

Westfield City Council Members

Scott Willis, (District 1)

Jake Gilbert, (District 2)

Mike Johns, (District 5)

Troy Patton, (At Large)

Joe Edwards, (District 3)

Cindy L. Spoljaric, (At Large)

Scott Frei, (District 4)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_03_22_2021

Monday, March 22, 2021 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, March 22, 2021 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

AGENDA

Pledge of Allegiance

Invocation by: Brad Ruggles with NSPIRE Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 3-8-21](#) | [Finance Workshop Minutes 3-16-2021](#)

Claims:

Documents: [Docket for March 22, 2021](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

None

Old Business:

Resolution 21-103: Approving Proposed Term Sheet for Development of Certain Property in the City

Council Introduction: March 8, 2021

Adoption Consideration: March 22, 2021

Documents: [Resolution 21-103](#) | [Term Sheet](#)

Ordinance 21-10: Woods, Robinson, Briggs PUD

Council Introduction: February 8, 2021

APC Public Hearing: February 16, 2021

APC Recommendation: March 15, 2021

Adoption Consideration: March 22, 2021

Documents: [Ordinance 21-10](#) | [Staff Report](#) | [Location Map](#) | [District Plan](#) | [Concept Plan](#) | [District 1 Exhibits \(Commercial\)](#) | [District 2 Exhibits \(Park Trail Head\)](#) | [District 3 Exhibits \(Single-family North\)](#) | [District 4 Exhibits \(Single-family South\)](#) | [Phasing Plan](#) | [APC Certification](#)

New Business:

Approval of Food Trucks/Sundown Garden open house dates: (May 15th, July 10th, September 18th)

Approval of Food Trucks: Village Park Carnival April 29th-May 9th

Resolution 21-107: Common Council Urging Redevelopment Commission to Decline to Approve Agreements

Adoption Consideration: March 22, 2021

Documents: [Resolution 21-107](#)

Resolution 21-108: Common Council Initiating an Investigation

Adoption Consideration: March 22, 2021

Documents: [Resolution 21-108](#)

Ordinance 21-21: Ordinance of the Common Council of the City of Westfield

Council Introduction: March 22, 2021

Adoption Consideration: April 12, 2021

Documents: [Ordinance 21-21](#)

Guests:

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

City Council Comments

Mayor Comments

Adjourn

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

Working Meeting

Westfield City Council March 8, 2021

The Westfield City Council held a meeting on March 8, 2021 at Westfield City Hall and a virtual conference call. Present were Mike Johns, Joe Edwards, Scott Willis, Cindy Spoljaric, Jake Gilbert, Scott Frei and Troy Patton. Also present were Cindy Gossard clerk treasurer, and Manny Herceg, and Blake Burgan City Attorney's.

Mayor Cook called the meeting to order at 7:00 pm.

Approval of Minutes:

Joe Edwards made a motion to approve the February 22, 2021 minutes as presented.
Scott Frei seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

Jake Gilbert stated he would like to see a breakdown of hours for all attorney fees.

Scott Willis made a motion to approve the March 8, 2021 claims as presented.
Cindy Spoljaric seconded. Vote: Yes-4; No-3. (J. Gilbert, T. Patton, S. Frei) Motion carries.

Miscellaneous Business/Special Presentations:

Special Presentation: Mike Howard, County Attorney-Refinancing of a Joint City/County Bond.

Mike Howard stated this is a request for the council to approve Ordinance 21-18, authorizing the issuance of the County's 2021 Refunding Bonds and approving the Interlocal Agreement.

There was council discussion and questions were addressed regarding the process.

Joe Edwards made the motion to suspend the rules and vote on Ordinance 21-18.
Troy Patton seconded. Vote: Yes-7; No-0. Motion carries.

Joe Edwards made the motion to approve Ordinance 21-18 as presented.
Troy Patton seconded. Vote: Yes-7; No-0. Motion carries.

Joe Edwards made the motion to approve the Interlocal Agreement as presented.
Troy Patton seconded. Vote: Yes-7; No-0. Motion carries.

Old Business:

Resolution 21-100: Declaring a Certain Area Within the city an Economic Revitalization Area, Qualifying Certain Real Estate Property Improvements for Tax Abatements, Qualifying Certain Personal Property Investment for Tax Abatements & Setting the Time and Place for a Public Hearing Regarding the Same.

Council Introduction: February 8, 2021

Adoption Consideration: March 8, 2021

Kai Chuck presented stating this is a request to declare 13 acres located at the NE corner of 191st St. and Horton Rd. an Economic Revitalization Area. Once the ERA area is declared, the property owners wish to apply for a ten-year real property tax and five-year personal property tax abatement.

Scott Frei made the motion to approve Resolution 21-100 as presented.

Mike Johns seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 21-02: Lancaster Phase 2 PUD

Council Introduction: January 11, 2021

APC Public Hearing: February 1, 2021

APC Recommendation: March 1, 2021

Adoption Consideration: March 8, 2021

Jon Dobosiewicz presented stating this is a request by William Trace Development to rezone 36.2 acres located on the NE corner of 186th St & Casey Rd. from the Springmill Trail PUD to a continuation of the Lancaster PUD District (Phase 2). Changes since the public hearing were discussed.

There was council discussion.

Scott Willis made the motion to approve Ordinance 21-02. Cindy Spoljaric seconded.

Vote: Yes-7; No-0. Motion carries.

Ordinance 21-11: Orchard View PUD Amendment I

Council Introduction: February 8, 2021

APC Public Hearing: March 1, 2021

APC Recommendation: March 1, 2021

Adoption Consideration: March 8, 2021

Paul Munoz with Arbor Homes presented stating this would add an additional 3 acres (8 lots) to the Orchard View PUD District located N of State Rd. 32, W side of Spring Mill Rd. Orchard View, (Area A) with the added lots would comprise of 207 single-family detached homes.

Joe Edwards made the motion to approve Ordinance 21-11 as presented. Jake Gilbert seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 20-48: Somerset PUD

Council Introduction: November 4, 2020

APC Public Hearing: December 7, 2020

APC Recommendation: March 1, 2021

Adoption Consideration: March 8, 2021

Paul Munoz presented stating Silverthorne Homes would offer 152 single-family homes, averaging in the high \$200's, on approximately 61 acres West of Spring Mill Rd on 186th Street.

Troy Patton made the motion to approve Ordinance 20-48 as presented. Scott Willis seconded. Vote: Yes-7; No-0. Motion carries.

New Business:

Resolution 21-102: Approving an Amending Declaratory Resolution & Plan Supplement of the Westfield Redevelopment Commission & Approving an Order of the Westfield Washington Township Advisory Plan Commission

Adoption Consideration: March 8, 2021

Todd Burtron presented stating this is the statutory process that moves certain parcels from one allocation area to another. (Grand Junction to Union Square Allocation Area).

Joe Edwards made the motion to approve Resolution 21-102 as presented. Scott Willis seconded. Vote: Yes-7; No-0. Motion carries.

Resolution 21-103: Approving Proposed Term Sheet for Development of Certain Property Within the City.

Council Introduction: March 8, 2021

Adoption Consideration: March 22, 2021

Todd Burtron presented outlining the terms of the proposed partnership between the City and Old Town Companies to construct a parking garage within the Union Square Allocation Area.

There was council discussion.

Ordinance 21-13: Lakes of Westfield Annexation Area (Phase 2)

Council Introduction: March 8, 2021

Public Hearing: March 8, 2021

Adoption Consideration: April 12, 2021

Pam Howard presented stating this would annex 22.5 acres located at the SW corner of 186th Street & Shady Nook Rd.

Public Hearing Open: 8:12 PM/ NO COMMENTS

Public Hearing Closed: 8:13 PM

Ordinance 21-14: Sycamore Glen PUD

Council Introduction: March 8, 2021

APC Public Hearing: April 5 2021

APC Recommendation: May 5, 2021

Adoption Consideration: May 10, 2021

Jon Dobosiewicz presented stating Coronado Homes proposes to construct 55 custom homes on 28.5 acres located on the South side of 159th St. West of Towne Road. The homes would range in price from \$580,000 to \$750,000.

Moves on to APC

Ordinance 21-15: Davis PUD Amendment 2

Council Introduction: March 8, 2021

APC Public Hearing: April 5, 2021

APC Recommendation: May 5, 2021

Adoption Consideration: May 10, 2021

Brian Stumpf with 11th Street Development presenting stating Estridge Homes is requesting an amendment to the Davis PUD to modify the height of the required brick wainscot to a minimum of 18" to be appropriate for the architectural style of the homes.

Moves on to APC

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Ordinance 21-16: Bonterra PUD
Council Introduction: March 8, 2021
APC Public Hearing: April 5, 2021
APR Recommendation: May 5, 2021
Adoption Consideration: May 10, 2021

Matt Skelton presented stating that M/I Homes is proposing a mixed-use development on 27 acres on State Rd 32 West of Gray Rd. Approximately 4 acres will be General Office uses, with the remaining acreage being a mix of two-story and three-story townhomes along the Midland Trace Trail corridor.

Moves on to APC

Ordinance 21-17: Northpoint PUD Amendment IV
Council Introduction: March 8, 2021
APC Public Hearing: April 5, 2021
APC Recommendation: May 5, 2021
Adoption Consideration: May 10, 2021

Pam Howard presented stating this would amend the architectural standards pertaining to the unsold lots that remain on the 177 acres in the Northpoint PUD district.

Moves on to APC

Guests:

Craig Woods spoke stating that he was **not** in favor of the Woods, Robinson, Briggs PUD (Ordinance 21-10) that is up for council consideration on April 12, 2021.

City Council Comments:

Troy Patton-encouraged everyone that has not had the chance to listen to past and future Finance Committee meetings to do so, stating there is informative information discussed regarding the city's financial outlook.

Cindy Spoljaric- gave APC update.

Scott Frei- stated he would, in the future, be presenting a Resolution that stated once a month at Council Meetings an update be given on the total debt of the city.

Mike Johns-Financial Stability of the City and State Rd 32 expansion. *see attached

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Mayor Comments:

Mayor responded to request by Mike Johns regarding State Rd 32 concerns & requests

Without any further business, the meeting adjourned at 8:59 pm.

Clerk-Treasurer

President

[Type here]

I have been concerned with the financial viability of the S.R. 32 Interlocal Cooperative Agreement Between the Indiana Department of Transportation and The City of Westfield since it was introduced and immediately approved by the City Council with no public input on October 8, 2018. I was in the audience that evening for the 16 minute presentation to the Council. In that meeting, Jeremy Lollar told the Council that the total cost of the project would be \$15,000,000 and that this cost would be split 50/50 between the City and INDOT. The Council was advised that INDOT's total contribution would be limited to \$7,500,000 and that anything over the estimated \$15,000,000 total cost would be the responsibility of the City. Jeremy advised the Council that any additional cost to the City above the estimated \$7,500,000 was a non-issue. He said that, "these are numbers that we put together" and "to think that is \$20,000,000 is off the wall". Councilman Edwards asked if we were to bid the project, and it's too expensive, can we get out of it? Jeremy responded "Yes" and added "We can back out of the Agreement per the exit clause". Jeremy also explained that we would be using Federal funds so we would have to follow a Federal process including Federal Guidelines for Historical issues. When asked about funding, Jeremy stated that "We have a funding strategy that will allow us to have cash in hand and not bond". The Mayor added, "We intend to use cash for our \$7,500,000 not debt". Councilman Lehman added that we need to put funding into our long-term strategic plan, it's not going to get paid for in a year or two.

During the past 12 months, I have had a chance to attend several meetings regarding the S.R. 32 Project. I have met with city planners, engineers, Structure Point design members, INDOT officials, Indiana Landmarks, the Westfield Preservation Alliance, the Westfield Historical Society, the Chamber of Commerce and many residents. Based upon what I have learned, I believe that the total project, including all associated subprojects, will far exceed the \$7,500,000 estimate of the cost to the City and could conservatively exceed the original estimate by at least double that amount. In addition, I have been told that there will be a change in how the project will now be funded versus how it was approved to be funded. If this is true, the proposed change to the funding mechanism has had no input from the City Council, which is concerning.

In order to facilitate the Council's review and to determine if it is appropriate to continue or terminate the Interlocal Agreement, I am requesting that the City provide the Council, no later than Friday, March 19, with an updated estimate to complete the S.R.32 Project including associated sub-projects and the proposed funding mechanism. I ask that the report include, at minimum, the following items:

- An estimate of what costs will be included in INDOT's \$7,500,000 contribution
- An estimate of what the associated widening costs will be paid by the City of Westfield
- Cost of the two planned mid-block pedestrian crossings
- Cost of burying the utilities
- Cost of historic preservation mitigation
- Cost of the Jersey Street extension
- Cost of the planned pedestrian bridge
- The amount of funds lost when Federal participation was removed
- Cost of landscaping and lighting
- Cost of any anticipated trail crossing

- Cost of the required Joint Use Maintenance Agreement in the future
- Cost of any other associated projects which will be required

I appreciate that I am asking for a lot of information to be provided to the Council within a short period of time. However, I would think that the departments involved should have a good grasp of this ongoing project, so hopefully it won't be too difficult to provide the requested information within this time frame. I recognize that this request may make departments or individuals uncomfortable because of previous estimates or comments. I apologize if anyone feels that way as that is certainly not my intent. I recognize that the cost of construction has increased significantly in recent years. I also believe that as a City we must be wise and prudent with respect to funding additional growth projects while minimizing long term debt. Given that we have limited resources, it is critical that we prioritize projects and that funded projects are completed as planned.

As we have discussed on several occasions, this Council is not averse to investing where necessary to promote growth, but we also want to be certain that there is full disclosure regarding the totality of the project and actual associated costs. At the end of the day, the residents of Westfield should have a reasonable expectation of receiving what was promised. I am optimistic that as we develop a long term capital improvement plan, we will be able to identify and prioritize projects with full transparency, and that exercises such as this one will become a thing of the past. Unfortunately, for now, we need the requested information to determine whether this project as planned is achievable and should be pursued at this point in time.



Westfield City Council Report

Ordinance Number:	21-10
APC Petition Number:	2103-PUD-10
Petitioner:	EdgeRock Development, LLC (the "Petitioner")
Requested Action:	A change of zoning request for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods-Robinson-Briggs Planned Unit Development (PUD) District
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Current Land Use:	Residential/Vacant
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 21-10 4. District Map 5. Concept Plan 6. District 1 Character Exhibits (Commercial District) 7. District 2 Character Exhibits (Park/Trail Head District) 8. District 3 Character Exhibits (Small Lot Single-Family Residential North) 9. District 4 Character Exhibits (Small Lot Single-Family Residential South) 10. Phasing Plan 11. APC Certification
Prepared by:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the February 8, 2021, City Council meeting. The petition received a public hearing at the February 11, 2021, Advisory Plan Commission (the "APC") meeting. At the March 15, 2021, APC meeting, this petition received a favorable (5-4) recommendation (see **Exhibit 11**).

PROJECT OVERVIEW

Location: The petitioner is requesting the rezoning of approximately 157 acres +/- of Real Estate located on the north side of 191st Street in the approximate location of the intersection of 191st Street and Grand Park Boulevard (see **Exhibit 2**).

The Property is currently used for residential and agricultural uses and zoned AG-SF1: Agriculture/Single-Family Rural. The proposed Ord. 21-10 (the “Proposed PUD”) proposes a mixed-use PUD with the underlying zoning districts (collectively “the Districts”) of GB: General Business for District 1, AG-SF1: Agriculture/Single-Family Rural for District 2 and SF4: Single-Family High Density for Districts 3 and 4 (see **Exhibits 4 and 5**).

The Petitioner had previously filed a rezone request ([Ord. 20-28](#), also referenced as the Woods Robinson Briggs PUD and to be known as the “Previous Petition” within this Staff Report) for the same Real Estate in 2020. A public hearing was held at the September 8, 2020 APC meeting and a 5-4 favorable recommendation was issued at the December 21, 2020, APC meeting. However, instead of advancing the Previous Petition to the City Council, the Petitioner withdrew the Previous Petition. At the February 8, 2020 APC meeting, the APC unanimously waived an APC Rules and Procedures requirement that, ***“A new case involving the same property that was the subject of a case which has been withdrawn by any petitioner shall not be placed on the docket for consideration within a period of three (3) months after the date of withdrawal”*** (Westfield/Washington Planning Commission Rules and Procedures, Article IX, Subsection 6(b)).

The most substantive change since the Previous Petition’s withdrawal is that the Suburban Rental Community District that was proposed as part of the Previous Petition has been removed and replaced with single-family detached homes that default to the same standards as the Small Lot Single-Family District (District 4).

ZONING REQUEST

The petitioner requests this change in zoning to create a new PUD to accommodate commercial and residential development.

Underlying Zoning: The proposed underlying zoning for the aforementioned districts are as follows:

- District 1 – GB: General Business
- District 2 – AG-SF1: Agriculture/Single-Family Rural
- District 3 – SF4: Single Family High Density
- District 4 – SF4: Single Family High Density

Definitions:

“Motorsports Industry Team Facility” is defined. It is the same definition previously used in the Links PUD (Ord. 19-60) which was approved at the February 10, 2020, City Council meeting.

However, unlike the Links PUD, a Motorsports Industry Team Facility on this Real Estate would not be enjoined with a Commercial Recreational Facility.

If a Motorsports Team Facility were to be built on the Property, all day-to-day operations unrelated to loading or unloading of equipment and/or business-related products would be required to take place completely indoors.

Concept Plan: Two Concept Plans (see **Exhibit 5**) are made a part of the PUD. Any development proposed for the Property must be substantially compliant with the Concept Plans as determined by the Director of the Community Development Department. A related District Map (see **Exhibit 4**) of the PUD shows the Property divided into four (4) different Districts:

- District 1 – the Commercial District
- District 2 – the Park/Trail Head District
- District 3 – the Small Lot Single-Family Residential (North) District
- District 4 – the Small Lot Single-Family Residential (South) District

Illustrative Character Exhibits: Illustrative Character Exhibits (see **Exhibits 6** through **9**) are made a part of the PUD which intend to capture the intended quality of improvements made in the Districts of PUD.

Permitted Uses: The PUD sets forth specific land use criteria for each district.

- District 1 (Commercial District)
 - Additional Permitted Uses within District 1 are:
 - Sporting Goods Store (Large)
 - Family Entertainment Center
 - Indoor/Outdoor Athletic/Tennis Facilities
 - Motorsports Industry Team Facility
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors.
 - Sports/Tech Center (considered a Professional Office use)
 - The following uses shall be prohibited within District 1:
 - All High Intensity Retail uses except for a) Sporting Goods Store (Large) and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
 - Special Exception Uses
 - Auction Room
 - Commissary, Food Catering Service
 - Garden and Lawn Center

- Mortuaries
 - Restaurants, Fast Food
 - School, Non-Profit Fine Arts or Commercial
 - School, Non-Profit Professional Trade or Business
 - Amphitheater/Outdoor Theater (with no permanent seating)
 - Assembly Hall/Auditorium
 - Educational Institution, Without Dormitory Accommodations
 - Hospital (Major)
 - Non-profit Museum/Exhibition Hall
 - Data Processing/Call Center
 - Nursery
 - Commercial Parking Lots and Structures, Public
 - Heliport
- District 2 (Park/Trail Head District)
 - All uses except Public Park and Temporary Use and Events are prohibited in District 5.
 - District 3 (Small Lot Single-Family Residential (North) District) and District 4 (Small Lot Single-Family Residential (South) District)
 - All uses with the exception of Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities are prohibited in Districts 3 and 4.

Overlay Districts: For the purposes of this Ordinance, standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District shall for the purposes of this ordinance instead apply to 191st Street.

As such, the PUD proposes that the State Highway 32 Overlay sections regarding Building Size, Architecture, and Miscellaneous apply the development within District 1, the Commercial District.

The PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials. In the event that a Building Façade is visible from 191st Street or the Monon Trail, the tilt-up concrete used must have multiple colors and texturing so that it resembles Masonry Materials.

Additionally, the PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater that use tilt-up concrete as a primary building material shall not be required to contain articulated cornice treatments or roofline modulations set forth in the 32 Overlay.

General Regulations and Development Standards, District Specific: The PUD proposes modifications and/or specifications to General Regulations and Development Standards for each District:

District 1 (Commercial District): The PUD proposes specified/modified requirements regarding Minimum Lot Frontage, Project Perimeter Setback, Building Size Requirements, Maximum and Minimum Building Sizes, and Setbacks.

- **Accessory Buildings:** Trash enclosures located in District 1, the Commercial District, may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way.
- **Architectural Standards:** As previously mentioned above, the State Highway 32 Overlay Architectural Standards, as amended, shall apply to District 1, the Commercial District.
- **Water Feature:** A water feature shall be required in District 1 and shall be similar in scale to what is shown on the Concept Plan
- **Racket Center:** A Commercial Recreational Facility that shall contain but is not necessarily limited to elements such as pickle ball, tennis, squash, other racket games, and may contain but is not required to contain a fitness center, a spa, and indoor/outdoor food and beverage areas shall be developed in District 1 in the general location of the Golf/Tennis/Pickleball/Spa Complex depicted on the Concept Plan.
- **Mixed Use Units:** Mixed use units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance (Ord. 21-10), the short-term rental units shall be deemed a Hotel use, which is a permitted use. Short-term rentals may number as many as two hundred (200) but as little as fifteen (15) would be required. Short-term rentals shall be between 600 and 1,000 square feet in size.
- **Building Size:** Where residential uses are adjacent, the Maximum Building Height shall be three (3) stories.

District 2 (Park/Trail Head District): Enclosed buildings are prohibited within District 2. Park amenities shall include, but are not limited to:

- WIFI
- Play spaces for children, teens, and adults
- An open-sided shelter
- Lighting and safety features
- Exercise stations
- Lawn area for recreational play
- Sculptured walking areas
- Crushed stone trails

The petitioner has added requiring that:

- An application for a Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate.
- The required park amenities listed shall be installed within District 2 within one year of the aforementioned Detailed Development Plan application submittal unless the Director of the Community Development Department approves an extension due to unforeseen circumstances.

The Park is no longer to be dedicated to the City of Westfield.

District 3 (Small Lot Single-Family (North) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width, Minimum and Maximum Building Height and Minimum Living Area.

