	ADM-HEAT/GAS	Heat	40.05 66895		6/21/2019
VEN001537	Payroll	APP062572	6/21/2019	101001341	ADM-ELECTRICITY	Electric	506.11 66897		6/21/2019
VEN001537	Payroll	APP062842	6/25/2019	101001111	ADM-SALARY	Salary	8,949.02 500000449		6/25/2019
VEN001537	Payroll	APP062842	6/25/2019	101001119	ADM-HEAT/TH/DENTAL	Employer HSA	1,500.00 500000449		6/25/2019
VEN001537	Payroll	APP062842	6/25/2019	101001120	ADM-FICA /MEDICARE	FICA	533.89 500000449		6/25/2019
VEN001537	Payroll	APP062842	6/25/2019	101001120	ADM-FICA /MEDICARE	Medicare	124.86 500000449		6/25/2019
VEN000163	Aul Retirement	APP062864	6/25/2019	101001121	ADM-PERF	PERF	1,010.69 500000449		6/25/2019
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101001125	ADM-401A MATCHING	AUL Match	3,701.10 500000451		6/28/2019
VEN000513	DavisVision	APP062745	6/27/2019	101001119	ADM-HEAT/TH/DENTAL	Life Ins	7.96 66902		6/27/2019
VEN000513	DavisVision	APP062748	6/27/2019	101001119	ADM-HEAT/TH/DENTAL	july	25.74 66903		6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101001119	ADM-HEAT/TH/DENTAL	june	25.74 66904		6/27/2019
VEN006362	Anthem EAP	APP062881	7/2/2019	101001119	ADM-HEAT/TH/DENTAL	Medical Ins	2,442.89 66913		6/28/2019
VEN000695	Financial Solutions Group	APP062955	6/14/2019	101001331	ADM-HEAT/TH/DENTAL	EAP quant	14.22 66919		7/2/2019
VEN002011	U S 31 Coalition	APP062958	6/18/2019	101001350	ADM-CONSULTING	Sustainability Analysis	10,140.00		
					ADM-SUB/DUES/MEMBERS	US 31 Coalition Support 2019	1,000.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 06/05/19..07/02/19

7/2/2019 2:29 PM

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WESTFIELDKAGAGNON

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									
VEN001469	O W Krohn and Associates	APP062959	6/20/2019	101001331	ADM-CONSULTING	May Services	958.75		
VEN005661	Barnes and Thornburg LLP	APP062963	7/1/2019	101001331	ADM-CONSULTING	Fees for services	5,000.00		
VEN001359	Michelle Kromery	APP062964	7/1/2019	101001331	ADM-CONSULTING	June services	1,100.00		
Subtotal for Administration							54,086.11		
Police									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101002122	POLICE-WORKERS' COMP	2nd W/C Inst	15,626.73	66760	6/6/2019
VEN000747	Galls	APP062282	6/7/2019	101002345	POLICE-EQUIP REPAIR	MAG LED Charger Flashlight	1,256.20	66871	6/10/2019
VEN002336	Citizens Westfield	APP062286	6/7/2019	101002328	POLICE-HEAT/GAS	Heat	147.86	66870	6/10/2019
VEN007062	McGriff Insurance	APP062289	6/7/2019	101002339	POLICE-INSURANCE	3rd quart installment	5,087.22	66872	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101002111	POLICE-SALARY	sal	160,512.12	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101002120	POLICE-FICAMEDICARE	fica	9,583.57	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101002120	POLICE-FICAMEDICARE	med	2,241.27	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101002121	POLICE-PERF	perf	24,691.06	500000446	6/10/2019
VEN003729	Metronet	APP062430	6/18/2019	101002335	POLICE-TELEPHONE	PSB	58.05	66890	6/19/2019
VEN000080	Almost Home Boarding Kennel	APP062433	6/18/2019	101002365	POLICE-K-9 MAINT	K9 Boarding - Scout	189.00		
VEN000942	Imagery LLC	APP062434	6/18/2019	101002229	POLICE-UNIFORMS	Polo shirts	200.13		
VEN002035	US Uniform and Supply	APP062435	6/18/2019	101002229	POLICE-UNIFORMS	New Hire Uniforms - Wygant	2,916.34		
VEN002035	US Uniform and Supply	APP062435	6/18/2019	101002229	POLICE-UNIFORMS	Summer Uniforms - Velazque	294.84		
VEN001750	Schwartz Indy	APP062436	6/18/2019	101002360	POLICE-VEHICLE REPAIR	2018 Ford Explorer Hitch	250.00		
VEN000569	Don Hinds Ford Inc	APP062437	6/18/2019	101002360	POLICE-VEHICLE REPAIR	Remote CON, Key	83.65		
VEN005672	Testing for Public Safety	APP062438	6/18/2019	101002349	POLICE-SERVICES	New Hire Aptitude Testing	225.00		
VEN001555	Pet Supplies Plus	APP062441	6/18/2019	101002355	POLICE-K-9 MAINT	Dog Food	61.98		
VEN001555	Pet Supplies Plus	APP062441	6/18/2019	101002355	POLICE-K-9 MAINT	Dog Food	89.96		
VEN000747	Galls	APP062442	6/18/2019	101002224	POLICE-OPERATING SUPPLI	Drug Test Kits	186.20		
VEN000434	Comcast Cable	APP062443	6/18/2019	101002349	POLICE-SERVICES	Monthly Statement	215.95	66888	6/19/2019
VEN000314	C.A.R. Clinic	APP062444	6/12/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle repairs	2,187.10		
VEN001629	Radar Man Inc	APP062445	6/18/2019	101002349	POLICE-SERVICES	Radar Certifications	930.00		
VEN002336	Citizens Westfield	APP062446	6/18/2019	101002342	POLICE-WATER/SEWER	Fire Service Charges	92.77	66883	6/19/2019
VEN002035	US Uniform and Supply	APP062447	6/18/2019	101002229	POLICE-UNIFORMS	Summer Uniform Poles/Short	737.21		
VEN001728	Safety Kreen	APP062448	6/18/2019	101002349	POLICE-SERVICES	5G Parts Washer - Solvent	166.00		
VEN007563	SF Mobile-Vision	APP062449	6/18/2019	101002345	POLICE-EQUIP REPAIR	Upgrade Kits with Wireless Mi	1,927.50		
VEN000405	Citizens Energy Group	APP062469	6/18/2019	101002342	POLICE-WATER/SEWER	may water and sewer	256.50	66879	6/19/2019

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Fund No. Fund Name									
101 General									
Police									
VEN000777	Glass America	APP062482	6/18/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle Windshield	422.31		
VEN001615	Public Safety Medical Services	APP062483	6/18/2019	101002354	POLICE-PHYSICAL EXAM	New Hire Physical - Wygant	1,303.72		
VEN001988	Travelers	APP062533	6/19/2019	101002339	POLICE-INSURANCE	3rd installment	18,425.84	66891	6/19/2019
VEN000534	Delta Dental	APP062568	6/20/2019	101002119	POLICE-HEALTH/DENTAL	Dental Ins	2,605.76	66894	6/21/2019
VEN005845	Kinetrex Energy	APP062570	6/20/2019	101002328	POLICE-HEAT/GAS	Heat	169.61	66895	6/21/2019
VEN000589	Duke Energy	APP062572	6/21/2019	101002341	POLICE-ELECTRICITY	Electric	2,587.32	66897	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101002111	POLICE-SALARY	Salary	158,648.54	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101002119	POLICE-HEALTH/DENTAL	Employer HSA	27,250.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101002120	POLICE-FICAMEDICARE	FICA	9,468.02	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101002120	POLICE-FICAMEDICARE	Medicare	2,214.35	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101002121	POLICE-PERF	PERF	24,700.81	500000449	6/25/2019
VEN000163	Aul Retirement	APP062662	6/25/2019	101002125	POLICE-401A MATCHING	AUL Match	110,479.14	500000450	6/26/2019
VEN000163	Aul Retirement	APP062664	6/25/2019	101002125	POLICE-401A MATCHING	AUL Match	1,930.03	500000451	6/26/2019
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101002119	POLICE-HEALTH/DENTAL	Life Ins	222.88	66902	6/27/2019
VEN000513	DavisVision	APP062745	6/27/2019	101002119	POLICE-HEALTH/DENTAL	july	543.98	66903	6/27/2019
VEN000513	DavisVision	APP062748	6/27/2019	101002119	POLICE-HEALTH/DENTAL	june	551.25	66904	6/27/2019
VEN006222	SuperFleet Master Card	APP062755	6/27/2019	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	213.61		
VEN000314	C.A.R. Clinic	APP062756	6/27/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	2,925.64		
VEN000314	C.A.R. Clinic	APP062756	6/27/2019	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	8,683.88		
VEN001856	Sun Badge Co	APP062757	6/27/2019	101002229	POLICE-UNIFORMS	Uniform Badges	266.25		
VEN001856	Sun Badge Co	APP062757	6/27/2019	101002229	POLICE-UNIFORMS	Uniform Badges	1,187.29		
VEN000235	BGI FITNESS	APP062758	6/27/2019	101002472	POLICE-EQUIPMENT	Bicycle Helmets	105.00		
VEN000080	Almost Home Boarding Kennel	APP062759	6/27/2019	101002355	POLICE-K-9 MAINT	K9 Boarding - Pilot	189.00		
VEN000126	Arnhem Blue Cross Blue Shield	APP062791	6/28/2019	101002119	POLICE-HEALTH/DENTAL	Medical Ins	59,320.26	66913	6/28/2019
VEN005581	Newton Oil Company	APP062808	7/1/2019	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	10,116.40		
VEN005581	Newton Oil Company	APP062809	7/1/2019	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	9,074.94		
VEN006362	Arnhem EAP	APP062881	7/2/2019	101002119	POLICE-HEALTH/DENTAL	EAP quart	265.44	66919	7/2/2019
VEN006426	DISA Inc	APP062886	7/2/2019	101002349	POLICE-SERVICES	Drug testing	51.50		
VEN002050	Verizon Wireless	APP062887	7/2/2019	101002349	POLICE-SERVICES	Preservation of records	50.00		
Subtotal for Police							684,196.98		
Economic and Community Development									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101003122	ECD-WORKERS' COMP	2nd W/C inst	2,205.06	66760	6/6/2019

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Fund No. Fund Name									
101 General									
Economic and Community Development									
VEN007062	McGriff Insurance	APP062289	6/7/2019	101003339	ECD-INSURANCE	3rd quart installment	566.15 66872		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101003111	ECD-SALARY	sal	24,135.32 500000446		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101003120	ECD-FICAMEDICARE	fica	1,443.97 500000446		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101003120	ECD-FICAMEDICARE	med	337.69 500000446		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101003121	ECD-PERF	perf	4,302.15 500000446		6/10/2019
VEN001988	Travelers	APP062533	6/19/2019	101003339	ECD-INSURANCE	3rd installment	2,050.57 66891		6/19/2019
VEN000534	Delta Dental	APP062568	6/20/2019	101003119	ECD-HEALTH/DENTAL	Dental Ins	417.94 66894		6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101003111	ECD-SALARY	Salary	22,135.32 500000449		6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101003119	ECD-SALARY	Salary	3,600.00 500000449		6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101003120	ECD-FICAMEDICARE	Employer HSA	6,000.00 500000449		6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101003120	ECD-FICAMEDICARE	FICA	1,319.97 500000449		6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101003120	ECD-FICAMEDICARE	FICA	223.20 500000449		6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101003120	ECD-FICAMEDICARE	Medicare	308.70 500000449		6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101003120	ECD-FICAMEDICARE	Medicare	52.20 500000449		6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101003121	ECD-PERF	PERF	4,018.15 500000449		6/25/2019
VEN000163	Aul Retirement	APP062864	6/25/2019	101003125	ECD-401A MATCHING	AUL Match	9,730.13 500000451		6/26/2019
VEN001826	Staples	APP062879	6/26/2019	101003223	ECD-OFFICE SUPPLIES	2 reams 11 x 17	19.26		
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101003119	ECD-HEALTH/DENTAL	Life Ins	51.74 66902		6/27/2019
VEN006426	DISA Inc	APP062730	6/27/2019	101003349	ECD-SERVICES	Alcohol testing	28.00		
VEN000513	DavisVision	APP062745	6/27/2019	101003119	ECD-HEALTH/DENTAL	july	123.69 66903		6/27/2019
VEN000513	DavisVision	APP062748	6/27/2019	101003119	ECD-HEALTH/DENTAL	june	123.69 66904		6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101003119	ECD-HEALTH/DENTAL	Medical Ins	10,759.59 66913		6/28/2019
VEN006362	Anthem EAP	APP062881	7/2/2019	101003119	ECD-HEALTH/DENTAL	EAP quant	61.62 66919		7/2/2019
Subtotal for Economic and Community Development							94,014.11		
Parks									
VEN005562	Rocchio Kiley Ins	APP062237	6/6/2019	101005122	PARKS-WORKERS' COMP	2nd W/C inst	87.56 66760		6/6/2019
VEN007062	McGriff Insurance	APP062289	6/7/2019	101005339	PARKS-INSURANCE	3rd quart installment	462.47 66872		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101005111	PARKS-SALARY	sal	9,578.99 500000446		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101005120	PARKS-FICAMEDICARE	fica	581.41 500000446		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101005120	PARKS-FICAMEDICARE	med	135.97 500000446		6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101005121	PARKS-PERF	perf	1,360.22 500000446		6/10/2019

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Fund No. Fund Name									
101 General									
Parts									
VEN001988	Travelers	APP062533	6/19/2019	101005339	PARKS-INSURANCE	3rd installment	1,675.08	66691	6/19/2019
VEN000534	Delta Dental	APP062568	6/20/2019	101005119	PARKS-HEALTH/DENTAL	Dental Ins	142.62	66894	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101005111	PARKS-SALARY	Salary	8,909.24	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101005119	PARKS-HEALTH/DENTAL	Employer HSA	1,750.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101005120	PARKS-FICAMEDICARE	FICA	539.88	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101005120	PARKS-FICAMEDICARE	Medicare	126.27	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101005121	PARKS-PERF	PERF	1,253.74	500000449	6/25/2019
VEN000163	Aul Retirement	APP062864	6/25/2019	101005125	PARKS-401A MATCHING	AUL Match	2,454.15	500000451	6/26/2019
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101005119	PARKS-HEALTH/DENTAL	Life Ins	15.92	66902	6/27/2019
VEN000513	DavisVision	APP062745	6/27/2019	101005119	PARKS-HEALTH/DENTAL	july	31.34	66903	6/27/2019
VEN000513	DavisVision	APP062745	6/27/2019	101005119	PARKS-HEALTH/DENTAL	june	31.34	66904	6/27/2019
VEN007564	Midwest Balloon Rides	APP062781	6/28/2019	101005347	PARKS-PROMOTION	WR4	650.00	66909	6/28/2019
VEN002205	Big Bounce Fun House Rentals	APP062783	6/28/2019	101005347	PARKS-PROMOTION	WR4	17,156.25	66906	6/28/2019
VEN007391	Queen City Pyro Production	APP062784	6/28/2019	101005347	PARKS-PROMOTION	WR4	30,000.00	66910	6/28/2019
VEN000126	Arnhem Blue Cross Blue Shield	APP062791	6/28/2019	101005119	PARKS-HEALTH/DENTAL	Medical Ins	2,946.01	66913	6/28/2019
VEN005717	Background Investigation Bureau	APP062806	7/1/2019	101005349	PARKS-SERVICES	Background cks	1,593.40		
VEN001523	Party Time Rental	APP062826	7/1/2019	101005347	PARKS-PROMOTION	WR4	8,277.42	66915	7/1/2019
VEN006362	Arnhem EAP	APP062881	7/2/2019	101005119	PARKS-HEALTH/DENTAL	EAP quant	18.96	66919	7/2/2019
VEN007649	HunterOnAir Productions	APP062966	7/2/2019	101005347	PARKS-PROMOTION	WR4	400.00		
Subtotal for Parks							90,178.24		
Economic Dev									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101006122	ECONOMIC DEV-WORKERS	2nd WIC inst	48.64	66760	6/6/2019
VEN001537	Payroll	APP062295	6/10/2019	101006111	ECONOMIC DEV-SALARY	sal	6,161.54	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101006120	ECONOMIC DEV-FICAMEDI	fica	379.69	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101006120	ECONOMIC DEV-FICAMEDI	med	88.79	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101006121	ECONOMIC DEV-PERF	perf	874.94	500000446	6/10/2019
VEN000534	Delta Dental	APP062568	6/20/2019	101006119	ECONOMIC DEV-HEALTHIDE	Dental Ins	106.32	66894	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101006111	ECONOMIC DEV-SALARY	Salary	6,161.54	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101006119	ECONOMIC DEV-HEALTHIDE	Employer HSA	250.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101006120	ECONOMIC DEV-FICAMEDI	FICA	379.69	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101006120	ECONOMIC DEV-FICAMEDI	Medicare	88.79	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101006121	ECONOMIC DEV-PERF	PERF	874.94	500000449	6/25/2019

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Fund No. Fund Name									
101 General									
Economic Dev									
VEN000163	Aul Retirement	APP062864	6/25/2019	101006125	ECONOMIC DEV-401A MATC	AUL Match	1,313.99	500000451	6/26/2019
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101006119	ECONOMIC DEV-HEALTH/IDE	Life Ins	7.96	66902	6/27/2019
VEN000513	DavisVision	APP062745	6/27/2019	101006119	ECONOMIC DEV-HEALTH/IDE	July	18.47	66903	6/27/2019
VEN000513	DavisVision	APP062748	6/27/2019	101006119	ECONOMIC DEV-HEALTH/IDE	June	18.47	66904	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101006119	ECONOMIC DEV-HEALTH/IDE	Medical Ins	606.17	66913	6/28/2019
VEN006362	Anthem EAP	APP062881	7/2/2019	101006119	ECONOMIC DEV-HEALTH/IDE	EAP quart	9.48	66919	7/2/2019
VEN007357	A Classic Party Rental	APP062953	6/10/2019	101006347	ECONOMIC DEV-PROMOTIO	Job Fair	1,526.75		
VEN007648	Kathryn Woodbridge	APP062965	7/2/2019	101006347	ECONOMIC DEV-PROMOTIO	Quilt	750.00		
Subtotal for Economic Dev Informatics							19,666.17		
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101007122	IT-WORKERS' COMP	2nd W/C Inst	278.88	66760	6/6/2019
VEN007062	McGriff Insurance	APP062289	6/7/2019	101007339	IT-INSURANCE	3rd quart installment	497.16	66872	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101007111	IT-SALARY	sal	15,966.74	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101007120	IT-FICAMEDICARE	fica	939.46	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101007120	IT-FICAMEDICARE	med	219.70	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101007121	IT-PERF	perf	2,267.57	500000446	6/10/2019
VEN005896	Konica Minolta Premier Fin	APP062404	6/18/2019	101007337	IT-PRINTING	Copy machine rentals	1,053.89		
VEN004591	Virtusa Corporation	APP062405	6/18/2019	101007331	IT-CONSULTING	Install Dell EMC	2,500.00		
VEN005134	Lifeline Data Centers	APP062410	6/18/2019	101007349	IT-SERVICES	Monthly service	1,065.70		
VEN005146	Konica Minolta Business	APP062412	6/18/2019	101007337	IT-PRINTING	Click Charges	132.29		
VEN001988	Travelers	APP062533	6/19/2019	101007339	IT-INSURANCE	3rd installment	1,800.71	66891	6/19/2019
VEN002050	Verizon Wireless	APP062565	6/21/2019	101007332	IT-CELLULAR/PAGERS/MOB	Cell phones and air cards	9,829.42	66896	6/21/2019
VEN000534	Delta Dental	APP062568	6/20/2019	101007119	IT-HEALTH/DENTAL	Dental Ins	326.96	66894	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101007111	IT-SALARY	Salary	16,178.74	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101007119	IT-HEALTH/DENTAL	Employer HSA	3,500.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101007120	IT-FICAMEDICARE	FICA	952.48	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101007120	IT-FICAMEDICARE	Medicare	222.76	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101007121	IT-PERF	PERF	2,297.39	500000449	6/25/2019
VEN000163	Aul Retirement	APP062864	6/25/2019	101007125	IT-401A MATCHING	AUL Match	5,545.43	500000451	6/26/2019
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101007119	IT-HEALTH/DENTAL	Life Ins	23.88	66902	6/27/2019
VEN000513	DavisVision	APP062745	6/27/2019	101007119	IT-HEALTH/DENTAL	July	62.68	66903	6/27/2019
VEN000513	DavisVision	APP062748	6/27/2019	101007119	IT-HEALTH/DENTAL	June	62.68	66904	6/27/2019

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Fund No. Fund Name									
101 General									
Informatics									
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101007119	IT-HEALTH/DENTAL	Medical Ins	6,546.69	66913	6/28/2019
VEN006362	Anthem EAP	APP062881	7/2/2019	101007119	IT-HEALTH/DENTAL	EAP quart	28.44	66919	7/2/2019
VEN004591	Virtusa Corporation	APP062888	6/7/2019	101007331	IT-CONSULTING	May Services	4,027.00		
VEN003890	Domo Inc	APP062889	6/10/2019	101007389	IT-SOFTWARE LICENSING	2019 Renewal	39,988.93		
VEN007203	KPMG LLP	APP062890	6/13/2019	101007331	IT-CONSULTING	Support Services	7,000.00		
VEN006331	enVista llc	APP062891	6/13/2019	101007349	IT-SERVICES	Sharepoint Monitoring	920.00		
VEN006597	ATEC Inc	APP062892	6/18/2019	101007451	IT-COMPUTER/EQUIP	Asa Bales camera antenna	755.00		
VEN000697	Finley and Cook	APP062893	6/18/2019	101007331	IT-CONSULTING	Software support	695.30		
VEN000660	ESRI	APP062894	6/20/2019	101007389	IT-SOFTWARE LICENSING	Software Maint annual fee	25,000.00		
VEN005146	Konica Minolta Business	APP062895	6/21/2019	101007337	IT-PRINTING	Maint and Support renewal	4,207.55		
VEN000921	Huston Electric	APP062896	6/26/2019	101007389	IT-SOFTWARE LICENSING	2019 Annual Camera licensin	8,825.00		
VEN000921	Huston Electric	APP062897	6/28/2019	101007451	IT-COMPUTER/EQUIP	City Hall	822.54		
VEN005996	Konica Minolta Premier Fin	APP062901	7/2/2019	101007337	IT-PRINTING	Copy machine rentals	1,053.89		
VEN000697	Finley and Cook	APP062904	7/2/2019	101007389	IT-SOFTWARE LICENSING	Annual Support Agreement	15,000.00		
Subtotal for Informatics							180,596.86		
Clerk Treasurer									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101008122	CT-WORKERS' COMP	2nd WGC inst	162.14	66760	6/6/2019
VEN007062	McGriff Insurance	APP062289	6/7/2019	101008339	CT-INSURANCE	3rd quart installment	431.64	66872	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101008111	CT-SALARY	sal	20,276.67	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101008120	CT-FICAMEDICARE	fica	1,190.85	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101008120	CT-FICAMEDICARE	med	278.50	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101008121	CT-PERF	perf	2,465.69	500000446	6/10/2019
VEN000400	Cindy Gossard	APP062345	6/13/2019	101008001	CT-UNAPPROPRIATED	SBOA classes	147.32	66873	6/13/2019
VEN002200	Kim Strang	APP062350	6/13/2019	101008334	CT-TRAVEL/TRAINING/SEMI	Lunch SBOA	10.43	66874	6/13/2019
VEN004297	ADP-Payroll	APP062419	6/18/2019	101008331	CT-CONSULTING	Processing charges	7,531.11	500000447	6/18/2019
VEN001988	Travelers	APP062533	6/19/2019	101008339	CT-INSURANCE	3rd installment	1,563.40	66891	6/19/2019
VEN000534	Delta Dental	APP062568	6/20/2019	101008119	CT-HEALTH/DENTAL	Dental Ins	257.04	66894	6/21/2019
VEN001826	Staples	APP062669	6/20/2019	101008223	CT-OFFICE SUPPLIES	Keyboard tray	96.19		
VEN000837	Hamilton County Courthouse	APP062674	6/21/2019	101008338	CT-LEGAL NOTICES	Auditor	5.00	66893	6/21/2019
VEN000847	Hamilton County Recorder	APP062675	6/21/2019	101008338	CT-LEGAL NOTICES	Deed and Ordinances	175.00	66892	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101008111	CT-SALARY	Salary	16,623.46	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101008119	CT-HEALTH/DENTAL	Employer HSA	2,750.00	500000449	6/25/2019

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Fund No. Fund Name									
101 General									
Clerk Treasurer									
VEN001537	Payroll	APP062642	6/25/2019	101008120	CT-FICAMEDICARE	FICA	964.35	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101008120	CT-FICAMEDICARE	Medicare	225.50	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101008121	CT-PERF	PERF	1,946.94	500000449	6/25/2019
VEN000163	Aul Retirement	APP062664	6/25/2019	101008125	CT-401A MATCHING	AUL Match	4,143.15	500000451	6/26/2019
VEN001826	Staples	APP062679	6/26/2019	101008223	CT-OFFICE SUPPLIES	Office Supplies	51.32		
VEN000940	ILMCT	APP062687	6/26/2019	101008334	CT-TRAVEL/TRAINING/SEMI	2019 ILMCT conference	1,065.00		
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101008119	CT-HEALTH/DENTAL	Life Ins	15.67	66902	6/27/2019
VEN000513	DavisVision	APP062745	6/27/2019	101008119	CT-HEALTH/DENTAL	july	69.95	66903	6/27/2019
VEN000513	DavisVision	APP062748	6/27/2019	101008119	CT-HEALTH/DENTAL	june	69.95	66904	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101008119	CT-HEALTH/DENTAL	Medical Ins	4,825.15	66913	6/28/2019
VEN006362	Anthem EAP	APP062981	7/2/2019	101008119	CT-HEALTH/DENTAL	EAP quant	28.44	66919	7/2/2019
Subtotal for Clerk Treasurer							67,369.86		
Mayor									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101009122	MAYOR-WORKERS' COMP	2nd Wc Inst	45.40	66760	6/6/2019
VEN001537	Payroll	APP062295	6/10/2019	101009111	MAYOR-SALARY	sal	4,459.62	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101009120	MAYOR- FICAMEDICARE	fica	271.66	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101009120	MAYOR- FICAMEDICARE	med	63.54	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101009121	MAYOR-PERF	perf	633.27	500000446	6/10/2019
VEN000534	Delta Dental	APP062668	6/20/2019	101009119	MAYOR-HEALTH/DENTAL	Dental Ins	40.62	66894	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101009111	MAYOR-SALARY	Salary	4,459.62	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101009119	MAYOR-HEALTH/DENTAL	Employer HSA	750.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101009120	MAYOR- FICAMEDICARE	FICA	271.66	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101009120	MAYOR- FICAMEDICARE	Medicare	63.53	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101009121	MAYOR-PERF	PERF	633.27	500000449	6/25/2019
VEN000163	Aul Retirement	APP062664	6/25/2019	101009125	MAYOR-401A MATCHING	AUL Match	1,965.02	500000451	6/26/2019
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101009119	MAYOR-HEALTH/DENTAL	Life Ins	2.70	66902	6/27/2019
VEN000513	DavisVision	APP062745	6/27/2019	101009119	MAYOR-HEALTH/DENTAL	july	12.87	66903	6/27/2019
VEN000513	DavisVision	APP062748	6/27/2019	101009119	MAYOR-HEALTH/DENTAL	june	12.87	66904	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101009119	MAYOR-HEALTH/DENTAL	Medical Ins	1,272.97	66913	6/28/2019
VEN006362	Anthem EAP	APP062881	7/2/2019	101009119	MAYOR-HEALTH/DENTAL	EAP quant	4.74	66919	7/2/2019
VEN007596	Chatham Hills LLP	APP062957	6/14/2019	101009347	MAYOR-PROMOTIONS	Wellbeing Coalition Meeting	113.19		
Subtotal for Mayor							15,076.55		

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Fund No. Fund Name									
101 General									
City Council									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101010122	CITY COUNCIL-WORKERS'	2nd W/C Inst	155.65	66760	6/6/2019
VEN001537	Payroll	APP062642	6/25/2019	101010111	CITY COUNCIL-SALARY	Salary	28,756.25	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101010120	CITY COUNCIL-FICAMEDIC	FICA	1,788.69	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101010120	CITY COUNCIL-FICAMEDIC	Medicare	413.62	500000449	6/25/2019
VEN002097	Westfield Chamber Of Commerce	APP062968	6/26/2019	101010347	CITY COUNCIL-PROMOTION	June Luncheon	20.00		
Subtotal for City Council							31,114.21		
Board of Works									
VEN001537	Payroll	APP062642	6/25/2019	101011111	BOARD OF WORKS-SALARY	Salary	525.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101011120	BOARD OF WORKS-FICAM	FICA	32.55	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101011120	BOARD OF WORKS-FICAM	Medicare	7.60	500000449	6/25/2019
Subtotal for Board of Works							565.15		
Public Works									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101013122	PW-WORKERS' COMP	2nd W/C Inst	22,698.13	66760	6/6/2019
VEN002336	Citizens Westfield	APP062241	6/6/2019	101013342	PW-WATER/SEWER	Spring Mill	14.06	66783	6/7/2019
VEN000589	Duke Energy	APP062243	6/6/2019	101013341	PW-ELECTRIC	PW	412.95	66789	6/7/2019
VEN002336	Citizens Westfield	APP062285	6/7/2019	101013342	PW-WATERSEWER	PW	602.94	66870	6/10/2019
VEN002336	Citizens Westfield	APP062286	6/7/2019	101013349	PW-CONTRACTUAL SERVIC	Heat	177.84	66870	6/10/2019
VEN007062	McGriff Insurance	APP062289	6/7/2019	101013339	PW-INSURANCE	3rd quart installment	2,697.77	66872	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101013111	PW-SALARY	sal	46,414.24	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101013120	PW-FICAMEDICARE	fica	2,727.00	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101013120	PW-FICAMEDICARE	med	637.76	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101013121	PW-PERF	perf	6,741.09	500000446	6/10/2019
VEN001887	TC Properties	APP062352	6/13/2019	101013349	PW-CONTRACTUAL SERVIC	Golf Cart signs	2,814.00	66875	6/13/2019
VEN001887	TC Properties	APP062352	6/13/2019	101013349	PW-CONTRACTUAL SERVIC	Trailer Pw	946.00	66875	6/13/2019
VEN003999	Brody's Window Bright	APP062416	6/18/2019	101013343	PW-BLDG MAINT	Brake room CSC	975.00		
VEN002048	Vectren	APP062425	6/18/2019	101013349	PW-CONTRACTUAL SERVIC	PW	14.74	66889	6/19/2019
VEN002336	Citizens Westfield	APP062479	6/18/2019	101013342	PW-WATERSEWER	PW	1,082.34	66884	6/19/2019
VEN001988	Travelers	APP062533	6/19/2019	101013339	PW-INSURANCE	3rd installment	9,771.27	66891	6/19/2019
VEN006426	DISA Inc	APP062539	6/19/2019	101013349	PW-CONTRACTUAL SERVIC	Drug testing	154.50		
VEN000534	Delta Dental	APP062568	6/20/2019	101013119	PW-HEALTH AND DENTAL	Dental Ins	930.26	66894	6/21/2019
VEN006845	Kinetex Energy	APP062570	6/20/2019	101013349	PW-CONTRACTUAL SERVIC	Heat	57.84	66895	6/21/2019
VEN000589	Duke Energy	APP062572	6/21/2019	101013341	PW-ELECTRIC	Electric	3,550.21	66897	6/21/2019

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Fund No.	Fund Name								
101	General								
Public Works									
VEN000589	Duke Energy	APP062572	6/21/2019	101013341	PW-ELECTRIC	Electric	933.29	66897	6/21/2019
VEN000589	Duke Energy	APP062637	6/24/2019	101013341	PW-ELECTRIC	Ditch Rd	48.21	66899	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101013111	PW-SALARY	Salary	47,963.49	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101013119	PW-HEALTH AND DENTAL	Employer HSA	11,250.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101013120	PW-FICAMEDICARE	FICA	2,823.05	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101013120	PW-FICAMEDICARE	Medicare	660.23	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101013121	PW-PERF	PERF	6,872.73	500000449	6/25/2019
VEN000163	Aul Retirement	APP062664	6/25/2019	101013125	PW-401A MATCHING	AUL Match	14,886.15	500000451	6/26/2019
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101013119	PW-HEALTH AND DENTAL	Life Ins	86.28	66902	6/27/2019
VEN000513	Davis/Vision	APP062745	6/27/2019	101013119	PW-HEALTH AND DENTAL	july	200.91	66903	6/27/2019
VEN000513	Davis/Vision	APP062748	6/27/2019	101013119	PW-HEALTH AND DENTAL	june	200.91	66904	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101013349	PW-CONTRACTUAL SERVIC	Medical Ins	23,186.20	66913	6/28/2019
VEN001182	Kings III America	APP062805	7/1/2019	101013349	PW-CONTRACTUAL SERVIC	Elevator phone CSC	102.12		
VEN005717	Background Investigation Bureau	APP062806	7/1/2019	101013349	PW-CONTRACTUAL SERVIC	Background cks	11.95		
VEN002613	Ernco Inc	APP062821	7/1/2019	101013472	PW-EQUIPMENT	Asa Bales	1,865.00		
VEN006362	Anthem EAP	APP062881	7/2/2019	101013119	PW-HEALTH AND DENTAL	EAP quant	161.16	66919	7/2/2019
VEN006426	DISA Inc	APP062886	7/2/2019	101013349	PW-CONTRACTUAL SERVIC	Drug testing	51.50		
VEN000660	ESRI	APP062894	6/20/2019	101013389	PW-SOFTWARE LICENSING	Software Maint annual fee	10,000.00		
Subtotal for Public Works							224,724.12		
Grand Park									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101015122	GP-WORKERS COMP	2nd W/C Inst	2,594.19	66760	6/6/2019
VEN001537	Payroll	APP062295	6/10/2019	101015111	GP-SALARY	sal	12,381.09	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101015120	GP-FICAMEDICARE	fica	745.06	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101015120	GP-FICAMEDICARE	med	174.26	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101015121	GP-PERF	perf	1,288.01	500000446	6/10/2019
VEN000920	Huntington National Bank	APP062371	6/14/2019	101015349	GP-SERVICES	Bonds Series 2016	2,010.50	500000448	6/14/2019
VEN000920	Huntington National Bank	APP062371	6/14/2019	101015380	GP-TAX LEASE BOND 2016	Bonds Series 2016	630,000.00	500000448	6/14/2019
VEN000920	Huntington National Bank	APP062371	6/14/2019	101015381	GP-TAX LEASE BOND 2016	Bonds Series 2016	334,989.50	500000448	6/14/2019
VEN000634	Delta Dental	APP062568	6/20/2019	101015119	GP-HEALTH/DENTAL	Dental Ins	188.66	66894	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101015111	GP-SALARY	Salary	12,279.09	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101015119	GP-HEALTH/DENTAL	Employer HSA	2,250.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101015120	GP-FICAMEDICARE	FICA	798.69	500000449	6/25/2019

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Fund No. Fund Name									
101 General									
Grand Park									
VEN001537	Payroll	APP062642	6/25/2019	101015120	GP-FICAMEDICARE	Medicare	172.78	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101015121	GP-PERF	PERF	1,288.01	500000449	6/25/2019
VEN000163	Aul Retirement	APP062664	6/25/2019	101015125	GP-401A MATCHING	AUL Match	3,497.93	500000451	6/26/2019
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101015119	GP-HEALTH/DENTAL	Life Ins	19.90	66902	6/27/2019
VEN000513	Davis/Vision	APP062745	6/27/2019	101015119	GP-HEALTH/DENTAL	july	42.54	66903	6/27/2019
VEN000513	Davis/Vision	APP062745	6/27/2019	101015119	GP-HEALTH/DENTAL	july	31.34	66903	6/27/2019
VEN000513	Davis/Vision	APP062748	6/27/2019	101015119	GP-HEALTH/DENTAL	june	42.54	66904	6/27/2019
VEN000513	Davis/Vision	APP062748	6/27/2019	101015119	GP-HEALTH/DENTAL	june	31.34	66904	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101015119	GP-HEALTH/DENTAL	Medical Ins	4,813.02	66913	6/28/2019
VEN006362	Anthem EAP	APP062881	7/2/2019	101015119	GP-HEALTH/DENTAL	EAP quart	23.70	66919	7/2/2019
Subtotal for Grand Park							1,009,602.15		
Communications									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101020122	COMM-WORKERS COMP	2nd Wc Inst	97.28	66760	6/6/2019
VEN001537	Payroll	APP062295	6/10/2019	101020111	COMM-SALARY	sal	6,921.73	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101020120	COMM-FICAMEDICARE	fica	422.07	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101020120	COMM-FICAMEDICARE	med	98.71	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101020121	COMM-PERF	perf	982.88	500000446	6/10/2019
VEN001359	Michelle Krcmery	APP062418	6/18/2019	101020331	COMM-CONSULT	June Consulting	1,360.00		
VEN000634	Delta Dental	APP062568	6/20/2019	101020119	COMM-HEALTH/DENTAL	Dental Ins	78.02	66894	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101020111	COMM-SALARY	Salary	6,921.74	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101020119	COMM-HEALTH/DENTAL	Employer HSA	1,000.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101020120	COMM-FICAMEDICARE	FICA	422.07	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101020120	COMM-FICAMEDICARE	Medicare	98.70	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101020121	COMM-PERF	PERF	982.89	500000449	6/25/2019
VEN000163	Aul Retirement	APP062664	6/25/2019	101020125	COMM-401A MATCHING	AUL Match	2,354.72	500000451	6/26/2019
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101020119	COMM-HEALTH/DENTAL	Life Ins	11.94	66902	6/27/2019
VEN006766	Meltwater News US	APP062739	6/27/2019	101020350	COMM-DUES MEMBERSHIP	License	8,100.00	66901	6/27/2019
VEN000513	Davis/Vision	APP062745	6/27/2019	101020119	COMM-HEALTH/DENTAL	july	18.47	66903	6/27/2019
VEN000513	Davis/Vision	APP062748	6/27/2019	101020119	COMM-HEALTH/DENTAL	june	18.47	66904	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101020119	COMM-HEALTH/DENTAL	Medical Ins	1,776.09	66913	6/28/2019
VEN006362	Anthem EAP	APP062881	7/2/2019	101020119	COMM-HEALTH/DENTAL	EAP quart	14.22	66919	7/2/2019
VEN002097	Westfield Chamber Of Commerce	APP062968	6/28/2019	101020347	COMM-PROMOTIONS	June Luncheon	20.00		

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Fund No. Fund Name									
101 General									
Communications									
VEN007064	Jon Ball Photography	APP062969	6/24/2019	101020347	COMM-PROMOTIONS	Colts Training Camp B Roll	150.00		
VEN003286	INDIANAPOLIS MONTHLY	APP062970	6/14/2019	101020331	COMM-CONSULT	Full page add	1,500.00		
VEN003286	INDIANAPOLIS MONTHLY	APP062970	6/14/2019	101020337	COMM-PRINTING	Full page add	2,000.00		
Subtotal for Communications							35,370.00		
Customer Service									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101021122	CUSTOMER SERV-WORKER	2nd W/C Inst	51.89	66760	6/6/2019
VEN001537	Payroll	APP062295	6/10/2019	101021111	CUSTOMER SERV-SALARY	sal	8,060.38	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101021120	CUSTOMER SERV-FICAME	fica	481.40	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101021120	CUSTOMER SERV-FICAME	med	112.58	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101021121	CUSTOMER SERV-PERF	perf	1,144.56	500000446	6/10/2019
VEN000534	Delta Dental	APP062568	6/20/2019	101021119	CUSTOMER SERV-HEALTH/	Dental Ins	156.04	66894	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101021111	CUSTOMER SERV-SALARY	Salary	8,060.37	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101021119	CUSTOMER SERV-HEALTH/	Employer HSA	2,000.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101021120	CUSTOMER SERV-FICAME	FICA	481.40	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101021120	CUSTOMER SERV-FICAME	Medicare	112.59	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101021121	CUSTOMER SERV-PERF	PERF	1,144.56	500000449	6/25/2019
VEN000163	Aul Retirement	APP062664	6/25/2019	101021125	CUSTOMER SERV-401A MAT	AUL Match	1,700.22	500000451	6/26/2019
VEN001826	Staples	APP062679	6/26/2019	101021223	CUSTOMER SERV-OFFICE	2 reams 11 x 17	19.26		
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101021119	CUSTOMER SERV-HEALTH/	Life Ins	15.92	66802	6/27/2019
VEN000513	DavisVision	APP062745	6/27/2019	101021119	CUSTOMER SERV-HEALTH/	July	36.94	66803	6/27/2019
VEN000513	DavisVision	APP062748	6/27/2019	101021119	CUSTOMER SERV-HEALTH/	June	36.94	66804	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101021119	CUSTOMER SERV-HEALTH/	Medical Ins	4,206.85	66913	6/28/2019
VEN000362	Anthem EAP	APP062881	7/2/2019	101021119	CUSTOMER SERV-HEALTH/	EAP quart	23.70	66919	7/2/2019
Subtotal for Customer Service							27,845.60		
Human Resources									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101022122	HR-WORKERS COMP	2nd W/C Inst	51.89	66760	6/6/2019
VEN001537	Payroll	APP062295	6/10/2019	101022111	HR-SALARY	sal	4,205.60	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101022120	HR-FICAMEDICARE	fica	251.41	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101022120	HR-FICAMEDICARE	med	58.81	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101022121	HR PERF	perf	597.20	500000446	6/10/2019
VEN000534	Delta Dental	APP062568	6/20/2019	101022119	HR-HEALTH/DENTAL	Dental Ins	166.70	66894	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101022111	HR-SALARY	Salary	4,206.60	500000449	6/25/2019