The following are the proposed standards compared with the UDO's SF4 standards:

STANDARD	DISTRICT 3	SF4 (UDO)
Minimum Lot Area	7,500 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	25 feet	25 feet
Minimum Setback (Side)	5 feet	8 feet
Minimum Setback (Rear)	25 feet	25 feet
Minimum Setback (Monon Trail Edge of Pavement)	40 feet	N/A
Minimum Lot Width	50 feet	50 feet
Minimum Building Height	1 Story	N/A
Maximum Building Height	35 feet	25 feet
Minimum Living Area (One Story)	1,400 SF	1,000 SF
Minimum Gross Living Area (Two Story)	1,800 SF	N/A (750 SF Ground Floor)

In addition, Architectural/Design element requirements for exterior surfaces, roof form/overhangs, Windows, Front Facades, Side Facades, Building Facades along the Monon Trail, and Garages are provided.

District 4 (Small Lot Single-Family (South) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width at Building Line, Minimum and Maximum Building Height, Minimum Living Areas on Ground Level, Minimum Living Area and Minimum Building Separation.

Much of the language provided for District 4 is pulled directly from the Lancashire/Suffolk Amendment to the Oak Manor PUD ([Ord. 17-20](#)). However, Elevation A of the Hamlett Model previously used in the Lancashire/Suffolk Amendment shall not be used in District 4.

In addition, Architectural/Design element requirements for exterior surfaces, roof form/overhangs, Front Facades, Non-Front Facades facing External Streets, and Garages are provided.

STANDARD	DISTRICT 4	SF4 (UDO)
Minimum Lot Area	2,880 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	10 feet	25 feet
Minimum Setback (Side)	3 feet	8 feet
Minimum Setback (Rear)	5 feet	25 feet
Minimum Lot Width	36 feet	50 feet
Minimum Building Height	2 Stories	N/A
Maximum Building Height	35 feet	25 feet
Minimum Living Area (Ground Level)	700 SF	750 SF (1 ½ & 2 Stories)
Minimum Gross Living Area (Two Story)	1,800 SF	N/A

General Regulations and Development Standards, Property-Wide: The PUD proposes modifications and/or specifications to General Regulations and Development Standards that are more or less Property-wide:

Landscaping: Where District 1, the Commercial District, abuts the Monon Trail, landscape requirements set forth in the Trail Corridor Plantings section of the UDO shall apply; no additional plantings or mounding shall be required unless a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line.

- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Parking Area Landscaping requirements shall also apply.

Lighting: The PUD proposes that neon lighting be permitted along the rooflines of commercial buildings provided that the lighting is fully shielded from above. Additionally, architectural

lighting for commercial properties shall be consistent with what is shown in the Illustrative Character Exhibits of the PUD. Maximum height requirements for light poles and light poles specifically used for outdoor sports facilities in District 1 are provided. Lighting to compliment water features is permitted. Sport Lights, as defined in the PUD, shall be oriented away from any residential units on the Real Estate.

Parking and Loading: In order to prevent large swaths of parking abutting the Property's External Street frontage and the Monon Trail, the following shall apply:

- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted in the 191st Street Front Yard of District 1; and
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way.

Signage: All commercial wall signage that incorporates lighting is proposed to be either a) reverse channel letter or b) externally lit with gooseneck light fixtures.

The PUD proposes that the Property be permitted one (1) Nonresidential Center Sign along the Property's 191st Street frontage. This one (1) sign shall be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area per face. In addition, two (2) Individual Monument Signs, a maximum of nine (9) feet in height and sixty (60) square feet of sign area per face, are permitted along the Property's 191st Street Frontage.

Duration: Failure to obtain the first Improvement Location Permit for a new building on the Real Estate by January 1, 2027 (unless otherwise extended by the Director of the Community Development Department) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture/Single-Family Rural District (AG-SF1).

MODIFICATIONS SINCE COUNCIL INTRODUCTION

- The Petitioner has revised the District Plan so that it is overlaid on top of one of the two (2) Concept Plans
- The Petitioner has added a second Concept Plan which shows two (2) buildings at the northwest corner of Grand Park Boulevard and 191st Street in addition to the already existing Concept Plan. Either Concept Plan requires substantial compliance.
- The Illustrative Character Exhibits for the Commercial District are now conceptual only as the State Highway 32 Overlay District now completely controls over the architectural requirements of District 1. There is no longer any allowance for 'substantial compliance as determined by the Director of Community Development'. If there is conflict between the Illustrative Character Exhibits and the State Highway 32 Overlay for District 1, the standards of the State Highway 32 Overlay shall apply.
- Sports Tech Center has been defined to be considered a "Professional Office" use, which is a permitted use. If developed, the Director shall determine whether or not a proposal meets the Professional Office use definition within the UDO.

- The Minimum Gross Floor Area for buildings adjacent to 191st Street has been increased from 4,000 square feet to 5,000 square feet (including pergolas, outdoor seating, public art, artistic landscaping, and amenities). This requirement is commonplace within PUDs existing along State Highway 32 today.
- The maximum building height within District 1 has been decreased to three (3) stories when adjacent to residential uses.
- Language has been added requiring that the water feature required within District 1 shall be similar in scale to what is shown on the Concept Plan. As the Concept Plan requires substantial compliance, this is true anyways.
- Short-term rental units within District 1 are proposed to range in size from a minimum of 600 square feet to a maximum of 1,000 square feet.
- The Park/Trail Head Area, District 2, is no longer to be donated to the City of Westfield.
- Front-load garages no longer count as a point within the pick-list provided for required architectural elements within District 4. Instead, rear-load, side-load, or angled garages shall count as a point.

COMPREHENSIVE PLAN

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” and “Employment Corridor” land uses as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
 - Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
 - Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative
-

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 February 16, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its March 15, 2021, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 5 in favor, 4 opposed) (see **Exhibit 11**).

City Council

Introduction: February 8, 2021

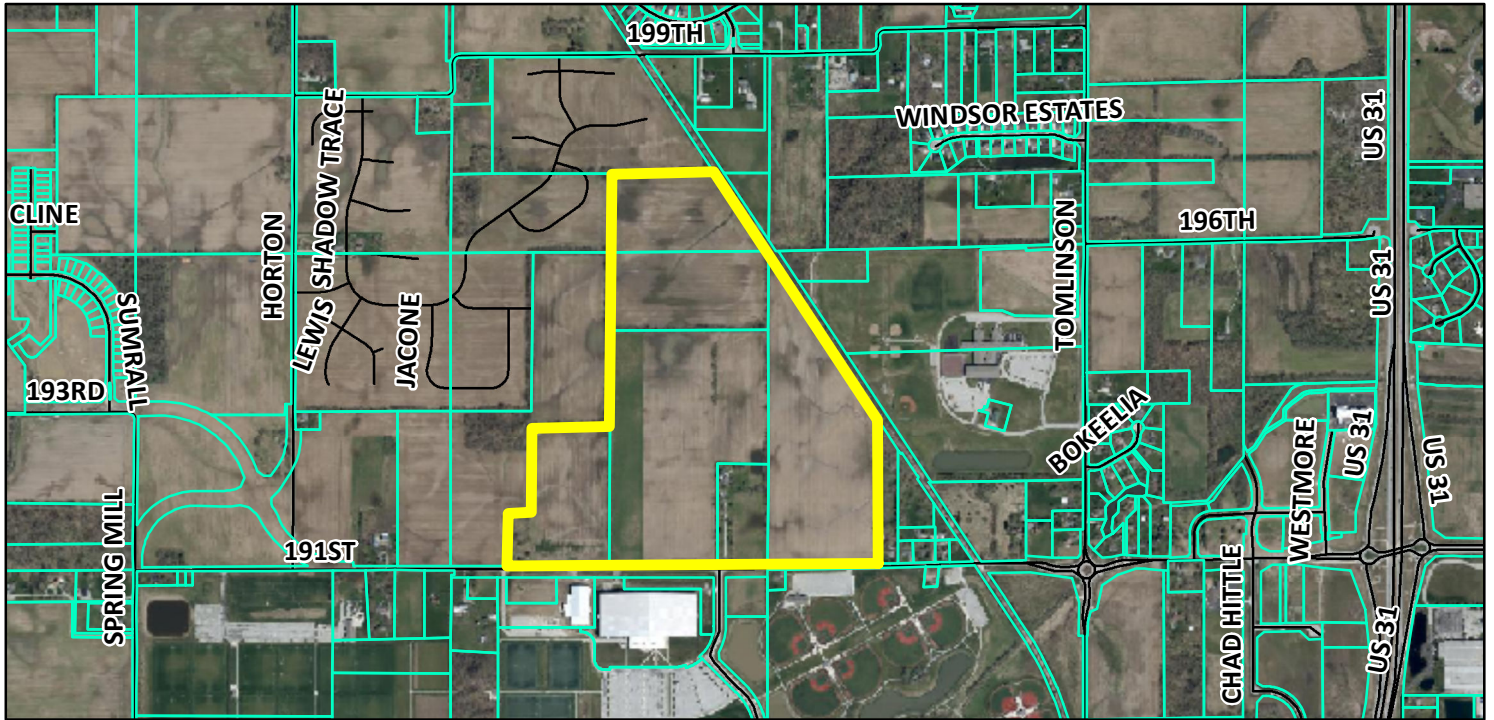
Eligible for Adoption: March 21, 2021

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

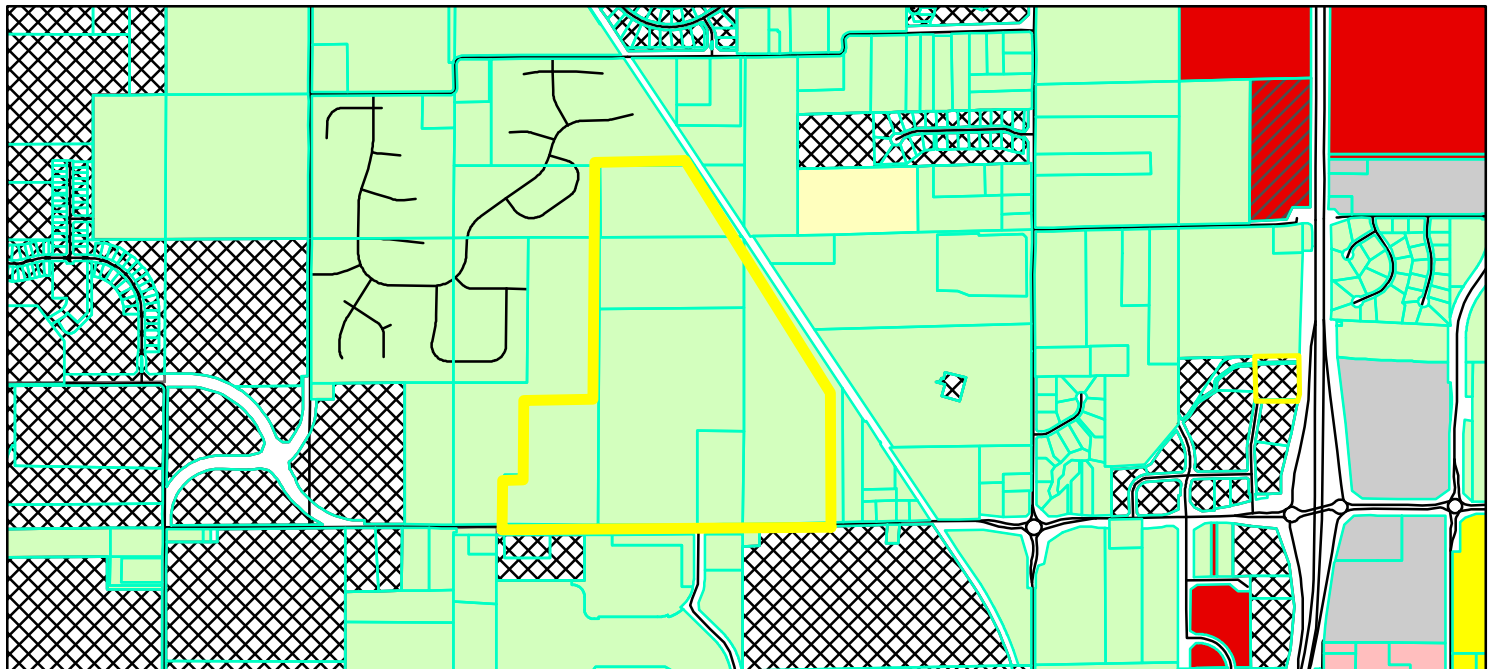
Woods Robinson Briggs PUD

Aerial Location Map

 Site



Zoning Map

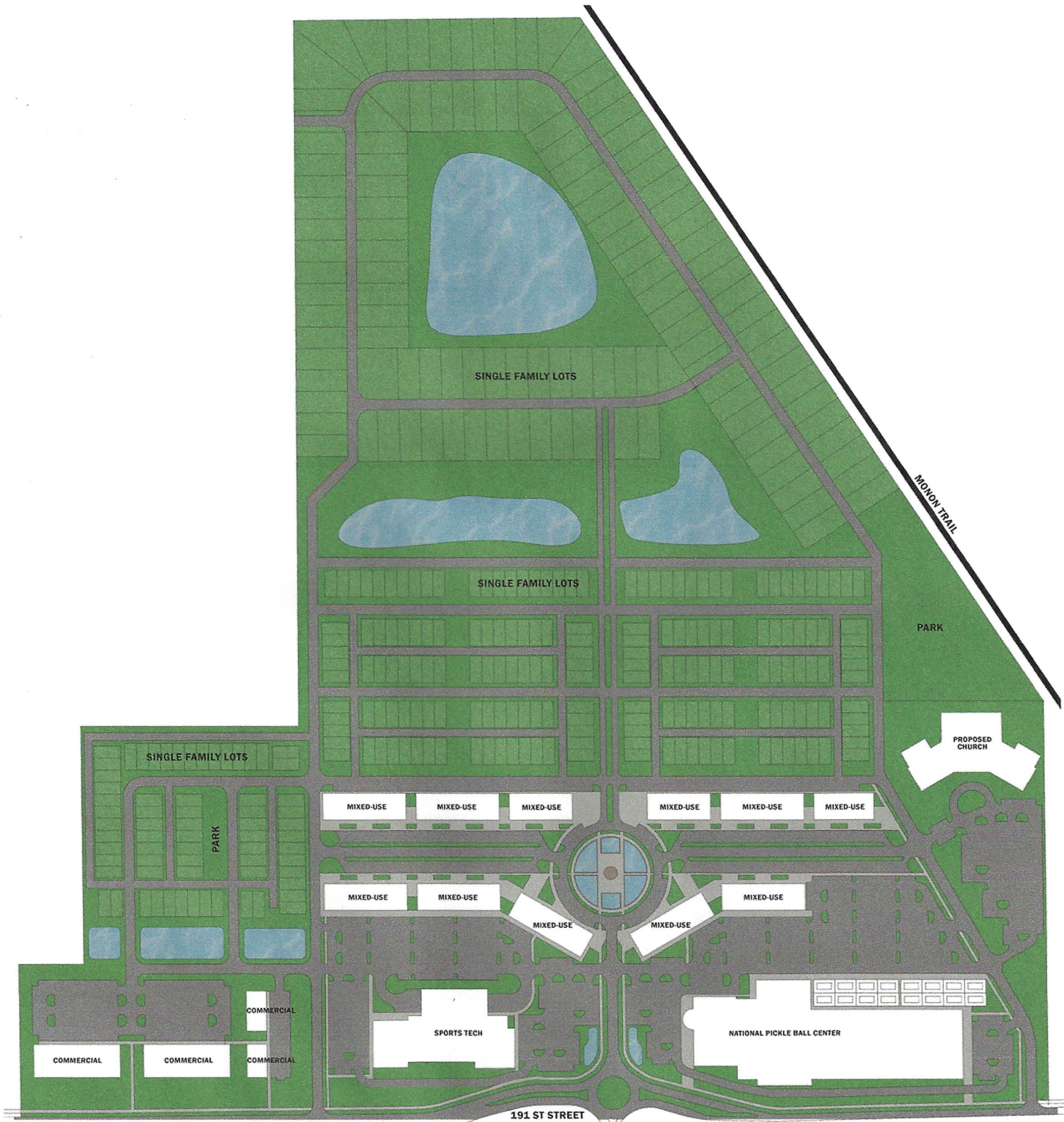


- | | |
|--|--|
|  Parcel |  GB (General Business) |
|  GIS, DBO, PW, Streets |  GB-PD (General Business - Planned Development) |
| Zoning - All |  LB (Local Business) |
| Zoning |  PUD (Planned Unit Development) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  EI (Enclosed Industrial) |  SF-3 (Single Family - 3) |

0 0.225 0.45
Miles

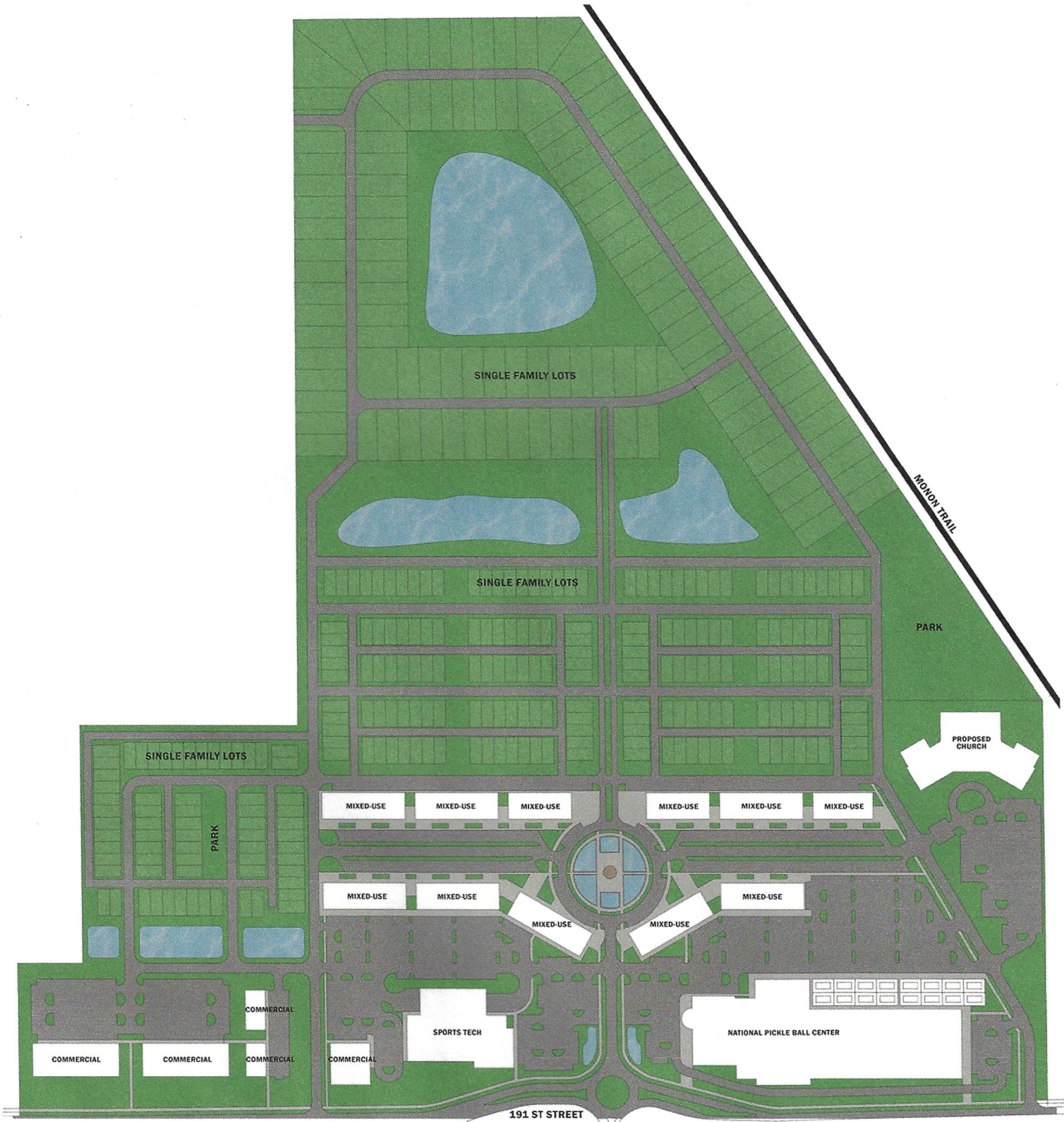


EXHIBIT C CONCEPT PLANS



① PUD CONCEPT PLAN
1" = 400'-0"

EXHIBIT C CONCEPT PLANS



① PUD CONCEPT PLAN
1" = 400'-0"

EXHIBIT D
COMMERCIAL DISTRICT 1 CHARACTER EXHIBITS



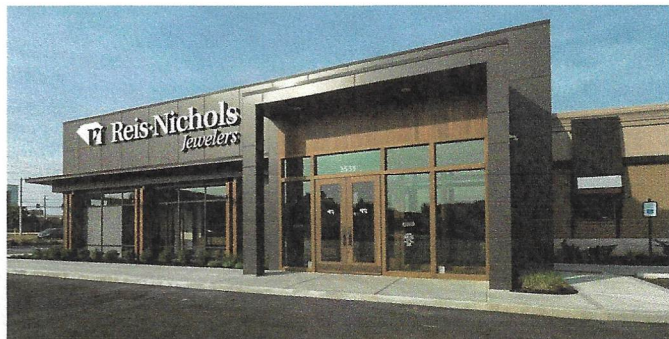
RACKET CENTER INSPIRATION



RACKET CENTER INSPIRATION B



SPORTS TECH INSPIRATION



COMM. OUTLOT INSPIRATION



MIXED-USE INSPIRATION



MIXED-USE INSPIRATION



CHURCH INSPIRATION



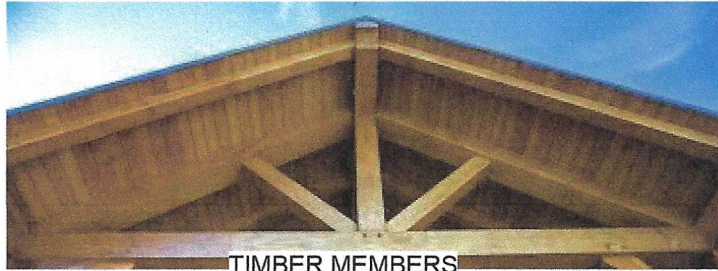
FOUNTAIN INSPIRATION



EIFS VENEER/WOOD VENEER



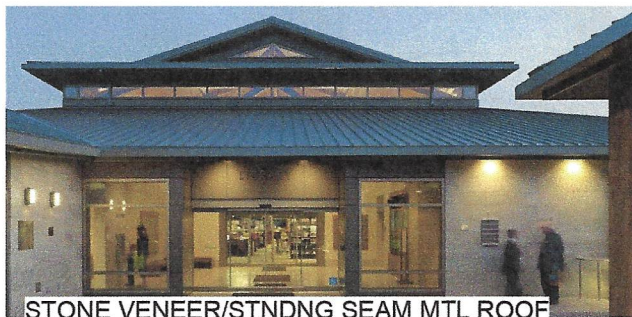
METAL/GFRC TRIM



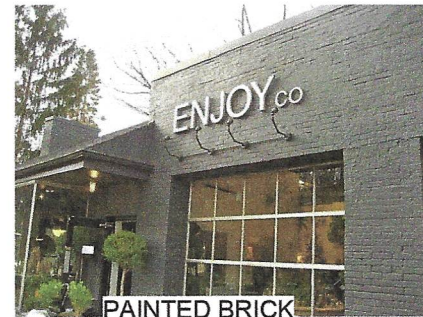
TIMBER MEMBERS



BRICK VENEER/METAL CANOPIES



STONE VENEER/STNDNG SEAM MTL ROOF



PAINTED BRICK



CEMENT BOARD LAP SIDING



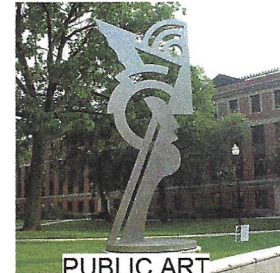
METAL VENEER



RAINSCREEN PANELS



PRECAST PANELS



PUBLIC ART



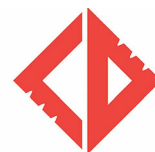
191ST PUD

2/7/21



191ST PUD

02/08/21



Cooler Design



191ST PUD

02/08/21

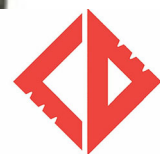


Cooler Design



191ST PUD

02/08/21



Cooler Design

EXHIBIT E
PARK/TRAIL HEAD DISTRICT 2 CHARACTER EXHIBITS



EXHIBIT F
SMALL LOT SINGLE FAMILY DISTRICT 3 (NORTH) CHARACTER EXHIBITS



191ST PUD

02/08/21



5799IND_8



5820 IND - B

191ST PUD

02/08/21



Cooler Design



191ST PUD

02/08/21



Cooler Design



191ST PUD

02/08/21



Cooler Design

EXHIBIT G

SMALL LOT SINGLE FAMILY DISTRICT 4 (SOUTH) CHARACTER EXHIBIT



191ST PUD

2/7/21



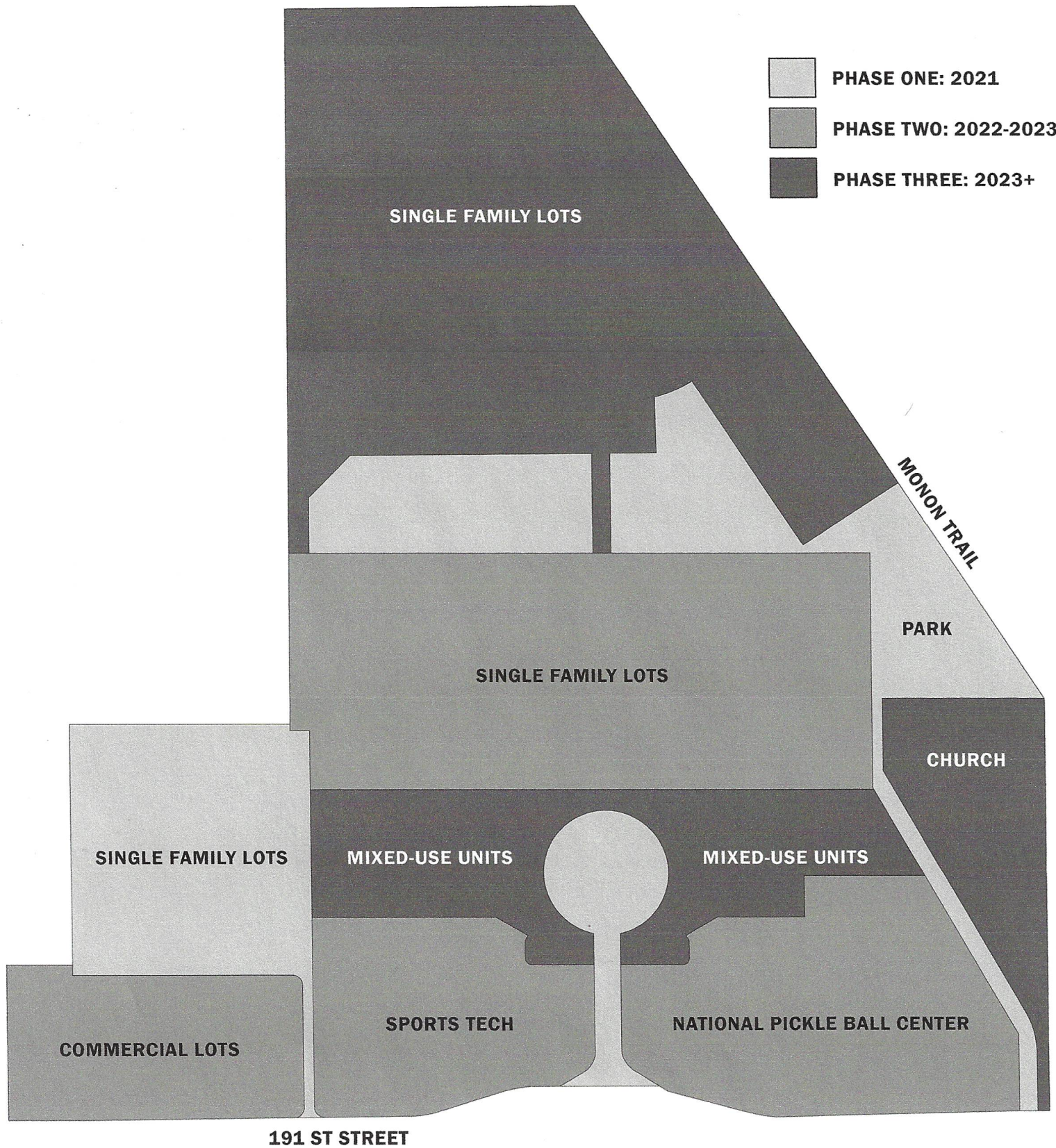


191ST PUD

02/08/21



Cooler Design



③ PUD DISTRICT PHASING PLAN
1" = 400'-0"

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, February 16, 2021, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2103-PUD-10
Ordinance No.	21-10
Petitioner	EdgeRock Development, LLC
Description	A request to rezone approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods-Robinson-Briggs Planned Unit Development (PUD) District (the "PUD").

On March 15, 2021, a motion was made and passed to send a favorable recommendation (Vote: 5 in favor, 4 opposed) to the City Council regarding this petition.

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



Kevin M. Todd, Secretary

March 16, 2021

Date

RESOLUTION 21-103

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA APPROVING A PROPOSED TERM SHEET FOR THE DEVELOPMENT OF CERTAIN PROPERTY IN THE CITY

WHEREAS, the City of Westfield, Indiana (the "City") desires to encourage investment and foster economic development within the City;

WHEREAS, the Common Council of the City has been advised of a proposed term sheet, attached hereto as Exhibit A (the "Term Sheet"), which sets forth the general terms and conditions under which Old Town Companies L.L.C. or an affiliate or designee thereof (collectively, the "Developer") is offering to develop certain real estate adjacent to Grand Junction Plaza (the "Property");

WHEREAS, the Developer seeks to develop and improve the Property by constructing, in one or more phases, a parking garage, approximately 313,000 square feet of for-rent apartment units, approximately 42,000 square feet of commercial space for retail or office use, and related improvements (the "Project"), all as more particularly described in the Term Sheet;

WHEREAS, the Developer intends to make or cause to be made a capital investment in the approximate amount of \$69 million, exclusive of the cost of the parking garage, that, without the assistance of the City and the provision of economic development incentives described in the Term Sheet, will not move forward;

WHEREAS, the Council has reviewed the proposed Term Sheet and has considered the need for economic development investment by the Developer, and finds that approval of the Term Sheet by this Common Council furthers the development and economic development of the City and will benefit the public health and welfare of the citizens of the City;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Westfield, Indiana, that:

Section 1. The proposed Term Sheet in the form attached hereto as Exhibit A is approved and the Mayor is hereby authorized to execute the Term Sheet.

Section 2. This resolution shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED THIS ____ DAY OF MARCH, 2021, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Scott Willis	_____ Scott Willis	_____ Scott Willis
_____ Jake Gilbert	_____ Jake Gilbert	_____ Jake Gilbert
_____ Joe Edwards	_____ Joe Edwards	_____ Joe Edwards
_____ Scott Frei	_____ Scott Frei	_____ Scott Frei
_____ Mike Johns	_____ Mike Johns	_____ Mike Johns
_____ Troy Patton	_____ Troy Patton	_____ Troy Patton
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer
City of Westfield, Indiana

I hereby certify that RESOLUTION 21-103 was delivered to the Mayor of the City of Westfield on the ____ day of March, 2021, at ____:____.m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 21-103

this ____ day of March, 2021

at ____:____.m.

J. Andrew Cook, Mayor

I hereby VETO Resolution 21-103

this ____ day of March, 2021

at ____:____.m.

J. Andrew Cook, Mayor

EXHIBIT A
Depiction of Property

The approximate boundaries of the Property are outlined in red in the depiction below:



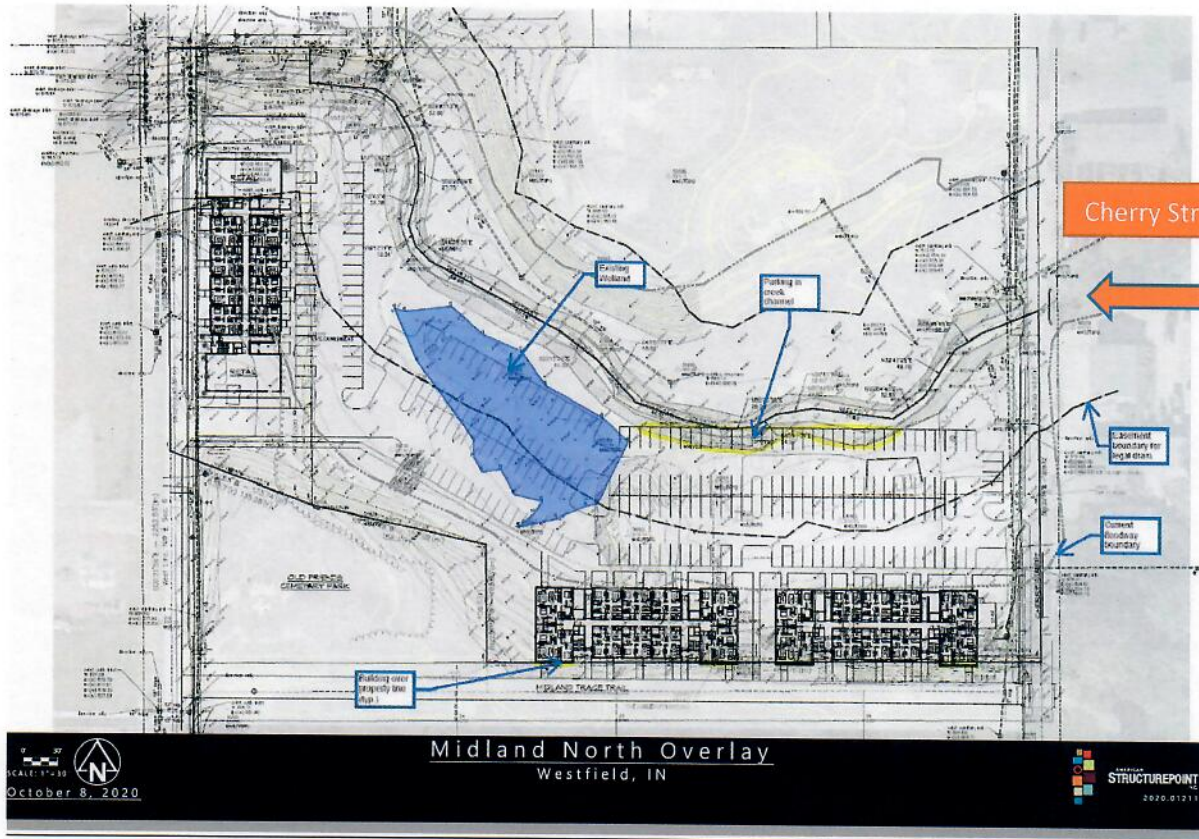
EXHIBIT B
Draft Site Plan of Project



- 1 Union Square:
Mixed Use Residential
- 2 Midland North:
Apartments
- 3 Midland South:
Townhomes
*Outside of project
term sheet area.



EXHIBIT C
Cherry Street Bridge Improvements





_____, 2021

City of Westfield, Indiana
Attn: Chief of Staff, Todd Burtron
2728 E. 171st Street
Westfield, Indiana 46074

RE: Mixed-Use Development Adjacent to Grand Junction Plaza in Westfield, Indiana

Dear Mr. Burtron:

The purpose of this term sheet (this “Term Sheet”) is to propose the general terms and conditions pursuant to which Old Town Companies L.L.C., an Indiana limited liability company, or an affiliated nominee thereof (“Developer”), and The City of Westfield, Indiana (“City”) would be interested in pursuing the redevelopment of the Property (as defined below), including construction of certain improvements thereon. This Term Sheet remains subject to further proceedings as required by law and is intended to facilitate further negotiations between Developer and City with respect to the Project and the preparation of a definitive Project Agreement (as defined below) between the parties, but is not intended to fully describe all of the terms and conditions upon which Developer is willing to develop the Project or upon which City is willing to participate in the development of the Project. In this regard, please cause this Term Sheet to be executed in the space provided below to acknowledge your agreement on behalf of City to negotiate in good faith with Developer with respect to the negotiation and execution of the Project Agreement and the development of the Project pursuant to the following terms and conditions:

Developer

The “Developer” of the Project will be a single purpose entity established for the purpose of developing the Project and controlled by Old Town Companies L.L.C.

City

The “City” means and refers to The City of Westfield, Indiana.

Property

The “Property” means and refers collectively to that certain real property consisting of approximately four (4) acres located to the south of State Road 32 and West of Union Street in the City of Westfield, Indiana, and commonly known as Union Square PUD and approximately five (5) acres located to the north of the Midland Trail between Union and Cherry Streets in the City of Westfield, Indiana, all of which is depicted on Exhibit A attached hereto, together with any improvements thereon and appurtenances thereto, as the same may be re-platted or otherwise subdivided by Developer as Developer may



deem necessary in its sole and absolute discretion to carry out Developer's objectives for the Project.

Project

The "Project" means and refers to the development of certain improvements to be constructed on the Property in one or more phases, including a Parking Garage (as defined below), approximately 313,000 square feet of for-rent apartment units, approximately 42,000 square feet of commercial space for retail or office use, and related improvements (with all such improvements to be constructed on the Property referred to collectively herein as the "Improvements"). Although not final, a proposed site layout of the Project depicting the Improvements as they may be constructed is attached hereto and incorporated herein by reference as Exhibit B. Developer agrees that any substantive changes to the proposed use of the Improvements to be constructed by Developer or to the Project site plan are subject to approval by City, which approval will not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, City may, in its sole discretion, reject any changes that would: (i) materially lessen the scope or scale of the Project; (ii) materially alter the use of or mixes of uses within the Project; or (iii) implement architecture and materials that are not of reasonable quality consistent with other redevelopment projects in which City has been involved in close proximity to the Property.

Project Agreement

Developer will cause an initial draft of a definitive project agreement between the parties to be prepared and delivered to City within thirty (30) days after the full execution of this Term Sheet. Developer and City will thereafter work together in good faith to negotiate and execute a final version of the project agreement (the "Project Agreement") for approval by the Common Council of the City.

Project Timeline

Developer will commence and complete construction of the Project in accordance with a construction schedule developed by the parties pursuant to the terms of the Project Agreement.

Developer's Commitments

In consideration for the economic development incentives described below, Developer will perform or cause to be performed the following commitments for the Project:

1. Developer will demolish the improvements currently located upon the Property and thereafter develop the Property for a mix of residential and commercial uses;



2. Developer will construct a structured parking facility (the “Parking Garage”) and related infrastructure on the Property at City’s sole cost and expense to be constructed and leased by a nonprofit building corporation (or such other entity as the City determines is appropriate under the Parking Garage financing structure) (the “Westfield Building Corporation”) to the Westfield Redevelopment Commission (the “WRC”), which will serve as the parking for the Project, but which will also be available as general public parking, and Developer will earn a development fee for such portion of the Project in an amount equal to 4% of the total costs of construction of the structured parking facility. Developer and City will work together in good faith to determine the appropriate mix of parking spaces within the Parking Garage that will be open to the public or reserved for the exclusive use of tenants and visitors of the Project, including any corresponding parameters (e.g., allocating the costs of maintenance and repair of the Parking Garage on a pro rata basis based on the number of parking spots dedicated to the exclusive use of the Project and the number of public parking spots);¹
3. Developer will commence construction of the phases of the Project in accordance with the Project Agreement and thereafter will diligently pursue the construction of each phase of the Project to provide for total completion of all phases of the Project in accordance with the construction schedule included in the Project Agreement.
4. Developer will make or cause to be made a total capital investment of approximately Sixty-Nine Million and No/100 Dollars (\$69,000,000.00), not including the cost of the Parking Garage or any related infrastructure improvements to be funded by the City through the issuance of bonds (the “Garage Bonds”), or any other funds provided by City, by the acquisition of the Property and the construction of the Project, and Developer may seek loans with one or more lenders that are acceptable to Developer in its sole discretion with respect to the Project, excluding the Parking Garage portion.

¹ It is anticipated that a portion of the parking spaces will be directly rented to residents of the Project. The associated revenue will be deposited into a dedicated and restricted Operation and Maintenance Account for use in the operation and maintenance of the Garage. It is anticipated that such amounts will fully fund the operation and maintenance of the Garage. Any excess amounts will be released to the WRC from time to time.



5. The Developer will timely pay all taxes on real and personal property owned by Developer in accordance with Indiana law. Developer will not appeal any real property tax assessment of the Project, except and to the extent such assessment exceeds 110% of the assessed value necessary to generate the projected Project TIF Revenue.

City Commitments

In consideration for Developer fulfilling the commitments described above, City will provide the following economic development incentives for the Project:

1. Garage and Related Infrastructure Funding. As set forth above, the Westfield Building Corporation (or such other entity as determined appropriate by the City's legal/financing team) will construct and lease the Parking Garage to the WRC, who will ultimately own, operate and maintain the Parking Garage. The City and the Westfield Building Corporation, pursuant to a to-be-negotiated development agreement, engage the Developer to serve as the developer of the Parking Garage. The costs of the Parking Garage, together with an amount of additional related infrastructure to be determined, but shall include the encapsulation of the legal drain on the Property. will be funded through the issuance of the Garage Bonds or other funds of the City for the benefit of the owner of the Parking Garage, which is expected to be the WRC. Such Garage Bonds would be payable from any source legally available to the City for such purpose, which may include tax increment generated by the Project (the "Project Increment") and other revenues available to the City, such as cost avoidance associated with the termination of surface parking leases. The Garage Bonds will be secondarily payable from local income tax revenues ("LIT") subject to certain legal requirements or other available sources as determined by the City and WRC.²
2. City Parcels. The Property includes Parcel Numbers (i) 09-09-01-02-04-014.000; (ii) 09-09-01-02-04-008.000; (iii) 09-09-01-02-04-009.000; (iv) 09-09-01-02-04-010.000; and (v) 09-09-01-02-04-011.000, which are currently owned by the City of

^{2 2} The City and the Developer will work together to size the Garage Bonds based on available Project Increment and City Cost Savings. It is anticipated that 100% of the Project Increment will be dedicated to the Garage Bonds and that such Project Increment will, upon the completion of all phases of the Project, be sufficient to fully service the Garage Bonds. It is not anticipated that additional back-up sources such as LIT will be needed following the completion of all phases of the Project.



Westfield. The City will use commercially reasonable efforts to cause the Parcels to convey or otherwise transfer to Developer that portion of the City Parcels that is included within the Property in exchange for the Developer providing the ground on which the Parking Garage shall be constructed.

3. Cherry Street Bridge. The Midland Trail phase of the project requires an amendment to the floodway boundaries in order to lower the base flood elevation which will be facilitated by the removal or reconstruction of the bridge on Cherry Street over the Grassy Branch drainage shed. The City shall make commercially reasonable efforts to reconstruct or remove the bridge in order to facilitate the construction timeline of the Project.

This Term Sheet will not be construed as an obligation by the City to participate in the redevelopment of the Property or by Developer to develop the Improvements thereon. The parties acknowledge and agree that the terms described herein will be incorporated into the definitive Project Agreement, and that until such as the definitive Project Agreement is approved by City and executed and delivered by both Developer and City, neither party shall have any rights or obligations with respect to the proposed Project. Developer and City each agree to pursue the execution of the definitive Project Agreement in good faith, based upon the terms and conditions outlined herein. Either party may terminate negotiations of this transaction without liability or obligation to the other party hereunder until such time as the definitive Project Agreement is executed.



If the terms and conditions outlined in this Term Sheet are acceptable, please have this Term Sheet countersigned on behalf of City where indicated below and return one (1) fully signed copy of this Term Sheet in PDF format by email to Justin Moffett at justin@oldtowndesigngroup.com. If a countersigned copy of this Term Sheet has not been delivered to Developer prior to 5:00 PM EDT on the fifth (5th) business day following the date of this Term Sheet, the proposal described herein will expire. Please direct any and all questions to Justin Moffett at (317) 966-2023. Thank you for your assistance with this matter.

Sincerely,

OLD TOWN COMPANIES L.L.C.

By: _____
Printed: _____
Title: _____

THE CITY OF WESTFIELD HEREBY AGREES TO
AND ACCEPTS THIS TERM SHEET EFFECTIVE
AS OF THIS _____ DAY OF
_____, 2021.