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Fund No. Fund Name									
101 General									
Human Resources									
VEN001537	Payroll	APP062642	6/25/2019	101022119	HR-HEALTH/DENTAL	Employer HSA	750.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101022120	HR-FICAMEDICARE	FICA	246.38	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101022120	HR-FICAMEDICARE	Medicare	57.61	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101022121	HR PERF	PERF	597.20	500000449	6/25/2019
VEN000163	Aul Retirement	APP062664	6/25/2019	101022125	HR-401A MATCHING	AUL Match	3,213.99	500000451	6/26/2019
VEN000513	Davis/Vision	APP062745	6/27/2019	101022119	HR-HEALTH/DENTAL	july	38.61	66903	6/27/2019
VEN000513	Davis/Vision	APP062748	6/27/2019	101022119	HR-HEALTH/DENTAL	june	38.61	66904	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101022119	HR-HEALTH/DENTAL	Medical Ins	2,430.76	66913	6/28/2019
VEN006362	Anthem EAP	APP062881	7/2/2019	101022119	HR-HEALTH/DENTAL	EAP quart	9.48	66919	7/2/2019
Subtotal for Human Resources							16,919.85		
Sport Campus Indoor Event Ctr									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	101023122	GP INDOOR-WORKERS CO	2nd W/C Inst	1,945.64	66760	6/6/2019
VEN001537	Payroll	APP062295	6/10/2019	101023111	GP INDOOR-SALARY	sal	10,480.52	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101023120	GP INDOOR-FICAMEDICAR	fica	639.49	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101023120	GP INDOOR-FICAMEDICAR	med	149.54	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	101023121	GP INDOOR-PERF	perf	1,353.06	500000446	6/10/2019
VEN000534	Delta Dental	APP062568	6/20/2019	101023119	GP INDOOR-HEALTH/DENTA	Dental Ins	62.58	66894	6/21/2019
VEN001537	Payroll	APP062642	6/25/2019	101023111	GP INDOOR-SALARY	Salary	10,541.02	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101023119	GP INDOOR-HEALTH/DENTA	Employer HSA	1,250.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101023120	GP INDOOR-FICAMEDICAR	FICA	643.24	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101023120	GP INDOOR-FICAMEDICAR	Medicare	150.45	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	101023121	GP INDOOR-PERF	PERF	1,353.05	500000449	6/25/2019
VEN000163	Aul Retirement	APP062664	6/25/2019	101023125	GP INDOOR-401A MATCHIN	AUL Match	4,755.92	500000451	6/26/2019
VEN004479	Symetra Life Insurance	APP062726	6/27/2019	101023119	GP INDOOR-HEALTH/DENTA	Life Ins	15.92	66902	6/27/2019
VEN000513	Davis/Vision	APP062745	6/27/2019	101023119	GP INDOOR-HEALTH/DENTA	july	24.07	66903	6/27/2019
VEN000513	Davis/Vision	APP062748	6/27/2019	101023119	GP INDOOR-HEALTH/DENTA	june	24.07	66904	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	101023119	GP INDOOR-HEALTH/DENTA	Medical Ins	2,382.26	66913	6/28/2019
VEN006362	Anthem EAP	APP062881	7/2/2019	101023119	GP INDOOR-HEALTH/DENTA	EAP quart	23.70	66919	7/2/2019
Subtotal for Sport Campus Indoor Event Ctr							35,794.53		
Subtotal for Fund 101 General							2,587,122.49		

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN005662	Rocchio Kiley Ins	APPO62237	6/6/2019	201013122	MVH-WORKERS COMP	2nd W/C Inst	2,107.78	66760	6/6/2019
VEN001626	R and T Tire and Auto	APPO62245	6/6/2019	201013345	MVH-EQUIP REPAIR	Dump truck road service	121.00	66834	6/7/2019
VEN001537	Payroll	APPO62295	6/10/2019	201013111	MVH-SALARY	sal	8,959.27	500000446	6/10/2019
VEN001537	Payroll	APPO62295	6/10/2019	201013120	MVH-FICAMEDICARE	fica	538.71	500000446	6/10/2019
VEN001537	Payroll	APPO62295	6/10/2019	201013120	MVH-FICAMEDICARE	med	126.00	500000446	6/10/2019
VEN001537	Payroll	APPO62295	6/10/2019	201013121	MVH-PERF	perf	1,272.22	500000446	6/10/2019
VEN006285	Ceres Solutions Cooperative	APPO62422	6/18/2019	201013226	MVH-VEHICLE GAS/ SUPPL	Unleaded	800.04		
VEN000419	Clark Truck Equipment	APPO62536	6/19/2019	201013345	MVH-EQUIP REPAIR	Repaired Henderson	887.96		
VEN002706	KJM Trucking Inc	APPO62537	6/19/2019	201013231	MVH-SUBGRADE MATERIAL	Maint	1,551.65		
VEN006285	Ceres Solutions Cooperative	APPO62538	6/19/2019	201013226	MVH-VEHICLE GAS/ SUPPL	Fuel	1,367.66		
VEN000975	Indiana Oxygen Company	APPO62543	6/19/2019	201013345	MVH-EQUIP REPAIR	Supplies	35.90		
VEN001384	Milestone Contractors LP	APPO62544	6/19/2019	201013231	MVH-SUBGRADE MATERIAL	Surface	266.96		
VEN000534	Delta Dental	APPO62568	6/20/2019	201013119	MVH-HEALTH/DENTAL	Dental Ins	163.48	66894	6/21/2019
VEN000589	Duke Energy	APPO62572	6/21/2019	201013341	MVH-ELECTRIC	Electric	2,680.66	66897	6/21/2019
VEN001537	Payroll	APPO62642	6/25/2019	201013111	MVH-SALARY	Salary	8,839.27	500000449	6/25/2019
VEN001537	Payroll	APPO62642	6/25/2019	201013119	MVH-HEALTH/DENTAL	Employer HSA	1,750.00	500000449	6/25/2019
VEN001537	Payroll	APPO62642	6/25/2019	201013120	MVH-FICAMEDICARE	FICA	531.27	500000449	6/25/2019
VEN001537	Payroll	APPO62642	6/25/2019	201013120	MVH-FICAMEDICARE	Medicare	124.26	500000449	6/25/2019
VEN001537	Payroll	APPO62642	6/25/2019	201013121	MVH-PERF	PERF	1,255.18	500000449	6/25/2019
VEN004479	Symetra Life Insurance	APPO62726	6/27/2019	201013119	MVH-HEALTH/DENTAL	Life Ins	15.92	66902	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APPO62791	6/28/2019	201013119	MVH-HEALTH/DENTAL	Medical Ins	3,600.68	66913	6/28/2019
VEN000517	Daystar Directional Drilling	APPO62804	7/1/2019	201013472	MVH-EQUIP	Poplar St and Park St	2,317.68		
VEN005581	Newton Oil Company	APPO62808	7/1/2019	201013226	MVH-VEHICLE GAS/ SUPPL	Unleaded fuel	7,948.96		
VEN005581	Newton Oil Company	APPO62809	7/1/2019	201013226	MVH-VEHICLE GAS/ SUPPL	Unleaded fuel	7,086.33		
VEN001778	Shelby Materials	APPO62814	7/1/2019	201013231	MVH-SUBGRADE MATERIAL	Sand	570.00		
VEN001708	RPM Machinery	APPO62815	7/1/2019	201013472	MVH-EQUIP	Mower	203.00		
VEN006285	Ceres Solutions Cooperative	APPO62816	7/1/2019	201013226	MVH-VEHICLE GAS/ SUPPL	Fuel	880.48		
VEN001044	Iving Materials	APPO62817	7/1/2019	201013231	MVH-SUBGRADE MATERIAL	Stone	267.83		
VEN006285	Ceres Solutions Cooperative	APPO62818	7/1/2019	201013226	MVH-VEHICLE GAS/ SUPPL	Unleaded	1,128.80		
Subtotal for Public Works							57,378.95		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							57,378.95		

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Fund No. Fund Name									
202 Local Road and Street (LRS)									
Public Works									
VEN000998	City of Indianapolis	APP062421	6/18/2019	202013350	LRS-SUBS/DUES/MEMBERS	Local Match	15,129.00	66886	6/19/2019
VEN002038	USI Consultants Inc	APP062450	6/13/2019	202013349	LRS-SERVICES	Preliminary Engineering for 1	5,440.00		
VEN001778	Shelby Materials	APP062540	6/19/2019	202013432	LRS-SIDEWALK	Sidewalk repair jobs	1,386.50		
VEN001368	Midwestern Electric	APP062541	6/19/2019	202013349	LRS-SERVICES	Traffic signal repair	1,282.04		
VEN007593	A 1 Concrete Leveling	APP062542	6/19/2019	202013432	LRS-SIDEWALK	Common walkway Salmonia	400.00		
VEN001716	Runyon Equipment Rental	APP062545	6/19/2019	202013432	LRS-SIDEWALK	Ground Saver and Georgia Bu	191.00		
VEN002038	USI Consultants Inc	APP062648	6/25/2019	202013349	LRS-SERVICES	Preliminary Engineering for 1	7,890.00		
Subtotal for Public Works							31,718.54		
Subtotal for Fund 202 Local Road and Street (LRS)							31,718.54		

Fund No. Fund Name

203 Fire Operating

Fire									
VEN005662	Rocchio Kiley Ins	APP062237	6/6/2019	203012122	FIRE-WORKERS' COMP	2nd W/C inst	42,408.46	66760	6/6/2019
VEN002336	Citizens Westfield	APP062286	6/7/2019	203012328	FIRE-GAS/HEAT	Heat	147.86	66870	6/10/2019
VEN007062	McGriff Insurance	APP062289	6/7/2019	203012339	FIRE-INSURANCE	3rd quant installment	2,954.05	66872	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	203012111	FIRE-SALARY	sal	210,792.67	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	203012120	FIRE-FICA AND MEDICARE	fica	12,530.28	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	203012120	FIRE-FICA AND MEDICARE	med	2,930.45	500000446	6/10/2019
VEN001537	Payroll	APP062295	6/10/2019	203012121	FIRE-PERF	perf	32,153.28	500000446	6/10/2019
VEN006666	SG Collaborative Solutions	APP062355	6/14/2019	203012334	FIRE-TRAVEL/TRAINING/SE	RMT Conference	1,500.00	66876	6/14/2019
VEN002353	Boldens Cleaners	APP062392	6/18/2019	203012229	FIRE-UNIFORMS	Dry Cleaning	62.40	66877	6/18/2019
VEN002336	Citizens Westfield	APP062414	6/18/2019	203012342	FIRE-WATER/SEWER	Sia 83	437.32	66880	6/19/2019
VEN002336	Citizens Westfield	APP062415	6/18/2019	203012328	FIRE-GAS/HEAT	Sia 83	87.58	66881	6/19/2019
VEN000644	Enviro-max Inc	APP062420	6/18/2019	203012343	FIRE-BUILDING MAINTENAN	Sia 82	528.00		
VEN000644	Enviro-max Inc	APP062420	6/18/2019	203012343	FIRE-BUILDING MAINTENAN	Sia 83	1,006.00		
VEN002048	Vectren	APP062426	6/18/2019	203012328	FIRE-GAS/HEAT	Sia 82	66.29	66889	6/19/2019
VEN003729	Metronet	APP062430	6/18/2019	203012343	FIRE-BUILDING MAINTENAN	PSB	58.04	66890	6/19/2019
VEN002336	Citizens Westfield	APP062446	6/18/2019	203012342	FIRE-WATER/SEWER	Station 81	92.00	66883	6/19/2019
VEN001417	Napa Auto Parts	APP062461	6/18/2019	203012360	FIRE-VEHICLE MAINT	supplies and equipment for M	1,491.75		
VEN001942	The Uniform House	APP062462	6/18/2019	203012229	FIRE-UNIFORMS	uniforms	30.22		
VEN001942	The Uniform House	APP062463	6/18/2019	203012229	FIRE-UNIFORMS	uniforms	119.70		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN001942	The Uniform House	APP062464	6/18/2019	203012229	FIRE-UNIFORMS	uniforms	457.57		
VEN001942	The Uniform House	APP062465	6/18/2019	203012229	FIRE-UNIFORMS	uniforms	912.54		
VEN001942	The Uniform House	APP062466	6/18/2019	203012229	FIRE-UNIFORMS	uniforms	93.96		
VEN005584	The Accumed Group	APP062468	6/18/2019	203012349	FIRE-SERVICES	ems billing service	3,112.48		
VEN000405	Citizens Energy Group	APP062469	6/18/2019	203012342	FIRE-WATER/SEWER	may water and sewer	384.73	66879	6/19/2019
VEN005980	Fire Services Inc	APP062470	6/18/2019	203012360	FIRE-VEHICLE MAINT	coolant level sensors	77.74		
VEN002778	Bart Poer DDS	APP062471	6/18/2019	203012349	FIRE-SERVICES	patient refund	447.70		
VEN000065	Airgas Mid America	APP062472	6/18/2019	203012224	FIRE-OPERATING SUPPLIES	02 for 82	220.18		
VEN000065	Airgas Mid America	APP062473	6/18/2019	203012224	FIRE-OPERATING SUPPLIES	02 for 81	220.18		
VEN000065	Airgas Mid America	APP062474	6/18/2019	203012224	FIRE-OPERATING SUPPLIES	02 for 83	117.88		
VEN001504	Paddacks Wrecker Service	APP062475	6/18/2019	203012360	FIRE-VEHICLE MAINT	e-389 maintenance	350.00		
VEN005980	Fire Services Inc	APP062476	6/18/2019	203012360	FIRE-VEHICLE MAINT	lights and brackets	205.92		
VEN001988	Travelers	APP062533	6/19/2019	203012339	FIRE-INSURANCE	3rd installment	10,699.55	66891	6/19/2019
VEN000534	Delta Dental	APP062568	6/20/2019	203012119	FIRE-HEALTH/DENTAL	Dental Ins	4,071.38	66894	6/21/2019
VEN005845	Kinetex Energy	APP062570	6/20/2019	203012328	FIRE-GAS/HEAT	Heat	169.61	66895	6/21/2019
VEN005845	Kinetex Energy	APP062570	6/20/2019	203012328	FIRE-GAS/HEAT	Heat	53.39	66895	6/21/2019
VEN005845	Kinetex Energy	APP062570	6/20/2019	203012328	FIRE-GAS/HEAT	Heat	48.36	66895	6/21/2019
VEN000589	Duke Energy	APP062572	6/21/2019	203012341	FIRE-ELECTRIC	Electric	2,597.32	66897	6/21/2019
VEN000589	Duke Energy	APP062572	6/21/2019	203012341	FIRE-ELECTRIC	Electric	877.77	66897	6/21/2019
VEN000589	Duke Energy	APP062572	6/21/2019	203012341	FIRE-ELECTRIC	Electric	639.73	66897	6/21/2019
VEN000589	Duke Energy	APP062572	6/21/2019	203012346	FIRE-TORNADO SIREN	Fire Sirens	63.07	66897	6/21/2019
VEN007600	Terminal Supply Co	APP062615	6/24/2019	203012360	FIRE-VEHICLE MAINT	supply	140.45		
VEN001942	The Uniform House	APP062616	6/24/2019	203012229	FIRE-UNIFORMS	uniforms	2,756.00		
VEN000682	Fastenal	APP062617	6/24/2019	203012472	FIRE-EQUIP	air packs	355.04		
VEN001029	International Assoc of Fire Chiefs	APP062618	6/24/2019	203012350	FIRE-SUBSCRIPTIONS/DUE	membership fees for Gaylor,	1,075.00		
VEN000903	Hoosier Fire Equipment	APP062619	6/24/2019	203012229	FIRE-UNIFORMS	uniform alterations	45.00		
VEN007441	Conway Shields	APP062620	6/24/2019	203012229	FIRE-UNIFORMS	shields	164.00		
VEN001050	IU Health Ball Memorial Hospital	APP062621	6/24/2019	203012224	FIRE-OPERATING SUPPLIES	ems supply	46.80		
VEN005358	Pro Air Midwest	APP062622	6/24/2019	203012349	FIRE-SERVICES	Air Samples and Maintenance	1,295.00		
VEN001615	Public Safety Medical Services	APP062623	6/24/2019	203012354	FIRE-MEDICAL EXAMS/TEST	Klingensmith medical	212.13		
VEN000903	Hoosier Fire Equipment	APP062624	6/24/2019	203012229	FIRE-UNIFORMS	retainer ring and breakaway ta	50.00		
VEN005980	Fire Services Inc	APP062625	6/24/2019	203012360	FIRE-VEHICLE MAINT	sunvisor	185.33		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN0002148	Witmer Public Safety Group	APP062626	6/24/2019	203012229	FIRE-UNIFORMS	safety glasses	165.00		
VEN0002148	Witmer Public Safety Group	APP062627	6/24/2019	203012229	FIRE-UNIFORMS	gloves	188.93		
VEN0005980	Fire Services Inc	APP062628	6/24/2019	203012360	FIRE-VEHICLE MAINT	window regulators and chann	1,998.16		
VEN0009003	Hoosier Fire Equipment	APP062629	6/24/2019	203012472	FIRE-EQUIP	equipment	55.50		
VEN0005980	Fire Services Inc	APP062630	6/24/2019	203012360	FIRE-VEHICLE MAINT	light strip	190.26		
VEN0006285	Ceres Solutions Cooperative	APP062631	6/24/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	522.73		
VEN0000065	Airgas Mid America	APP062632	6/24/2019	203012224	FIRE-OPERATING SUPPLIES	02	18.51		
VEN0000065	Airgas Mid America	APP062633	6/24/2019	203012224	FIRE-OPERATING SUPPLIES	02	21.52		
VEN0005006	Team Pride Athletic Apparel	APP062634	6/24/2019	203012229	FIRE-UNIFORMS	Boots	96.70		
VEN0006285	Ceres Solutions Cooperative	APP062635	6/24/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,002.06		
VEN001942	The Uniform House	APP062636	6/24/2019	203012229	FIRE-UNIFORMS	uniforms	9,860.00		
VEN001537	Payroll	APP062642	6/25/2019	203012111	FIRE-SALARY	Salary	213,059.56	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	203012119	FIRE-HEALTH/DENTAL	Employer HSA	35,500.00	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	203012120	FIRE-FICA AND MEDICARE	FICA	12,666.10	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	203012120	FIRE-FICA AND MEDICARE	Medicare	2,982.22	500000449	6/25/2019
VEN001537	Payroll	APP062642	6/25/2019	203012121	FIRE-PERF	PERF	32,141.56	500000449	6/25/2019
VEN000163	Aul Retirement	APP062662	6/25/2019	203012125	FIRE-401A MATCHING	AUL Match	26,903.66	500000450	6/26/2019
VEN000163	Aul Retirement	APP062664	6/25/2019	203012125	FIRE-401A MATCHING	AUL Match	320.83	500000451	6/26/2019
VEN000682	Fastenal	APP062668	6/26/2019	203012360	FIRE-VEHICLE MAINT	supply	45.31		
VEN000682	Fastenal	APP062669	6/26/2019	203012360	FIRE-VEHICLE MAINT	supply	5.54		
VEN000682	Fastenal	APP062670	6/26/2019	203012360	FIRE-VEHICLE MAINT	supply	45.07		
VEN000682	Fastenal	APP062671	6/26/2019	203012360	FIRE-VEHICLE MAINT	supply	5.18		
VEN0005587	Kronos Inc	APP062672	6/26/2019	203012349	FIRE-SERVICES	telestaff	117.59		
VEN0009003	Hoosier Fire Equipment	APP062673	6/26/2019	203012229	FIRE-UNIFORMS	uniforms	5,503.20		
VEN000266	Bound Tree Medical	APP062674	6/26/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	18.50		
VEN007600	Terminal Supply Co	APP062676	6/26/2019	203012360	FIRE-VEHICLE MAINT	supply	131.26		
VEN0006285	Ceres Solutions Cooperative	APP062677	6/26/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	1,083.74		
VEN000266	Bound Tree Medical	APP062678	6/26/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	185.72		
VEN0004836	Nationwide Retirement Solutions	APP062681	6/26/2019	203012125	FIRE-401A MATCHING	Nationwide match	15,039.75	66900	6/26/2019
VEN0004479	Symetra Life Insurance	APP062726	6/27/2019	203012119	FIRE-HEALTH/DENTAL	Life Ins	275.19	66902	6/27/2019
VEN000513	Davis/Vision	APP062745	6/27/2019	203012119	FIRE-HEALTH/DENTAL	july	797.45	66903	6/27/2019
VEN000513	Davis/Vision	APP062748	6/27/2019	203012119	FIRE-HEALTH/DENTAL	june	804.72	66904	6/27/2019

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN000266	Bound Tree Medical	APP062763	6/28/2019	203012224	FIRE-OPERATING SUPPLIES	supplies	655.23		
VEN000266	Bound Tree Medical	APP062764	6/28/2019	203012224	FIRE-OPERATING SUPPLIES	supply	966.42		
VEN000569	Don Hinds Ford Inc	APP062765	6/28/2019	203012360	FIRE-VEHICLE MAINT	supply	115.74		
VEN001666	Reynolds Farm Equipment	APP062766	6/28/2019	203012360	FIRE-VEHICLE MAINT	supply	60.79		
VEN001846	Stoops Freightliner	APP062767	6/28/2019	203012360	FIRE-VEHICLE MAINT	supply and E-83	123.17		
VEN001846	Stoops Freightliner	APP062768	6/28/2019	203012360	FIRE-VEHICLE MAINT	E-389	93.11		
VEN001846	Stoops Freightliner	APP062769	6/28/2019	203012360	FIRE-VEHICLE MAINT	eng -389	76.72		
VEN000126	Anthem Blue Cross Blue Shield	APP062791	6/28/2019	203012119	FIRE-HEALTH/DENTAL	Medical Ins	79,027.04	66913	6/28/2019
VEN005581	Newton Oil Company	APP062808	7/1/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	1,402.84		
VEN005581	Newton Oil Company	APP062809	7/1/2019	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	1,258.43		
VEN006362	Anthem EAP	APP062881	7/2/2019	203012119	FIRE-HEALTH/DENTAL	EAP quant	341.28	66919	7/2/2019
VEN006426	DISA Inc	APP062886	7/2/2019	203012354	FIRE-MEDICAL EXAMS/TEST	Drug and alcohol testing	79.50		
VEN006697	ATEC Inc	APP062892	6/18/2019	203012343	FIRE-BUILDING MAINTENAN	Relocate front camera for gar	575.00		
VEN006426	DISA Inc	APP062967	6/13/2019	203012364	FIRE-MEDICAL EXAMS/TEST	Drug testing	61.50		
Subtotal for Fire							788,099.45		
Subtotal for Fund 203 Fire Operating							788,099.45		
Fund No. Fund Name									
204 Park Impact									
Public Works									
VEN006394	GoToKiosk LLC	APP062402	6/5/2019	204013474	PW-PARK IMPACT CONSTR	GHP Kiosk Side Powder Coat	750.00		
VEN006394	GoToKiosk LLC	APP062403	6/5/2019	204013474	PW-PARK IMPACT CONSTR	Trail safety kiosk side panel r	3,000.00		
VEN002038	USI Consultants Inc	APP062803	7/1/2019	204013349	PARK IMPACT-SERVICES	Trail Design	4,965.00		
VEN001716	Runyon Equipment Rental	APP062813	7/1/2019	204013474	PW-PARK IMPACT CONSTR	Shop ponds	1,105.00		
Subtotal for Public Works							9,820.00		
Subtotal for Fund 204 Park Impact							9,820.00		
Fund No. Fund Name									
206 Parks Programming/Events									
Parks									
VEN006804	Creating Brand Legacy Worldwide	APP062729	6/27/2019	206005347	PARKS PROGRAM-PROMOT	Grand Run	1,575.00		
VEN005709	Service Sanitation Inc	APP062731	6/27/2019	206005347	PARKS PROGRAM-PROMOT	Grand Run	95.00		

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Fund No. Fund Name									
206 Parks Programming/Events									
Parks									
VEN005709	Service Sanitation Inc	APP062721	6/27/2019	206005347	PARKS PROGRAM-PROMOT	Grand Park	445.00		
VEN000229	Beth Maier Photography	APP062732	6/27/2019	206005349	PARKS PROGRAM-SERVICE	Touch a Truck	150.00		
VEN006806	HVAF of Indiana	APP062733	6/27/2019	206005347	PARKS PROGRAM-PROMOT	Grand Run Donation	2,500.00		
VEN007597	Operation Job Ready Veterans	APP062734	6/27/2019	206005347	PARKS PROGRAM-PROMOT	Grand Run Donation	2,500.00		
VEN000243	Blonde Entertainment	APP062779	6/28/2019	206005347	PARKS PROGRAM-PROMOT	WR4 Stella Luna band	750.00	66907	6/28/2019
VEN006904	ACME Event Productions	APP062780	6/28/2019	206005347	PARKS PROGRAM-PROMOT	WR4	8,935.00	66912	6/28/2019
VEN007506	Knockerball Fishers	APP062782	6/28/2019	206005347	PARKS PROGRAM-PROMOT	WR4	925.00	66908	6/28/2019
VEN007603	The Flying Toasters Inc	APP062785	6/28/2019	206005347	PARKS PROGRAM-PROMOT	WR4 Milkape band	4,000.00	66911	6/28/2019
VEN000229	Beth Maier Photography	APP062786	6/28/2019	206005349	PARKS PROGRAM-SERVICE	WR4	300.00	66905	6/28/2019
VEN007647	Mark Pay	APP062827	7/1/2019	206005347	PARKS PROGRAM-PROMOT	WR4	3,500.00	66914	7/1/2019
Subtotal for Parks							25,675.00		
Subtotal for Fund 206 Parks Programming/Events							25,675.00		
Fund No. Fund Name									
239 Law Enforcement									
Police									
VEN000238	Billy Adams	APP062423	6/12/2019	239002334	LAW ENFORCE-TRAVEL/TR	Reimbursement for Car Renta	256.07	66878	6/18/2019
VEN002428	Indiana Wesleyan University	APP062439	6/18/2019	239002334	LAW ENFORCE-TRAVEL/TR	Tuition - J. Carter	1,751.81		
VEN001225	Law Enforcement Training Board	APP062440	6/18/2019	239002334	LAW ENFORCE-TRAVEL/TR	Instructor Recertification - Ho	50.00		
VEN005791	Midwest Crisis Negotiators Conf	APP062752	6/27/2019	239002334	LAW ENFORCE-TRAVEL/TR	Negotiators Conference - Griff	700.00		
VEN004526	WESTERN GOVERNORS UNIV	APP062753	6/27/2019	239002334	LAW ENFORCE-TRAVEL/TR	Tuition - Seagrave	3,755.00	66916	7/1/2019
VEN000685	FBINAA Of Indiana	APP062754	6/27/2019	239002334	LAW ENFORCE-TRAVEL/TR	FBINAA Re-trainer - 18 Office	1,800.00		
Subtotal for Police							8,312.88		
Subtotal for Fund 239 Law Enforcement							8,312.88		
Fund No. Fund Name									
264 Road and Street Improvement (Road Impact)									
Public Works									
VEN005929	WSP USA Inc	APP062399	6/5/2019	264013349	ROAD IMPACT-SERVICES	Kinsey Ave Culvert - RW Acqu	1,325.25		
VEN000103	American Structurepoint Inc	APP062413	6/6/2019	264013349	ROAD IMPACT-SERVICES	East Street North Ext - PE and	10,845.00		
VEN002709	Lochmueller Group Inc	APP062424	6/5/2019	264013349	ROAD IMPACT-SERVICES	Towne Rd Envir Services bala	1,710.15		
VEN002709	Lochmueller Group Inc	APP062424	6/5/2019	264013349	ROAD IMPACT-SERVICES	Change Order	986.85		

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Fund No. Fund Name									
264 Road and Street Improvement (Road Impact)									
Public Works									
VEN0002019	United Consulting	APP062451	6/13/2019	264013349	ROAD IMPACT-SERVICES	HSP Intersection Lighting - In	1,023.36		
VEN0002019	United Consulting	APP062453	6/13/2019	264013349	ROAD IMPACT-SERVICES	151st Street Culvert - Constru	100.00		
VEN0000010	A and F Engineering	APP062647	6/25/2019	264013349	ROAD IMPACT-SERVICES	On-Call for Misc Traffic Servic	1,275.00		
VEN0000010	A and F Engineering	APP062649	6/25/2019	264013349	ROAD IMPACT-SERVICES	Professional Services for 169t	21,054.79		
VEN000103	American Structurepoint Inc	APP062650	6/25/2019	264013349	ROAD IMPACT-SERVICES	SR 32 Reconstruction Prelimi	23,621.56	66917	7/2/2019
VEN000103	American Structurepoint Inc	APP062651	6/25/2019	264013349	ROAD IMPACT-SERVICES	Jersey Street Extension Preli	1,876.00	66918	7/2/2019
VEN0002019	United Consulting	APP062802	7/1/2019	264013349	ROAD IMPACT-SERVICES	Towne Road Inspection Contr	3,997.56		
VEN005475	Estridge Development Management	APP062811	7/1/2019	264013349	ROAD IMPACT-SERVICES	Road Impact fee reim	48,294.40		
VEN000103	American Structurepoint Inc	APP062831	7/1/2019	264013349	ROAD IMPACT-SERVICES	East Street North Ext - PE and	21,025.00		
VEN002709	Lochnueller Group Inc	APP062832	7/1/2019	264013349	ROAD IMPACT-SERVICES	Change Order	4,815.85		
VEN000010	A and F Engineering	APP062882	7/2/2019	264013349	ROAD IMPACT-SERVICES	SR 32 and Wheeler Intersecti	13,975.00		
VEN000010	A and F Engineering	APP062883	7/2/2019	264013349	ROAD IMPACT-SERVICES	Professional Services for 169t	8,773.34		
Subtotal for Public Works							164,699.11		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							164,699.11		
Fund No. Fund Name									
269 Training Facility Center									
Public Safety (Police and Fire)									
VEN002191	City of Noble'sville Utilities	APP062240	6/6/2019	269014342	TRAINING FAC-WATER/SEW	Sewer	17.81	66784	6/7/2019
VEN000644	Enviro-max Inc	APP062420	6/18/2019	269014343	TRAINING FAC-BUILDING M	Training Facility	150.00		
VEN000434	Comcast Cable	APP062427	6/18/2019	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	293.04	66887	6/19/2019
VEN002048	Vectren	APP062428	6/18/2019	269014328	TRAINING FAC-HEAT/GAS	Training Facility	17.75	66889	6/19/2019
VEN000205	Beaver Gravel Corp	APP062467	6/18/2019	269014343	TRAINING FAC-BUILDING M	concrete	744.98		
VEN005845	Kinetex Energy	APP062570	6/20/2019	269014328	TRAINING FAC-HEAT/GAS	Heat	1.52	66895	6/21/2019
VEN000589	Duke Energy	APP062572	6/21/2019	269014341	TRAINING FAC-ELECTRIC	Electric	336.81	66897	6/21/2019
VEN000405	Citizens Energy Group	APP062638	6/24/2019	269014342	TRAINING FAC-WATER/SEW	Training Facility	32.26	66898	6/25/2019
Subtotal for Public Safety (Police and Fire)							1,594.17		
Subtotal for Fund 269 Training Facility Center							1,594.17		

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Fund No. Fund Name									
309 Eagletown TIF									
RDC									
VEN000920	Huntington National Bank	APP062884	7/2/2019	309018380	EAGLETOWN TIF BOND PRI	2016 Bond	80,000.00		
VEN000920	Huntington National Bank	APP062884	7/2/2019	309018381	EAGLETOWN TIF BOND INT	2016 Bond	95,017.50		
Subtotal for RDC							175,017.50		
Subtotal for Fund 309 Eagletown TIF							175,017.50		
Fund No. Fund Name									
316 Main St TIF 2011B									
RDC									
VEN001652	Regions Bank	APP062885	7/2/2019	316018380	MAINSTREET TIF PRINCIPAL	2012B Bonds Mainstreet proje	30,000.00		
VEN001652	Regions Bank	APP062885	7/2/2019	316018381	MAINSTREET TIF INTEREST	2012B Bonds Mainstreet proje	18,144.18		
Subtotal for RDC							48,144.18		
Subtotal for Fund 316 Main St TIF 2011B							48,144.18		
Fund No. Fund Name									
325 Eagletown TIF 2016 Capital Pro									
Public Works									
VEN002225	Butler Fairman and Seufert	APP062833	7/1/2019	325018349	EAGLETOWN TIF BOND SV	Ditch Rd replaces PO3513	2,695.75		
Subtotal for Public Works							2,695.75		
Subtotal for Fund 325 Eagletown TIF 2016 Capital Pro							2,695.75		
Fund No. Fund Name									
343 Go Bond 5 2016 Debt Serv									
Police									
VEN001652	Regions Bank	APP062819	7/1/2019	343002380	GO BOND 2016 PD DEBT PR	GO Bond 2016	91,310.00	500000456	7/1/2019
VEN001652	Regions Bank	APP062819	7/1/2019	343002381	GO BOND 2016 PD DEBT IN	GO Bond 2016	4,545.00	500000456	7/1/2019
Subtotal for Police							95,855.00		
Fire									
VEN001652	Regions Bank	APP062819	7/1/2019	343012380	GO BOND 2016 FD DEBT PR	GO Bond 2016	76,920.00	500000456	7/1/2019
VEN001652	Regions Bank	APP062819	7/1/2019	343012381	GO BOND 2016 FD DEBT IN	GO Bond 2016	3,830.00	500000456	7/1/2019
Subtotal for Fire							80,750.00		
Public Works									
VEN001652	Regions Bank	APP062819	7/1/2019	343013380	GO BOND 2016 PWM DEBT P	GO Bond 2016	51,770.02	500000456	7/1/2019

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Fund No. Fund Name									
343	Go Bond 5 2016 Debt Serv								
Public Works									
VEN001652	Regions Bank	APP062819	7/1/2019	343013381	GO BOND 2016 PW DEBT IN	GO Bond 2016	2,573.00	500000456	7/1/2019
Subtotal for Public Works							54,343.02		
Subtotal for Fund 343 Go Bond 5 2016 Debt Serv							230,948.02		
Fund No. Fund Name									
344	Go Bond 2017								
Public Works									
VEN001708	RPM Machinery	APP062815	7/1/2019	344013473	GO BOND 2017 PW VEH LE	Mower	6,054.00		
Subtotal for Public Works							6,054.00		
Subtotal for Fund 344 Go Bond 2017							6,054.00		
Fund No. Fund Name									
345	Go Bond 2017 Debt Serv								
Police									
VEN0006813	Key Government Finance Inc	APP062820	7/1/2019	345002380	GO BOND 2017 PD DEBT PR	Tax Exempt GO bond	64,800.00	500000455	7/1/2019
VEN0006813	Key Government Finance Inc	APP062820	7/1/2019	345002381	GO BOND 2017 PD DEBT IN	Tax Exempt GO bond	6,435.00	500000455	7/1/2019
Subtotal for Police							71,235.00		
Fire									
VEN0006813	Key Government Finance Inc	APP062820	7/1/2019	345012380	GO BOND 2017 FD DEBT PR	Tax Exempt GO bond	61,850.00	500000455	7/1/2019
VEN0006813	Key Government Finance Inc	APP062820	7/1/2019	345012381	GO BOND 2017 FD DEBT IN	Tax Exempt GO bond	6,145.00	500000455	7/1/2019
Subtotal for Fire							67,995.00		
Public Works									
VEN0006813	Key Government Finance Inc	APP062820	7/1/2019	345013380	GO BOND 2017 PW DEBT P	Tax Exempt GO bond	63,350.00	500000455	7/1/2019
VEN0006813	Key Government Finance Inc	APP062820	7/1/2019	345013381	GO BOND 2017 PW DEBT IN	Tax Exempt GO bond	6,293.00	500000455	7/1/2019
Subtotal for Public Works							69,643.00		
Subtotal for Fund 345 Go Bond 2017 Debt Serv							208,873.00		

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Fund No.	Fund Name								
401	Cum. Capital Improvement								
Administration									
VEN007569	Refine Kitchens Balts and Floors	APP062954	6/13/2019	401001474	CUMCAP IMP-ADM CON CO	Assembly Room City Hall	17,605.84		
VEN007449	Aero Drapery	APP062956	6/14/2019	401001474	CUMCAP IMP-ADM CON CO	Draperies and Install Assembl	9,024.12		
VEN007434	CMD Design Company	APP062960	6/25/2019	401001474	CUMCAP IMP-ADM CON CO	Artwork City Hall	4,576.00		
Subtotal for Administration							31,205.96		
Subtotal for Fund 401 Cum. Capital Improvement							31,205.96		
Fund No.	Fund Name								
427	Cum. Capital Development								
Grand Park									
VEN002178	Capital One Public Funding	APP062546	6/19/2019	427015476	CCD-GP EQUIP LEASE	Turf Lease	422,212.51	500000453	7/1/2019
Subtotal for Grand Park							422,212.51		
Subtotal for Fund 427 Cum. Capital Development							422,212.51		
Fund No.	Fund Name								
565	151st and Towne Rd Grant								
Public Works									
VEN001710	RQAW Corp	APP062398	6/13/2019	565013349	151ST AND TOWNE RD GRA	151st & Towne Road RAB - D	8,000.00		
VEN001710	RQAW Corp	APP062460	6/13/2019	565013349	151ST AND TOWNE RD GRA	151st & Towne Road RAB - D	2,400.00		
Subtotal for Public Works							10,400.00		
Subtotal for Fund 565 151st and Towne Rd Grant							10,400.00		
Fund No.	Fund Name								
584	Monon 5 Bridge O 32 Grant								
Public Works									
VEN002019	United Consulting	APP062452	6/13/2019	584013349	MONON 5 BRIDGE O 32 GRA	Monon 5 (Bridge over SR 32)	30,755.86		
Subtotal for Public Works							30,755.86		
Subtotal for Fund 584 Monon 5 Bridge O 32 Grant							30,755.86		

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Fund No. Fund Name									
587 MPO Intersec Sight Dist Improv Grant									
Public Works									
VEN005929	WSP USA Inc	APP062564	6/7/2019	587013349	MPO INTER SIGHT GRANT S	Intersection Sight Distance (H	2,350.00		
Subtotal for Public Works							2,350.00		
Subtotal for Fund 587 MPO Intersec Sight Dist Improv Grant							2,350.00		
Fund No. Fund Name									
597 MPO 186th-Springmill Grant									
Public Works									
VEN002019	United Consulting	APP062454	6/13/2019	597013349	MPO 186TH-SPRINGMILL GR	CE Contract (Inspection) for 1	405.38		
Subtotal for Public Works							405.38		
Subtotal for Fund 597 MPO 186th-Springmill Grant							405.38		
Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN007499	Thor Guard	APP062283	6/7/2019	640015349	SPORTS CAMPUS-SERVICE	ThorGuard Lightning Detectio	8,765.31	2525	6/10/2019
VEN002336	Citizens Westfield	APP062287	6/7/2019	640015342	SPORTS CAMPUS-WAT SE	Water	131.48	2523	6/10/2019
VEN002336	Citizens Westfield	APP062287	6/7/2019	640015342	SPORTS CAMPUS-WAT SE	Sewer	222.04	2523	6/10/2019
VEN002336	Citizens Westfield	APP062287	6/7/2019	640015342	SPORTS CAMPUS-WAT SE	Sewer	475.78	2523	6/10/2019
VEN002336	Citizens Westfield	APP062287	6/7/2019	640015342	SPORTS CAMPUS-WAT SE	Sewer	649.66	2523	6/10/2019
VEN002336	Citizens Westfield	APP062287	6/7/2019	640015342	SPORTS CAMPUS-WAT SE	Water	520.56	2523	6/10/2019
VEN002336	Citizens Westfield	APP062287	6/7/2019	640015342	SPORTS CAMPUS-WAT SE	Water	693.29	2523	6/10/2019
VEN007062	McGriff Insurance	APP062288	6/7/2019	640015339	SPORTS CAMPUS-INSURAN	3rd quart installment	552.91	2524	6/10/2019
VEN007062	McGriff Insurance	APP062288	6/7/2019	640015339	SPORTS CAMPUS-INSURAN	3rd quart installment	452.39	2524	6/10/2019
VEN002266	Kwik Goal Ltd	APP062298	6/10/2019	640015472	SPORTS CAMPUS-EQUIPME	Net	569.00	2526	6/10/2019
VEN000950	Indiana Alcohol and Tobacco Commissio	APP062366	6/14/2019	640015224	SPORTS CAMPUS-OPERATI	Renewal	1,000.00	2527	6/14/2019
VEN000950	Indiana Alcohol and Tobacco Commissio	APP062367	6/14/2019	640015224	SPORTS CAMPUS-OPERATI	Extension	50.00	2528	6/14/2019
VEN006818	Cambria Hotels and Suites	APP062407	6/18/2019	640015349	SPORTS CAMPUS-SERVICE	Colts Hotel Payment	357,960.00		
VEN000897	Home City Ice Co	APP062408	6/18/2019	640015349	SPORTS CAMPUS-SERVICE	Ice	37.50		
VEN001778	Shelby Materials	APP062411	6/18/2019	640015349	SPORTS CAMPUS-SERVICE	Sand	3,179.18		
VEN006898	Supply Warehouse Inc	APP062417	6/18/2019	640015349	SPORTS CAMPUS-SERVICE	Bathroom supplies	66.28		
VEN003729	Metronet	APP062431	6/18/2019	640015224	SPORTS CAMPUS-OPERATI	Diam	59.17	2531	6/19/2019
VEN003729	Metronet	APP062431	6/18/2019	640015224	SPORTS CAMPUS-OPERATI	Field	59.17	2531	6/19/2019

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Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN007500	BAMWX LLC	APP062457	6/13/2019	640015349	SPORTS CAMPUS-SERVICE	TheGuard Lighting Detectio	5,250.00		
VEN000412	City of Westfield Utility	APP062526	6/19/2019	640015342	SPORTS CAMPUS-WAT SE	Storm GP	1,367.07	2530	6/19/2019
VEN001988	Travelers	APP062534	6/19/2019	640015339	SPORTS CAMPUS-INSURAN	3rd Installment	1,638.54	2533	6/19/2019
VEN001988	Travelers	APP062534	6/19/2019	640015339	SPORTS CAMPUS-INSURAN	3rd Installment	2,002.66	2533	6/19/2019
VEN000589	Duke Energy	APP062573	6/21/2019	640015341	SPORTS CAMPUS-ELECTRI	Elect Diam	6,049.37	2536	6/21/2019
VEN000589	Duke Energy	APP062573	6/21/2019	640015341	SPORTS CAMPUS-ELECTRI	Elect Field	3,338.62	2536	6/21/2019
VEN000589	Duke Energy	APP062573	6/21/2019	640657	SPORTS CAMPUS-ELECTRI	Elect Gen	2,685.50	2536	6/21/2019
VEN005403	BrightView Landscapes LLC	APP062943	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Mainline Leak Repair	2,164.02		
VEN005403	BrightView Landscapes LLC	APP062944	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Irrigation repair	2,846.20		
VEN005403	BrightView Landscapes LLC	APP062946	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	CAM	7,458.14		
VEN005403	BrightView Landscapes LLC	APP062946	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	CAI	1,265.30		
VEN005403	BrightView Landscapes LLC	APP062946	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Cleaning	10,621.84		
VEN005403	BrightView Landscapes LLC	APP062947	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Grass field	14,791.72		
VEN005403	BrightView Landscapes LLC	APP062947	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Irrig Field	2,679.39		
VEN000970	Indiana Golf Car	APP062948	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	State Cup Finals	80.00		
VEN006808	USSC	APP062949	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Paint	2,155.04		
VEN006808	USSC	APP062950	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Paint	2,096.57		
VEN001637	Ray's Trash Service	APP062951	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Trash	347.81		
VEN000970	Indiana Golf Car	APP062952	7/2/2019	640015345	SPORTS CAMPUS-EQUIP RE	Golf Cart Repair	8.50		
VEN002613	Ernco Inc	APP062955	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Lot C and D Pole lights	446.00		
VEN000266	Bound Tree Medical	APP062957	7/2/2019	640015224	SPORTS CAMPUS-OPERATI	AED	295.98		
VEN000345	Cave and Company Printing	APP062958	7/2/2019	640015337	SPORTS CAMPUS-PRINTIN	Business cards	29.21		
VEN000051	Advanced Turf Solutions	APP062959	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Extra Fert	1,218.95		
VEN002958	Indiana Soccer Asso	APP062960	7/2/2019	640015350	SPORTS CAMPUS-DUES/SU	ISA sanctioning	200.00		
VEN002259	Central Indiana Hardware	APP062961	7/2/2019	640015343	SPORTS CAMPUS-BLDG MAI	Soccer admin door lock	129.00		
VEN005403	BrightView Landscapes LLC	APP062962	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Coils City Irrigation	973.02		
VEN005403	BrightView Landscapes LLC	APP062962	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Irrigation repair Zone 56 leak	517.66		
VEN005403	BrightView Landscapes LLC	APP062963	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Decoder install	1,219.80		
VEN005403	BrightView Landscapes LLC	APP062964	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	New Controller F19 F22	1,656.28		
VEN000142	Aqua Systems	APP062965	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Soccer Admin Bldg Work	168.60		
VEN001277	Macallister Machinery Co	APP062965	7/2/2019	640015472	SPORTS CAMPUS-EQUIPME	Tractor and Over Seeder	823.75		
VEN006898	Supply Warehouse Inc	APP062967	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Supplies	468.96		