THE CITY OF WESTFIELD, INDIANA

By: _____
Andy Cook, Mayor

EXHIBIT A
Depiction of Property

The approximate boundaries of the Property are outlined in red in the depiction below:

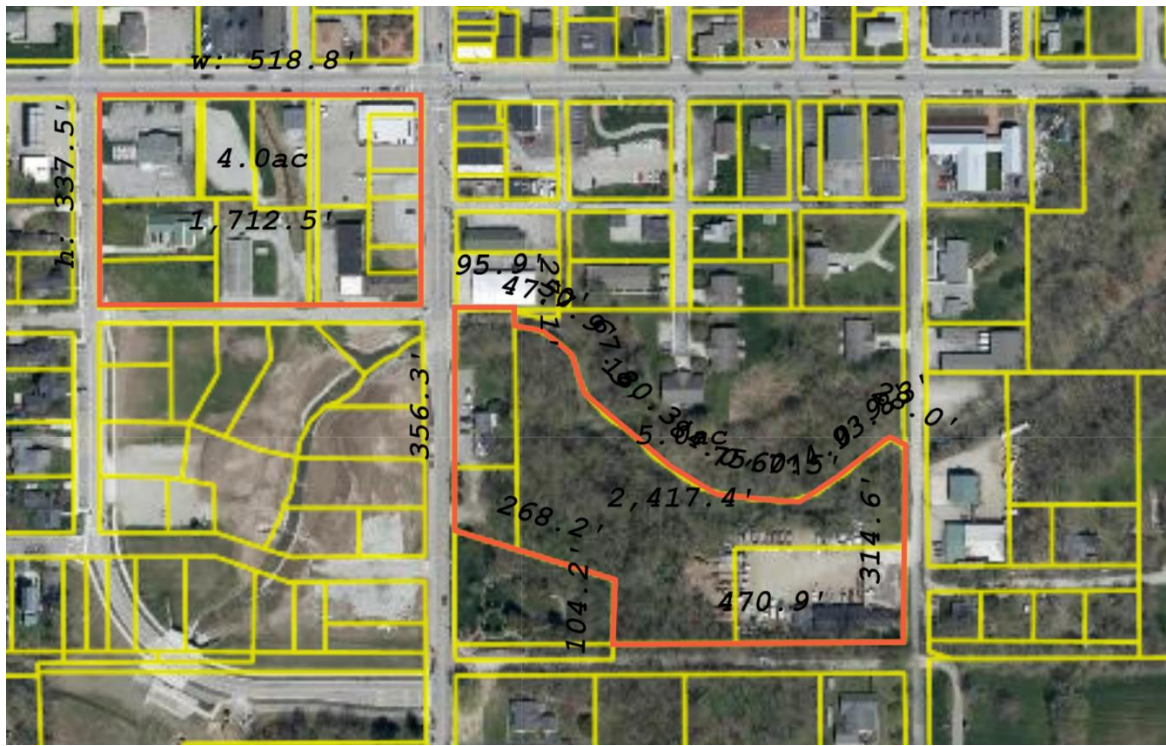
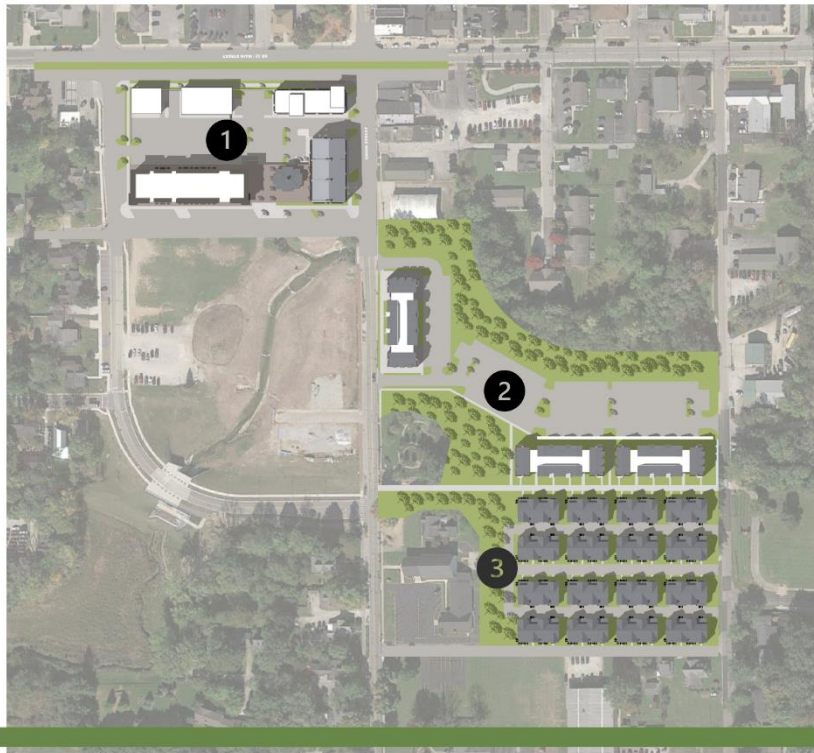


EXHIBIT B
Draft Site Plan of Project

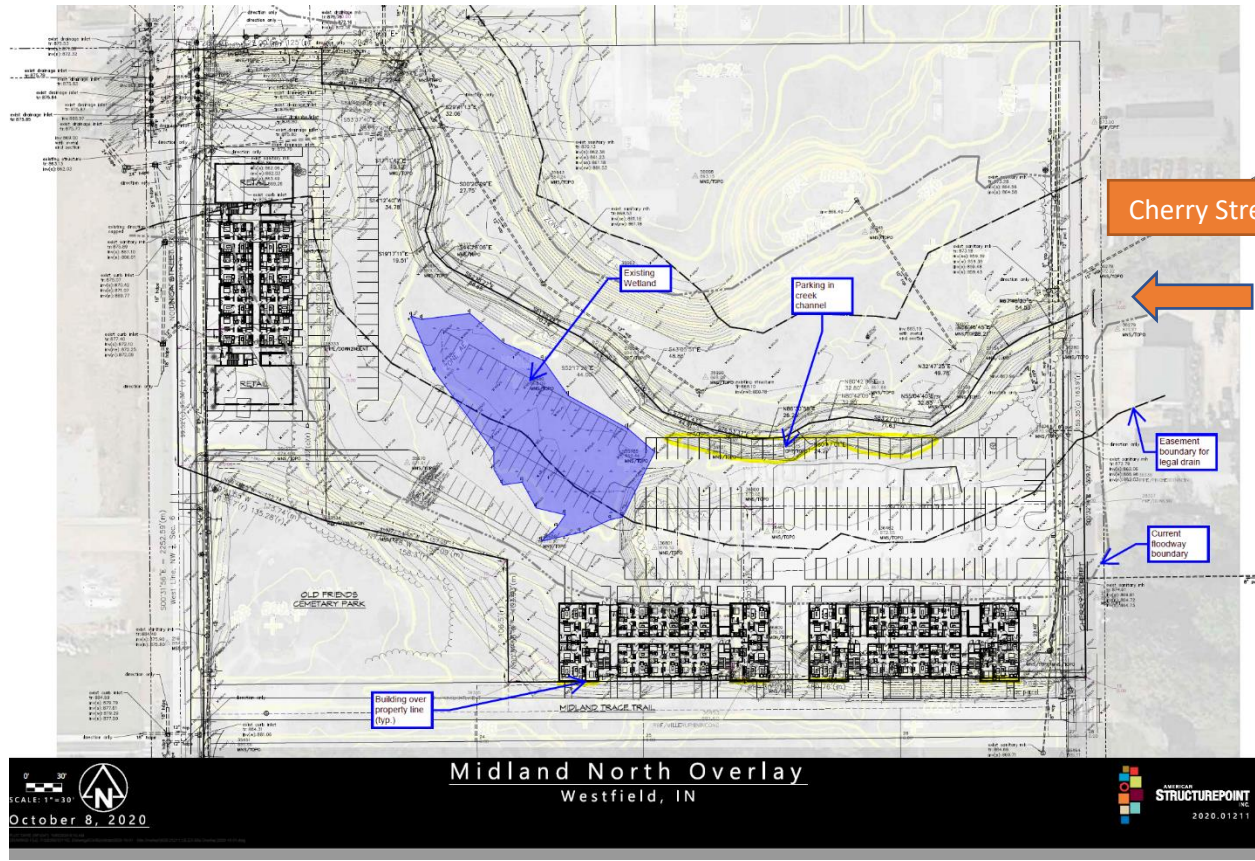


10

- 1 Union Square:
Mixed Use Residential
- 2 Midland North:
Apartments
- 3 Midland South:
Townhomes
*Outside of project
term sheet area.

OLD
TOWN
— COA —

EXHIBIT C
Cherry Street Bridge Improvements



Westfield Finance Public Work Session, March 16, 2021

A Finance Work Session was held a meeting on March 16, 2021 at Westfield City Hall and thru a virtual call. Present were Mike Johns, Joe Edwards, Scott Willis, Cindy Spoljaric, Jake Gilbert, Scott Frei, Troy Patton and Clerk Treasurer Cindy Gossard.

Mayor Cook called the meeting to order at 6:00 pm.

Todd Burtron and Greg Guerrettaz presented. Topics discussed:

- Financial Strategy (Active & Forecasted Capital Projects)
- Westfield's Portion of the Hamilton County Local Income Tax
- Property Tax Bond Debt Schedule 2017-2029
- Assessed Values (forecasted for the City)
- Tax Rate Management
- Optimum Debt to Revenue Ration
- GO Bond Strategy
- Summary of Outstanding Debt

The meeting adjourned at 7:31 pm.

Clerk-Treasurer

President

[Type here]

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

March 22, 2021

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 19 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 22 day of March, 2021

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

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

Purchase Invoice Register

City of Westfield

Report Date Range: 03/04/21..03/18/21

3/18/2021 11:20 AM

Page 1 of 19

WESTFIELD\KGAGNON

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
101	General										
	Administration										
		VEN000513	DavisVision	APP079485	3/4/2021	101001119	ADM-HEALTH/DENTAL	March Vision Ins	38.61	70276	3/4/2021
		VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101001119	ADM-HEALTH/DENTAL	March Ins	3.25	70278	3/4/2021
		VEN000534	Delta Dental	APP079495	3/4/2021	101001119	ADM-HEALTH/DENTAL	March Dental Ins	40.62	70277	3/4/2021
		VEN008075	Anthem Bank	APP079499	3/4/2021	101001119	ADM-HEALTH/DENTAL	March Med Ins	2,445.30	500000653	3/4/2021
		VEN002336	Citizens Westfield	APP079541	3/8/2021	101001328	ADM-HEAT/GAS	Mill St	134.90	70349	3/8/2021
		VEN002336	Citizens Westfield	APP079542	3/8/2021	101001342	ADM-WATER/SEWER	City Hall	94.97	70349	3/8/2021
		VEN003729	Metronet	APP079547	3/8/2021	101001343	ADM-BUILDING	City Hall Alarm	60.33	70352	3/8/2021
		VEN000917	Humane Society for Hamilton	APP079564	3/8/2021	101001349	ADM-SERVICES	Strays	6,483.00	500000654	3/8/2021
		VEN000589	Duke Energy	APP079673	3/11/2021	101001341	ADM-ELECTRICITY	Admin	42.59	70356	3/11/2021
		VEN002336	Citizens Westfield	APP079678	3/11/2021	101001328	ADM-HEAT/GAS	Gas	345.37	70355	3/11/2021
		VEN001676	Riverview Hospital	APP079711	3/12/2021	101001119	ADM-HEALTH/DENTAL	Feb Clinic Hrs	82.78	70358	3/12/2021
		VEN005845	Kinetrex Energy	APP079734	3/15/2021	101001328	ADM-HEAT/GAS	Gas	301.80		
		VEN001469	O W Krohn and Associates	APP079758	3/15/2021	101001331	ADM-CONSULTING	Wheeler Landing	637.50		
		VEN001469	O W Krohn and Associates	APP079758	3/15/2021	101001331	ADM-CONSULTING	Union Square	9,498.75		
		VEN001469	O W Krohn and Associates	APP079758	3/15/2021	101001331	ADM-CONSULTING	All Areas	100.00		
		VEN005661	Barnes and Thornburg LLP	APP079759	3/15/2021	101001331	ADM-CONSULTING	State Legislative Lobbying Fe	5,000.00		
		VEN001537	Payroll	APP079793	3/15/2021	101001111	ADM-SALARY	sal	8,201.04	500000656	3/16/2021
		VEN001537	Payroll	APP079793	3/15/2021	101001120	ADM-FICA /MEDICARE	fica	489.42	500000656	3/16/2021
		VEN001537	Payroll	APP079793	3/15/2021	101001120	ADM-FICA /MEDICARE	med	114.46	500000656	3/16/2021
		VEN001537	Payroll	APP079793	3/15/2021	101001121	ADM-PERF	perf	899.89	500000656	3/16/2021
		VEN006494	Pure Water Partners	APP079801	3/15/2021	101001224	ADM-OPERATING SUPPLIES	Water	705.00		
		VEN000589	Duke Energy	APP079910	3/18/2021	101001341	ADM-ELECTRICITY	Electric	451.54		
	Subtotal for Administration								36,171.12		
	Police										
		VEN005581	Newton Oil Company	APP079477	3/4/2021	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	10,132.82	70322	3/8/2021
		VEN000513	DavisVision	APP079485	3/4/2021	101002119	POLICE-HEALTH/DENTAL	March Vision Ins	616.19	70276	3/4/2021
		VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101002119	POLICE-HEALTH/DENTAL	March Ins	201.50	70278	3/4/2021
		VEN000534	Delta Dental	APP079495	3/4/2021	101002119	POLICE-HEALTH/DENTAL	March Dental Ins	3,300.24	70277	3/4/2021
		VEN008075	Anthem Bank	APP079499	3/4/2021	101002119	POLICE-HEALTH/DENTAL	March Med Ins	67,496.71	500000653	3/4/2021
		VEN003729	Metronet	APP079546	3/8/2021	101002335	POLICE-TELEPHONE	PSB	59.21	70352	3/8/2021
		VEN002336	Citizens Westfield	APP079677	3/11/2021	101002342	POLICE-WATER/SEWER		316.47	70354	3/11/2021
		VEN002336	Citizens Westfield	APP079678	3/11/2021	101002328	POLICE-HEAT/GAS	Gas	434.03	70355	3/11/2021

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Fund No.	Fund Name								
101	General								
	Police								
VEN001676	Riverview Hospital	APP079711	3/12/2021	101002119	POLICE-HEALTH/DENTAL	Feb Clinic Hrs	4,147.68	70358	3/12/2021
VEN005845	Kinetrex Energy	APP079734	3/15/2021	101002328	POLICE-HEAT/GAS	Gas	746.37		
VEN006494	Pure Water Partners	APP079747	3/15/2021	101002349	POLICE-SERVICES	Quarterly Statement	180.00		
VEN002035	US Uniform and Supply	APP079748	3/15/2021	101002229	POLICE-UNIFORMS	Mace Cases	38.95		
VEN002035	US Uniform and Supply	APP079748	3/15/2021	101002229	POLICE-UNIFORMS	Uniforms New Hire-Kljajic	319.85		
VEN002035	US Uniform and Supply	APP079748	3/15/2021	101002229	POLICE-UNIFORMS	Uniform Bars	119.75		
VEN002035	US Uniform and Supply	APP079748	3/15/2021	101002229	POLICE-UNIFORMS	Uniforms-Kang	590.10		
VEN002035	US Uniform and Supply	APP079748	3/15/2021	101002229	POLICE-UNIFORMS	New Hire Uniform-Kljajic	2,277.95		
VEN001635	Ray O'herron Co. Inc.	APP079749	3/15/2021	101002472	POLICE-EQUIPMENT	Pepper Mace	94.17		
VEN000747	Galls	APP079750	3/15/2021	101002229	POLICE-UNIFORMS	Uniform Boots	223.56		
VEN000747	Galls	APP079750	3/15/2021	101002229	POLICE-UNIFORMS	Uniform Taser Holster	246.50		
VEN002176	Zoll Medical Corp	APP079754	3/15/2021	101002472	POLICE-EQUIPMENT	AED Pads	83.64		
VEN002176	Zoll Medical Corp	APP079754	3/15/2021	101002472	POLICE-EQUIPMENT	AED Pads	552.00		
VEN001417	Napa Auto Parts	APP079755	3/15/2021	101002360	POLICE-VEHICLE REPAIR	Vehicle Batteries	159.99		
VEN000314	C.A.R. Clinic	APP079756	3/15/2021	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	1,289.57		
VEN005144	Tyler Dougherty	APP079757	3/15/2021	101002229	POLICE-UNIFORMS	Uniform Alterations	60.00		
VEN006333	Axon Enterprise Inc	APP079787	3/15/2021	101002349	POLICE-SERVICES	Fleet 2 Unlimited Plan Annual	65,934.00		
VEN001537	Payroll	APP079793	3/15/2021	101002111	POLICE-SALARY	sal	196,777.62	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101002120	POLICE-FICA/MEDICARE	fica	11,724.68	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101002120	POLICE-FICA/MEDICARE	med	2,742.12	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101002121	POLICE-PERF	perf	30,782.89	500000656	3/16/2021
VEN000589	Duke Energy	APP079910	3/18/2021	101002341	POLICE-ELECTRICITY	Electric	2,201.93		
	Subtotal for Police						403,850.49		
	Economic and Community Development								
VEN000513	DavisVision	APP079485	3/4/2021	101003119	ECD-HEALTH/DENTAL	March Vision Ins	99.62	70276	3/4/2021
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101003119	ECD-HEALTH/DENTAL	March Ins	31.46	70278	3/4/2021
VEN000534	Delta Dental	APP079495	3/4/2021	101003119	ECD-HEALTH/DENTAL	March Dental Ins	352.14	70277	3/4/2021
VEN008075	Anthem Bank	APP079499	3/4/2021	101003119	ECD-HEALTH/DENTAL	March Med Ins	7,692.68	500000653	3/4/2021
VEN001676	Riverview Hospital	APP079711	3/12/2021	101003119	ECD-HEALTH/DENTAL	Feb Clinic Hrs	519.53	70358	3/12/2021
VEN002123	Westfield-Washington Schools	APP079746	3/15/2021	101003223	ECD-OFFICE SUPPLIES	Paper	22.98		
VEN001537	Payroll	APP079793	3/15/2021	101003111	ECD-SALARY	sal	24,017.82	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101003120	ECD-FICA/MEDICARE	fica	1,437.80	500000656	3/16/2021

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Fund No.	Fund Name								
101	General								
	Economic and Community Development								
VEN001537	Payroll	APP079793	3/15/2021	101003120	ECD-FICA/MEDICARE	med	336.27	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101003121	ECD-PERF	perf	3,410.52	500000656	3/16/2021
	Subtotal for Economic and Community Development						37,920.82		
	Parks								
VEN000513	DavisVision	APP079485	3/4/2021	101005119	PARKS-HEALTH/DENTAL	March Vision Ins	31.34	70276	3/4/2021
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101005119	PARKS-HEALTH/DENTAL	March Ins	9.75	70278	3/4/2021
VEN000534	Delta Dental	APP079495	3/4/2021	101005119	PARKS-HEALTH/DENTAL	March Dental Ins	163.48	70277	3/4/2021
VEN008075	Anthem Bank	APP079499	3/4/2021	101005119	PARKS-HEALTH/DENTAL	March Med Ins	2,928.41	500000653	3/4/2021
VEN000962	Indiana Dept Of Workforce	APP079675	3/11/2021	101005349	PARKS-SERVICES	Unemployment	62.76		
VEN001676	Riverview Hospital	APP079711	3/12/2021	101005119	PARKS-HEALTH/DENTAL	Feb Clinic Hrs	224.08	70358	3/12/2021
VEN001537	Payroll	APP079793	3/15/2021	101005111	PARKS-SALARY	sal	6,939.60	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101005120	PARKS-FICA/MEDICARE	fica	404.45	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101005120	PARKS-FICA/MEDICARE	med	94.59	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101005121	PARKS-PERF	perf	985.42	500000656	3/16/2021
	Subtotal for Parks						11,843.88		
	Economic Dev								
VEN000513	DavisVision	APP079485	3/4/2021	101006119	ECONOMIC DEV-HEALTH/D	March Vision Ins	5.60	70276	3/4/2021
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101006119	ECONOMIC DEV-HEALTH/D	March Ins	3.25	70278	3/4/2021
VEN000534	Delta Dental	APP079495	3/4/2021	101006119	ECONOMIC DEV-HEALTH/D	March Dental Ins	20.86	70277	3/4/2021
VEN008075	Anthem Bank	APP079499	3/4/2021	101006119	ECONOMIC DEV-HEALTH/D	March Med Ins	579.00	500000653	3/4/2021
VEN001676	Riverview Hospital	APP079711	3/12/2021	101006119	ECONOMIC DEV-HEALTH/D	Feb Clinic Hrs	28.55	70358	3/12/2021
VEN001537	Payroll	APP079793	3/15/2021	101006111	ECONOMIC DEV-SALARY	sal	3,367.31	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101006120	ECONOMIC DEV-FICA/MEDI	fica	208.55	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101006120	ECONOMIC DEV-FICA/MEDI	med	48.77	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101006121	ECONOMIC DEV-PERF	perf	478.16	500000656	3/16/2021
	Subtotal for Economic Dev						4,740.05		
	Informatics								
VEN000513	DavisVision	APP079485	3/4/2021	101007119	IT-HEALTH/DENTAL	March Vision Ins	62.68	70276	3/4/2021
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101007119	IT-HEALTH/DENTAL	March Ins	19.50	70278	3/4/2021
VEN000534	Delta Dental	APP079495	3/4/2021	101007119	IT-HEALTH/DENTAL	March Dental Ins	112.20	70277	3/4/2021
VEN008075	Anthem Bank	APP079499	3/4/2021	101007119	IT-HEALTH/DENTAL	March Med Ins	5,915.23	500000653	3/4/2021

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Fund No.	Fund Name								
101	General								
	Informatics								
VEN004591	Virtusa Corporation	APP079550	3/8/2021	101007349	IT-SERVICES	Firewall and Veeam	789.00		
VEN008285	EnvelopIQ LLC	APP079551	3/8/2021	101007451	IT-COMPUTER/EQUIP	City Hall assembly audio	3,920.00		
VEN006678	Amazon Capital Services	APP079552	3/8/2021	101007451	IT-COMPUTER/EQUIP	Cable	24.87		
VEN007897	Konica Minolta Prem Fin 2	APP079556	3/8/2021	101007337	IT-PRINTING	Sta 82 and Sta 83 copy machi	77.70		
VEN005146	Konica Minolta Business	APP079557	3/8/2021	101007337	IT-PRINTING	Copy machine rentals	1,053.89		
VEN005272	SHI International	APP079558	3/8/2021	101007389	IT-SOFTWARE LICENSING	Barracuda	14,256.00		
VEN005146	Konica Minolta Business	APP079559	3/8/2021	101007337	IT-PRINTING	Click Charges	16.50		
VEN005146	Konica Minolta Business	APP079560	3/8/2021	101007337	IT-PRINTING	Click Charges	373.31		
VEN005272	SHI International	APP079561	3/8/2021	101007389	IT-SOFTWARE LICENSING	License Renewal	3,194.00		
VEN005272	SHI International	APP079561	3/8/2021	101007389	IT-SOFTWARE LICENSING	Software Renewal	164,942.04		
VEN001676	Riverview Hospital	APP079711	3/12/2021	101007119	IT-HEALTH/DENTAL	Feb Clinic Hrs	379.66	70358	3/12/2021
VEN005146	Konica Minolta Business	APP079762	3/15/2021	101007337	IT-PRINTING	Click Charges	367.19		
VEN005272	SHI International	APP079763	3/15/2021	101007389	IT-SOFTWARE LICENSING	ESD Software	287.50		
VEN005146	Konica Minolta Business	APP079764	3/15/2021	101007337	IT-PRINTING	Click Charges	123.20		
VEN001537	Payroll	APP079793	3/15/2021	101007111	IT-SALARY	sal	16,785.42	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101007120	IT-FICA/MEDICARE	fica	975.23	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101007120	IT-FICA/MEDICARE	med	228.08	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101007121	IT-PERF	perf	2,383.53	500000656	3/16/2021
VEN005272	SHI International	APP079882	3/16/2021	101007389	IT-SOFTWARE LICENSING	Phone support service	1,053.25		
VEN006331	enVista llc	APP079883	3/16/2021	101007349	IT-SERVICES	SharePoint Monitoring	920.00		
	Subtotal for Informatics						218,259.98		
	Clerk Treasurer								
VEN000513	DavisVision	APP079485	3/4/2021	101008119	CT-HEALTH/DENTAL	March Vision Ins	62.68	70276	3/4/2021
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101008119	CT-HEALTH/DENTAL	March Ins	18.46	70278	3/4/2021
VEN000534	Delta Dental	APP079495	3/4/2021	101008119	CT-HEALTH/DENTAL	March Dental Ins	220.74	70277	3/4/2021
VEN008075	Anthem Bank	APP079499	3/4/2021	101008119	CT-HEALTH/DENTAL	March Med Ins	4,230.68	500000653	3/4/2021
VEN001406	Municipal Code	APP079565	3/8/2021	101008349	CT-SERVICES	Online code hosting	900.00		
VEN001142	JP Morgan Chase	APP079688	3/4/2021	101965	PCARD PAYABLE		26,414.75	500000655	3/4/2021
VEN001676	Riverview Hospital	APP079711	3/12/2021	101008119	CT-HEALTH/DENTAL	Feb Clinic Hrs	238.36	70358	3/12/2021
VEN002123	Westfield-Washington Schools	APP079746	3/15/2021	101008223	CT-OFFICE SUPPLIES	Paper	22.98		
VEN000847	Hamilton County Recorder	APP079765	3/15/2021	101008338	CT-LEGAL NOTICES	warr deeds bonds ordin	150.00	70359	3/15/2021
VEN000837	Hamilton County Auditor Courthouse	APP079766	3/15/2021	101008338	CT-LEGAL NOTICES	warranty deed	20.00	70360	3/15/2021

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Fund No.	Fund Name								
101	General								
	Clerk Treasurer								
VEN001537	Payroll	APP079793	3/15/2021	101008111	CT-SALARY	sal	17,272.61	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101008120	CT-FICA/MEDICARE	fica	1,009.47	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101008120	CT-FICA/MEDICARE	med	236.00	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101008121	CT-PERF	perf	2,015.49	500000656	3/16/2021
	Subtotal for Clerk Treasurer						52,812.22		
	Mayor								
VEN000513	DavisVision	APP079485	3/4/2021	101009119	MAYOR-HEALTH/DENTAL	March Vision Ins	12.87	70276	3/4/2021
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101009119	MAYOR-HEALTH/DENTAL	March Ins	2.21	70278	3/4/2021
VEN000534	Delta Dental	APP079495	3/4/2021	101009119	MAYOR-HEALTH/DENTAL	March Dental Ins	40.62	70277	3/4/2021
VEN008075	Anthem Bank	APP079499	3/4/2021	101009119	MAYOR-HEALTH/DENTAL	March Med Ins	1,271.53	500000653	3/4/2021
VEN001676	Riverview Hospital	APP079711	3/12/2021	101009119	MAYOR-HEALTH/DENTAL	Feb Clinic Hrs	85.64	70358	3/12/2021
VEN006141	Westfield Restaurant Group LLC	APP079760	3/15/2021	101009347	MAYOR-PROMOTIONS	Developer forum luncheon	441.60		
VEN002097	Westfield Chamber Of Commerce	APP079761	3/15/2021	101009347	MAYOR-PROMOTIONS	Feb Luncheon	100.00		
VEN002333	Open Doors of Westfield	APP079769	3/15/2021	101009347	MAYOR-PROMOTIONS	Donation for utilities	4,500.00		
VEN001913	The Bridgewater Club LLC	APP079789	3/15/2021	101009347	MAYOR-PROMOTIONS	Business lunch	31.75		
VEN001537	Payroll	APP079793	3/15/2021	101009111	MAYOR-SALARY	sal	4,575.54	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101009120	MAYOR- FICA/MEDICARE	fica	275.02	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101009120	MAYOR- FICA/MEDICARE	med	64.32	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101009121	MAYOR-PERF	perf	649.73	500000656	3/16/2021
	Subtotal for Mayor						12,050.83		
	Public Works								
VEN000513	DavisVision	APP079485	3/4/2021	101013119	PW-HEALTH AND DENTAL	March Vision Ins	250.72	70276	3/4/2021
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101013119	PW-HEALTH AND DENTAL	March Ins	81.25	70278	3/4/2021
VEN000534	Delta Dental	APP079495	3/4/2021	101013119	PW-HEALTH AND DENTAL	March Dental Ins	1,351.12	70277	3/4/2021
VEN008075	Anthem Bank	APP079499	3/4/2021	101013119	PW-HEALTH AND DENTAL	March Med Ins	25,422.86	500000653	3/4/2021
VEN002336	Citizens Westfield	APP079541	3/8/2021	101013342	PW-WATER/SEWER	PW water	361.47	70349	3/8/2021
VEN000589	Duke Energy	APP079545	3/8/2021	101013341	PW-ELECTRIC	PW	89.40	70351	3/8/2021
VEN000589	Duke Energy	APP079674	3/11/2021	101013341	PW-ELECTRIC	PW	484.15	70357	3/11/2021
VEN002336	Citizens Westfield	APP079678	3/11/2021	101013328	PW-HEAT/GAS	Gas	935.37	70355	3/11/2021
VEN001676	Riverview Hospital	APP079711	3/12/2021	101013119	PW-HEALTH AND DENTAL	Feb Clinic Hrs	1,651.37	70358	3/12/2021
VEN005845	Kinetrex Energy	APP079734	3/15/2021	101013328	PW-HEAT/GAS	Gas	1,235.50		
VEN000589	Duke Energy	APP079770	3/15/2021	101013341	PW-ELECTRIC	PW	550.95		

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Fund No.	Fund Name								
101	General								
	Public Works								
VEN002336	Citizens Westfield	APP079774	3/15/2021	101013342	PW-WATER/SEWER	PW	1,537.16		
VEN001537	Payroll	APP079793	3/15/2021	101013111	PW-SALARY	sal	48,983.32	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101013120	PW-FICA/MEDICARE	fica	2,840.22	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101013120	PW-FICA/MEDICARE	med	664.25	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101013121	PW-PERF	perf	7,705.16	500000656	3/16/2021
VEN006494	Pure Water Partners	APP079801	3/15/2021	101013224	PW-OPERATING SUPPLIES	Water	705.00		
VEN000480	CSI Signs	APP079803	3/15/2021	101013228	PW-SIGNS & POSTS	Trail sign	75.00		
VEN006285	Ceres Solutions Cooperative	APP079804	3/15/2021	101013226	PW-VEHICLE GAS	Fuel	592.90		
VEN005709	Service Sanitation Inc	APP079827	3/15/2021	101013349	PW-CONTRACTUAL SERVIC	Deer Walk	121.00		
VEN005709	Service Sanitation Inc	APP079827	3/15/2021	101013349	PW-CONTRACTUAL SERVIC	166th St	106.00		
VEN000589	Duke Energy	APP079910	3/18/2021	101013341	PW-ELECTRIC	Electric	5,085.61		
VEN000589	Duke Energy	APP079910	3/18/2021	101013341	PW-ELECTRIC	Electric	1,844.00		
	Subtotal for Public Works						102,673.78		
	Communications								
VEN000513	DavisVision	APP079485	3/4/2021	101020119	COMM-HEALTH/DENTAL	March Vision Ins	24.07	70276	3/4/2021
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101020119	COMM-HEALTH/DENTAL	March Ins	9.75	70278	3/4/2021
VEN000534	Delta Dental	APP079495	3/4/2021	101020119	COMM-HEALTH/DENTAL	March Dental Ins	98.88	70277	3/4/2021
VEN008075	Anthem Bank	APP079499	3/4/2021	101020119	COMM-HEALTH/DENTAL	March Med Ins	2,331.77	500000653	3/4/2021
VEN001676	Riverview Hospital	APP079711	3/12/2021	101020119	COMM-HEALTH/DENTAL	Feb Clinic Hrs	148.44	70358	3/12/2021
VEN001359	Michelle Krcmery	APP079722	3/15/2021	101020331	COMM- CONSULT	Feb services	1,220.00		
VEN008987	Firebelly Inc	APP079723	3/15/2021	101020334	COMM- TRAINING	Audit balance	570.00		
VEN003995	Prestige Performance II Inc	APP079724	3/15/2021	101020347	COMM-PROMOTIONS	Tea lights	750.00		
VEN001537	Payroll	APP079793	3/15/2021	101020111	COMM-SALARY	sal	7,463.55	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101020120	COMM-FICA/MEDICARE	fica	448.16	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101020120	COMM-FICA/MEDICARE	med	104.81	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	101020121	COMM-PERF	perf	1,059.82	500000656	3/16/2021
	Subtotal for Communications						14,229.25		
	Customer Service								
VEN000513	DavisVision	APP079485	3/4/2021	101021119	CUSTOMER SERV-HEALTH/	March Vision Ins	45.88	70276	3/4/2021
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101021119	CUSTOMER SERV-HEALTH/	March Ins	13.00	70278	3/4/2021
VEN000534	Delta Dental	APP079495	3/4/2021	101021119	CUSTOMER SERV-HEALTH/	March Dental Ins	183.24	70277	3/4/2021
VEN008075	Anthem Bank	APP079499	3/4/2021	101021119	CUSTOMER SERV-HEALTH/	March Med Ins	3,791.94	500000653	3/4/2021

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Vendor No.										
Fund No.	Fund Name									
101	General									
Customer Service										
VEN001676	Riverview Hospital	APP079711	3/12/2021	101021119	CUSTOMER SERV-HEALTH/	Feb Clinic Hrs	271.18	70358	3/12/2021	
VEN001537	Payroll	APP079793	3/15/2021	101021111	CUSTOMER SERV-SALARY	sal	6,063.85	500000656	3/16/2021	
VEN001537	Payroll	APP079793	3/15/2021	101021120	CUSTOMER SERV- FICA/ME	fica	346.57	500000656	3/16/2021	
VEN001537	Payroll	APP079793	3/15/2021	101021120	CUSTOMER SERV- FICA/ME	med	81.05	500000656	3/16/2021	
VEN001537	Payroll	APP079793	3/15/2021	101021121	CUSTOMER SERV- PERF	perf	861.16	500000656	3/16/2021	
Subtotal for Customer Service							11,657.87			
Human Resources										
VEN000513	DavisVision	APP079485	3/4/2021	101022119	HR-HEALTH/DENTAL	March Vision Ins	25.74	70276	3/4/2021	
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	101022119	HR-HEALTH/DENTAL	March Ins	6.50	70278	3/4/2021	
VEN000534	Delta Dental	APP079495	3/4/2021	101022119	HR-HEALTH/DENTAL	March Dental Ins	106.32	70277	3/4/2021	
VEN008075	Anthem Bank	APP079499	3/4/2021	101022119	HR-HEALTH/DENTAL	March Med Ins	2,373.84	500000653	3/4/2021	
VEN001676	Riverview Hospital	APP079711	3/12/2021	101022119	HR-HEALTH/DENTAL	Feb Clinic Hrs	154.15	70358	3/12/2021	
VEN001537	Payroll	APP079793	3/15/2021	101022111	HR -SALARY	sal	4,453.40	500000656	3/16/2021	
VEN001537	Payroll	APP079793	3/15/2021	101022120	HR-FICA/MEDICARE	fica	263.33	500000656	3/16/2021	
VEN001537	Payroll	APP079793	3/15/2021	101022120	HR-FICA/MEDICARE	med	61.58	500000656	3/16/2021	
VEN001537	Payroll	APP079793	3/15/2021	101022121	HR PERF	perf	632.38	500000656	3/16/2021	
Subtotal for Human Resources							8,077.24			
Subtotal for Fund 101 General							914,287.53			
Fund No.	Fund Name									
201	Motor Vehicle Highway (MVH)									
Clerk Treasurer										
VEN001142	JP Morgan Chase	APP079688	3/4/2021	101965	PCARD PAYABLE		10,089.70	500000655	3/4/2021	
Subtotal for Clerk Treasurer							10,089.70			
Public Works										
VEN005581	Newton Oil Company	APP079477	3/4/2021	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel	7,892.86	70322	3/8/2021	
VEN000513	DavisVision	APP079485	3/4/2021	201013119	MVH-HEALTH/DENTAL	March Vision Ins	25.74	70276	3/4/2021	
VEN004479	Symetra Life Insurance	APP079489	3/4/2021	201013119	MVH-HEALTH/DENTAL	March Ins	9.75	70278	3/4/2021	
VEN000534	Delta Dental	APP079495	3/4/2021	201013119	MVH-HEALTH/DENTAL	March Dental Ins	191.78	70277	3/4/2021	
VEN008075	Anthem Bank	APP079499	3/4/2021	201013119	MVH-HEALTH/DENTAL	March Med Ins	3,277.75	500000653	3/4/2021	
VEN001676	Riverview Hospital	APP079711	3/12/2021	201013119	MVH-HEALTH/DENTAL	Feb Clinic Hrs	212.66	70358	3/12/2021	
VEN001537	Payroll	APP079793	3/15/2021	201013111	MVH-SALARY	sal	7,833.74	500000656	3/16/2021	

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN001537	Payroll	APP079793	3/15/2021	201013120	MVH-FICA/MEDICARE	fica	459.60	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	201013120	MVH-FICA/MEDICARE	med	107.48	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	201013121	MVH-PERF	perf	1,112.39	500000656	3/16/2021
VEN001363	Mid-state Truck Equipment	APP079798	3/15/2021	201013345	MVH-EQUIP REPAIR	Plow mounts for new trucks 2	3,757.18		
VEN001676	Riverview Hospital	APP079802	3/15/2021	201013349	MVH-CONTRACTUAL SERV	Physical	85.00		
VEN001723	Scott K Osborne	APP079805	3/15/2021	201013345	MVH-EQUIP REPAIR	Edges and curb guards snow	1,800.00		
VEN001363	Mid-state Truck Equipment	APP079806	3/15/2021	201013345	MVH-EQUIP REPAIR	Cutting edges for snow plows	877.14		
VEN006285	Ceres Solutions Cooperative	APP079807	3/15/2021	201013226	MVH-VEHICLE GAS/ SUPPLI	Windshield washer fluid	488.00		
VEN000051	Advanced Turf Solutions	APP079808	3/15/2021	201013231	MVH-SUBGRADE MATERIAL	Sidewalk safety salt	485.00		
VEN001173	Kenworth of Indianapolis	APP079809	3/15/2021	201013345	MVH-EQUIP REPAIR	Repairs to 1192	663.41		
VEN001363	Mid-state Truck Equipment	APP079810	3/15/2021	201013345	MVH-EQUIP REPAIR	Headlight replacements for sn	754.94		
VEN000596	E and B Paving Inc	APP079811	3/15/2021	201013231	MVH-SUBGRADE MATERIAL	Pothole patch	697.95		
VEN000975	Indiana Oxygen Company	APP079812	3/15/2021	201013345	MVH-EQUIP REPAIR	Tank for the welder	119.91		
VEN001277	Macallister Machinery Co	APP079813	3/15/2021	201013345	MVH-EQUIP REPAIR	Repairs to Kubota	189.87		
VEN001626	R and T Tire and Auto	APP079814	3/15/2021	201013345	MVH-EQUIP REPAIR	New Tire 1791	533.71		
VEN001626	R and T Tire and Auto	APP079815	3/15/2021	201013345	MVH-EQUIP REPAIR	Valve Stem 1991	105.00		
VEN001626	R and T Tire and Auto	APP079816	3/15/2021	201013345	MVH-EQUIP REPAIR	Backhoe tire repair 1891	439.25		
VEN001626	R and T Tire and Auto	APP079817	3/15/2021	201013345	MVH-EQUIP REPAIR	Tire for payloader	1,565.00		
VEN001626	R and T Tire and Auto	APP079818	3/15/2021	201013345	MVH-EQUIP REPAIR	Tire for backhoe	231.60		
VEN001626	R and T Tire and Auto	APP079819	3/15/2021	201013345	MVH-EQUIP REPAIR	Dodge 5500 tire and rim	727.75		
VEN001626	R and T Tire and Auto	APP079820	3/15/2021	201013345	MVH-EQUIP REPAIR	New tire 1791	429.25		
VEN008274	Central Indiana Rubber Products Inc	APP079821	3/15/2021	201013345	MVH-EQUIP REPAIR	Parts for 1792	45.17		
VEN001173	Kenworth of Indianapolis	APP079822	3/15/2021	201013345	MVH-EQUIP REPAIR	Parts for 1192	1,934.54		
VEN001363	Mid-state Truck Equipment	APP079828	3/15/2021	201013345	MVH-EQUIP REPAIR	Restock of plow edges for du	3,757.18		
VEN000975	Indiana Oxygen Company	APP079830	3/15/2021	201013226	MVH-VEHICLE GAS/ SUPPLI	Aly Mix Oxy	58.90		
VEN003839	Harding Materials Inc	APP079832	3/15/2021	201013231	MVH-SUBGRADE MATERIAL	Asphalt for potholes	336.72		
VEN000419	Clark Truck Equipment	APP079852	3/16/2021	201013345	MVH-EQUIP REPAIR	Repairs to 1892	144.58		
VEN000419	Clark Truck Equipment	APP079852	3/16/2021	201013345	MVH-EQUIP REPAIR	Repair to Dump truck	730.49		
VEN003382	McGavic Outdoor Power	APP079853	3/16/2021	201013345	MVH-EQUIP REPAIR	Brine Maker	216.68		
VEN001173	Kenworth of Indianapolis	APP079854	3/16/2021	201013345	MVH-EQUIP REPAIR	Replacement part 1192	192.72		

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Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
	Public Works								
	VEN000589 Duke Energy	APP079910	3/18/2021	201013341	MVH-ELECTRIC	Electric	2,684.38		
	Subtotal for Public Works						45,175.07		
	Subtotal for Fund 201 Motor Vehicle Highway (MVH)						55,264.77		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
	Clerk Treasurer								
	VEN001142 JP Morgan Chase	APP079688	3/4/2021	101965	PCARD PAYABLE		2,447.45	500000655	3/4/2021
	Subtotal for Clerk Treasurer						2,447.45		
	Public Works								
	VEN001499 Otto's Parking Marking	APP079553	3/8/2021	202013228	LRS-SIGNS AND POSTS	Mailbox repairs	1,705.65		
	VEN000921 Huston Electric	APP079554	3/8/2021	202013349	LRS-SERVICES	156th and 31 underpass	746.71		
	VEN000921 Huston Electric	APP079797	3/15/2021	202013349	LRS-SERVICES	191st and Tomlinson N	561.70		
	VEN000921 Huston Electric	APP079797	3/15/2021	202013349	LRS-SERVICES	169th and 31	1,493.42		
	VEN005146 Konica Minolta Business	APP079829	3/15/2021	202013349	LRS-SERVICES	161st and Spring Mill	8,019.38		
	VEN000480 CSI Signs	APP079831	3/15/2021	202013228	LRS-SIGNS AND POSTS	Mesh banners	630.00		
	Subtotal for Public Works						13,156.86		
	Subtotal for Fund 202 Local Road and Street (LRS)						15,604.31		
Fund No. Fund Name									
203	Fire Operating								
	Clerk Treasurer								
	VEN001142 JP Morgan Chase	APP079688	3/4/2021	101965	PCARD PAYABLE		10,668.65	500000655	3/4/2021
	Subtotal for Clerk Treasurer						10,668.65		
	Fire								
	VEN005581 Newton Oil Company	APP079477	3/4/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	1,405.12	70322	3/8/2021
	VEN000513 DavisVision	APP079485	3/4/2021	203012119	FIRE-HEALTH/DENTAL	March Vision Ins	821.52	70276	3/4/2021
	VEN004479 Symetra Life Insurance	APP079489	3/4/2021	203012119	FIRE-HEALTH/DENTAL	March Ins	234.00	70278	3/4/2021
	VEN000534 Delta Dental	APP079495	3/4/2021	203012119	FIRE-HEALTH/DENTAL	March Dental Ins	4,003.10	70277	3/4/2021
	VEN008075 Anthem Bank	APP079499	3/4/2021	203012119	FIRE-HEALTH/DENTAL	March Med Ins	78,137.80	500000653	3/4/2021