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Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
640	Sports Campus Operating										
Grand Park											
	VEN001637		Ray's Trash Service	APPO62868	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Trash	45.00		
	VEN001637		Ray's Trash Service	APPO62868	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Trash	750.00		
	VEN007598		Playbook 365	APPO62869	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Website Development	3,500.00		
	VEN000910		HP Products	APPO62870	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Supplies	962.65		
	VEN007383		Ralph Woods Masonry LLC	APPO62871	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Repairs to D23	650.00		
	VEN002613		Ernco Inc	APPO62873	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Hand Dryer rework	4,875.00		
	VEN006426		DISA Inc	APPO62874	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Drug testing	103.00		
	VEN007602		A and D Hydra Clean Inc	APPO62876	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Site Search house	2,616.88		
	VEN001504		Paddacks Wrecker Service	APPO62888	7/2/2019	640015472	SPORTS CAMPUS-EQUIPME	Dozer	345.00		
	VEN004832		GS Sports Ventures	APPO62902	7/2/2019	640015331	SPORT CAMPUS-CONSULTI	ICR 2018	40,000.00		
	VEN004832		GS Sports Ventures	APPO62903	7/2/2019	640015331	SPORT CAMPUS-CONSULTI	Copper Trace 2018	1,000.00		
	VEN004873		Siteone Landscape Supply	APPO62905	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Fertilizing June	3,063.40		
	VEN004873		Siteone Landscape Supply	APPO62906	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Fertilizing	4,157.10		
	VEN007650		SBD Event Management LLC	APPO62908	7/2/2019	640015347	SPORTS CAMPUS-PROMOTI	SBD Commission	2,500.00		
	VEN006426		DISA Inc	APPO62909	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Drug testing	309.00		
	VEN000970		Indiana Golf Car	APPO62910	7/2/2019	640015472	SPORTS CAMPUS-EQUIPME	NXT Golf Carts	1,508.00		
	VEN000970		Indiana Golf Car	APPO62910	7/2/2019	640015472	SPORTS CAMPUS-EQUIPME	NXT Golf Carts	418.00		
	VEN004873		Siteone Landscape Supply	APPO62911	7/2/2019	640015349	SPORTS CAMPUS-SERVICE	Fertilizing	4,076.20		
	VEN004832		GS Sports Ventures	APPO62912	7/2/2019	640015331	SPORT CAMPUS-CONSULTI	Adidas 50 percent due July ba	16,312.50		
	VEN004832		GS Sports Ventures	APPO62913	7/2/2019	640015331	SPORT CAMPUS-CONSULTI	ICR 2019 50 percent due July	18,125.00		
Subtotal for Grand Park									557,751.95		
Sport Campus Indoor Event Ctr											
	VEN007062		McGriff Insurance	APPO62288	6/7/2019	640023339	GP INDOOR-INSURANCE	3rd quart Installment	1,005.30	2524	6/10/2019
	VEN006141		Westfield Restaurant Group LLC	APPO62406	6/18/2019	640023347	GP INDOOR-PROMOTION	Hotel Summit Buffet	2,376.00		
	VEN006496		KTD Productions LLC	APPO62409	6/18/2019	640023349	GP INDOOR-SERVICES	White River Wrestling	1,250.00		
	VEN006898		Supply Warehouse Inc	APPO62417	6/18/2019	640023349	GP INDOOR-SERVICES	Bathroom supplies	527.78		
	VEN002336		Citizens Westfield	APPO62480	6/18/2019	640023328	GP INDOOR-NATURAL GAS	GPIndoor	210.72	2529	6/19/2019
	VEN002336		Citizens Westfield	APPO62532	6/19/2019	640023342	GP INDOOR-WAT AND SEW	Water	597.31	2534	6/19/2019
	VEN002336		Citizens Westfield	APPO62532	6/19/2019	640023342	GP INDOOR-WAT AND SEW	Sewer	135.66	2534	6/19/2019
	VEN001988		Travelers	APPO62534	6/19/2019	640023339	GP INDOOR-INSURANCE	3rd Installment	3,641.19	2533	6/19/2019
	VEN003729		Metronet	APPO62535	6/19/2019	640023224	GP INDOOR-OPERATING SU	Internet	129.95	2532	6/19/2019
	VEN005845		Kinetrex Energy	APPO62571	6/20/2019	640023328	GP INDOOR-NATURAL GAS	Heat	222.90	2535	6/21/2019

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Fund No. Fund Name									
640 Sports Campus Operating									
Sport Campus Indoor Event Ctr									
VEN000589	Duke Energy	APP062573	6/21/2019	640023341	GP INDOOR-ELECTRIC	Elect GPEC	11,847.32	2536	6/21/2019
VEN000733	Freije Engineered Solutions Co	APP062867	6/26/2019	640023349	GP INDOOR-SERVICES	GPEC Arena Start Up and Tre	1,943.08		
VEN0005403	BrightView Landscapes LLC	APP062845	7/2/2019	640023349	GP INDOOR-SERVICES	Interior GPEC	4,250.00		
VEN0005403	BrightView Landscapes LLC	APP062845	7/2/2019	640023349	GP INDOOR-SERVICES	Exterior GPEC	2,011.54		
VEN0005590	Filter Services of Indiana	APP062853	7/2/2019	640023349	GP INDOOR-SERVICES	Quart air filter change	2,842.12		
VEN0007378	Worldpay Integrated Payments LLC	APP062854	7/2/2019	640023371	GP INDOOR-CC PROCESS F	Vanitiv Fees	50.00		
VEN002613	Ernco Inc	APP062855	7/2/2019	640023349	GP INDOOR-SERVICES	WRG Sign Power	782.00		
VEN0007378	Worldpay Integrated Payments LLC	APP062856	7/2/2019	640023371	GP INDOOR-CC PROCESS F	Vanitiv Fees	50.00		
VEN001497	OTIS Elevator Co	APP062866	7/2/2019	640023349	GP INDOOR-SERVICES	Elevator Issue	430.00		
VEN0006898	Supply Warehouse Inc	APP062867	7/2/2019	640023349	GP INDOOR-SERVICES	Supplies	27.08		
VEN001637	Ray's Trash Service	APP062868	7/2/2019	640023349	GP INDOOR-SERVICES	Trash	750.00		
VEN000910	HP Products	APP062870	7/2/2019	640023349	GP INDOOR-SERVICES	Supplies	1,080.93		
VEN006496	KTD Productions LLC	APP062872	7/2/2019	640023349	GP INDOOR-SERVICES	Flooring Install removal	8,750.00		
VEN003838	Harding Group Inc	APP062875	7/2/2019	640023233	GP INDOOR-ASPHALT	S Drive	59,235.00		
VEN001497	OTIS Elevator Co	APP062899	7/2/2019	640023349	GP INDOOR-SERVICES	Checked Operation	537.50		
VEN006907	Pioneer Athletics	APP062900	7/2/2019	640023472	GP INDOOR-EQUIPMENT	Line Cleaner	842.80		
Subtotal for Sport Campus Indoor Event Ctr							105,526.18		
Subtotal for Fund 640 Sports Campus Operating							663,278.13		
Fund No. Fund Name									
651 Infrastructure Improv									
Public Works									
VEN002019	United Consulting	APP062455	6/13/2019	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	0.00		
VEN002019	United Consulting	APP062455	6/13/2019	651013474	INFRASTRUCTURE IMPRO	Supplemental 2 Additional De	4,958.07		
VEN002019	United Consulting	APP062455	6/13/2019	651013474	INFRASTRUCTURE IMPRO	Supplemental 6 Lighting Desi	21,678.65		
Subtotal for Public Works							26,636.72		
Subtotal for Fund 651 Infrastructure Improv							26,636.72		
Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN000008	77 Police and Fire Fund	APP062184	6/5/2019	701008133	PAYROLL-PERF	Non Civilian PERF	55,152.10	700000649	6/5/2019

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN001550	PERF	APP062185	6/5/2019	701008133	PAYROLL-PERF	Civilian PERF	44,343.52	700000650	6/5/2019
VEN001537	Payroll	APP062297	6/10/2019	701008110	PAYROLL-NET SALARIES	net sal	406,363.90	700000654	6/13/2019
VEN000959	Indiana Dept Of Revenue	APP062305	6/10/2019	701008923	PAYROLL-STATE WITHHOL	State	16,972.21	700000658	6/18/2019
VEN000959	Indiana Dept Of Revenue	APP062305	6/10/2019	701008923	PAYROLL-STATE WITHHOL	COT	6,448.10	700000658	6/18/2019
VEN000920	Huntington National Bank	APP062306	6/10/2019	701008131	PAYROLL-EMPLOYER'S FIC	FICA	34,509.50	700000656	6/18/2019
VEN000920	Huntington National Bank	APP062306	6/10/2019	701008132	PAYROLL-EMPLOYER'S MED	Medicare	8,070.77	700000656	6/18/2019
VEN000920	Huntington National Bank	APP062306	6/10/2019	701008921	PAYROLL-FEDERAL WITHH	Federal	56,542.52	700000656	6/18/2019
VEN000920	Huntington National Bank	APP062306	6/10/2019	701008922	PAYROLL-EMPLOYEE FICA	FICA	34,509.54	700000656	6/18/2019
VEN000920	Huntington National Bank	APP062306	6/10/2019	701008922	PAYROLL-EMPLOYEE FICA	Medicare	8,070.67	700000656	6/18/2019
VEN000163	Aul Retirement	APP062356	6/14/2019	701008930	PAYROLL-INS. DED	Contributions and loan pmt	23,190.21	700000655	6/18/2019
VEN000703	Fire Fighters Credit Union	APP062357	6/14/2019	701008141	PAYROLL-UNION DUES	Union Due 4416	2,297.33	17160	6/14/2019
VEN000703	Fire Fighters Credit Union	APP062358	6/14/2019	701008141	PAYROLL-UNION DUES	Union Dues WFD	73.00	17161	6/14/2019
VEN000948	IN Family and Social Services	APP062359	6/14/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,565.02	700000657	6/18/2019
VEN001583	Police and Firemens Insurance	APP062360	6/14/2019	701008930	PAYROLL-INS. DED	Police and Fire Ins	11.42	17163	6/14/2019
VEN001864	Supporting Heroes	APP062361	6/14/2019	701008991	PAYROLL-MISC	Supporting Heroes	102.40	17164	6/14/2019
VEN004836	Nationwide Retirement Solutions	APP062362	6/14/2019	701008930	PAYROLL-INS. DED	Contributions and loan pmts	2,704.69	17162	6/14/2019
VEN001550	PERF	APP062477	6/18/2019	701008133	PAYROLL-PERF	Civilian PERF	44,805.56	700000660	6/18/2019
VEN000008	77 Police and Fire Fund	APP062478	6/18/2019	701008133	PAYROLL-PERF	Non Civilian PERF	54,542.65	700000659	6/18/2019
VEN000534	Delta Dental	APP062566	6/20/2019	701008930	PAYROLL-INS. DED	Dental Ins	4,070.77	17165	6/21/2019
VEN001390	MISDU	APP062639	6/24/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	443.45	17167	6/25/2019
VEN002177	Indiana Members Credit Union	APP062640	6/24/2019	701008930	PAYROLL-INS. DED	Employer Portion	104,500.00	17166	6/25/2019
VEN000959	Indiana Dept Of Revenue	APP062652	6/25/2019	701008923	PAYROLL-STATE WITHHOL	State	17,777.31	700000662	6/25/2019
VEN000959	Indiana Dept Of Revenue	APP062652	6/25/2019	701008923	PAYROLL-STATE WITHHOL	COT	6,711.51	700000662	6/25/2019
VEN000920	Huntington National Bank	APP062653	6/25/2019	701008131	PAYROLL-EMPLOYER'S FIC	FICA	36,275.99	700000661	6/25/2019
VEN000920	Huntington National Bank	APP062653	6/25/2019	701008132	PAYROLL-EMPLOYER'S MED	Medicare	8,483.90	700000661	6/25/2019
VEN000920	Huntington National Bank	APP062653	6/25/2019	701008921	PAYROLL-FEDERAL WITHH	Federal	59,589.53	700000661	6/25/2019
VEN000920	Huntington National Bank	APP062653	6/25/2019	701008922	PAYROLL-EMPLOYEE FICA	FICA	36,275.99	700000661	6/25/2019
VEN000920	Huntington National Bank	APP062658	6/25/2019	701008931	PAYROLL-401A MATCHING-I	Contributions and loan pmts	8,483.96	700000661	6/25/2019
VEN000163	Aul Retirement	APP062659	6/25/2019	701008140	PAYROLL-SUPPORT WITHH	Child Support	24,640.21	700000663	6/26/2019
VEN000948	IN Family and Social Services	APP062665	6/26/2019	701008110	PAYROLL-NET SALARIES	net sal	1,565.02	700000664	6/26/2019
VEN001537	Payroll	APP062682	6/26/2019	701008931	PAYROLL-401A MATCHING-I	Contributions and loan pmts	426,803.24		
VEN004836	Nationwide Retirement Solutions						2,704.69	17168	6/26/2019

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN001864	Supporting Heroes	APP062696	6/26/2019	701008991	PAYROLL-MISC	Supporting heroes	102.40	17172	6/26/2019
VEN001583	Police and Firemens Insurance	APP062697	6/26/2019	701008930	PAYROLL-INS. DED	Police Fire Ins	11.42	17171	6/26/2019
VEN000703	Fire Fighters Credit Union	APP062698	6/26/2019	701008141	PAYROLL-UNION DUES	Credit Union 4416	2,267.33	17169	6/26/2019
VEN000703	Fire Fighters Credit Union	APP062699	6/26/2019	701008141	PAYROLL-UNION DUES	Credit Union WFD	73.00	17170	6/26/2019
VEN000058	AFLAC	APP062727	6/27/2019	701008930	PAYROLL-INS. DED	Aflac	6,542.12	17173	6/27/2019
VEN005722	Aflac Premium Holding	APP062728	6/27/2019	701008930	PAYROLL-INS. DED	Aflac Group	2,519.00	17174	6/27/2019
VEN000513	DavisVision	APP062747	6/27/2019	701008930	PAYROLL-INS. DED	July	24.07	17175	6/27/2019
VEN000513	DavisVision	APP062750	6/27/2019	701008930	PAYROLL-INS. DED	June	24.07	17176	6/27/2019
VEN000120	Andy Cook	APP062773	6/28/2019	701008110	PAYROLL-NET SALARIES	Replacement ck for June 27 p	2,785.77	17177	6/28/2019
VEN001550	PERF	APP062789	6/28/2019	701008133	PAYROLL-PERF	Civilian PERF	44,038.75		
VEN000008	77 Police and Fire Fund	APP062790	6/28/2019	701008133	PAYROLL-PERF	Non Civilian PERF	54,542.65		
VEN000126	Anthem Blue Cross Blue Shield	APP062793	6/28/2019	701008930	PAYROLL-INS. DED	Medical Ins	4,249.27	17178	6/28/2019
Subtotal for Clerk Treasurer							1,655,810.53		
Subtotal for Fund 701 Payroll							1,655,810.53		
Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN005662	Rocchio Kiley Ins	APP062236	6/6/2019	900016122	STORM-WORKERS COMP	2nd WC inst	3,728.09	39090	6/6/2019
VEN002336	Citizens Westfield	APP062284	6/7/2019	900016474	STORM-CONSTRUCTION C	Lagoon	20,441.33	39147	6/10/2019
VEN001537	Payroll	APP062296	6/10/2019	900016111	STORM-SALARY	sal	2,124.06		
VEN001537	Payroll	APP062296	6/10/2019	900016120	STORM-FICAMEDICARE	fica	1,249.59		
VEN001537	Payroll	APP062296	6/10/2019	900016120	STORM-FICAMEDICARE	med	292.24		
VEN001537	Payroll	APP062296	6/10/2019	900016121	STORM-PERF	perf	2,440.35		
VEN001537	Payroll	APP062307	6/10/2019	900016111	STORM-SALARY	Payroll	21,124.06	900000164	6/13/2019
VEN001537	Payroll	APP062307	6/10/2019	900016120	STORM-FICAMEDICARE	FICA	1,249.59	900000164	6/13/2019
VEN001537	Payroll	APP062307	6/10/2019	900016120	STORM-FICAMEDICARE	Medicare	292.24	900000164	6/13/2019
VEN001537	Payroll	APP062307	6/10/2019	900016121	STORM-PERF	PERF	2,440.35	900000164	6/13/2019
VEN003987	Indiana Reclamation and Excavating	APP062456	6/13/2019	900016433	STORM-INFRASTRUCTURE	Sanders Glen remove culvert	3,421.80		
VEN000517	Daystar Directional Drilling	APP062458	6/13/2019	900016434	STORM-STORMWATER MIS	Centennial permanent repairs	10,953.60		
VEN006810	Puddle Jumpers Aquatics	APP062459	6/13/2019	900016434	STORM-STORMWATER MIS	BMP Maint. for MCM 4&5	17,387.50		
VEN006891	Mary Ripma	APP062484	6/18/2019	900016370	STORMWATER-REFUND		5.49		

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Fund No. Fund Name									
900	Stormwater								
Stormwater									
VEN006891	Mary Ripma	APP062484	6/18/2019	900016370	STORMWATER-REFUND	Overpayment	245.10		
VEN007565	Stacy Cartmel	APP062485	6/18/2019	900016370	STORMWATER-REFUND		5.49		
VEN007565	Stacy Cartmel	APP062485	6/18/2019	900016370	STORMWATER-REFUND	Overpayment	13.09		
VEN007566	William Howe	APP062486	6/18/2019	900016370	STORMWATER-REFUND		4.11		
VEN007567	Robert Waller	APP062487	6/18/2019	900016370	STORMWATER-REFUND		5.76		
VEN007568	Russ Daniels	APP062488	6/18/2019	900016370	STORMWATER-REFUND		5.35		
VEN007570	Tou Cheng	APP062489	6/18/2019	900016370	STORMWATER-REFUND		5.76		
VEN007571	Mark McKinney	APP062490	6/18/2019	900016370	STORMWATER-REFUND		7.54		
VEN007572	Kraig Weber	APP062491	6/18/2019	900016370	STORMWATER-REFUND		4.11		
VEN007573	Christa Steichele	APP062492	6/18/2019	900016370	STORMWATER-REFUND		4.11		
VEN007574	Cure Westfield Landings LLC	APP062493	6/18/2019	900016370	STORMWATER-REFUND		300.17		
VEN007575	Sue Zobrist	APP062494	6/18/2019	900016370	STORMWATER-REFUND		4.11		
VEN007576	Mark Fraley	APP062495	6/18/2019	900016370	STORMWATER-REFUND		5.21		
VEN007577	George Nicolich	APP062496	6/18/2019	900016370	STORMWATER-REFUND		4.11		
VEN007578	Janelle Koschnick	APP062497	6/18/2019	900016370	STORMWATER-REFUND		5.07		
VEN007579	William and Robbie Webster	APP062498	6/18/2019	900016370	STORMWATER-REFUND		5.62		
VEN007579	William and Robbie Webster	APP062498	6/18/2019	900016370	STORMWATER-REFUND	Overpayment	5.15		
VEN007580	Sarah Hollis	APP062499	6/18/2019	900016370	STORMWATER-REFUND		4.25		
VEN007581	Meghan Bennett	APP062500	6/18/2019	900016370	STORMWATER-REFUND		4.11		
VEN007582	Adam and Meghan Tooman	APP062501	6/18/2019	900016370	STORMWATER-REFUND		4.39		
VEN007583	Christopher Green	APP062502	6/18/2019	900016370	STORMWATER-REFUND		5.35		
VEN007584	Brandon Moraru	APP062503	6/18/2019	900016370	STORMWATER-REFUND		5.21		
VEN007585	Amber Cooper	APP062504	6/18/2019	900016370	STORMWATER-REFUND		5.07		
VEN007586	Britney Schenidau	APP062505	6/18/2019	900016370	STORMWATER-REFUND		5.07		
VEN007587	Margarete Blaas	APP062506	6/18/2019	900016370	STORMWATER-REFUND		6.03		
VEN007588	Peiyang Lo	APP062507	6/18/2019	900016370	STORMWATER-REFUND		4.39		
VEN007589	Samuel Rogers	APP062508	6/18/2019	900016370	STORMWATER-REFUND		4.25		
VEN007591	Kristen Ornelas	APP062509	6/18/2019	900016370	STORMWATER-REFUND		4.11		
VEN007592	Sar Investments LLC	APP062510	6/18/2019	900016370	STORMWATER-REFUND		5.07		
VEN007590	Sherrri Contos	APP062511	6/18/2019	900016370	STORMWATER-REFUND		4.11		
VEN000412	City of Westfield Utility	APP062524	6/19/2019	900016342	STORM-WATER AND SEWE	Storm PW	3,756.82	39148	6/19/2019
VEN000412	City of Westfield Utility	APP062525	6/19/2019	900016342	STORM-WATER AND SEWE	GPEC	2,221.44	39149	6/19/2019

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Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN000412	City of Westfield Utility	APP062525	6/19/2019	900016342	STORM-WATER AND SEWE	Sia 82	93.10	39149	6/19/2019
VEN000412	City of Westfield Utility	APP062525	6/19/2019	900016342	STORM-WATER AND SEWE	PSB	354.43	39149	6/19/2019
VEN000412	City of Westfield Utility	APP062525	6/19/2019	900016342	STORM-WATER AND SEWE	CSC	523.18	39149	6/19/2019
VEN000412	City of Westfield Utility	APP062525	6/19/2019	900016342	STORM-WATER AND SEWE	City Hall	16.47	39149	6/19/2019
VEN000534	Delta Dental	APP062567	6/20/2019	900016119	STORM-HEALTH/DENTAL	Delta Dental	614.86	39150	6/21/2019
VEN001537	Payroll	APP062641	6/25/2019	900016111	STORM-SALARY	Payroll	21,443.81	900000165	6/25/2019
VEN001537	Payroll	APP062641	6/25/2019	900016119	STORM-HEALTH/DENTAL	HSA	5,000.00	900000165	6/25/2019
VEN001537	Payroll	APP062641	6/25/2019	900016120	STORM-FICAMEDICARE	FICA	1,269.41	900000165	6/25/2019
VEN001537	Payroll	APP062641	6/25/2019	900016120	STORM-FICAMEDICARE	Medicare	266.88	900000165	6/25/2019
VEN001537	Payroll	APP062641	6/25/2019	900016121	STORM-PERF	PERF	2,440.35	900000165	6/25/2019
VEN000163	Aul Retirement	APP062663	6/25/2019	900016125	STORM-401A MATCHING	AUL Match	7,178.45	900000166	6/26/2019
VEN004479	Symetra Life Insurance	APP062725	6/27/2019	900016119	STORM-HEALTH/DENTAL	Life Ins	35.82	39152	6/27/2019
VEN004491	Deirdre and Kent Rinne	APP062740	6/27/2019	900016370	STORM-WATER-REFUND	Storm refund reissue	591.30	39151	6/27/2019
VEN000513	DavisVision	APP062746	6/27/2019	900016119	STORM-HEALTH/DENTAL	july	108.56	39153	6/27/2019
VEN000513	DavisVision	APP062749	6/27/2019	900016119	STORM-HEALTH/DENTAL	june stv	108.56	39154	6/27/2019
VEN000126	Anthem Blue Cross Blue Shield	APP062792	6/28/2019	900016119	STORM-HEALTH/DENTAL	Medical Ins	10,850.54	39155	6/28/2019
VEN003987	Indiana Reclamation and Excavating	APP062801	7/1/2019	900016474	STORM-CONSTRUCTION C	Eagletown Rd repair rd side d	13,650.50		
VEN005581	Newton Oil Company	APP062807	7/1/2019	900016226	STORM-VEHICLE GAS	Unleaded fuel	430.30		
VEN005581	Newton Oil Company	APP062810	7/1/2019	900016226	STORM-VEHICLE GAS	Unleaded fuel	430.30		
VEN003987	Indiana Reclamation and Excavating	APP062812	7/1/2019	900016434	STORM-STORMWATER MIS	2443 W 159th St	900.00		
VEN003987	Indiana Reclamation and Excavating	APP062822	7/1/2019	900016433	STORM-INFRASTRUCTURE	Asphalt Restoration	1,359.88		
VEN007615	Juanita Gripp	APP062877	7/2/2019	900016370	STORMWATER-REFUND	Overpayment	44.27		
VEN007629	Patrick Smeaton	APP062878	7/2/2019	900016370	STORMWATER-REFUND	Overpayment	177.25		
VEN007641	Justin Kramer	APP062879	7/2/2019	900016370	STORMWATER-REFUND	Overpayment	11.89		
VEN007238	Susan Boss	APP062880	7/2/2019	900016370	STORMWATER-REFUND	Overpayment	329.17		
VEN007805	Shirley Mattox	APP062915	6/28/2019	900016370	STORMWATER-REFUND		14.81		
VEN007806	Kern Templeton	APP062916	6/28/2019	900016370	STORMWATER-REFUND		24.96		
VEN007807	Michael Labanz	APP062917	6/28/2019	900016370	STORMWATER-REFUND		2.47		
VEN007808	Carol Oberbroecking	APP062918	6/28/2019	900016370	STORMWATER-REFUND		2.61		
VEN007809	Jeffrie Dunn	APP062918	6/28/2019	900016370	STORMWATER-REFUND		2.61		
VEN007810	Robert Matejka	APP062919	7/1/2019	900016370	STORMWATER-REFUND		8.50		
VEN007811	John Cinotto	APP062920	7/1/2019	900016370	STORMWATER-REFUND		16.18		

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Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN007612	Kevin Dicke	APP062921	7/1/2019	900016370	STORMWATER-REFUND		17.04		
VEN007613	Eric Bauer	APP062922	7/1/2019	900016370	STORMWATER-REFUND		3.15		
VEN007614	Connie Martin	APP062923	7/1/2019	900016370	STORMWATER-REFUND		3.15		
VEN007616	Sally Collins	APP062924	7/1/2019	900016370	STORMWATER-REFUND		4.39		
VEN007617	Debbie and Kevin Boen	APP062925	7/1/2019	900016370	STORMWATER-REFUND		2.88		
VEN007618	Elaine Beatty	APP062926	7/1/2019	900016370	STORMWATER-REFUND		3.43		
VEN007619	Michelle Baker	APP062927	7/1/2019	900016370	STORMWATER-REFUND		2.19		
VEN007619	Michelle Baker	APP062927	7/1/2019	900016370	STORMWATER-REFUND		12.28		
VEN007620	Jeff Ohlemacher	APP062928	7/1/2019	900016370	STORMWATER-REFUND		12.45		
VEN007621	Daniel Rott	APP062929	7/1/2019	900016370	STORMWATER-REFUND		14.95		
VEN007622	Aimee Zahora	APP062930	7/1/2019	900016370	STORMWATER-REFUND		8.64		
VEN007623	Carol Morgan	APP062931	7/1/2019	900016370	STORMWATER-REFUND		3.70		
VEN007624	Kyle Parham	APP062932	7/1/2019	900016370	STORMWATER-REFUND		3.51		
VEN007625	Marcella Gress	APP062933	7/1/2019	900016370	STORMWATER-REFUND		8.78		
VEN007626	Aura Solares	APP062934	7/1/2019	900016370	STORMWATER-REFUND		1.78		
VEN007626	Aura Solares	APP062934	7/1/2019	900016370	STORMWATER-REFUND		51.54		
VEN007627	Sarah Alcalá	APP062935	7/1/2019	900016370	STORMWATER-REFUND		3.15		
VEN007628	James and Linda Stewart	APP062936	7/1/2019	900016370	STORMWATER-REFUND		14.54		
VEN007628	James and Linda Stewart	APP062936	7/1/2019	900016370	STORMWATER-REFUND		0.43		
VEN007630	Jeffrey Blakesley	APP062937	7/1/2019	900016370	STORMWATER-REFUND		2.47		
VEN007631	Bill and Megan Conway	APP062938	7/1/2019	900016370	STORMWATER-REFUND		3.43		
VEN007632	Stacey Swan	APP062939	7/1/2019	900016370	STORMWATER-REFUND		3.57		
VEN007633	Jeremiah Shives	APP062940	7/1/2019	900016370	STORMWATER-REFUND		14.81		
VEN007633	Jeremiah Shives	APP062940	7/1/2019	900016370	STORMWATER-REFUND		57.70		
VEN007634	Lucas Collis	APP062941	7/1/2019	900016370	STORMWATER-REFUND		3.29		
VEN007636	Deborah Clark	APP062942	7/1/2019	900016370	STORMWATER-REFUND		3.70		
VEN007637	May Jo Fazio	APP062943	7/1/2019	900016370	STORMWATER-REFUND		3.15		
VEN007638	Ralph and Molly Mordocco	APP062944	7/1/2019	900016370	STORMWATER-REFUND		3.15		
VEN007639	Brad Spencer	APP062945	7/1/2019	900016370	STORMWATER-REFUND		23.86		
VEN007640	Ashley Renie	APP062946	7/1/2019	900016370	STORMWATER-REFUND		7.68		
VEN007642	Tia Jones	APP062947	7/1/2019	900016370	STORMWATER-REFUND		2.61		
VEN007643	Mark Avery	APP062948	7/1/2019	900016370	STORMWATER-REFUND		3.57		

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Fund No. Fund Name									
900	Stormwater								
Stormwater									
VEN007644	Jared and Heather Duzan	APP062949	7/1/2019	900016370	STORMWATER-REFUND		12.21		
VEN007645	Erik Cazares	APP062950	7/1/2019	900016370	STORMWATER-REFUND		3.15		
VEN007645	Erik Cazares	APP062950	7/1/2019	900016370	STORMWATER-REFUND	Overpayment	4.17		
VEN007646	Katie and Matt Meiser	APP062951	7/1/2019	900016370	STORMWATER-REFUND		14.81		
VEN007635	Craig Jude	APP062962	7/1/2019	900016370	STORMWATER-REFUND		3.70		
Subtotal for Stormwater							162,494.23		
Subtotal for Fund 900 Stormwater							162,494.23		

Fund No. Fund Name

950 Trash

Trash									
VEN001637	Ray's Trash Service	APP062401	6/18/2019	950017851	TRASH-RES QRTLTY FEE CO	Quant Summary	11,555.47		
VEN006891	Mary Ripma	APP062484	6/18/2019	950017370	TRASH-REFUND		1.32		
VEN006891	Mary Ripma	APP062484	6/18/2019	950017370	TRASH-REFUND		15.85		
VEN007565	Stacy Cartmel	APP062485	6/18/2019	950017370	TRASH-REFUND		1.32		
VEN007565	Stacy Cartmel	APP062485	6/18/2019	950017370	TRASH-REFUND		15.85		
VEN007566	William Howe	APP062486	6/18/2019	950017370	TRASH-REFUND		0.99		
VEN007566	William Howe	APP062486	6/18/2019	950017370	TRASH-REFUND		11.89		
VEN007567	Robert Waller	APP062487	6/18/2019	950017370	TRASH-REFUND		1.38		
VEN007567	Robert Waller	APP062487	6/18/2019	950017370	TRASH-REFUND		16.64		
VEN007568	Russ Daniels	APP062488	6/18/2019	950017370	TRASH-REFUND		1.29		
VEN007568	Russ Daniels	APP062488	6/18/2019	950017370	TRASH-REFUND		15.46		
VEN007570	Tou Cheng	APP062489	6/18/2019	950017370	TRASH-REFUND		1.38		
VEN007570	Tou Cheng	APP062489	6/18/2019	950017370	TRASH-REFUND		16.64		
VEN007571	Mark McKinney	APP062490	6/18/2019	950017370	TRASH-REFUND		1.81		
VEN007571	Mark McKinney	APP062490	6/18/2019	950017370	TRASH-REFUND		21.79		
VEN007572	Kraig Weber	APP062491	6/18/2019	950017370	TRASH-REFUND		0.99		
VEN007572	Kraig Weber	APP062491	6/18/2019	950017370	TRASH-REFUND		11.89		
VEN007573	Christa Steichele	APP062492	6/18/2019	950017370	TRASH-REFUND		0.99		
VEN007573	Christa Steichele	APP062492	6/18/2019	950017370	TRASH-REFUND		11.89		
VEN007575	Sue Zobrist	APP062494	6/18/2019	950017370	TRASH-REFUND		0.99		
VEN007575	Sue Zobrist	APP062494	6/18/2019	950017370	TRASH-REFUND		11.89		

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Fund No. Fund Name									
950	Trash								
Trash									
VEN007576	Mark Fraley	APP062495	6/18/2019	950017370	TRASH-REFUND		1.25		
VEN007576	Mark Fraley	APP062495	6/18/2019	950017370	TRASH-REFUND		15.06		
VEN007577	George Nicolich	APP062496	6/18/2019	950017370	TRASH-REFUND		0.99		
VEN007577	George Nicolich	APP062496	6/18/2019	950017370	TRASH-REFUND		11.89		
VEN007578	Janelle Koschnick	APP062497	6/18/2019	950017370	TRASH-REFUND		1.22		
VEN007578	Janelle Koschnick	APP062497	6/18/2019	950017370	TRASH-REFUND		14.66		
VEN007579	William and Robbie Webster	APP062498	6/18/2019	950017370	TRASH-REFUND		1.35		
VEN007579	William and Robbie Webster	APP062498	6/18/2019	950017370	TRASH-REFUND		16.25		
VEN007580	Sarah Hollis	APP062499	6/18/2019	950017370	TRASH-REFUND		1.02		
VEN007580	Sarah Hollis	APP062499	6/18/2019	950017370	TRASH-REFUND		12.29		
VEN007581	Meghann Bennett	APP062500	6/18/2019	950017370	TRASH-REFUND		0.99		
VEN007581	Meghann Bennett	APP062500	6/18/2019	950017370	TRASH-REFUND		11.89		
VEN007582	Adam and Meghan Tooman	APP062501	6/18/2019	950017370	TRASH-REFUND		1.05		
VEN007582	Adam and Meghan Tooman	APP062501	6/18/2019	950017370	TRASH-REFUND		12.68		
VEN007583	Christopher Green	APP062502	6/18/2019	950017370	TRASH-REFUND		1.29		
VEN007583	Christopher Green	APP062502	6/18/2019	950017370	TRASH-REFUND		15.46		
VEN007584	Brandon Morariu	APP062503	6/18/2019	950017370	TRASH-REFUND		1.25		
VEN007584	Brandon Morariu	APP062503	6/18/2019	950017370	TRASH-REFUND		15.06		
VEN007585	Amber Cooper	APP062504	6/18/2019	950017370	TRASH-REFUND		1.22		
VEN007585	Amber Cooper	APP062504	6/18/2019	950017370	TRASH-REFUND		14.66		
VEN007586	Britney Schenidau	APP062505	6/18/2019	950017370	TRASH-REFUND		1.22		
VEN007586	Britney Schenidau	APP062505	6/18/2019	950017370	TRASH-REFUND		14.66		
VEN007587	Margarete Blaas	APP062506	6/18/2019	950017370	TRASH-REFUND		1.45		
VEN007587	Margarete Blaas	APP062506	6/18/2019	950017370	TRASH-REFUND		17.44		
VEN007588	Pelying Lo	APP062507	6/18/2019	950017370	TRASH-REFUND		1.05		
VEN007588	Pelying Lo	APP062507	6/18/2019	950017370	TRASH-REFUND		12.68		
VEN007589	Samuel Rogers	APP062508	6/18/2019	950017370	TRASH-REFUND		1.02		
VEN007589	Samuel Rogers	APP062508	6/18/2019	950017370	TRASH-REFUND		12.29		
VEN007591	Kristen Ornelas	APP062509	6/18/2019	950017370	TRASH-REFUND		0.99		
VEN007591	Kristen Ornelas	APP062509	6/18/2019	950017370	TRASH-REFUND		11.89		
VEN007592	Sar Investments LLC	APP062510	6/18/2019	950017370	TRASH-REFUND		1.22		
VEN007592	Sar Investments LLC	APP062510	6/18/2019	950017370	TRASH-REFUND		14.66		

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Fund No. 950	Trash								
VEN007590	Sherri Contos	APP062511	6/18/2019	950017370	TRASH-REFUND		0.99		
VEN007590	Sherri Contos	APP062511	6/18/2019	950017370	TRASH-REFUND		11.89		
VEN007605	Shirley Mattox	APP062914	6/28/2019	950017370	TRASH-REFUND		3.56		
VEN007605	Shirley Mattox	APP062914	6/28/2019	950017370	TRASH-REFUND		42.80		
VEN007606	Kem Templeton	APP062915	6/28/2019	950017370	TRASH-REFUND		6.00		
VEN007606	Kem Templeton	APP062915	6/28/2019	950017370	TRASH-REFUND		72.12		
VEN007607	Michael Labanz	APP062916	6/28/2019	950017370	TRASH-REFUND		0.59		
VEN007607	Michael Labanz	APP062916	6/28/2019	950017370	TRASH-REFUND		7.13		
VEN007608	Carol Oberbroecking	APP062917	6/28/2019	950017370	TRASH-REFUND		0.63		
VEN007608	Carol Oberbroecking	APP062917	6/28/2019	950017370	TRASH-REFUND		7.53		
VEN007609	Jeffrie Dunn	APP062918	6/28/2019	950017370	TRASH-REFUND		0.63		
VEN007609	Jeffrie Dunn	APP062918	6/28/2019	950017370	TRASH-REFUND		7.53		
VEN007610	Robert Matejka	APP062919	7/1/2019	950017370	TRASH-REFUND		2.04		
VEN007610	Robert Matejka	APP062919	7/1/2019	950017370	TRASH-REFUND		24.57		
VEN007611	John Cinoito	APP062920	7/1/2019	950017370	TRASH-REFUND		3.89		
VEN007611	John Cinoito	APP062920	7/1/2019	950017370	TRASH-REFUND		46.76		
VEN007612	Kevin Dicke	APP062921	7/1/2019	950017370	TRASH-REFUND		4.10		
VEN007612	Kevin Dicke	APP062921	7/1/2019	950017370	TRASH-REFUND		49.23		
VEN007613	Eric Bauer	APP062922	7/1/2019	950017370	TRASH-REFUND		0.76		
VEN007613	Eric Bauer	APP062922	7/1/2019	950017370	TRASH-REFUND		9.11		
VEN007614	Connie Martin	APP062923	7/1/2019	950017370	TRASH-REFUND		0.76		
VEN007614	Connie Martin	APP062923	7/1/2019	950017370	TRASH-REFUND		9.11		
VEN007616	Sally Collins	APP062924	7/1/2019	950017370	TRASH-REFUND		1.05		
VEN007616	Sally Collins	APP062924	7/1/2019	950017370	TRASH-REFUND		12.68		
VEN007617	Debbie and Kevin Boen	APP062925	7/1/2019	950017370	TRASH-REFUND		0.69		
VEN007617	Debbie and Kevin Boen	APP062925	7/1/2019	950017370	TRASH-REFUND		8.32		
VEN007618	Elaine Bealy	APP062926	7/1/2019	950017370	TRASH-REFUND		0.82		
VEN007618	Elaine Bealy	APP062926	7/1/2019	950017370	TRASH-REFUND		9.91		
VEN007619	Michelle Baker	APP062927	7/1/2019	950017370	TRASH-REFUND		0.53		
VEN007619	Michelle Baker	APP062927	7/1/2019	950017370	TRASH-REFUND		6.34		
VEN007620	Jeff Ohlemacher	APP062928	7/1/2019	950017370	TRASH-REFUND		2.99		
VEN007620	Jeff Ohlemacher	APP062928	7/1/2019	950017370	TRASH-REFUND		35.97		