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN002336	Citizens Westfield	APP079539	3/8/2021	203012342	FIRE-WATER/SEWER	Sta 83 water	471.97	70349	3/8/2021
VEN003729	Metronet	APP079546	3/8/2021	203012343	FIRE-BUILDING MAINTENAN	PSB	59.20	70352	3/8/2021
VEN001942	The Uniform House	APP079611	3/9/2021	203012229	FIRE-UNIFORMS	new shirts and pants	13,464.25		
VEN008762	Henry Schein Inc	APP079612	3/9/2021	203012224	FIRE-OPERATING SUPPLIES	Needles	22.19		
VEN001257	Logo USA	APP079613	3/9/2021	203012229	FIRE-UNIFORMS	sweatshirts, shorts, tshirts	3,293.46		
VEN005584	The Accumed Group	APP079614	3/9/2021	203012349	FIRE-SERVICES	Billing Service Fee-February	3,512.27		
VEN000569	Don Hinds Ford Inc	APP079615	3/9/2021	203012360	FIRE-VEHICLE MAINT	A-380 - Heater	915.31		
VEN000266	Bound Tree Medical	APP079616	3/9/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	1,093.69		
VEN001615	Public Safety Medical Services	APP079617	3/9/2021	203012354	FIRE-MEDICAL EXAMS/TEST	Dept. Physicals	25,154.34		
VEN001464	Northside Garage Door System	APP079618	3/9/2021	203012343	FIRE-BUILDING MAINTENAN	repaired bay door 3 West	1,104.00		
VEN009125	Myers Tire	APP079619	3/9/2021	203012360	FIRE-VEHICLE MAINT	6 airflex extensions	86.94		
VEN002425	AFC International Inc	APP079620	3/9/2021	203012242	FIRE-HAZMAT	Carbon Dioxide Cal. Gas	195.70		
VEN000644	Enviro-max Inc	APP079621	3/9/2021	203012343	FIRE-BUILDING MAINTENAN	HVAC maint	528.00		
VEN004879	Penn Care Inc	APP079622	3/9/2021	203012360	FIRE-VEHICLE MAINT	Exterior latch doors-A-380	174.25		
VEN001464	Northside Garage Door System	APP079653	3/11/2021	203012343	FIRE-BUILDING MAINTENAN	replaced springs and cables	1,392.00		
VEN006285	Ceres Solutions Cooperative	APP079654	3/11/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel - station 81	1,188.42		
VEN004879	Penn Care Inc	APP079655	3/11/2021	203012472	FIRE-EQUIP	valve for compressor	151.02		
VEN002087	Waterous Company	APP079656	3/11/2021	203012472	FIRE-EQUIP	priming valve - E-380 and E-3	237.98		
VEN000266	Bound Tree Medical	APP079657	3/11/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	17.63		
VEN007814	Teleflex	APP079658	3/11/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	1,115.50		
VEN001957	Tiffany Photography Studio	APP079659	3/11/2021	203012337	FIRE-PRINTING	retirees - photos	80.00		
VEN001940	The Times	APP079660	3/11/2021	203012349	FIRE-SERVICES	ad for new station	153.08		
VEN008989	Don Anderson	APP079662	3/11/2021	203012229	FIRE-UNIFORMS	reimburse for fire boots	391.00		
VEN009127	Bloomington Meadows Hospital	APP079663	3/11/2021	203012349	FIRE-SERVICES		1,761.60		
VEN001849	Stryker Sales	APP079664	3/11/2021	203012349	FIRE-SERVICES	ProCare Maint. Agreement	7,237.04		
VEN000903	Hoosier Fire Equipment	APP079665	3/11/2021	203012229	FIRE-UNIFORMS	repair pant leg	25.00		
VEN000065	Airgas Mid America	APP079666	3/11/2021	203012224	FIRE-OPERATING SUPPLIES	cylinder rental	715.22		
VEN000266	Bound Tree Medical	APP079667	3/11/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	614.93		
VEN007355	IMS Alliance	APP079669	3/11/2021	203012229	FIRE-UNIFORMS	accountability tags	37.45		
VEN008108	Kimball Midwest	APP079670	3/11/2021	203012360	FIRE-VEHICLE MAINT	vehicle repair supplies	414.87		
VEN008093	High Maintenance Solutions	APP079671	3/11/2021	203012360	FIRE-VEHICLE MAINT		66.80		
VEN004132	Clean Air Concepts	APP079672	3/11/2021	203012360	FIRE-VEHICLE MAINT	tailpipe kits	534.75		

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Fund No. Fund Name										
203 Fire Operating										
Fire										
VEN002336	Citizens Westfield	APP079677	3/11/2021	203012342	FIRE-WATER/SEWER			474.71	70354	3/11/2021
VEN002336	Citizens Westfield	APP079678	3/11/2021	203012328	FIRE-GAS/HEAT	Gas		434.02	70355	3/11/2021
VEN001676	Riverview Hospital	APP079711	3/12/2021	203012119	FIRE-HEALTH/DENTAL	Feb Clinic Hrs		5,122.52	70358	3/12/2021
VEN002326	OREILLY AUTO	APP079721	3/15/2021	203012360	FIRE-VEHICLE MAINT	vehicle repair supplies		1,821.45		
VEN005845	Kinetrex Energy	APP079734	3/15/2021	203012328	FIRE-GAS/HEAT	Gas		746.37		
VEN005845	Kinetrex Energy	APP079734	3/15/2021	203012328	FIRE-GAS/HEAT	Gas		374.11		
VEN005845	Kinetrex Energy	APP079734	3/15/2021	203012328	FIRE-GAS/HEAT	Gas		140.30		
VEN002123	Westfield-Washington Schools	APP079746	3/15/2021	203012223	FIRE-OFFICE SUPPLIES	Paper		22.98		
VEN002048	Vectren	APP079772	3/15/2021	203012328	FIRE-GAS/HEAT	Sta 82		143.75		
VEN002336	Citizens Westfield	APP079773	3/15/2021	203012328	FIRE-GAS/HEAT	Sta 83		247.64		
VEN001537	Payroll	APP079793	3/15/2021	203012111	FIRE-SALARY	sal		235,158.26	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	203012120	FIRE-FICA AND MEDICARE	fica		13,949.63	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	203012120	FIRE-FICA AND MEDICARE	med		3,262.46	500000656	3/16/2021
VEN001537	Payroll	APP079793	3/15/2021	203012121	FIRE-PERF	perf		35,178.79	500000656	3/16/2021
VEN000266	Bound Tree Medical	APP079856	3/16/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies		172.99		
VEN000065	Airgas Mid America	APP079857	3/16/2021	203012224	FIRE-OPERATING SUPPLIES	oxygen		140.86		
VEN000345	Cave and Company Printing	APP079858	3/16/2021	203012337	FIRE-PRINTING	Protocol Books		378.54		
VEN000273	Brandon Rush	APP079859	3/16/2021	203012229	FIRE-UNIFORMS	Reimburse - shoes		65.00		
VEN002028	UPS	APP079860	3/16/2021	203012333	FIRE-POSTAGE	shipping		6.18		
VEN000903	Hoosier Fire Equipment	APP079861	3/16/2021	203012229	FIRE-UNIFORMS	4 helmets		1,267.30		
VEN000589	Duke Energy	APP079910	3/18/2021	203012341	FIRE-ELECTRIC	Electric		2,201.93		
VEN000589	Duke Energy	APP079910	3/18/2021	203012341	FIRE-ELECTRIC	Electric		942.64		
VEN000589	Duke Energy	APP079910	3/18/2021	203012341	FIRE-ELECTRIC	Electric		636.64		
VEN000589	Duke Energy	APP079910	3/18/2021	203012346	FIRE-TORNADO SIREN	Sirens		75.95		
Subtotal for Fire										
Subtotal for Fund 203 Fire Operating								453,776.42		
								464,445.07		
Fund No. Fund Name										
206 Parks Programming/Events										
Parks										
VEN009067	Vision Event Management	APP079751	3/15/2021	206005347	PARKS PROGRAM-PROMOT	Grand Run		3,000.00		
Subtotal for Parks										
								3,000.00		

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Fund No. Fund Name									
206	Parks Programming/Events								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP079688	3/4/2021	101965	PCARD PAYABLE		143.20	500000655	3/4/2021
Subtotal for Clerk Treasurer							143.20		
Subtotal for Fund 206 Parks Programming/Events							3,143.20		
Fund No. Fund Name									
239	Law Enforcement								
Police									
VEN004681	Cicero Volunteer Fire Dept	APP079752	3/15/2021	239002334	LAW ENFORCE-TRAVEL/TR	CPR Certification	175.00		
VEN000963	Indiana Drug Enforcement Asso	APP079753	3/15/2021	239002334	LAW ENFORCE-TRAVEL/TR	Field Test Certification at ILE	60.00		
Subtotal for Police							235.00		
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP079688	3/4/2021	101965	PCARD PAYABLE		3,958.68	500000655	3/4/2021
Subtotal for Clerk Treasurer							3,958.68		
Subtotal for Fund 239 Law Enforcement							4,193.68		
Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN005475	Estridge Development Mgmt	APP079841	3/15/2021	264013349	ROAD IMPACT-SERVICES	Harmony Rd Impact	62,720.00		
Subtotal for Public Works							62,720.00		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							62,720.00		
Fund No. Fund Name									
269	Training Facility Center								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP079688	3/4/2021	101965	PCARD PAYABLE		190.00	500000655	3/4/2021
Subtotal for Clerk Treasurer							190.00		
Public Safety (Police and Fire)									
VEN002048	Vectren	APP079544	3/8/2021	269014328	TRAINING FAC-HEAT/GAS	Training Facility	91.36	70353	3/8/2021
VEN002191	City of Noblesville Utilities	APP079548	3/8/2021	269014342	TRAINING FAC-WATER/SE	Training Facility	21.37	70350	3/8/2021
VEN005845	Kinetrex Energy	APP079734	3/15/2021	269014328	TRAINING FAC-HEAT/GAS	Gas	151.04		

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Fund No. Fund Name									
269	Training Facility Center								
	Public Safety (Police and Fire)								
VEN000434	Comcast Cable	APP079771	3/15/2021	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	294.64		
VEN000589	Duke Energy	APP079910	3/18/2021	269014341	TRAINING FAC-ELECTRIC	Electric	604.56		
	Subtotal for Public Safety (Police and Fire)						1,162.97		
Subtotal for Fund 269 Training Facility Center							1,352.97		
Fund No. Fund Name									
305	Grand Junction TIF								
	RDC								
VEN001469	O W Krohn and Associates	APP079758	3/15/2021	305018349	GRAND JUNCTION TIF-SER	Grand Junction	1,402.50		
	Subtotal for RDC						1,402.50		
Subtotal for Fund 305 Grand Junction TIF							1,402.50		
Fund No. Fund Name									
350	GO Bond 2020								
	Fire								
VEN006767	Knox Company	APP079651	3/11/2021	350012472	GO BOND 2020 FD EQUIP	9-knox box	12,699.00		
VEN005358	Pro Air Midwest	APP079652	3/11/2021	350012472	GO BOND 2020 FD EQUIP	12 cascade cylinders and fill s	27,500.00		
	Subtotal for Fire						40,199.00		
	Public Works								
VEN000859	Hare Chevrolet	APP079799	3/15/2021	350013473	GO BOND 2020 PW VEHICL	2021 Chevy truck	11,300.00		
VEN000859	Hare Chevrolet	APP079800	3/15/2021	350013473	GO BOND 2020 PW VEHICL	2021 Chevy Truck	9,800.00		
	Subtotal for Public Works						21,100.00		
Subtotal for Fund 350 GO Bond 2020							61,299.00		
Fund No. Fund Name									
550	Duke Enenergy MP Prog Grant								
	Economic Dev								
VEN009124	Conway Data Inc	APP079555	3/8/2021	550006349	DUKE ENERGY MP PROG G	Overseas Marketing	2,900.00		
	Subtotal for Economic Dev						2,900.00		
Subtotal for Fund 550 Duke Enenergy MP Prog Grant							2,900.00		

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Fund No.	Fund Name								
640	Sports Campus Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP079688	3/4/2021	101965	PCARD PAYABLE		4,841.22	500000655	3/4/2021
	Subtotal for Clerk Treasurer						4,841.22		
	Grand Park								
VEN000513	DavisVision	APP079486	3/4/2021	640015119	SPORTS CAMPUS-HEALTH/	March Vision Ins	48.14	3307	3/4/2021
VEN004479	Symetra Life Insurance	APP079492	3/4/2021	640015119	SPORTS CAMPUS-HEALTH/	March Ins	16.25	3309	3/4/2021
VEN000534	Delta Dental	APP079497	3/4/2021	640015119	SPORTS CAMPUS-HEALTH/	March Dental Ins	209.52	3308	3/4/2021
VEN008075	Anthem Bank	APP079501	3/4/2021	640015119	SPORTS CAMPUS-HEALTH/	March Med Ins	3,947.68	100000151	3/4/2021
VEN002336	Citizens Westfield	APP079543	3/8/2021	640015342	SPORTS CAMPUS-WAT SE	Field Water	368.92	3314	3/8/2021
VEN002336	Citizens Westfield	APP079543	3/8/2021	640015342	SPORTS CAMPUS-WAT SE	Field Sewer	379.84	3314	3/8/2021
VEN002336	Citizens Westfield	APP079543	3/8/2021	640015342	SPORTS CAMPUS-WAT SE	Diam Water	529.02	3314	3/8/2021
VEN002336	Citizens Westfield	APP079543	3/8/2021	640015342	SPORTS CAMPUS-WAT SE	Diam Sewer	542.64	3314	3/8/2021
VEN002336	Citizens Westfield	APP079543	3/8/2021	640015342	SPORTS CAMPUS-WAT SE	Gen Water	131.48	3314	3/8/2021
VEN002336	Citizens Westfield	APP079543	3/8/2021	640015342	SPORTS CAMPUS-WAT SE	Gen Sewer	222.04	3314	3/8/2021
VEN001676	Riverview Hospital	APP079709	3/12/2021	640015119	SPORTS CAMPUS-HEALTH/	Feb Clinic Hrs	284.03	3315	3/12/2021
VEN002266	Kwik Goal Ltd	APP079725	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Saddle Anchor Bags	1,369.21		
VEN000051	Advanced Turf Solutions	APP079726	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Turf material	1,417.00		
VEN000051	Advanced Turf Solutions	APP079726	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Turf material	71.00		
VEN008853	Qualtrics LLC	APP079727	3/15/2021	640015389	SPORTS CAMPUS-APP/LICE	CoreXM	375.00		
VEN000051	Advanced Turf Solutions	APP079728	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Irrigation material	359.63		
VEN001708	RPM Machinery	APP079729	3/15/2021	640015345	SPORTS CAMPUS-EQUIP R	Insert Sleeve	409.76		
VEN000051	Advanced Turf Solutions	APP079730	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Adapter cable	130.02		
VEN009136	Indiana Destination Dev Corp	APP079731	3/15/2021	640015350	SPORTS CAMPUS-DUES/SU	Listing on VisitIndiana	100.00		
VEN002266	Kwik Goal Ltd	APP079732	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Clip bags	236.88		
VEN000897	Home City Ice Co	APP079736	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Ice	140.00		
VEN006898	Supply Warehouse Inc	APP079738	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Restroom supplies	100.35		
VEN008257	Ferguson Facilities Supply	APP079739	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Cleaning supplies	178.00		
VEN003382	McGavic Outdoor Power	APP079740	3/15/2021	640015345	SPORTS CAMPUS-EQUIP R	Equipment repairs	2,765.49		
VEN003382	McGavic Outdoor Power	APP079741	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Snowcaster	89.99		
VEN000051	Advanced Turf Solutions	APP079742	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Alypso Plus	5,442.00		
VEN001783	Sherwin-Williams	APP079743	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Paint	39.93		
VEN004873	Siteone Landscape Supply	APP079744	3/15/2021	640015224	SPORTS CAMPUS-OPERATI	Fertilizer	278.03		
VEN001537	Payroll	APP079791	3/15/2021	640015111	SPORTS CAMPUS-SALARY	sal	13,295.63	100000152	3/16/2021

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Fund No.	Fund Name									
640	Sports Campus Operating									
Grand Park										
VEN001537	Payroll	APP079791	3/15/2021	640015120	SPORTS CAMPUS-FICA/ME	fica	806.08	100000152	3/16/2021	
VEN001537	Payroll	APP079791	3/15/2021	640015120	SPORTS CAMPUS-FICA/ME	med	188.51	100000152	3/16/2021	
VEN001537	Payroll	APP079791	3/15/2021	640015121	SPORTS CAMPUS-PERF	perf	1,681.23	100000152	3/16/2021	
VEN006749	Sharp Electronics Corp	APP079870	3/16/2021	640015389	SPORTS CAMPUS-APP/LICE	Command Center HD	750.00			
VEN006329	Bullpen Tournaments	APP079871	3/16/2021	640015349	SPORTS CAMPUS-SERVICE	Lights use	16,825.00			
VEN007598	Playbook 365	APP079873	3/16/2021	640015389	SPORTS CAMPUS-APP/LICE	Website Development	295.00			
VEN006537	Total Marketing Group LLC	APP079874	3/16/2021	640015331	SPORT CAMPUS-CONSULTI	GP Fan Guide Ad Sales	358.00			
VEN000589	Duke Energy	APP079911	3/18/2021	640015341	SPORTS CAMPUS-ELECTRI	Diam	6,688.75			
VEN000589	Duke Energy	APP079911	3/18/2021	640015341	SPORTS CAMPUS-ELECTRI	Field	4,111.98			
VEN000589	Duke Energy	APP079911	3/18/2021	640015341	SPORTS CAMPUS-ELECTRI	General	4,363.68			
VEN008182	Harrells LLC	APP079912	3/18/2021	640015224	SPORTS CAMPUS-OPERATI	Fertilizer	20,953.74			
Subtotal for Grand Park							90,499.45			
Sport Campus Indoor Event Ctr										
VEN000513	DavisVision	APP079486	3/4/2021	640023119	GP INDOOR-HEALTH/DENT	March Vision Ins	24.07	3307	3/4/2021	
VEN004479	Symetra Life Insurance	APP079492	3/4/2021	640023119	GP INDOOR-HEALTH/DENT	March Ins	13.00	3309	3/4/2021	
VEN000534	Delta Dental	APP079497	3/4/2021	640023119	GP INDOOR-HEALTH/DENT	March Dental Ins	62.58	3308	3/4/2021	
VEN008075	Anthem Bank	APP079501	3/4/2021	640023119	GP INDOOR-HEALTH/DENT	March Med Ins	2,149.41	100000151	3/4/2021	
VEN002336	Citizens Westfield	APP079540	3/8/2021	640023342	GP INDOOR-WAT AND SEW	GPEC water	587.63	3314	3/8/2021	
VEN002336	Citizens Westfield	APP079540	3/8/2021	640023342	GP INDOOR-WAT AND SEW	GPEC sewer	135.66	3314	3/8/2021	
VEN001676	Riverview Hospital	APP079709	3/12/2021	640023119	GP INDOOR-HEALTH/DENT	Feb Clinic Hrs	134.16	3315	3/12/2021	
VEN005845	Kinetrex Energy	APP079733	3/15/2021	640023328	GP INDOOR-NATURAL GAS	GPEC	90.42			
VEN007068	Vibenomics Inc	APP079735	3/15/2021	640023331	GP INDOOR-CONSULTING	March advertising	135.12			
VEN009126	Dynamo FC	APP079737	3/15/2021	640023349	GP INDOOR-SERVICES	Refund	1,200.00			
VEN006898	Supply Warehouse Inc	APP079738	3/15/2021	640023224	GP INDOOR-OPERATING SU	Restroom supplies	614.26			
VEN008257	Ferguson Facilities Supply	APP079739	3/15/2021	640023224	GP INDOOR-OPERATING SU	Cleaning supplies	798.29			
VEN001637	Ray's Trash Service	APP079745	3/15/2021	640023349	GP INDOOR-SERVICES	Trash GPEC	310.20			
VEN001537	Payroll	APP079791	3/15/2021	640023111	GP INDOOR-SALARY	sal	9,949.10	100000152	3/16/2021	
VEN001537	Payroll	APP079791	3/15/2021	640023120	GP INDOOR-FICA/MEDICAR	fica	606.63	100000152	3/16/2021	
VEN001537	Payroll	APP079791	3/15/2021	640023120	GP INDOOR-FICA/MEDICAR	med	141.87	100000152	3/16/2021	
VEN001537	Payroll	APP079791	3/15/2021	640023121	GP INDOOR-PERF	perf	1,235.27	100000152	3/16/2021	
VEN005590	Filter Services of Indiana	APP079869	3/16/2021	640023343	GP INDOOR-BLDG MAINT	Filters	270.72			
VEN007012	Elwood Fire Equipment	APP079872	3/16/2021	640023343	GP INDOOR-BLDG MAINT	Inspections	557.65			

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Fund No. Fund Name									
640	Sports Campus Operating								
	Sport Campus Indoor Event Ctr								
VEN000589	Duke Energy	APP079911	3/18/2021	640023341	GP INDOOR-ELECTRIC	GPEC	13,102.69		
VEN005826	LST Venues LLC	APP079913	3/18/2021	640023331	GP INDOOR-CONSULTING	April Operational and Marketi	19,750.00		
	Subtotal for Sport Campus Indoor Event Ctr						51,868.73		
	Subtotal for Fund 640 Sports Campus Operating						147,209.40		
Fund No. Fund Name									
701	Payroll								
	Clerk Treasurer								
VEN000513	DavisVision	APP079488	3/4/2021	701008930	PAYROLL-INS. DED	March Vision Ins	81.15	17637	3/4/2021
VEN004479	Symetra Life Insurance	APP079490	3/4/2021	701008930	PAYROLL-INS. DED	March Ins	1,875.28	17639	3/4/2021
VEN005722	Aflac Premium Holding	APP079493	3/4/2021	701008930	PAYROLL-INS. DED	March Ins	2,889.72	17636	3/4/2021
VEN000058	AFLAC	APP079494	3/4/2021	701008930	PAYROLL-INS. DED	Feb disb ins	5,670.80	17635	3/4/2021
VEN000534	Delta Dental	APP079496	3/4/2021	701008930	PAYROLL-INS. DED	March Dental Ins	4,594.91	17638	3/4/2021
VEN008075	Anthem Bank	APP079502	3/4/2021	701008930	PAYROLL-INS. DED	March Med Ins	16,096.09	700001000	3/4/2021
VEN000008	77 Police and Fire Fund	APP079537	3/8/2021	701008133	PAYROLL-PERF	77 Fund	68,738.96	700001001	3/8/2021
VEN001550	PERF	APP079538	3/8/2021	701008133	PAYROLL-PERF	PERF	45,146.38	700001002	3/8/2021
VEN001537	Payroll	APP079790	3/15/2021	701008110	PAYROLL-NET SALARIES	net sal	434,874.26	700001008	3/16/2021
VEN000959	Indiana Dept Of Revenue	APP079795	3/15/2021	701008923	PAYROLL-STATE WITHHOL	State	18,143.26	700001007	3/16/2021
VEN000959	Indiana Dept Of Revenue	APP079795	3/15/2021	701008923	PAYROLL-STATE WITHHOL	COIT	7,436.46	700001007	3/16/2021
VEN000920	Huntington National Bank	APP079796	3/15/2021	701008131	PAYROLL-EMPLOYER'S FIC	FICA	37,538.20	700001005	3/16/2021
VEN000920	Huntington National Bank	APP079796	3/15/2021	701008132	PAYROLL-EMPLOYER'S ME	Medicare	8,779.10	700001005	3/16/2021
VEN000920	Huntington National Bank	APP079796	3/15/2021	701008921	PAYROLL-FEDERAL WITHH	Federal	59,547.40	700001005	3/16/2021
VEN000920	Huntington National Bank	APP079796	3/15/2021	701008922	PAYROLL-EMPLOYEE FICA	FICA	37,538.22	700001005	3/16/2021
VEN000920	Huntington National Bank	APP079796	3/15/2021	701008922	PAYROLL-EMPLOYEE FICA	Medicare	8,779.21	700001005	3/16/2021
VEN000163	Aul Retirement	APP079850	3/16/2021	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	28,564.86	700001004	3/16/2021
VEN001864	Supporting Heroes	APP079876	3/16/2021	701008991	PAYROLL-MISC	Supporting Heroes	88.54	17644	3/16/2021
VEN000703	Fire Fighters Credit Union	APP079877	3/16/2021	701008141	PAYROLL-UNION DUES	Union Dues WFD	71.00	17640	3/16/2021
VEN000703	Fire Fighters Credit Union	APP079878	3/16/2021	701008141	PAYROLL-UNION DUES	Union Dues 4416	2,539.39	17641	3/16/2021
VEN000948	IN Family and Social Services	APP079879	3/16/2021	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,900.24	700001006	3/16/2021
VEN001390	MISDU	APP079880	3/16/2021	701008140	PAYROLL-SUPPORT WITHH	Child Support	443.45	17642	3/16/2021
VEN004836	Nationwide Retirement Solutions	APP079881	3/16/2021	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	4,148.59	17643	3/16/2021
VEN009141	Courtney Marshall	APP079896	3/17/2021	701008133	PAYROLL-PERF	Pay out sick time	170.23	17646	3/17/2021

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN009141	Courtney Marshall	APP079896	3/17/2021	701008141	PAYROLL-UNION DUES	Pay out sick time	41.48	17646	3/17/2021
VEN009141	Courtney Marshall	APP079896	3/17/2021	701008930	PAYROLL-INS. DED	Pay out sick time	3.69	17646	3/17/2021
VEN009142	Abigail Bryte	APP079897	3/17/2021	701008133	PAYROLL-PERF	Pay out sick time	170.23	17645	3/17/2021
VEN009142	Abigail Bryte	APP079897	3/17/2021	701008141	PAYROLL-UNION DUES	Pay out sick time	39.48	17645	3/17/2021
VEN009142	Abigail Bryte	APP079897	3/17/2021	701008930	PAYROLL-INS. DED	Pay out sick time	52.87	17645	3/17/2021
Subtotal for Clerk Treasurer							795,963.45		
Subtotal for Fund 701 Payroll							795,963.45		
Fund No. Fund Name									
805 Anthem Bank									
Clerk Treasurer									
VEN008076	Anthem Group Health Plan	APP079593	3/9/2021	805008119	ANTHEM BANK GROUP HEA	Coverage period Feb 25 to Ma	13,781.04	800000166	3/9/2021
Subtotal for Clerk Treasurer							13,781.04		
Subtotal for Fund 805 Anthem Bank							13,781.04		
Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN000513	DavisVision	APP079487	3/4/2021	900016119	STORM-HEALTH/DENTAL	March Vision Ins	95.69	40559	3/4/2021
VEN004479	Symetra Life Insurance	APP079491	3/4/2021	900016119	STORM-HEALTH/DENTAL	March Ins	22.75	40561	3/4/2021
VEN000534	Delta Dental	APP079498	3/4/2021	900016119	STORM-HEALTH/DENTAL	March Dental Ins	541.62	40560	3/4/2021
VEN008075	Anthem Bank	APP079500	3/4/2021	900016119	STORM-HEALTH/DENTAL	March Med Ins	8,498.49	900000237	3/4/2021
VEN002704	Throgmartin-Henke Develop	APP079562	3/8/2021	900016370	STORMWATER-REFUND	Over Payment	14.83		
VEN001676	Riverview Hospital	APP079710	3/12/2021	900016119	STORM-HEALTH/DENTAL	Feb Clinic Hrs	588.04	40586	3/12/2021
VEN001537	Payroll	APP079792	3/15/2021	900016111	STORM-SALARY	sal	21,796.05	900000238	3/16/2021
VEN001537	Payroll	APP079792	3/15/2021	900016120	STORM-FICA/MEDICARE	fica	1,293.36	900000238	3/16/2021
VEN001537	Payroll	APP079792	3/15/2021	900016120	STORM-FICA/MEDICARE	med	302.48	900000238	3/16/2021
VEN001537	Payroll	APP079792	3/15/2021	900016121	STORM-PERF	perf	2,345.50	900000238	3/16/2021
VEN009128	Josh Schreiner	APP079823	3/15/2021	900016370	STORMWATER-REFUND		6.10		
VEN009129	Richard Wallace	APP079824	3/15/2021	900016370	STORMWATER-REFUND		6.52		
VEN009129	Richard Wallace	APP079824	3/15/2021	900016370	STORMWATER-REFUND	Overpayment	5.28		
VEN007197	Steve Warner	APP079825	3/15/2021	900016370	STORMWATER-REFUND	Overpayment	58.02		

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Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN009130	Michael and Sara Brandt	APP079826	3/15/2021	900016370	STORMWATER-REFUND		6.52		
VEN009131	Alexandra Fkrinak	APP079833	3/15/2021	900016370	STORMWATER-REFUND		6.52		
VEN009131	Alexandra Fkrinak	APP079833	3/15/2021	900016370	STORMWATER-REFUND	Overpayment	69.77		
VEN009132	Edmund Green	APP079834	3/15/2021	900016370	STORMWATER-REFUND		11.75		
VEN009133	Nancy Malaga	APP079835	3/15/2021	900016370	STORMWATER-REFUND		7.49		
VEN009134	Evelyn J Leon	APP079836	3/15/2021	900016370	STORMWATER-REFUND		5.96		
VEN009135	Jane Zvonar	APP079837	3/15/2021	900016370	STORMWATER-REFUND		6.52		
VEN009135	Jane Zvonar	APP079837	3/15/2021	900016370	STORMWATER-REFUND	Overpayment	23.49		
VEN009119	JSR Investments Inc	APP079838	3/15/2021	900016370	STORMWATER-REFUND		20.28		
VEN009137	Judy Cohen	APP079839	3/15/2021	900016370	STORMWATER-REFUND	Overpayment	1,819.06		
VEN009139	Chris Benton	APP079840	3/15/2021	900016370	STORMWATER-REFUND	Overpayment	577.24		
VEN002193	Christopher Burke	APP079849	3/16/2021	900016309	STORM-CONSULTING FEES	Stormwater On Call Support	520.00		
VEN000418	Clark Dietz Inc	APP079914	3/17/2021	900016349	STORM-SERVICE	CLOMR Study for Grand Junc	26,235.00		
	Subtotal for Stormwater						64,884.33		
	Subtotal for Fund 900 Stormwater						64,884.33		

Fund No. Fund Name

950 Trash

Trash

VEN009128	Josh Schreiner	APP079823	3/15/2021	950017370	TRASH-REFUND		1.47		
VEN009128	Josh Schreiner	APP079823	3/15/2021	950017370	TRASH-REFUND		18.22		
VEN009129	Richard Wallace	APP079824	3/15/2021	950017370	TRASH-REFUND		1.57		
VEN009129	Richard Wallace	APP079824	3/15/2021	950017370	TRASH-REFUND		19.46		
VEN009130	Michael and Sara Brandt	APP079826	3/15/2021	950017370	TRASH-REFUND		1.57		
VEN009130	Michael and Sara Brandt	APP079826	3/15/2021	950017370	TRASH-REFUND		19.46		
VEN009131	Alexandra Fkrinak	APP079833	3/15/2021	950017370	TRASH-REFUND		1.57		
VEN009131	Alexandra Fkrinak	APP079833	3/15/2021	950017370	TRASH-REFUND		19.46		
VEN009132	Edmund Green	APP079834	3/15/2021	950017370	TRASH-REFUND		40.46		
VEN009133	Nancy Malaga	APP079835	3/15/2021	950017370	TRASH-REFUND		1.80		
VEN009133	Nancy Malaga	APP079835	3/15/2021	950017370	TRASH-REFUND		22.36		
VEN009134	Evelyn J Leon	APP079836	3/15/2021	950017370	TRASH-REFUND		1.43		
VEN009134	Evelyn J Leon	APP079836	3/15/2021	950017370	TRASH-REFUND		17.80		

Report Date Range: 03/04/21..03/18/21

3/18/2021 11:20 AM

Page 19 of 19

WESTFIELD\KGAGNON

	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name									
950	Trash									
	Trash									
	VEN009135	Jane Zvonar	APP079837	3/15/2021	950017370	TRASH-REFUND		1.57		
	VEN009135	Jane Zvonar	APP079837	3/15/2021	950017370	TRASH-REFUND		19.46		
	VEN008448	Springbrook Holding LLC	APP079884	3/16/2021	950017371	TRASH-CREDIT CARD PRO	CivicPay Transaction fees	678.00		
	Subtotal for Trash							865.66		
Subtotal for Fund 950 Trash								865.66		
Posted Invoices Total								2,609,316.91		
Un-Posted Invoices										
	Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status	
Fund No.	Fund Name									
101	General									
	Administration									
	VEN008760	BKD CPAs LLP	API0004913	3/17/2021	101001331	Adm-Consulting	Adm-Consulting	3,591.00	Approval Pending	
	VEN008760	BKD CPAs LLP	API0004913	3/17/2021	101001331	Adm-Consulting	Adm-Consulting	49,113.00	Approval Pending	
	Subtotal for Administration							52,704.00		
Subtotal by Fund 101 General								52,704.00		
Un-Posted Invoices Total								52,704.00		
Credit Memos										
	Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount		
Credit Memo Total										

EXHIBIT B
DISTRICT PLAN

DISTRICT-3
SF-4

MONON TRAIL

DISTRICT-4
SF-4

DISTRICT-2
AG-SF1

DISTRICT-4
SF-4

DISTRICT-1
GB

DISTRICT-1
GB

① WOODS/ROBINSON/BRIGGS DISTRICT PLAN
1" = 400'-0"

191ST PUD



2/7/21



Cooler Design

ORDINANCE 21-10

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 Woods - Robinson - Briggs PUD) to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (2103-PUD-10), filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 2103-PUD-10 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X-X) 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 _____, 2021; and,

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.

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and shall hereafter be referred to as the "Woods - Robinson - Briggs PUD".
- 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-reference 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 1: The Property referenced as District 1 as shown on the District Map contained herein; shall also be known as “Commercial District”
- 2.2 District 2: The Property referenced as District 2 on the District Map contained herein; shall also be known as the “Park / Trail Head District”
- 2.3 District 3: The Property referenced as District 3 on District Map contained herein; shall also be known as the “Small Lot Single-Family (North) District”
- 2.4 District 4: The Property referenced as District 4 on the District Map contained herein; shall also be known as the “Small Lot Single-Family (South) District”
- 2.5 Motorsports Industry Team Facility: An establishment in which the research, development, and application of motorsports technologies for a single or partnered motorsports team takes place. This definition may also include engine testing, racing logistics and engineering, performance technology, and other associated uses to the motorsports industry or speedway logistics.

Section 3. **Concept Plan.** The Concept Plans (see **Exhibit C**) are hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be in substantial compliance with either Concept Plan A or B as determined by the Director of the Community Development Department

Section 4. **Illustrative Character Exhibits.** The “Illustrative Character Exhibits”, attached hereto as **Exhibit D** through **Exhibit G** are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each defined 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.**

- 5.1 The underlying zoning district for District 1 shall be GB: General Business District
- 5.2 The underlying zoning district for District 2 shall be AG–SF1: Agriculture/Single-Family Rural District

- 5.3 The underlying zoning district for Districts 3 and 4 shall be SF4: Single-Family High-Density District

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning Districts, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

6.1 Additional Permitted Uses:

The following additional uses shall be permitted in District 1:

- Commercial Recreational Facility
- Sporting Goods Store (Large)
- Family Entertainment Center
- Indoor/Outdoor Athletic/Racquet Facilities
- Motorsports Industry Team Facilities
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors
- Sports Tech Center
 - For the purposes of this Ordinance, a Sports Tech Center shall be considered “Office, Professional” as permitted by the UDO in the Underlying Zoning District
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors

6.2 Prohibited Uses:

The following uses are explicitly prohibited in District 1:

- Special Exception Uses
- Auction Room
- Commissary, Food Catering Service
- Garden and Lawn Center
- Mortuaries
- Restaurant, Fast Food
- All High Intensity Retail uses except for Large Sporting Goods Store and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
- School, Non-Profit Fine Arts or Commercial
- School, Non-Profit Professional Trade or Business
- Amphitheater/Outdoor Theater (with permanent seating)
- Assembly Hall/Auditorium
- Educational Institution, Without Dormitory Accommodations
- Hospital (Major)
- Non-profit Museum/Exhibition Hall
- Data Processing/Call Center
- Nursery
- Commercial Parking Lots and Structures, Public

- Heliport

The following shall be explicitly prohibited in District 2:

- All uses except Public Park and Temporary Use and Event

The following uses shall be explicitly prohibited in Districts 3 and 4:

- All uses except Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities

Section 7. Overlay Districts.

- 7.1 State Highway 32 Overlay District: Standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District (the “32 Overlay”) shall for the purposes of this Ordinance instead apply to 191st Street and/or the 191st Street Right-of-way line.
- 7.2 Article 5.3(I) Minimum Height Requirements, Article 5.3(J) Building Size Requirements, Article 5.3(K) Architectural Design Requirements, and Article 5.3(M) Miscellaneous Requirements of the 32 Overlay shall apply to development within District 1 except as otherwise modified by this Ordinance.
- For commercial buildings, EIFS shall be prohibited below eight (8) feet.
 - Commercial Recreational Facility-use Buildings that are Seventy-five thousand (75,000) square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials provided that the tilt-up concrete contains multiple colors and texturing similar to those seen in the Illustrative Character Exhibits.
 - Commercial Recreational Facility-use Buildings that are Seventy-five thousand (75,000) square feet in size or greater with flat roofs shall not be required to contain articulated cornices or roofline modulations as set forth in Article 5.3(K)(2)(f)(ii).
- 7.3 The State Highway 32 Overlay Zone shall not apply to Districts 3 and 4.

Section 8. General Regulations. The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

8.1 District 1:

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

- Project Perimeter Setback: Shall Not Apply
- Building Size Requirement:
 - a) Minimum Building size:
 - Lots adjacent to 191st Street: The Minimum Gross Floor Area shall be five-thousand (5,000) square feet, which shall include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
 - All Other Instances: Five-thousand (5,000) square feet
 - b) Maximum Building size: 150,000 square feet, except that a Commercial Recreational Facility may be up to 200,000 square feet in size.
 - c) Maximum Building Height: Sixty (60) feet except when adjacent to residential units, the maximum shall be three (3) stories.
- Minimum Building Setback Lines:
 - Front Yard:
 - a) 191st Street: 60 Feet
 - b) All Other Streets: 15 feet
 - Side Yard:
 - a) Adjacent to a Residential District: 60 feet
 - b) All Other: No Minimum
 - Rear Yard:
 - a) Adjacent to a Residential District: 60 feet
 - b) All Other: No Minimum
 - Monon Trail:
 - a) 60 feet from Monon Trail Right of Way
- Maximum Building Setback Lines:
 - 191st Street: One Hundred and Twenty (120) feet
 - Monon Trail: One Hundred and Twenty (120) feet

- Water Feature: A fountain water feature shall be required in District 1, as depicted on the Concept Plan. The size of the water feature shall be similar in scale to what is shown on the Concept Plan.
- The Racket Center: A Commercial Recreational Facility shall be developed in District 1 in the general location of the National Pickle Ball Center on the Concept Plan. This Commercial Recreational Facility: 1) shall include racket games (i.e., pickle ball, tennis, squash, or other similar games/sports); and 2) may include, but not be limited to the following ancillary uses: a fitness center; indoor track; a spa; and indoor/outdoor food and beverage areas.
- Mixed-Use Units: The Mixed-Use Units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance, short-term rental units shall be deemed as a Hotel use.
 - Minimum Building Size: 10,000 square feet
 - Maximum Building Size: 20,000 square feet
 - Minimum Number of Short-term Rental Units: 15 units
 - Maximum Number of Short-term Rental Units: 200 units
 - Short-term Rental Units may vary in size from a minimum of 600 square feet to a maximum of 1,000 square feet.
 - Short-term rental units shall be taxed the same as a Hotel and shall enter into an agreement with Grand Park in their pay-to-play program as other hotels have done

8.2 District 2: Park/Trail Head District:

The Park District (a minimum of 3 acres in size up to a maximum of 5 acres) is to be a donation or designated conservatory by the Wood Family. The Park shall be developed by the developer. It shall be managed and maintained by the developer or a willing entity to be named by the developer. It is anticipated to be a trail head of the Monon Trail. This will allow for walkers, bikers, and carts to exit the Monon Trail into a nature-focused park. The following standards shall apply to District 2.

- Enclosed buildings shall not be permitted.
- Park Amenities shall include the following:
 - WIFI
 - Play spaces for children, teens, and adults
 - Open sided shelter
 - Lighting and safety features.
 - Exercise stations
 - Lawn area for recreational play such as frisbee, croquet, corn hole, etc.
 - Sculptured walking areas.

- Crushed stone trails similar to Cool Creek connecting to the other areas of the development.
- An application for Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate. The park amenities listed above shall be installed within District 2 within one year of the aforementioned Detailed Development application submittal unless The Director of the Community Development Department approves an extension due to unforeseen circumstances.

8.3 District 3: Small Lot Single-Family (North) District:

Minimum Lot Area	7,500 SF
Minimum Lot Frontage	30 feet
Minimum Building Setback (Front)	25 feet
Minimum Building Setback (Side)	5 feet
Minimum Building Setback (Rear)	25 feet
Minimum Building Setback (Monon Trail Edge of Pavement)	40 feet
Minimum Lot Width	60 feet
Minimum Building Height	1 Story
Maximum Building Height	35 feet
Minimum Living Area (One Story)	1,400 square feet
Minimum Living Area (Two Story)	1,800 square feet
Maximum Number of Dwelling Units	175 units
Minimum Building Separation	10 feet

- As it relates to this section, “Living Area” shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building’s exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 3:
 - A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
 - B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include Masonry Materials or equivalent as well as stucco, wood, concrete fiber (Hardi-Plank or similar) or equivalent. The Front

Building Façade shall have a minimum Masonry Material wainscot with height equal or greater than the bottom of the First-Floor window

C. Roof Details:

- a. Overhangs shall be a minimum of 11 inches
- b. Roof pitch shall be a minimum of 6/12

D. Windows:

- a. 2 Story homes shall have a minimum of three (3) windows on each Side Building Façade and four (4) windows on each Rear Building Façade
- b. Homes less than 2 stories shall have a minimum of two (2) windows on each Side Building Façade and three (3) windows on each Rear Building Façade will comply with UDO for Façade facing perimeter

E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:

- a. Minimum of fifty percent (50%) Masonry Materials or equivalent material, exclusive of doors and windows
- b. Roof with dormers (minimum of 2 dormers)
- c. Shutters
- d. Covered porch (minimum 6' in width and 4' in depth)
- e. Roof line direction or elevation change
- f. Shed roof accent at front entry (minimum size 4' x 10')
- g. Gable accent
- h. Decorative trim molding
- i. Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
- j. Keystones over all first floor, Front Façade windows and doors

F. Side Building Facades Facing External Streets (Excludes Alleys): Three of the following items shall be included with the District 3 homes:

- a. 24" masonry/stone water tables
- b. Full landscaping continued on the side
- c. Shutters on windows (side façade)
- d. Box windows projections (side façade)
- e. Minimum of 45 square feet of windows on side façade

G. Rear Building Facades on Lots Along Monon Trail: Covered Porch will be included with the homes.

H. Garages: Each home shall have, at minimum, a two-car garage.

- The Character Exhibits, attached hereto as **Exhibit F**, are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 3. 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 required to be constructed within District 3. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 3. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.

8.4 District 4: Small Lot Single-Family (South) District:

Minimum Lot Area	2,880 SF
Minimum Lot Frontage on Street	30 feet
Minimum Building Setback (Front)	10 feet
Minimum Building Setback (Side)	3 feet
Minimum Building Setback (Rear)	5 feet
Minimum Lot Width at Building Line	36 feet
Minimum Building Height	2 Stories
Maximum Building Height	35 feet
Minimum Living Areas on Ground Level	700 SF
Minimum Living Area	1,700 SF
Minimum Building Separation	6 feet
Maximum Number of Lots	235 lots

- As it relates to this section, "Living Area" shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building's exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- On Lots where the Front Building Façade faces a Common Area (ie: a new lot), the Minimum Lot Frontage on the Street shall be 0 feet. Primary access shall be provided from an alley or access easement.
- The Front Yard Setback for Lots fronting upon Common Areas shall be measured from the property line abutting the Common Area.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 4:

- A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
- B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include Masonry Materials or equivalent as well as stucco, concrete fiber (Hardi-Plank or similar) or equivalent.
- C. Roof Form: Roof form and design will include, where appropriate, varied pitches and ridge levels.
- D. Roof Overhang: Each single-family residence shall have eaves of a minimum 8-inch overhang.
- E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:
- a. Minimum of fifty percent (50%) Masonry Materials or equivalent material on facades facing External Streets, exclusive of doors and windows
 - b. Rear load, side load or angled garage
 - c. Roof with dormers (minimum of 2 dormers)
 - d. Shutters
 - e. Covered porch (minimum 6' in width and 4' in depth)
 - f. Roof line direction or elevation change
 - g. Shed roof accent at front entry (minimum size 4' x 10')
 - h. Gable accent
 - i. Decorative trim molding
 - j. Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
 - k. Keystones over all first floor, Front Façade windows and doors
- F. Non-Front Building Facades Facing External Streets (Excludes Alleys): Three (3) of the following items shall be included with the District 4 homes:
1. 24" masonry/stone water tables
 2. Required Front Yard landscaping repeated on the Side Yard
 3. Shutters on windows (side façade)
 4. Box window projections (side façade)
 5. Minimum of 45 square feet of windows on side facade
- G. Garages: Each home shall have, at minimum, a two-car garage.
- The Character Exhibits, attached hereto as **Exhibit G**, are the same exhibits previously used in Ord. 17-20, the Lancashire/Suffolk Amendment for the

Oak Manor PUD, and are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 4. 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 required to be constructed within District 4. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 4. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.

- Elevation A of the Hamlett Model previously used in Suffolk at Lancashire Amendment of the Oak Manor PUD (Ord 17-20) shall not be used in District 4.