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Fund No.	Fund Name								
950	Trash								
Trash									
VEN007621	Daniel Rett	APP062929	7/1/2019	950017370	TRASH-REFUND		3.59		
VEN007621	Daniel Rett	APP062929	7/1/2019	950017370	TRASH-REFUND		43.19		
VEN007622	Aimee Zahora	APP062930	7/1/2019	950017370	TRASH-REFUND		2.08		
VEN007622	Aimee Zahora	APP062930	7/1/2019	950017370	TRASH-REFUND		24.96		
VEN007623	Carol Morgan	APP062931	7/1/2019	950017370	TRASH-REFUND		0.89		
VEN007623	Carol Morgan	APP062931	7/1/2019	950017370	TRASH-REFUND		10.70		
VEN007624	Kyle Parnham	APP062932	7/1/2019	950017370	TRASH-REFUND		0.84		
VEN007624	Kyle Parnham	APP062932	7/1/2019	950017370	TRASH-REFUND		10.16		
VEN007625	Marcella Gress	APP062933	7/1/2019	950017370	TRASH-REFUND		2.11		
VEN007625	Marcella Gress	APP062933	7/1/2019	950017370	TRASH-REFUND		25.36		
VEN007626	Aura Solares	APP062934	7/1/2019	950017370	TRASH-REFUND		0.43		
VEN007626	Aura Solares	APP062934	7/1/2019	950017370	TRASH-REFUND		5.15		
VEN007627	Sarah Alcala	APP062935	7/1/2019	950017370	TRASH-REFUND		0.76		
VEN007627	Sarah Alcala	APP062935	7/1/2019	950017370	TRASH-REFUND		9.11		
VEN007628	James and Linda Stewart	APP062936	7/1/2019	950017370	TRASH-REFUND		3.49		
VEN007628	James and Linda Stewart	APP062936	7/1/2019	950017370	TRASH-REFUND		42.00		
VEN007630	Jeffrey Blakesley	APP062937	7/1/2019	950017370	TRASH-REFUND		0.59		
VEN007630	Jeffrey Blakesley	APP062937	7/1/2019	950017370	TRASH-REFUND		7.13		
VEN007631	Bill and Megan Conway	APP062938	7/1/2019	950017370	TRASH-REFUND		0.82		
VEN007631	Bill and Megan Conway	APP062938	7/1/2019	950017370	TRASH-REFUND		9.91		
VEN007632	Stacey Swan	APP062939	7/1/2019	950017370	TRASH-REFUND		0.86		
VEN007632	Stacey Swan	APP062939	7/1/2019	950017370	TRASH-REFUND		10.30		
VEN007633	Jeremiah Shives	APP062940	7/1/2019	950017370	TRASH-REFUND		3.56		
VEN007633	Jeremiah Shives	APP062940	7/1/2019	950017370	TRASH-REFUND		42.80		
VEN007634	Lucas Collis	APP062941	7/1/2019	950017370	TRASH-REFUND		0.79		
VEN007634	Lucas Collis	APP062941	7/1/2019	950017370	TRASH-REFUND		9.51		
VEN007636	Deborah Clark	APP062942	7/1/2019	950017370	TRASH-REFUND		0.89		
VEN007636	Deborah Clark	APP062942	7/1/2019	950017370	TRASH-REFUND		10.70		
VEN007637	Mary Jo Fazio	APP062943	7/1/2019	950017370	TRASH-REFUND		0.76		
VEN007637	Mary Jo Fazio	APP062943	7/1/2019	950017370	TRASH-REFUND		9.11		
VEN007638	Raph and Molly Mordocco	APP062944	7/1/2019	950017370	TRASH-REFUND		0.76		
VEN007638	Raph and Molly Mordocco	APP062944	7/1/2019	950017370	TRASH-REFUND		9.11		

Purchase Invoice Register

City of Westfield

Report Date Range: 06/05/19..07/02/19

7/2/2019 2:29 PM

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WESTFIELD/KAGAGNON

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. 950	Trash								
Trash									
VEN007639	Brad Spencer	APP062945	7/1/2019	950017370	TRASH-REFUND		5.74		
VEN007639	Brad Spencer	APP062945	7/1/2019	950017370	TRASH-REFUND		68.95		
VEN007640	Ashley Renie	APP062946	7/1/2019	950017370	TRASH-REFUND		1.85		
VEN007640	Ashley Renie	APP062946	7/1/2019	950017370	TRASH-REFUND		22.19		
VEN007642	Tia Jones	APP062947	7/1/2019	950017370	TRASH-REFUND		0.63		
VEN007642	Tia Jones	APP062947	7/1/2019	950017370	TRASH-REFUND		7.53		
VEN007643	Mark Avery	APP062948	7/1/2019	950017370	TRASH-REFUND		0.86		
VEN007643	Mark Avery	APP062948	7/1/2019	950017370	TRASH-REFUND		10.30		
VEN007644	Jared and Heather Duzan	APP062949	7/1/2019	950017370	TRASH-REFUND		2.93		
VEN007644	Jared and Heather Duzan	APP062949	7/1/2019	950017370	TRASH-REFUND		35.27		
VEN007645	Erik Cazares	APP062950	7/1/2019	950017370	TRASH-REFUND		0.76		
VEN007645	Erik Cazares	APP062950	7/1/2019	950017370	TRASH-REFUND		9.11		
VEN007646	Katie and Matt Meiser	APP062951	7/1/2019	950017370	TRASH-REFUND		3.56		
VEN007646	Katie and Matt Meiser	APP062951	7/1/2019	950017370	TRASH-REFUND		42.80		
VEN003986	Acceia Inc	APP062952	6/5/2019	950017371	TRASH-CREDIT CARD PRO	CivicPay fees	213.00		
VEN001637	Ray's Trash Service	APP062961	6/26/2019	950017349	TRASH-ADM SERVICES	Heavy Trash Day	6,740.08		
VEN007635	Craig Jude	APP062962	7/1/2019	950017370	TRASH-REFUND		0.89		
VEN007635	Craig Jude	APP062962	7/1/2019	950017370	TRASH-REFUND		10.70		
VEN001637	Ray's Trash Service	APP062971	7/2/2019	950017850	TRASH-TRASH BAGS CONT	Overage Bags	400.00		
VEN001637	Ray's Trash Service	APP062972	7/2/2019	950017851	TRASH-RES QRTLY FEE CO	Collection for June	356,274.68		
Subtotal for Fund 950 Trash							376,505.10		
Posted Invoices Total							7,728,207.46		

Un-Posted Invoices

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount Status
Fund No.	Fund Name						
305	Grand Junction TIF						
	RDC						
VEN007452	Ninja Zone LLC	API0004083	7/2/2019	305018400	Grand Junction Land Purchas	Grand Junction Land Purchas	312,500.00 Approval Pending
	Subtotal for RDC						312,500.00
	Subtotal by Fund 305 Grand Junction TIF						312,500.00
	Un-Posted Invoices Total						312,500.00
	Credit Memos						
Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
101	General						
	Communications						
VEN006766	Meltwater News US	ACP001699	6/7/2019	101020350	Comm-Dues membership	Comm- Dues membership	8,100.00
	Subtotal for						8,100.00
	Subtotal by Fund 101 General						8,100.00
Fund No.	Fund Name						
203	Fire Operating						
	Fire						
VEN000260	Boldens Cleaning and Restoration	ACP001695	6/7/2019	203012229	Fire-Uniforms	Fire-Uniforms	62.40
	Subtotal for						62.40
	Subtotal by Fund 203 Fire Operating						62.40
Fund No.	Fund Name						
900	Stormwater						
	Stormwater						
VEN001537	Payroll	ACP001686	6/10/2019	900016111	Storm-Salary	Storm-Salary	2,124.06
VEN001537	Payroll	ACP001686	6/10/2019	900016120	Storm-FICA/Medicare	Storm-FICA/Medicare	1,249.59
VEN001537	Payroll	ACP001686	6/10/2019	900016120	Storm-FICA/Medicare	Storm-FICA/Medicare	292.24
VEN001537	Payroll	ACP001686	6/10/2019	900016121	Storm-PERF	Storm-PERF	2,440.35
VEN004491	Deidre and Kent Rinne	ACP001700	6/7/2019	900016370	StormWater-Refund	Storm-Refund	591.30
	Subtotal for						6,697.54
	Subtotal by Fund 900 Stormwater						6,697.54
	Credit Memo Total						14,859.94



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

2020 PAY 2021

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.

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 March 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

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer HeadFirst Holdings (Roundtripper Baseball Academy Inc.)					
Address of taxpayer (number and street, city, state, and ZIP code) 16708 Southpark Dr Westfield, IN 46074					
Name of contact person Sue Estep		Telephone number (317) 716-2380		E-mail address sue.r.estep@gmail.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body		Resolution number			
Location of property 16708 Southpark Dr Westfield, IN 46074		County Hamilton		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Expansion of current training facility to match existing structure. Bulding expansion will extend past current concession stand and all items currently in the concession stand building will be in the expanded footprint of the building. All existing structures will be updated to rehabilitate existing property. SEE ATTACHED		Estimated start date (month, day, year) 08/01/19			
		Estimated completion date (month, day, year) 11/01/19			
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 25.00	Salaries \$477,923.77	Number retained 25.00	Salaries \$477,923.77	Number additional 20.00	Salaries \$400,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
		Current values		1,500,000.00	1,525,200.00
		Plus estimated values of proposed project		2,400,000.00	
		Less values of any property being replaced		100,000.00	
Net estimated values upon completion of project		3,800,000.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 05/27/19	
Printed name of authorized representative Sue Estep				Title Owner	

RESOLUTION NUMBER 19-111

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING CERTAIN TAX ABATEMENT DEDUCTIONS FOR HEADFIRST HOLDINGS (ROUNDRIPPERS BASEBALL ACADEMY INC.)

WHEREAS, pursuant to Indiana Code 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 acting 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 to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to 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;

WHEREAS, the Council adopted its Resolution Number 15-122 (the “Declaratory Resolution”) on September 14, 2015 pursuant to the Act declaring the area as an Economic Revitalization Area (the “Area”) in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council, after following all applicable procedures of the Act, took final action adopting Resolution Number 15-126 (the “Confirmatory Resolution”) on October 12, 2015 confirming the Declaratory Resolution, thereby establishing an Economic Revitalization Area.

WHEREAS, HeadFirst Holdings (Roundtrippers Baseball Academy Inc.) (the “Applicant”) has filed with this Council a Statement of Benefits, Personal Property (Form SB-1/PP) (“Form SB-1”) attached hereto as Exhibit C which describes the proposed project (the “Project”) to be installed at the location commonly known as 16708 South Park Drive, Westfield, Indiana, more particularly described in Exhibit A attached hereto and made a part hereof which is also shown on the map attached hereto as Exhibit B, by the Applicant, in order to receive personal property tax abatement for the Project;

WHEREAS, Project includes the purchase of new equipment used in the production of on-demand durable labels in the Applicant’s facility to be constructed and located in the Area which will be utilized by the Applicant in its operations located in the Area;

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

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 proposed Project will be located in the Area which has been confirmed as an economic revitalization area pursuant to the Act.

SECTION II.

Based upon the information in the Form SB-1, this Council makes the following findings:

- (1) The estimate of Two Hundred Thousand Dollars (\$200,000) as the value of the new production equipment to be installed is reasonable for projects of that nature.
- (1) The estimate of Twenty-Five (25) individuals whose employment will be retained can be reasonably expected to result from the proposed Project.
- (2) The estimate of Four Hundred Seventy-Seven Thousand, Nine Hundred Twenty-Three Dollars (\$477,923) for the aggregate annual salaries of those individuals whose employment will be retained can be reasonably expected to result from the proposed Project.
- (3) The estimate of hiring Twenty (20) new individuals who will be employed through term of the abatement period can be reasonably expected to result from the proposed Project.
- (4) The estimate of Four Hundred Thousand Dollars (\$400,000) for the aggregate annual salaries without benefits of those individuals who will be employed can be reasonably expected to result from the proposed Project.
- (5) 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.
- (6) The totality of benefits is sufficient to justify the granting of personal property tax abatement to the Applicant through the deduction provided by the Act.

SECTION III.

The Form SB-1 submitted by the Applicant is approved.

SECTION IV.

Personal property tax deductions for the Project are hereby approved. The period for personal property tax deductions under the Act (IC 6-1.1-12.1-4 Version b (d) (5)) for the Project shall be five (5) years utilizing such schedule provided in the Act provided,

however, the effectiveness of the designation may be terminated by this Council in accordance with the Act.

SECTION V.

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

SECTION VI.

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

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: Amanda Rubadue

I hereby certify that RESOLUTION 19-111 was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-111
This _____ day of _____, 2019

I hereby VETO Resolution 19-111
This _____ day of _____, 2019

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue
Economic Development Director
City of Westfield, Indiana

EXHIBIT A

Legal Description

A part of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana: thence North 89 degrees 58 minutes 26 seconds West (all bearings recited in the this description are referenced from the South line of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, the bearing of which is assumed to the North 89 degrees 58 minutes 26 seconds West) along the South line of said Quarter-Section 774.24 feet to the South of Beginning of this description; thence North 89 degrees 58 minutes 26 seconds West along said South line 518.80 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter-Section: thence North 02 degrees 36 minutes 59 seconds East along the West line of said Quarter-Quarter Section 645.38 feet; thence South 87 degrees 27 minutes 42 seconds East 518.27 feet; thence South 02 degrees 36 minutes 59 seconds West 28.40 feet to the Northwest corner of the land described in Instrument Number 2001-29507; thence South 87 degrees 14 minutes 04 seconds East along the North line of said Instrument Number 2001-29507 a distance of 341.42 feet to the Western Right-of-Way of Southpark Drive; thence South 07 degrees 36 minutes 32 seconds West along said Right-of-Way 93.38 feet; thence Southerly 15.57 feet along said Right-of-Way along an arc to the left and having a radius of 175.00 feet and subtended by a long chord having a bearing 05 degrees 03 minutes 27 seconds West along a length of 15.56 feet; thence South 02 degrees 30 minutes 41 seconds West along said Right-of-Way 283.20 feet to the Southeast corner of said Instrument Number 2001-29507; thence South 87 degrees 14 minutes 04 seconds West along the South line of said Instrument Number 2001-29507, thence South 87 degrees 14 minutes 04 seconds West along the South line of said Instrument Number 2001-29507 a distance of 333.14 feet to the Point of Beginning. Containing 10.547 acres, more or less.

EXHIBIT B



**Tax Abatement Request
Roundtrippers
16708 Southpark Drive**



Not To Scale

Aerial Location Map

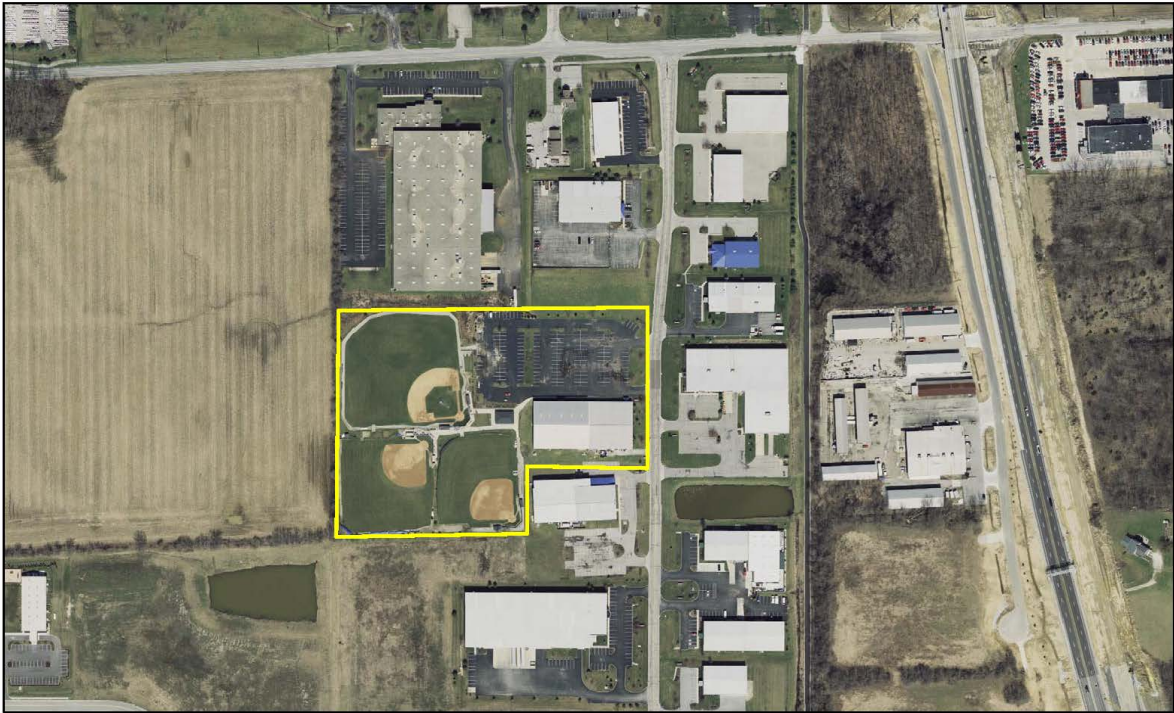


EXHIBIT C

Statement of Benefits Form



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

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.

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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment 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 installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP 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/PP 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)

SECTION 1 TAXPAYER INFORMATION										
Name of taxpayer HeadFirst Holdings LLC (Roundtripper Baseball Academy)					Name of contact person Sue Estep					
Address of taxpayer (number and street, city, state, and ZIP code) 16708 Southpark Dr Westfield, IN 46074					Telephone number (317) 716-2380					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT										
Name of designating body					Resolution number (s)					
Location of property 16708 Southpark Dr Westfield, IN 46074				County Hamilton		DLGF taxing district number				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Smart Cages to be used for research and development. Roundtripper is one of very few academies in the Nation that has trained ballplayers from 5 years old to the Major Leagues. Several companies are looking to partner with us to do research and development projects to study growth and development of players, use of equipment, and safety standards.					ESTIMATED					
							START DATE		COMPLETION DATE	
					Manufacturing Equipment					
					R & D Equipment		10/01/2019		11/01/2019	
					Logist Dist Equipment					
IT Equipment										
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT										
Current number 25		Salaries 477923.77		Number retained 25		Salaries 477923.77		Number additional 20		
								Salaries 400000.00		
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT										
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.										
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
		COST		ASSESSED VALUE		COST		ASSESSED VALUE		
Current values										
Plus estimated values of proposed project				40,963 40,963						
Less values of any property being replaced				200,000 200,000						
Net estimated values upon completion of project				240,963 240,963						
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER										
Estimated solid waste converted (pounds)					Estimated hazardous waste converted (pounds)					
Other benefits:										
SECTION 6 TAXPAYER CERTIFICATION										
I hereby certify that the representations in this statement are true.										
Signature of authorized representative					Date signed (month, day, year)					
Sue Estep					05/27/19					
Printed name of authorized representative					Title					
Sue Estep					Owner					

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

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. Installation of new manufacturing equipment; | ☐ Yes ☐ No | ☐ Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | ☐ Yes ☐ No | |
| 3. Installation of new logistical distribution equipment. | ☐ Yes ☐ No | |
| 4. Installation of new information technology equipment; | ☐ Yes ☐ No | |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| ☐ Year 1 | ☐ Year 2 | ☐ Year 3 | ☐ Year 4 | ☐ Year 5 | ☐ Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| ☐ Year 6 | ☐ Year 7 | ☐ Year 8 | ☐ Year 9 | ☐ Year 10 | |

I. 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.

Also we have 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 by: (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.

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:

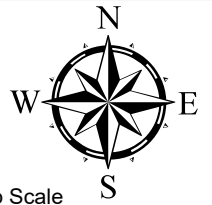
- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(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. 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.



Tax Abatement Request Roundtrippers 16708 Southpark Drive



Not To Scale

Aerial Location Map





STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

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.

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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment 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 installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP 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/PP 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)

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer HeadFirst Holdings LLC (Roundtripper Baseball Academy)		Name of contact person Sue Estep							
Address of taxpayer (number and street, city, state, and ZIP code) 16708 Southpark Dr Westfield, IN 46074		Telephone number (317) 716-2380							
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body		Resolution number (s)							
Location of property 16708 Southpark Dr Westfield, IN 46074		County Hamilton							
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Smart Cages to be used for research and development. Roundtripper is one of very few academies in the Nation that has trained ballplayers from 5 years old to the Major Leagues. Several companies are looking to partner with us to do research and development projects to study growth and development of players, use of equipment, and safety standards.		ESTIMATED							
		START DATE	COMPLETION DATE						
		10/01/2019	11/01/2019						
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number 25	Salaries 477923.77	Number retained 25	Salaries 477923.77						
		Number additional 20	Salaries 400000.00						
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT							
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values				40,963	40,963				
Plus estimated values of proposed project				200,000	200,000				
Less values of any property being replaced									
Net estimated values upon completion of project				240,963	240,963				
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____							
Other benefits: _____									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 		Date signed (month, day, year) 05/27/19							
Printed name of authorized representative Sue Estep		Title Owner							

ORDINANCE NUMBER 19-25

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1908-PUD-23**), 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. 1908-PUD-23** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Alpha Tau 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 Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development 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 final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **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 within the District.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District shall be the GB: General Business District.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District, shall be permitted on the Real Estate except as otherwise set forth below.

6.1 Prohibited Uses: The following uses shall be explicitly prohibited:

- A. Heliport
- B. Special Exception Uses

Section 7. **Overlay Districts.** The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District (the “SR 32 Overlay”) shall apply to the development of the Real Estate except as otherwise modified below.

7.1 Article 5.3(L) Trail Corridor Requirement: The Trail Corridor immediately adjacent to the Real Estate shall be a minimum of ten (10) feet in width.

The Westfield Public Works Department, at the direction of its Director, shall be permitted to replace, remove, or rearrange any required trees and/or plantings

within the Trail Corridor immediately abutting the Real Estate.

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.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-25** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-25**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-25**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

Daine Crabtree, Associate Planner, City of Westfield, 2728 E. 171st Street, Westfield, IN 46074

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibits

EXHIBIT A
REAL ESTATE

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 5 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE NORTH 00 DEGREES 47 MINUTES 42 SECONDS EAST (ASSUMED BEARING) 321.70 FEET ON AND ALONG THE WEST LINE OF SAID EAST HALF TO A MAG NAIL AND THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE CONTINUING ON SAID WEST LINE NORTH 00 DEGREES 47 MINUTES 42 SECONDS EAST 287.50 FEET AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID EAST HALF AND CENTERLINE OF ENTERPRISE DRIVE AS SAID DRIVE WAS DEDICATED BY A STREET DEDICATION AGREEMENT RECORDED AS INSTRUMENT NUMBER 9801964 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 12 MINUTES 18 SECONDS EAST 483.00 FEET ON AND ALONG THE CENTERLINE OF ENTERPRISE DRIVE TO A BRASS PLUG; THENCE SOUTH 43 DEGREES 44 MINUTES 04 SECONDS EAST 73.36 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 18 SECONDS EAST 293.62 FEET TO THE CENTERLINE OF THE EVAN KENDALL REGULATED DRAIN (THE FOLLOWING 6 COURSES ARE ALONG THE APPROXIMATE CENTERLINE OF THE EVAN KENDALL REGULATED DRAIN AND ARE PROVIDED FOR MATHEMATICAL CLOSURE: THE ACTUAL BOUNDARY OF THE WITHIN DESCRIBED REAL ESTATE FOLLOWS THE MEANDERINGS OF THE CENTERLINE OF SAID REGULATED DRAIN); THENCE SOUTH 03 DEGREES 50 MINUTES 01 SECONDS WEST 45.84 FEET; THENCE SOUTH 08 DEGREES 05 MINUTES 51 SECONDS WEST 115.90 FEET; THENCE SOUTH 09 DEGREES 27 MINUTES 21 SECONDS WEST 84.38 FEET; THENCE SOUTH 10 DEGREES 29 MINUTES 22 SECONDS EAST 62.52 FEET; THENCE SOUTH 03 DEGREES 38 MINUTES 26 SECONDS WEST 104.88 FEET; THENCE SOUTH 01 DEGREES 15 MINUTES 39 SECONDS WEST 45.41 FEET; THENCE WESTERLY (LEAVING SAID APPROXIMATE CENTERLINE) ALONG AN ARC TO THE RIGHT HAVING W RADIUS OF 9915.00 FEET AND HAVING A SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 57 MINUTES 17 SECONDS WEST A CHORD DISTANCE OF 59.75 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 32 AS DESCRIBED IN INSTRUMENT NUMBER 2007068743 TO POINT NUMBER 2056 AS REFERRED TO IN SAID INSTRUMENT NUMBER 2007068743; THENCE NORTH 89 DEGREES 46 MINUTES 53 SECONDS WEST 219.73 FEET TO POINT NUMBER 2053 AS REFERRED TO IN SAID INSTRUMENT NUMBER 2007068743; THENCE SOUTH 00 DEGREES 13 MINUTES 07 SECONDS WEST 10.00 FEET TO POINT NUMBER 2052 AS REFERRED TO IN SAID INSTRUMENT NUMBER 2007068743; THENCE NORTH 89 DEGREES 46 MINUTES 53 SECONDS WEST 425.39 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 40 DEGREES 40 MINUTES 18 SECONDS WEST 59.26 FEET; THENCE NORTH 06 DEGREES 05 MINUTES 34 SECONDS WEST 172.84 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 11 SECONDS EAST 21.69 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 18 SECONDS WEST 39.97 FEET TO THE POINT OF BEGINNING CONTAINING 8.99 ACRES MORE OR LESS.

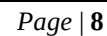


EXHIBIT C
CHARACTER EXHIBITS



ORDINANCE NUMBER 19-__

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 19__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 19__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**The Landings at Village Farms 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 Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the two (2) individual Areas of the District.
- 2.2 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.3 Area B: The part of the Real Estate depicted on the District Map as Area B.

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.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 3.2 The District is hereby divided into two (2) areas as illustrated on the District Map and labeled as Areas A and B (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

- 4.1 Area A: SF4: Single-Family High-Density District.
- 4.2 Area B: LB: Local Business District.

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

- 5.1 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as

applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:

- 6.1 The following standards shall be applied to the Area A as depicted on the District Map:

Standard	Area A
Minimum Lot Area	6,000sqft
Minimum Lot Frontage	35'
Minimum Building Setback	
Front Yard	20'
Side Yard / Building Separation	5' / 10'
Rear Yard	20'
Minimum Lot Width	45'
Maximum Building Height	2 ½ Stories
Minimum Living Area (Total)	
Single Story	1,600sqft
Two Story	2,300sqft

- 6.2 The following standards shall be applied to the Area B as depicted on the District Map:

Standard	Area B
Minimum Lot Frontage	0'
Minimum Building Setback	
Front Yard	0'
Side Yard (Perimeter)	20'
Side Yard (Internal)	0'
Rear Yard	0'
Maximum Building Height	45'
Building Size Requirement	
Minimum Business Size	800sqft
Maximum Business Size	30,000sqft
Maximum Aggregate of all Buildings of Area B	90,000sqft

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

Area A:

- 7.1 Article 6.3 Architectural Standards: Shall apply to all dwellings in Area A, except

as modified below:

- A. Single-Family Dwelling Character Exhibit: The “Single Family Dwelling Character Exhibit” attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area A. It is not the intent to limit the architecture shown in the Single-Family Character Exhibit, but to encourage a diversity in architecture of Dwellings within Area A.
- B. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of four inches by one inch (4”x1”) nominal wide.
- D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, (i) a twin window shall be counted as two (2) windows and (ii) a service door to the garage with a window shall be counted as one (1) window.
- E. Minimum Overhangs: All homes shall have a minimum of 8” roof overhangs measured prior to the application of siding material.
- F. Roof Pitches: For a two-story home, the minimum roof pitch for the main roof shall be 6/12. A 5/12 roof pitch shall be permitted for ranch style homes. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- G. Shingles: All homes shall have dimensional or architectural grade shingles.
- H. Perimeter Lots: A minimum of fifty percent (50%) of the Dwellings facing Oak Ridge Road shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage Landscape Requirements of Article 6.8(M) shall apply.
- I. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the

home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.

- ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
- iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
- iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

J. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one of the following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty-six (36) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

A. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall apply

except as modified below;

- i. A minimum of ten (10) shrubs shall be provided at the foundation of the home in the front yard.
- ii. A minimum of one (1) shade or evergreen tree and one (1) ornamental tree shall be provided. At least one (1) of the trees shall be located in the front yard.
- iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both “front” yards.

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

- i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Oak Ridge Road.

Area B:

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

7.4 Article 6.3 Architectural Standards: Shall not apply; rather, the Architectural Design Requirements of Article 5.3(J) State Highway 32 Overlay District (the “32 Overlay”) shall apply except as modified below:

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

- i. Architectural Design: A residential theme shall be required in the design of all structures. Architectural styles shall include: Colonial, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, and Craftsman. Significant architectural elements to determine consistency with a residential theme include:

- a) Window design (ex.: enhanced trim, pane size and type) and alignment/location;

- b) Building massing (pedestrian scaled with façade projections and recessions);
- c) Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);
- d) Large roof overhangs that are primarily pitches and not flat;
- e) Enhanced cornice treatment;
- f) Enhanced and inviting entryways with pedestrian cover and “porch-like” treatment (ex.: inclusion of columns with masonry bases);
- g) Variety of building materials, patterns, and colors;
- h) Emphasized trim at corner breaks, around windows and within gables; and
- i) Enhanced foundation plantings and planters to soften building façades.

B. Article 5.3(I) Building Height Standards: Shall apply except as modified below:

- i. Minimum Gross Floor Area: The Minimum Gross Floor Area shall be three thousand (3,000) square feet.

C. Article 5.3(L) Miscellaneous Requirements: Shall apply, except as modified below:

- i. Mechanical / Utility Meter Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints and are encouraged to be clustered. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned.

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

- A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply where a drive-thru aisle is located. Additional planters

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

- B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall apply except as modified below:
 - i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Oak Ridge Road and 146th Street.
- C. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall apply, except as modified below:
 - i. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; however, if adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

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.

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

- A. Neighborhood Character: The theme and character of the District shall be comparable to the Village Farms Neighborhood theme as generally depicted on **Exhibit F**.
- B. Amenities: The following amenities shall include, but shall not be limited to the following, as generally depicted on **Exhibit G**:
 - i. Passive Amenities: Trails, sidewalks, and paths shall be provided for passive recreation opportunities as generally depicted **Exhibit G**. Trails, sidewalks, and paths shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing

easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.

- ii. Pocket Park: A Pocket Park shall be provided as generally depicted on **Exhibit B** and shall include benches, walking paths, and landscaping.
- iii. Ressler Park: A park shall be provided as generally depicted on **Exhibit G** and shall include benches, playground equipment, pathways, and open space.
- iv. Canoe/Kayak Launch: A Canoe/Kayak Launch shall be provided as generally depicted on the **Exhibit G**.

9.2 Article 8.7 Pedestrian Network Standards: Shall apply except as otherwise modified or enhanced below:

- A. Perimeter/External Pedestrian Networks Standards: The established sidewalk along 146th Street shall meet the Perimeter/External Pedestrian Network Standards requirement of Article 8.7(D). No Trail, sidewalk, or path shall be required north of the existing lake, as generally depicted on **Exhibit C**, rather, a mid-block cross shall be provided to connect to the existing path on the west side of Oak Ridge Road.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-__**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-__**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Single Family Dwelling Character Exhibit
Exhibit E	Commercial Character Exhibit
Exhibit F	Neighborhood Character Exhibit
Exhibit G	Amenity Exhibit

EXHIBIT A
REAL ESTATE
Page 1 of 2

EXHIBIT A
REAL ESTATE
Page 2 of 2

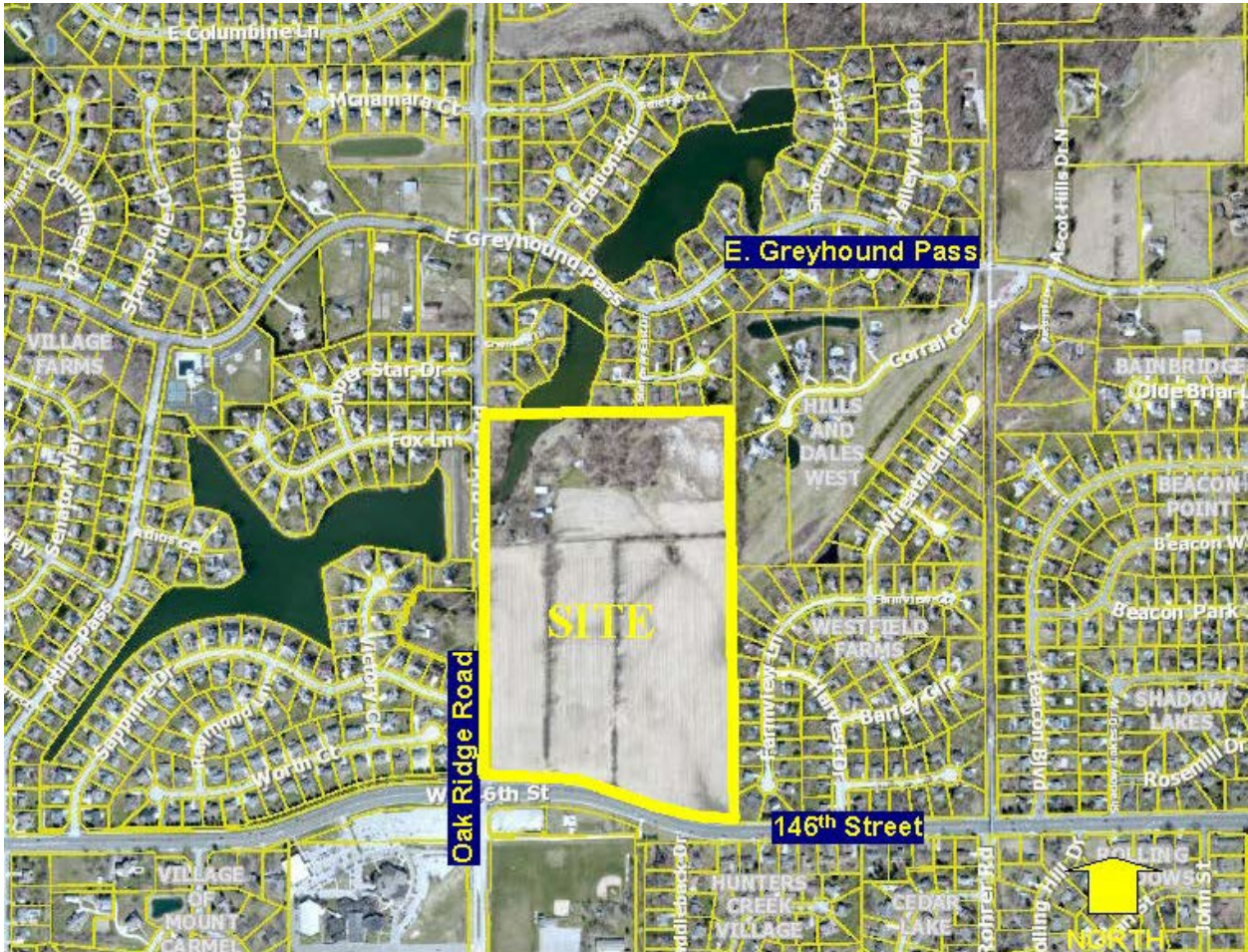


EXHIBIT B
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 19__-PUD-__.

EXHIBIT C
DISTRICT MAP

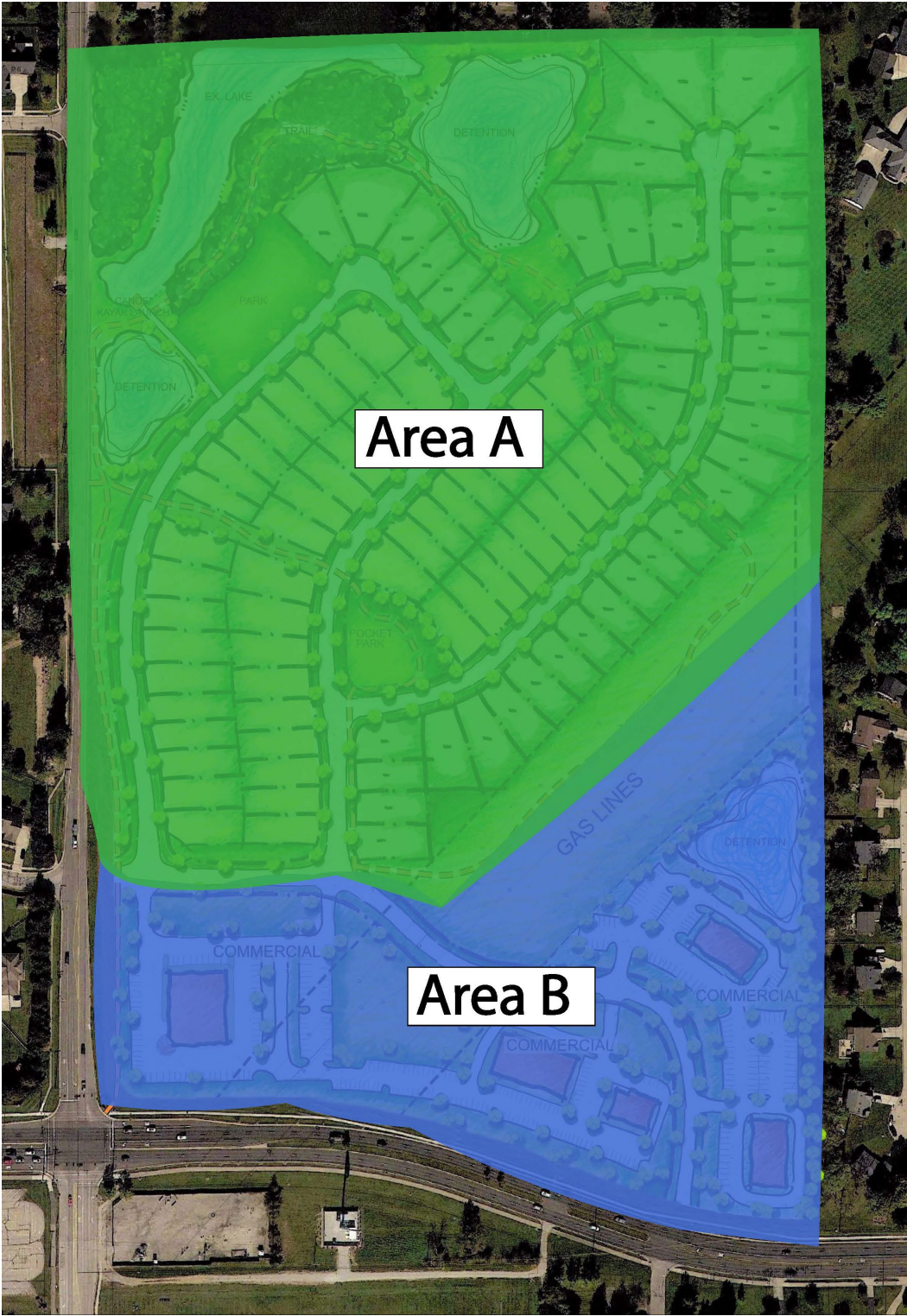


EXHIBIT D
SINGLE FAMILY DWELLING CHARACTER EXHIBIT
Page 1 of 2



EXHIBIT D

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

Page 2 of 2



EXHIBIT E
COMMERCIAL CHARACTER EXHIBIT
Page 1 of 2



EXHIBIT E
COMMERCIAL CHARACTER EXHIBIT
Page 2 of 2



EXHIBIT F
NEIGHBORHOOD CHARACTER EXHIBIT



EXHIBIT G
AMENITY EXHIBIT
Page 1 of 2

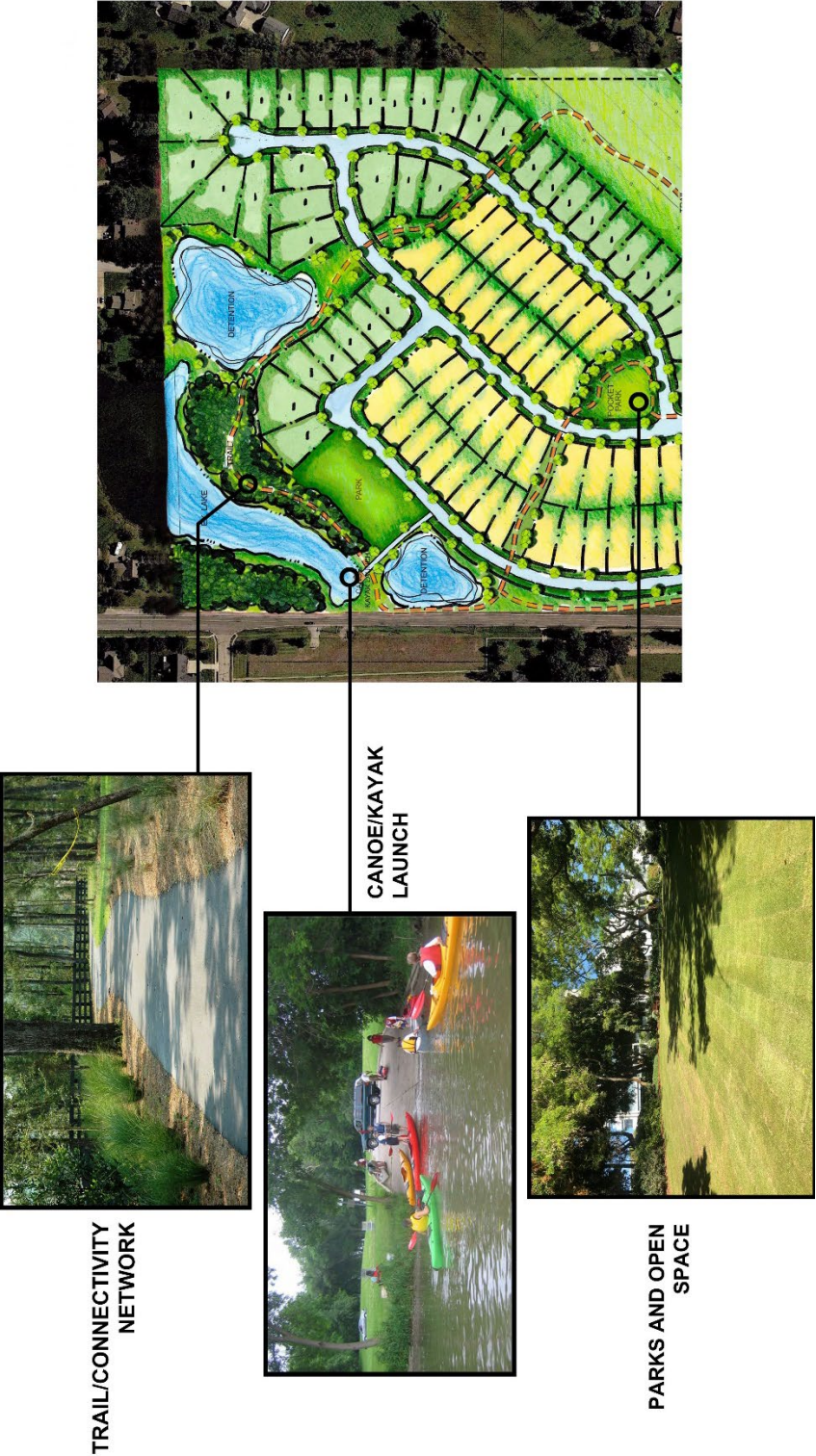


EXHIBIT G
AMENITY EXHIBIT
Page 2 of 2



RESOLUTION NUMBER 19-112

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA CONFIRMING JUNE 10, 2019 RESOLUTION NUMBER 19-109 DETERMINING THAT THE QUALIFICATIONS FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET

WHEREAS, pursuant to Indiana Code 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 acting 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 to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to 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;

WHEREAS, the Council adopted its Resolution Number 19-109 (the “Declaratory Resolution”) on June 10, 2019 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City commonly known as 2021 Bastian Court, Westfield, Indiana more particularly described in Exhibit A (the “Area”) attached hereto and made a part hereof which is also shown on the map attached hereto as Exhibit B and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council has caused to be published a notice (the "Notice") pursuant to the Act and Indiana Code 5-3-1 of the adoption and substance of the Declaratory Resolution, including notice that the Council would hold a public hearing in accordance with the Act on July 8, 2019 which Notice was published at least ten (10) days prior to the date of the public hearing;

WHEREAS, the Council in accordance with Section 2 of the Act has caused to be filed a copy of the Notice and the Declaratory Resolution with the Hamilton County Assessor and the officers of each taxing unit which is authorized to fix budgets, tax rates, and tax levies under Indiana Code 6-1.1-17-5 in the Area at least ten (10) days prior to the date of the July 10, 2019 public hearing;

WHEREAS, at the Public Hearing held on the date hereof, the Council received, heard and considered any remonstrance's and objections from interested persons and heard evidence concerning the qualification of the Area as an Economic Revitalization Area;

WHEREAS, after considering the evidence, this Council desires to take final action determining whether the qualifications for an economic revitalization area have been met and further, to take final action confirming the Declaratory Resolution.

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

SECTION I. The Area is located within the corporate boundaries of the City.

SECTION II. The area is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to decline in employment and tax revenues. The abatement schedule set out in resolution 19-113 is based upon factors 1-4 as pursuant to Indiana Code 6-1.1-12.1-17(a).

SECTION III. Resolution 19-109 adopted by the Council on June 10, 2019 is hereby confirmed.

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 8th DAY OF JULY, 2019.**

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Chuck Lehman

Chuck Lehman

Chuck Lehman

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Dr. Mark Keen

Dr. Mark Keen

Dr. Mark Keen

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Joe Edwards

Joe Edwards

Joe Edwards

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: Amanda Rubadue

I hereby certify that RESOLUTION 19-112 was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-112
This _____ day of _____, 2019

I hereby VETO Resolution 19-112
This _____ day of _____, 2019

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue, Associate Planner
Economic and Community Development Department
City of Westfield, Indiana

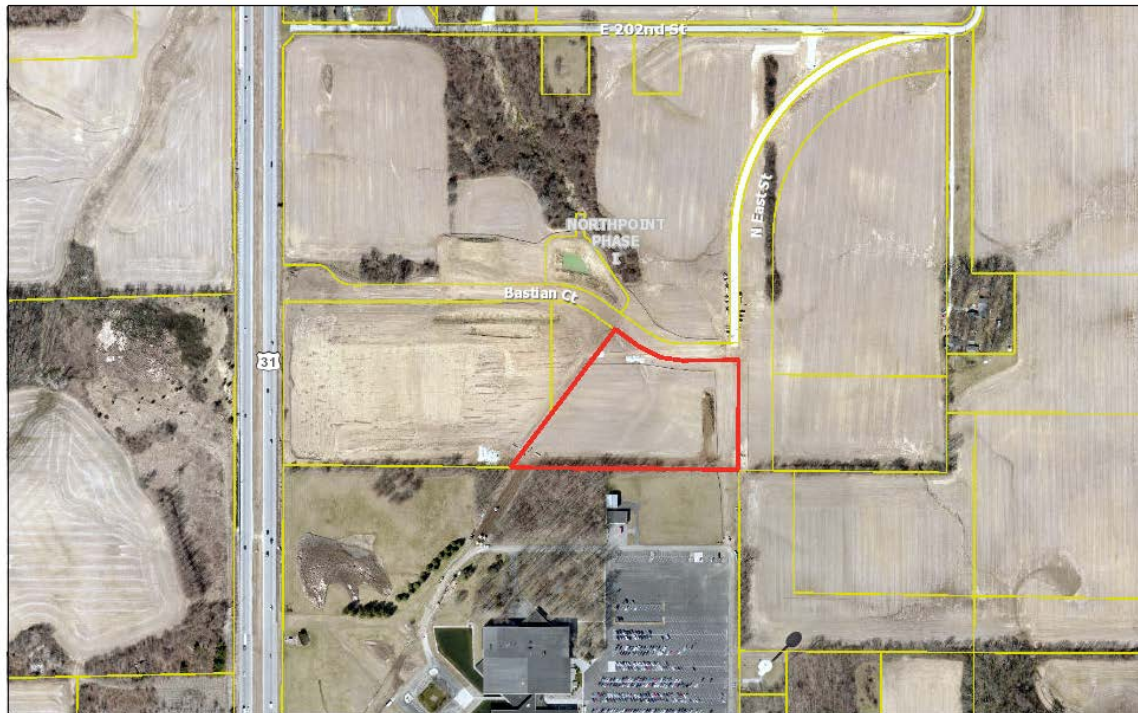
EXHIBIT A

Legal Description of Area

Lot 2 in Secondary Plat for Northpoint – Phase I, as per plat thereof recorded on December 29, 2017, as Instrument Number 2017063934, in Plat Cabinet 5, Slide 776, on the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B

City of Westfield ArcGIS Online Map

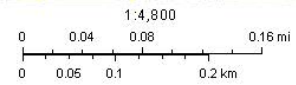


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Rivers & Streams
Lakes & Reservoirs
Minor Roads

Major Roads
State Highways
Interstates & US Highways

Subdivisions
Parcel Boundary (public)



Web App Builder for ArcGIS
Source: U.S. Census Bureau |

City of Westfield ArcGIS Online Map



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Rivers & Streams

Lakes & Reservoirs

Minor Roads

Major Roads

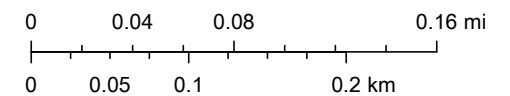
State Highways

Interstates & US Highways

Subdivisions

 Parcel Boundary (public)

1:4,800



RESOLUTION NUMBER 19-113

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING CERTAIN TAX ABATEMENT DEDUCTIONS FOR BCNP LLC

WHEREAS, pursuant to Indiana Code 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 acting 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 to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to 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;

WHEREAS, the Council adopted its Resolution Number 19-109 (the “Declaratory Resolution”) on June 10, 2019 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City more particularly described in Exhibit A attached hereto and made a part of hereof which is also shown on the map attached hereto as Exhibit B (the “Area”) and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council, after following all applicable procedures of the Act, took final action adopting Resolution Number 19-112 (the “Confirmatory Resolution”) on July 8, 2019 confirming the Declaratory Resolution, thereby establishing an Economic Revitalization Area.

WHEREAS, BCNP 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;

WHEREAS, the Project includes the construction of a 67,000 square foot office and manufacturing facility on approximately six (6) acres of land;

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

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 proposed Project will be located in the Area which has been confirmed as an economic revitalization area pursuant to the Act.

SECTION II.

Based upon the information in the Form SB-1, this Council makes the following findings:

- (1) The estimate of Three Million, Two Hundred Thousand Dollars (\$3,200,000) as the assessed value of the Project is reasonable.
- (2) The estimate of hiring one hundred (110) 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 Six Million, Five Hundred Thousand Dollars (\$6,500,000) 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 an Eight (8) year real property tax abatement to the Applicant.

SECTION III.

The Form SB-1 submitted by the Applicant is approved.

SECTION IV.

Real property tax deductions for the Project are hereby approved. The period for real property tax deductions under the Act for the Project shall be Eight (8) years, utilizing the following schedule:

Year 1 – 100%
Year 2 – 90%
Year 3 – 80%
Year 4 – 70%
Year 5 – 60%
Year 6 – 50%
Year 7 – 40%
Year 8 – 30%

SECTION V.

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

SECTION VI.

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 8th DAY OF JULY, 2019.**

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Chuck Lehman	_____ Chuck Lehman	_____ Chuck Lehman
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Dr. Mark Keen	_____ Dr. Mark Keen	_____ Dr. Mark Keen
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Joe Edwards	_____ Joe Edwards	_____ Joe Edwards

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: Amanda Rubadue

I hereby certify that RESOLUTION 19-113 was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 19-113
This _____ day of _____, 2019

I hereby VETO Resolution 19-113
This _____ day of _____, 2019

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue, Associate Planner
Economic and Community Development Department
City of Westfield, Indiana

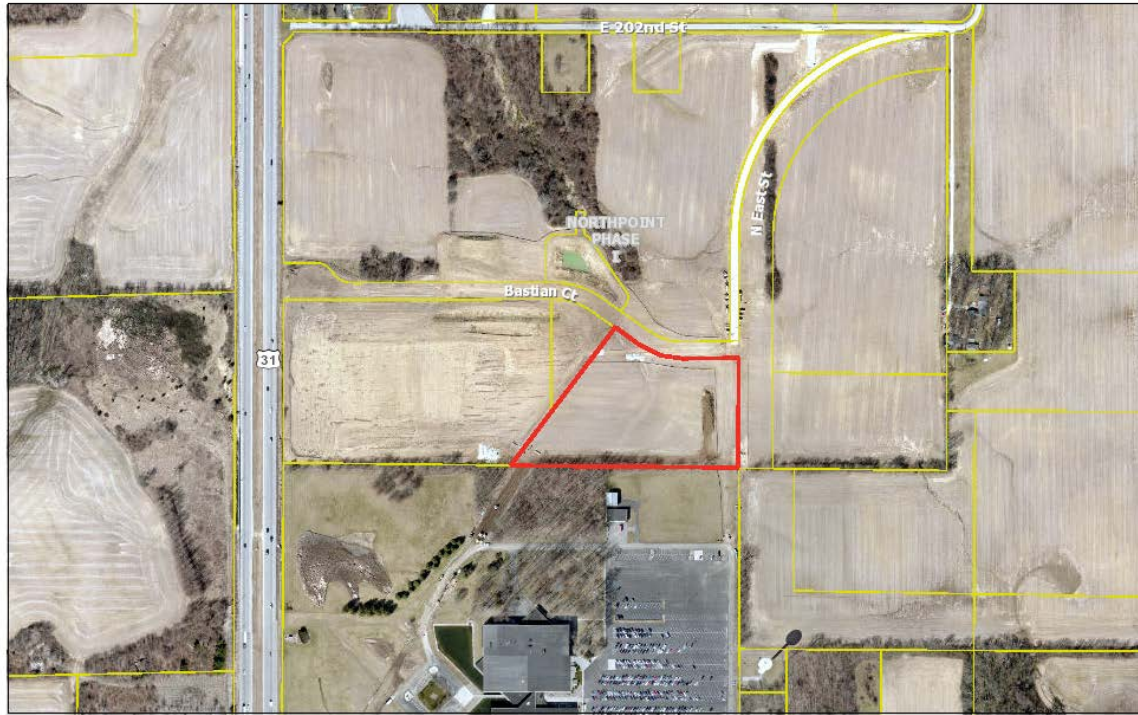
EXHIBIT A

Legal Description of
Area

Lot 2 in Secondary Plat for Northpoint – Phase I, as per plat thereof recorded on December 29, 2017, as Instrument Number 2017063934, in Plat Cabinet 5, Slide 776, on the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B

City of Westfield ArcGIS Online Map

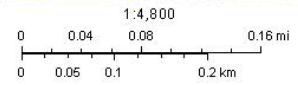


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Rivers & Streams
Lakes & Reservoirs
Minor Roads

Major Roads
State Highways
Interstates & US Highways

Subdivisions
Parcel Boundary (public)



Web App Builder for ArcGIS
Source: U.S. Census Bureau

EXHIBIT C

Statement of Benefits Form



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

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 March 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__ PAY 20__

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 BCNP, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 7132 Zionsville Rd, Indianapolis, IN 46268					
Name of contact person Larry Siegler		Telephone number (317) 805-1261		E-mail address Lsiegler@Peterson-Property.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Westfield City Council				Resolution number	
Location of property Northpointe Lot 1, Westfield, IN		County Hamilton		DLGF taxing district number 15	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) New 67,000 SF Office and Warehouse Facility				Estimated start date (month, day, year) 08/01/2019	
				Estimated completion date (month, day, year) 06/30/2020	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 110.00	Salaries \$6,500,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values			12,500.00		
Plus estimated values of proposed project			4,000,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			4,012,500.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 06/27/2019	
Printed name of authorized representative Larry Siegler				Title COO	

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 _____.
- 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 (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	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. 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. 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.

City of Westfield ArcGIS Online Map



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Rivers & Streams

Lakes & Reservoirs

Minor Roads

Major Roads

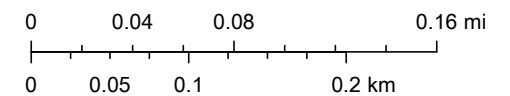
State Highways

Interstates & US Highways

Subdivisions

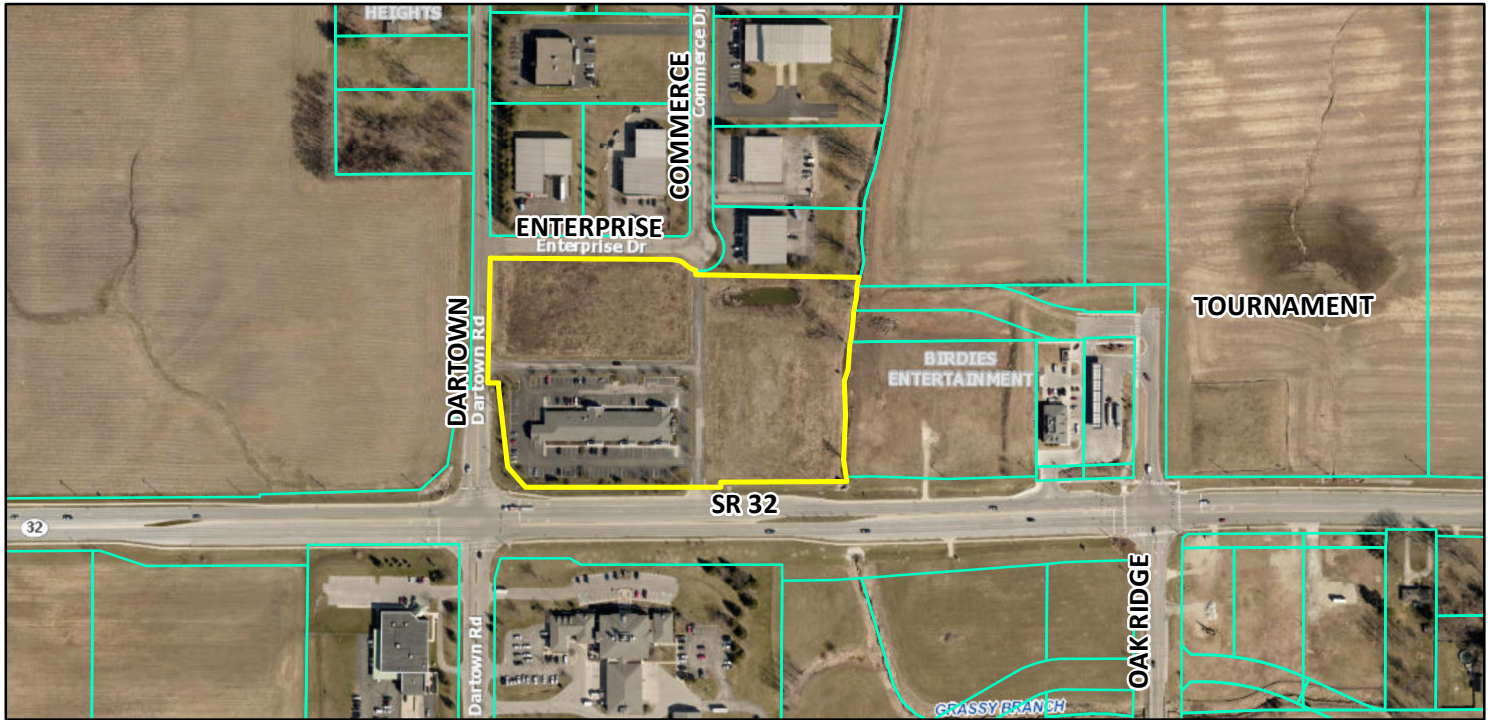
 Parcel Boundary (public)

1:4,800

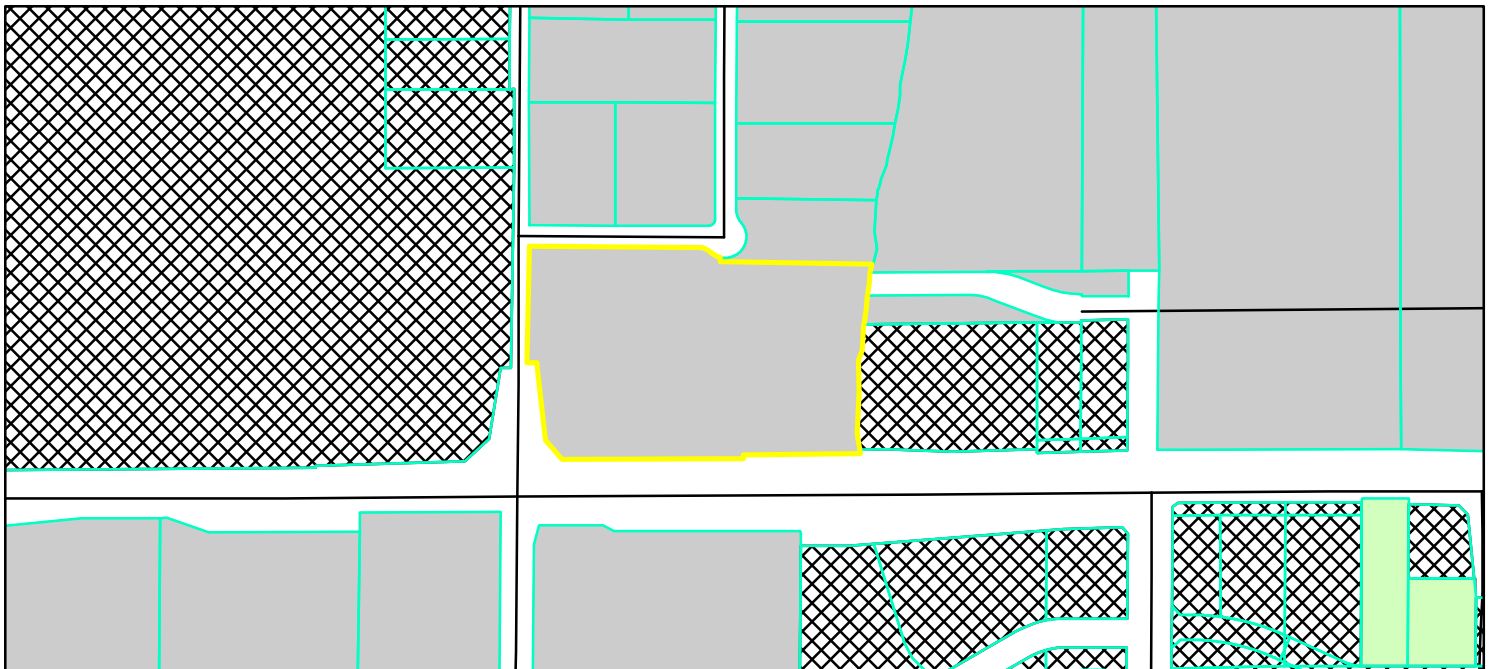


Aerial Location Map

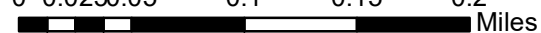
 Site



Zoning Map



 Parcel
 GIS DBO, PW, Streets
Zoning - All
 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)
 PUD (Planned Unit Development)

0 0.0250.05 0.1 0.15 0.2
 Miles



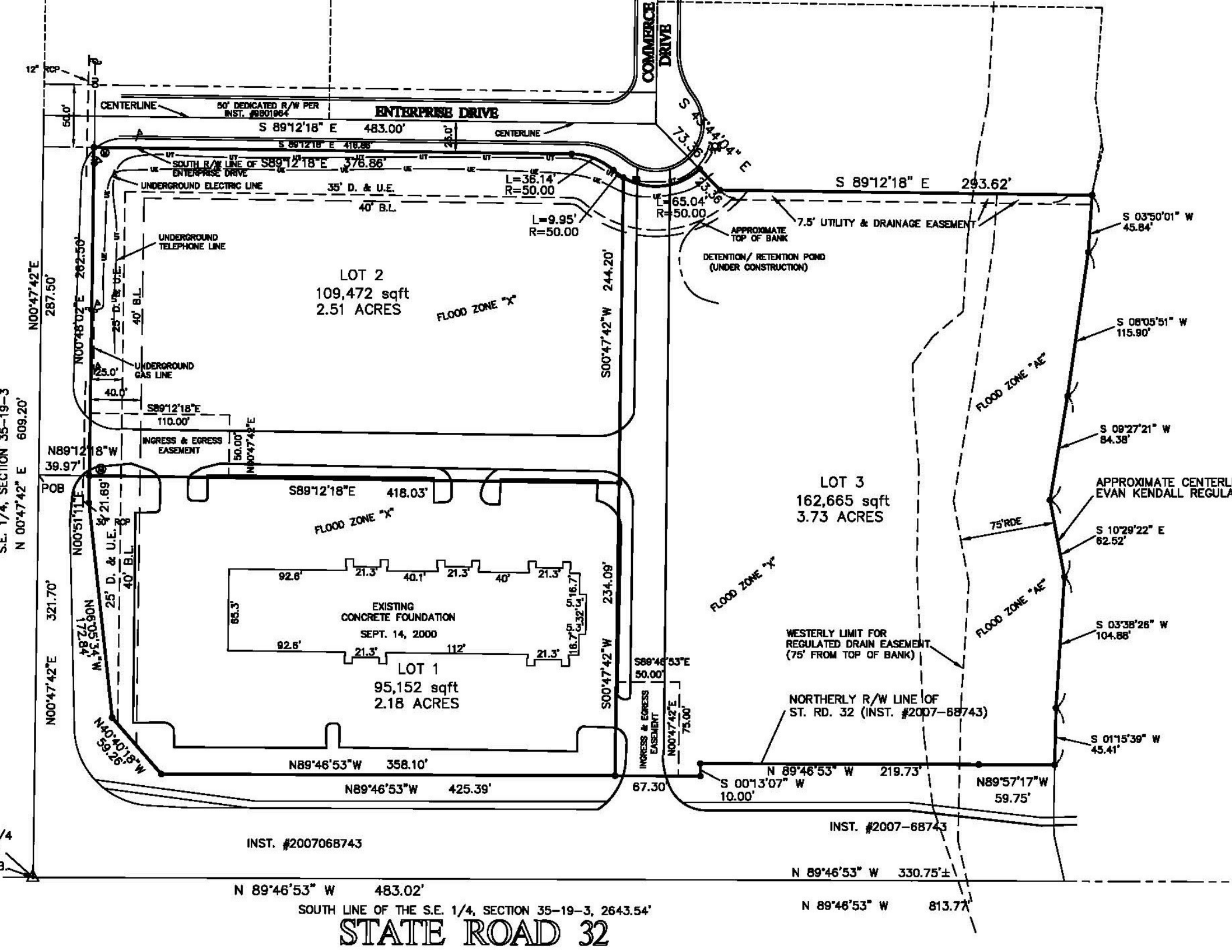


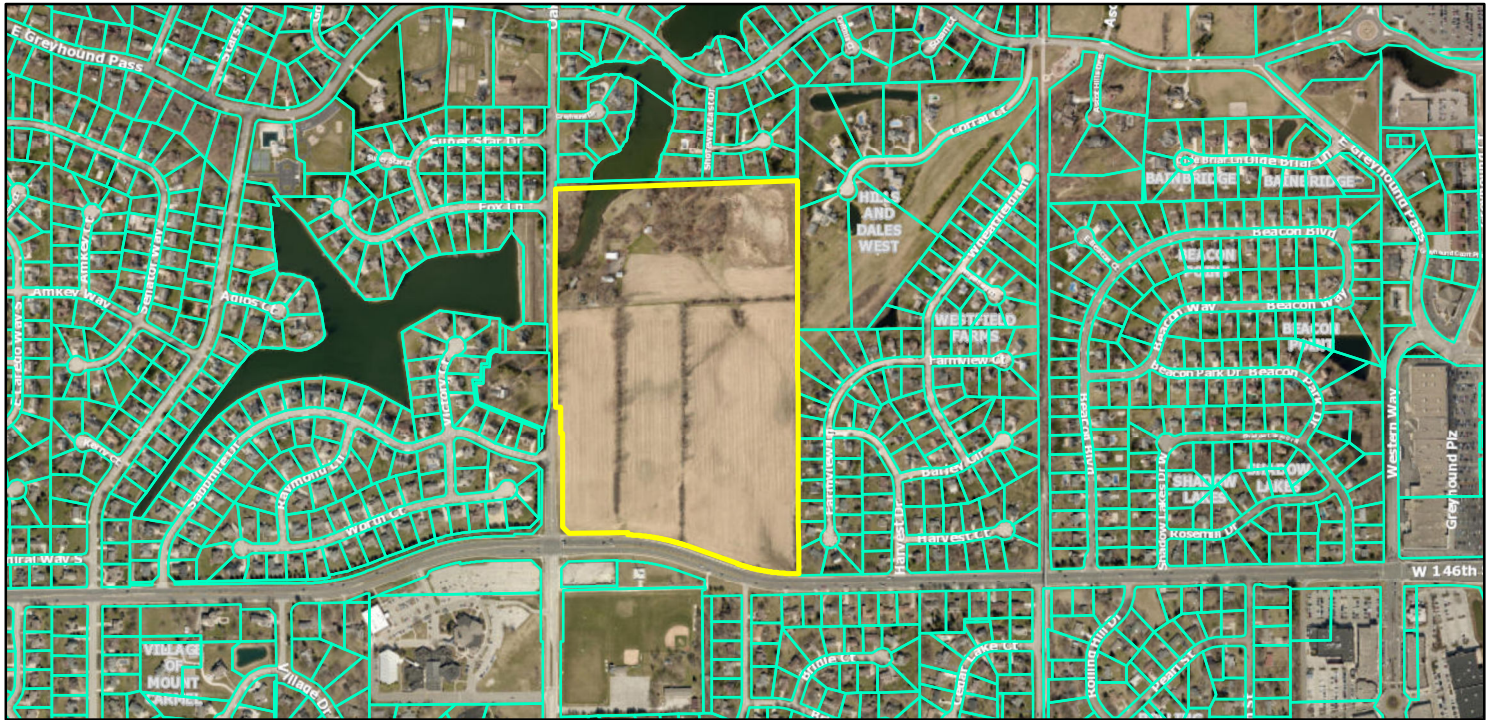
EXHIBIT C
CHARACTER EXHIBITS



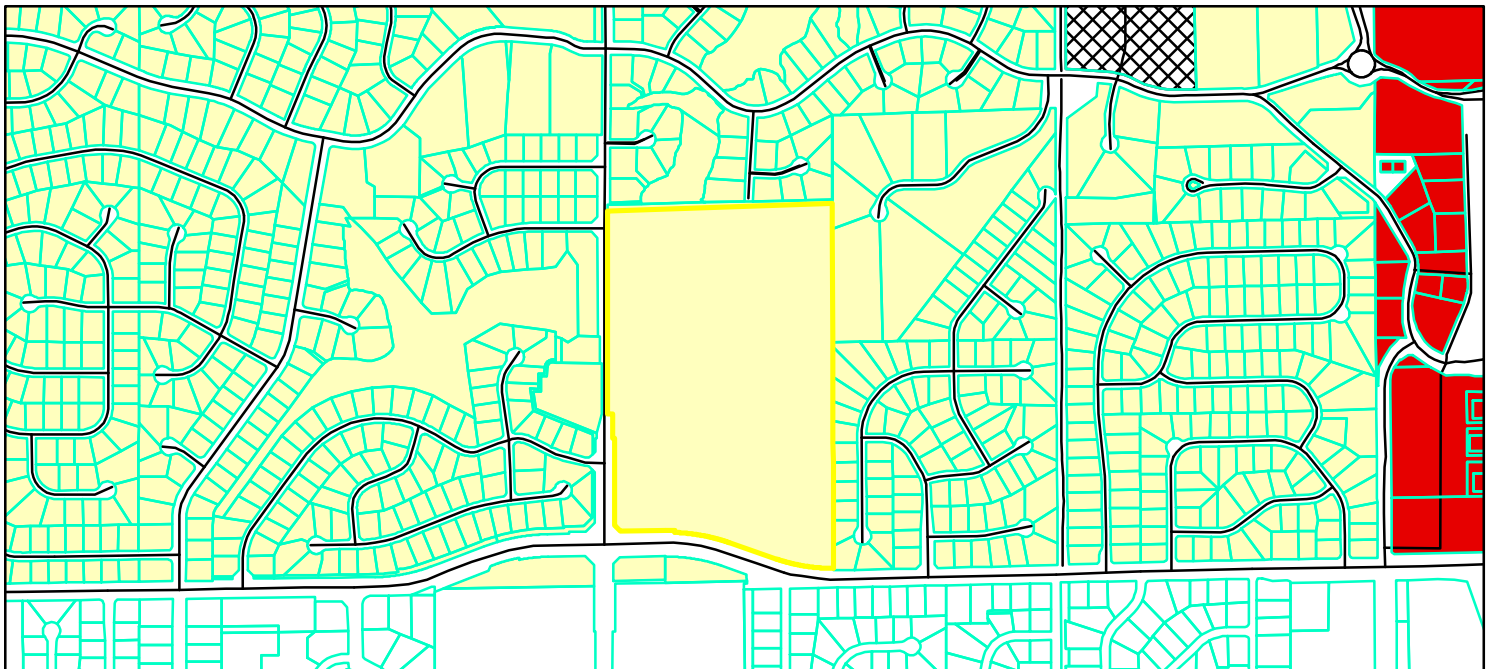
The Landings at Village Farms

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS DBO, PW, Streets
Zoning - All
 GB (General Business)
 PUD (Planned Unit Development)
 SF-2 (Single Family - 2)

0 0.05 0.1 0.2 0.3 0.4
 Miles



EXHIBIT C
DISTRICT MAP





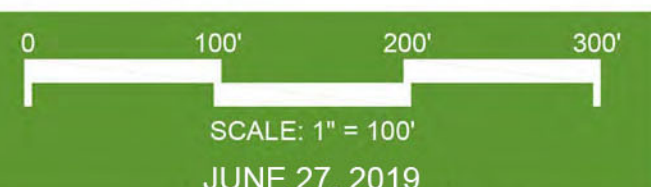
LOT SUMMARY
— 42 LOTS @ 60'x130' LOT SIZE
52 LOTS @ 52'x130' LOT SIZE
94 TOTAL UNITS



CONCEPT PLAN

RESSLER PROPERTY

WESTFIELD, INDIANA



Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT D
SINGLE FAMILY DWELLING CHARACTER EXHIBIT
Page 1 of 2



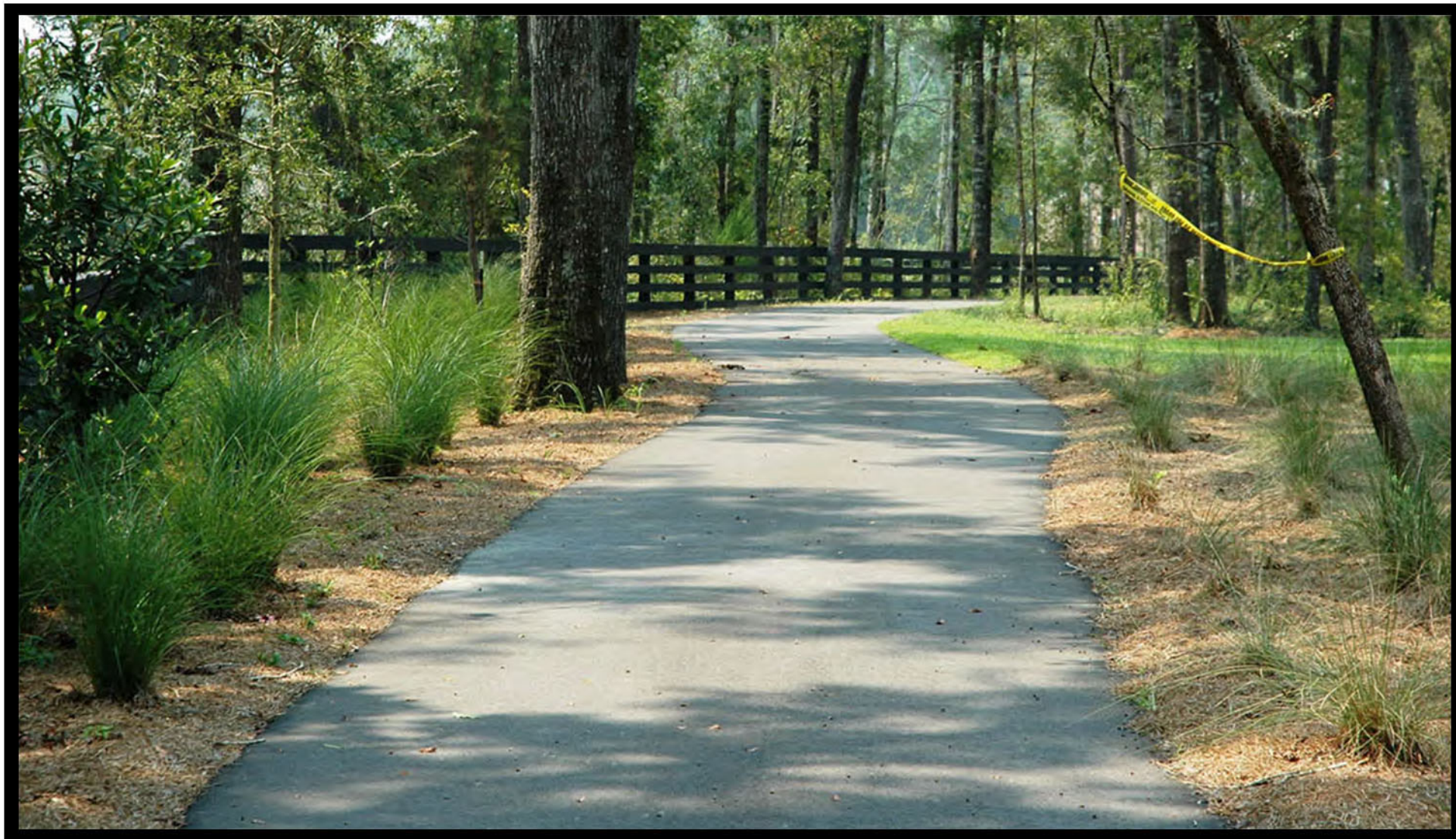
EXHIBIT D

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

Page 2 of 2



TRAIL/CONNECTIVITY
NETWORK



CANOE/KAYAK
LAUNCH

PARKS AND OPEN
SPACE



AMENITY EXHIBIT

RESSLER PROPERTY

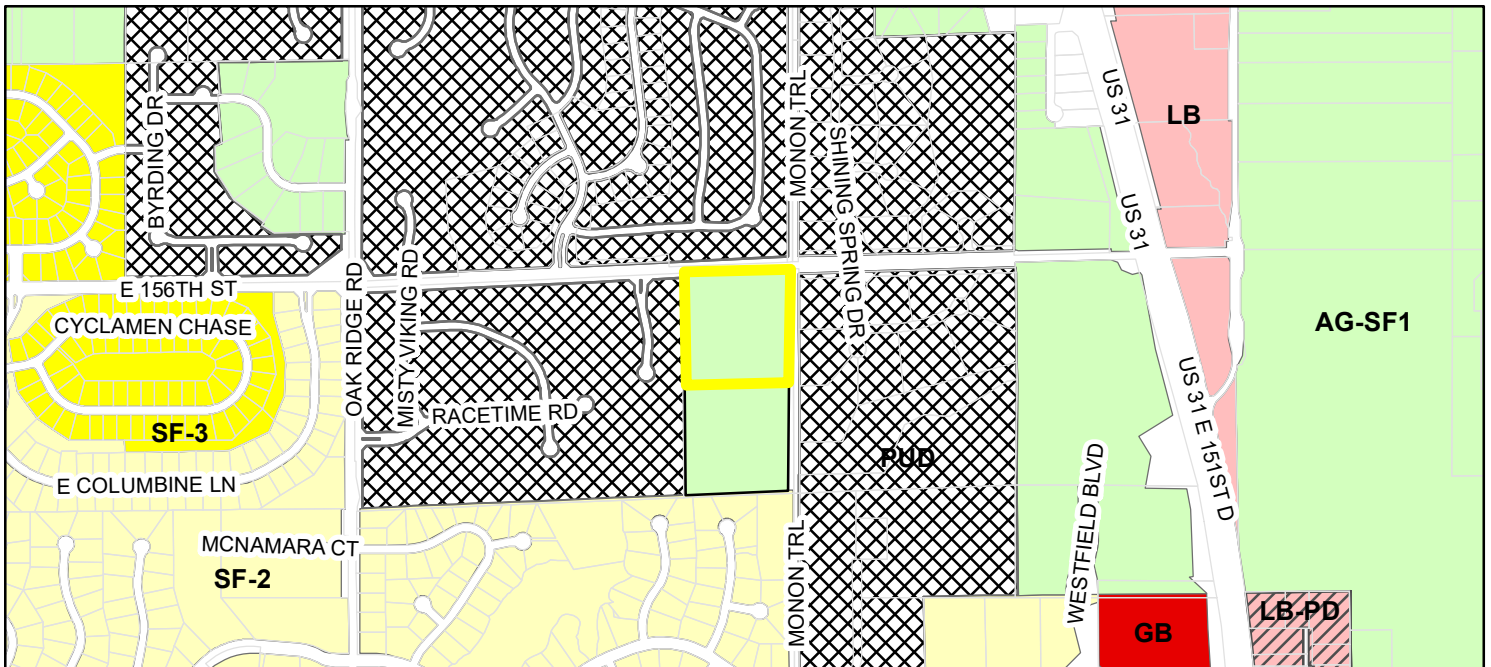
WESTFIELD, INDIANA

Aerial Location Map

 Site



Zoning Map



 Parcel	 LB (Local Business)
Zoning - All	 LB-PD (Local Business - Planned Development)
Zoning	 PUD (Planned Unit Development)
 AG-SF1 (Agriculture - Single Family - 1)	 SF-2 (Single Family - 2)
 GB (General Business)	 SF-3 (Single Family - 3)

EXHIBIT B
CONCEPT PLAN



EXHIBIT D
CHARACTER EXHIBITS



EXHIBIT D
CHARACTER EXHIBITS

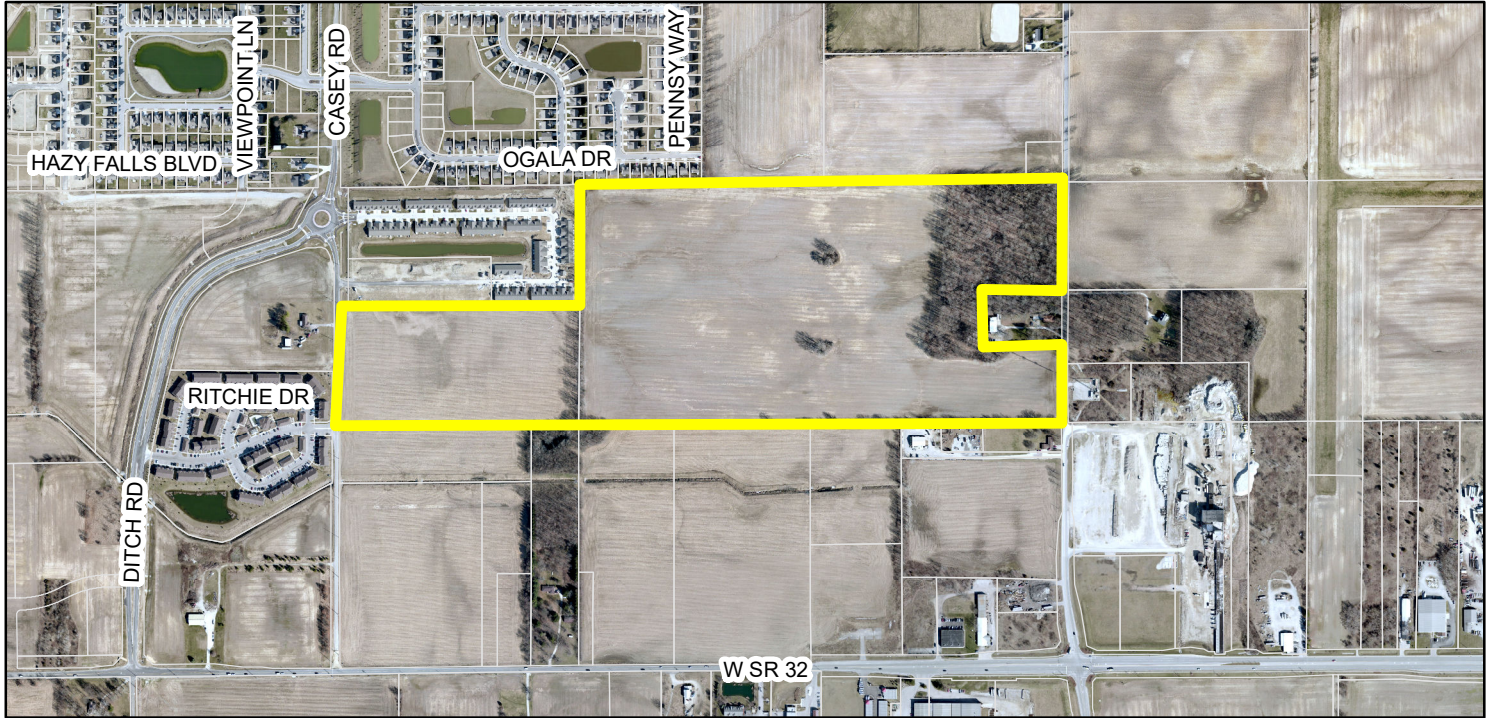




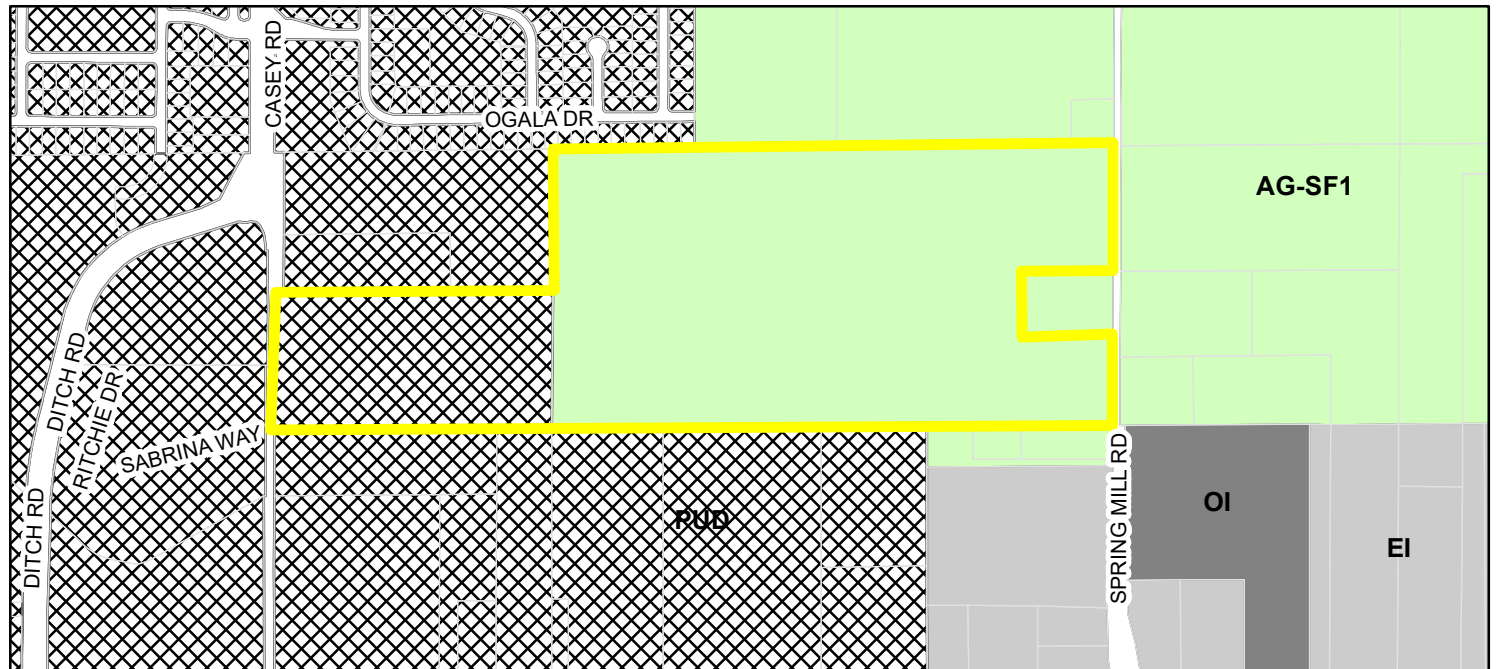
Property Location Map
Orchard View of Westfield
Proposed Ordinance 19-27
1908-PUD-21



Aerial Location Map

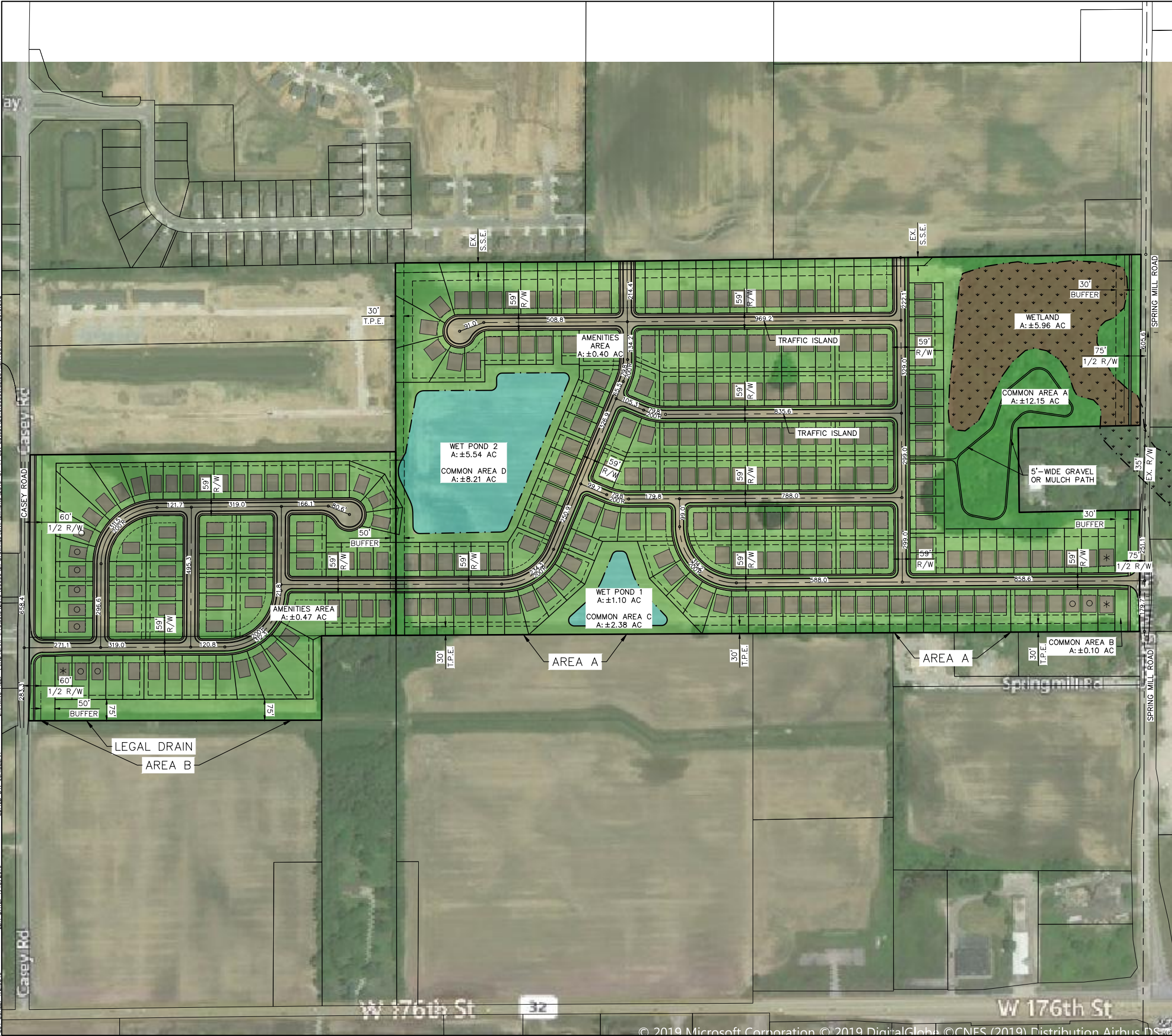


Zoning Map



- | | |
|--|--------------------------------|
| Parcel | EI (Enclosed Industrial) |
| Zoning - All | OI (Open Industrial) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | |

PLOT DATE: 1/15/2019
 PLOT SCALE: 1"=350'
 DRAWING FILE: \\INDYS\NIP\Projects\2019\000064\0_Drawings\Civil\Exhibits\2019-01-14_Lot Layout\2019.000066.CE.LOT_LAYOUT_01-14-2019.dwg
 EDITED BY: JORIBEL AR



SCALE: 1"=350'

SITE DATA TABLE

EXISTING SITE ZONING:	AG/SF1
PROPOSED SITE ZONING:	PUD
GROSS AREA:	±103.35 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±15.96 AC (15.4%)
COMMON AREA:	±25.93 AC (25.1%)
NORMAL POOL POND AREA:	±6.64 AC (6.4%)
WETLAND AREA:	±5.96 AC (7.6%)
TOTAL LOT AREA:	±61.46 AC (59.5%)
TOTAL LOTS:	271
GROSS DENSITY:	2.6 LOTS/ACRE
NET DENSITY (REMOVE WETLAND):	2.8 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	199
MINIMUM LOT SIZE:	60' x 120'
AREA B	
NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60' x 130'
SPRING MILL ROAD FRONTAGE:	1,036 LF
CASEY ROAD FRONTAGE:	941 LF
LOCAL ROAD LENGTH:	11,950 LF
MINIMUM LOT AREA:	7,200 SF
MIN. FRONT YARD:	20'/25'
MIN. SIDE YARD:	MIN. 5'/AG. 15'
MIN. REAR YARD:	15'
TYPICAL R/W WIDTH:	150' (SPRING MILL ROAD)
	59' (LOCAL)
	120' (CASEY ROAD)
EX. S.S.E.	EXISTING SANITARY SEWER EASEMENT
R/W	RIGHT-OF-WAY
T.P.E.	TREE PROTECTION EASEMENT

LEGEND

- * REAR ARCHITECTURAL ENHANCEMENT
- REAR AND SIDE ARCHITECTURAL ENHANCEMENTS



ARBOR HOMES
9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216



7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

WESTFIELD SITE

SPRING MILL ROAD

CERTIFIED BY

ISSUANCE INDEX

DATE:
06/06/2019
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00121

YIELD PLAN

EX1



Westfield City Council Report

Ordinance Number:	19-10
APC Petition Number:	1904-PUD-08
Petitioner:	Urban Vines, LLC (the "Petitioner")
Requested Action:	A change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Commercial / Agritourism
Acreage:	5 acres +/-
Exhibits:	1. Staff Report & APC Certification 2. Location Map 3. Concept Plan 4. Character Exhibit 5. Sound Mitigation Exhibit 6. Permanent Outdoor Restroom Exhibit 7. Landscape Plan 8. Project Narrative 9. Ord. 19-10 (Urban Vines PUD)
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [March 11, 2019, City Council meeting](#). The petition received a public hearing at the [May 8, 2019, Advisory Plan Commission](#) (the "Plan Commission") meeting. The Plan Commission forwarded a favorable recommendation (6-2) to the City Council at its [July 1, 2019](#), meeting.

The petitioner hosted a neighbor meeting on [March 26, 2019](#). The petitioner is hosting a second neighbor meeting on [May 6, 2019](#).

PROJECT OVERVIEW

Location: This subject property is approximately 5 acres in size and is located at 303 E. 161st Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties are also zoned AG-SF1.

Property History: On April 12, 2016, the Board of Zoning Appeals (the “BZA”) approved a Special Exception to permit an Agritourism Use on the Property, along with Variances of Development Standard related to landscaping, parking, and architecture ([1604-SE-01](#) & [1604-VS-07](#)). On December 13, 2016, the BZA approved a Variance of Development Standard related to signage ([1612-VS-16](#)).

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Urban Vines PUD District to accommodate the existing business, as described in the Petitioner’s Narrative (see **Exhibit 8**).

Applicability: The proposed ordinance will replace and supersede the previously granted Variances and Special Exception. The standards related to the previous approvals have been incorporated into the proposed ordinance.

Definitions: The proposed ordinance includes a definition for Outdoor Event Stage, which is not a defined term in the UDO.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**). The real estate is required to remain in substantial compliance with that exhibit.

Legally Established Pre-Existing Improvements: As proposed, the PUD Ordinance legally establishes all previously constructed improvements to the property, as shown in the Existing Character Exhibit (see **Exhibit 4**). Any new improvements would be subject to the processes and permits outlined in Chapter 11 of the UDO.

Permitted Uses: In addition to the uses permitted in the Underlying Zoning District (AG-SF1), the proposed ordinance permits uses related to current and proposed activities on the property. Additionally, conditions would be placed on two of the permitted uses, as further outlined below:

Temporary Use and Events: Several conditions are being proposed for this use, as follows:

- A separate Temporary Use and Event Permit would not be required for each event in a recurring series if temporary structures will not be used. Instead, an annual permit could be issued for the series.
- Outside equipment used at the events would be limited to equipment related to sound and to Mobile & Food Service Vending.
- The sound blankets depicted in the Sound Mitigation Exhibit (see **Exhibit 5**) shall be in place for every event held on the Outdoor Event Stage.
- A maximum 4 events per month would be permitted on the Outdoor Event Stage. Additional restriction on the days and times of the events are also included.

- The PUD Ordinance proposes alternative noise limitation to those included in the Nuisance Standards for the Municipal Code. This would include lowering the maximum decibels from 90 to 70 as measured from a point 6 feet outside of the property line, and eliminating the standard that noise not be clearly audible 40 feet outside of the property. This is the first instance of an alternative nuisance standard being proposed. The appropriateness of this change should be considered.

Mobile & Food Service Vending: The Proposed Ordinance limits the number of Mobile & Food Service Vendors permitted to be on the property at one time, and also limits service to patrons of the primary business.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Accessory Use and Building Standards: The proposed ordinance permits the existing stage to be located 15 feet off of the east property line. The UDO would require it to meet the minimum setback for the underlying zoning district, which is 30 feet. Additionally, the proposed ordinance would permit an outdoor restroom building, as depicted in the Permanent Outdoor Restroom Exhibit (see **Exhibit 6**), and would require installation by September 1, 2020.

Architectural Standards: The proposed ordinance exempts the property from the standards for Article 6.3 and instead requires new buildings to be consistent with existing buildings, as depicted in the Character Exhibit.

Landscaping Standards: As proposed, the PUD ordinance exempts the property from the standards of UDO Article 6.8, and instead requires that the existing landscaping, as depicted on the Concept Plan (see **Exhibit 3**), be maintained. Additional landscaping is also being proposed to screen the parking area, this is depicted on the Proposed Additional Landscaping Exhibit (see **Exhibit 7**).

Lighting Standards: The proposed ordinance defaults to the Lighting Standards of the UDO, except that when determining compliance of the light meter readings in Article 6.9(F)(2), a distance of ten (10) feet from the building façade will be used instead of the property line.

Parking and Loading Standards: As proposed, the PUD ordinance defaults to the Parking and Loading standards of the UDO, with the exception of exempting the property from the surfacing and curbing requirements of the UDO, which was previously approved by variance.

Sign Standards: As proposed, the PUD Ordinance defaults to the Sign Standards of the UDO, with the exception of permitting two (2) signs at the entrance, which were permitted by variance.

MODIFICATIONS SINCE THE COUNCIL INTRODUCTION

Several changes have been made to the text of the Proposed Ordinance since the March 11, 2019, introduction to the City Council. First, the definitions for Special Event and Temporary Use and Event have been removed from the PUD. Instead, the UDO's definition of Temporary Use and Event will apply. Second, a definition was added for Outdoor Event Stage. Next, there were several changes made to the conditions of some of the uses, as outlined in the Permitted Use section of this report. Lastly, detailed have been provided for a permanent outdoor restroom, which will be installed by September 1, 2020.

Several changes have been made to the exhibits as well. First, a more detailed Concept Plan has been incorporated into the Proposed Ordinance. Second, an exhibit has been provided to show the design of the proposed outdoor restroom building. Lastly, an exhibit has been provided to show the proposed landscaping to screen the parking area.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 May 8, 2019, 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 11, 2019, City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its July 1, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 6 in favor, 2 opposed).

City Council

Introduction:	March 11, 2019
Eligible for Adoption:	July 8, 2019
Submitted by:	Pam Howard, Senior Planner Economic and Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, May 8, 2019, 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.	1904-PUD-04
Ordinance No.	19-10
Petitioner	Urban Vines, LLC
Description	A change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.

On July 1, 2019, a motion was made and passed to send a favorable recommendation (Vote: 6 in favor, 2 opposed) of the proposal to the City Council:

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



Matthew S. Skelton, Secretary

July 2, 2019

Date



Westfield City Council Report

Ordinance Number:	19-16
APC Petition Number:	1906-PUD-13
Petitioner:	William Tres, LLC (the "Petitioner")
Requested Action:	An amendment to the Springmill Trails PUD District to accommodate commercial development.
Current Zoning:	Springmill Trails PUD District (Ord. 11-19)
Current Land Use:	Undeveloped / Agricultural
Acreage:	74 acres +/-
Exhibits:	1. Staff Report & APC Certification 2. Location Map 3. Zoning District Map 4. Illustrative Layout 5. Commercial District Character Exhibit 6. Ord. 19-16 (Springmill Trails PUD Amendment: Gristmill Crossing Commercial District Amendment)
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [May 13, 2019, City Council meeting](#). The petition received a public hearing at the [June 3, 2019, Advisory Plan Commission](#) (the "Plan Commission") meeting. The Plan Commission forwarded a unanimous favorable recommendation (8-0) to the City Council at its [July 1, 2019](#), meeting.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to a portion of the commercial areas of the Springmill Trails PUD District. The amendment will apply to approximately seventy-four (74) acres located at the northwest corner of SR 32 and Ditch Road (the "Real Estate") (see **Exhibit 2**).

Property History: The original [Springmill Trails PUD District \(Ord. 11-19\)](#) was adopted in 2011, and included approximately 900 acres (the “Original PUD Ordinance”). The Property was included on a Primary Plat and Overall Development Plan which was approved at the May 28, 2018, APC meeting; and a secondary plat that was reviewed at the November 20, 2018, TAC meeting and has not yet been recorded. A Detailed Development Plan for a Gasoline Service Station was approved for the lot on the northwest corner of SR 32 and Ditch Road at the May 8, 2019, APC meeting. Construction has not yet begun on the property.

Original PUD Ordinance: The Real Estate is located within the Mixed-Use and Commercial Districts of the Original PUD Ordinance. Permitted uses include a variety of retail, office, and industrial uses; as well as Multi-Family Residential.

AMENDMENT REQUEST

The Petitioner requests this amendment, to be known as the Gristmill Crossing: Commercial Area Amendment (the “Proposed Amendment”), to reestablish the boundaries of the Mixed-Use and Commercial Districts on the property, and to permit additional auto related uses within both districts.

Definitions: The Proposed Amendment includes a definition for “Car Condominium Facility,” a term that is not defined in the UDO. This definition includes limited events, but excludes lodging and sleeping quarters with the exception of a property manager.

Default Standards: The Proposed Amendment divides the Real Estate into two (2) subdistricts (Mixed-Use and Commercial), as depicted on the Zoning District Map (see **Exhibit 3**). The Underlying Zoning Districts remain unchanged from the Original PUD Ordinance (GB: General Business for the Mixed-Use District and EI: Enclosed Industrial for the Commercial District).

Illustrative Site Development: The Proposed Amendment includes an Illustrative Layout (see **Exhibit 4**), which shows a possible layout for the site. As proposed, the site would not be required to develop in compliance with that exhibit.

Permitted Uses: As proposed, the PUD Amendment would retain the permitted uses set forth in the Original PUD Ordinance for each subdistrict while also permitting additional auto related uses in each subdistrict. These uses include Auto Parts Sales, Tire and Auto Service Center, and Semi-Automatic Car Wash in the Mixed-Use District; and Semi-Automatic Car Wash and Car Condominium Facility in the Commercial District. The Car Condominium Facility would not be permitted to locate on Lot 2. The PUD Amendment also proposes considering Temporary Events and Special Events a permanent use for the Car Condominium Facility, and would exempt events held on that lot which do not utilize any temporary structures from the Department’s Temporary Use and Event (TUE) Permitting process. If a temporary structure is used, then a TUE permit would be required from the Department.

State Highway 32 Overlay District: The Proposed Amendment removes the access and monument sign provisions contained in *Article 5: State Highway 32 Overlay Zones* of the Original PUD Ordinance, and instead defaults to the UDO standards. Additionally, the PUD Amendment

proposes that the State Highway 32 Overlay District not apply to the proposed Commercial District.

Commercial District: As proposed, the PUD Amendment retains many of the standards of the Original PUD Ordinance, but also proposes some alternative standards. The standards of note are briefly highlighted below.

Setbacks: The proposed PUD Amendment would retain the perimeter setback requirements of the Original PUD Ordinance, but would reduce the internal side and rear setbacks to zero (0) feet from the twenty (20) feet required by the UDO. A ten (10) foot building separation requirement is also proposed in the PUD Amendment.

Architectural Standards: As proposed, neither the Architectural Standards of the Original PUD District nor of the UDO would apply to proposed Commercial District. Instead, the PUD Amendment contains standards related to building materials, gutters / downspouts, and utility meter screening that would apply to the district. The Proposed Amendment also incorporates a Character Exhibit (see **Exhibit 4**) that is “designed to capture the intended quality of structures to be constructed within the Commercial District”. The Proposed Amendment also includes additional architectural standards that would apply only to the Car Condominium Facility. This includes requiring Buildings A, B, & C as shown on the Illustrative Layout (see **Exhibit 4**), to comply with the 32 Overlay’s architectural standards with the exception of a modification to the offset requirement. This also includes an option for providing additional landscaping between Tournament Trail and Building C, in lieu of meeting the enhanced architectural requirements. Additionally, the proposed amendment restricts the architecture on Lot 2 to either (i) the architecture shown on page 2 of the Character Exhibit, or (ii) architecture that complies with the standards for the Mixed-Use District set forth in the amendment.

Mixed-Use District: As proposed, the PUD Amendment retains many of the standards of the Original PUD Ordinance, but also proposes some alternative standards. The standards of note are briefly highlighted below.

Setbacks: The proposed PUD Amendment would retain the perimeter setback requirements of the Original PUD Ordinance, but would reduce the internal side and rear setbacks to zero (0) feet from the twenty (20) feet required by the UDO.

Architectural Standards: As proposed, the PUD Amendment retains the architectural standards of the Original PUD Ordinance, with two exceptions. First, the architectural standard of the 32 Overlay would supersede any conflicting requirements in the Original PUD Ordinance. Second, the PUD Amendment proposes a decrease in the minimum depth of façade offsets (from 4 feet to 2 feet), and increased spacing for the offsets on buildings less than 10,000 square feet (from 40 feet to 50 feet). Lastly, the PUD Amendment would permit dumpster enclosures in the Established Front Yard of Tournament Trail, as has been done in several recent PUD Ordinances, and opaque gates would be permitted to face Tournament Trail if the enclosure is attached to the Principal Building.

Landscaping Standards: The proposed PUD Amendment retains many of the landscaping standards of the Original PUD Ordinance and UDO, with the following exceptions:

Foundation Planting: As proposed, the PUD Amendment would only require foundation plantings along building facades that are oriented towards SR 32, Ditch Road, or Tournament Trail.

External Street Frontage Landscaping: The Proposed Amendment would only require external street frontage landscaping along Ditch Road. The trail corridor planting requirements of the State Highway 32 Overlay District would still apply to SR 32.

Buffer Yard Requirements: As proposed, the PUD Amendment would only require a buffer yard along the north property line. The requirements for the buffer yard would be reduced to “Buffer A”, whereas the UDO would require “Buffer C” given the proposed and adjacent zoning districts. The difference are shown in the chart below:

	Proposed in PUD (Buffer A)	Required by UDO (Buffer C)
Width	30 feet	50 feet
Shade Trees	3	5
Evergreen Trees	3	5
Shrubs	10	20
Mound / Fence	None required	4’ tall undulating mound for at least 60% of the length of the shared Lot Line and a 6’-8’ tall opaque fence

Parking Area Landscaping: The PUD Amendment proposes to exempt the Car Condominium Facility from the Interior Parking Area Landscaping requirements of the UDO. Additionally, the PUD Amendment proposes two modifications to the Perimeter Parking Area Landscaping requirements. First, it would exempt perimeter parking landscaping where shared parking or vehicular cross access is provided on adjacent lots. Second, it would require additional screening along the north lot line for any lots used for auto sales or service.

Perimeter Drainage and Utility Easements: The Proposed Amendment would permit required plantings that are in conflict with required easements to be relocated elsewhere on the property, and would allow the Director to reduce the required number of planting if this creates planting congestion.

Sign Standards: As proposed, the PUD Amendment retains most of the sign standards of the Original PUD Ordinance and UDO, except that it would provide the option of having two (2) fifteen foot (15’) tall center signs with 120 square feet of Sign Area, whereas the UDO would only permit one (1) twenty-five foot (25’) tall center sign with 250 square feet of Sign Area.

CHANGES SINCE THE COUNCIL INTRODUCTION

The petitioner has made some changes to the proposal since the May 13, 2019, introduction to the City Council. First, the definition for Special Event was removed, and those examples which were listed under Special Event are now listed as a component of the Car Condominium Facility definition. Additionally, the Car Condominium Facility definition was modified to prohibit lodging or sleeping quarters with the exception of a property manager. Next, two changes were made to the Permitted Uses section of the ordinance. The first of the changes is to specifically exclude the Car Condominium Facility from Lot 2. The second change was to Temporary Uses and Events. Originally the PUD Amendment proposed not requiring a Temporary Use and Event permit from the Department for any events held in the district. This was modified to require the permit if a temporary structure is used for the event.

A number of changes were also made to the architectural and design standards of both districts. For the Commercial District, this includes (i) a requirement for screening of utilities, (ii) the option for Building C of the Car Condominium Facility to provide enhanced architecture instead of additional landscaping, and (iii) requiring that Lot 2 be developed with equal or greater quality than shown on the Auto Dealership rendering, or to meet the architectural requirements of the Mixed Use District. In the Mixed Use District, changes were made to the façade offset requirements which include reducing the minimum depth of offset, and increasing the required spacing for offsets on a building less than 10,000 square feet in size.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the “Employment Corridor” land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: SR 32; (ii) Secondary Arterial: Ditch Road; (iii) Proposed Local: Tournament Trail and other proposed streets internal to the development; and (iv) Alternative Transportation Plan: SR 32 Trail Corridor, 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 June 3, 2019, 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 May 13, 2019, City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its July 1, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed).

City Council

Introduction:	May 13, 2019
Eligible for Adoption:	July 8, 2019
Submitted by:	Pam Howard, Senior Planner Economic and Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, June 3, 2019, 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.	1906-PUD-13
Ordinance No.	19-16
Petitioner	William Tres, LLC
Description	An amendment to the Springmill Trails PUD District to accommodate commercial development.

On July 1, 2019, a motion was made and passed to send a favorable recommendation (Vote: 8 in favor, 0 opposed) of the proposal to the City Council:

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



Matthew S. Skelton, Secretary

July 2, 2019

Date



Westfield City Council Report

Ordinance Number:	19-17
APC Petition Number:	1906-PUD-14
Petitioner:	Noah Herron (the "Petitioner")
Representative:	Wyatt Johnson, 40 th Parallel Surveying LLC
Requested Action:	Requests a change in zoning review of 8 acres +/- from AG-SF1: Agricultural / Single-Family Residential District to the Fox Hollow PUD District
Current Zoning:	AG-SF1: Agricultural / Single-Family Residential
Current Land Use:	Single-Family Residential
Approximate Acreage:	8 acres +/-
Exhibits:	1. Department Report 2. Location Map 3. Concept Plan 4. Character Exhibit 5. Proposed Ordinance 19-17
Prepared by:	Jonathan Dorsey, Associate Planner

PETITION HISTORY

Formerly known as the Fox Hollow Planned Unit Development. The petition was introduced at the May 13, 2019, City Council meeting. The Petitioner held a neighborhood meeting on May 30, 2019 and a public hearing at the June 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The Plan Commission sent 1906-PUD-14 to the City Council with a favorable recommendation by a vote of eight (8) to zero (0) at their July 1, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located at 1111 156th Street (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to Monon Hills PUD District (Ordinance 19-17) that would allow for commercial development. The proposed PUD Ordinance establishes the SF2: Single-Family Low Density as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SF2: Single-Family Low Density.

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

	Proposed PUD	SF2 District
Minimum Lot Frontage	50'	50'
Minimum Lot Width	100'	100'
Minimum Lot Area	15,000 sq ft	15,000 sq ft
Minimum Setbacks		
Front Yard	30'	30'
Side Yard	12'	12'
Rear Yard	30'	30'
Maximum Building Height	Two and one-half stories	Two and one-half stories
Minimum Lot Frontage	50'	50'

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

Architectural Standards: The proposed PUD Ordinance would require that the front doors of Lots 1, 2, and 3, as identified on the Concept Plan (see **Exhibit 3**) shall face east. The front door the dwelling on Lot 4 shall not be permitted to face 156th Street. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 4**) which provides examples of specific design elements that contribute to the intent and vision for the development of the Property.

Internal Pedestrian Network Standards: Shall not apply.

Landscaping Standards: The proposed PUD Ordinance would modify several of the landscaping requirements of Article 6.8, as highlighted below:

1. **Open Space and Amenity Standards:** Shall not apply
2. **External Street Frontage Landscaping:** Shall not apply, rather existing landscaping in the District shall be maintained.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made changes to the petition since the June 3, 2019 public hearing. Purely for the purposes of formatting or clarification of the text.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Existing Suburban Residential area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the Existing Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 June 3, 2019, Plan Commission meeting. Notice of the public hearings 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 May 13, 2019, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its July 1, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed).

City Council

Introduction: May 13, 2019

Eligible for Adoption: July 8, 2019

Submitted by: Jonathan Dorsey, Associate Planner
Economic and Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, June 3, 2019, 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.	1906-PUD-14
Ordinance No.	19-17
Petitioner	Noah Herron
Description	Requests a change in zoning review of 8 acres +/- from AG-SF1: Agricultural / Single-Family Residential District to the Fox Hollow PUD District

On July 1, 2019, a motion was made and passed to send a favorable recommendation (Vote: 8 in favor, 0 opposed) to the City Council regarding this petition.

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



Matthew S. Skelton, Secretary

July 3, 2019

Date

ORDINANCE NUMBER <u>19-17</u>

MONON HILLS PUD District

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1906-PUD-14**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1906-PUD-14** 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 3, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**MONON HILLS 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 Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 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 of this District shall be the SF2 District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

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*.
- 5.2 Maximum Dwellings: The total number of Dwellings permitted shall not exceed four (4) Single-Family Dwellings.

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.

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 to, 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. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings.

B. **Front Door:** The front door of a residential dwelling on Lot 1, 2 & 3, as identified on the Concept Plan, shall face West. The front door of a residential dwelling on Lot 4, as identified on the Concept Plan, shall have option to face North or East. Façade with the front door to be considered Primary Front Elevation for the purpose of this Ordinance.

C. **Garages:** Garages on all Lots, as identified on the Concept Plan, shall be setback a minimum of twenty (20) feet behind the Primary Front Elevation. Garage door(s) on Lots 1 and 4 shall not be permitted to face 156th Street.

D. **Permitted Materials:** Vinyl and aluminum shall not be permitted exterior building materials, except for gutters, soffits, trim and other similar building components.

7.2 **Article 6.8(M) External Street Frontage Landscaping Requirements:** Shall not apply, rather the existing landscaping in the District as depicted in the Perimeter Existing Landscape Plan, attached hereto as **Exhibit D**, shall be maintained.

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

8.1 **Article 8.6 Open Space and Amenity Standards:** shall not apply

8.2 **Article 8.7(C) Internal Pedestrian Network Standards:** shall not apply

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), 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.

Processes & Permits. The standards of *Chapter 10: Processes & Permits* shall apply to the development of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS 8TH DAY OF JULY, 2019.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
Jim Ake	Jim Ake	Jim Ake
James J. Edwards	James J. Edwards	James J. Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-17** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-17**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-17**

this _____ day of _____, 2019.

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: Jonathan Dorsey

This document prepared by:
Jonathan Dorsey, City of Westfield, 2728 E 171st Street, Westfield, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Perimeter Existing Landscape Plan

EXHIBIT A
REAL ESTATE

PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE NORTH 00 DEGREES 07 MINUTES 03 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1312.77 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 34 MINUTES 59 SECONDS EAST ON AND ALONG AFORESAID NORTH LINE 1945.13 FEET TO THE TRUE POINT OF THIS DESCRIPTION AT THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 11 MINUTES 28 SECONDS WEST ON AND ALONG AFORESAID WEST LINE 1323.62 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 87 DEGREES 15 MINUTES 41 SECONDS EAST ON AND ALONG AFORESAID NORTH LINE 614.97 FEET TO A POINT WHICH IS 33.00 FEET SOUTH 87 DEGREES 15 MINUTES 41 SECONDS WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 55 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER 1327.06 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 87 DEGREES 34 MINUTES 59 SECONDS WEST ON AND ALONG AFORESAID SOUTH LINE 615.38 FEET TO THE PLACE OF BEGINNING.

EXCEPT: PART OF THE WEST HALF OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 07 MINUTES 03 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 131237 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID QUARTER SECTION; THENCE NORTH 87 DEGREES 34 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE 1945.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT BEING THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 11 MINUTES 28 SECONDS WEST ALONG SAID WEST LINE 1323.62 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 87 DEGREES 15 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 9.06 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS EAST 1323.80 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 87 DEGREES 34 MINUTES 59 SECONDS WEST ALONG SAID NORTH LINE 5.83 FEET TO THE PLACE OF BEGINNING.

EXCEPTING: FOR THE CONSTRUCTION OF THE MONON TRAIL LOCATED IN THE TOWN OF WESTFIELD, HAMILTON COUNTY, INDIANA, PROJECT NO. STP-9929 (042), THE FOLLOWING DESCRIBED PROPERTY:

A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 3 EAST HAMILTON COUNTY, INDIANA, AND THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE LAND DESCRIBED IN INSTRUMENT NO. 200500031430, OFFICE OF THE RECORDER OF HAMILTON COUNTY, LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 05 MINUTES 08 SECONDS EAST (ASSUMED BEARING) 1,327.24 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE SOUTHEAST CORNER LINE OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS WEST 33.02 FEET ALONG THE SOUTH LINE OF SAID HALF-QUARTER SECTION; THENCE NORTH 0 DEGREES 08 MINUTES 08 SECONDS WEST 1,327.06 FEET PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 87 DEGREES 23 MINUTES 49 SECONDS EAST 33.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,796 SQUARE FEET, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 661 SQUARE FEET, MORE OR LESS FOR A NET ADDITIONAL TAKING OF 43,135 SQUARE FEET, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN



EXHIBIT C
CHARACTER EXHIBITS



EXHIBIT C
CHARACTER EXHIBITS



EXHIBIT D
PERIMETER EXISTING LANDSCAPE PLAN



ORDINANCE NUMBER 19-20

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE GRAND PARK FIELDHOUSE STREET PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Common Council enacted Ordinance 15-04, the Grand Park Fieldhouse Planned Unit Development Ordinance (the "Grand Park Fieldhouse PUD") on May 11, 2015 recorded as Instrument No. 2015024058 in the Office of the Recorder of Hamilton County, Indiana amended by (i) Ordinance 16-41, enacted by the Council on December 12, 2016;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-16**), requesting an amendment to the Grand Park Fieldhouse PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1907-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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 Development of the Real Estate shall be governed by the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance (UDO), as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2 All other provisions of the Grand Park Fieldhouse PUD Ordinance shall remain in effect with the adoption of 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 Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in the Ordinance or its exhibits, shall have the following meaning:

- **Nitrogen Tank:** A tank that holds liquid nitrogen.

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. Character Exhibits. Character Exhibits, attached hereto as **Exhibit C**, are hereby incorporated to capture the intended quality of the improvements made on the Real Estate. Site improvements shall be constructed substantially similar to those in the Character Exhibit.

Section 5. Development Standards. The standards of Section 3 Development Standards of the Grand Park Fieldhouse and Chapter 6 Development Standards of the UDO shall apply to the development of the District, except as otherwise modified below:

- 5.1 The installation of a Nitrogen Tank in substantial compliance with both Exhibit B and Exhibit C shall not be deemed Outdoor Storage or an Accessory Building/Structure, but rather shall be deemed mechanical equipment.
- 5.2 **Mechanical Screening:** A ground-mounted Nitrogen Tank that is substantially compliant with both Exhibit B and Exhibit C and used in conjunction with a Health, Fitness, and Exercise Center, shall be visually integrated into the overall design of

the Building.

- An enclosure, made of Masonry Material exclusive of access points to the enclosure, shall be installed around the Nitrogen Tank, as depicted in Exhibit C, to assist in screening the Nitrogen Tank. The top of the enclosure shall be finished with architectural treatments that compliment the existing Grand Park Fieldhouse Building and is substantially Compliant with **Exhibit C**.
- The Nitrogen Tank inside the enclosure shall be painted or wrapped in material so that the primary color is black
- Screening materials, in substantial compliance with examples shown as part of Exhibit C, shall be placed where possible on access points of the enclosure. Colors, words, and logos may vary from those examples shown in Exhibit C.
- Landscaping around the perimeter of the enclosure shall be required except where ingress/egress points exist and where landscaping would hinder Nitrogen Tank maintenance.

- 5.3 The installation of a Nitrogen Tank along the Building Façade closest to 186th Street shall be deemed in substantial compliance with the building elevations depicted in Exhibit C of the Grand Park Fieldhouse PUD.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2019.
WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-20** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-20**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-20**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

Daine Crabtree, Associate Planner, City of Westfield, 2728 E. 171st Street, Westfield, IN 46074

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

A part of Lot 3, Grand Park Subdivision – Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana, described as follows: Beginning at the southeast corner of Common Area “E” of said Grand Park Subdivision: thence North 00 degrees 12 minutes 07 seconds West 705.96 feet along the east line of said Common Area “E” to the northeast corner thereof; thence South 89 degrees 43 minutes 01 seconds East 499.62 feet; thence South 00 degrees 12 minutes 07 seconds East 701.73 feet to a point 60.00 feet, by perpendicular measurement, from the south line of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, said point being on the northerly right-of-way of East 186th Street; thence South 89 degrees 47 minutes 53 seconds West 499.60 feet along said northerly right-of-way to the point of beginning and containing 8.073 acres, more or less.

EXHIBIT B
CONCEPT PLAN



EXHIBIT C
CHARACTER EXHIBITS

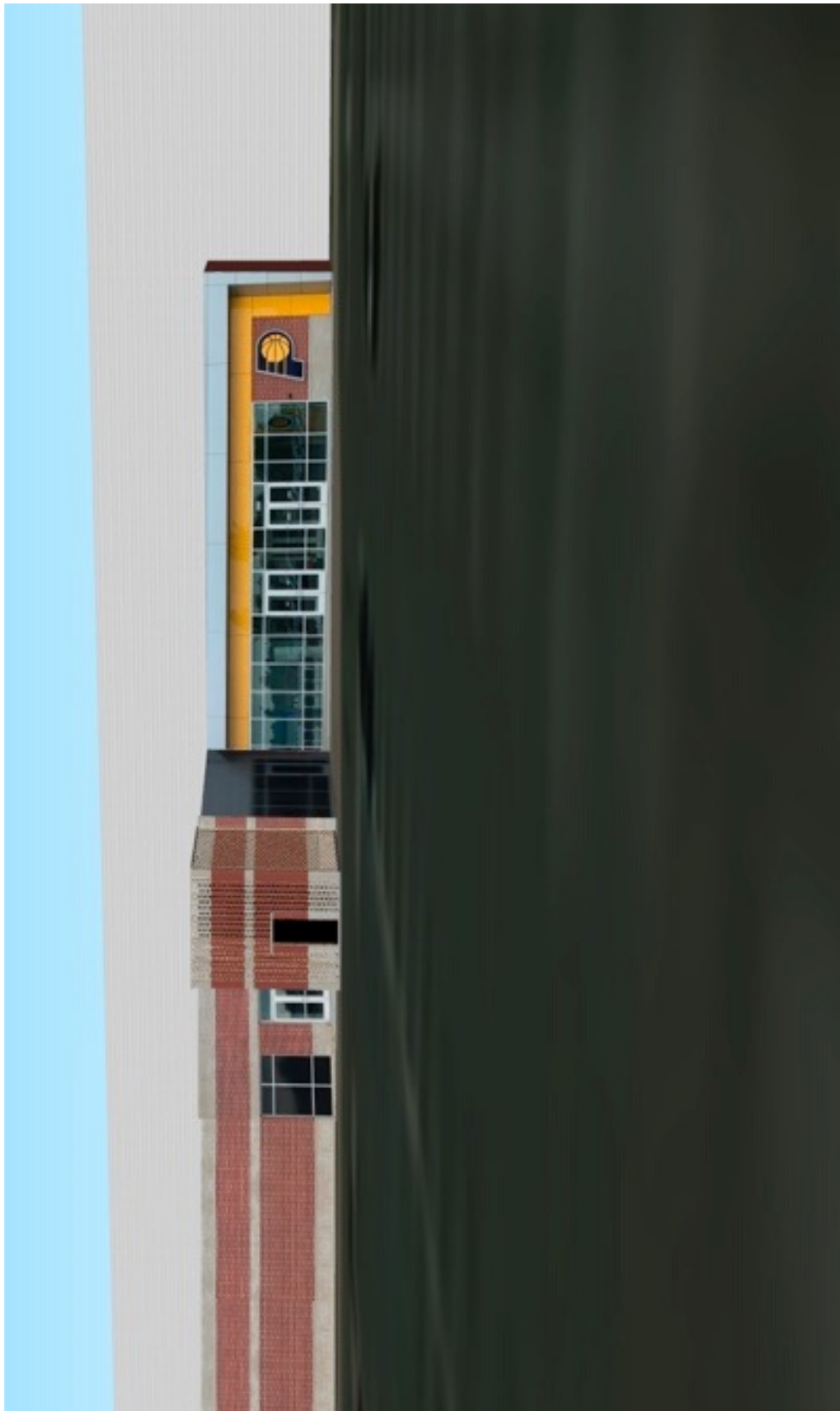


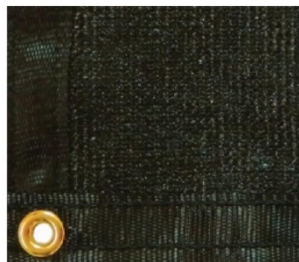
EXHIBIT C
CHARACTER EXHIBITS



EXHIBIT C
CHARACTER EXHIBITS



EXHIBIT C
CHARACTER EXHIBITS





Westfield City Council Report

Ordinance Number:	19-20 (the "Proposed PUD")
APC Petition Number:	1907-PUD-16
Petitioner:	Indiana Recovery Facilities, LLC (the "Petitioner")
Requested Action:	An amendment to the Grand Park Fieldhouse PUD to modify existing Development Standards for a Nitrogen Tank on the Front Façade of the Grand Park Fieldhouse
Current Zoning:	Grand Park Fieldhouse PUD (Ord. 15-04) (the "Existing Zoning")
Current Land Use:	Commercial
Acreage:	8.07 acres +/- (the "Real Estate")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-20 4. Concept Plan 5. Character Exhibits 6. APC Certification
Prepared by:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the June 10, 2019, City Council meeting. The petition received a public hearing at the June 17, 2019 Advisory Plan Commission (the "APC") meeting. At the July 1, 2019 APC meeting, the petition was forwarded to the City Council with a favorable (vote: 7 in favor, 1 opposed) recommendation with the following conditions:

1. That the top of the Nitrogen Tank enclosure be finished with architectural treatments that compliment the existing Grand Park Fieldhouse building; and
 2. That the Nitrogen Tank inside the enclosure be painted or wrapped in material so that the primary color is black.
-

PROJECT OVERVIEW

The petitioner is requesting an amendment to the Grand Park Fieldhouse PUD, which is located on 186th Street west of Grand Park Boulevard and south of Grand Park (see **Exhibit 2**) to permit a Nitrogen Tank on the Front Building Façade of the Grand Park Fieldhouse.

ZONING REQUEST

The Petitioner is requesting an amendment to the Grand Park Fieldhouse PUD to permit a Nitrogen Tank on the Front Building Façade of the Grand Park Fieldhouse. The proposed PUD Amendment defines Nitrogen Tank as ground-mounted mechanical equipment.

The UDO requires that all ground-mounted mechanical equipment be screened from all ground-level viewpoints.

Additionally, the Grand Park Fieldhouse PUD contains a Building Elevations Exhibit, for which elevations must be in substantial compliance. The Petitioner is requesting that the addition of a Nitrogen Tank and its enclosure on the Front Building Façade be deemed, “in substantial compliance” with these elevations.

Details regarding the Nitrogen Tank’s enclosure including building materials, fencing, and landscaping are made a part of the proposed PUD Amendment as Exhibit C and can also be viewed as **Exhibit 5**.

MODIFICATIONS SINCE THE JUNE 10, 2019 CITY COUNCIL INTRODUCTION

Since the City Council Introduction, the Petitioner has revised the Character Exhibits to remove chain link fencing from the sides of the enclosure to only Masonry Materials with the lone exception being access points to the Nitrogen Tank. Where any access points exist, screening materials shall be installed. Additionally, the Petitioner has raised the walls of the enclosure so that the Nitrogen Tank sits below the top of the enclosure. Gaps still remain in the Masonry for ventilation purposes (See **Exhibit 5**).

Two (2) conditions were placed upon the favorable recommendation from the APC:

1. That the top of the Nitrogen Tank enclosure be finished with architectural treatments that compliment the existing Grand Park Fieldhouse building; and
2. That the Nitrogen Tank inside the enclosure be painted or wrapped in material so that the primary color is black.

Language memorializing the above conditions has been added to the proposed PUD.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Real Estate as “Employment Corridor” (aka ‘Highway

Corridor'). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. Appropriate land uses in Highway Corridors are office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Real Estate is also located within the 2010 Family Sports Capital Addendum II to the Westfield-Washington Township Comprehensive Plan.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the June 17, 2019, 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.
 6. Responsible growth and development.
-

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its July 1, 2019 meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 1 opposed) (see **Exhibit 6**) with the following conditions:

1. That the top of the Nitrogen Tank enclosure be finished with architectural treatments that compliment the existing Grand Park Fieldhouse building; and
2. That the Nitrogen Tank inside the enclosure be painted or wrapped in material so that the primary color is black.

City Council

Introduction: June 10, 2019

Eligible for Adoption: July 8, 2019

Submitted by: Daine Crabtree, Associate Planner
Economic and Community Development Department

Grand Park Fieldhouse PUD

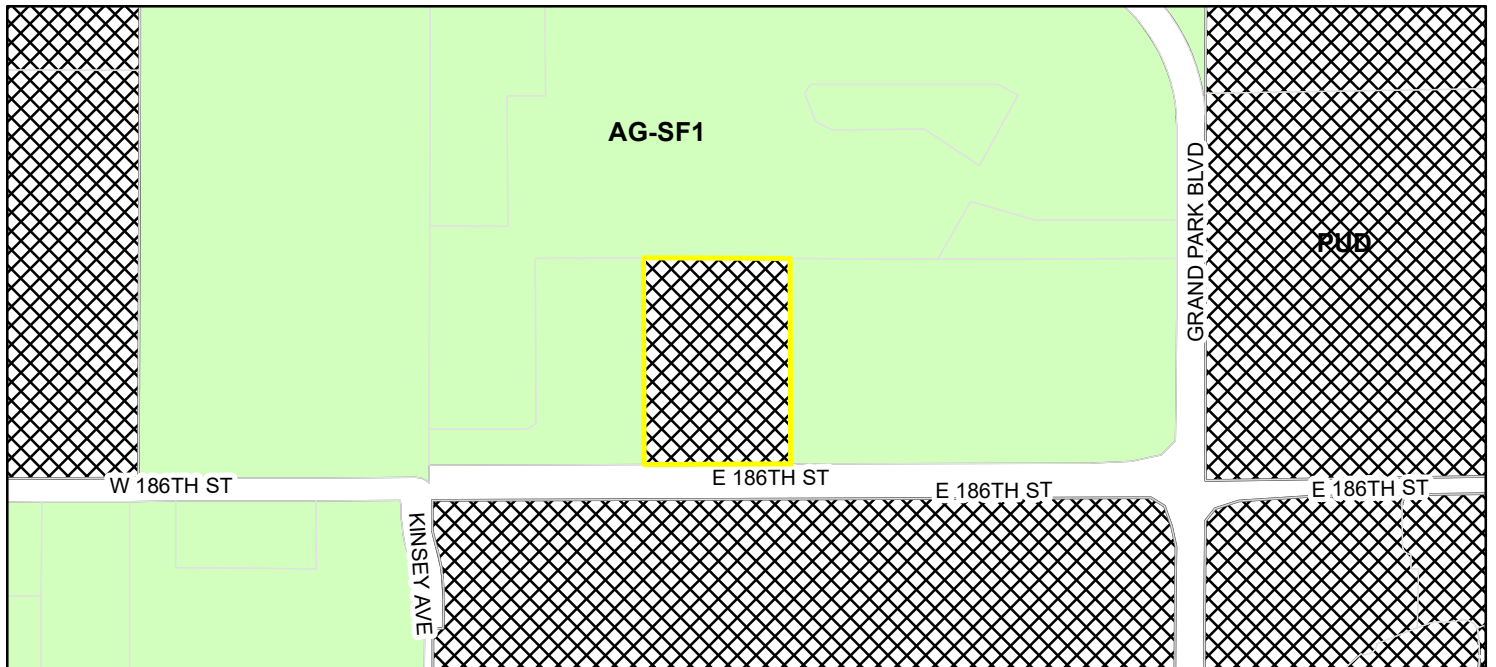
Not To Scale

Aerial Location Map

 Site



Zoning Map



 Parcel

Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 PUD (Planned Unit Development)





EXHIBIT C
CHARACTER EXHIBITS



EXHIBIT C
CHARACTER EXHIBITS

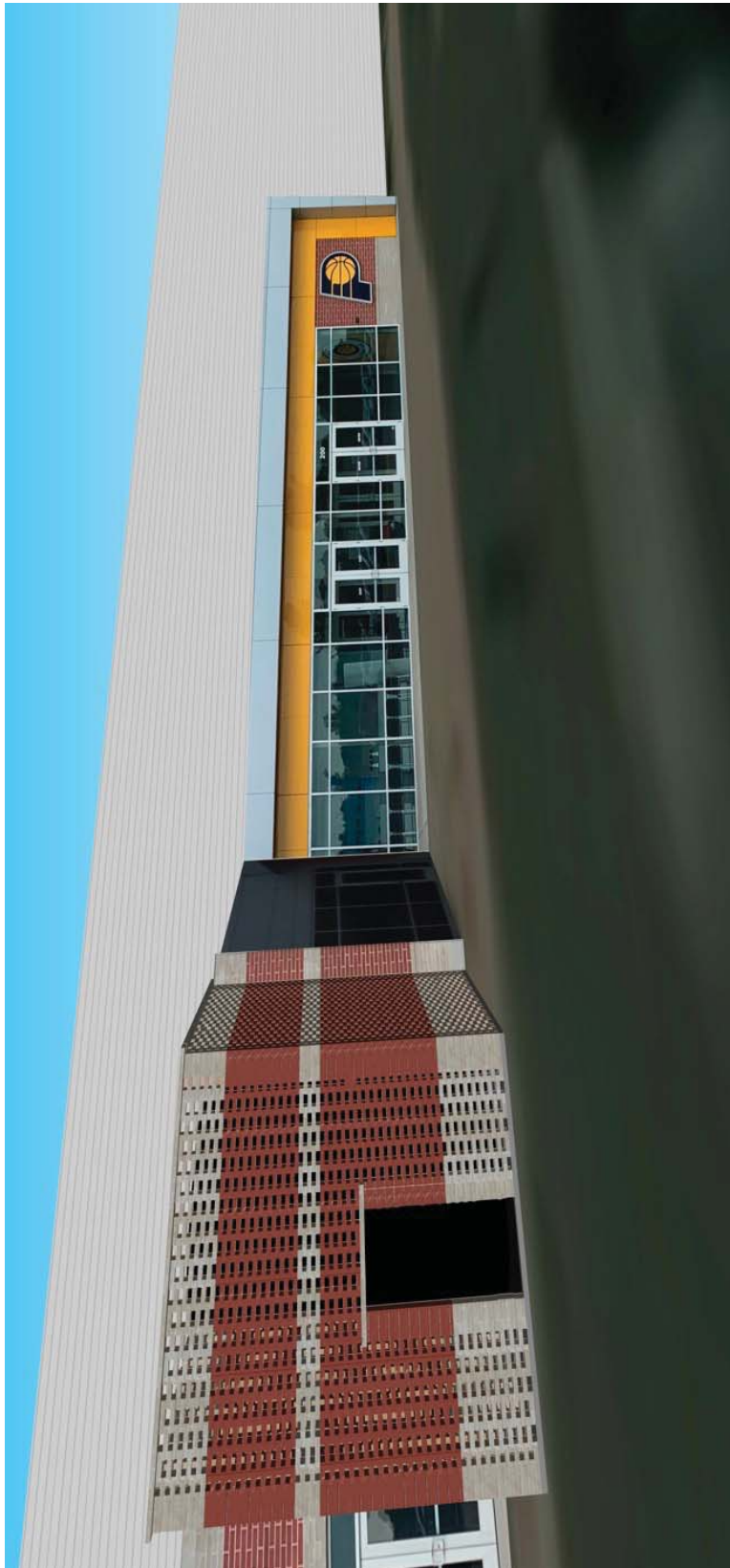
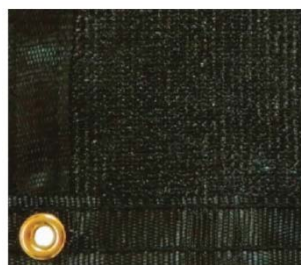


EXHIBIT C
CHARACTER EXHIBITS



EXHIBIT C
CHARACTER EXHIBITS



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

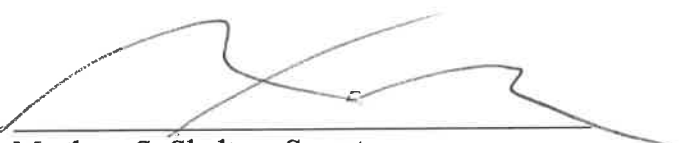
The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, July 1, 2019, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law 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.	1907-PUD-16
Ordinance No.	19-20
Petitioner	Indiana Recovery Facilities, LLC
Description	An amendment to the Grand Park Fieldhouse PUD to modify existing Development Standards for a Nitrogen Tank on the Front Façade of Grand Park Fieldhouse

On July 1, 2019, a motion was made and passed to send a favorable recommendation (Vote: 7 in favor, 1 opposed) to the City Council regarding this petition with the following conditions:

1. That the top of the Nitrogen Tank enclosure be finished with architectural treatments that compliment the existing Grand Park Fieldhouse building; and
2. That the Nitrogen Tank inside the enclosure be painted or wrapped in material so that the primary color is black.

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


Matthew S. Skelton, Secretary

July 2, 2019
Date

Westfield City Council June 10, 2019

The Westfield City Council met on June 10, 2019 at the Westfield City Hall. Members present were, Mark Keen, Jim Ake, Chuck Lehman, Cindy Spoljaric, Steve Hoover, and Bob Horkay. Also present were Clerk Treasurer Cindy Gossard, Mayor Cook and City Attorney Brian Zaiger.

President Keen called the meeting to order at 7:00 p.m.

Approval of Minutes:

Jim Ake made a motion to approve the May 13, 2018 minutes as presented. Bob Horkay seconded. Vote: Yes-6; No-0. Motion carries.

Claims:

Jim Ake made a motion to approve the claims as presented. Cindy Spoljaric seconded. Vote: Yes-6; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

Special Presentation: Cooper Tinsley presented WHS & WGT Youth Climate Accord (working to reduce carbon footprint)

Old Business:

Ordinance 19-11: Chatham Hill PUD Amendment VI

Council Introduction: April 8, 2019

APC Public Hearing: May 8, 2019

APC Recommendation: May 20, 2019

Adoption Consideration: June 10, 2019

Caleb Ernest presented this item stating it is a request for a change in zoning of 153.2 acres located east and adjacent to Horton Road and south and adjacent to 199th St. The amendment would allow approximately 280 single-family detached homes with an average price of \$400,000.

Cindy Spoljaric made a motion to approve Ordinance 19-11 as presented. Bob Horkay seconded. Vote: Yes-6; No-0. Motion carries

Ordinance 19-12: Austrian Pine PUD

Council Introduction: April 8, 2019

APC Public Hearing: May 8, 2019

APC Recommendation: May 20, 2019

Adoption Consideration: June 10, 2019

Daine Crabtree presented this item stating this is a zoning change request on 12.53 acres located at the SE corner of State Rd 32 & Austrian Pine Way. Since introduction a detailed illustrative layout, character exhibit update, and added language to include a 400 square ft. pocket parked were added.

Bob Horkay made a motion to approve Ordinance 19-12 as presented. Steve Hoover seconded.

Vote: Yes-6; No-0. Motion carries

Ordinance 19-14: Westfield High School Campus PUD District

Council Introduction: May 13, 2019

APC Public Hearing: May 20, 2019

APC Recommendation: June 3, 2019

Adoption Consideration: June 10, 2019

Kevin Todd presented this item stating this would address any existing non-conformities on the property as changes to the zoning ordinance have been made over time. The PUD would establish a new, more contemporary baseline of standards for future improvements. Since introduction, modifications were made to add clarification to the signage requirements of the PUD.

Joe Montalone with Westfield-Washington Schools spoke about signage modifications to the football stadium's electronic wall signage that they would like to incorporate in the PUD Ordinance since the APC vote.

Jim Ake made a motion to approve Ordinance 19-14 with the following conditions:

1. That Section 9.2(A) of Ordinance 19-14 be modified to state that the electronic wall signs located on the west elevation of the football stadium, as shown in Exhibit D of Ordinance 19-14, be allowed to change images once every fifteen (15) seconds, and that all other standards of Article 6.17 (F) (6), Electronic Signs, of the UDO that are not otherwise modified by Ordinance 19-14 apply to these electronic wall signs; and,
2. That these modifications be approved by the APC.

Bob Horkay seconded. Vote: Yes-6: No-0. Motion carries

Ordinance 19-15: Westfield Center PUD District

Council Introduction: April 8, 2019

APC Public Hearing: May 20, 2019

APC Recommendation: June 3, 2019

Adoption Consideration: June 10, 2019

Kevin Todd presented stating this is a zoning change request to allow the 13.285 acres to be subdivided allowing for existing buildings to be located on individual lots. Current development standards do not

allow this. Since introduction modifications were made to add requirements regarding a pedestrian connection to the Midland Trail and accommodations for the future Cool Creek Trail.

Steve Hoover made a motion to approve Ordinance 19-15 as presented. Jim Ake seconded.
Vote: Yes-6; No-0. Motion carries.

Ordinance 19-18: Wheeler Landing Note
Council Introduction: May 13, 2019
Adoption Consideration: June 10, 2019

Jim Crawford presented this item giving the details of the agreement/note. The City is authorized to issue the note in the maximum initial principal amount of \$7,272,765.00.

Chuck Lehman made a motion to approve Ordinance 19-18 as presented. Steve Hoover seconded.
Vote: Yes-6; No-0. Motion carries.

New Business:

Resolution 19-109: Establishment of an Economic Revitalization Area for 2101 Bastian Ct.
Adoption Consideration: June 10, 2019

Amanda Rubadue presented this item this is the first step in of the process to create the Economic Development Area.

Ben Worrell with McGuire Sponsel, Larry Siegler with Peterson Construction, and Alan Browning with Browning Chapman spoke expanding on the project and the details.

Steve Hoover made a motion to approve Resolution 19-109 as presented. Chuck Lehman seconded.
Vote: Yes-6; No-0. Motion carries.

Ordinance 19-19: Oak Manor PUD Amendment II) Options Charter School)
Council Introduction: June 10, 2019
APC Hearing: July 1, 2019
APC Recommendation: August 5, 2019
Adoption Consideration: August 12, 2019

Daine Crabtree presented this item stating this Ordinance would amend the original PUD Ordinance in order to add an additional permitted use. (Options Charter School)

Todd Burtron spoke explaining that the Real Estate is located in an Economic Development Area so the City and Owner have agreed that the Owner will make payments to the City in lieu of Real Estate taxes.

Dave Coots from Coots, Henke & Wheeler spoke giving details about Options Charters schools and the services they provide.

Council Discussion

Moves on to APC

Ordinance 19-20: Grand Park Fieldhouse PUD Amendment II (Recovery Room)

Council Introduction: June 10, 2019

APC Public Hearing: June 17, 2019

APC Recommendation: July 1, 2019

Adoption Consideration: July 8, 2019

Daine Crabtree introduced this item stating this is a request for a 19ft. nitrogen tank to be placed on the front side of Grand Park Fieldhouse to allow for therapy needs of the Recovery Room.

Konnie Komarovsky speaking on behalf of the Recovery Room answered questions and listened to concerns from Council.

Bill Bunkowfst, Director of Operations for the Pacers Athletic Center spoke in favor of the addition.

Moves on to APC

Ordinance 19-21: Midtown at Westfield PUD

Council Introduction: June 10, 2019

APC Public Hearing: July 15, 2019

APC Recommendation: August 19, 2019

Adoption Consideration: September 9, 2019

Pam Howard presented this item stating this is a request to change the UDO and Zoning map to designate the Real Estate as a Planned Unit Development District. This would allow a mixed- use development on the 138 acres located on the East side of US 31 both North and South of 191st Street. The proposal would divide the property into 6 sub-districts.

Steve Henke, spoke on the wishes of the Anthony family (property owners) to provide a quality development and detailed the specifics of the sub-districts.

Moves on to APC

Ordinance 19-22: Westchester PUD Amendment

Council Introduction: June 10, 2019

APC Public Hearing: July 1, 2019

APC Recommendation: August 5, 2019

Adoption Consideration: August 12, 2019

Pam Howard presented this item stating this is a request from Platinum Properties to amend the PUD text and modification of previous commitments.

Jon Dobosiewicz spoke explaining and detailing the modifications.

Moves on to APC

Ordinance 19-23: Union Row

Council Introduction: June 10, 2019

APC Public Hearing: July 1, 2019

APC Recommendation: July 15, 2019

Adoption Consideration: August 12, 2019

Jonathan Dorsey presented this item stating this is a zoning change request to allow for 7 single-family homes located on 2.5 acres on the East side of Union St.

Jesse Pohlman with Onpointe Land Matters spoke giving details of the homes that will be built and the standards that they will follow.

Council discussion

Moves on to APC

Ordinance 19-24: Bridlewood Subdivision

Council Introduction: June 10, 2019

APC Public Hearing: July 1, 2019

APC Recommendation: July 15, 2019

Adoption Consideration: August 12, 2019

Caleb Ernest presented this item stating that this is a rezone request from the HOA of Bridlewood Subdivision located at the SW corner of 151st and Carey Rd. Current zoning is SB-PD and would be rezoned to a single-family classification bringing lots into compliance.

Moves on to APC

Miscellaneous Business:

Approval of a Food Truck at Westfield-Washington Public Library on July 12, 2019 from 7-9 pm

Maria Ancich working with the Summer Reading Program for the library gave details on the event.

Steve Hoover made a motion to approve the food truck at the Westfield Washington Library for their concert. Jim Ake seconded. Vote: Yes-6; No-0. Motion carries

Guests:

None

Council Responses to Guest Comments:

None

City Council Comments:

Steve Hoover gave an APC update

Mark Keen spoke regarding abatement items there was Council discussion

Mayor Comments:

Spoke on abatements

Road paving projects

School security

Today's Chamber Golf Outing was successful

Youth Assistance Program

Without any further business, the meeting adjourned at 9:27 pm

Clerk-Treasurer

President

ORDINANCE NUMBER <u>YY-##</u>

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

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

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

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

WHEREAS, the Commission forwarded **Petition No. YYMM-PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the " **Spring Mill Centre 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 Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 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.
- 2.2 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.
- 2.3 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway, Arterial or Collector. For purposes of this Ordinance, a Primary Street shall include State Road 32 and Spring Mill Road identified and labeled on the Concept Plan.

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 District is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area I, Area II and Area III (individually or collectively, the "Area" or individually a "Subdistrict") Development of each Area shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict, as generally depicted in the Concept Plan, shall be permitted to increase or decrease by fifteen (15) percent.

The Concept Plan provides a general vision for the development of the District that illustrates only one possible layout of other improvements, green space and buildings that are permitted by this Ordinance. The final layouts

and site plans shall be subject to the terms of this Ordinance and may vary from this Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the “Underlying Zoning District”):

- 4.1 Area I Subdistrict: GB: General Business District
- 4.2 Area II Subdistrict: GB: General Business District
- 4.3 Area III Subdistrict: EI: Enclosed Industrial

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

- 5.1 Area I Subdistrict:
 - A. All uses permitted in the GB: General Business District.
 - B. One (1) Gasoline Service Station.
- 5.2 Area II Subdistrict:
 - A. All uses permitted in the GB: General Business District.
 - B. All uses permitted in the GO: General Office District.
 - C. Engineering, research and testing laboratories.
 - D. Nursing Home.
 - E. Assisted Living Facility.
 - F. Hospice
- 5.3 Area III Subdistrict:
 - A. All uses permitted in the EI: Enclosed Industrial District.
 - B. All uses permitted in the GO: General Office District.
 - C. Hotel (or Motel)
 - D. Industry, Medium
 - E. Nursing Home.
 - F. Assisted Living Facility.

G. Retail, High Intensity.

H. Hospice.

5.4 Prohibited Uses (All Areas):

A. Special Exception Uses, except as otherwise permitted herein.

B. Adult Entertainment Establishment

C. Heliport

D. Bus Stations

E. Auction Room

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

6.1 Minimum Lot Area: No minimum

6.2 Minimum Tract Requirement: No minimum

6.3 Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement).

6.4 Minimum Lot Width: No minimum

6.5 Maximum Lot Coverage: No maximum

6.6 Minimum Building Setback Lines:

A. State Road 32: No minimum

B. Tournament Trail: No minimum

C. Spring Mill Road:

i. Area III: 20 Feet

ii. All Other Subdistricts: No minimum

D. All other streets (e.g. internal to District): 15 Feet

E. District Perimeter Not Abutting Street: 20 Feet

F. All Other Setback Lines: No minimum

- 6.7 Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply.
- 6.8 Minimum Building Height: The Minimum Building Height of each Subdistrict's Underlying Zoning District shall apply.

Section 7. Overlay Districts

- 7.1 State Highway 32 Overlay District: The standards of *Article 5.3 State Highway 32 Overlay District* (the "32 Overlay") shall not apply to the development of Areas II and III. The standards of the 32 Overlay shall only apply to the development of Area I of the Real Estate with the following exceptions:
- A. Curb Cuts: The existing one (1) curb cut on State Highway 32 shall not be required to be vacated.
- B. Building Size Requirements:
- i. Minimum Gross Floor Area shall be four thousand (4,000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area I.
 - ii. The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

Section 8. Development Standards. The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

- 8.1 Article 6.1 Accessory Buildings: Shall apply; however, *Article 6.1(H)(2) Screening of Receptacles and Loading Areas* shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.
- 8.2 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
- A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this

Ordinance. The Department's decision may be appealed to the Plan Commission.

- B. Area I Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- C. Area II Subdistrict: The 32 Overlay shall apply to Area II Subdistrict, except as modified below:
 - i. Additional Primary Permitted Building Façade materials shall include: Simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), and, architectural block(textured).
 - ii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
 - iii. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
 - iv. If materials other than Masonry Materials are utilized as the primary material on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures(e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
- D. Area III Subdistrict: The following shall apply to Area III Subdistrict:
 - i. Article 6.3(G)(2) Shall not apply
 - ii. Primary Permitted Building Façade materials shall include: Masonry Materials, Simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), Architectural Insulated Panels (subject to Section 8.2(D)(vii) herein), and E.I.F.S. (subject to Section 8.2(D)(vii) herein).
 - iii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.

- iv. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
- v. The primary color of Building Façades shall be natural and muted. Brighter colors may only be used as limited accents.
- vi. If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
- vii. Architectural Insulated Panels and E.I.F.S shall be permitted as a primary material only if used for a maximum of seventy (70) percent of the Building Façade and the use of such material shall begin a minimum of four (4) feet above grade comprised of another Primary Façade material provided in Section 8.2(D)(ii).
- viii. The following shall apply to each Building Façade visible from and oriented toward a Primary Street:
 - a. A minimum of fifty (50) percent of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
 - b. No loading spaces, loading docks or oversized service doors shall be permitted on a Building Façade visible from and oriented toward a Primary Street.
- E. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

8.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.

- B. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall only apply if the Front Building Façade of the Lot's Principal Building is not oriented towards the External Street.
- C. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.
- D. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
 - i. Parking Area Design. If adjacent Lots have vehicular cross access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
- E. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved by the Department with fewer plantings than otherwise required.

8.4 Article 6.9 Lighting Standards: Shall apply. In addition, the following shall apply:

- A. Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.

8.5 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Subdistricts:

- A. Area I Subdistrict: No outdoor storage.
- B. Area II Subdistrict: Outdoor storage shall be permitted in accordance with 6.12(C)(2) of the UDO for areas not within one hundred (100) feet of the right-of-way of Spring Mill Road.
- C. Area III Subdistrict

- i. Outside storage shall be permitted in Area III Subdistrict in accordance with Article 6.12(D) of the UDO for areas not within one hundred (100) feet of the right-of-way of Spring Mill Road.
- ii. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows: The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Area III Subdistrict.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see *Chapter 7: Subdivision Regulations*), 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 10. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the District, except as otherwise modified below.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS DD DAY OF _____, 20YY.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____, Clerk Treasurer

I hereby certify that **ORDINANCE YY-##** was delivered to the Mayor of Westfield
on the _____ day of _____, 20YY, at _____ m.

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE YY-##**

this _____ day of _____, 20YY.

I hereby VETO **ORDINANCE YY-##**

this _____ day of _____, 20YY.

_____, Mayor

_____, Mayor

THIS DOCUMENT PREPARED BY: RUSSELL L. BROWN, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. MERIDIAN STREET, SUITE 1100, INDIANAPOLIS, INDIANA 46204

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE

PARCEL 1 – Shelby Gravel

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMIL TON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 01 SECONDS EAST (ASSUMED BEARING) 999.50 FEET FROM THE NORTHWEST CORNER (STONE FOUND) OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 2.57 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #3256 AND RECORDED IN DEED RECORD 136, PAGE 340, RECORDS OF HAMIL TON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ON AND ALONG THE NORTH LINE OF SAID 2.57 ACRE TRACT OF LAND AND THE NORTH LINE OF A 4.878 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #8314495 AND RECORDED IN DEED RECORD 339, PAGE 969, RECORDS OF HAMIL TON COUNTY, IN DIANA; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND EAST 400.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST 400.00 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 2 – Shelby Gravel

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMIL TON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST (ASSUMED BEARING) 999.50 FEET FROM THE NORTHWEST CORNER (STONE FOUND) OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 2.57 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #3256 AND RECORDED IN DEED RECORD 136, PAGE 340, RECORDS OF HAMIL TON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ON AND ALONG THE NORTH LINE OF SAID 2.57 ACRE TRACT OF LAND AND THE NORTH LINE OF A 4.878 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #8314495 AND RECORDED IN DEED RECORD 339, PAGE 969, RECORDS OF HAMIL TON COUNTY, IN DIANA TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST 400.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 689.32 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID

SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 06 SECONDS EAST 725.00 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 320.10 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE SOUTHEAST CORNER OF SAID 4.878 ACRE TRACT OF LAND; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST 325.00 FEET ALONG THE EAST LINE OF SAID 4.878 ACRE TRACT OF LAND TO ITS NORTHEAST CORNER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 368.82 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ALONG THE NORTH LINE OF SAID 4.878 ACRE TRACT OF LAND TO THE POINT OF BEGINNING. CONTAINING 8.72 ACRES, MORE OR LESS.

TRACT I – Haehl Group

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN DIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 52 MINUTES EAST (ASSUMED BEARING) 300.0 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) 600.0 FEET TO A POINT ON A BOUNDARY LINE (6TH COURSE) OF A 19.1 ACRE TRACT OF LAND (PARCEL NO. 1) DESCRIBED IN INSTRUMENT NO. 3215 AND RECORDED IN DEED RECORD 284, PAGE 544, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 52 MINUTES WEST 300.0 FEET ALONG SAID BOUNDARY LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 600.0 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 4.132 ACRES, MORE OR LESS.

ALSO

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, IN DIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 52 MINUTES EAST (ASSUMED BEARING) 300.0 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES EAST 300.0 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A BOUNDARY CORNER (TERMINUS OF 4TH COURSE) OF A 19.1 ACRE TRACT OF LAND (PARCEL NO. 1) DESCRIBED IN INSTRUMENT NO. 3215 AND RECORDED IN DEED RECORD 284, PAGE 544, IN THE RECORDS OF HAMILTON COUNTY, INDIANA; THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID 19.1 ACRE TRACT OF LAND; 1.) THENCE NORTH 600.0 FEET; 2.) THENCE SOUTH 89 DEGREES 52 MINUTES WEST 300.0 FEET TO A POINT BEING NORTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) OF THE POINT OF BEGINNING; THENCE SOUTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) 600.0 FEET TO THE POINT OF BEGINNING. CONTAINING 4.132 ACRES, MORE OR LESS.

TRACT II – Haebl Group

PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST AT A POINT 600.00 FEET NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST (ASSUMED BEARING) FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 600.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 600.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 72447 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER 345.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST 325.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER 653.82 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 52 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 1647.35 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 398.82 FEET TO THE PLACE OF BEGINNING. CONTAINING 26.959 ACRES, MORE OR LESS.

EXCEPTING FROM SAID TRACT I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 17.50 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 32.50 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST 46.18 FEET; THENCE SOUTHERLY 109.79 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,700.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 01 DEGREE 28 MINUTES 49 SECONDS EAST AND A LENGTH OF 109.77 FEET; THENCE SOUTH 13 DEGREES 38 MINUTES 31 SECONDS EAST 146.19 FEET; THENCE SOUTH 09 DEGREES 06 MINUTES 41 SECONDS EAST 197.06 FEET; THENCE SOUTH 64 DEGREES 58 MINUTES 02 SECONDS EAST 57.84 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 360.00 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 20 SECONDS EAST 66.55 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST 65.78 FEET TO THE NORTH BOUNDARY OF SR. 32; THENCE

NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 582.50 FEET ALONG THE BOUNDARY OF SAID SR. 32 TO THE EAST BOUNDARY OF SAID SPRING MILL ROAD; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 575.00 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.541 ACRES, MORE OR LESS.

ALSO EXCEPTING FROM SAID TRACTS I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 40.00 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 240.86 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD; THENCE SOUTH 10 DEGREES 56 MINUTES 13 SECONDS EAST 50.99 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST 190.80 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.050 ACRES, MORE OR LESS.

ALSO EXCEPTING FROM SAID TRACTS I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063:

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 17.50 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD; THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST 575.00 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD TO THE NORTH BOUNDARY OF S.R. 32; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 582.50 FEET ALONG THE BOUNDARY OF SAID SR. 32 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 65.78 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 20 SECONDS EAST 19.04 FEET; THENCE NORTH 85 DEGREES 37 MINUTES 00 SECONDS EAST 65.19 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES 24 SECONDS EAST 75.66 FEET; THENCE SOUTH 59 DEGREES 01 MINUTES 15 SECONDS EAST 29.16 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 32.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST 15.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 58.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST 15.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 10.00 FEET; THENCE NORTH 73 DEGREES 18 MINUTES 58 SECONDS EAST 52.20 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 55 SECONDS EAST 64.95 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 22 MINUTES 11 SECONDS WEST 60.05 FEET ALONG SAID EAST LINE TO THE NORTH BOUNDARY OF SAID SR. 32; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 398.82 FEET ALONG

THE BOUNDARY OF SAID S.R. 32 TO THE POINT OF BEGINNING AND CONTAINING 0.529 ACRES, MORE OR LESS.

Tract I – POTFH

A part of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana. Being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East; thence South 89 degrees 39 minutes 49 seconds West (assumed bearing) 1318.19 feet (by Deed- 1318.29 feet measured) to the Southeast corner of the Southwest Quarter of said Southwest Quarters, aid corner being collinear with and equidistant from the Southwest corner and the Southeast corner of said Southwest Quarters, aid corner also being the point of beginning of this description; thence South 89 degrees 39 minutes 49 seconds West 319.38 feet (by Deed- 319.47 feet) measured to a point being North 89 degrees 39 minutes 49 seconds East 998.82 feet from the Southwest corner of said Southwest Quarter; thence North 00 degrees 00 minutes 01 second East 1322.29 feet (by Deed- North 00 degrees 01 minute 06 seconds East 1323.95 feet measured) to a point on the Northline of the Southwest Quarter of said Southwest Quarters, aid point being North 89 degrees 46 minutes 55 seconds East (by Deed- North 89 degrees 41 minutes 52 seconds East measured) 998.82 feet from the Northwest corner of the South Half of said Southwest Quarter; thence North 89 degrees 46 minutes 55 seconds East 320.14 feet (by Deed- North 89 degrees 41 minutes 52 seconds East 319.27 feet measured) to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 02 minutes 02 seconds West 1321.63 feet (by Deed- South 00 degrees 00 minutes 35 seconds West 1323.76 feet measured) to the point of beginning.

EXCEPTING THEREFROM: A part of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Section; thence South 89 degrees 59 minutes 05 seconds East 998.82 feet along the South line of said Section to the prolonged West line of the grantor's land; thence North 0 degrees 18 minutes 10 seconds East 25.00 feet along said West line prolonged to the North boundary of S.R. 32 and the point of beginning of this description; thence North 0 degrees 18 minutes 10 seconds East 60.06 feet along the West line of the grantor's land; thence South 87 degrees 22 minutes 55 seconds East 45.27 feet to a point; thence South 63 degrees 25 minutes 11 seconds East 44.72 feet to a point; thence South 89 degrees 59 minutes 05 seconds East 100.00 feet to a point; thence South 0 degrees 00 minutes 55 seconds West 5.00 feet to a point; thence South 89 degrees 59 minutes 05 seconds East 134.17 feet to a point on the East line of the grantor's land; thence South 0 degrees 21 minutes 18 seconds West 33.00 feet along said East line to the North boundary of said S.R. 32; thence North 89 degrees 59 minutes 05 seconds West 319.49 feet along the boundary of said S.R. 32 to the point of beginning.

EXHIBIT B

CONCEPT PLAN

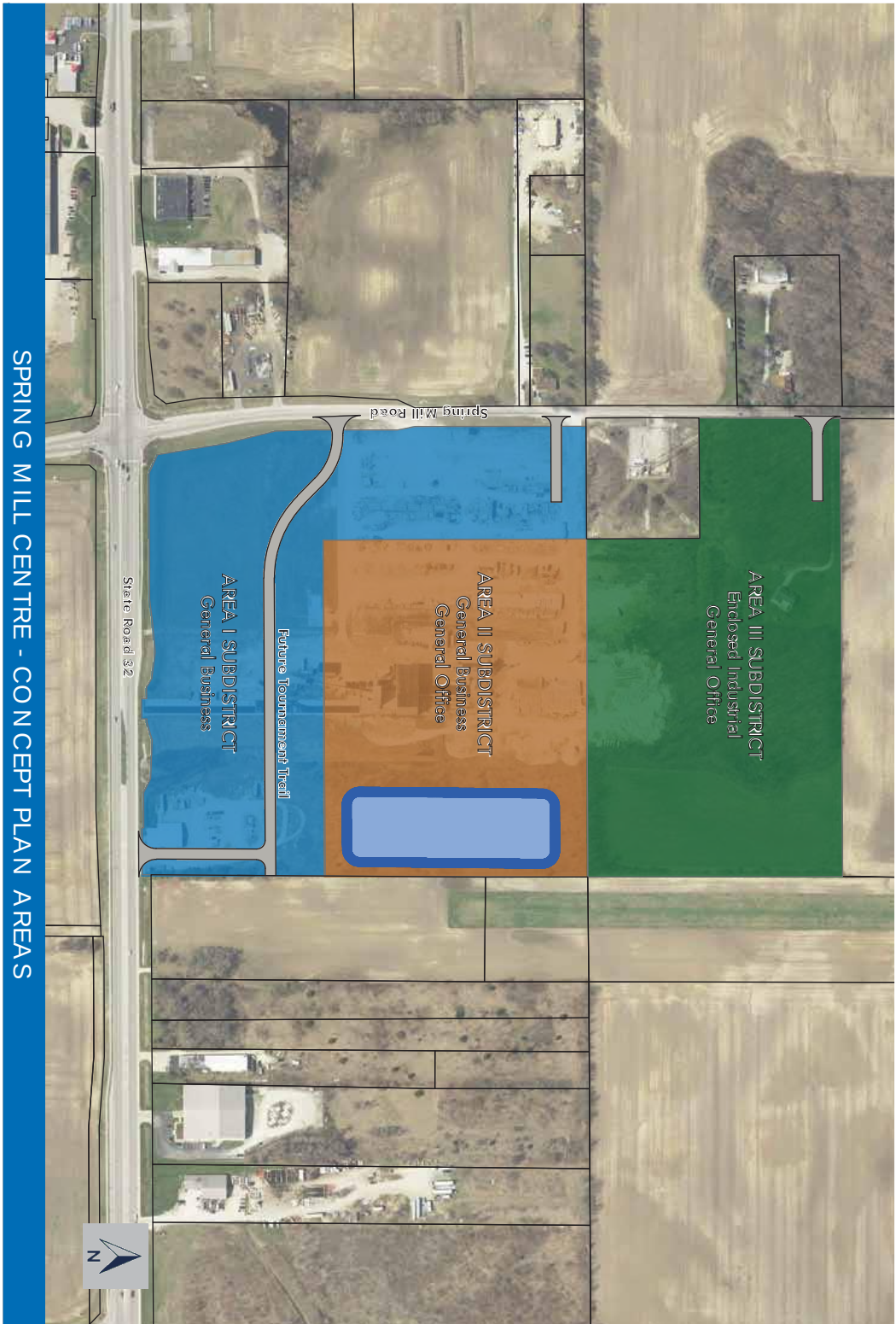
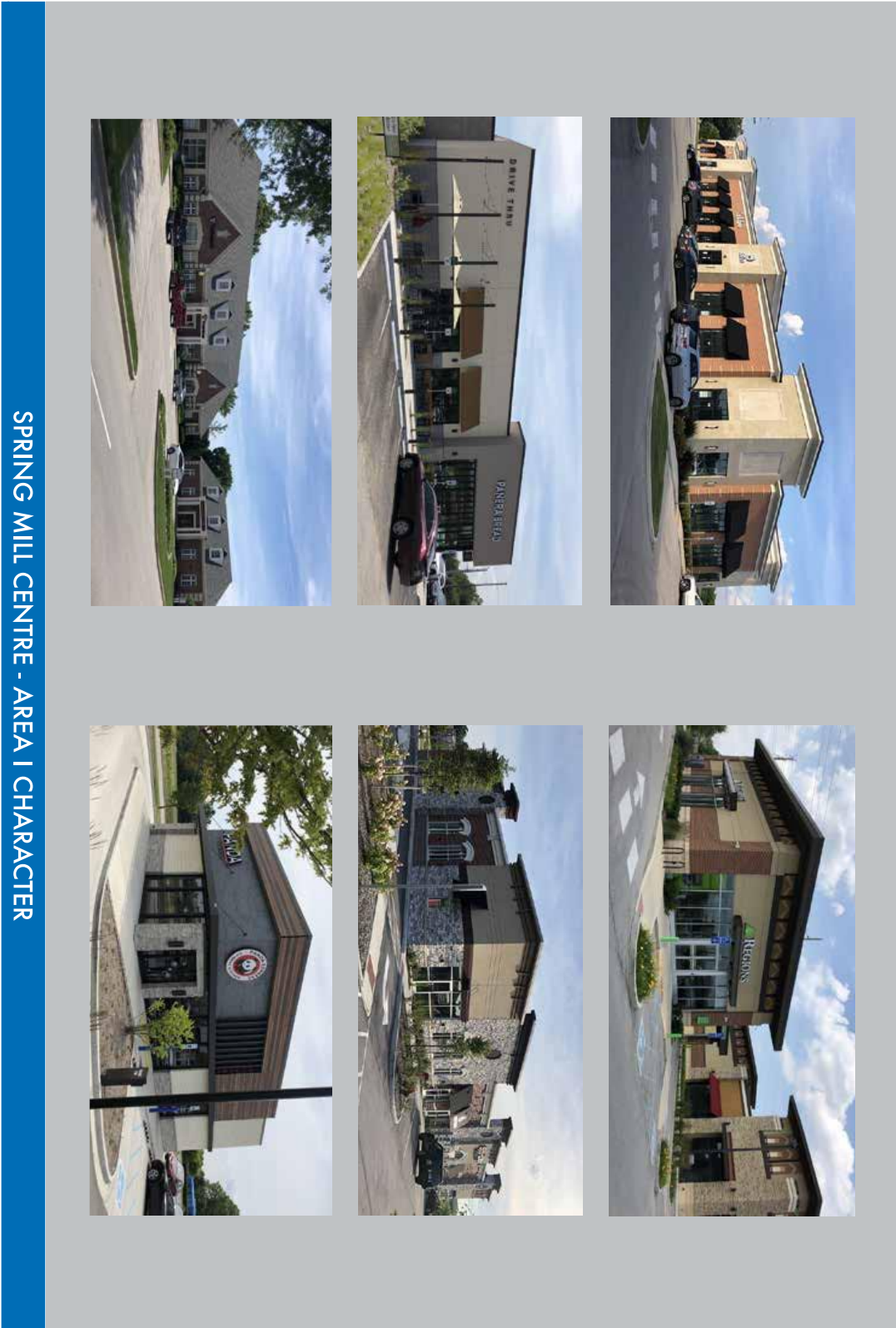
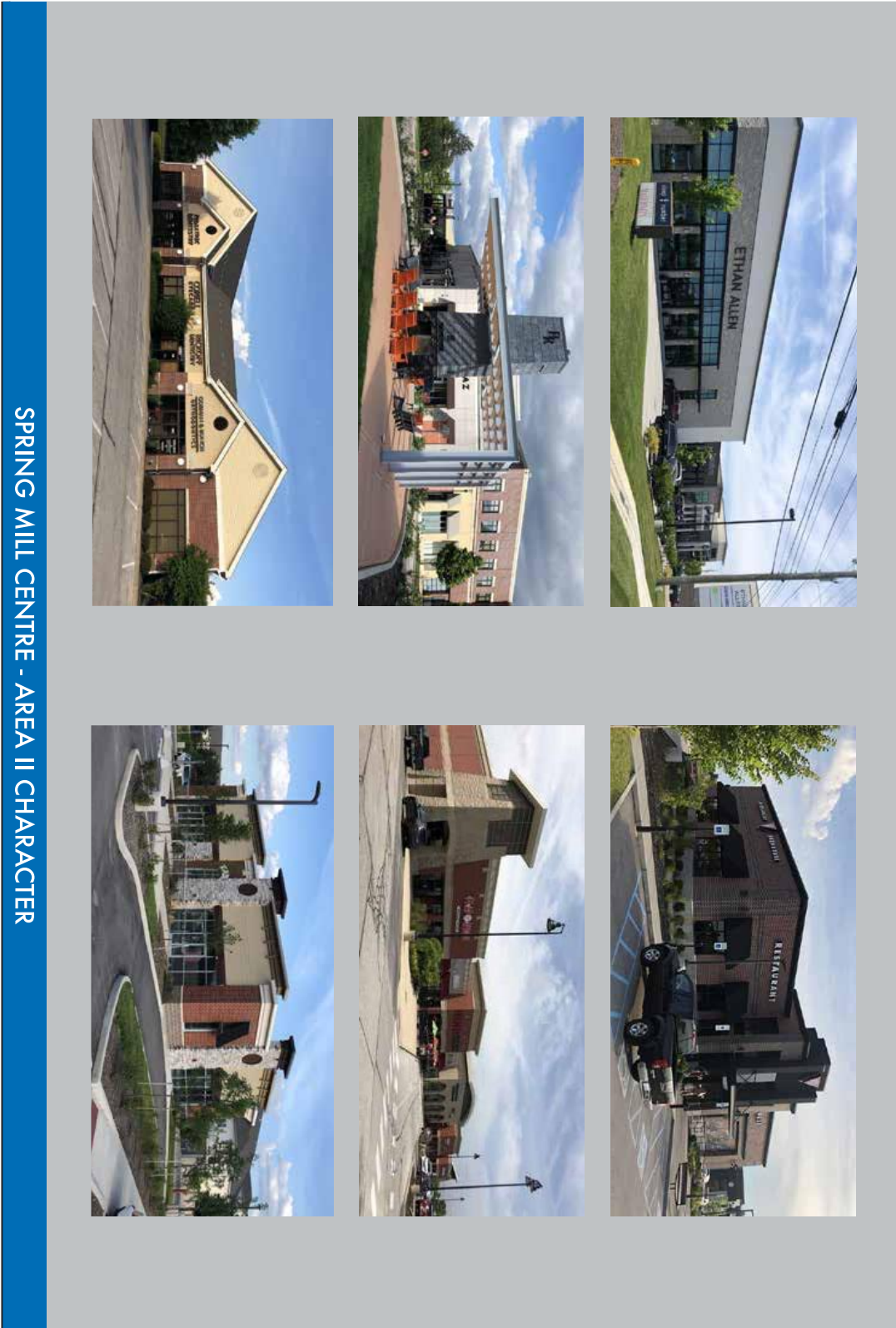


EXHIBIT C
CHARACTER EXHIBIT AREA I



SPRING MILL CENTRE - AREA I CHARACTER

EXHIBIT C
CHARACTER EXHIBIT AREA II



SPRING MILL CENTRE - AREA II CHARACTER

EXHIBIT C
CHARACTER EXHIBIT AREA III



SPRING MILL CENTRE - AREA III CHARACTER

JUNE 18, 2019



ORCHARD VIEW

PLANNED UNIT DEVELOPMENT



DEVELOPER
ARBOR HOMES

9225 Harrison Park Court Indianapolis, IN 46216

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Statement of Intent:

Arbor Homes is pleased to present the Orchard View residential community, its newest Westfield mixed-residential project. This community will offer approximately 271 new homes on 103+/- acres located between Spring Mill Road and Casey Road, one quarter mile north of State Road 32.

Orchard View will feature the following:

- 199 single-family detached homes with sales prices ranging from the low to mid 200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- 72 Empty Nest homes with sales prices ranging from the low to mid 200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- Approximately 26 acres will be dedicated to common areas, lakes, active recreation spaces for families and passive recreation areas with an emphasis on preservation of environmentally sensitive wetlands.
- Enhanced landscape buffers along Spring Mill Road and Casey Road.
- Additional landscape buffers along the south, north and west boundaries consisting primarily of the preservation of mature and healthy existing vegetation.

Orchard View proposes to address the high quality “life span” housing sought in the Westfield-Washington Township Comprehensive Plan (page 9), by targeting the first-time home buyer and active adult markets. The single-family detached homes featured in Area A have been successfully developed for over 25 years and most recently in Parks At Wynne Farms in Avon, Newbury in Brownsburg and Sagebrook in McCordsville. The empty nest homes featured in Area B represent a new product line that has been developed over several years of market research in an effort to identify the needs and wants of the empty nest buyer segment.

ORDINANCE NUMBER 19-27

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 18##-PUD-##**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1908 PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (##) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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. The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Orchard View PUD District**" (the “District”).
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 (as defined herein) or Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
3. The underlying Zoning District shall be Single Family Residential District 4 (SF4) (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.
4. Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
5. All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. Concept Development 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 is this District shall be the SF4 District (the “Underlying Zoning District”).

Section 5. Permitted Uses. The permitted uses, as defined by the Town of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

1. Single-Family Dwellings
2. All accessory uses and temporary uses in the Underlying Zoning District shall be permitted unless otherwise prohibited in this Ordinance.

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

Orchard View “Area A” Standards. The purpose of this section is to provide detached single-family homes with an average lot size of approximately 9,000 Square Feet. The number of individual residential platted Lots shall not exceed 199, which represents an overall density of approximately 2.5 units per acre.

1. Minimum Lot size: The minimum Lot size shall be 7,200 square feet.
2. Lot Widths: All Lots in the District will have a minimum width of sixty (60) feet measured at a point twenty-five (25) feet from the Street Right-Of-Way.
3. Minimum Lot Frontage: The minimum Lot Frontage shall be thirty (30) feet measured between Side Lot Lines at the Street Right-Of-Way.
4. Front Yard Set Back: The minimum front yard setbacks shall be as follows and measured from the Street Right-Of-Way. The varying front yard setbacks below shall count for one (1) point toward Article 6.3 Architectural Standards, Street Diversity.

Two Car Garage:	Twenty-five (25) Feet
Three Car Garage:	Twenty (20) Feet

5. Side Yard Set Back: The minimum side yard setbacks for all Lots will be five (5) feet with an aggregate minimum distance between Dwellings of fifteen (15) feet.
6. Rear Yard Set Back: The minimum rear yard setbacks shall be fifteen (15) feet from the Rear Lot Line.
7. Minimum Square Footage: Except as provided for below, all Dwellings in the District will be subject to the following minimum finished living space requirements. Dwellings with Multiple stories shall have a ground floor area of 900 square feet:

Single-Story Dwellings	1300 square feet
Multi-Story Dwellings	1600 square feet

Orchard View “Area B” Standards. The purpose of this section is to provide detached single-family homes that target 55+ homeowners with an average lot size of approximately 9,700 Square Feet. The number of individual residential platted Lots shall not exceed 75, which represents an overall density of approximately 2.7 units per acre.

1. Minimum Lot size: The minimum Lot size shall be 7,800 square feet.
2. Lot Widths: All Lots in the District will have a minimum width of sixty (60) feet measured at a point twenty-five (25) feet from the Street Right-Of-Way.
3. Minimum Lot Frontage: The minimum Lot Frontage shall be thirty (30) feet measured between Side Lot Lines at the Street Right-Of-Way.

4. Front Yard Set Back: The minimum front yard setbacks shall be as follows and measured from the Street Right-Of-Way. The varying front yard setbacks below shall count for one (1) point toward Article 6.3 Architectural Standards, Street Diversity.

Two Car Garage:	Twenty-five (25) Feet
Three Car or Tandem Garages:	Twenty (20) Feet

5. Side Yard Set Back: The minimum side yard setbacks for all Lots will be five (5) feet with an aggregate minimum distance between Dwellings of ten (10) feet.
6. Rear Yard Set Back: The minimum rear yard setbacks shall be fifteen (15) feet from the Rear Lot Line.
7. Minimum Square Footage: Except as provided for below, all Dwellings in the District will be subject to the following minimum finished living space requirements. Dwellings with Multiple stories shall have a ground floor area of 900 square feet:

Single-Story Dwellings	1400 square feet
Multi-Story Dwellings	1600 square feet

Section 7. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance. Unless otherwise specified the standards shall apply to both “Area A” and “Area B”.

7.1 Section 6. Accessory Uses and Building Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

1. Prohibited Structures: No other detached outbuildings or above ground pools shall be permitted in the District.

7.2 Section 6. Architectural Standards. Shall Apply, except as otherwise modified or enhanced by this ordinance.

1. Perimeter Lots: In addition to those standards outlined within Section 7 of this Ordinance, all Dwellings indicated in the **Exhibit B. Concept Development Plan** by the (*) or (o) shall meet the following perimeter lot standards. The below standards shall satisfy the perimeter standards for the side and rear elevations.
 - i. Side Elevations: Those Lots indicated with a (*) shall require a minimum of three (3) different finish façade materials from the list below for each side and/or rear elevation. A brick or stone wainscot is required as one of the finished façade materials. This requirement excludes when dwellings with a hip roof whereas the requirement shall be two (2) different finish façade materials. Should a full first floor brick wrap is selected, said brick shall satisfy the intent of this requirement. Finished Façade Materials: Brick, Stone, Horizontal Siding, Bat and Board Siding, Tudor Style Siding and Cedar Shake Siding.
 - ii. Rear Elevations: Those Lots indicated with (o) shall require one of the following a sunroom, screened-in porch, covered patio or covered porch, or a four (4') foot deep offset on the rear. The windows on said rear elevation shall have shutters and window

grids.

2. Front Elevation Masonry: All homes shall have masonry on at least 50% of the front elevation (excluding windows, doors, garage doors, and areas above roof line). When the elevation includes a front porch, the home shall have a minimum masonry of at least 30%.
3. Roof Pitch: All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
4. Lighting: All Dwellings in the District shall have dusk-to-dawn carriage lights.
5. Shingles: All Dwellings shall have dimensional or architectural grade shingles with a 30 year warranty.
6. Windows: All Dwellings shall have shutters and window grids on the Front Facade windows of the Dwelling, excluding the Tudor elevations. All windows on all facades of the Dwelling shall have trim with a nominal thickness of 1"x4".
7. Siding: The primary building material for all facades shall be masonry, wood, cement fiber board, stucco, shakes, board and batten, vinyl lap siding (minimum thickness of 0.044") Colors of all exterior materials shall be chosen by the builder; however, such colors shall be in good taste and in accordance to the home style and current trends.
8. Garages: All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed 45% of the linear footage of the primary elevation of the home.
9. Anti-Monotony: The same Dwelling Elevation will not be constructed on an adjacent Lot or directly across the Street so far as to ensure that significant architectural features will differentiate Dwellings within the District. The above Anti-Monotony standard shall count for one (1) point toward Article 6.3 Architectural Standards, Street Diversity.
10. Floor Plans and Elevations: Character exhibits, attached hereto as **Exhibit D. Elevations**, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit C**, but to encourage diversity in architectural styles of Dwellings within the District.

7.3 Fence Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

1. Fence and Wall Standards: No fences or walls shall be allowed in any drainage and/or utility easements on Lots.

7.4 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

1. Dwelling Height. Primary Structures shall not exceed thirty-five (35) feet in height at the primary roof line.

7.5 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

1. Landscaping: All Dwellings in the District shall include at least one (1) front yard ornamental or evergreen tree, one (1) front yard shade tree, with corner lots to include an additional one (1) shade tree in the street side yard. Rear yards shall have one (1) deciduous tree planted in the rear yard, with all trees being a minimum two (2) inch caliper, or six (6) feet in height for evergreen trees at time of planting. All Dwellings in the District shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs or bushes shall be a minimum of eighteen (18) inches in height at the time of planting.
2. Sod and Seedings: All dwelling shall have sod installed for the primary front yard. Dwellings built on Corner Lots shall have sod installed on all sides having Street frontage.

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.

1. Street Width: All Streets within the District shall be designed with a Right-Of-Way of fifty (50) feet with a minimum Street width of thirty-one (31) feet from back of curb to back of curb, with the exception of the frontage road. There shall be a four and a half (4.5) feet wide planting strip from back of curb to front edge of sidewalk.
2. Street Signage: The developer will be responsible for the cost of and the placement of all street signage as required by the Town.
3. On-Street Parking: On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
4. Utilities: All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.
5. Tree Preservation Easement: A Tree Preservation Easement (T.P.E.) shall be located along certain areas of the perimeter of the development for the purpose of maintaining the existing healthy, non- evasive trees and shrubs. Said easement is designed to provide a natural barrier surround the development from existing homes and property.

6. Common Area Landscaping: The Common Area(s) abutting Spring Mill Road shall contain undulating mounds to include trees and shrubs as depicted in **Exhibit C. Landscape Plan**. The Common Area(s) abutting Casey Road shall contain landscaping in accordance with Article 6.3 Architectural Standards C. Single Family District – Residential Uses 1. Perimeter Lots B. ii. Qualifying Characteristics (d.).
7. Street Trees: One (1) Canopy street tree shall be planted on an average of forty-five (45) feet of road frontage with a minimum of one (1) street tree per lot. Linear road frontage shall be calculated to figure exact number of trees to be planted. Street trees shall be located in the planting strip between the street and the sidewalk.
8. Mailboxes: Dwellings in the District shall have individual mailboxes to be installed by the developer for each Dwelling. Mailboxes will be installed along one side of the street in accordance with the local United States Postal Service (USPS).
9. Prohibited Structures: No other detached outbuildings or above ground pools shall be permitted in 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.

Section 10. Subdivision of Land. The standards of Section 25: Subdivision Control Regulations in the Subdivision and Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

PASSED AND ADOPTED THIS_____day of_____, 20_____.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Mark Keen

Mark Keen

Mark Keen

Robert Horkay

Robert Horkay

Robert Horkay

Jim Ake

Jim Ake

Jim Ake

Chuck Lehman

Chuck Lehman

Chuck Lehman

Steve Hoover

Steve Hoover

Steve Hoover

Joe Edwards

Joe Edwards

Joe Edwards

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

EXHIBIT A

Legal Description

Part of the North Half of the Southeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 600.00 feet along the east line of said Southeast Quarter (assumed basis of bearings) to the northeast corner of the parcel conveyed to Newnam in Instrument Number 9321819, on file in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses are along the north, west and south lines of said Newnam parcel; 1)thence South 89 degrees 28 minutes 19 seconds West 440.00 feet; 2)thence South 00 degrees 03 minutes 18 seconds West 300.00 feet; 3)thence North 89 degrees 28 minutes 19 seconds East 440.00 feet to the east line of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 424.51 feet along said east line to the southeast corner of said North Half; thence South 89 degrees 29 minutes 57 seconds West 2,648.13 feet along the south line of said North Half to the southwest corner thereof; thence North 00 degrees 04 minutes 45 seconds East 1,323.24 feet along the west line of said Southeast Quarter to the northwest corner thereof; thence North 89 degrees 28 minutes 18 seconds East 2,647.59 feet along the north line of said Southeast Quarter to the POINT OF BEGINNING. Containing 77.439 acres, more or less.

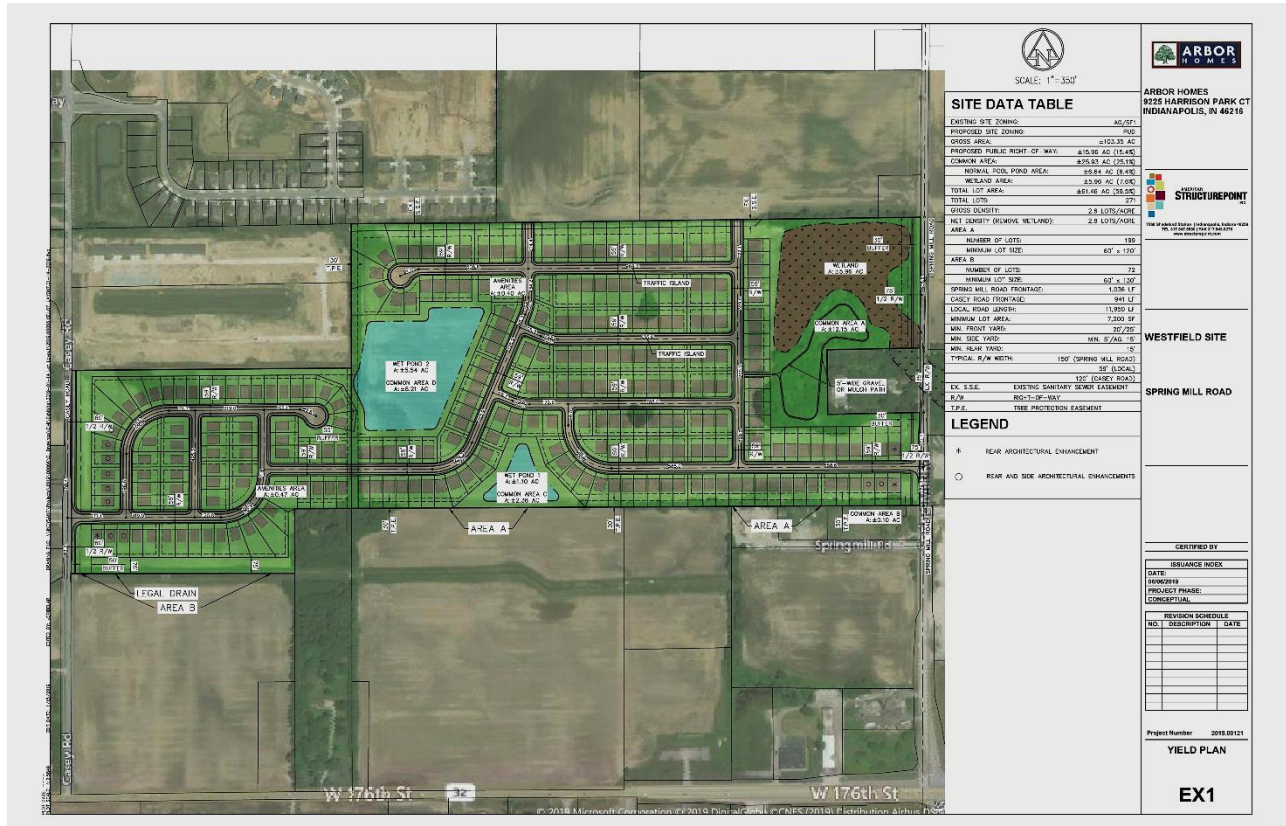
ALSO:

Part of the East Half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 04 minutes 45 seconds West 658.76 feet along the east line of said Southwest Quarter to the northeast corner of Parcel 11 as described in Instrument Number 200400046558, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continue South 00 degrees 04 minutes 45 seconds West 664.48 feet along said east line to the north line of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 23 minutes 49 seconds West 263.39 feet along said north line to the northwest corner of Tract 3 as described in Instrument Number 2013072718, on file in the Office of said Recorder; thence South 00 degrees 04 minutes 45 seconds West 294.41 feet along the west line of said Tract 3 to the northeast corner of the 4.098-acre parcel described in Instrument Number 2017039491, on file in the Office of said Recorder; thence South 89 degrees 28 minutes 04 seconds West 267.00 feet along the north line of said 4.098-acre parcel to its northwest corner and the northeast corner of the 18.738-acre parcel described in Instrument Number 2018022658, on file the Office of said Recorder; thence South 89 degrees 39 minutes 07 seconds West 792.62 feet along the north line of said 18.738-acre parcel to the west line of the East Half of said Southwest Quarter; thence North 00 degrees 04 minutes 58 seconds East 953.39 feet along said west line to the northwest corner of said Parcel 11; thence North 89 degrees 19 minutes 33 seconds East 1,323.01 feet along said north line to the POINT OF BEGINNING. Containing 27.270 acres, more or less.

Exhibit B

Concept Plan



Landscape Plan

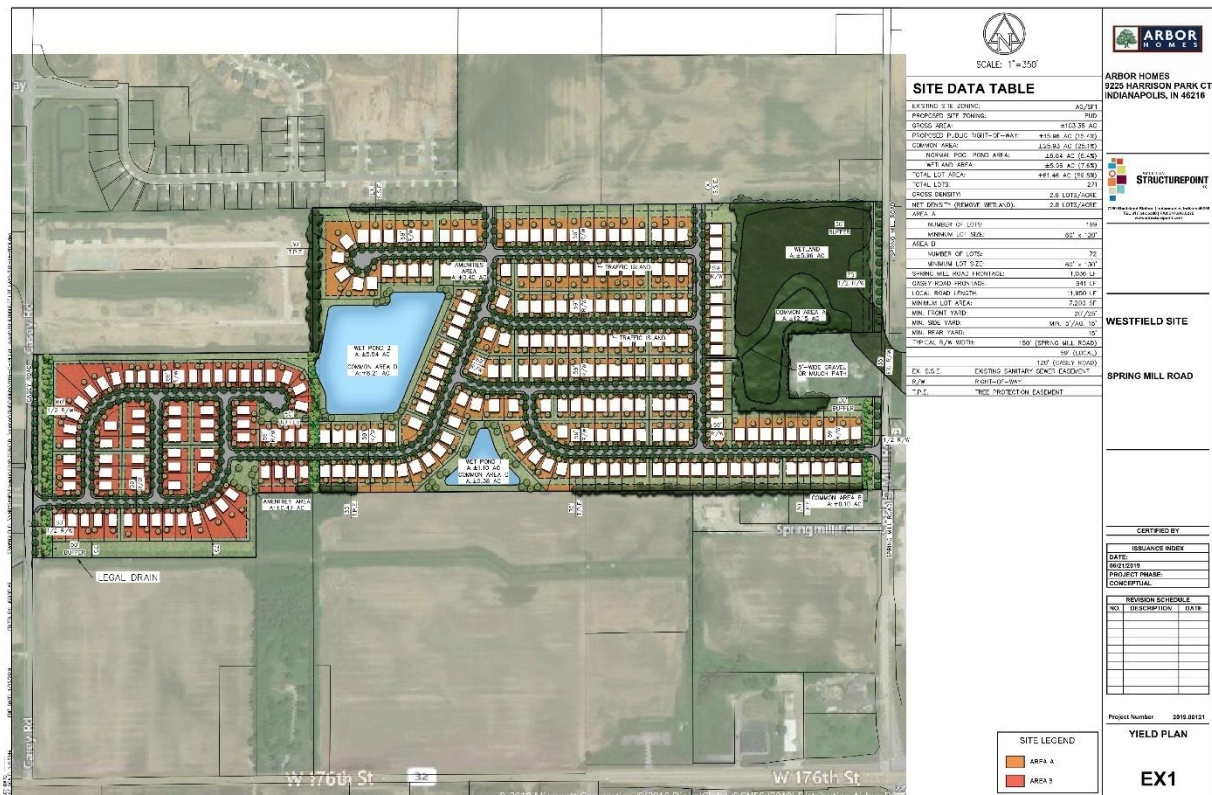


EXHIBIT D

Character Exhibits





ARBOR
H O M E S

THE ASHTON



Ashton P: shown with optional brick & shutters



Ashton A
shown with optional shutters



Ashton B
shown with optional shutters & brick



ARBOR
H O M E S

THE ASPEN



Aspen B: shown with optional brick & shutters



Aspen A
shown with optional
front porch, railing
& brick



Aspen
Traditional
available in select
communities



Aspen
Craftsman
available in select
communities



Aspen
Tudor
available in select
communities



ARBOR
H O M E S

THE BRADFORD



Bradford A: shown with optional brick & shutters



Bradford B
shown with optional
brick & shutters



Bradford
Traditional
available in select
communities



Bradford
Craftsman
available in select
communities



Bradford
Tudor
available in select
communities



ARBOR
H O M E S

THE CHESTNUT



Chestnut A
shown with optional brick & shutters



Chestnut Craftsman
available in select communities



Chestnut B
shown with optional brick & shutters



Chestnut Traditional
available in select communities



Chestnut C
shown with optional brick & shutters



Chestnut Tudor
available in select communities



ARBOR
H O M E S

THE COOPER



Cooper B: shown with optional brick & shutters



Cooper A
shown with optional
brick



Cooper
Traditional
available in select
communities



Cooper
Craftsman
available in select
communities



Cooper
Tudor
available in select
communities



ARBOR
H O M E S

THE COTTONWOOD



Cottonwood A: shown with optional brick & shutters



Cottonwood B
shown with optional
brick



Cottonwood
Traditional
available in select
communities



Cottonwood
Craftsman
available in select
communities



Cottonwood
Tudor
available in select
communities



ARBOR HOMES

THE EMPRESS



Empress A
shown with optional brick & shutters



Empress Craftsman
available in select communities



Empress B
shown with optional brick & shutters



Empress Traditional
available in select communities



Empress C
shown with optional brick & shutters



Empress Tudor
available in select communities



ARBOR HOMES

THE LINDEN



Linden A
shown with optional brick & shutters



Linden Craftsman
available in select communities



Linden B



Linden Craftsman
available in select communities



Linden C
shown with optional brick & shutters



Linden Craftsman
available in select communities



ARBOR
H O M E S

THE MAGNOLIA



Magnolia C: shown with optional brick, shutters & porch railing



Magnolia A
shown with optional shutters



Magnolia B
shown with optional shutters & brick



ARBOR HOMES

THE MULBERRY



Mulberry A
shown with optional brick



Mulberry Craftsman
available in select communities



Mulberry B
shown with optional brick



Mulberry Traditional
available in select communities



Mulberry C
shown with optional brick, shake siding & shutters



Mulberry Tudor
available in select communities



ARBOR HOMES

THE NORWAY



Norway A
shown with optional brick & shutters



Norway Craftsman
available in select communities



Norway B
shown with optional brick & shutters



Norway Traditional
available in select communities



Norway C
shown with optional brick & shutters



Norway Tudor
available in select communities



ARBOR
H O M E S

THE SPRUCE



Spruce A: shown with optional brick & shutters



Spruce B
shown with optional
brick & shutters



Spruce
Traditional
available in select
communities



Spruce
Craftsman
available in select
communities



Spruce
Tudor
available in select
communities

RESOLUTION 19-116

RESOLUTION AUTHORIZING A GRANT TO BENEFIT THE WESTFIELD PLAYHOUSE

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

WHEREAS, the Council has the duty and authority to foster economic growth, , cultural benefits and diverse recreational opportunities for the citizens of the City; and,

WHEREAS, the Westfield Playhouse will offer an unique and beneficial recreational opportunity for the citizens of the City, participation by the City is duly warranted.

NOW, THEREFORE, BE IT RESOLVED by the Westfield City Common Council meeting in session as follows:

Section 1. That the City hereby authorizes the grant of Three Hundred Thousand Dollars (\$300,000.00) from Fund # _____ to be deposited into the Westfield Economic Development Foundation (“EDF”) under the following terms all of which shall be agreed upon by the EDF:

- a) Funds to be made available only to the construction of the Westfield Playhouse.
- b) The execution of a construction agreement between the Economic Development Foundation and Showcase Homes agreeable to the City.
- c) The execution of a Memorandum of Understanding between the EDF, the Theater Group, the Westfield Downtown Merchants Association and the Estridge Foundation agreeable to the City.
- d) The execution of a ground lease from the City to the EDF.
- e) The execution of an agreeable Master Lease from the EDF to the Westfield Playhouse.

Section 2. If all of the above is not accomplished by October 4, 2019 the funds shall be returned to the City by the EDF.

Section 3. This Resolution shall be in full force and effect immediately, all acts necessary in the creation of this manual are hereby ratified.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2019.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Cindy Spoljaric	_____ Cindy Spoljaric	_____ Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 19-116 was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 19-116

this _____ day of _____,
2019.

J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 19-116

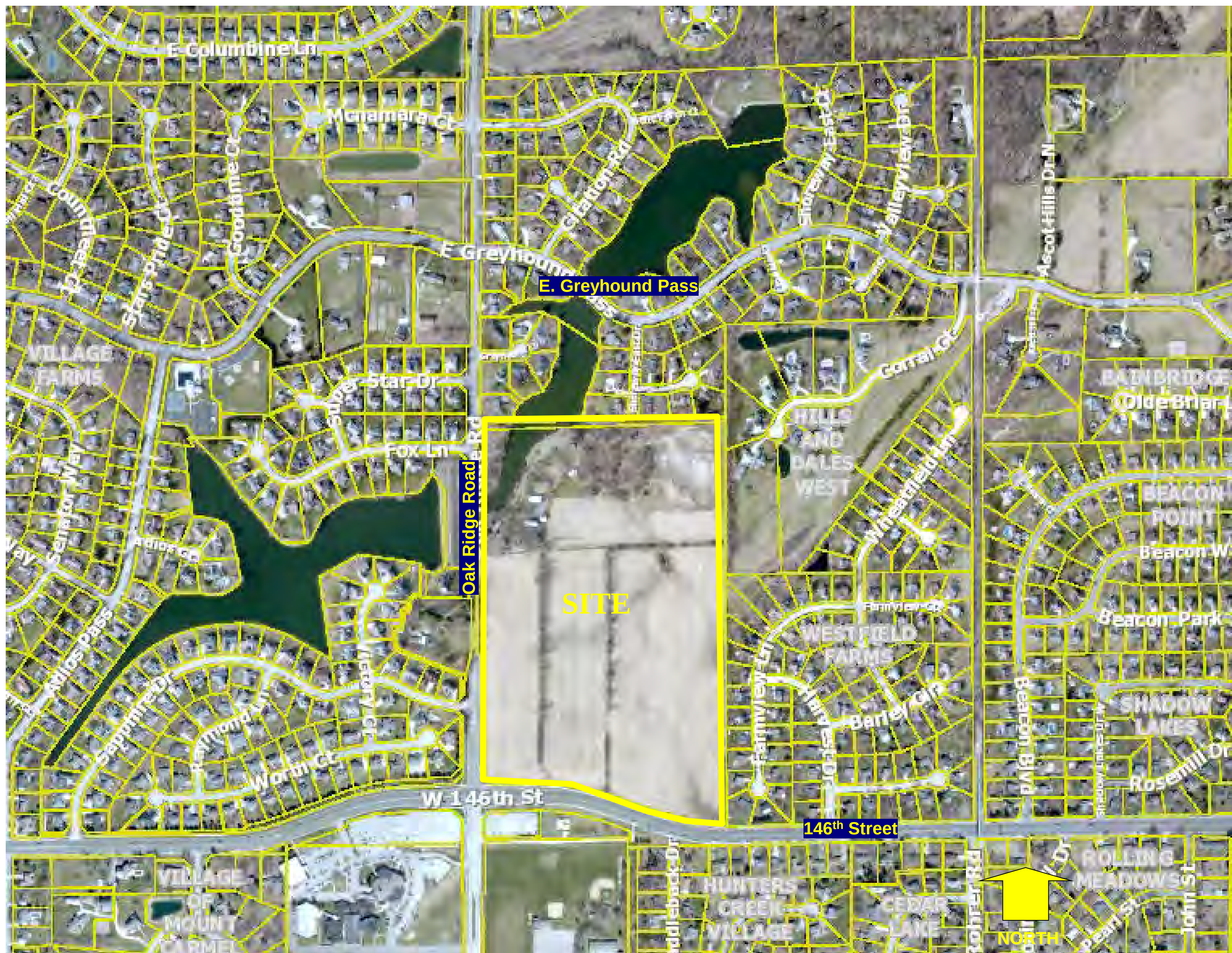
this _____ day of _____,
2019.

J. Andrew Cook, Mayor

ATTEST:

Cindy Gossard, Clerk Treasurer

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266



Landings at Village Farms
Site Location Map



Landings at Village Farms

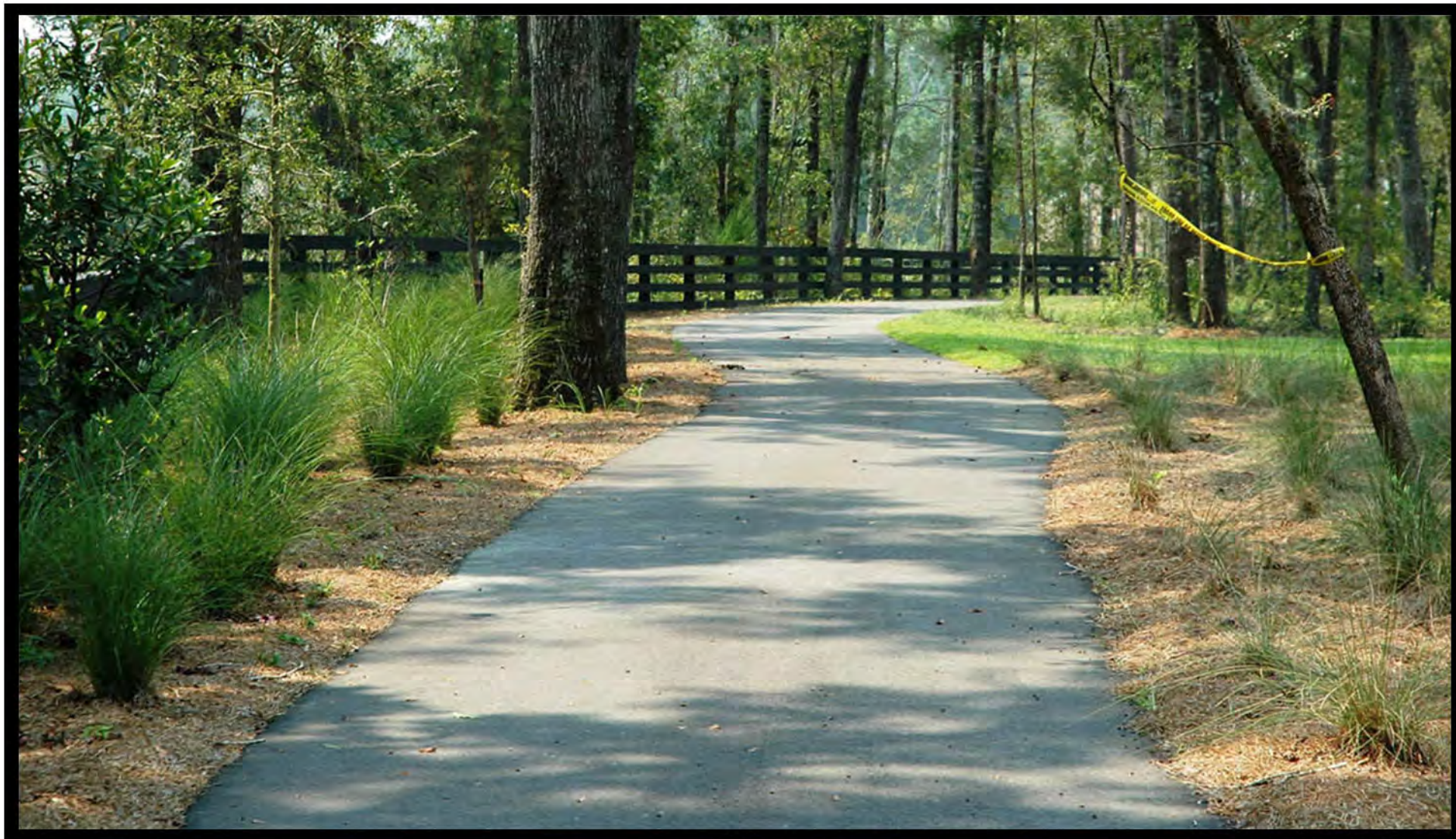
Landings at Village Farms Residential



Landings at Village Farms Commercial



TRAIL/CONNECTIVITY
NETWORK



CANOE/KAYAK
LAUNCH

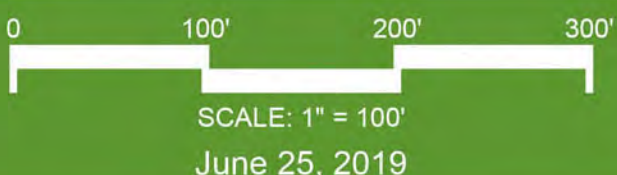
PARKS AND OPEN
SPACE



AMENITY EXHIBIT

RESSLER PROPERTY

WESTFIELD, INDIANA

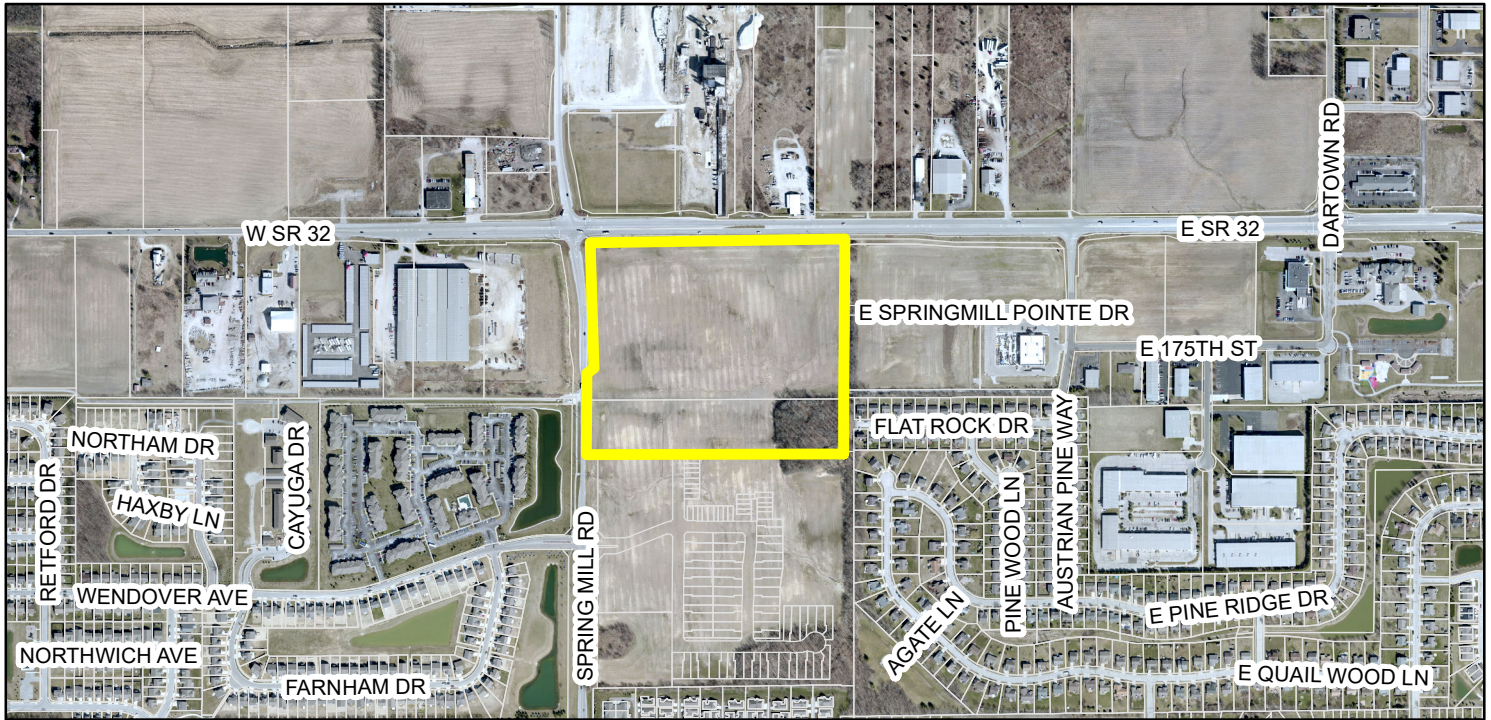




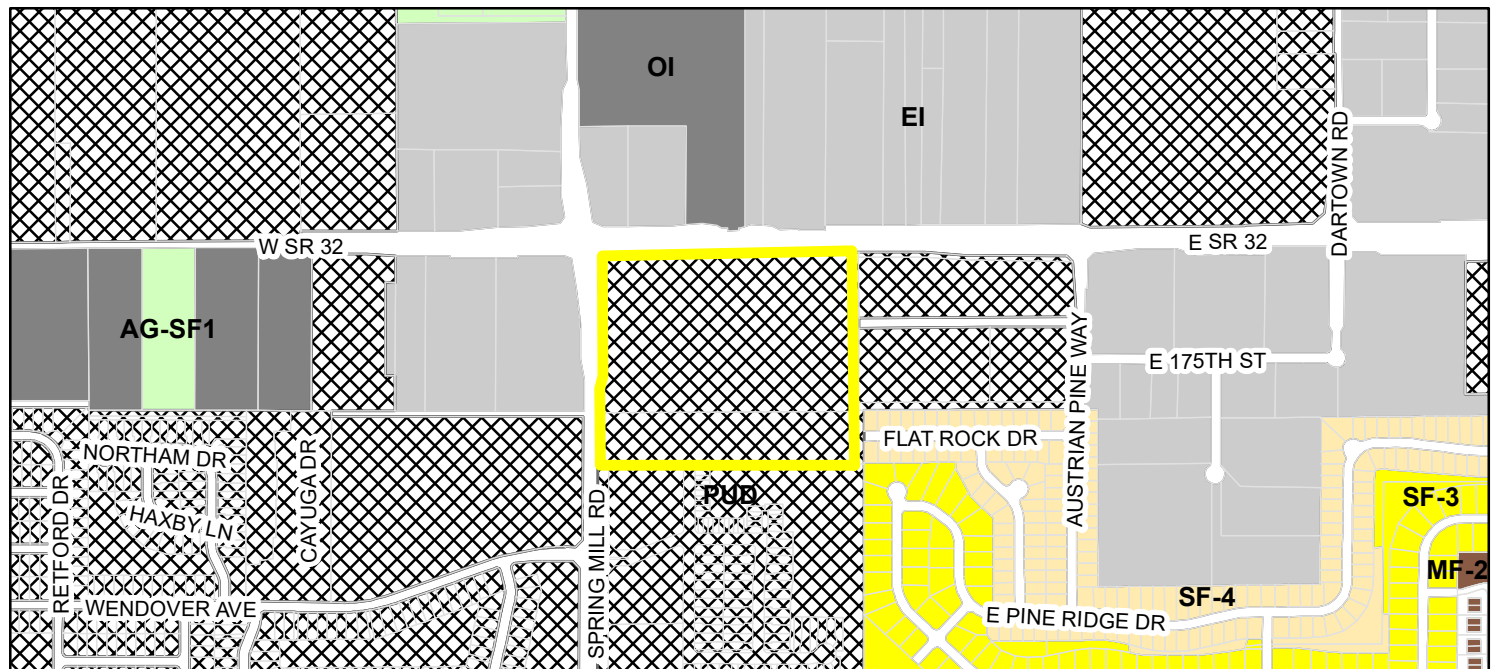
Property Location Map Meijer



Aerial Location Map



Zoning Map



	Parcel		MF-2 (Multiple Family - 2)
Zoning - All			OI (Open Industrial)
Zoning			PUD (Planned Unit Development)
	AG-SF1 (Agriculture - Single Family - 1)		SF-3 (Single Family - 3)
	EI (Enclosed Industrial)		SF-4 (Single Family - 4)