Section 9. **Development Standards.** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of Real Estate, except as otherwise modified below. In addition, the follow shall apply:

9.1 Article 6.1 Accessory Buildings: Shall apply. In addition, trash enclosures located in District 1 may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way.

9.2 Article 6.3 Architectural Standards: Shall not apply to District 1; rather the Architectural Design Requirements of the 32 Overlay, as amended, shall apply.

For all other Districts, if a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

9.3 Chapter 6.8 Landscaping Standards: Shall apply to the development except as otherwise modified or enhanced below.

- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Article 5.3(L)(5) Trail Corridor Plantings shall apply in addition to Article 6.8(O) Parking Area Landscaping.

9.4 Chapter 6.9 Lighting Standards: Shall apply. In addition, the following shall also apply:

- Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design.
- Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.

- Architectural Lighting. Architectural Lighting shall not be permitted skyward. It shall only be permitted if either a) fully shielded from above or b) is directed towards a Building façade.
- Light Poles. Pole mounted lights shall not exceed twenty (20) feet in height including the base with the exceptions of:
 - a) pole mounted lights fronting a multiuse path, which shall not exceed fifteen (15) feet in height including the base, and
 - b) pole mounted lights used for lighting outdoor sports facilities (“Sport Lights”) in District 1
 - Sport Lights shall not exceed forty (40) feet in height and shall be oriented away from any residential units on the Real Estate.
- LED Lighting. LED accent lighting shall only be permitted along the roof lines of commercial buildings provided that the lighting is fully shielded from above.
- Lighting may be used in District 1 to compliment water features similar to pictures provided in the Illustrative Character Exhibits. Lighting in this manner shall not be considered to be directed skyward.

9.5 Article 6.14 Parking and Loading Standards. Shall apply. In addition, the following shall also apply:

- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted to exist in the 191st Street Front Yard of District 1.
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way

9.6 Chapter 6.17 Sign Standards. Shall apply except as modified or enhanced below.

- All commercial wall signs that incorporate lighting shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- Individual and/or Center Monument Signs shall be architecturally compatible with the architecture of the Real Estate’s buildings.
- One (1) Center Monument Signs shall be permitted on the Real Estate along the Real Estate’s 191st Street frontage. This Center Monument Sign may be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area, per face. In addition, two (2) Individual Monument signs shall be permitted on the Real Estate along the Real Estate’s 191st Street frontage. These individual Monument Signs

may be a maximum of nine (9) feet in height and sixty (60) square feet of sign area, per face.

Section 10. **Duration.** Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture/Single-Family Rural District (AG-SF1).

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

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I 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: R. Birch Dalton

This Instrument prepared by: Birch Dalton, EdgeRock Development, 555 E. Main Street, Westfield, IN 46074

I hereby certify **ORDINANCE 21-10** was delivered to the Mayor of Westfield on the _____ day of _____, 2021.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 21-10
this _____ day of _____, 2021.

I hereby VETO ORDINANCE 21-10
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

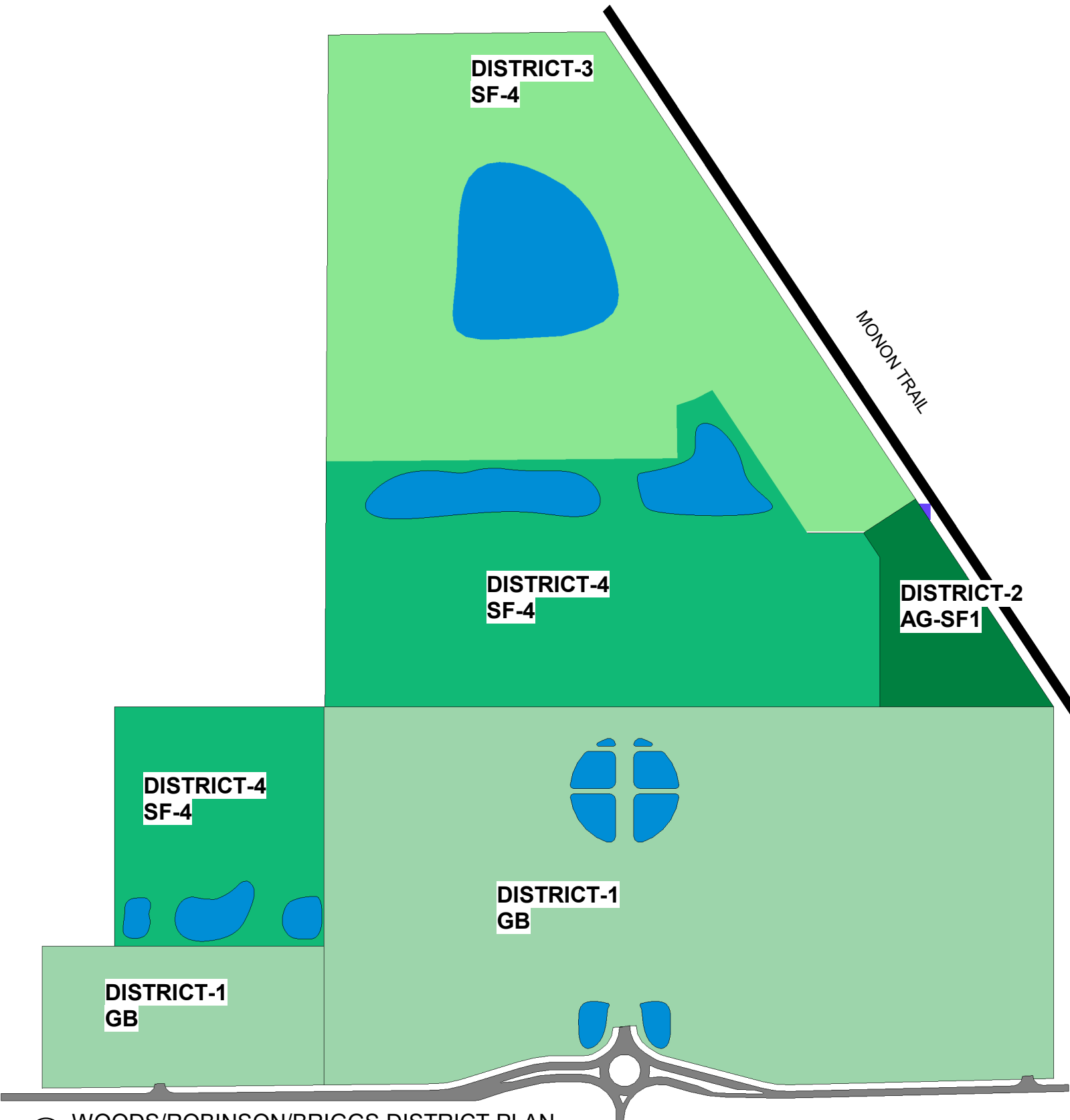
J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LEGAL DESCRIPTION

**EXHIBIT B
DISTRICT PLAN**



① WOODS/ROBINSON/BRIGGS DISTRICT PLAN
1" = 400'-0"

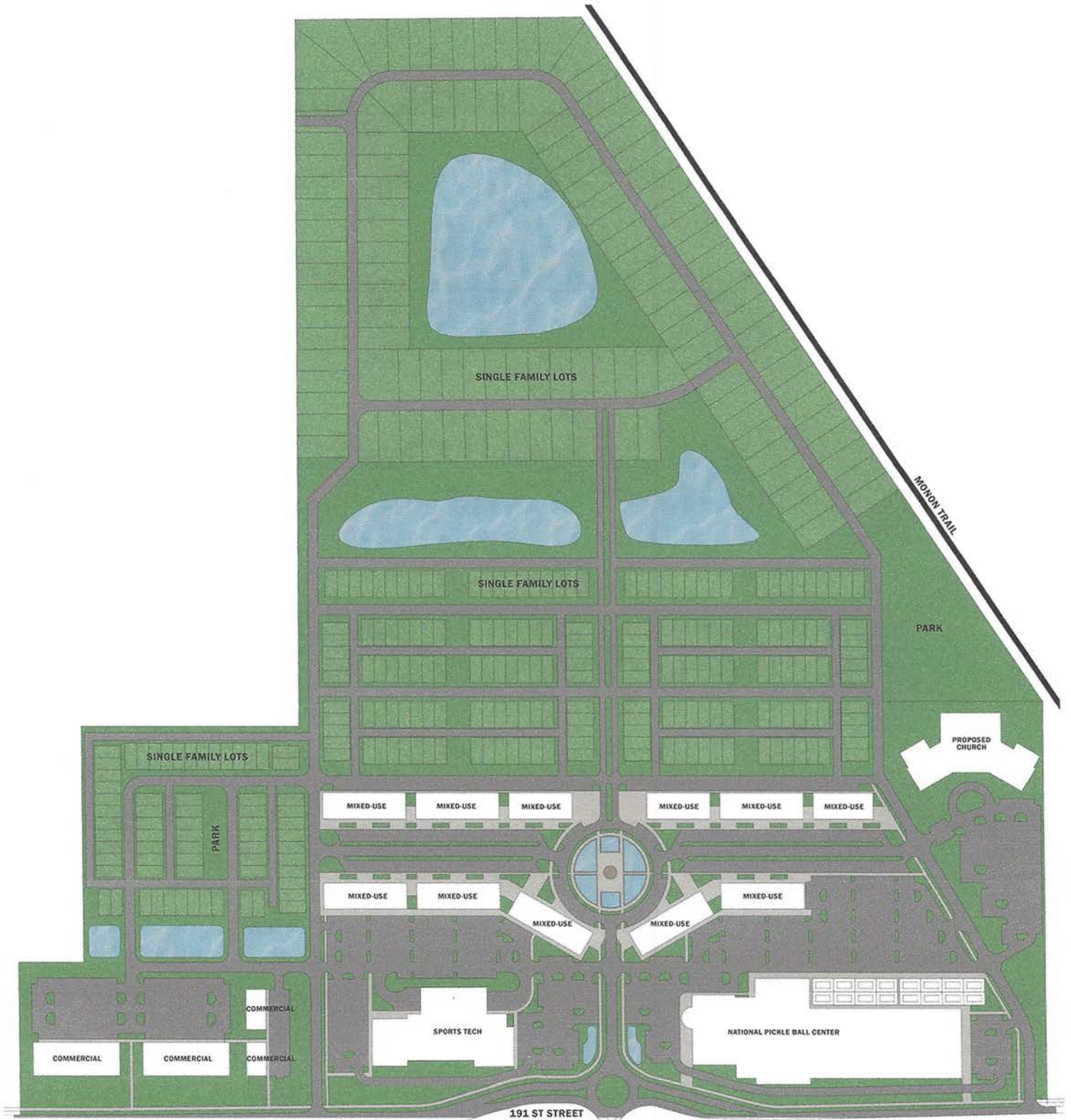
191ST PUD



2/7/21



EXHIBIT C
CONCEPT PLANS



① PUD CONCEPT PLAN
1" = 400'-0"



WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN - A

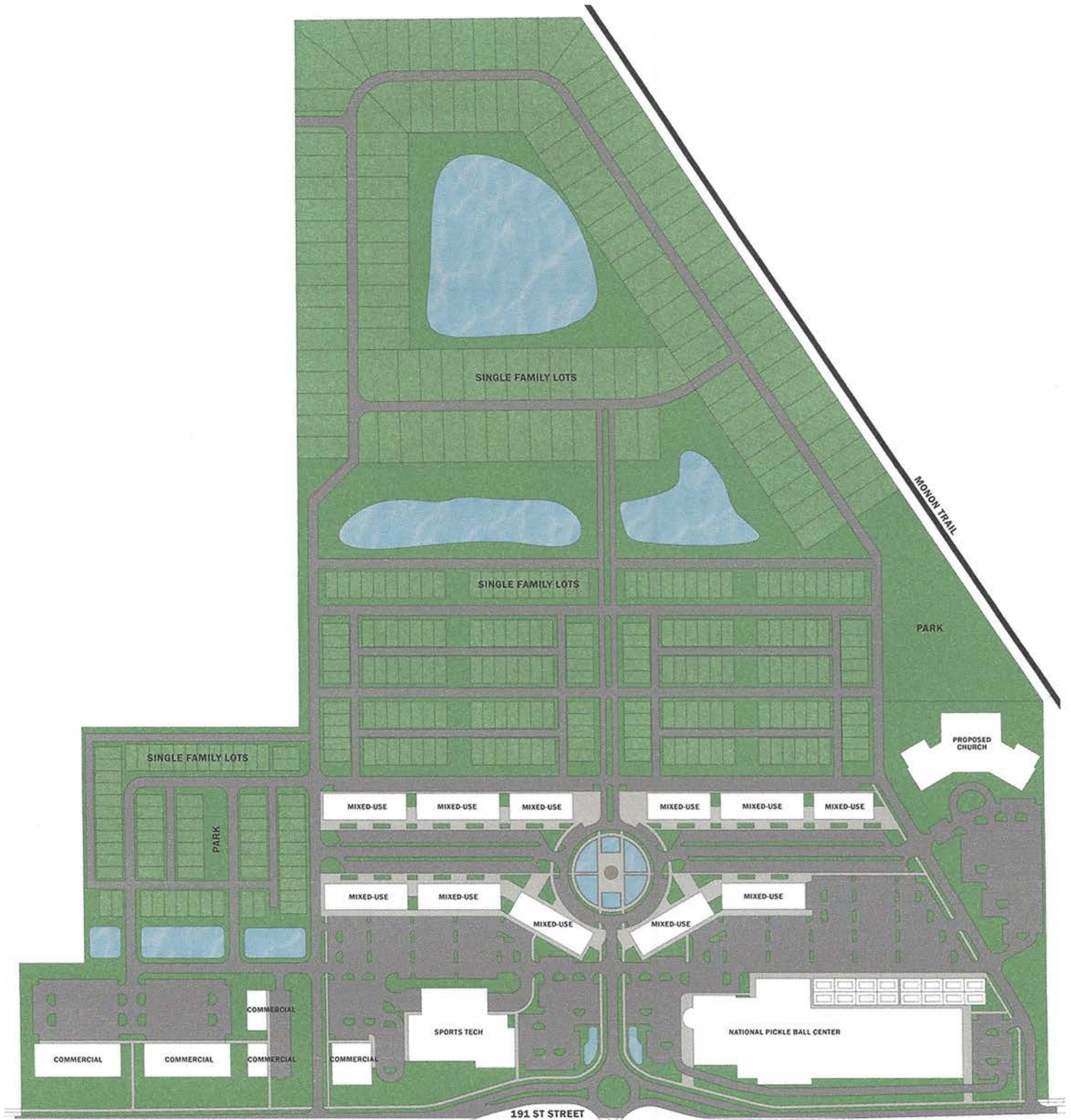
03 MARCH 2021



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT C
CONCEPT PLANS



① PUD CONCEPT PLAN
1" = 400'-0"



WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN - B

03 MARCH 2021



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ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
COMMERCIAL DISTRICT 1 CHARACTER EXHIBITS



RACKET CENTER INSPIRATION



RACKET CENTER INSPIRATION B



SPORTS TECH INSPIRATION



COMM. OUTLOT INSPIRATION



MIXED-USE INSPIRATION



MIXED-USE INSPIRATION



CHURCH INSPIRATION



FOUNTAIN INSPIRATION



EIFS VENEER/WOOD VENEER



METAL/GFRC TRIM



TIMBER MEMBERS



BRICK VENEER/METAL CANOPIES



STONE VENEER/STNDNG SEAM MTL ROOF



PAINTED BRICK



CEMENT BOARD LAP SIDING



METAL VENEER



RAINSCREEN PANELS



PRECAST PANELS



PUBLIC ART



191ST PUD

3/4/21

DISTRICT 1 (GB) MATERIALS





191ST PUD

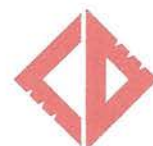
2/7/21



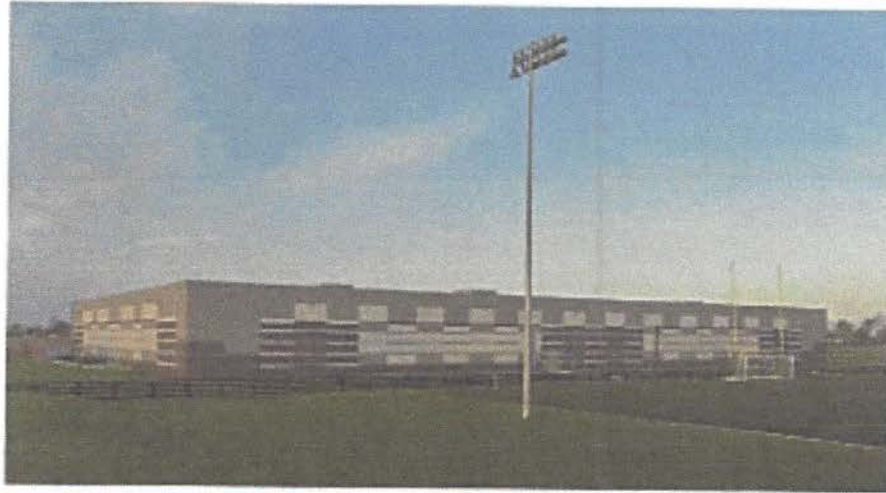


191ST PUD

02/08/21



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191ST PUD

02/08/21



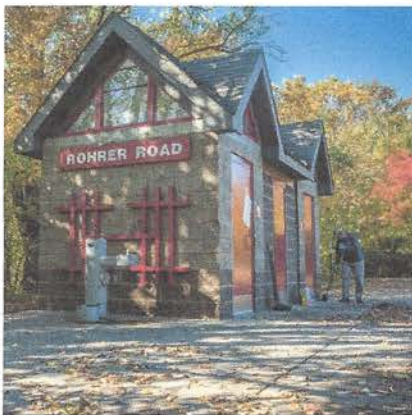


191ST PUD

02/08/21



EXHIBIT E
PARK/TRAIL HEAD DISTRICT 2 CHARACTER EXHIBITS



191ST PUD

2/7/21

ARCHITECTURAL CHARACTER FOR DISTRICT 5



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EXHIBIT F
SMALL LOT SINGLE FAMILY DISTRICT 3 (NORTH) CHARACTER EXHIBITS



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02/08/21



S799IND_B



5820 (H) - 11

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02/08/21





191ST PUD

02/08/21





191ST PUD

02/08/21



EXHIBIT G
SMALL LOT SINGLE FAMILY DISTRICT 4 (SOUTH) CHARACTER EXHIBIT





191ST PUD

02/08/21



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RESOLUTION 21-107

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
WESTFIELD, INDIANA URGING WESTFIELD REDEVELOPMENT
COMMISSION TO DECLINE TO APPROVE AGREEMENTS

WHEREAS, the Common Council of the City has been advised of an emergency meeting of the Redevelopment Commission called for March 24, 2021;

WHEREAS, the subject of the Emergency Meeting is the approval of three (3) separate contracts;

WHEREAS, the Common Council of the City is concerned about each of the contracts and does not believe there is any need for emergency action;

WHEREAS, at this time and without further information, the Common Council of the City does not believe the contracts to be in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Westfield, Indiana, that:

Section 1. The Common Council of the City requests that the Westfield Redevelopment Commission reconsider its intent to hold an emergency or special meeting this week on March 24, 2021, and that the Commission further not approve any of the contracts listed for consideration.

Section 2. This resolution shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED THIS _____ DAY OF MARCH, 2021, BY THE WESTFIELD
COMMONCOUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Scott Willis	_____ Scott Willis	_____ Scott Willis
_____ Jake Gilbert	_____ Jake Gilbert	_____ Jake Gilbert
_____ Joe Edwards	_____ Joe Edwards	_____ Joe Edwards
_____ Scott Frei	_____ Scott Frei	_____ Scott Frei
_____ Mike Johns	_____ Mike Johns	_____ Mike Johns
_____ Troy Patton	_____ Troy Patton	_____ Troy Patton
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer
City of Westfield, Indiana

I hereby certify that RESOLUTION 21-107 was delivered to the Mayor of Westfield on the ____
day of _____, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE Resolution 21-107
this ____ day of March, 2021.

I hereby VETO Resolution 21-107
this ____ day of March, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

RESOLUTION 21-108

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
WESTFIELD, INDIANA INITIATING AN INVESTIGATION

WHEREAS, the Common Council of the City has been advised of additional disputes between the Mayor and the Clerk Treasurer's office resulting in third parties being in possession of City records;

WHEREAS, the Common Council has learned the Mayor has initiated additional litigation against the Clerk Treasurer;

WHEREAS, the Common Council of the City pursuant to IC 36-4-6-21 has determined that an investigation by the legislative body is appropriate;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Westfield, Indiana, that:

Section 1. The Common Council of the City will undertake an investigation relating to litigation pending between the Mayor and Clerk Treasurer and expects access to all records pertaining to the investigation and cooperation of all those compelled in attendance of witnesses and the production of evidence by subpoena.

Section 2. This resolution shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED THIS _____ DAY OF MARCH, 2021, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

Joe Edwards

Joe Edwards

Joe Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer
City of Westfield, Indiana

I hereby certify that RESOLUTION 21-108 as delivered to the Mayor of Westfield on the ____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE Resolution 21-108
this ____ day of March, 2021.

J. Andrew Cook, Mayor

I hereby VETO Resolution 21-108
this ____ day of March, 2021.

J. Andrew Cook, Mayor

Ordinance 21- 21

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD

WHEREAS, the Council of Westfield, Indiana ("Council"), has the authority and responsibility to establish Ordinances; and

WHEREAS, the Council wished to reconsider an Agreement previously entered into between the Indiana Department of Transportation and the City of Westfield concerning the SR 32 Project ("Project"; and

WHEREAS, the Council requested certain information and estimates concerning the Project, which information has not been forthcoming; and

WHEREAS, based upon the withdrawal of the federal funding from the Agreement, which funding would have provided more stringent protections for historical buildings/properties;

**NOW, THEREFORE, BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL
AS FOLLOWS:**

Section 1. The Interlocal Agreement between the Indiana Department of Transportation and the City of Westfield concerning the SR 32 Project dated September 27, 2018, should be terminated.

Section 2. This Ordinance shall be in full force and effect upon adoption and notice published as required under Indiana law. All ordinances or parts hereof in conflict herewith are repealed.

ALL OF WHICH IS HEREBY ORDAINED THIS _____ DAY OF _____ 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

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

Cindy Gossard, Clerk-Treasurer

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

Cindy Gossard, Clerk Treasurer

I hereby APPROVE Ordinance 21-21
this ____ day of March, 2021.

I hereby VETO Ordinance 21-21
this ____ day of March, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor