

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_08_2021

Monday, March 08, 2021 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, March 08, 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: Tim Ayers, with Grace Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 2-22-2021](#)

Claims:

Documents: [Docket for March 8, 2021](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Special Presentation: Mike Howard, County Attorney-Refinancing of a Joint City/County Bond (Adoption Consideration of an Interlocal Agreement & Ordinance 21-18/Approving the Issuance of the Hamilton County, Indiana Local

Income Tax Revenue Refunding Bonds, Series 2021)

Documents: [Westfield Common Council Memo](#) | [2010 Interlocal Agreement](#) | [Westfield Interlocal Agreement](#) | [Ordinance 21-18](#)

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 Abatements.

Council Introduction: February 8, 2021

Adoption Consideration: March 8, 2021

Documents: [Resolution 21-100](#)

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

Documents: [Ordinance 21-02](#) | [Department Report](#) | [Location Map](#) | [Concept Plan and Character Exhibit](#) | [Petitioners Presentation](#)

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

Documents: [Ordinance 21-11](#) | [Department Report](#) | [Location Map](#) | [Concept Plan](#)

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

Documents: [Ordinance 20-48](#) | [Department Report](#) | [Location Map](#) | [Landscape Plan](#) | [Character Exhibit](#) | [Concept Plan](#) | [Concept Plan Comparison](#) | [Public Comments](#)

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

Documents: [Resolution 21-102](#) | [Depiction of Property](#)

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

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

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

Council Introduction: March 8, 2021

Public Hearing: March 8, 2021

Adoption Consideration: April 12, 2021

Documents: [Ordinance 21-13](#) | [Location Map](#)

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

Documents: [Proposed Ordinance 21-14](#) | [Aerial Map](#) | [Concept Plan](#) | [Project Narrative](#) | [Sycamore Glen Slide](#)

Ordinance 21-15: Davis PUD Amendment

Council Introduction: March 8, 2021

APC Public Hearing: April 5, 2021

APC Recommendation: May 5, 2021

Adoption Consideration: May 10, 2021

Documents: [Proposed Ordinance 21-15](#) | [Vicinity Map](#) | [Narrative Statement](#) | [Davis PUD Presentation](#)

Ordinance 21-16: Bonterra PUD

Council Introduction: March 8, 2021

APC Public Hearing: April 5, 2021

APC Recommendation: May 5, 2021

Adoption Consideration: May 10, 2021

Documents: [Ordinance 21-16](#) | [Vicinity Map](#) | [Narrative Statement](#) | [Concept Plan](#) | [Townhome Elevations](#)

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

Documents: [Ordinance 21-17](#) | [Character Exhibit](#) | [Location Map](#)

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 February 22, 2021

The Westfield City Council held a meeting on February 22, 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 Kim Strang deputy clerk, Manny Herceg, and Blake Burgan City Attorney's.

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

Approval of Minutes:

Joe Edwards made a motion to approve the February 8, 2021 minutes as presented.
Jake Gilbert seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

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

Miscellaneous Business/Special Presentations:

Special Presentation: Diana Peyton/Historical Cabin Project- Diana gave the background of the Barker family cabin constructed in the 1830's and expressed the desire of the historical society to partner with the city to reconstruction the cabin at 136 Penn St. (beside City Hall).

Joe Edwards made the motion to allow the cabin to be reconstructed at 136 Penn Street and the city to contribute \$140,000 to the project. Scott Willis seconded. Vote: Yes-7; No-0.
Motion carries

Special Presentation: Danielle Carey Tolan, Township Trustee-Emergency Rental Assistance Program- Danielle shared some of the services the township provides and detailed the Emergency Rental Assistance Program which was included in the stimulus package from the U.S. Department of Treasury. Hamilton County received just over \$10 million to be distributed throughout the county. Program guidelines were explained.

Old Business:

Ordinance 21-05: Wheeler Landing PUD Amendment IV

Council Introduction: January 11, 2021

APC Public Hearing: February 11, 2021

APC Recommendation: February 16, 2021

Adoption Consideration: February 22, 2021

Eric Douthit presented stating J.C. Hart Company is proposing to develop a 214- unit high end apartment complex on 7.65 acres.

Randy Sherman with Weaver Sherman Designs, spoke on the architectural standards, landscaping and parking standard modifications.

Joe Edwards made the motion to approve Ordinance 21-05 as presented.

Cindy Spoljaric seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 21-12: Amending Ordinance 06-02 Replacing Certain Sections to Allow Council President to Serve on Advisory Plan Commission (APC) & Allow President of APC to Serve on the Board of Zoning Appeals.

Council Introduction: February 8, 2021

Adoption Consideration: February 22, 2021

Scott Frei made the motion to approve Ordinance 21-12 as presented. Troy Patton seconded. Vote: Yes-6; No-1 (S. Willis). Motion carries.

Joe Edwards made the motion to appoint Mike Johns to the APC. Scott Frei seconded.

Vote: Yes-6; No-1 (S. Willis). Motion carries.

New Business:

Discussion on Having a Traffic Study to Look at Speed Limits at Trail Crossings/Amending the Traffic Ordinance to reduce speeds in these areas.

Jake Gilbert lead the discussion and expressed the desire of council to look into modifying the current speed limits at city trail crossings.

Jeremy Lollar spoke stating in talking with the police department it was agreed upon to do a traffic study and suggested they look at both the Monon and Midland Trail crossings so there will be consistency throughout the city.

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Guests:

None

City Council Comments:

Troy Patton-thanked PW department on the snow removal response, upcoming Finance Committee Meeting scheduled March 1st.

Jake Gilbert- Well Being Coalition update/Survey finding related to mental health.

Joe Edwards- Oversight Committee and what they hope to review in 2021

Scott Willis- Upcoming vote on Wednesday concerning new location of the library

Cindy Spoljaric- thanked all employees that worked hard out in the cold, gave APC update.

Mayor Comments:

Not present

Without any further business, the meeting adjourned at 8:25 pm.

Clerk-Treasurer

President

[Type here]

RESOLUTION NO. 21-102

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA APPROVING AN AMENDING DECLARATORY RESOLUTION AND PLAN SUPPLEMENT OF THE WESTFIELD REDEVELOPMENT COMMISSION AND APPROVING AN ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

WHEREAS, the Westfield Redevelopment Commission (the “Commission”), as the governing body for the City of Westfield Redevelopment Department (the “Department”), pursuant to Indiana Code 36-7-14, as amended (the “Act”), has previously adopted and confirmed resolutions which established and expanded the Grand Junction Economic Development Area (the “Area”), approved and amended an economic development plan for the Area (as amended, the “Plan”) and designated the Area as an allocation area in accordance with Section 39 of the Act, including amendments to such designation (as amended, the “Grand Junction Allocation Area”);

WHEREAS, on February 22, 2021, the Commission adopted Resolution No. 01-2021 (the “Amending Declaratory Resolution”) to (i) remove certain parcels from the Grand Junction Allocation Area and include such parcels in the Union Square Allocation Area (the “Union Square Expansion Area”) and (ii) adopt a supplement to the Plan (the “2021 Plan Supplement”);

WHEREAS, on March 1, 2021, the Westfield-Washington Township Advisory Plan Commission adopted its order (the “Plan Commission Order”) determining that the Amending Declaratory Resolution and the 2021 Plan Supplement conform to the plan of development for the City and approved the Amending Declaratory Resolution and the 2021 Plan Supplement; and

WHEREAS, pursuant to Section 16(b) and 41 of the Act, the Commission has submitted the Amending Declaratory Resolution with attached 2021 Plan Supplement to this Common Council of the City (the “Council”);

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

Section 1. Pursuant to Section 16(b) and 41 of the Act, the Council hereby determines that the Amending Declaratory Resolution and 2021 Plan Supplement, in all respects, conform to the plan of development for the City.

Section 2. The Council hereby approves in all respects, the Amending Declaratory Resolution, the 2021 Plan Supplement and the Plan Commission Order.

Section 3. 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 21-102 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 21-102
this ____ day of March, 2021
at ____:____.m.

J. Andrew Cook, Mayor

I hereby VETO Resolution 21-102
this ____ day of March, 2021
at ____:____.m.

J. Andrew Cook, Mayor

RESOLUTION NUMBER 21-100

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

(West Fork Whiskey HQ2 Project)

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

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

WHEREAS, the Council desires to declare the area generally located at 24 East 191st Street, Westfield, Indiana more particularly described in Exhibit A (the "Area") attached hereto and made a part hereof which Area is also shown on the map attached hereto as Exhibit B and made a part hereof as an Economic Revitalization Area in which property owners and lessees making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act; and

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

WHEREAS, the Project includes the construction of an approximately 17,000 square foot production facility and an approximately 10,000 square foot event/conference/retail space (not eligible for abatement) on approximately thirteen (13) acres of land; and

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

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

WHEREAS, the Applicant has filed with this Council a Statement of Benefits, Personal Property (Form SB-1/PP) ("Form SB-1/PP") attached hereto as Exhibit D which describes the proposed project (the "Project") to be installed by the Applicant, in order to receive personal property tax abatement for the Project;

WHEREAS, the Project includes the installation of new manufacturing machinery and equipment in the Applicant's facility which will be utilized by the Applicant in its operations located in the Area;

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

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

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

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

SECTION II. The Area described and/or depicted in Exhibit A is hereby declared to be an Economic Revitalization Area, as defined in the Act, to be known as the West Fork Economic Revitalization Area.

SECTION III. A public hearing shall be held at the time and place of the regular meeting of the Council on April 12, 2021 at 7:00 P.M. at the Westfield City Hall, 130 Penn Street, Westfield, Indiana. The Council shall publish or cause to be published, pursuant to the Act, notice (the "Notice") of the adoption and substance of this Resolution in accordance with I.C. 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the "Public Hearing"), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrance's and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have been met and confirming, modifying, or rescinding this Resolution, and that a copy of this Resolution, including the description of the Area, has been filed with and shall be available for inspection in the office of the Hamilton County Assessor.

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

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

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

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

- (1) The estimate of Ten Million Ninety Thousand and One Hundred Thirty Dollars (\$10,090,130) as the assessed value of the Project is reasonable.
- (2) The estimate of hiring Fifty-Two (52) new individuals who will be employed through term of the abatement period can be reasonably expected to result from the proposed Project.
- (3) The estimate of Two Million Four Hundred Thirty-Seven Thousand and Two Hundred Seventy-Six Dollars (\$2,437,276) for the aggregate annual salaries without benefits of those individuals who will be employed can be reasonably expected to result from the proposed Project.
- (4) The Project includes the installation of new manufacturing machinery and equipment in the Applicant's facility which will be utilized by the Applicant in its operations located in the Area.
- (5) The other benefits about which information has been presented to this Council are benefits that can be reasonably expected to result from the proposed Project.
- (6) The totality of benefits is sufficient to justify the granting of a ten (10) year real property tax abatement to the Applicant as to the approximately 17,000 square foot production portion of the Project.
- (7) The totality of benefits is sufficient to justify the granting of a five (5) year personal property tax abatement to the Applicant.

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

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

Year 1 – 100%
Year 2 – 90%
Year 3 – 80%
Year 4 – 70%
Year 5 – 60%
Year 6 – 50%
Year 7 – 40%
Year 8 – 30%
Year 9 – 10%
Year 10 – 10%

SECTION X. The Council hereby determines that it is in the best interest to allow the personal property tax deductions for the Project, and the same are hereby approved. The period for personal property tax deductions under the Act (IC 6-1.1-12.1-4 Version b (d) (5)) for the Project shall be five (5) years, utilizing the follow schedule:

Year 1 – 100%
Year 2 – 80%
Year 3 – 60%
Year 4 – 40%
Year 5 – 20%

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

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

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 8th DAY OF MARCH, 2021.**

**WESTFIELD CITY COMMON COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frie

Scott Frie

Scott Frie

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that RESOLUTION 21-100 was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

EXHIBIT A

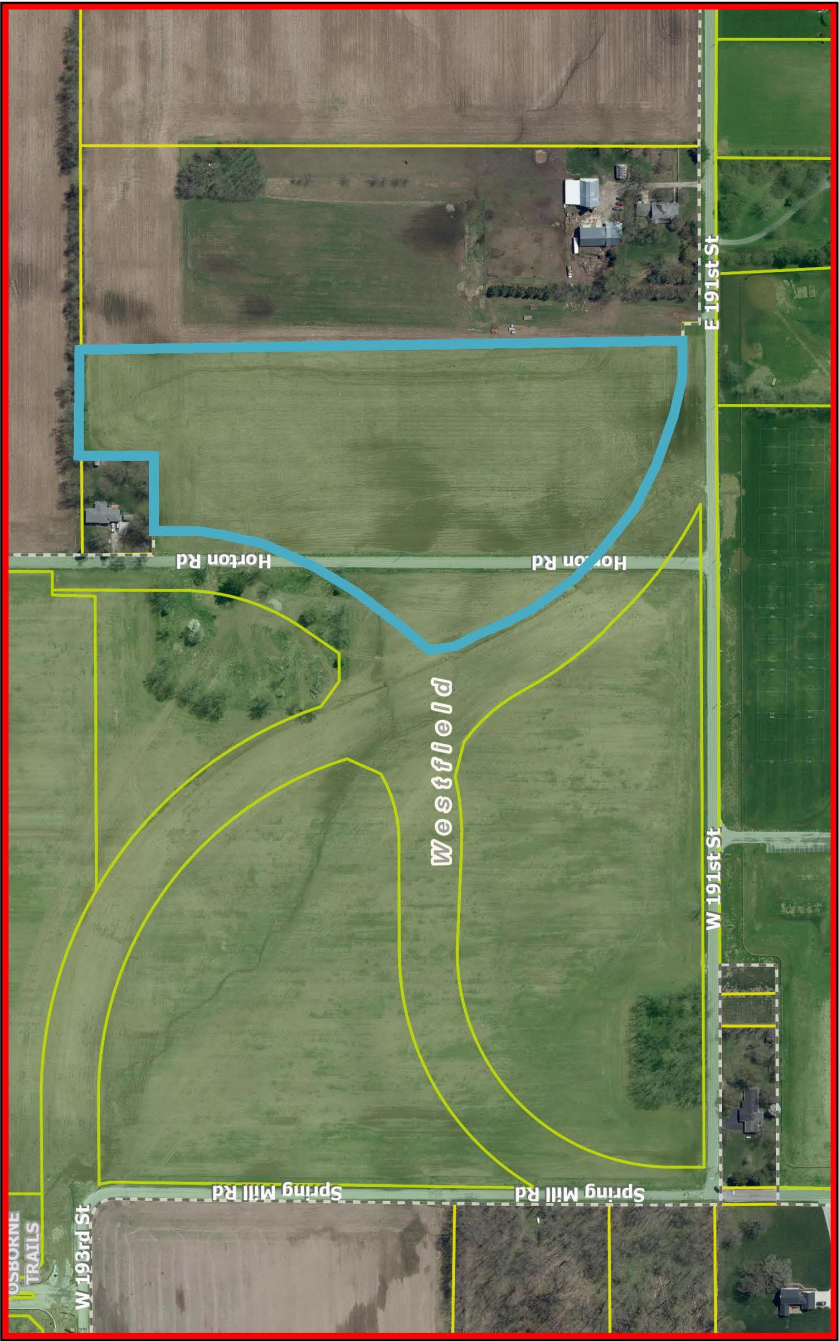
Legal Description of Area

A part of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 26; thence South 89 degrees 47 minutes 03 seconds West (basis of bearings is Indiana State Plane Coordinate System East Zone (NAD83)) along the South line of the Southeast Quarter of said Northwest Quarter 448.39 feet to the Southeast corner of land described in Instrument No. 2018007905, recorded in the Office of the Recorder of Hamilton County, Indiana (the following sixteen courses are along the southern, western, and northern boundary of said described land); (1) thence South 89 degrees 47 minutes 03 seconds West along said South line 371.78 feet; (2) thence North 00 degrees 12 minutes 57 seconds West 60.00 feet; (3) thence South 89 degrees 47 minutes 03 seconds West 14.83 feet to a tangent curve to the right having a radius of 703.00 feet, the radius point of which bears North 00 degrees 12 minutes 57 seconds West; (4) thence Westerly along said curve 22.43 feet to the POINT OF BEGINNING and a curve to the right having a radius of 703.00 feet, the radius point of which bears North 01 degrees 36 minutes 45 seconds East; (5) thence Northwesterly along said curve 632.00 feet to a point of compound curve having a radius of 260.00 feet, the radius point of which bears North 53 degrees 07 minutes 16 seconds East; (6) thence Northwesterly along said curve 76.41 feet to a point of reverse curve having a radius of 464.00 feet, the radius point of which bears South 69 degrees 57 minutes 30 seconds West; (7) thence Northwesterly along said curve 124.29 feet to a point of reverse curve having a radius of 60.00 feet, the radius point of which bears North 54 degrees 36 minutes 39 seconds East; (8) thence Northerly along said curve 34.59 feet to a point which bears South 87 degrees 38 minutes 38 seconds West from said radius point; (9) thence North 02 degrees 21 minutes 22 seconds West 44.63 feet to a non-tangent curve to the left having a radius of 389.38 feet, the radius point of which bears North 38 degrees 29 minutes 12 seconds West; (10) thence Northeasterly along said curve 129.45 feet to a point which bears South 57 degrees 32 minutes 04 seconds East from said radius point; (11) thence North 31 degrees 53 minutes 33 seconds East 141.97 feet to a tangent curve to the left having a radius of 570.00 feet, the radius point of which bears North 58 degrees 06 minutes 27 seconds West; (12) thence Northerly along said curve 315.58 feet to a point which bears South 89 degrees 49 minutes 47 seconds East from said radius point; (13) thence North 00 degrees 10 minutes 13 seconds East 58.03 feet; (14) thence North 89 degrees 45 minutes 36 seconds East 160.92 feet; (15) thence North 00 degrees 11 minutes 33 seconds East 151.64 feet to the North line of the Southeast Quarter of said Northwest Quarter; (16) thence North 89 degrees 45 minutes 36 seconds East along said North line 226.74 feet; thence South 00 degrees 37 minutes 26 seconds East 1261.47 feet to the POINT OF BEGINNING, containing 12.828 acres, more or less.

EXHIBIT B

Hamilton County, Indiana



February 4, 2021

1:3,360
0 0.0275 0.055 0.11 mi
0 0.045 0.09 0.18 km

Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission.

Author: Hamilton County

EXHIBIT C

Statement of Benefits Form – Real Property



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

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

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

INSTRUCTIONS:

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

20__ PAY 20__
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer West Fork Whiskey Co.					
Address of taxpayer (number and street, city, state, and ZIP code) 1660 Bellefontaine St., Indianapolis, IN 46202					
Name of contact person Blake Jones		Telephone number (812) 583-8797		E-mail address blake@westforkwhiskey.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Westfield					Resolution number
Location of property 24 E. 191st St. Westfield, IN 46074		County Hamilton		DLGF taxing district number 29-015	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) The project is considering a new location for the production of West Fork Whiskey Co products, a beverage company including artisan, wholesale and small batch recipes. This includes a new build to suit facility of 33,000 sq. feet. The site requires utilities onsite, setbacks, road improvements, permitting, pkg lot, etc. on a \$1.3M land purchase.					Estimated start date (month, day, year) 01/01/2021
					Estimated completion date (month, day, year) 12/31/2021
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 7.00	Salaries \$291,200.00	Number retained 7.00	Salaries \$291,200.00	Number additional 52.00	Salaries \$2,437,276.18
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			0.00		
Plus estimated values of proposed project			2,381,130.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			0.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds) 0.00		
Other benefits Project HQ 2 is an S Corp Whiskey distiller that needs 30+ acres and since choosing Indiana over Kentucky is now deciding finally on a Central Indiana location to build a ptential production plant/ agrotourism development concept. The agrotourism and distillery project estimated to cost \$10M will house manufacturing, aging, bottling, tour space, corn crop, event/ conference space and retail. The parcel across from the Grand Park Sport Campus provides enough space for the entire project vision. Over 17,000 square feet is designated for the production of beverages for wholesale. Over 10,000 will be for front of the house needs for a total of 33,548 square feet. The total cost of construction for the entire facility is estimated to cost \$4,496,716.00.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Robert D McIntyre</i>				Date signed (month, day, year) 12/7/2020	
Printed name of authorized representative Robert D. McIntyre				Title Co-Founder	

FOR USE OF THE DESIGNATING BODY

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

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

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

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

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

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

IC 6-1.1-12.1-17

Abatement schedules

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

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

EXHIBIT D

Statement of Benefits Form – Personal Property



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

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

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer West Fork Whiskey Co.		Name of contact person Blake Jones						
Address of taxpayer (number and street, city, state, and ZIP code) 1660 Bellefontaine St. Indianapolis, IN 4620		Telephone number (812) 5838797						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body City of Westfield		Resolution number (s) 21-100						
Location of property 24 East 191st St. Westfield, IN 46074		County Hamilton						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Equipment and building will be specific to the production, fulfillment, distribution and sale of West Fork Whiskey products, a whiskey distillery company. The company will produce artisan, wholesale and small batch related products.		DLGF taxing district number 29-015						
		ESTIMATED						
		START DATE	COMPLETION DATE					
		Manufacturing Equipment	09/01/2021					
		R & D Equipment						
Logist Dist Equipment	09/01/2021							
IT Equipment								
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current Number 7.00	Salaries 291,200.00	Number Retained 7.00	Salaries 291,200.00					
		Number Additional 52.41	Salaries 2,437,276.16					
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project	2,895,000							
Less values of any property being replaced								
Net estimated values upon completion of project	2,895,000							
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____						
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 		Date signed (month, day, year) 2/19/2021						
Printed name of authorized representative Blake Jones		Title Co-Founder & President						

FOR USE OF THE DESIGNATING BODY

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

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

- | | | | |
|--|------------------------------|-----------------------------|---|
| 1. Installation of new manufacturing equipment; | ☐ Yes | ☐ No | ☐ Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | ☐ Yes | ☐ No | |
| 3. Installation of new logistical distribution equipment. | ☐ Yes | ☐ No | |
| 4. Installation of new information technology equipment; | ☐ Yes | ☐ No | |

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

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

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

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

G. Other limitations or conditions (specify) _____

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

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

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

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

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

IC 6-1.1-12.1-17

Abatement schedules

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

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

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

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

ORDINANCE NUMBER 21-

Davis PUD District Amendment #2

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE DAVIS
PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT
ORDINANCE**

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

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

WHEREAS, the Council enacted Ordinance No. 17-52, Davis Planned Unit Development Ordinance on June 11, 2018 (the "DAVIS Planned Unit Development");

WHEREAS, the Council enacted Ordinance No. 20-01, Davis Planned Unit Development Ordinance Amendment #1 on February 10, 2020 (the "Amendment #1");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 2002-PUD-____), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2021-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the real estate described in Exhibit A into the Davis Planned Unit Development District (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Davis Planned Unit Development, as amended; and (iii) 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 or the Davis Planned Unit Development.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Side Building Façade Requirements. Section 7.1(C)(vii)(d) of the Davis Planned Unit Development Ordinance is amended as follows:

“If masonry materials are used on the Front Building Façade, masonry materials a minimum of 18 inches in height the entire length of the Side Building Façade shall be required.”

Section 3. Rear Building Façade Requirements. Section 7.1(C)(viii)(c) of the Davis Planned Unit Development Ordinance is amended as follows:

“If masonry materials are used on the Side Building Façade, masonry materials a minimum of 18 inches in height the entire length of the Rear Building Façade shall be required.”

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frie

Scott Frie

Scott Frie

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

Cindy Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development, LLC
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

EXHIBIT A
(REAL ESTATE)

The East Half of the Southeast Quarter of Section Nine (9) Township Eighteen (18) North,
Range Three (3) East, Hamilton County, Indiana, containing eighty (80) acres, more or less.



wer

Address, Intersection, Parcel...



161st Street

W

Luster Ln
Sonnet Park Ln
Nocturne Dr
Aria Way
Canticle Way
Stanza Way
Serenade
Chanson Ln
Allure Dr
Ballad Way
Cantata Ln
Allegro Dr

Subject
Property

Ditch Road

CENTENNIAL
NORTH
BLOCK
A

156th Street

W 156th St

Birchfield Dr

Greenville Dr

Ashville Dr

Rockport Dr
Portland Dr



NARRATIVE

Davis Planned Unit Development Amendment #2

Estridge Homes is applying to the City of Westfield to amend the Davis Planned Unit Development to adjust the height of a brick wainscot on the side and rear elevations of a home when masonry materials are used. Specifically, the amendment modifies the height of the required brick wainscot to a minimum of 18" to be appropriate for the architectural style of the homes. Currently, some of the homes are required to have a 36" high brick wainscot, but such a height would be out of character for the architectural style of the homes.

ORDINANCE 21-13

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the “Council”) has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing on March 8, 2021, as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 21-101); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located at the southwest corner of 186th Street and Shady Nook Road, and adjacent to the existing corporate limits along the southern, eastern, and western boundaries of the Annexation Area, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-13** was delivered to the Mayor of Westfield
on the _____ day of April, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-13
this _____ day of April, 2021.

I hereby VETO Ordinance 21-13
this _____ day of April, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

Prepared by: Pam Howard, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
ANNEXATION AREA

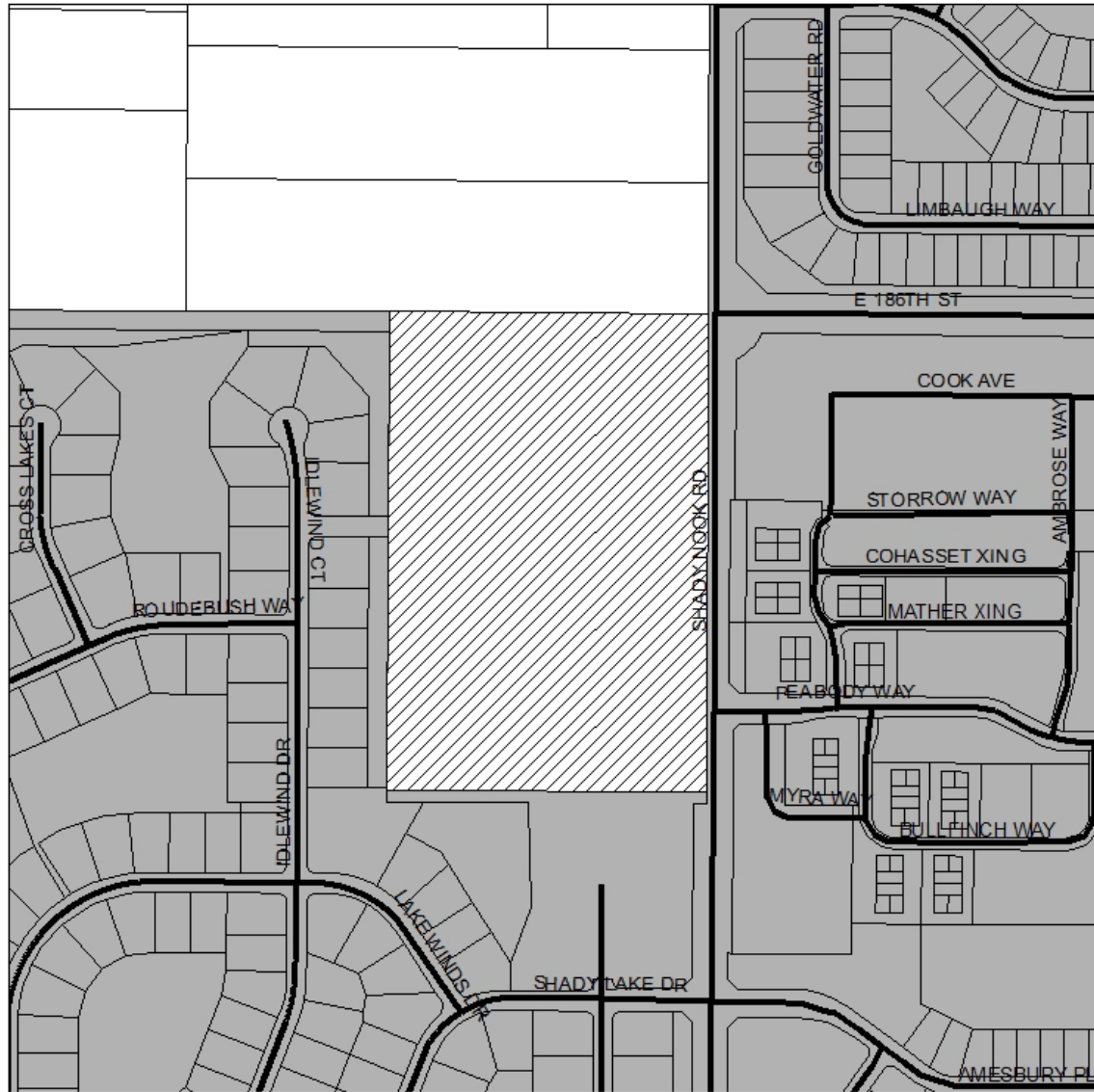


EXHIBIT LEGEND

- | | | | |
|---|----------------------|---|---------|
|  | ANNEXATION AREA |  | PARCELS |
|  | EXISTING CITY LIMITS |  | STREETS |

Not To Scale

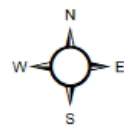


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes a portion of one (1) parcel of land:

Parcel No. 08-06-32-00-00-002.000

Part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of Section 32; thence South 00 degrees 20 minutes 22 seconds West 1,226.50 feet along the East line of said Northwest Quarter to the northeast corner of The Lakes at Shady Nook, Section 2C (not recorded); thence along the boundary of said The Lakes at Shady Nook, Section 2C by the following nine (9) courses; (1) North 89 degrees 39 minutes 38 seconds West 50.00 feet; (2) South 00 degrees 20 minutes 22 seconds West 437.45 feet; (3) South 45 degrees 20 minutes 18 seconds West 35.36 feet; (4) North 89 degrees 39 minutes 46 seconds West 152.79 feet to a point on a curve concave northeasterly, the radius point of said curve being North 00 degrees 20 minutes 14 seconds East 20.00 feet from said point; (5) northwesterly along said curve 31.28 feet to a point on said curve, said point being South 89 degrees 57 minutes 05 seconds West 20.00 feet; (6) South 89 degrees 57 minutes 05 seconds West 50.00 feet; (7) South 00 degrees 02 minutes 55 seconds East 7.39 feet to a point of tangency of a curve concave southwesterly, the radius point of said curve being South 89 degrees 57 minutes 05 seconds West 20.00 feet from said point; (8) southwesterly along said curve 31.55 feet to the point of tangency of said curve, said point being South 00 degrees 20 minutes 14 seconds West 20.00 feet from the radius point of said curve; (9) North 89 degrees 39 minutes 46 seconds West 184.45 feet to a point on the east boundary of The Lakes at Shady Nook, Section 2A, recorded as Instrument Number 2017037455, Plat Cabinet 5, Slide 712 in the Office of the Recorder for Hamilton County, Indiana; thence along the boundary of said The Lakes at Shady Nook, Section 2A by the following four (4) courses; (1) North 00 degrees 20 minutes 14 seconds East 70.58 feet; (2) North 19 degrees 51 minutes 54 seconds East 147.15 feet; (3) North 01 degrees 15 minutes 19 seconds West 261.31 feet; (4) North 89 degrees 39 minutes 38 seconds West 354.59 feet extended to a point on the boundary of The Lakes at Grassy Branch, Section 2B, recorded as Instrument Number 2016063525, Plat Cabinet 5, Slide 604 in the Office of the Recorder for Hamilton County, Indiana; thence along the boundary of said The Lakes at Grassy Branch, Section 2B North 00 degrees 19 minutes 22 seconds East 1,226.15 feet to a point on the North line of said Quarter Section; thence along said North line South 89 degrees 41 minutes 06 seconds East 815.23 feet to the Place of Beginning of this description, containing 27.399 acres, more or less.

Also including:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code 36-4-3-2.5, including the relevant portions of Shady Nook Road.

Annexation Area



EXHIBIT LEGEND



ANNEXATION AREA



PARCELS

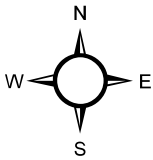


EXISTING CITY LIMITS



STREETS

Not To Scale



ORDINANCE NUMBER XX-XX

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

“Bonterra”

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

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2104-PUD-11 (the “**Petition**”), requesting an amendment to the City’s zoning map (“**Zoning Map**”) with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded the Petition 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, 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;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the Bonterra PUD District.
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning Districts, as later defined in this Ordinance, or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 “**Underlying Zoning Districts**” For the purposes of this Ordinance only, shall mean the Zoning Districts of the UDO that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as Exhibit B (“**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan. The Buildings illustrated in Area B (as referenced below) may be repositioned as final engineering of the District is completed, however, the street network and general design of the townhome community shall be in substantial compliance with the Concept Plan.
- 3.2 The District is hereby divided into two (2) areas as illustrated on the Concept Plan and labeled as Areas A and B (individually or collectively, “**Area**”). The development of each Area shall be regulated as set forth in this Ordinance.

Section 4. Underlying Zoning District. The Underlying Zoning Districts of this District shall be the GO: General Office District and SFA: Single Family Attached District.

- 4.1 Area A: GO: General Office District.
- 4.2 Area B: SFA: Single Family Attached District.

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

- 5.1 All uses permitted in the Underlying Zoning Districts, as set for in Chapter 4 and Chapter 13 of the UDO, shall be permitted unless otherwise provided in this Ordinance.
- 5.2 All Special Exception uses identified in the Underlying Zoning Districts shall be prohibited unless otherwise provided in this Ordinance.
- 5.3 Childcare/Daycare Centers shall be permitted in Area A.
- 5.2 Townhouse Dwellings shall be permitted in Area B. The Townhouse Dwellings shall consist of a mix of two-story and three-story Townhouse Dwellings. A maximum number of 150 Townhouse Dwellings shall be permitted in Area B.

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

- 6.1 The following standards shall apply to Area A, as depicted on the Concept Plan:
 - A. Minimum Lot Area – Area A shall include a minimum of three (3) acres. Individual lots within Area A shall be at least one (1) acre.
 - B. Minimum Lot Frontage – Area A shall have frontage on State Highway 32 in excess of 250 feet. Individual lots within Area A shall have at least 75 feet of frontage on a street internal to the District.
 - C. Setback from State Highway 32 shall be provided in accordance with the State Highway 32 Overlay Zone standards (Section 5.3 of the UDO).
 - D. Setback from streets internal to the District shall be at least twenty (20) feet.
 - E. Side yard and rear yard setbacks shall be at least twenty (20) feet.

6.2 The following standards shall apply to Area B, as depicted on the Concept Plan:

Standard	2-Story Townhomes	3-Story Townhomes
Minimum Lot Area	No Minimum	No Minimum
Minimum Lot Frontage	No Minimum	No Minimum
Minimum Building Setback*		
Front Yard	0'	0'
Side Yard	0'	0'
Rear Yard	0'	0'
Minimum Distance Between Buildings	20'	20'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	No Minimum	No Minimum
Maximum Dwelling Units Per Building	4	5
Maximum Building Height	2 Stories	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,400 SF	1,750 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley.

Section 7. State Highway 32 Overlay District. The standards of the State Highway 32 Overlay Zone shall not apply to the District unless specifically provided in this Ordinance.

- 7.1 The setback standards of the State Highway 32 Overlay Zone, as set forth in Section 5.3(G), shall apply to the District.
- 7.2 The accessory building standards of the State Highway 32 Overlay Zone, as set forth in Section 5.3(H), shall apply to the District.
- 7.3 The building size requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(J), shall apply to Area A.
- 7.4 The architectural design requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(K), shall apply to Area A.
- 7.5 The trail corridor requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(L), shall apply to the District. The 30' wide Trail Corridor required in Section (K)(4) shall be dedicated to the City at the time of Secondary Plat; however, the 8' asphalt path referenced in such Section shall not be required to be installed in conjunction with the initial development of the District.

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

8.1 Article 6.3 Architectural Standards: Section 6.3 shall apply to all dwellings, except as modified below:

- A. Additional Architectural Standards – Area B: Article 6.3(C) shall not apply to Area B, rather, the following shall apply:
 - i. Townhome Elevations: The Townhouse Dwellings in Area B shall be constructed in substantial compliance with Exhibit C (the “**Townhome Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.
 - ii. Building Materials: Vinyl and aluminum siding shall be prohibited.
 - iii. Garages: All Dwellings shall have a minimum two (2) car attached garage.

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

- A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.
 - iv. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in either Front Yards.
- C. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below. Buffer Yard and common area landscaping shall be provided as generally depicted in Exhibit D. If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit D, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.

- D. Tree Preservation Area: A Tree Preservation Area is identified on the Concept Plan. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation. Tree preservation shall be in accordance with Article 6.8, Landscaping Standards of the UDO.

Section 9. Infrastructure Standards: The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise modified below, or approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 10. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

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

- A. Open Space: The minimum Open Space required shall be 25%.
- B. Amenities: Open space including trails shall be provided for passive recreation opportunities, including benches or swings, sidewalk pathways and a trail amenity shelter, in substantial compliance with the Concept Plan and Amenities Exhibit attached hereto as Exhibit E.
- C. Midland Trace Trail Access: Access points shall be provided to permit pedestrian access to the Midland Trace Trail as generally depicted on the Concept Plan. The final locations of the access points are subject to City approvals and final engineering. If the easement is prevented from being installed as generally shown, then an alternative location may be approved by the Director that still provides access and connectivity to the Midland Trace Trail.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James 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 XX-XX was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this ____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XX-XX**

this ____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46060.

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: Matthew S. Skelton.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Townhome Elevations
Exhibit D	Buffer Yards and Common Area Landscaping
Exhibit E	Amenities Exhibit

EXHIBIT A
REAL ESTATE

Parcel #08-10-0-00-00-008.000:

Part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of Section 32, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, said corner being on the North line of the Northeast Quarter of Section 5, Township 18 North, Range 5 East, in said Washington Township; thence South 89 degrees 34 minutes 03 seconds West (bearing based upon record descriptions) on the North line of said North line 1700.36 feet to the Northwest corner of the Real Estate described in Instrument 2006-74217 in the Office of the Recorder of Hamilton County and the POINT OF BEGINNING for the tract herein described; thence South 00 degrees 03 minutes 02 seconds West on the West line of said Real Estate 977.21 feet to the North line of the Central Indiana Railroad Right-of-Way; thence North 89 degrees 25 minutes 47 seconds West on North Right-of-Way line 623.61 feet to the Southeast corner of the Real Estate described in Instrument 2010-56261 in said Office; thence North 00 degrees 06 minutes 00 seconds West on the east line of the Real Estate described in said Instrument 2005-50530 and its northerly extension a distance of 965.12 feet to the Northeast corner of Real Estate described in Instrument 2005-50530 and recorded in said Recorder's Office, said point being on the North line of said Northeast Quarter; thence North 89 degrees 34 minutes 03 seconds East on the North line of said Northeast Quarter 624.42 feet to the POINT OF BEGINNING, containing 13.42 acres, more or less.

Parcel #08-10-05-00-00-008.001:

A part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the Southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1548.58 feet on and along the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence South 00 degrees 16 minutes 12 seconds East 979.75 feet parallel with the East line of a tract of land described in Deed Record 117, page 362, to the North right of way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 156.06 feet on and along the North right of way line of the Central Indiana Railroad; thence North 00 degrees 01 minutes 13 seconds West 977.21 feet to the North line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 151.78 feet to the POINT OF BEGINNING.

Parcel #08-10-05-00-00-008.002:

Also, a part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the Southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1313.40 feet on and along the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence South 00 degrees 16

minutes 12 seconds East 983.60 feet parallel with the East line of a tract of land described in Deed Record 117, page 362, to the North right of way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 235.20 feet on and along the North right of way line of the Central Indiana Railroad; thence North 00 degrees 16 minutes 12 seconds West 979.75 feet to the North line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 235.18 feet to the POINT OF BEGINNING.

Parcel #08-10-05-00-00-008.004:

Commencing at the northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1048.48 feet on and along the north line of said Northeast Quarter to the POINT OF BEGINNING of this description, said Point of Beginning being the northeast corner of a tract of land described in Deed Record 117, Page 562 and said Point of Beginning also being 1178.50 feet west of the northeast corner of said Northeast Quarter; thence South 00 degrees 16 minutes 12 seconds East 987.94 feet on and along the east line of said tract described in Deed Record 117, Page 562 to the north right-of-way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 264.95 feet on and along said north right-of-way line to the southeast corner of a tract of land described in Deed Record 340, Page 263; thence North 00 degrees 16 minutes 12 seconds West 983.60 feet to the northeast corner of said tract described in Deed Record 340, Page 263 and the north line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 264.92 feet to the POINT OF BEGINNING. Containing 6.00 acres, more or less, and being subject to all applicable easements and rights-of-way.

EXHIBIT B
CONCEPT PLAN

The Concept Plan appears on the following page of this Ordinance.

EXHIBIT C
TOWNHOME ELEVATIONS

The Townhome Elevations appear on the following two (2) pages of this Ordinance.

Bonterra Architecture



Front Elevation - Traditional Style
Scale: 1/4" = 1'-0"



Front Elevation - Craftsman Style
Scale: 1/4" = 1'-0"



Front Elevation - Farmhouse Style
Scale: 1/4" = 1'-0"

Bonterra Architecture

3 Story Townhome



EXHIBIT D

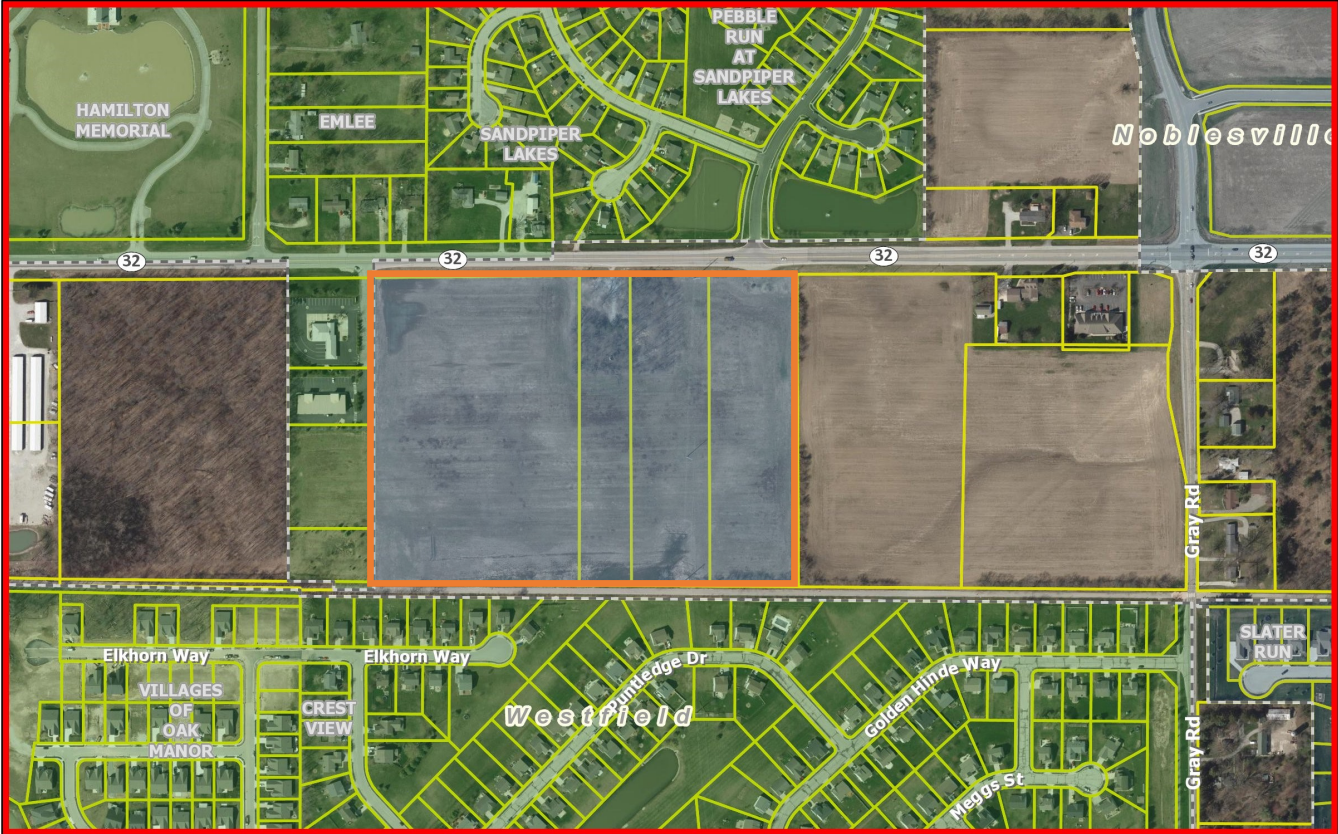
BUFFER YARDS AND COMMON AREA LANDSCAPING

To be inserted

EXHIBIT E
AMENITIES EXHIBIT

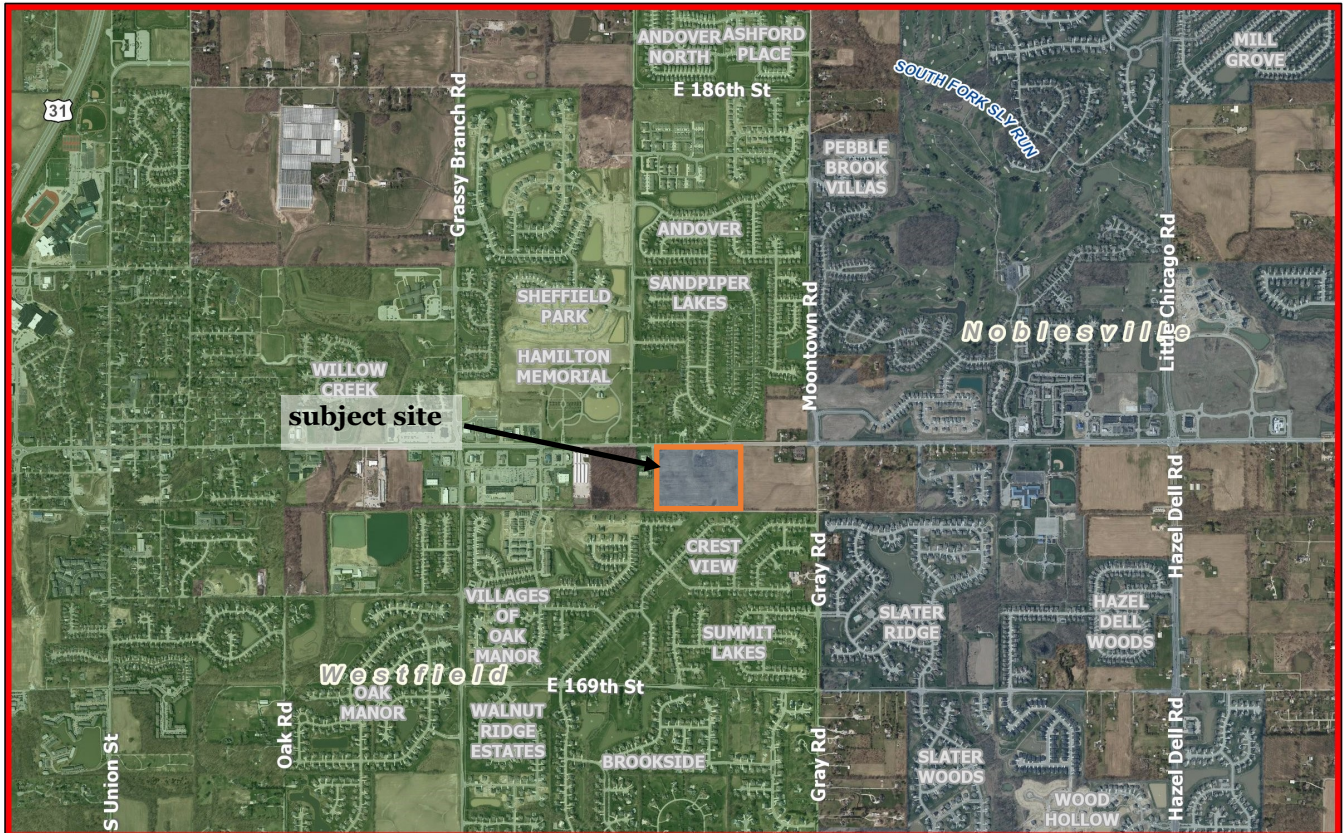
To be inserted

BONTERRA PUD
VICINITY MAP



BONTERRA PUD

VICINITY MAP



Narrative Statement

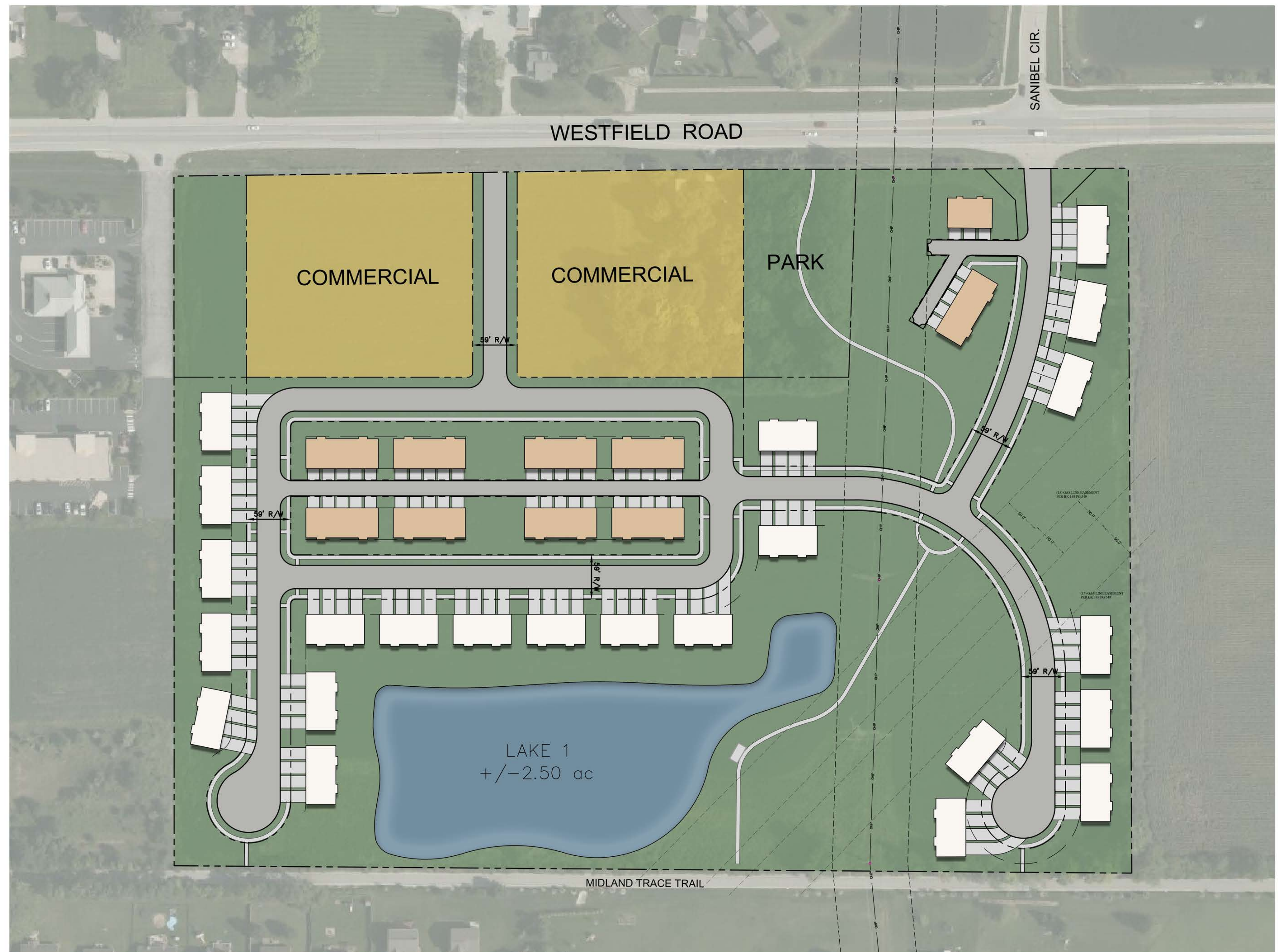
Bonterra PUD

M/I Homes is excited to propose a new mixed-use neighborhood in Westfield to be known as “Bonterra.” Bonterra consists of 27 acres, just east of the Indiana Members Credit Union on State Highway 32, and along the Midland Trace Trail. Bonterra will include 4 +/- acres of General Office uses, consistent with the existing zoning of the property. The remainder of the site will include a mix of two-story and three-story townhomes, providing a nice transition between the homes to the south of the Midland Trace Trail and the State Highway 32 corridor.

The Bonterra townhomes will be individually owned homes. The exteriors of the homes and neighborhood grounds will be commonly maintained by the property owners association.

M/I Homes is eager to create this new trailside townhome community. Trailside locations throughout Hamilton County have proven to be very attractive and successful for townhome neighborhoods. M/I looks forward to sharing its plans with the Westfield community.

Thank you for your consideration.



Bonterra Architecture



Front Elevation - Traditional Style
scale: 1/4" = 1'-0"



Front Elevation - Craftsman Style
scale: 1/4" = 1'-0"



Front Elevation - Farmhouse Style
scale: 1/4" = 1'-0"

Bonterra Architecture

3 Story Townhome



M/I HOMES

Welcome to Better

ORDINANCE NUMBER 21-_____

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE NORTHPOINT PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCES 17-51, 19-57, 19-58 AND THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Northpoint Planned Unit Development District being that of Ordinance 17-51 ("Original Northpoint Ordinance") the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Original Northpoint Ordinance on August 14, 2018, recorded as Instrument 2018038572 in the Office of the Recorder of Hamilton County;

WHEREAS, the Common Council amended the Northpoint Ordinance via Ordinance 19-57 ("First Amendment") on November 25, 2019, recorded as Instrument Number 2019061619 in the Office of the Recorder of Hamilton County, and Ordinance 19-58 ("Second Amendment") on November 11, 2019, recorded as Instrument Number 2019058859 in the Office of the Recorder of Hamilton County (collectively the Original Northpoint Ordinance, the First Amendment and the Second Amendment are hereinafter the "Northpoint Ordinance");

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

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

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; and (iii) 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.
- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance or the Northpoint 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. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

- 2.1 Article 6.3 (Architectural Standards) of the UDO and Section 7.1(B) and (C) of the Northpoint Ordinance: Shall apply, except as follows:
 - A. Wall Planes in Business Parke and Commerce Parke.
 - i. A Building may be constructed with wall planes which do not meet the required offsets provided in Article 6.3(F(5(b))) of the UDO if an alternative feature provided herein is utilized.
 - ii. The distance between required offsets may be increased up to two times the otherwise permitted separation provided in Article 6.3(F(5(b))) of the UDO if one or more of the following is utilized:
 1. Change in materials on the same vertical plane occurring with a separation of no more than sixty (60) feet between material changes with a width of at least four (4) feet; or
 2. A change in paint colors for materials of the same type

with a separation of no less than sixty (60) feet and a change in color which is at least six (6) feet in width.

- iii. Alternatively, in lieu of only vertical articulation, architectural articulation which occurs no less than every sixty (60) feet comprised of either a vertical articulation of not less than twenty four (24) inches and/or horizontal articulation of not less than thirty six (36) inches shall be acceptable wall plane changes. Horizontal articulation should account for not less than 60% of the articulation required herein.

- B. Character Exhibits. Character exhibits showing examples of alternative mechanisms of compliance with Wall Plane variation are attached hereto as Exhibit B.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED 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**____ was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21**_____

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit

DRAFT

EXHIBIT A
REAL ESTATE

LOT 3 AND 4 IN NORTH POINT, SECTION 1, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2017-63934 AND REPLATTED AS INSTRUMENT 2019-61727 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

LOTS 6, 7 AND 8 IN NORTH POINT, SECTION 2, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER - _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

LOT 10 AND 11 IN NORTH POINT, SECTION 3, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2019065962 IN PLAT CABINET 5, SLIDE 1093 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

LOT 15 IN NORTH POINT, SECTION 4, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER - _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

AND ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST (ASSUMED BEARING) 406.68 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 59 MINUTES 06 SECONDS EAST 16.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRASSY BRANCH ROAD AND THE EAST LINE OF THE 0.072 ACRE PROPERTY (PARCEL 14A, CODE 4162) OWNED BY STATE OF INDIANA AS RECORDED IN, INST. NO. 2006-041657,

DATED: JULY 20, 2006 IN SAID RECORDERS OFFICE; THENCE NORTH 29 DEGREES 40 MINUTES 08 SECONDS EAST 101.82 FEET ALONG SAID EAST LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR STATE ROAD 38; THENCE ALONG THE LINES OF SAID SOUTHWESTERLY RIGHT-OF-WAY, BY THE NEXT TWO (2) COURSES: (1) THENCE SOUTH 60 DEGREES 41 MINUTES 09 SECONDS EAST 615.03 FEET; (2) SOUTH 60 DEGREES 52 MINUTES 35 SECONDS EAST 345.98 FEET TO THE EAST LINE OF THE 3.040 ACRE PROPERTY OWNED BY ALICE E. DREXLER ET AL, AS RECORDED IN INST. NO. 2007-063319, DATED: NOVEMBER 9, 2007 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 34 MINUTES 59 SECONDS WEST 1,306.76 FEET TO THE EAST PROLONGATION OF THE NORTH LINE OF THE 9.15 ACRE PROPERTY OWNED BY THE FIRST BAPTIST CHURCH OF WESTFIELD, INC., AS RECORDED IN INST. NO. 2005-068167, DATED: OCTOBER 17, 2005 IN SAID RECORDERS OFFICE; THENCE NORTH 88 DEGREES 51 MINUTES 00 SECONDS WEST 289.89 FEET ALONG THE EAST PROLONGATION OF SAID NORTH LINE, THE NORTH LINE AND THE WEST PROLONGATION OF SAID NORTH LINE TO THE NORTH PROLONGATION OF THE EAST LINE OF THE THREE (3) ACRE PROPERTY OWNED BY WILLIAM R. STUBBS AS RECORDED IN, INST. NO. 2003-028318, DATED: MARCH 24, 2003 IN SAID RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST 0.75 FEET ALONG SAID NORTH PROLONGATION OF THE EAST LINE TO THE NORTH LINE OF SAID THREE (3) ACRE PROPERTY; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS WEST 240.38 FEET ALONG SAID NORTH LINE TO THE SOUTH LINE OF SAID 3.040 ACRE PROPERTY; THENCE NORTH 88 DEGREES 37 MINUTES 02 SECONDS WEST 361.62 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST 1,669.09 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.920 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; HENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION 838.78 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 838.78 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PART OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST (ASSUMED BEARING) ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19 A DISTANCE OF 90.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 285.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF 238.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL WITH SAID WEST LINE 285.00 FEET TO THE NORTH LINE OF SAID SOUTH HALF; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON SAID NORTH LINE 147.25 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE THEREOF 1811.0 FEET TO THE TRUE BEGINNING POINT OF THE REAL ESTATE HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST ON THE EAST LINE OF SAID QUARTER 20.02 FEET TO THE NORTHEAST CORNER OF FORTY-SEVEN AND THREE-FOURTHS ACRES OFF THE SOUTH SIDE OF SAID NORTHWEST QUARTER AS DESCRIBED IN AN ADMINISTRATOR'S DEED RECORDED IN DEED RECORD 329, PAGE 919 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF SAID REAL ESTATE 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID QUARTER, 20 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF 202ND STREET; THENCE EASTERLY ON SAID SOUTH LINE 90.75 FEET TO THE TRUE BEGINNING POINT.

ADD 23.63 ACRES FROM AURORA INVESTMENTS, LLC FOR 09-06-19-00-00-004.000

EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT

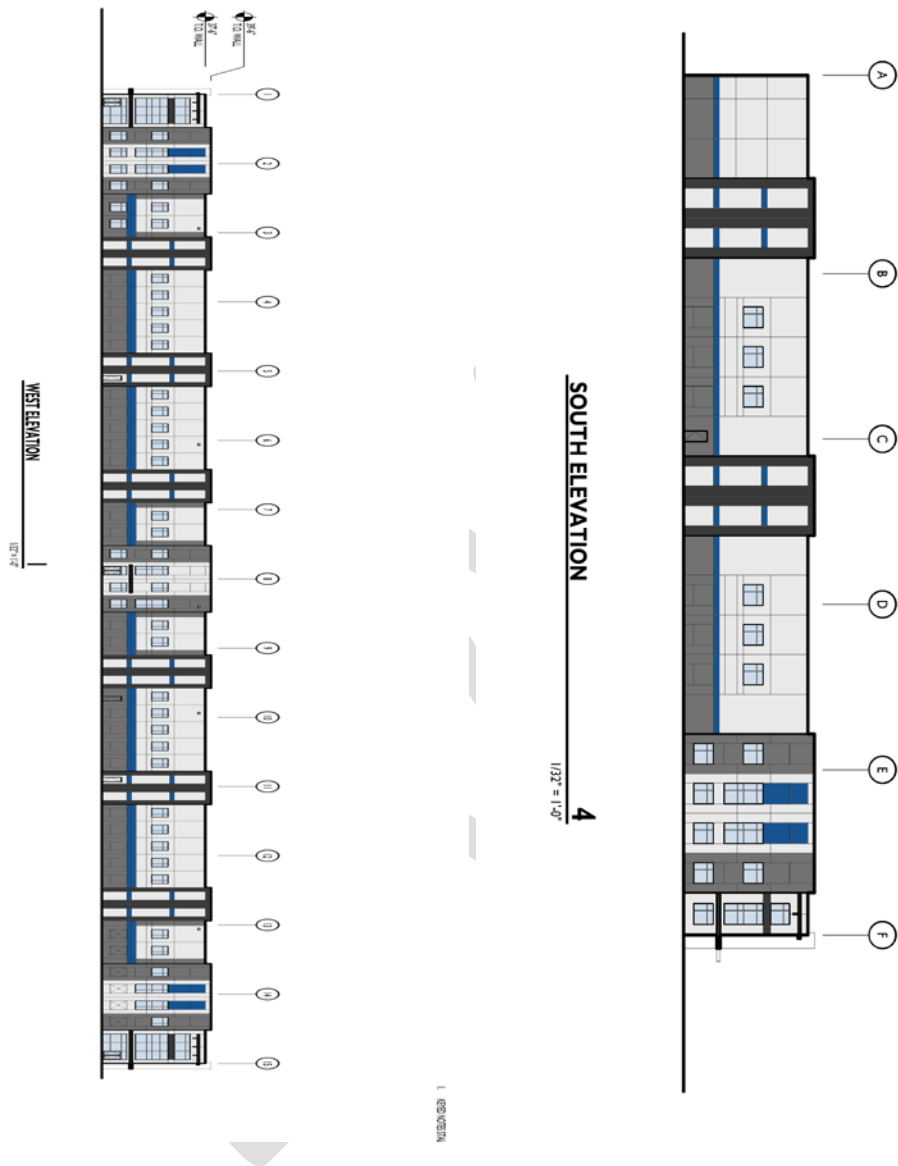
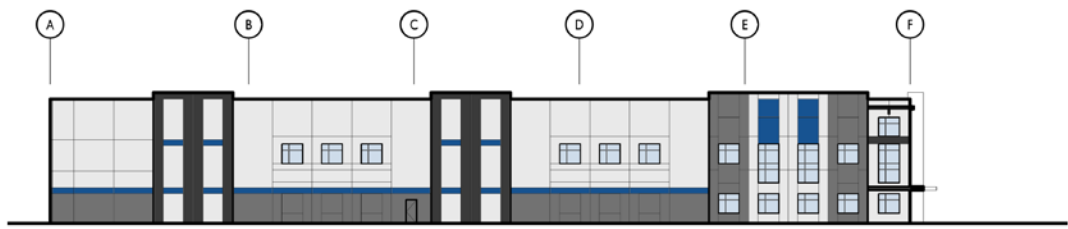
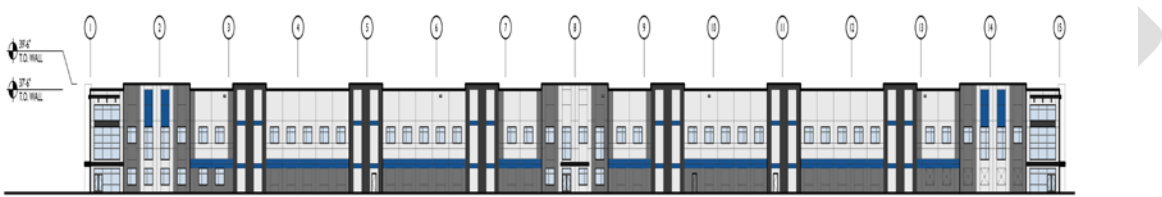


EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT



SOUTH ELEVATION 4
1/32" = 1'-0"



WEST ELEVATION 1
1/32" = 1'-0"

ORDINANCE NUMBER 21-__

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

“Sycamore Glen”

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

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

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby

incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

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

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed fifty-five (55).

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

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

* A maximum of six (6) Lots may have a minimum of 85' Lot width.

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

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

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

- A. **Character Exhibit:** The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended

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

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

	4		4
	3		3
	2		2
	1		1
Subject Home			1
	1		1
	2		2
	3		3
	4		4

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

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

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials the following shall apply:
 - a) Vinyl and aluminum siding shall be prohibited.
 - b) All exterior elevations shall include masonry material at a minimum height of twenty-four (24) inches above the foundation. All non-masonry veneers must be painted with high-quality, UV-resistant paints or stains.
 - c) Three or more siding materials, or material patterns will be included on each building façade. Each siding material or material pattern shall be a minimum of ten (10) percent of the applicable rear or side building façade.

iii. Garage Composition / Orientation and Driveways:

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

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

v. Windows:

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

vi. Lighting:

- a) All homes shall include dusk to dawn coach lights and yard lights of a uniform style and color.
- b) Exterior wall mount lighting will be at the minimum eight (8) inches wide and twelve (12) inches in height. No White, Brass or brushed nickel light fixtures are permitted.

vii. Roof Requirements:

- a) 8/12 minimum roof pitch on the main body of the residence. *
10/12 minimum roof pitch on the gable end front elevations.

*Certain Architectural Styles (such as Prairie Style Roof Systems shall be exempt from the minimum roof pitch standard).

- b) All Shingle Materials shall be Architectural Style with Lifetime Limited Warranties included.
- c) All Roof Systems shall include Hidden Ridge Venting and no mechanical penetrations are permitted on the front elevation of the roof system.
- d) Roof Ridge Lines: All homes will have a minimum of three ridgelines. Covered and enclosed porches may count as ridgelines.
- e) Gutter Size 6". Color-coordinated to accent and compliment the exterior trim colors.

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

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

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

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

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

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

- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;
 - i. All Single-family Residential Lots shall be landscaped with the following Plant Materials; Two (2) Shade Trees, two (2) Ornamental Trees and eighteen (18) Shrubs.
 - ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

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

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

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

- A. Minimum Open Space: Shall be enhanced to require a minimum of fifteen (15%) of the Real Estate, as generally shown on the Concept Plan.

- B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(C) shall apply.
- C. Fountain: A fountain shall be installed and seasonally maintained within the pond.
- D. Amenities: A central open space including trails a pergolas shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Path shall be installed as generally illustrated on the Concept Plan. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Cindy J. Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

Sycamore Glen 2 022321.docx

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description) and Location Exhibit
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Open Space and Entry Feature Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

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

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

EXHIBIT A
LOCATIN EXHIBIT
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



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

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 6)



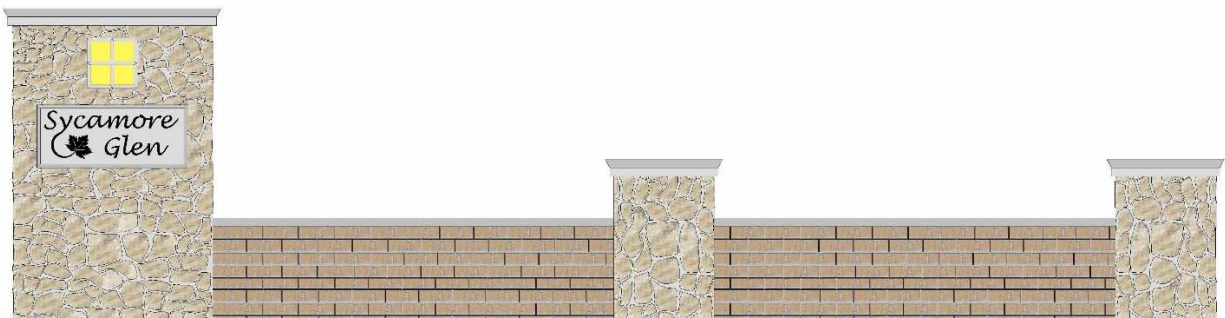
EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 6)



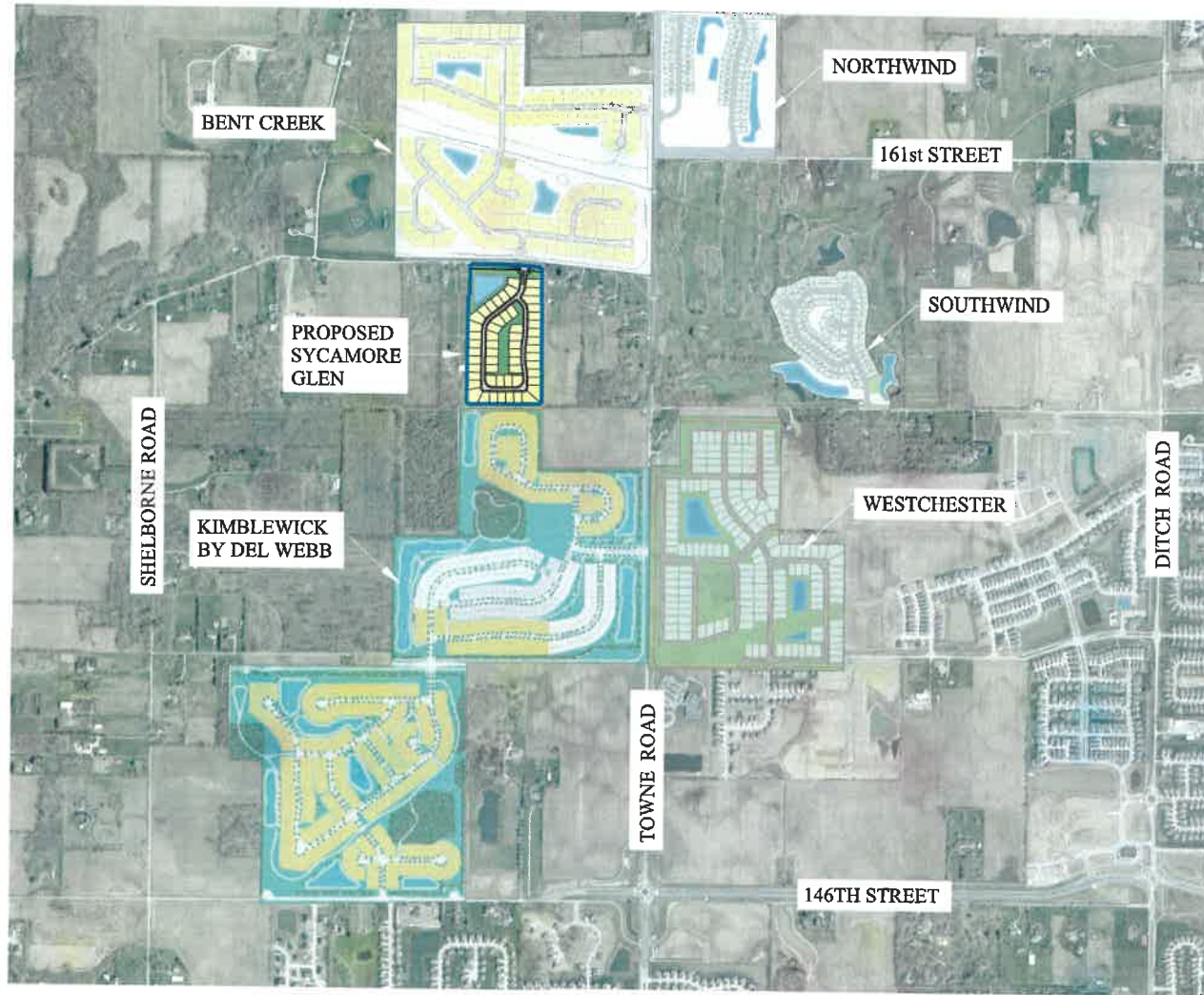
EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 6)



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



AERIAL EXHIBIT
February 2021



Sycamore Glen

of Westfield



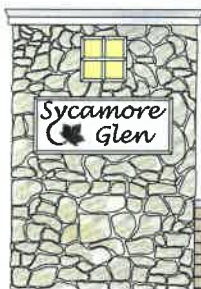
Prepared By:



STOEPPELWERTH

Sycamore Glen

of Westfield



PROJECT NARRATIVE FOR SYCAMORE GLEN PUD PROPOSAL

Martin Short, President of Coronado Development Corporation and Coronado Custom Homes, ("Coronado") is a long-time Westfield based custom home builder. Coronado is planning the submittal of a change of zoning request for a proposed custom residential community to be known as "Sycamore Glen".

Coronado has previously built custom homes throughout Westfield including communities such as Bridgewater Lakes, Brookside, Hidden Oaks, Oak Manor, Carey Glenn, and Whistling Straights. In addition to Westfield, Coronado has built homes throughout Hamilton, Boone and other surrounding counties in central Indiana with values ranging from \$400,000 to \$2,000,000 throughout their 27-year history.

The real estate which is the subject the proposal consists of 28.5 acres located on the south side of 159th Street, west of Towne Road as shown on the attached site aerial exhibit (the "Real Estate"). To the north of the Real Estate is the Bent Creek community, to the east are single family lots, to the south is the Kimblewick by Dell Webb community and to the west are single family lots and agricultural uses. The current zoning of the Real Estate is AG-SF1 and Coronado is seeking to rezone the Real Estate to the "Sycamore Glen Planned Unit Development District" to permit the development of a high-end custom residential community which will have SF3 Single Family as the underlying zoning classification.

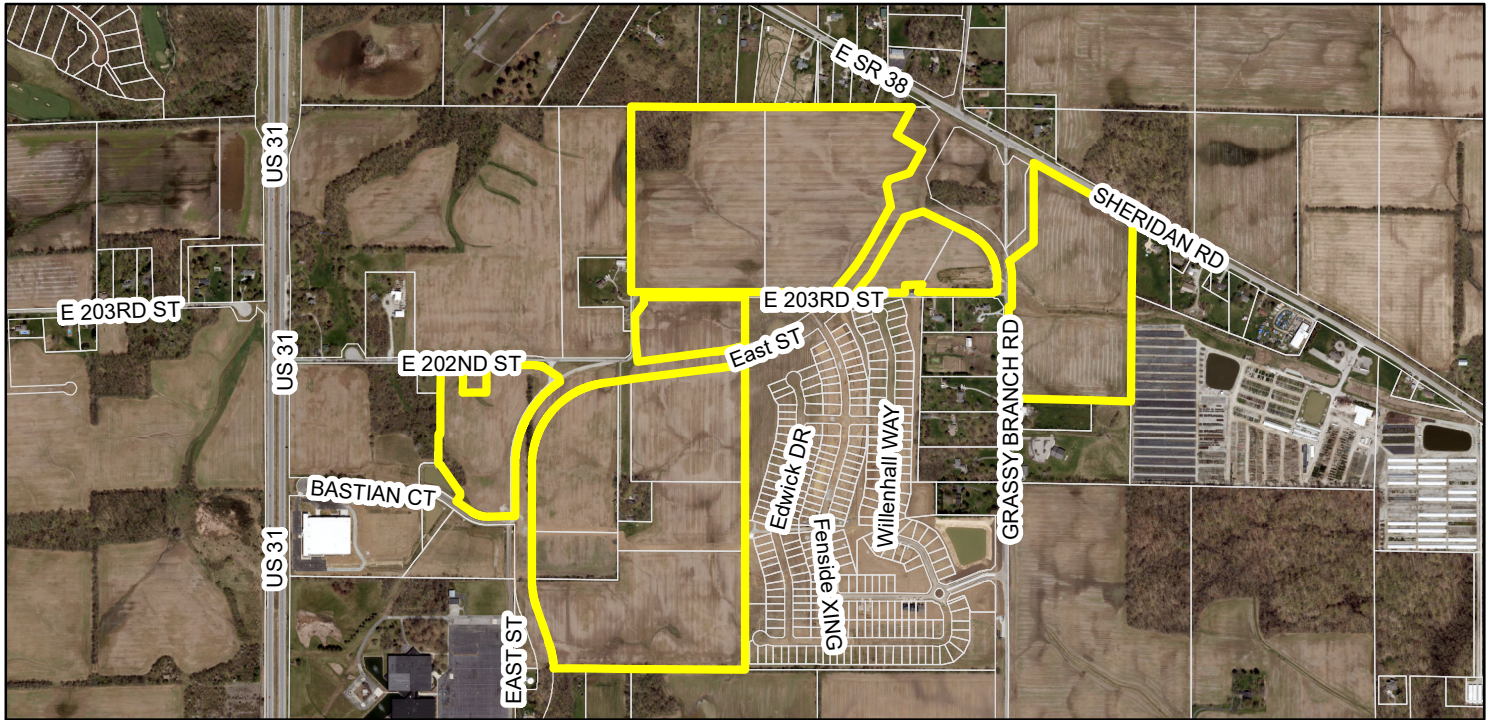
The Sycamore Glen proposal consists of fifty-five (55) lots with anticipated home sale prices ranging from \$580,000 to \$750,000. The Concept Plan of the community illustrating the street layout, tree preservation and entrance details is attached. The Sycamore Glen PUD has significant architectural requirements, including but not limited to large minimum home sizes, minimum number of homes to have side load garage and basements; 360-degree masonry building materials requirements; streetscape diversity standards; and other standards which are designed to enhance the commitments regarding this custom residential community. Character photos and illustrations providing examples of the home architecture are attached and incorporated into the Ordinance along with the written architectural design requirements.



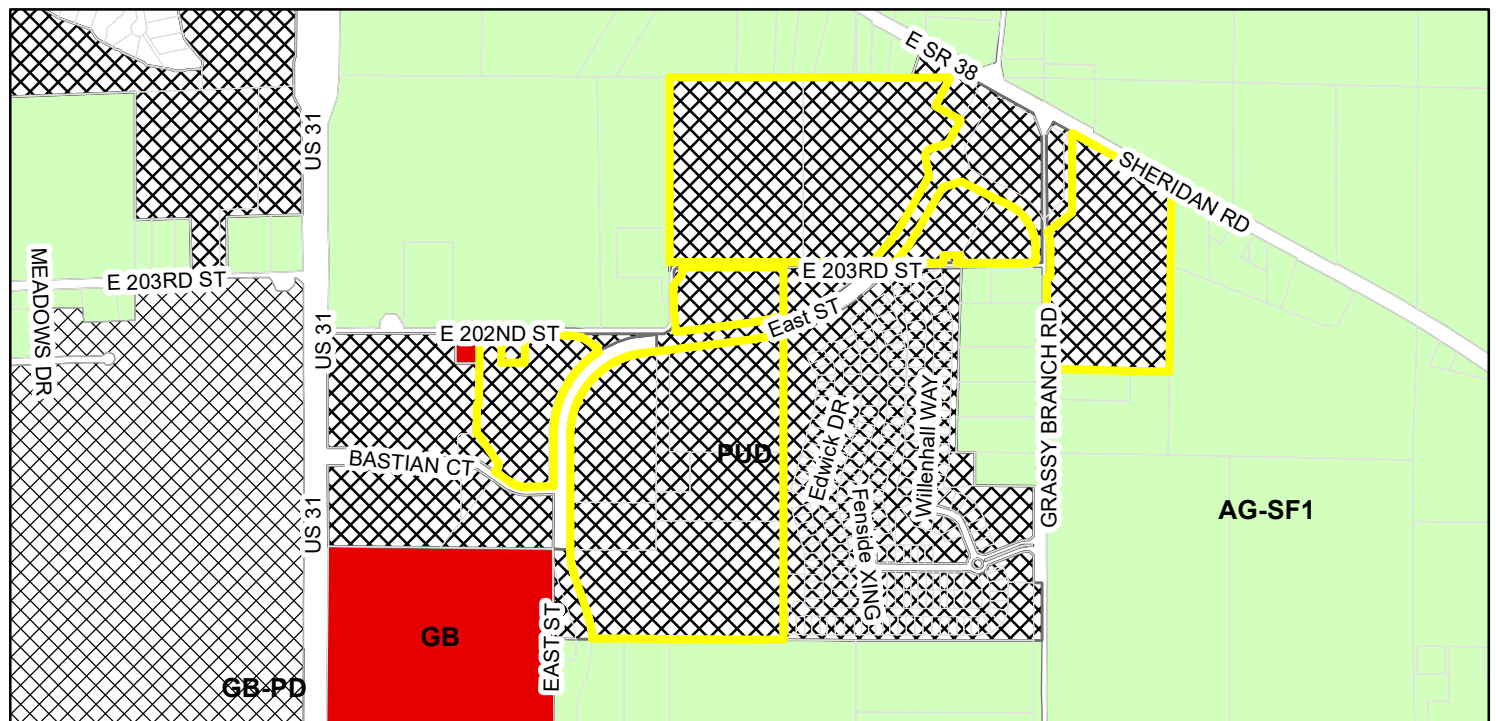
Property Location Map
Northpoint PUD Amendment IV
2104-PUD-12



Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- PUD (Planned Unit Development)

MARCH 4, 2021



THE SOMERSET

PLANNED UNIT DEVELOPMENT



PAUL MUNOZ
SILVERTHORNE HOMES
9225 Harrison Park Court Indianapolis, IN 46216

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VI.	<u>Exhibit D – Character Exhibits</u>	15

Statement of Intent:

Silverthorne Homes is pleased to present the Somerset residential community, its newest Westfield residential project. This community will offer approximately 152 new homes on 61 acres located between Spring Mill Road and the Spring Orchard community.

The Gardens at Somerset will feature the following:

- 152 single-family detached homes with sales prices ranging from the high \$200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- Approximately 14 acres will be dedicated to common areas, lakes, and passive recreation areas.
- Enhanced landscape buffers along 186th St. and also along Spring Mill Road.
- Additional landscape buffers along the south and west boundaries as well as the preservation of mature and healthy existing trees and vegetation.

The Somerset community proposed will address the high quality “life span” housing sought in the Westfield-Washington Township Comprehensive Plan (page 9). The single-family detached homes will offer affordable semi-custom options to those who have outgrown their current homes and are looking to stay in the Westfield area.

ORDINANCE NUMBER <u>20-48</u>

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2012-PUD-15**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2012-PUD-15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (6-3) 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 March 1st, 2021;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**The Somerset PUD District**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i.) the provisions of this Ordinance and its exhibits, and (ii.) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District (as defined herein) or Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance is 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 **Tudor Style.** A style generally characterized by steeply pitched roof, usually side gabled, façade dominated by one or more prominent front-facing gables, in most cases front door, entry porch and or garage openings with round or Tudor arch; decorative half timbering present on front facades.

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

Section 4. Underlying Zoning District(s). The underlying Zoning District shall be SF4: Single-family High-Density District (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted, unless otherwise specified below:
- 5.2 The Maximum Dwellings permitted shall be set forth below.
 - a. 152 Single-family Detached Dwelling Units

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

6.1. Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

6.2. The following standards shall be applied to the Areas as depicted on the Concept Plan.

Standard	
Minimum Lot Area	8,750 sq. ft.
Minimum Lot Frontage	30'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation	5' / 15'
Rear Yard	15'
Minimum Lot Width	70'
Maximum Building Height	35'
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,800 sq. ft.
Two Story*	2,200 sq. ft.

Section 7. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

7.1 Article 6.3 Architectural Standards. Shall Apply, except as otherwise modified or enhanced by this ordinance.

a. Perimeter Lots. All Dwellings, indicated in **Exhibit B** by the (o), shall replace Article 6.3(C)(1)(b) standards with the following:

i. Rear Building Facade. Those Lots indicated with (o) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.

- b. Corner Lots. All Dwellings, indicated in Exhibit B by the (*), shall replace Article 6.3(C.)(1)(b) standards with the following:
- i. Side Building Façade. Those Lots indicated with (*) shall meet the following requirements:
 - 1. Homes with a gable on the side elevation shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A twenty-four (24”) inch brick or stone wainscot is required as one of the finished façade styles. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, bat and board siding, Tudor style siding and cedar shake siding. A first-floor brick wrap satisfies the intent of this requirement.
 - 2. Homes without a gable on the side elevation shall require two (2) different finished façade styles. A first-floor brick wrap satisfies the intent of this requirement. Finished façade styles shall include but are not limited to brick, stone, horizontal siding bat and board siding, Tudor style siding and cedar shake siding. A twenty-four (24”) inch brick or stone wainscot is required as one of the finished façade styles.
 - c. Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Façade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Façade includes a front porch, the home shall have a minimum masonry of at least thirty (30%) percent.
 - d. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
 - e. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
 - f. Shingles. All Dwellings shall have dimensional or architectural grade shingles.
 - g. Windows. All Dwellings shall have shutters on the Front Façade windows of the Dwelling as depicted in Exhibit E. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1”) inch x four (4”) inch.
 - h. Finished Façade Materials. The primary building material for all facades shall include masonry, wood, cement fiber board, stucco, shakes, and board and batten. Vinyl siding shall be prohibited.
 - i. Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation Front Building Façade of the Dwelling. The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation Front Building Façade of the

Dwelling. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

- j. Character Exhibits. Character exhibits, attached hereto as **Exhibit E**, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit E**, but to encourage diversity in architectural styles of Dwellings within the District.

7.3 Article 6.6 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. Dwelling Height. As modified above in Section 6.1 and Section 6.2.

7.4 Article 6.8 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance. Landscaping and Buffering shall be installed in substantial compliance with **Exhibit C**.

- a. Sod and Seedings. All Dwellings shall have sod installed in the front yard.
- b. Common Area A. Abutting East 186th Street shall contain four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs per every one hundred (100) linear feet of street frontage. No mounding shall be provided along the street frontage.
- c. Common Area B. Shall conform to Landscaping requirements as noted below:
 - i. A thirty (30') foot Buffer Yard shall be provided between new residential development and existing Agriculture/Single-family Rural District (AG-SF1) properties along the east boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs per every one hundred (100) linear feet. Due to drainage concerns, no mounding shall be required along this boundary.
 - ii. A fifteen (15') foot Buffer Yard shall be provided between new residential development and existing AG-SF1 properties along the southeast boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs per every one hundred (100) linear feet, but no mounding shall be required.
- d. Common Area F. Vegetation along the south boundary shall be preserved in a Tree Preservation Easement.
- e. Tree Preservation Easement. A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development, as depicted in **Exhibit C**, for the purpose of maintaining the existing healthy, non-evasive trees and shrubs. A tree inventory (the "Tree Inventory") will be made with photographs of the trees along the perimeter of the Real Estate to identify the quantity and quality of trees to be preserved and shall depict locations, sizes, and common names of existing trees and individual shrubs, areas containing dense trees or shrubs. Such inventory shall be

provided as part of the Real Estate's Overall Development Plan and Primary Plat application to the Department. Within the defined TPE and to be further classified within the Tree Inventory, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens six feet (6') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or required to be removed in order to comply with safety or drainage requirements of any utility or governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder, or homeowner (as the case may be) shall reestablish the Protect Tree with a tree or trees of combined equal or greater DBH subject to approval of the Department and the Department of Public Works, and to the availability of space for their healthy growth in the Easement.

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

- a. **Street Width.** All Streets within the District shall be designed with a Right-Of-Way of fifty-nine (59') feet with a minimum Street width of thirty-one (31') feet from back of curb to back of curb, with the exception of the frontage road. There shall be an eight (8') feet wide planting strip from back of curb to front edge of sidewalk. Sidewalks shall be five (5') feet in width.
- b. **Street Signage.** The developer will be responsible for the cost of and the placement of all street signage as required by the City.
- c. **On-Street Parking.** On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
- d. **Utilities.** All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.
- e. **Bump Outs.** Bump outs shall be installed at the intersecting roads to Ogala Drive as depicted in the **Exhibit B**. Bumps outs shall be designed and installed in compliance with and under the direction of the City Engineer.

Section 9. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the District.

7.1 Article 8.6 Open Space and Amenity Standards. Shall Apply. Amenities shall include a pocket park and a playground area, including the elements detailed on the enlargement in **Exhibit C**.

Section 10. Duration. Unless otherwise amended, this Ordinance shall remain in full force and effect so long as a primary plat application is filed and vested rights in this zoning classification as permitted by Indiana Code are maintained. However, should a Primary Plat application not be filed, expire, or the project is otherwise abandoned, this Ordinance shall return to Council five (5) years after the effective date to either be rezoned to another zoning classification or to be maintained under this ordinance.

PASSED AND ADOPTED THIS _____ day of _____, 20__.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jack Gilbert

Jack Gilbert

Mike Johns

Mike Johns

Mike Johns

Scott Frei

Scott Frei

Scott Frei

Troy Patton

Troy Patton

Troy Patton

Joe Edwards

Joe Edwards

Joe Edwards

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE #20-48** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE #20-48**
This _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE #20-48**
This _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document was prepared by: Paul Munoz
9225 Harrison Park Court
Indianapolis, IN 46216

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:

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

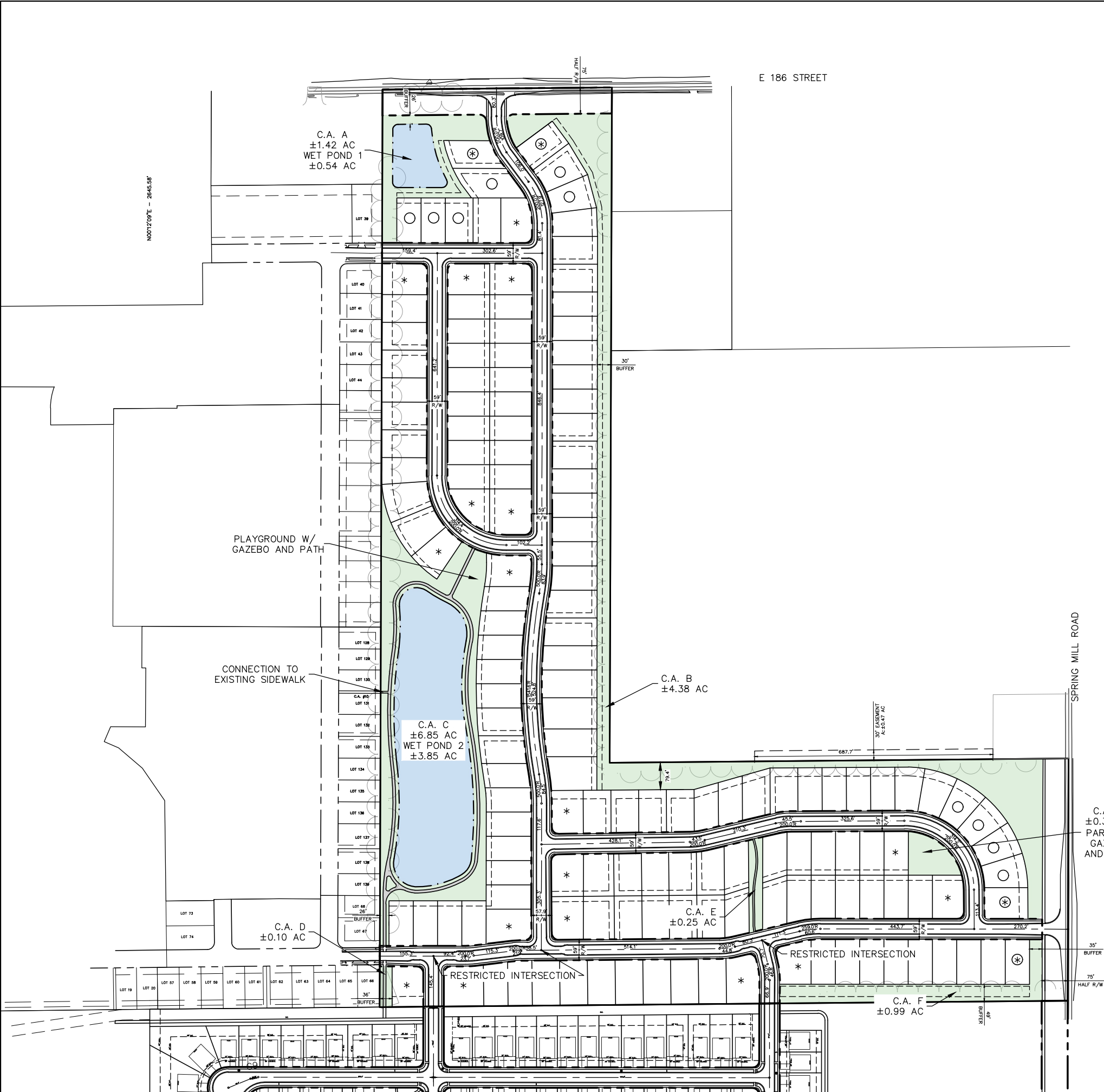
Banas Overall Parcel

Part of the Northeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, being that 61.835-acre tract of land shown on the ALTA/NSPS Land Title Survey dated October 6, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.01864, more particularly described as follows:

BEGINNING at a Harrison Monument at the southeast corner of said Northeast Quarter; thence South 89 degrees 28 minutes 18 seconds West 1,984.85 feet along the south line of said Northeast Quarter (assumed basis of bearings) to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") at the southwest corner of the East Half of the West Half of said Northeast Quarter; thence North 0 degrees 10 minutes 55 seconds East 2,645.51 feet along the west line of said Half, Half, Quarter Section to a mag nail set at the northwest corner of said Half, Half, Quarter Section; thence North 89 degrees 28 minutes 34 seconds East 661.66 feet along the north line of said Northeast Quarter to a mag nail set at the northeast corner of said West Half; thence South 0 degrees 11 minutes 42 seconds West 1,947.00 feet along the east line of said West Half to a set rebar at the northwest corner of the parcel conveyed to Mary Margaret Banas in Instrument Number 9018056, on file in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 28 minutes 34 seconds East 1,323.70 feet along the north line of said Banas parcel to a mag nail set on the east line of said Northeast Quarter; thence South 0 degrees 11 minutes 16 seconds West 698.36 feet along said east line to the POINT OF BEGINNING. Containing 61.385 acres, more or less.

EXHIBIT B
CONCEPT PLAN

PLOT DATE: 3/3/2021 2:38 PM
PLOT SCALE: 1:1
EDIT DATE: 3/3/2021
EDITED BY: JCBRELAR
DRAWING FILE: \\indy.sau\Projects\2020\01864\01864.D Drawing\Civil\Site\2021-03-02 Yield Plan\2020.01864.CE.2021-03-02 YieldPlan.dwg



SCALE: 1"=300'

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±61.39 ACRES
PROPOSED PUBLIC RIGHT-OF-WAY:	±11.27 ACRES (18.4%)
COMMON AREA:	±14.32 ACRES (23.3%)
NORMAL POOL POND AREA:	±4.57 ACRES (7.4%)
TOTAL LOT AREA:	±35.80 ACRES (58.3%)
TOTAL LOTS:	152
70' WIDE LOTS:	106 (69.7%)
80' WIDE LOTS:	46 (30.3%)
GROSS AREA DENSITY:	2.5
MINIMUM LOT SIZE:	70'x125'
MINIMUM LOT AREA:	8,750 SF
BUILDING SIDE SETBACK:	5' / 15' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
LOCAL ROAD LENGTH:	7846' LF
SPRING MILL ROAD FRONTAGE: (SECONDARY ARTERIAL)	682' LF
E 186TH STREET FRONTAGE: (COLLECTOR)	665' LF
TYPICAL R/W WIDTHS:	59' (LOCAL STREET)

- PERIMETER LOT REQUIREMENT
* CORNER LOT REQUIREMENT

Silverthorne
HOMES

SILVERTHORNE HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216

AMERICAN
STRUCTUREPOINT
INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5500 | FAX 317.543.0270
www.structurepoint.com

SOMERSET DEVELOPMENT

Spring Mill and E 186 St
Westfield, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:
03/03/2021
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.01864

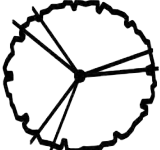
YIELD PLAN

EX1

EXHIBIT C
LANDSCAPE PLAN



LANDSCAPE LEGEND

DECIDUOUS SHADE TREE

EVERGREEN TREE

SHRUBS AND GRASSES

- PERIMETER LOT REQUIREMENT
- * CORNER LOT REQUIREMENT

LANDSCAPE NOTES:

Chapter 6 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

a. **Sod and Seedlings.** All Dwellings shall have sod installed in the front yard.

b. **Street Trees.** Shall be provided to meet all ordinance requirements found in Chapter 6.J of the Unified Development Ordinance.

c. **Minimum Lot Landscaping.** All Dwellings and Open Spaces in the District shall meet all ordinance requirements found in Chapter 6.K of the Unified Development Ordinance.

d. **Buffer Yard Requirements.** No buffer yards shall be required between residential development to the west and south of the District as directed in Chapter 6.N. Modified buffer yards will be provided as identified in this document.

e. **Common Area Landscaping.**

i. **Common Area A** abutting East 180th Street shall contain four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs or every 100 linear feet of street frontage. No berming shall be provided along the street frontage.

ii. **Common Area B** shall conform to standard Landscaping requirements as noted below.

i. Street Frontage along East 186th Street shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance.

ii. A 30' Bufferyard shall be provided between new residential development and existing AG-SF1 residences along the east boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs. Due to drainage concerns, no berm shall be required along this boundary.

iii. A 15' Bufferyard shall be provided between new residential development and existing AG-SF1 residences along the southeast boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) shrubs, but no berm shall be required.

iv. Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance.

c. **Common Area C** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance. No bufferyard shall be required between similar uses.

d. **Common Area D** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance. No bufferyard shall be required between similar uses.

e. **Common Area E** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance.

f. **Common Area F** Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance. Vegetation along the south boundary shall be preserved.



ENTRY SIGNAGE:
VIEW FROM NORTHEAST

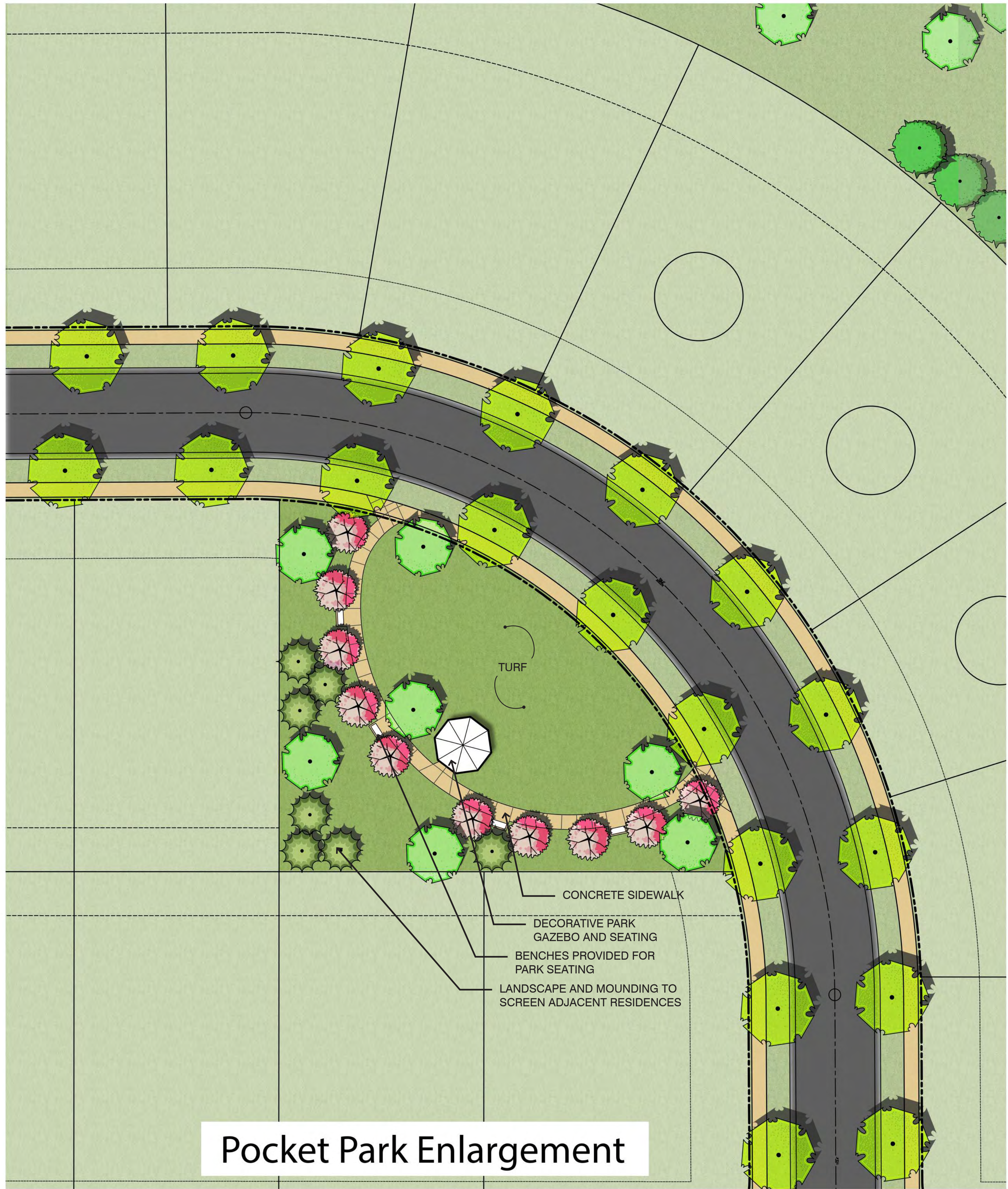


POND & ENTRY SIGNAGE:
VIEW FROM NORTHWEST





Playground Enlargement



Pocket Park Enlargement



BUFFER YARD PERSPECTIVE
VIEW FROM NORTH

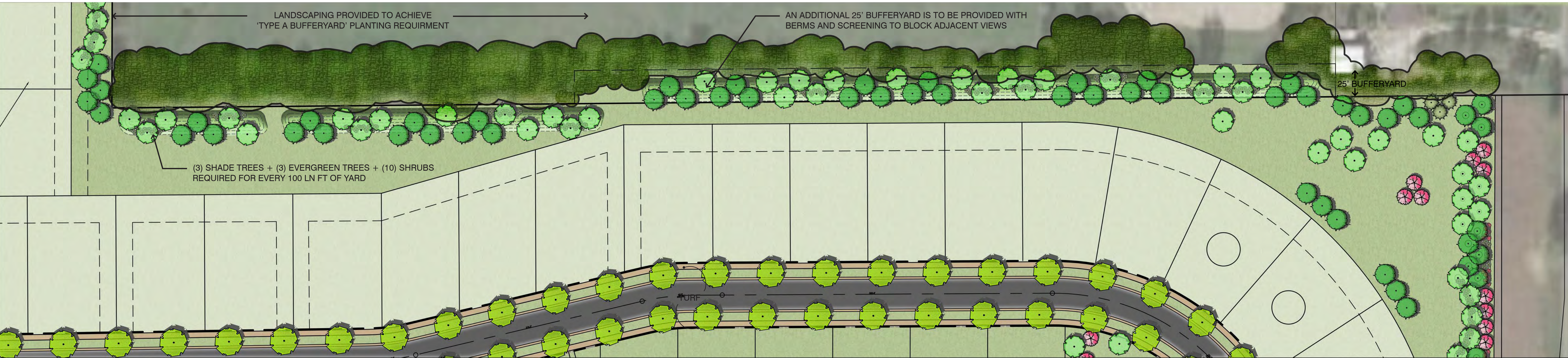
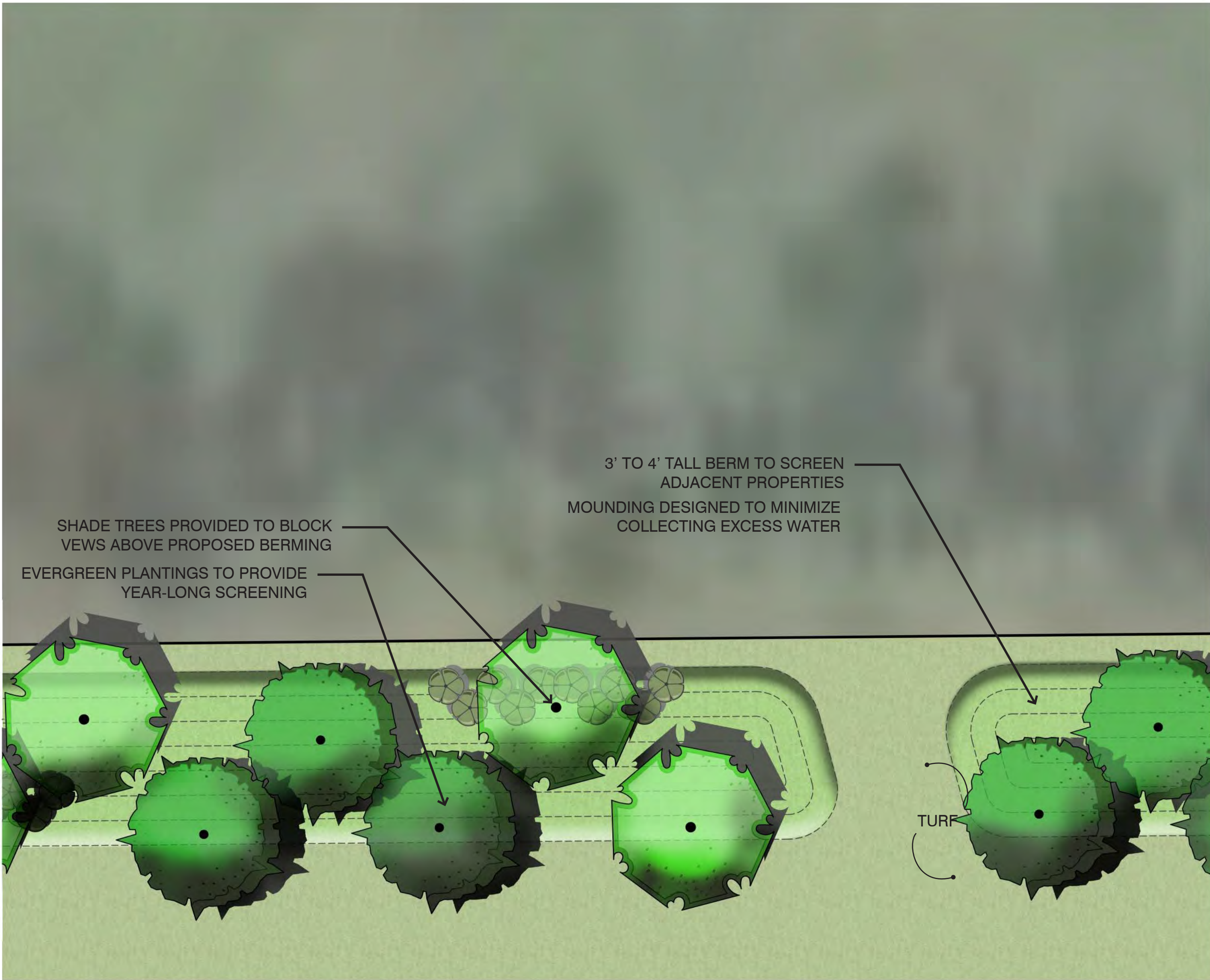


EXHIBIT D
CHARACTER EXHIBITS



ARTHUR ELEVATION A



ARTHUR ELEVATION B



ARTHUR ELEVATION C



ARTHUR ELEVATION D



ARTHUR ELEVATION E



ARTHUR ELEVATION F



MONROE ELEVATION A



MONROE ELEVATION B



MONROE ELEVATION C



MONROE ELEVATION D



MONROE ELEVATION E



MONROE ELEVATION F



LINCOLN TUDOR



LINCOLN TRADITIONAL



LINCOLN CRAFTSMAN



REAGAN A



REAGAN B



REAGAN C



REAGAN CRAFTSMAN



REAGAN TRADITIONAL



REAGAN TUDOR



JEFFERSON A



JEFFERSON B



JEFFERSON C





TRUMAN CRAFTSMAN



TRUMAN TUDOR



ROOSEVELT TRADITIONAL



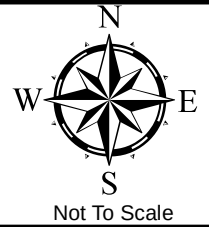
ROOSEVELT CRAFTSMAN



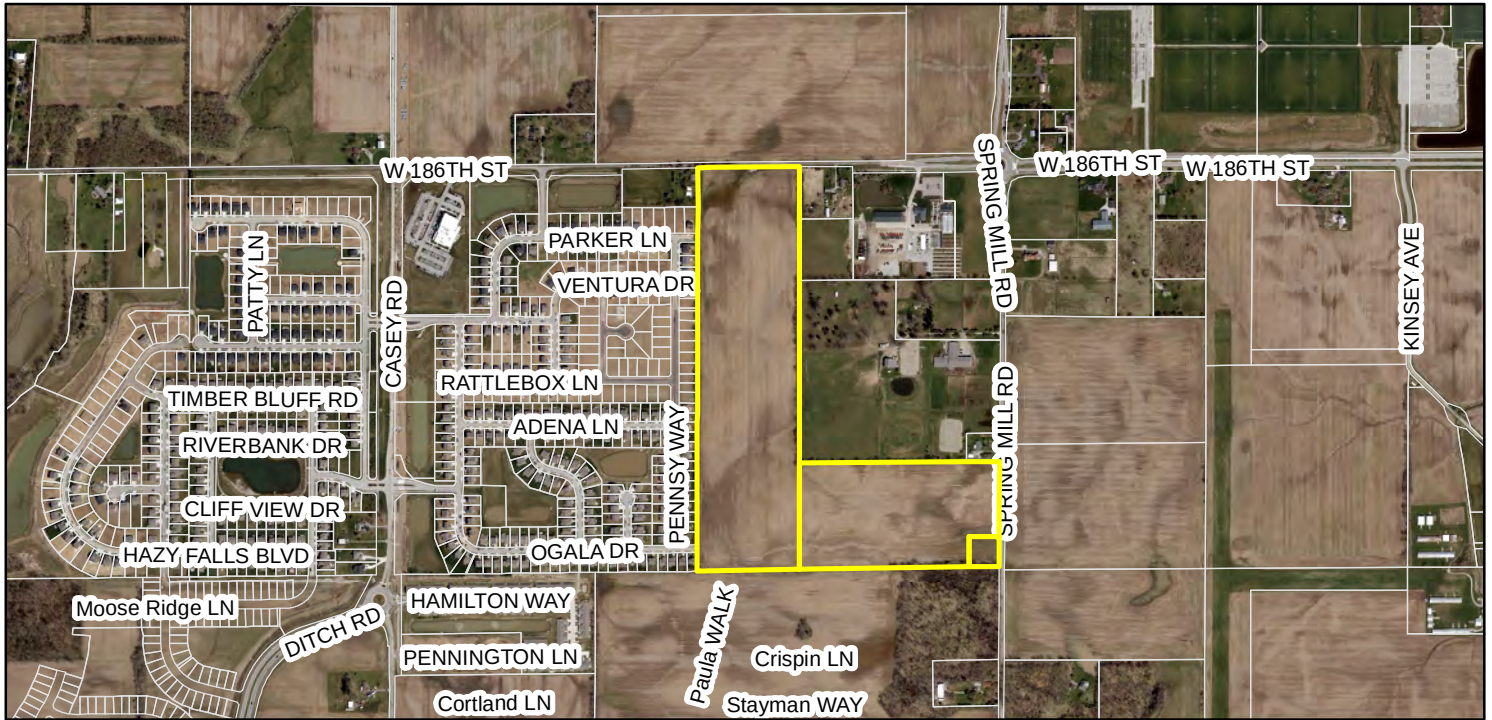
ROOSEVELT TUDOR



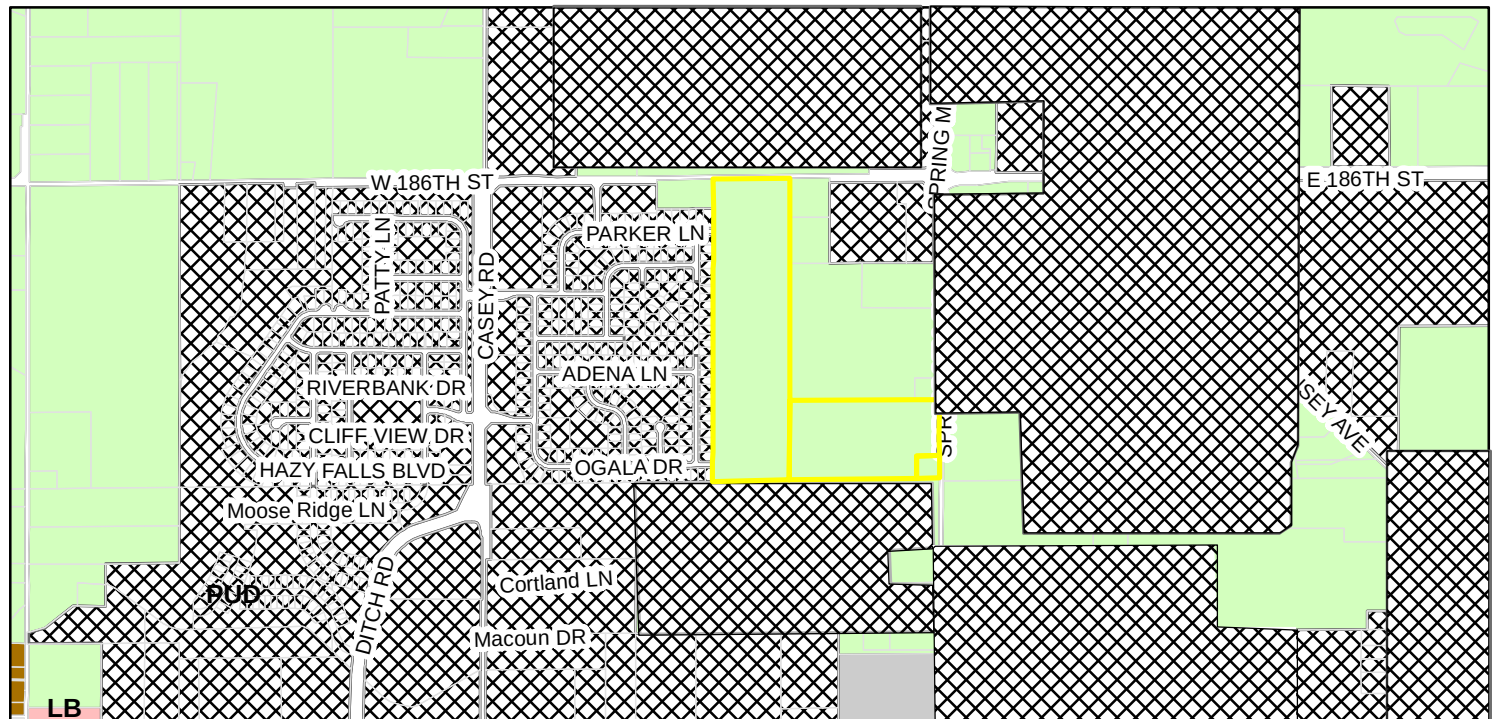
Property Location Map
Somerset PUD District
2012-PUD-15



Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- LB (Local Business)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-5 (Single Family - 5)



Westfield City Council Report

Ordinance Number:	20-48
APC Petition Number:	2012-PUD-15
Petitioner:	Silverthorne Homes
Requested Action:	A change of zoning for approximately 61.4 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Somerset Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District t
Current Land Use:	Agricultural
Acreage:	61.4 acres +/-
Exhibits:	1. Department Report & APC Certification 2. Location Map 3. Concept Plan 4. Character Exhibit 5. Proposed Ord. 20-48 6. Landscape Plan 7. Project Narrative 8. Neighbor Meeting Summary 9. Issue List & Responses 10. Concept Plan Comparison 11. Public Comments
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [November 9, 2020](#), City Council meeting. The petition received a public hearing the [December 7, 2020](#), Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Wednesday, November 11, 2020, at Monon Trails Elementary School. A summary of the meeting is attached as **Exhibit 8**.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning for approximately 61.4 acres +/- located generally 2,650 linear feet north of US 32 on Spring Mill Road and 1,300 linear feet west of Spring Mill Road on W. 186th Street (see **Exhibit 2**).

The Property is currently zoned AG-SF1: Agriculture/Single-Family Rural. The Springmill Trails PUD District is located to the west, the Orchard View PUD District is located to the south and AG-SF1 and the Garden Market PUD District exist to the east.

This petition received a public hearing at the [December 7, 2020](#), Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to the Somerset PUD District (Ordinance 20-48) for a single-family detached residential community with relief from and/or enhanced development standards.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD.

Underlying Zoning: The proposed underlying zoning for the Property is SF4: Single-Family High-Density District.

Permitted Uses: All uses in the Underlying Zoning District as defined by the Westfield-Washington Township Unified Development Ordinance (UDO). Accessory Buildings and above ground pools shall be prohibited.

The total number of Dwellings permitted shall not exceed one hundred and fifty-two (152) Single-family Detached Dwelling Units.

General Regulations: The PUD proposes some standards that differ from the UDO. A comparison table can be seen below:

<u>STANDARD</u>	<u>Somerset</u>	<u>UDO (SF4)</u>
Minimum Lot Area	8,750 SF	9,000 SF
Minimum Lot Frontage	30 feet	40 feet
Minimum Setback Lines		
Front Yard	25 feet	25 feet
Side Yard	5 feet	8 feet
Rear Yard	15 feet	25 feet
Minimum Dwelling Separation	15 feet	
Minimum Lot Width	70 feet	50 feet
Maximum Building Height	35 feet	25 feet

Minimum Living Area (Total)		
One Story	1,800 SF	1,000 SF
Two Story*	2,200 SF	

* 900 SF Minimum Ground Floor Area

Development Standards:

Architecture: The proposed PUD sets forth to modify the Architectural Standards of the UDO with Character Exhibits (see **Exhibit 6**), masonry on at least fifty (50%) percent of the Front Building Façade unless it has a front porch then it requires a minimum thirty (30%) percent, a minimum of a 6:12 primary roof pitch, dusk-to-dawn carriage lights, dimensional or architectural grade shingles, shutters are required on all Front Façade windows and all windows have window grids and trim with a nominal thickness of one (1) inch by four (4) inches, vinyl siding prohibited, and garage standards.

The proposed PUD sets to replace the UDO Perimeter Lot requirements for Rear and Side Building Facades with two different standards. The first would require homes with rear facades facing the External Streets, indicated by (o) on the Concept Plan (see **Exhibit 5**) to have a sunroom, screened-in porch, covered patio or covered porch, or a four (4) feet deep offset on the rear; and all windows on said rear elevation to have shutters and window grids. The second standard would require corner lots, indicated by (*) on the Concept Plan (see **Exhibit 5**) to contain three (3) finished façade styles if the side elevation includes a gable, or two (2) finished façade styles if the side elevation does not include a gable. A 24" brick or stone wainscot is required to be one of the styles. A first-floor brick wrap satisfies the intent of the standard, and would exempt the home from requiring a particular number of styles.

Landscaping: The proposed PUD would require the Established Front Yard be sodded on all Lots.

No buffer yards are required on the west and south boundaries of the District as per the UDO. A thirty (30) foot Buffer shall be provided along the east boundary separating the District from the AG-SF1 zoned property with four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet without mounding. A fifteen (15) foot Buffer shall be provided along the north boundary separating the District from the AG-SF1 zoned property requiring four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet without mounding. The UDO sets this Buffer Yard as type B which would require a forty (40) foot Buffer with four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet with a four (4) foot tall undulating mound for at least 60% of the length of the shared Lot Line.

Common Area A, External Street Frontage Landscaping is set by the PUD to have four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet with no mounding. The UDO sets this External Street Frontage Landscaping at a thirty (30) foot deep landscape area that includes four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet with a three (3) foot tall undulating mound along the entire External Street frontage.

Common Area B abuts AG-SF1 properties. The UDO would require a Buffer Type B, which would be 40' in width with a 4' tall undulating mound. The PUD ordinance proposed reducing the width to 30' along the west property line of the AG parcel and to 15' along the south property line of the AG parcel, and eliminates the mound requirement along both. Plantings would be provided in accordance with the UDO, which requires 4 shade trees, 4 evergreen trees, and 10 shrubs per 100'.

A Tree Preservation Easement (TPE) will be established within Common Area F, as depicted on the Concept Plan (see **Exhibit 5**). The proposed ordinance outlines the requirements of a tree inventory in this area.

Infrastructure Standards:

The PUD Ordinance proposes Infrastructure Standards related to street width, street signage, on-street parking, and utility location.

Design Standards

The proposed ordinance defaults to the Open Space and Amenity Standards of the UDO, while also requiring a pocket park and playground area as detailed on the Landscape Plan (see **Exhibit 7**).

Duration:

This Ordinance shall remain in full force and effect so long as a primary plat application is filed. Should a Primary Plat application not be filed, expire, or the project is otherwise abandoned, this Ordinance shall return to Council five (5) years after the effective date to either be rezoned classification or to be maintained under this Ordinance.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made several changes to the PUD ordinance and exhibits since the December 7, 2020, public hearing. Changes include an increase in the number of lots from 151 to 152, the addition of requirements for corner lots, the addition of 2 pocket parks within the development, and the removal of standards that were not alterations of the UDO. The Concept Plan and Landscape Plan have also been updated to reflect these changes.

RECOMMENDATION AND ASSOCIATED CHANGE

The Plan Commission's recommendation included a condition that the Concept Plan be updated to show the trail connecting to the neighborhood to the west. The Concept Plan has been updated and is included in the final version presented for Adoption Consideration.

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as

appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the [December 7, 2020](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the [November 9, 2020](#), City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [March 1, 2021](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 9 in favor, 0 opposed), with the condition that the new language and exhibit presented and discussed at the meeting be incorporated in to the ordinance.

City Council

Introduction:	November 9, 2020
Eligible for Adoption:	March 8, 2021
Submitted by:	Pam Howard, Senior Planner Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, December 7, 2020, 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.	2012-PUD-15
Ordinance No.	20-48
Petitioner	Silverthorne Homes
Description	A change of zoning for approximately 61.4 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Somerset Planned Unit Development (PUD) District.

On March 1, 2021, a motion was made and passed to send a favorable recommendation (Vote: 6 in favor, 3 opposed) of the proposal to the City Council, with the condition that the Concept Plan be updated to show the path connecting to the neighborhood to the west.

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



Kevin Todd, Secretary

March 1, 2021

Date



SILVERTHORNE HOMES



ARTHUR ELEVATION A



ARTHUR ELEVATION B



ARTHUR ELEVATION C



ARTHUR ELEVATION D



ARTHUR ELEVATION E



ARTHUR ELEVATION F



SILVERTHORNE HOMES



MONROE ELEVATION A



MONROE ELEVATION B



MONROE ELEVATION C



MONROE ELEVATION D



MONROE ELEVATION E



MONROE ELEVATION F



SILVERTHORNE HOMES



LINCOLN TUDOR



LINCOLN TRADITIONAL



LINCOLN CRAFTSMAN



REAGAN A



REAGAN B



REAGAN C



REAGAN CRAFTSMAN



REAGAN TRADITIONAL



REAGAN TUDOR



JEFFERSON A



JEFFERSON B



JEFFERSON C



JEFFERSON TRADITIONAL



JEFFERSON CRAFTSMAN



JEFFERSON TUDOR



EISENHOWER TRADITIONAL



Traditional

HARRISON TRADITIONAL



HARRISON CRAFTSMAN



Tudor

HARRISON TUDOR



TRUMAN TRADITIONAL



TRUMAN CRAFTSMAN



TRUMAN TUDOR



ROOSEVELT TRADITIONAL



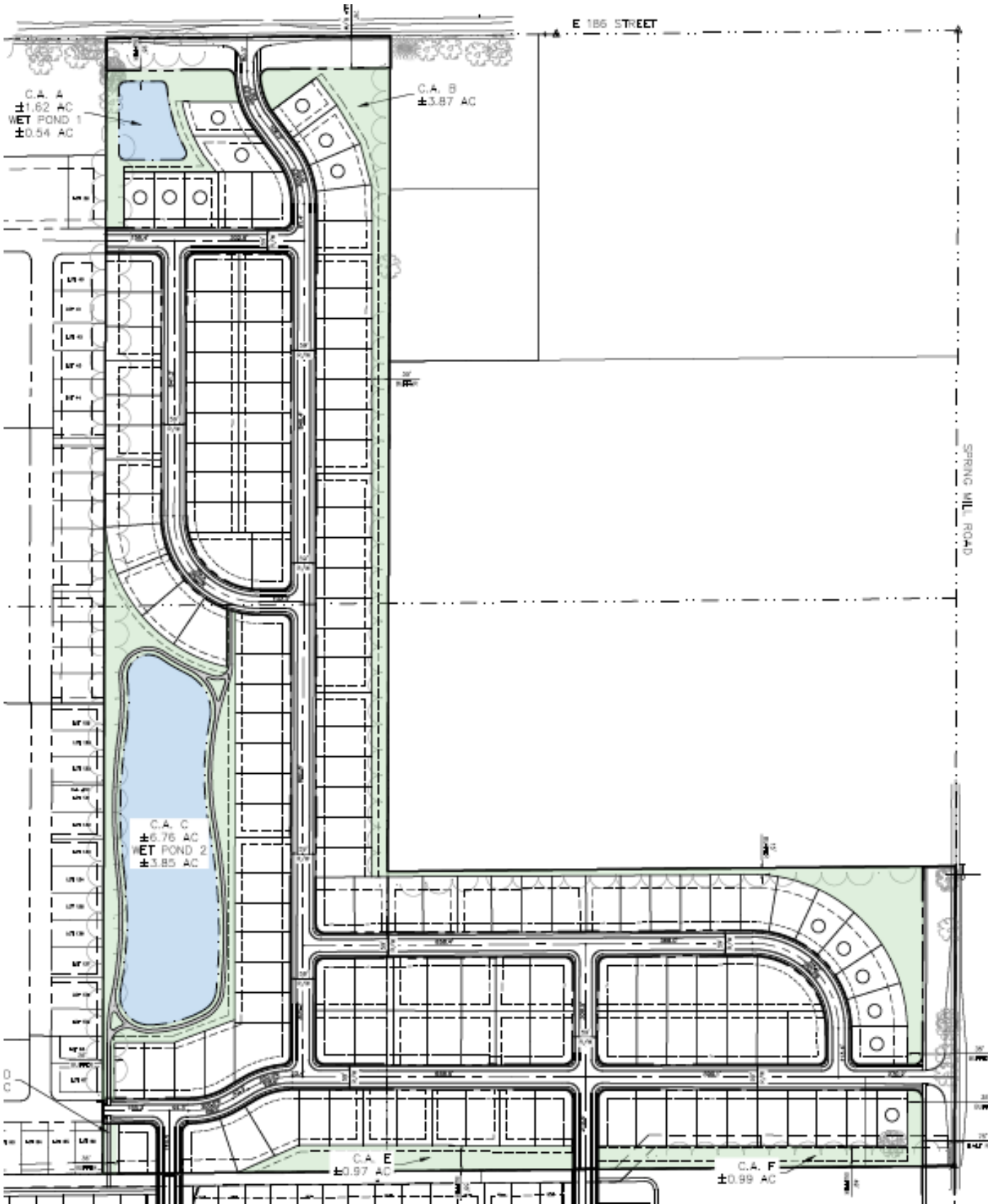
ROOSEVELT CRAFTSMAN



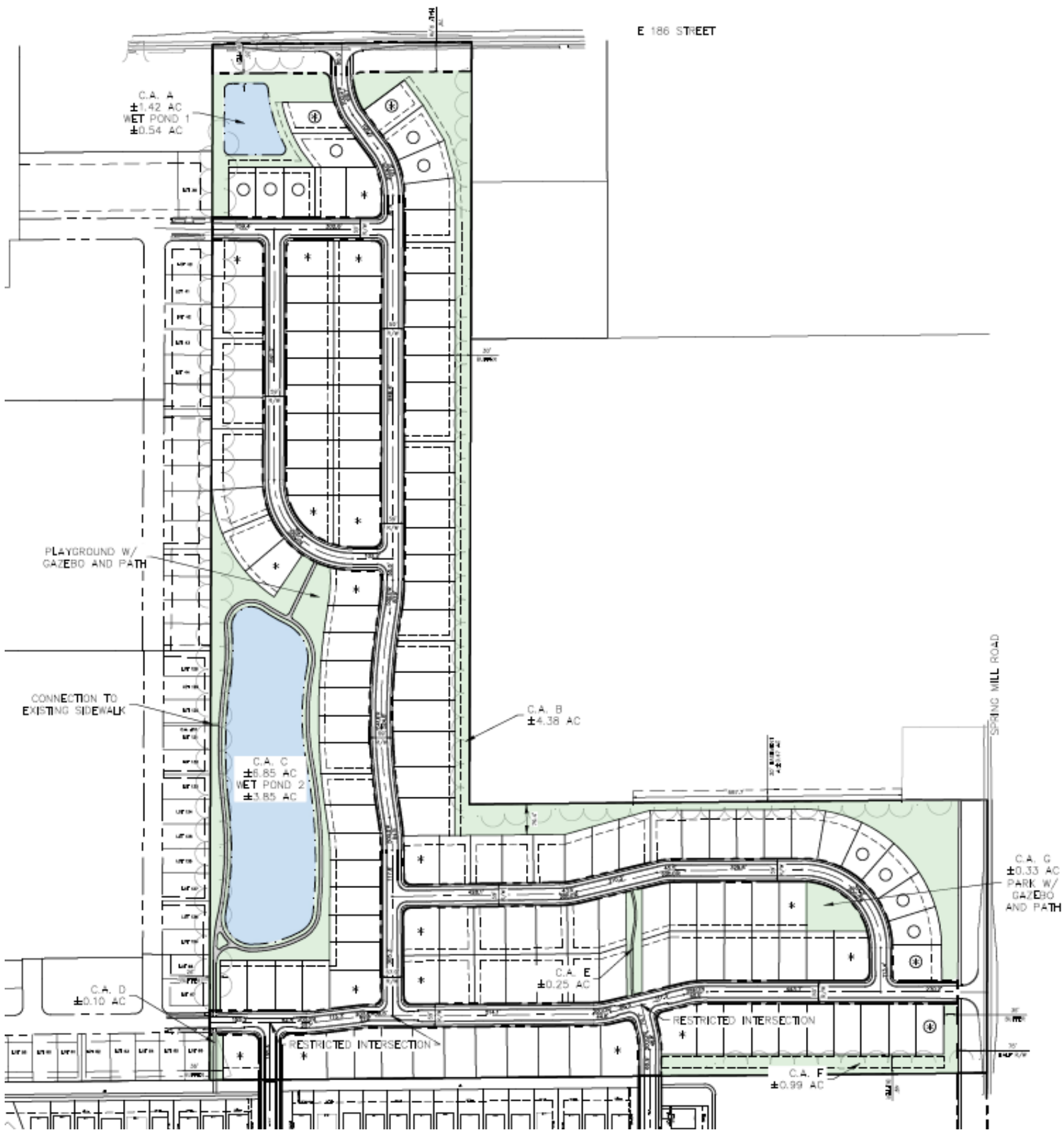
ROOSEVELT TUDOR

Concept Plan Comparison

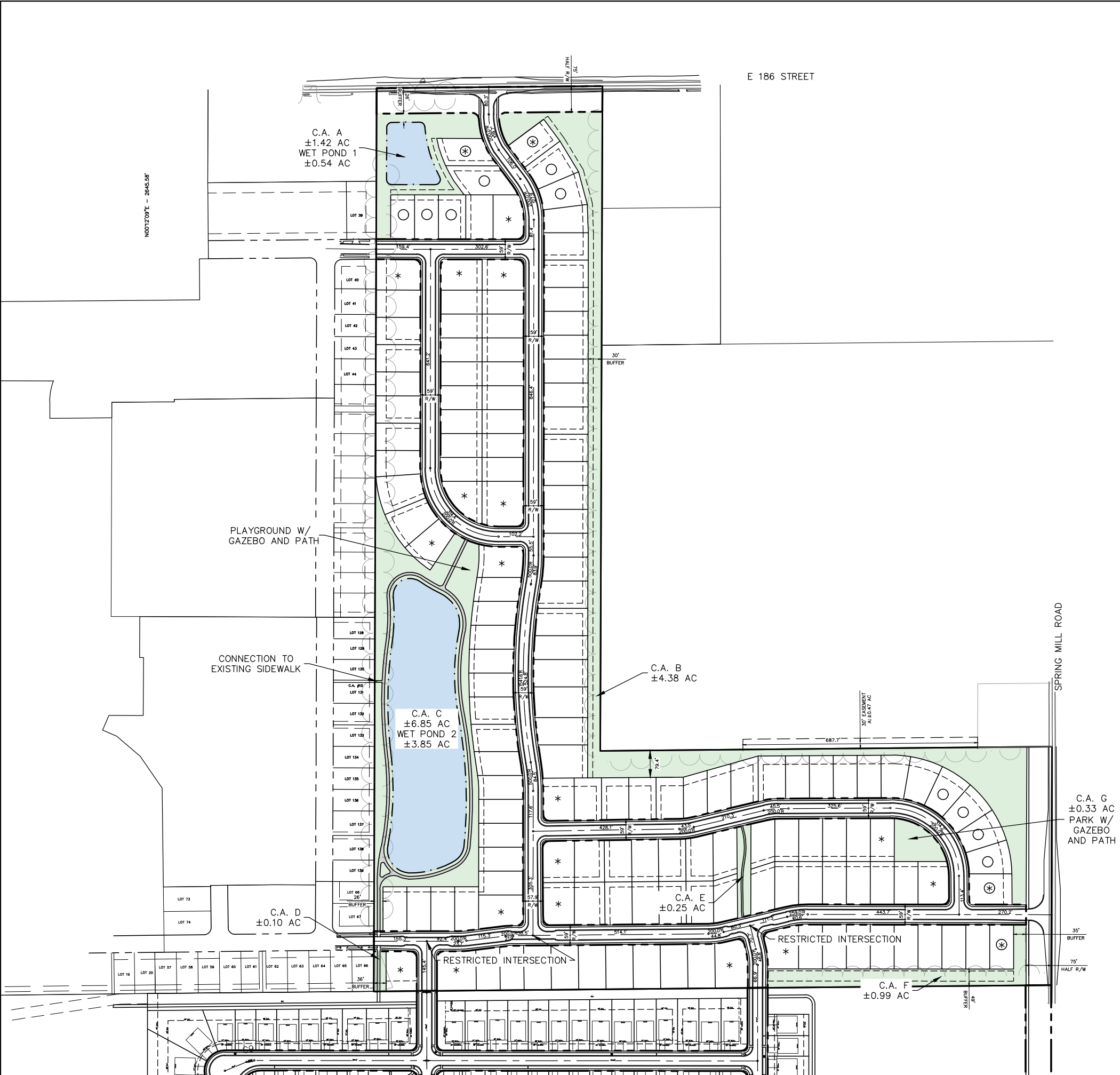
Previous



Updated



PLOT DATE: 3/3/2021 2:38 PM
PLOT SCALE: 1"=300'
EDIT DATE: 3/3/2021
EDITED BY: JCBRELAR
DRAWING FILE: \\indy.sau\Projects\2020\01864\01864.D Drawing\Civil\Site\2021-03-02 Yield Plan\2020.01864.CE.2021-03-02 YieldPlan.dwg



SCALE: 1"=300'

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±61.39 ACRES
PROPOSED PUBLIC RIGHT-OF-WAY:	±11.27 ACRES (18.4%)
COMMON AREA:	±14.32 ACRES (23.3%)
NORMAL POOL POND AREA:	±4.57 ACRES (7.4%)
TOTAL LOT AREA:	±35.80 ACRES (58.3%)
TOTAL LOTS:	152
70' WIDE LOTS:	106 (69.7%)
80' WIDE LOTS:	46 (30.3%)
GROSS AREA DENSITY:	2.5
MINIMUM LOT SIZE:	70'x125'
MINIMUM LOT AREA:	8,750 SF
BUILDING SIDE SETBACK:	5' / 15' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
LOCAL ROAD LENGTH:	7846' LF
SPRING MILL ROAD FRONTAGE: (SECONDARY ARTERIAL)	682' LF
E 186TH STREET FRONTAGE: (COLLECTOR)	665' LF
TYPICAL R/W WIDTHS:	59' (LOCAL STREET)

- PERIMETER LOT REQUIREMENT
* CORNER LOT REQUIREMENT

Silverthorne
HOMES

SILVERTHORNE HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5500 | FAX 317.543.0270
www.structurepoint.com

SOMERSET DEVELOPMENT

Spring Mill and E 186 St
Westfield, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:
03/03/2021
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

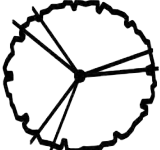
Project Number 2020.01864

YIELD PLAN

EX1



LANDSCAPE LEGEND

DECIDUOUS SHADE TREE

EVERGREEN TREE

SHRUBS AND GRASSES

- PERIMETER LOT REQUIREMENT
- * CORNER LOT REQUIREMENT

LANDSCAPE NOTES:

Chapter 6 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

a. **Sod and Seedlings.** All Dwellings shall have sod installed in the front yard.

b. **Street Trees.** Shall be provided to meet all ordinance requirements found in Chapter 6.J of the Unified Development Ordinance.

c. **Minimum Lot Landscaping.** All Dwellings and Open Spaces in the District shall meet all ordinance requirements found in Chapter 6.K of the Unified Development Ordinance.

d. **Buffer Yard Requirements.** No buffer yards shall be required between residential development to the west and south of the District as directed in Chapter 6.N. Modified buffer yards will be provided as identified in this document.

e. **Common Area Landscaping.**

i. **Common Area A** abutting East 180th Street shall contain four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs or every 100 linear feet of street frontage. No berming shall be provided along the street frontage.

ii. **Common Area B** shall conform to standard Landscaping requirements as noted below:

i. Street Frontage along East 186th Street shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance.

ii. A 30' Bufferyard shall be provided between new residential development and existing AG-SF1 residences along the east boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs. Due to drainage concerns, no berm shall be required along this boundary.

iii. A 15' Bufferyard shall be provided between new residential development and existing AG-SF1 residences along the southeast boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) shrubs, but no berm shall be required.

iv. Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance.

c. **Common Area C** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance. No bufferyard shall be required between similar uses.

d. **Common Area D** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance. No bufferyard shall be required between similar uses.

e. **Common Area E** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance.

f. **Common Area F** Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance. Vegetation along the south boundary shall be preserved.



ENTRY SIGNAGE:
VIEW FROM NORTHEAST

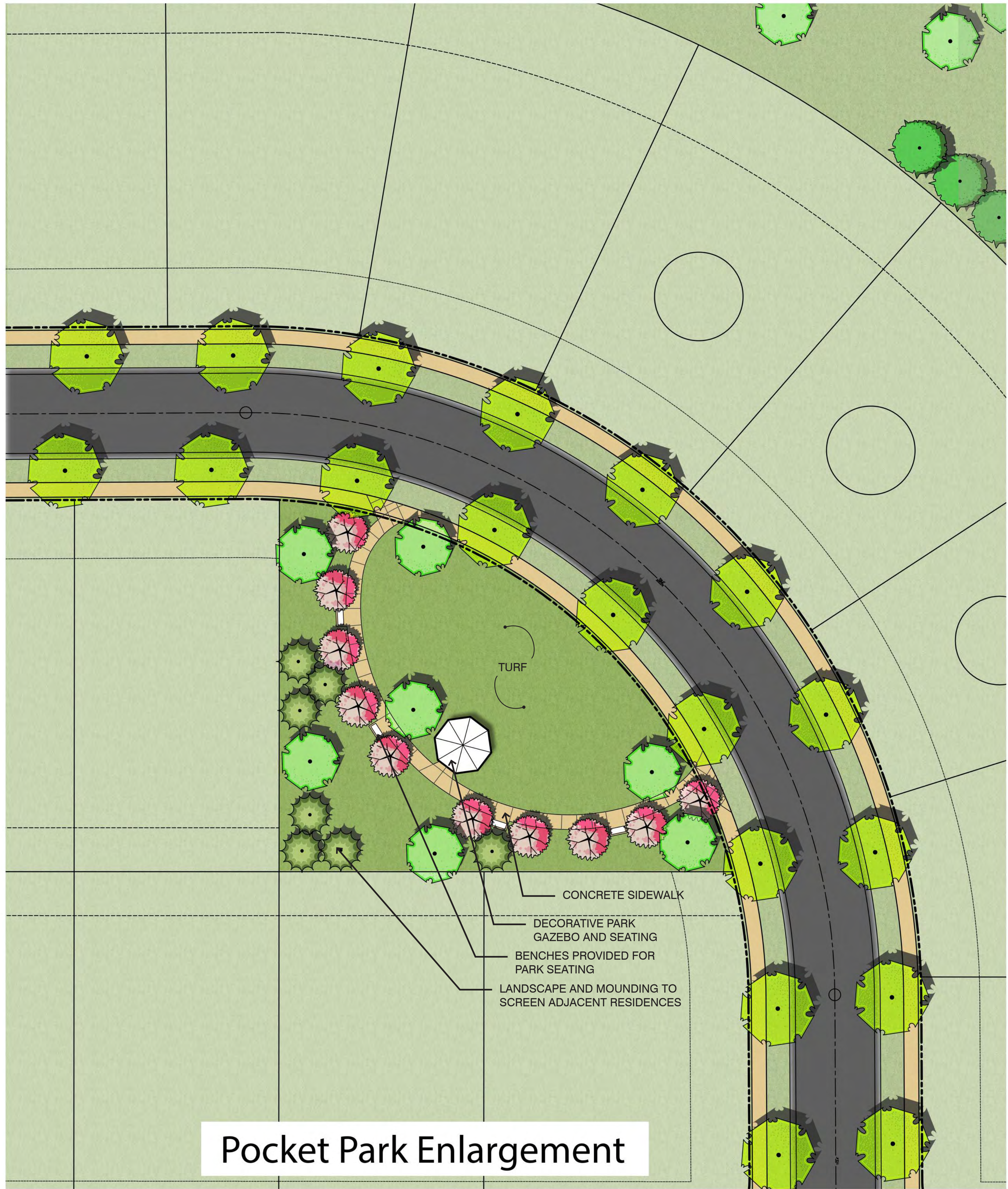


POND & ENTRY SIGNAGE:
VIEW FROM NORTHWEST





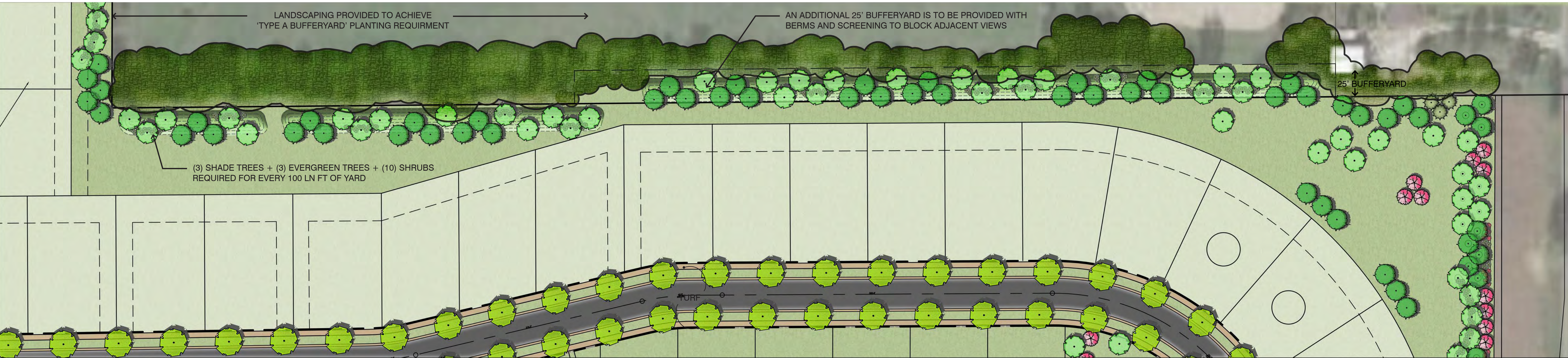
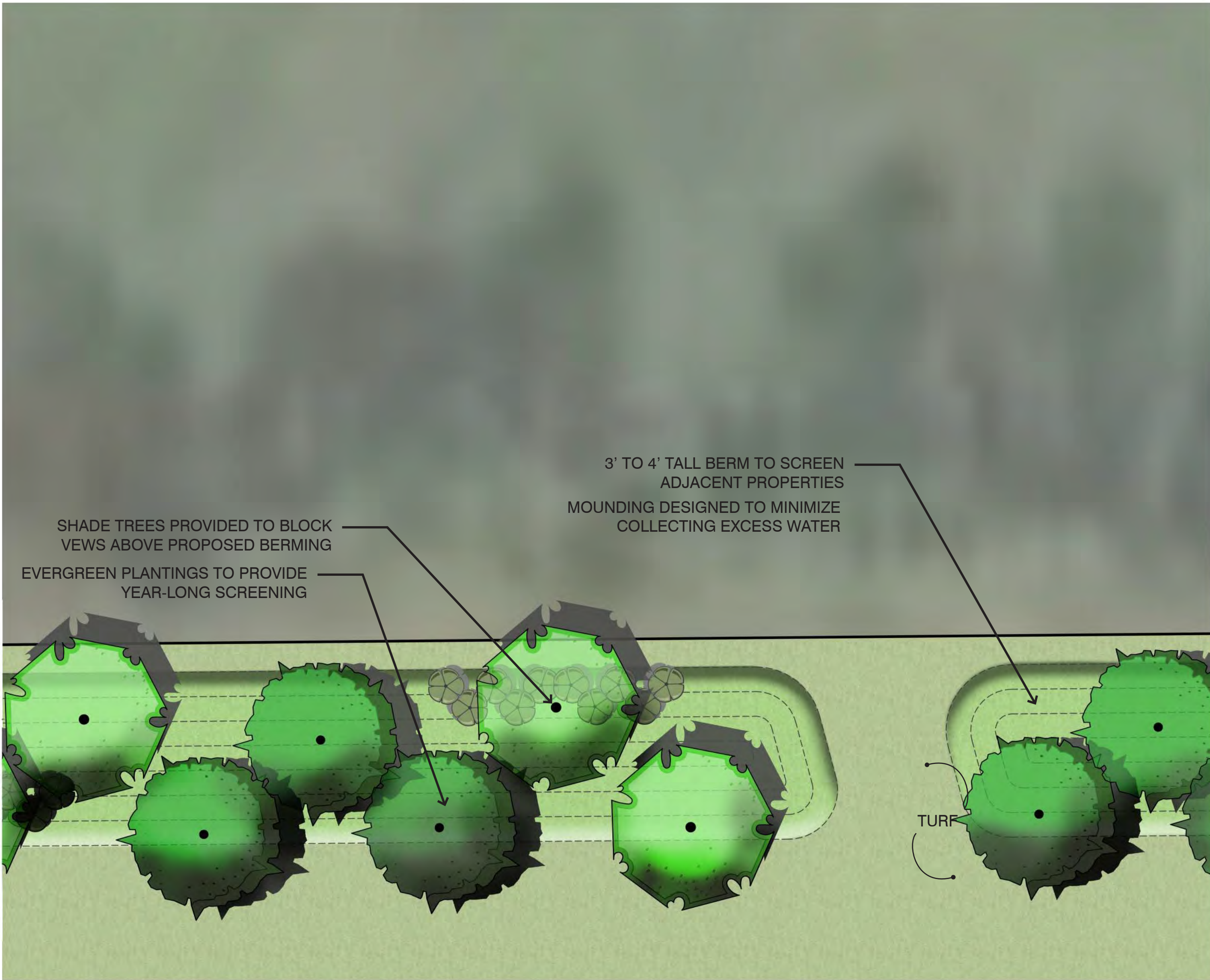
Playground Enlargement



Pocket Park Enlargement



BUFFER YARD PERSPECTIVE
VIEW FROM NORTH



WRITTEN PUBLIC COMMENTS

Docket Number: 2012-PUD-15

Petitioner: Silverthorne Homes

Request: A change of zoning for approximately 61.4 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Somerset Planned Unit Development (PUD) District.

Enclosed Attachments:

March 8, 2021, Adoption Consideration

- | | |
|-----------------|------------|
| 1. Herron, Noah | 12/20/2020 |
| 2. Herron, Noah | 03/01/2021 |

Pamela Howard

From: Urban Farmer <noah@ufseeds.com>
Sent: Sunday, December 20, 2020 9:44 AM
To: APC
Subject: Somerset PUD

Warning: This external email is from noah@ufseeds.com. Do not click on unexpected or untrusted links and attachments.

Hello,

Hope all is well! Hope you and your families are having a great holiday!

I just purchased the 35 acre horse farm on Springmill Rd. The Somerset PUD will touch both my South and West property lines. As you know I plan on doing some type of agritourism on this property and wanted to make sure that the correct buffers are incorporated into this PUD to protect both my intentions and future residents.

1. The South and West borders have a mix of mature trees and brush that are both on my property and the petitioner. I want to make sure 100% of these trees and brush remain untouched to provide privacy for both parties. I would like some sort of assurance in the PUD or elsewhere that these trees and brush are protected and won't be accidentally removed. Some sort of safety fencing surrounding them during the construction phase would be adequate. Also some sort of assurance in the HOA that future homeowners leave them untouched.

2. If the petitioner can make it work I would prefer a wider buffer along my Southern border. The 15' buffer proposed is inadequate.

Thanks!

--

Noah Herron
Urban Farmer
www.ufseeds.com
1-317-600-2807

Members of Council:

I wanted to express my support for the Silverthorne project at 186th Street and Spring Mill Road known as Somerset.

As you may know, I am the owner of 18326 Spring Mill Road, the real estate directly to the north and west of this proposed project. Silverthorne and I have met and discussed an accommodation that should benefit both projects and the future homeowners in Somerset.

Silverthorne has proposed an easement along the south side of my property. This easement would permit Silverthorne to install berms and landscaping that help shield my real estate and its future uses from the homeowners. In addition, it would create a point of access that will allow my property to connect to the Silverthorne neighborhood. Both Silverthorne and I think this landscaping easement, the connectivity, and homeowners being made aware of my proposed use, will turn my use into an amenity for the residents of Silverthorne.

Respectfully,

Noah Herron

ORDINANCE NUMBER 21-02

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

This is a Planned Unit Development District Ordinance (to be known as the "LANCASTER – PHASE 2 PUD DISTRICT") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2102-PUD-02**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2002-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **FAVORABLE** recommendation (**9-0 vote**) 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 March 2, 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 Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "**Lancaster – Phase 2 PUD District**" (the "District"), shall amend and replace in its entirety the Springmill Trails PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development

Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Lancaster – Phase 2 PUD District.**"

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 2.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

- 4.1 **Maximum Dwellings:** The total number of Dwelling Units permitted in the District shall not exceed ninety (90).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:

Standard	
Maximum Project Size	See Real Estate
Minimum Distance Between Buildings	Ten (10) feet
Project Perimeter Setback	Not Applicable – See Bufferyards and External Street Frontage Landscaping

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

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

A. Architectural Standards: Article 6.3(C) shall not apply, rather, the following shall apply:

- i. Character Exhibit: The Character Exhibit for Dwellings, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- ii. Building Materials: Permitted exterior building materials are as follows:
 - a) Masonry Material (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
 - b) All facades shall include Masonry Material at a minimum height of twenty-four (24) inches.
- iii. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- iv. Dwelling Design: The following standards shall apply to all Dwellings:
 - a) Streetscape Diversity Standards: See **Exhibit D** – Streetscape Diversity.

b) Garages:

- i. All Dwellings shall have a minimum two (2) car attached garage.
- ii. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Dwelling based on each Dwelling's architectural style and color package.
- iii. All garage doors shall have trim of not less than six-inch (6") nominal width.

c) Roof Pitch: The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.

d) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- i. The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
- ii. All windows shall have either shutters or a nominal six-inch (6") trim board unless the window is surrounded by Masonry Material.
- iii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
- iv. The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.

e) Side Building Façade Requirements: At a minimum, the side elevation for each Dwelling shall utilize the following architectural elements:

- i. A minimum of two (2) windows shall apply to each exterior side elevation.
 - ii. All windows shall have a minimum four-inch (4”) nominal width trim unless the window is surrounded by Masonry Material.
 - iii. Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern.
 - f) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Dwelling shall utilize the following architectural elements:
 - i. A minimum of three (3) windows and a patio door shall apply to each Dwelling.
 - ii. All windows shall have a minimum four inches (4”) nominal width trim unless the window is surrounded by Masonry Material.
 - v. Perimeter Lots: Structures on Perimeter Lots, as identified on the Concept Plan, shall include the following additional architectural elements:
 - a) Masonry Material on a minimum of twenty-four (24) inches in height on all facades of the Structure.
 - b) At least one Dwelling in each Structure shall include either a gable or two (2) dormers along the rear façade roof line. No more than two (2) adjacent Structures may have the same roof line element.
 - c) All gables on side or rear facades shall include a change in siding material or pattern.
- 6.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
 - B. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum

spacing requirement of twenty feet (20') shall apply.

- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below:
- i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. At a minimum of one (1) Shade Tree, one (1) Ornamental or Evergreen Tree, and four (4) Shrubs shall be required per Dwelling Unit, of which, a minimum of one (1) Tree and four (4) Shrubs shall be located the Front Yard.
 - iii. In addition to the minimum required landscaping above, a Dwelling Unit on a Corner Lot shall provide a minimum of one (1) Tree and four (4) Shrubs in the additional Front Yard.
- D. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below
- i. No mounds shall be required along an External Street Frontage due to existing utility easements.
 - ii. Required shrubs may be substituted with an evergreen tree or shade tree at a rate of five (5) shrubs: one (1) tree.
 - iii. Fountains shall be installed and seasonally maintained within Detention Ponds.
- E. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply, except as modified below:
- i. A minimum eight-foot (8') tall wood shadowbox privacy fence shall be required along the north and west property line of County Parcel No. 08-05-27-00-00-011.000 (the "Buffered Parcel"). The privacy fence shall (i) include a gate for maintenance access and (ii) be located a minimum of five (5) feet from the shared property line as generally depicted on **Exhibit E** – Buffer Area Plan. The owner of the Buffered Parcel shall be permitted to attach a fence, to the fence required under this section, which would connect to a fence on the Buffered Parcel.
 - ii. A minimum of forty-two (42) evergreen trees (8' tall Norway Spruce) shall be planted near the rear lot line of those lots identified on **Exhibit E** – Buffer Area Plan (the "Buffered Lots"). The evergreen trees may be planted on the Buffered Lots or the adjacent

Common Area with the general intent of providing visual screening between the Structures on the Buffered Lots and the Buffered Parcel as generally depicted on **Exhibit E** – Buffer Area Plan.

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

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

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

A. **Minimum Open Space:** Open Space area shall be as generally shown on the Concept Plan.

B. **Amenities:** The following amenities shall include, but shall not be limited to the following:

- i. **Passive Amenities:** A large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on **Exhibit B**. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.
- ii. **Lancaster Amenities:** The Common Council enacted Ordinance 19-02 (the “**Lancaster PUD**”) on March 11, 2019. Section 9 of the Lancaster PUD establishes the requirements for amenities intended to satisfy the requirements and obligations of Section 2.4 of the Springmill Trails PUD – Ordinance 11-19 (the “**Lancaster Amenities**”). The Lancaster Amenities are designed and scaled to also serve the Real Estate. The Real Estate shall be subject to any covenants and restrictions applicable to the Lancaster Amenities in order to ensure the enjoyment and shared maintenance costs of the Lancaster Amenities by the residents of the Real Estate.

Section 9. **Maintenance Standards:**

9.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.

- 9.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.

Section 10. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Springmill Trails PUD District (Ordinance 11-19).

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-02** was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-02

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-02

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Dwelling Character Exhibits
Exhibit D	Streetscape Diversity
Exhibit E	Buffer Area Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORD. EAST ZONE), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 528.00 FEET TO A MAG NAIL AT THE POINT OF BEGINNING; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 795.66 FEET TO A REBAR ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 09 SECONDS EAST 1325.28 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 31 MINUTES 47 SECONDS EAST 1323.32 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP STAMPED "FIRM 0066" ON THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, ALONG SAID EAST LINE, 994.07 FEET TO A 5/8 INCH STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF A 4.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 9709721324; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 528.00 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP STAMPED "FIRM 0066" ON THE WEST LINE OF SAID 4.0 ACRE TRACT; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.246 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

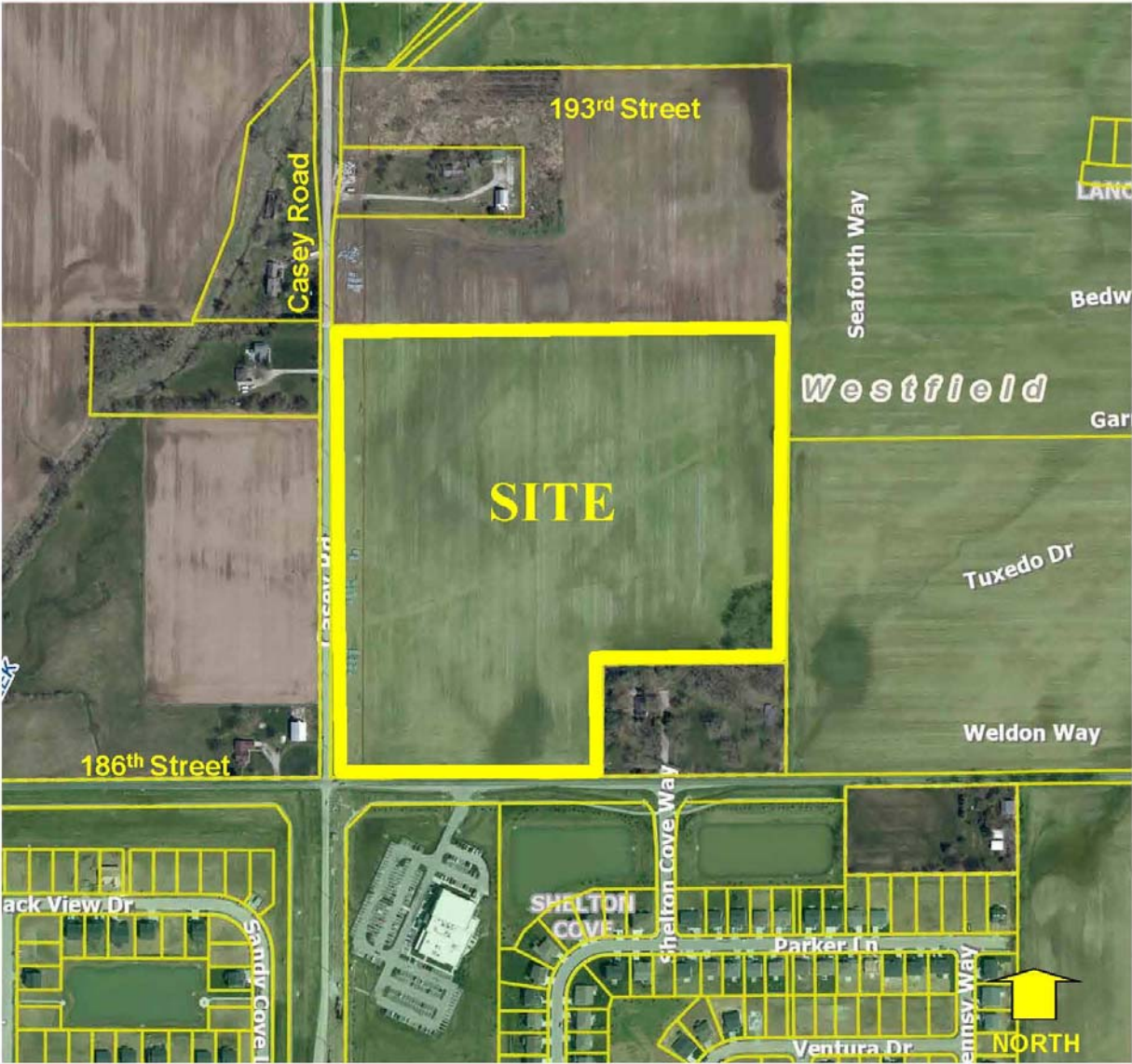


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2102-PUD-02.

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 1 of 2)



EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 2)



EXHIBIT D
Streetscape Diversity
(Page 1 of 1)

Adjacent Structures with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy, comply with the following:

3	2	1	1	1	2	3
STREET						
3	2	1	SUBJECT	1	2	3

- (i) “1” Adjacent Structures shall not be of the same floor plan and elevation pairing as the Subject Structure, and shall be a different color package.
- (ii) “2” Structure may be of the same floor plan pairing and elevation as the Subject Building, but shall be a different color package.
- (iii) “3” Structure may be identical to the Subject Structure.

Page | **18**

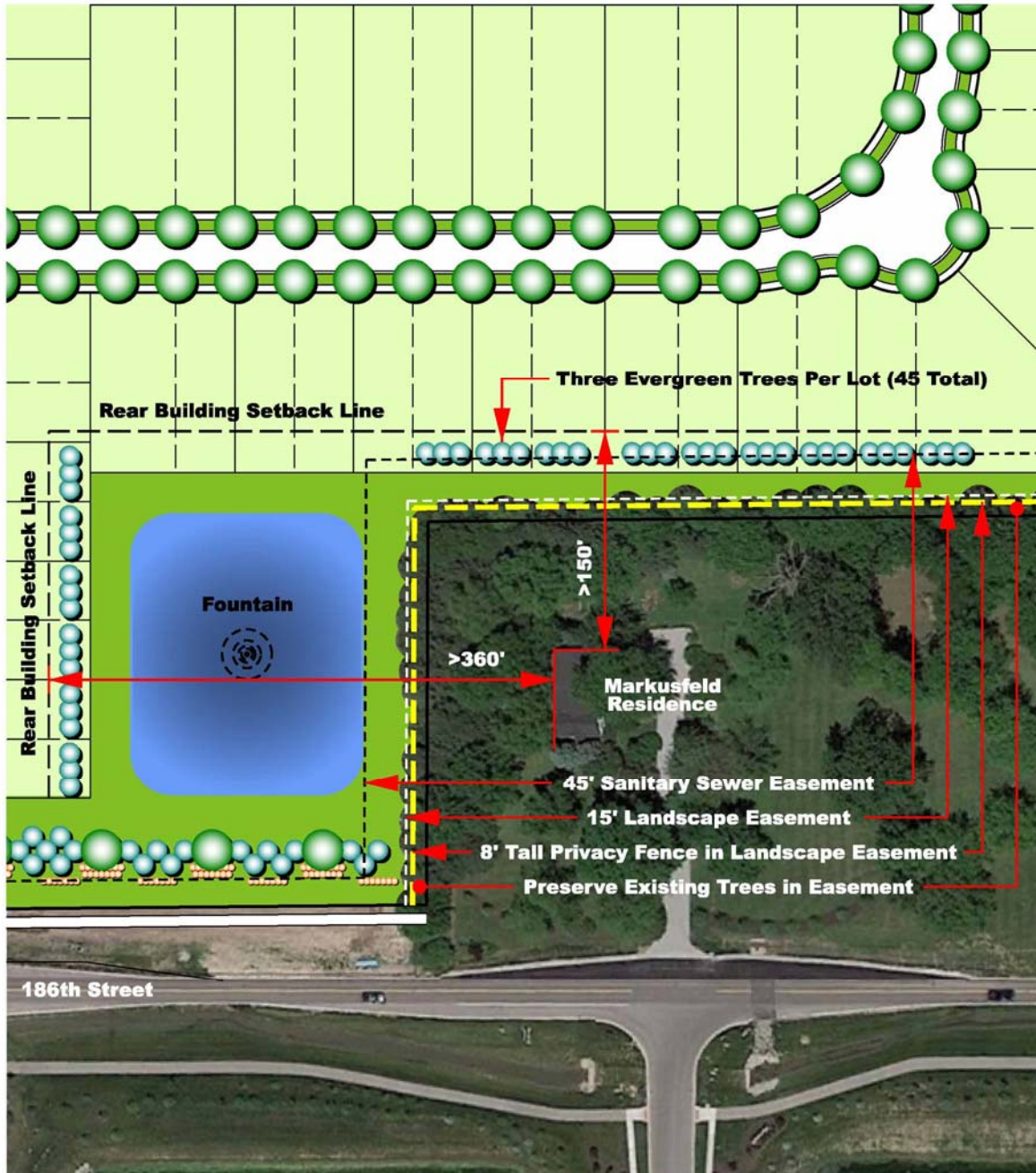
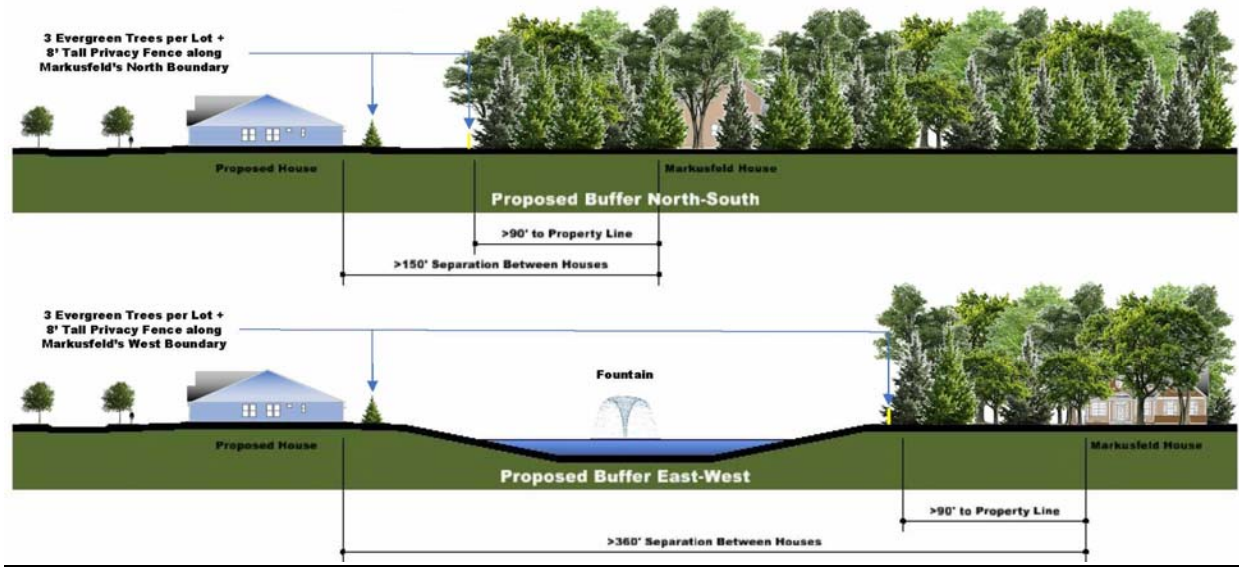


EXHIBIT E
Buffer Area Plan
(Page 2 of 2)

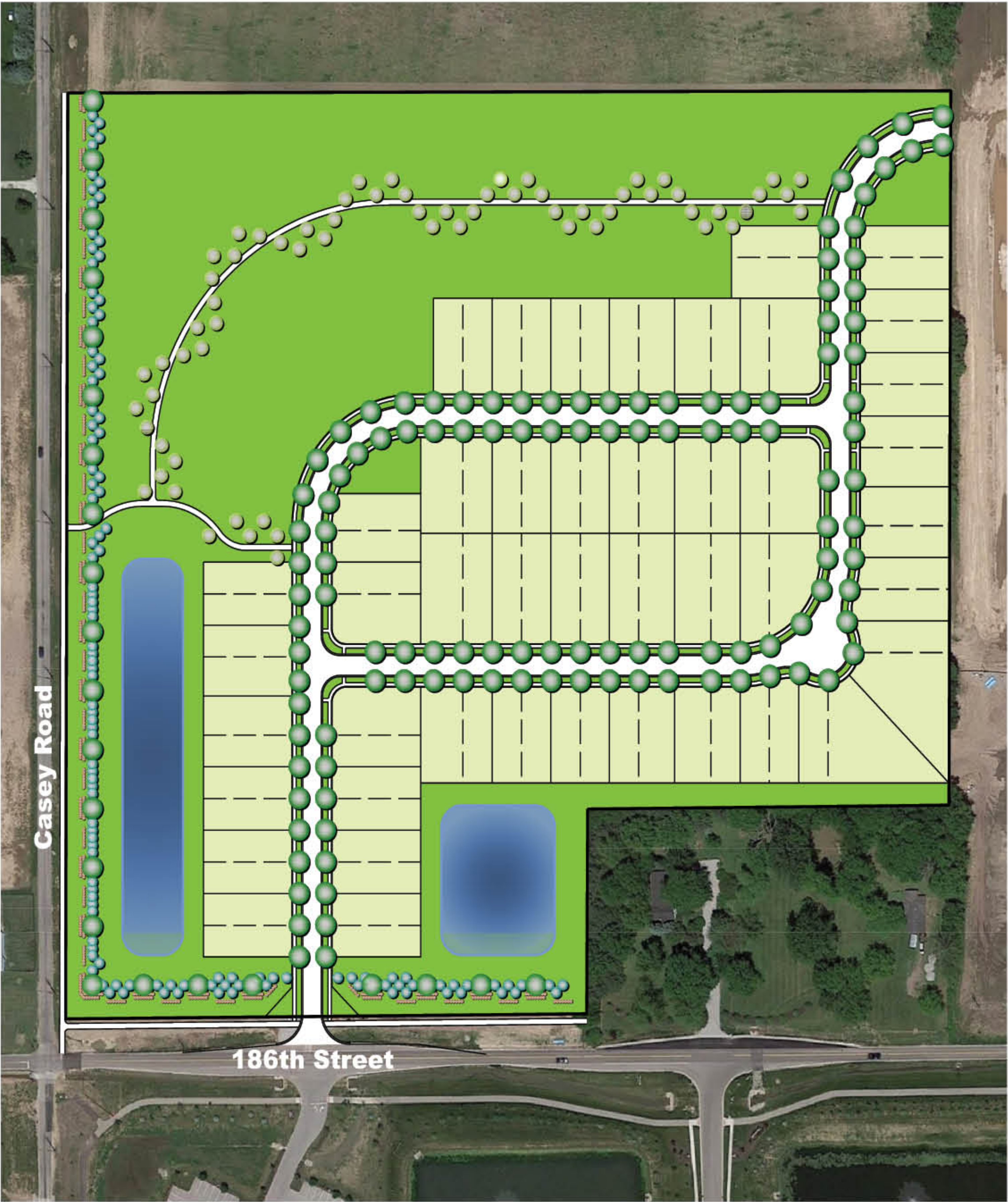




● Perimeter Lot



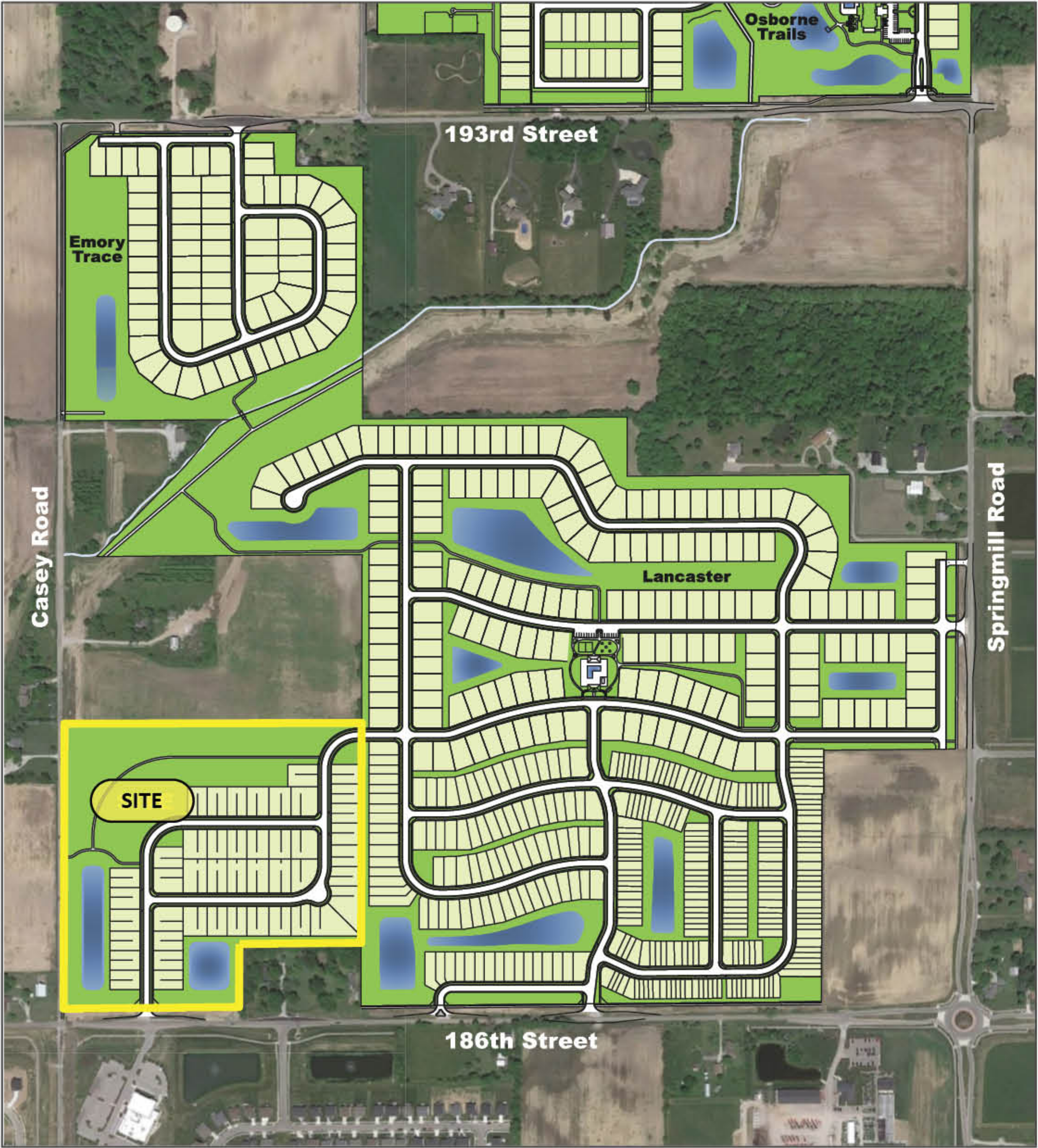
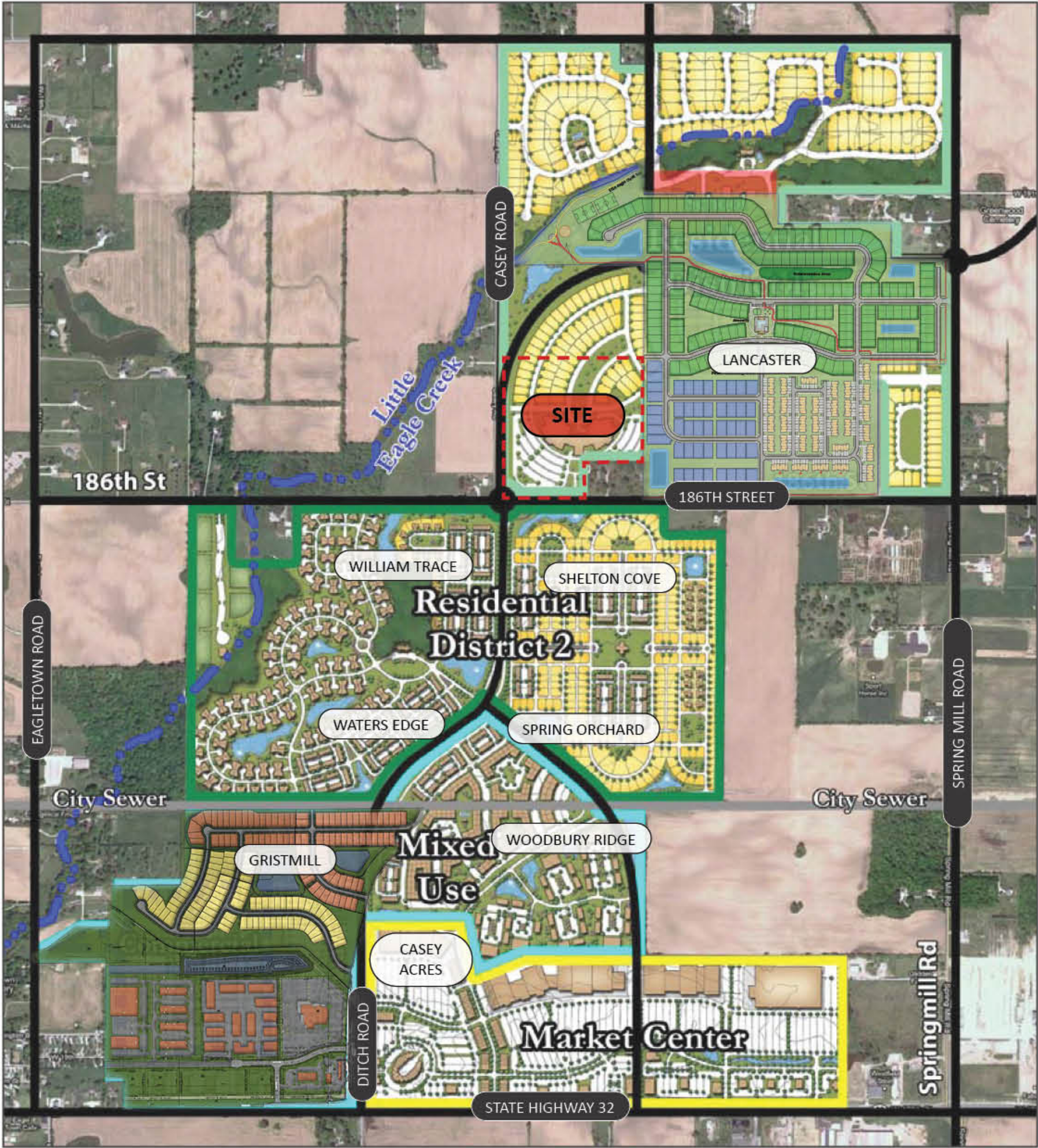
CONCEPT PLAN EXHIBIT



CHARACTER EXHIBITS



PUD CONCEPT PLANS



SPRINGMILL TRAILS PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP

PUD DISTRICT: RESIDENTIAL DISTRICT #1 BUILD-OUT
CONTEXTUAL EXHIBIT



Westfield City Council Report

Ordinance Number:	21-02
APC Petition Number:	2102-PUD-02
Project Name:	Lancaster - Phase 2 PUD
Petitioner:	William Tres Development, LLC, by Nelson & Frankenberger, LLC
Requested Action:	A change of zoning for 36.2 acres +/- from the Springmill Trails PUD
Current Zoning:	District to the Lancaster – Phase 2 PUD District.
Current Land Use:	Springmill Trails PUD District
Acreage:	Agricultural
Exhibits:	36.2 acres +/- 1. Department Report & APC Certification 2. Location Map 3. Concept Plan & Character Exhibit 4. Proposed Ord. 21-02 5. Project Narrative 6. Neighbor Meeting Summary 7. Issue List & Responses 8. Petitioner Responses to APC Member Comments 9. Public Comments
Staff Reviewer:	Kevin M. Todd, AICP

PETITION HISTORY

The petition was introduced at the [January 11, 2021](#), City Council meeting. The Petitioner held a virtual neighborhood meeting on January 21, 2021. The petition received a public hearing at the [February 1, 2021](#), Advisory Plan Commission (the "Plan Commission") meeting. At its [March 1, 2021](#), meeting, the Plan Commission voted to forward a favorable recommendation of this proposal to the City Council.

PROJECT OVERVIEW

Location: The Property is located at the Northeast corner of 186th Street and Casey Road (see **Exhibit 2)**).

Underlying Zoning District: The proposed PUD Ordinance defaults to the SFA: Single-Family Attached District.

Permitted Uses: All uses permitted within the underlying zoning district would be permitted in the Lancaster – Phase 2 PUD District.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, the Unified Development Ordinance (the “UDO”), except as modified below:

	Proposed Lancaster – Phase 2 PUD	SFA: Single-Family Attached
Maximum Project Size	Equal to the Real Estate (appx 36.2 acres)	30 acres
Minimum Distance Between Buildings	10 feet	Structures with no vinyl exterior siding: 25 feet Structures with vinyl exterior siding: 30 feet
Project Perimeter Setback	Not Applicable. See Buffer Yard and External Street Frontage standards	1:2 Proximity Slope

Development Standards: The proposed PUD Ordinance defaults to the applicable development standards of Chapter 6 of the UDO, except for the proposed modifications to the following:

Architectural Standards: The proposed PUD Ordinance includes Character Exhibits (see **Exhibit 3)**) that are incorporated, by reference, into the PUD Ordinance. These Character Exhibits are meant to capture the intended architecture of the homes that are to be built within the project.

The proposed PUD Ordinance further defines architectural requirements regarding permitted building materials; roof overhangs; streetscape diversity; garage door design; roof design; front, side, and rear façade requirements for number of windows, window treatment, building offsets, and other architectural features.

Landscaping Standards: The proposed PUD Ordinance includes a conceptual landscape plan (see **Exhibit 3**) that is intended guide the overall landscaping of the project. The proposed PUD Ordinance modifies the following: the distance between street trees; the per-lot planting requirements; the mounding requirement for External Street Frontage; establishes acceptable plant substitutions; and establishes Buffer Yard requirements for an adjacent parcel to the south and east of the project.

Design Standards: The proposed PUD Ordinance defaults to the applicable development standards of Chapter 8 of the UDO, except for the proposed modifications to the following:

Open Space: The proposed PUD Ordinance modifies the open space percentage requirement from a percentage (SFA requires 35% in the UDO) to what is shown on the Concept Plan (see **Exhibit 3**).

Amenities: The proposed PUD Ordinance establishes that both on-site passive amenities and the active amenities of the Lancaster PUD ([Ord. 19-02](#)) will be provided and available for this development.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made several changes to the PUD ordinance and exhibits since the February 1, 2021, public hearing. Changes include the following:

- The addition of language requiring development of the site to be substantially compliant with the concept plan.
- The addition of language establishing the maximum number of dwellings not to exceed 90 dwellings.
- The addition of language requiring a minimum of 24" of masonry on all facades.
- A new streetscape diversity exhibit.
- The addition of language requiring certain architectural elements on rear facades of structures on Perimeter Lots.
- The addition of language requiring fountains in the detention pond(s).
- The addition of language and a new exhibit requiring buffer yard treatment (combination of plantings and fencing) of an adjacent property to the south and east.
- The addition of language regarding lot maintenance standards.
- The addition of language regarding the duration of PUD zoning on the Real Estate.

COMPREHENSIVE PLAN

The Property falls within the Existing Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings and attached dwellings are contemplated as appropriate uses within the Existing Suburban area. The Comprehensive Plan further recommends that infill development, such as this, be compatible in mass, scale, density, materials, and architectural style to existing developments.

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.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the [February 1, 2021](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the [January 11, 2021](#), City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [March 1, 2021](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 9 in favor, 0 opposed).

City Council

Introduction:	January 11, 2021
Eligible for Adoption:	March 8, 2021
Submitted by:	Kevin M. Todd, AICP Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, February 1, 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.	2102-PUD-02
Ordinance No.	21-02
Petitioner	William Tres Development, LLC by Nelson & Frankenberger
Description	A change in zoning review of 36.2 acres +/- from the Springmill Trails PUD to the Lancaster – Phase 2 PUD District.

On March 1, 2021, a motion was made and passed to send a favorable recommendation (Vote: 9 in favor, 0 opposed) of the proposal to the City Council.

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



Kevin Todd, Secretary

March 2, 2021

Date



Property Location Map
Lancaster - Phase 2 PUD District
2102-PUD-02



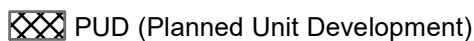
Aerial Location Map

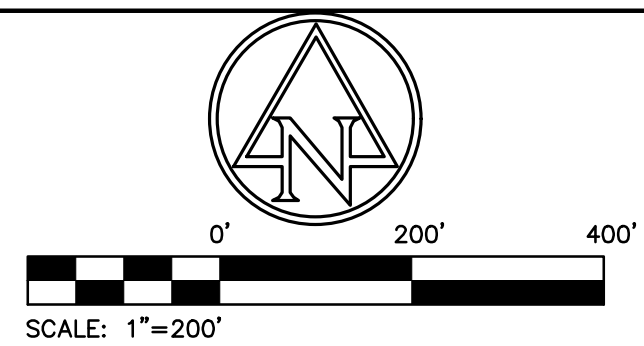


Zoning Map

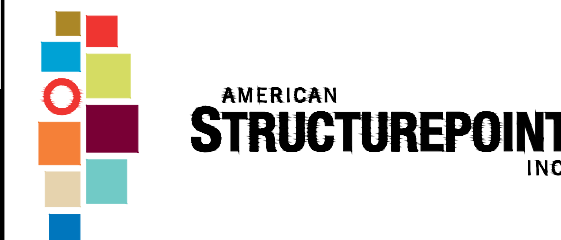


Zoning





ARBOR HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

EXISTING LEGEND

- | | | | | | |
|---|--------------------|---|--------------------|---|-------------|
|  | Air Conditioner |  | Guy Wire |  | Tree |
|  | Breath Inlet |  | Hose Bib | | |
|  | Bush |  | Lid |  | Water Valve |
|  | Clean Out |  | Mail Box | | |
|  | Combination Pole |  | Pine Tree | | |
|  | Drainage Inlet |  | Post | | |
|  | Drainage MH |  | Power Pole | | |
|  | Electric Box |  | Sanitary MH | | |
|  | Electric Handhole |  | Sign | | |
|  | Electric Meter Box |  | Stand Pipe | | |
|  | Electric Pedestal |  | Telephone Handhole | | |
|  | Fire Hydrant |  | Telephone Marker | | |
|  | Flag |  | Telephone Pedestal | | |
|  | Gas Valve |  | Telephone Pole | | |
|  | Ground Light |  | Transformer | | |

SITE LEGEND

- | | |
|---|--|
| B/B | BACK-TO-BACK |
| R/W | RIGHT-OF-WAY |
| D.E. | DRAINAGE EASEMENT |
| D.&T.P.E. | DRAINAGE & TREE PRESERVATION EASEMENT |
| U.&D.E. | UTILITY, AND DRAINAGE EASEMENT |
| U.D.&S.E. | UTILITY, DRAINAGE, AND SANITARY EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| C.A. | COMMON AREA |
| T.P.E. | TREE PRESERVATION EASEMENT |
| SS | PERPETUAL STORMWATER EASEMENT |
|  | SANITARY SEWER & STRUCTURE |
|  | STORM SEWER & STRUCTURES |
| W | 8" C900 WATER MAIN |
|  | WATER VALVE & HYDRANT |
|  | STREET LIGHT |

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±107.74 AC
AREA A (EAST):	±80.46 AC
AREA B (WEST):	±27.28 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±19.95 AC (18.5%)
COMMON AREA:	±28.50 AC (26.5%)
TOTAL LOT AREA:	±55.29 AC (55.0%)
TOTAL LOTS:	279
GROSS DENSITY:	2.6 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	207
MINIMUM LOT SIZE:	60'x120'
MINIMUM LOT AREA:	7,200 SF
MINIMUM SIDE YARD:	5' / 15' SEPARATION
AREA B	
NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
MINIMUM LOT AREA:	7,800 SF
MINIMUM SIDE YARD:	5' / 10' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
○ REAR IMPROVEMENT * SIDE IMPROVEMENT	

ARCHITECTURAL STANDARDS

- * SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (*) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LOT BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISHED FACADE STYLES. IF A FIRST FLOOR BRICK WRAP IS SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES SHALL INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.

	HAVE
	GENERAL NOTES

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS
3. ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

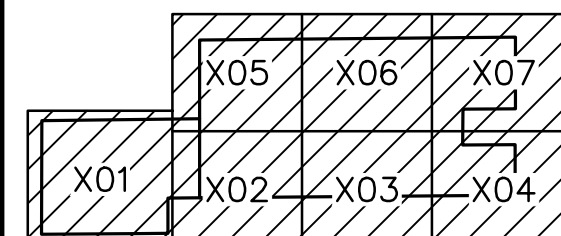
CALL TOLL FREE
"811" OR 1-800-382-5544
— INDIANA UNDERGROUND

ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22

1912-SPP-22



**APPROVAL PENDING
NOT FOR CONSTRUCTION**

CERTIFIED BY

ISSUANCE INDEX

DATE:
12/15/2020
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
①	CITY COMMENTS	11/26/19
②	CITY COMMENTS	01/24/20
③	CITY COMMENTS	01/29/20

Project Number	2019.00121
-----------------------	------------

**OVERALL PRIMARY
PLAT**

C200



Westfield City Council Report

Ordinance Number:	21-11
APC Petition Number:	2103-PUD-06
Project Name:	Orchard View PUD – Amendment I
Petitioner:	Arbor Homes (the “Petitioner”)
Requested Action:	A change of zoning of 3.03 acres+/- from the AG-SF1: Agriculture / Single-Family Rural District to the Orchard View Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Residential
Acreage:	3.03 acres +/-
Exhibits:	1. Department Report & APC Certification 2. Location Map 3. Concept Plan 4. Proposed Ord. 21-11 5. Statement of Intent
Staff Reviewer:	Kevin M. Todd, AICP

PETITION HISTORY

The petition was introduced at the [February 8, 2021](#), City Council meeting. The petition received a public hearing at the [March 1, 2021](#), Advisory Plan Commission (the “Plan Commission”) meeting. At its [March 1, 2021](#), meeting, the Plan Commission voted to forward a favorable recommendation of this proposal to the City Council.

PROJECT OVERVIEW

Project Location: The Property is located at 17922 Spring Mill Road, which is on the west side of Spring Mill Road, north of State Road 32 (see [Exhibit 2](#)).

Project Description: The Petitioner is requesting a change of zoning of 3.03 acres+/- from the AG-SF1 District the Orchard View Planned Unit Development (PUD) District, established pursuant to the Orchard View Planned Unit Development (PUD) District Ordinance ([Ord. 19-27](#), adopted September 9, 2019) (the “PUD District”).

PUD Ordinance Summary: The proposed ordinance (see [Exhibit 4](#)) incorporates the real estate into the PUD District and assigns the standards of the PUD District’s “Area A”. The addition of the real estate would result in the maximum number of dwellings in Area A be increased by 8 lots (from 199 dwelling units to 207 dwelling units). The proposed ordinance includes a new concept plan, which would replace and supersede the concept plan found in [Ordinance 19-27](#). Additionally, the proposed ordinance states that perimeter lots that are located on the new 3.03 acres would be required to comply with the UDO’s perimeter lot requirements (found in Article 6.3(C)(1)).

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “New Suburban.” Detached dwellings are contemplated as appropriate within the New Suburban Area. The New Suburban chapter of the Comprehensive Plan further describes the need for infill residential development to be compatible in mass, scale, density, materials, and architectural style to that of existing, nearby development.

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.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the [March 1, 2021](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

5. Responsible growth and development.

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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [March 1, 2021](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 1 opposed).

City Council

Introduction: [February 8, 2021](#)

Eligible for Adoption: March 8, 2021

Submitted by: Kevin M. Todd, AICP
Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, March 1, 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-06
Ordinance No.	21-11
Petitioner	Arbor Homes
Description	A change in zoning review of 3.03 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Orchard View Planned Unit Development (PUD) District.

On March 1, 2021, a motion was made and passed to send a favorable recommendation (Vote: 8 in favor, 1 opposed) of the proposal to the City Council.

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



Kevin Todd, Secretary

March 2, 2021

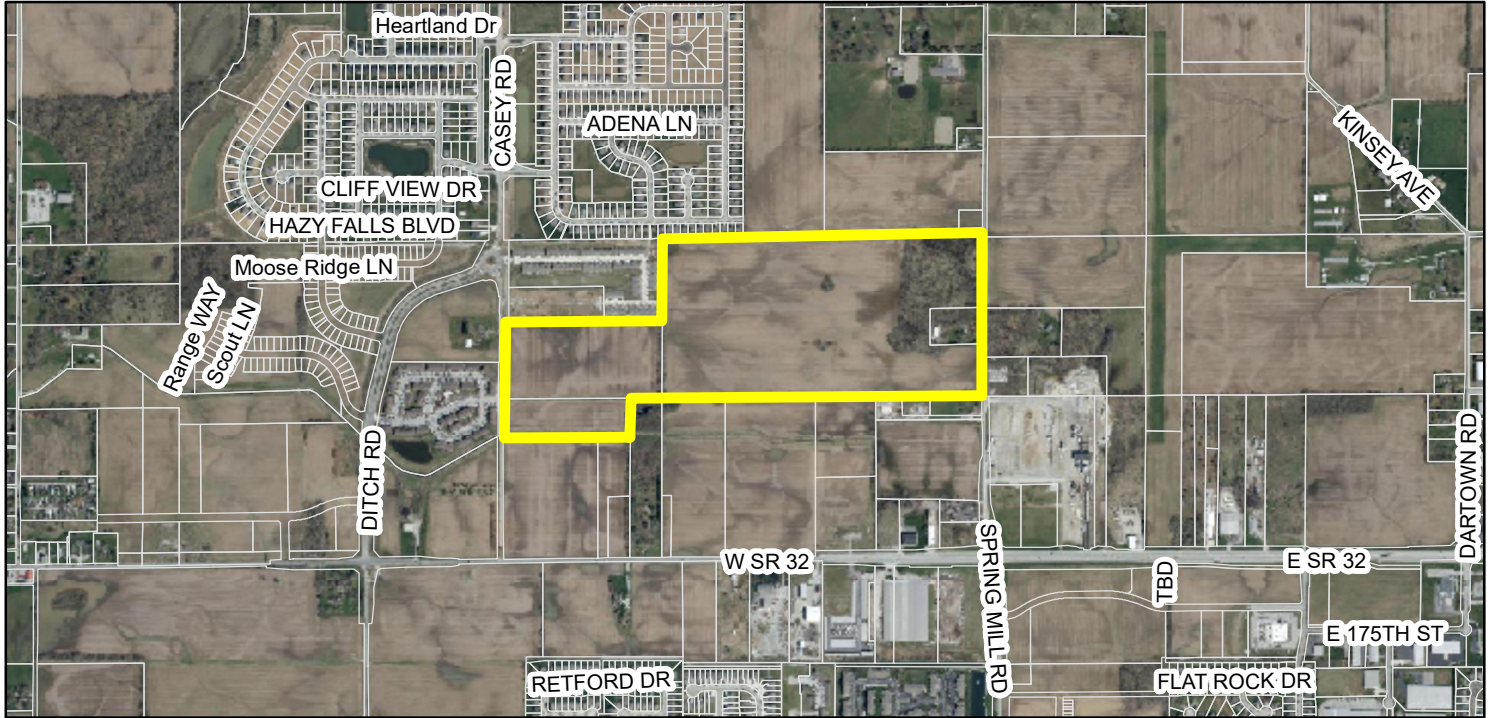
Date



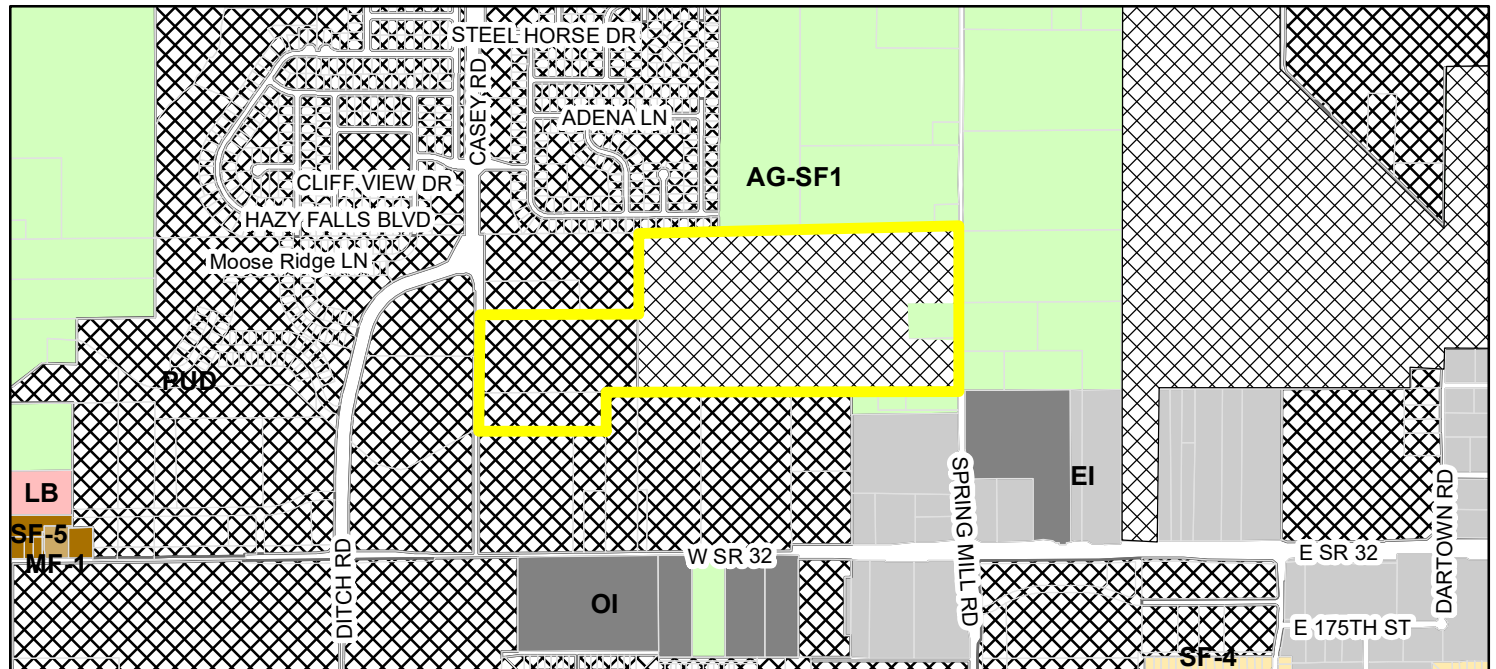
Property Location Map
Orchard View
Planned Unit Development Amendment
2103-PUD-06



Aerial Location Map

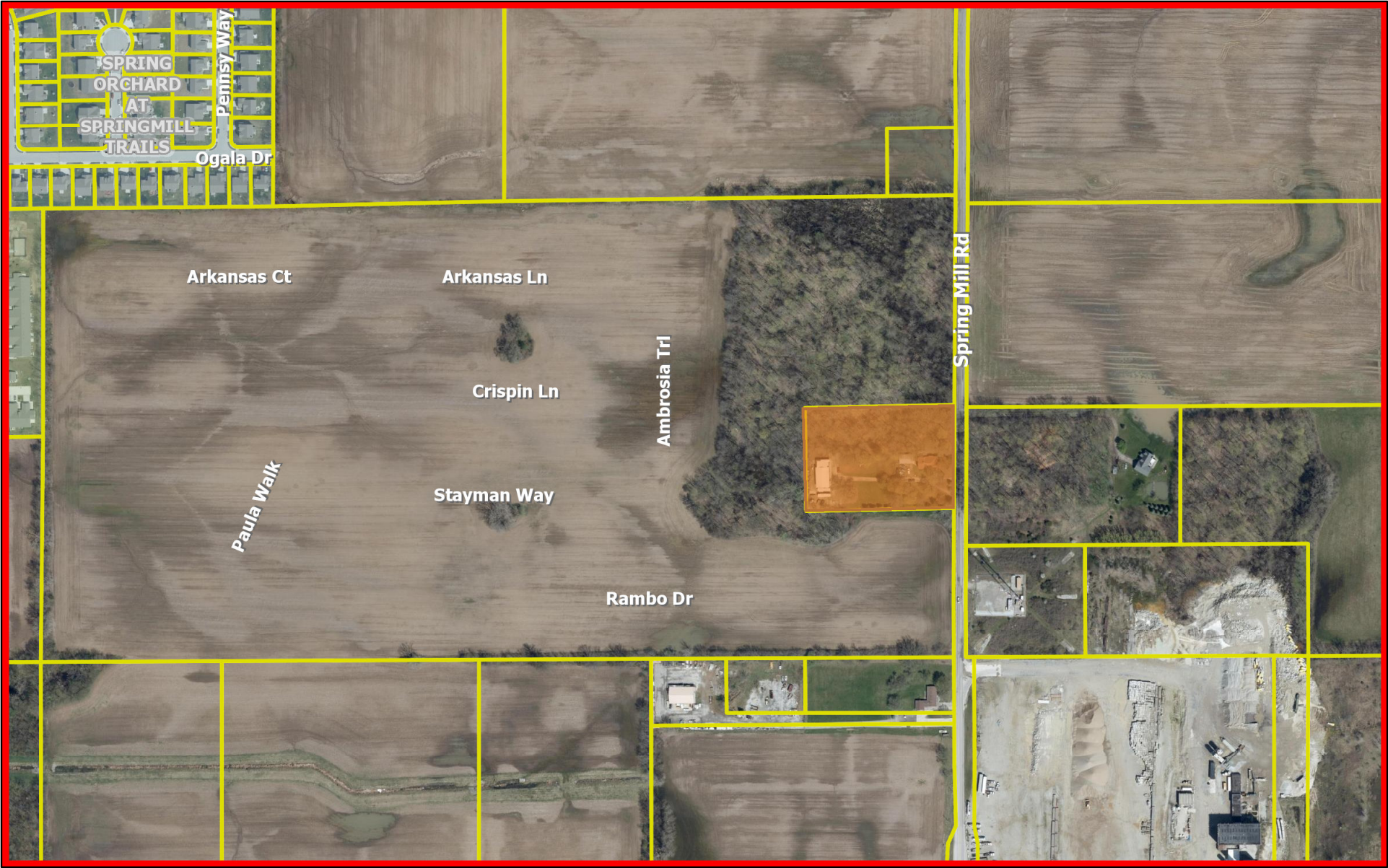


Zoning Map



Parcel	MF-1 (Multiple Family - 1)
Zoning - All	OI (Open Industrial)
Zoning	PUD (Planned Unit Development)
AG-SF1 (Agriculture - Single Family - 1)	SF-4 (Single Family - 4)
EI (Enclosed Industrial)	SF-5 (Single Family - 5)
LB (Local Business)	

Hamilton County, Indiana



January 12, 2021

Unincorporated Towns

Subdivisions

Interstates & US Highways

State Highways

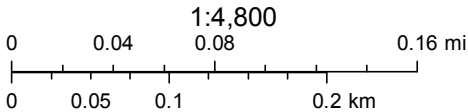
Major Roads

Minor Roads

Lakes & Reservoirs

Rivers & Streams

Parcels



ORDINANCE NUMBER 21-11

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 19-27, Orchard View Planned Unit Development Ordinance on September 9, 2019 (the "Orchard View PUD District");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2103-PUD-06**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2103-PUD-06** to the Common Council with a **favorable** recommendation (8-1) 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 March 2, 2021;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate described in Exhibit A into the Orchard View PUD District (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Orchard View PUD District; and (iii) 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 or the Orchard View PUD District.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. District Area Assignment. The Real Estate is hereby assigned to Area A of Ordinance 19-27 (the “Assigned Area”). The standards of the Orchard View PUD District applicable to the Assigned Area shall apply to the development of the Real Estate, unless otherwise modified by this Ordinance.

Section 3. Concept Plan. The concept plan attached hereto as **Exhibit B**, (the “Concept Plan”) hereby replaces and supersedes the Concept Plan found in Ordinance 19-27. The Real Estate defined in Ordinance 19-27 and the Real Estate defined in this Ordinance shall be developed in substantial compliance with the Concept Plan found in this Ordinance.

Section 4. Maximum Number of Dwellings. Section 5.2 of Ordinance 19-27 shall be amended as follows:

The Maximum Dwellings permitted shall be set forth below.

- a. Area A: 207 Single Family Dwelling Units
- b. Area B: 72 Single Family Dwelling Units

Section 5. Architectural Standards. The standards of Article 6.3 (C)(1) Perimeter Lots shall apply to the development of the applicable lots in the new Real Estate.

PASSED AND ADOPTED THIS _____ day of _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Joe Edwards

Joe Edwards

Joe Edwards

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-11** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-11**
This _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-11**
This _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document was prepared by: Paul Munoz
9225 Harrison Park Court
Indianapolis, IN 46216

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: Paul Munoz

EXHIBIT A
LEGAL DESCRIPTION

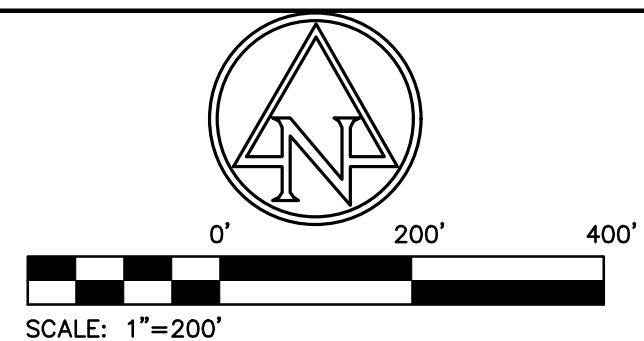
LEGAL DESCRIPTION

Newnam Parcel

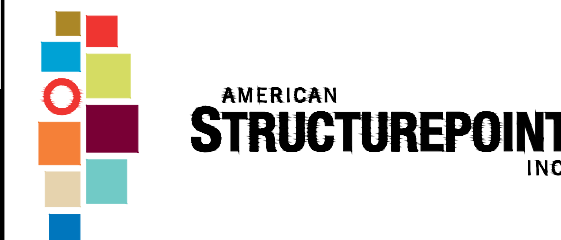
A part of the Southeast Quarter of Section 34, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 34, Township 19 North, Range 3 East, said point of beginning being South 00 degrees 00 minutes 00 seconds (assumed bearing) 600.00 feet from the Northeast corner of said Southeast Quarter (stone in casting found); thence South 00 degrees 00 minutes 00 seconds 300.00 feet on and along the East line of said Southeast Quarter; thence South 89 degrees 38 minutes 08 seconds West 440.00 feet parallel with the North line of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds 300.00 feet parallel with the East line of said Southeast Quarter; thence North 89 degrees 38 minutes 08 seconds East 440.00 feet parallel with the North line of said Southeast Quarter to the point of beginning.

EXHIBIT B
CONCEPT PLAN



ARBOR HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

EXISTING LEGEND

- | | | | | | |
|---|--------------------|---|--------------------|---|-------------|
|  | Air Conditioner |  | Guy Wire |  | Tree |
|  | Beehive Inlet |  | Hose Bib |  | Water Valve |
|  | Bush |  | Lid | | |
|  | Clean Out |  | Mail Box | | |
|  | Combination Pole |  | PineTree | | |
|  | Drainage Inlet |  | Post | | |
|  | Drainage MH |  | Power Pole | | |
|  | Electric Box |  | Sanitary MH | | |
|  | Electric Handhole |  | Sign | | |
|  | Electric Meter Box |  | Stand Pipe | | |
|  | Electric Pedestal |  | Telephone Handhole | | |
|  | Fire Hydrant |  | Telephone Marker | | |
|  | Flag |  | Telephone Pedestal | | |
|  | Gas Valve |  | Telephone Pole | | |
|  | Ground Light |  | Transformer | | |

SITE LEGEND

- | | |
|---|--|
| B/B | BACK-TO-BACK |
| R/W | RIGHT-OF-WAY |
| D.E. | DRAINAGE EASEMENT |
| D.&T.P.E. | DRAINAGE & TREE PRESERVATION EASEMENT |
| U.&D.E. | UTILITY, AND DRAINAGE EASEMENT |
| U.D.&S.E. | UTILITY, DRAINAGE, AND SANITARY EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| C.A. | COMMON AREA |
| T.P.E. | TREE PRESERVATION EASEMENT |
| SS | PERPETUAL STORMWATER EASEMENT |
|  | SANITARY SEWER & STRUCTURE |
|  | STORM SEWER & STRUCTURES |
|  | 8" C900 WATER MAIN |
|  | WATER VALVE & HYDRANT |
|  | STREET LIGHT |

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±107.74 AC
AREA A (EAST):	±80.46 AC
AREA B (WEST):	±27.28 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±19.95 AC (18.5%)
COMMON AREA:	±28.50 AC (26.5%)
TOTAL LOT AREA:	±58.29 AC (55.0%)
TOTAL LOTS:	279
GROSS DENSITY:	2.6 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	207
MINIMUM LOT SIZE:	60'x120'
MINIMUM LOT AREA:	7,200 SF
MINIMUM SIDE YARD:	5' / 15' SEPARATION
AREA B	
NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
MINIMUM LOT AREA:	7,800 SF
MINIMUM SIDE YARD:	5' / 10' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
○ REAR IMPROVEMENT * SIDE IMPROVEMENT	

ARCHITECTURAL STANDARDS

- * SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (*) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISH FACADE STYLES. IF A FULLY FINISHED FIRST FLOOR BRICK WRAP IS SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES SHALL INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.

	HAVE
	GENERAL NOTES

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS
3. ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

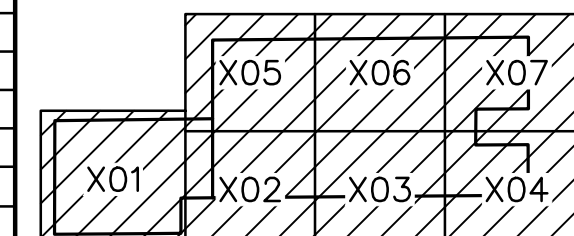
CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND

ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22

1912-SPP-22



**APPROVAL PENDING
NOT FOR CONSTRUCTION**

CERTIFIED BY

ISSUANCE INDEX

DATE:	12/15/2020
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE

[illegible]

Project Number	2019.00121
-----------------------	------------

**OVERALL PRIMARY
PLAT**

C200

MICHAEL A. HOWARD

Attorney at Law

694 Logan Street • Noblesville, Indiana 46060 • (317) 773.4212

howardma@aol.com • michael.howard.694@outlook.com

MEMORANDUM

TO: Members of the Westfield Common Council
Members of the Westfield Board of Public Works and Safety

FROM: Michael A. Howard

DATE: February 23, 2021

SUBJECT: Hamilton County 2021 Refinancing

Hamilton County, acting through the Hamilton County Redevelopment Commission, the Hamilton County Council, and the Board of Commissioners of Hamilton County is in the process of refunding \$7,845,000 of bonds issued in 2005 and 2010 ("the Existing Bonds"). The payment of the Existing Bonds is being paid from tax increment generated from the Village Park Economic Development Area ("the EDA"). The Existing Bond payments extend through the property tax collection year of 2029. All payments on the new bonds will terminate at the same time. The existing debt service, the anticipated refunding debt service, and the gross savings from the refunding are shown on Exhibit A.

The Village Park tax increment is collected from the retail projects located on the east side of US31 between 146th and 151st Street. That district was formed in 1989, before the EDA was annexed by Westfield. Most of the bond proceeds of the Existing Bonds were used for road improvements north of 146th Street and on both sides of US 31. Most of the 2010 Bond proceeds were used by Westfield for its chosen projects near the EDA. Part of the 2010 Bonds were used to pay part of the costs of the Monon Trail Bridge over 146th Street.

The gross savings shown on Exhibits A are based upon an estimated average interest rate of 1.5%. Based on the existing interest rates and projections, we reasonably anticipate that the interest rate will be less than this rate. Obviously, the lower the rate, the higher the savings amounts will be from those estimates shown on Exhibit A.

The other reason for this refunding and lowering of the bond payments, is that the Village Park District is substantially a retail district. The Hamilton County Assessor has estimated that the pandemic could result in a reduction in the average assessed value of pure retail buildings from 25% to 30%. I, therefore, show on Exhibit B, the projected revenue reductions which could result if there is a 30% reduction in assessed value. Line B shows the reduced debt payment,

the reduced TIF, and the potential future shortage. If there is a shortage, the County must use general funds to pay the shortfall.

Indiana law requires that after annexation of a County Economic Development Area by a municipality, the County may not issue bonds payable from tax increment from the EDA unless the legislative body of the municipality adopts an Ordinance permitting issuance of the bonds and the use of tax increment from the EDA to make bond payments. However, an Interlocal Agreement between the County and the Westfield Common Council on February 8, 2010, provided in Section 11 the following:

11. The parties agree that in the event it is determined that there will be financial benefit to the refunding, or the advance refunding, of either the 2005 Bonds, the 2010 Bonds, or both, the parties shall take all steps necessary to refund the Bonds.

A copy of the 2010 Interlocal Agreement is enclosed.

As shown on Exhibit A, there are substantial savings in refunding the Existing Bonds. Exhibit B shows that those savings may be needed to counter balance the lost revenue anticipated from reduction of the assessed value within the EDA.

If the projected TIF is reduced by 30%, even with the savings from the refunding, there could be a small annual shortfall. However, the financing will also continue a debt service reserve fund which should be adequate to cover any shortfall in the 9 remaining years of TIF collection.

In conclusion, the tremendous savings from this refinancing is the result of two factors. The first is the historic low interest rates on the refunding bonds. The second benefit is that by the County pledging LIT as a backup funding source, the interest rate will be lowered because of the County's bond rating. The projected Standard & Poor's rating on pure TIF Bonds is estimated at A- or less. The projected rating on the bonds with the LIT pledge is AAA.

Therefore, the County is requesting the Westfield Common Council to approve the attached Ordinance authorizing the issuance of the County's 2021 Refunding Bonds and approving the attached Interlocal Agreement. I have provided copies of this memo to the City Attorneys for their review and the Council's attorney for her review.

I will be attending your Council meeting to answer any questions which you may have.

AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF
WESTFIELD AND HAMILTON COUNTY CONCERNING
THE ISSUANCE OF BONDS AND PAYMENT OF EXPENSES
FROM THE VILLAGE PARK ECONOMIC DEVELOPMENT AREA

This Interlocal Agreement entered into by and among the Board of Commissioners of Hamilton County, and the Hamilton County Council, acting on behalf of Hamilton County, Indiana, ("the County"); the Hamilton County Redevelopment Commission ("the Commission"); and the Common Council and the Board of Public Works and Safety on behalf of the City of Westfield ("the City").

WITNESS THAT:

WHEREAS, the Hamilton County Redevelopment Commission ("Commission") on the 15th day of August, 1989, passed a Declaratory Resolution No. 8-15-89, which established the Village Park, Washington Township, Economic Development Area ("the Area"); and,

WHEREAS, the Commission, acting on behalf the County, subsequently issued its Redevelopment District Tax Increment Revenue Bonds of 1990, dated June 1, 1991, ("the 1990 Bonds"); and,

WHEREAS, the 1990 Bonds were subsequently refunded by the Commission through issuance of its Redevelopment District Tax Increment Refunding Revenue Bonds of 1993, dated June 1, 1993, ("the Refunding Bonds"), which Refunding Bonds have been paid in full; and,

WHEREAS, since the time of the creation of the Area, the Town of Westfield, as the predecessor of the City of Westfield, annexed all of the real estate within the Area; and,

WHEREAS, Indiana Code 36-7-14-3.5, provides that after the final date of an annexation by a municipality, a county redevelopment commission may not issue bonds payable from allocated property tax proceeds from an allocation area unless the legislative body of the municipality adopts an ordinance permitting the issuance of bonds and use of the allocated property tax proceeds from the area to pay the bonds; and,

WHEREAS, pursuant to an Interlocal Agreement among the Town of Westfield, the Hamilton County Redevelopment Commission, and the County, the Redevelopment Commission issued its Hamilton County (Indiana) Redevelopment District Tax Increment Revenue Bonds of 2005 ("the 2005 Bonds") to fund the construction of certain public infrastructure serving and benefiting the Area; and,

WHEREAS, the principal and interest on the 2005 Bonds are paid from tax increment collected from the Area; and,

WHEREAS, the Bond Resolution authorizing the issuance of the 2005 Bond permits the issuance of parity bonds payable from tax increment generated from the Area; and,

WHEREAS, on April 1, 1999, the Hamilton County Redevelopment Authority issued its Hamilton County Redevelopment Authority County Option Income Tax Lease Rental Bonds of 1999 ("the 1999 Bonds") in the amount of Forty-one Million Four Hundred Seventy Thousand Dollars (\$41,470,000) to construct 146th Street from Springmill Road to State Road 31, including the 146th Street Bridge over U.S. 31 ("the 146th Street Project"), which project is in or physically connected to the Area; and,

WHEREAS, the 1999 Bonds have been refunded by the Hamilton County, Indiana County Option Income Tax Refunding Revenue Bonds of 2005 ("the 2005 146th Street Bonds"), and the 2005 146th Street Bonds have an annual scheduled principal and interest payment of over Three Million Dollars (\$3,000,000) per year through the 2019 tax collection year; and,

WHEREAS, pursuant to Indiana Code 36-7-14-39(b)(2)(D) tax increment from an allocation area (as defined in Indiana Code 36-7-14-39(a)) may be used to pay the principal of and interest on bonds issued by the County for local public improvements located within or physically connected to an allocation area and partial payments toward the 2005 146th Street Bonds are therefore a permitted use of tax increment from the Area; and,

WHEREAS, Indiana Code 36-7-14-39(b)(3), provides that a redevelopment commission, before July 15th of each year, may determine the amount of assessed value which will be needed to produce property taxes necessary to make payments of principal and interest on the bonds and to pay other permitted expenses of the Commission; and,

WHEREAS, the City is desirous of entering into an Agreement with the County and the Commission for the Commission to issue bonds in an amount not to exceed Seven Million Seven Hundred Thousand Dollars (\$7,700,000), the proceeds of which will be used for the Commission to pay the costs of the 2010 projects as hereinafter defined as ("the Projects"), which Projects meet the requirements of Indiana Code 36-7-14-25.1, and includes the cost of right of way, design, and construction of public infrastructure, plus all reasonable legal, accounting, advertising, bond discount, and other expenses which are normally associated with the issuance of municipal bonds.

IT IS THEREBY AGREED by and between the County and the City as follows:

1. The County agrees to initiate all procedures necessary for the County and the Commission to issue its Redevelopment District Tax Increment Revenue Bonds of 2010 ("the 2010 Bonds") in an amount no greater than Seven Million Seven Hundred Thousand Dollars (\$7,700,000) which bonds shall be paid from semi-annual principal and interest payments not to exceed Three Hundred Forty Thousand Dollars (\$340,000) from August 2010 through February 2020; and One Hundred Eighty Thousand Dollars (\$180,000) from August 2020 through February 2025, and Six Hundred Thousand Dollars (\$600,000) from August 2025, through no later than February of 2031. All tax increment from the Area after 2010 and before February of 2031 shall be irrevocably pledged to be used for payments toward the 2005 Bonds and the 2010 Bonds.

2. The Common Council agrees to pass an ordinance authorizing the issuance of the 2010 Bonds and approving the use of tax

increment collected from the Area to be used to pay principal and interest on the 2010 Bonds, the 2005 Bonds, and the 2005 146th Street Bonds, and for the other purposes set out herein.

3. The 2010 Bonds shall be issued prior to June 1, 2010, and shall be fully amortized on or before a final payment in February of 2031.

4. The Commission shall, on or before June 15th of each year issue instruction to the Hamilton County Auditor pursuant to Indiana Code 36-7-14-39(b)(3) that the Commission shall receive the tax increment from at least seventy-five percent (75%) of the assessed value from the Area. However, the Common Council may request said percentage to be increased in years after the 2011 tax collection year by delivering a Resolution of the Common Council to the Commission requesting the percentage of the increment to be increased. The Resolution shall be delivered to the Hamilton County Auditor prior to June 1st and shall be in the form attached as Exhibit A. Upon receipt the Commission's authorized representative shall issue instruction to the Auditor to increase the amount of the assessment captured from the Area. The Commission shall use the tax increment collected from the Area to pay the following:

- a. Payment of the principal and interest on the 2005 Bonds and 2010 Bonds.
- b. Reimbursement of any previous draws made upon the debt service reserve funds established by the resolutions authorizing the issuance of the 2005 Bonds or 2010 Bonds.
- c. Payment to the Commission of at least Three Hundred Thousand Dollars (\$300,000) per year for the Commission to pay part of the principal and interest on the 2005 146th Street Bonds through the 2019 tax collection year.

- d. All tax increment in excess of the amounts set out in Sections 4a, 4b, and 4c above shall be deposited in the Village Park Economic Development Area Allocation Fund ("the Allocation Fund") created by Indiana Code 36-7-14-39(b)(2). The Allocation Fund shall be used by the Commission to pay the costs of design, right of way acquisition, or construction of local road improvements on the west side of U.S. 31, between Greyhound Pass and 161st Street, which improvements serve and will benefit the Area by enhancing traffic flows from the west side of U.S. 31 to the Area.

If the County Auditor, reasonably believes that the increment collected from the seventy-five percent (75%) of the assessed value within the Area will be insufficient to pay the above amounts, the President, or Secretary of the Commission before June 15th of each year shall instruct the Auditor to increase the amount of the assessed value captured by the Commission in the subsequent year from seventy-five percent (75%) of the assessed value, to an amount necessary to generate tax increment from the Area to pay all of the costs listed in Section 4 above.

The tax increment from the Area shall first be used the costs in Section 4a with the balance of the costs being paid in the order listed in this Sections 4b, 4c, and 4d.

5. The Auditor shall administer the tax increment in accordance with Indiana Code 36-7-14, and Indiana Code 36-7-25; the requirements imposed by the documents necessary to issue the 2005 Bonds, the 2010 Bonds; and this Interlocal Agreement.

6. The proceeds of the 2010 Bonds to be issued by the Commission shall be used to pay the costs of the following Project in the following priority:

- a. Payment of all accounting, legal, rating agency, underwriting, and other issuance costs normally incurred for the issuance of municipal bonds.
- b. Funding a debt service reserve fund in an amount recommended by the County's financial advisor.
- c. A capitalized interest fund to pay all interest due on the 2010 Bonds through February of 2011, which funds shall be maintained by the Hamilton County Auditor.
- d. Payment to the contractor selected by Hamilton County to construct a multi-use bridge for the Monon Trail over 146th Street, ("the Bridge Project") an amount equal to eighty percent (80%) of one-third ($1/3$), (or 26.4%), of the local matching funds (estimated at approximately (\$160,000) to pay part of the construction, construction inspection, and utility relocation costs of the Bridge Project, which Project will connect the existing multi-use paths on both sides of 146th Street and will enhance alternate transportation access to the Area, all to the benefit of the economic development within the Area. This payment shall be the City's full contribution to the Bridge Project.
- e. The payment of design costs, right of way costs, utility relocation expenses, construction inspection costs, and construction costs of an East Access Road, a new three-lane roadway beginning at a point approximately 1,025 feet east of the intersection of Greyhound Pass and US 31 and extending north to approximately 1,200' east of the intersection of 151st Street and US 31, including

either a signalized or roundabout intersection at Greyhound Pass and a roundabout intersection at 151st Street, including a new entrance into Cool Creek Park. The roadway will include combined concrete curb and gutter, a 10' HMA multi-use path, storm water inlets, and a gravity storm sewer system. The project also includes the resurfacing 151st Street from Thatcher to Bridlewood Road and installation of a 10'-wide HMA path along the South side of 151st Street from East Access Road to the Cool Creek bridge within exiting right-of-way ("the 2010 Project").

7. Upon issuance of the 2010 Bonds, the Hamilton County Auditor shall transfer bond proceeds into the appropriate accounts to pay the costs defined in Section 6a, 6b, 6c, and 6d above. The balance of the 2010 Bond proceeds shall be transferred to a corporate trustee and deposited into a construction fund ("the Construction Fund") to be used to pay the costs of the 2010 Project.

8. Upon either the payment of all of the costs of the 2010 Project, or certification by the City's Consulting Engineer that there are sufficient funds in the Construction Fund to pay all of the costs of the 2010 Project, the balance of the Construction Fund may be used by the City to pay the costs of design, right of way, or construction of local street or road improvements on the west side of U.S. 31, between Greyhound Pass and 156th Street, which improvements serve and will benefit the Area by enhancing traffic flows from the west side of U.S. 31 to the Area.

9. The City shall select such engineers and design professionals as are necessary to design and inspect the construction of the 2010 Project. The City shall be responsible for receiving bids and awarding the contracts for the design, inspection, and construction of the Project.

10. The parties agree that notwithstanding any statute to the contrary, neither the City nor the County will take any steps to issue any bonds, other than the 2005 and 2010 Bonds, payable from tax increment from the Area without an Interlocal Agreement between the City and the County. The parties further agree that all assessed value in the Area after the tax year 2019, above the amount necessary to pay the payments required by the 2005 and 2010 Bonds, shall be allocated to the respective underlying taxing units unless there is an Interlocal Agreement between the City and the County providing to the contrary.

11. The parties agree that in the event it is determined that there will be financial benefit to the refunding, or the advance refunding, of either the 2005 Bonds, the 2010 Bonds, or both, the parties shall take all steps necessary to refund the Bonds. The parties agree that any extra bond proceeds derived from any refund may be used to pay the costs of any public transportation project serving and benefiting the Area or be used to reduce the amount of tax increment paid to the Commission resulting in an increased assessed value from the Area to be allocated to the respective taxing units.

12. In the event there are any disputes arising under this Agreement, those disputes shall initially be discussed in a settlement conference to be held among the following: the Mayor of the City; one (1) member of the City Council; the City Attorney; two (2) members of the Board of Commissioners; and the County Attorney. If there is no resolution of the dispute at the settlement conference, the dispute shall be submitted to mediation, pursuant to the Rules of Alternative Dispute Resolution prior to initiating litigation. In the event that the parties cannot agree on an acceptable mediator, a mediator shall be appointed by the Judge of the Circuit Court of Hamilton County.

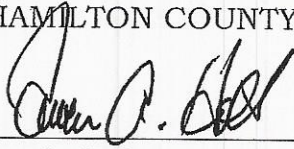
13. The parties agree to take all steps necessary to implement the terms and conditions of this Agreement, including the passage of such resolutions and ordinances as are necessary to issue the 2010

Bonds and to further implement the terms and conditions of this Agreement.

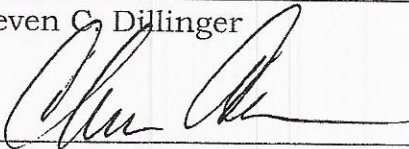
ALL OF WHICH IS AGREED by and between the Board of Commissioners of Hamilton County and the Hamilton County Council, acting on behalf of Hamilton County, Indiana, ("the County"), the Hamilton County Redevelopment Commission ("the Commission") and the Common Council and the Board of Public Works and Safety of the City of Westfield on the dates set out herein.

BOARD OF COMMISSIONERS
OF HAMILTON COUNTY

Date: 2-22-10

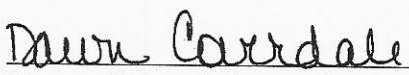


Steven A. Holt

Steven C. Dillinger


Christine Altman

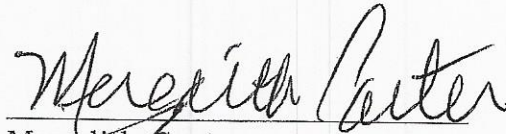
ATTEST:

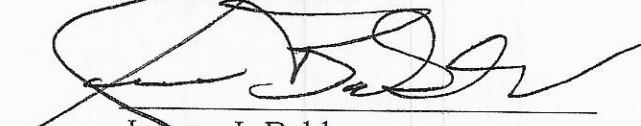


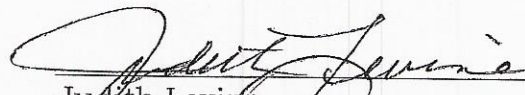
Dawn Coverdale, Auditor

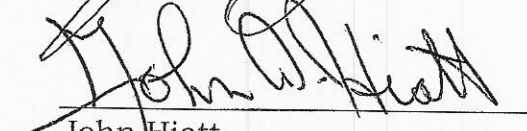
ALL OF WHICH IS APPROVED by the Hamilton County Council
this 03 day of March, 2010.

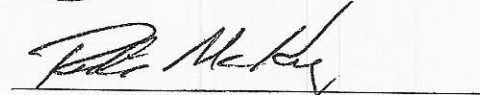
HAMILTON COUNTY COUNCIL

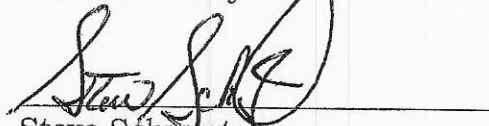

Meredith Carter

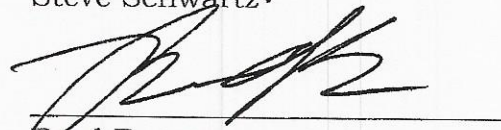

James J. Belden


Judith Levine

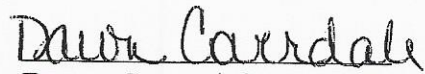

John Hiatt


Rick McKinney


Steve Schwartz


Brad Beaver

ATTEST:


Dawn Coverdale, Auditor

ALL OF WHICH IS APPROVED this 5 day of March,
2010.

HAMILTON COUNTY
REDEVELOPMENT COMMISSION

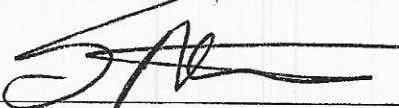


Art Levine, President

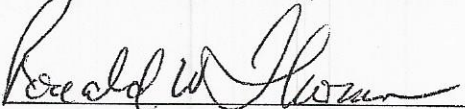


William G. Crandall, Vice President

Charlotte Swain, Secretary

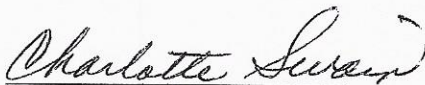


Stephen K. Andrews, Member



Ron Thomas, Member

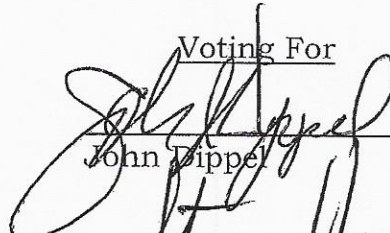
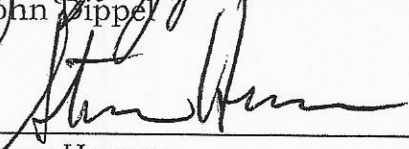
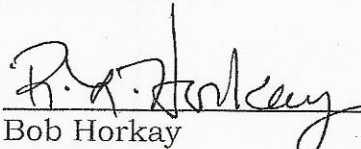
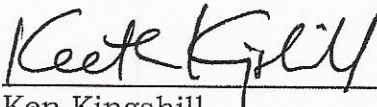
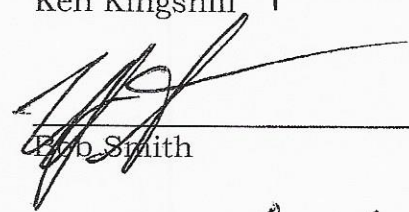
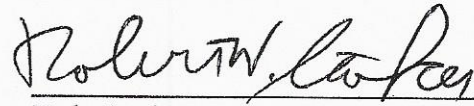
ATTEST:



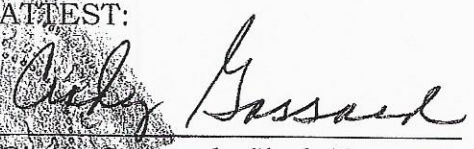
Charlotte Swain, Secretary

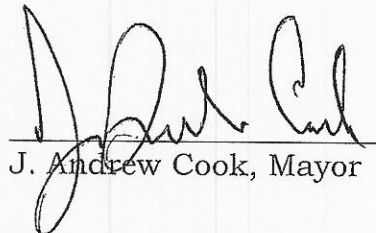
ALL OF WHICH IS APPROVED this 8 day of Feb,
2010, by the Westfield City Council, Hamilton County, Indiana.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
 John Dippel	John Dippel	John Dippel
 Steve Hoover	Steve Hoover	Steve Hoover
 Bob Horkay	Bob Horkay	Bob Horkay
 Ken Kingshill	Ken Kingshill	Ken Kingshill
 Bob Smith	Bob Smith	Bob Smith
 Thomas Smith	Thomas Smith	Thomas Smith
 Rob Stokes	Rob Stokes	Rob Stokes

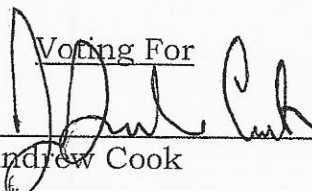
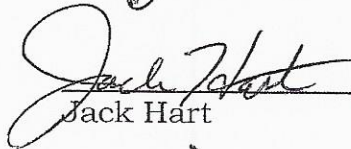
ATTEST:


Cindy Gossard, Clerk Treasurer


J. Andrew Cook, Mayor

ALL OF WHICH IS APPROVED this 18 day of Feb,
2010, by the Westfield Board of Public Works and Safety, Hamilton
County, Indiana.

WESTFIELD BOARD OF PUBLIC WORKS AND SAFETY

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
 J. Andrew Cook	J. Andrew Cook	J. Andrew Cook
 Jack Hart	Jack Hart	Jack Hart
 Mark Heirbrandt	Mark Heirbrandt	Mark Heirbrandt

ATTEST


Cindy Gossard, Clerk Treasurer

EXHIBIT A

Resolution _____

A Resolution of the Westfield Common Council

WHEREAS, Hamilton County and the City of Westfield entered into an Interlocal Agreement concerning the issuance of bonds and payment of expenses from the Village Park Economic Development Area which was approved by this Council on the _____ of February, 2010, ("the Interlocal Agreement"); and,

WHEREAS, the Interlocal Agreement provided that the Hamilton County Redevelopment Commission would begin collecting seventy-five percent (75%) of the assessed value from the Area beginning in tax year 2011 and that the amount of increment collected from the Area could be increased upon a request of the Westfield Common Council; and,

WHEREAS, it is the desire of the Westfield Common Council to cause the Hamilton County Auditor to collect more than seventy-five percent (75%) from the Area beginning with tax year 20__.

IT IS THEREBY RESOLVED by the Common Council of the City of Westfield as follows:

1. The Hamilton County Redevelopment Commission is requested to increase the amount of tax increment collected from the Village Park Economic Development Area from seventy-five percent (75%) to

_____ percent beginning
with property taxes collected in calendar year _____
and for each and every year thereafter through tax collection
year 2030.

2. The additional tax increment shall be used pursuant to the terms and conditions set out in the Interlocal Agreement.
3. This Resolution is in full force and effect upon passage.
4. The Clerk Treasurer of the City is requested to cause a copy of this Resolution to be delivered to the Office of the Hamilton County Auditor on or before June 1st of this year.

ALL OF WHICH IS RESOLVED by the Common Council of the City
of Westfield this _____ day of _____, 20__.

(signatures)

AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF WESTFIELD
AND HAMILTON COUNTY CONCERNING THE ISSUANCE OF BONDS
AND THE PAYMENT OF EXPENSES FROM THE VILLAGE PARK
ECONOMIC DEVELOPMENT AREA

This Interlocal Agreement entered into by and among the Board of Commissioners of Hamilton County, and the Hamilton County Council, acting on behalf of the Hamilton County, Indiana (the "County"); the Hamilton County Redevelopment Commission (the "Commission"); and the Common Council (the "Common Council") and the Board of Public Works and Safety on behalf of the City of Westfield, Indiana (the "City").

WITNESS THAT:

WHEREAS, the Commission on August 15, 1989, passed a Declaratory Resolution No. 8-15-89, which established the Village Park, Washington Township, Economic Development Area (the "Area"); and

WHEREAS, after the creation of the Area, the City (through its predecessor the Town of Westfield) annexed all the real estate in the Area; and

WHEREAS, on November 30, 2005, the County, for and on behalf of the Hamilton County Redevelopment District, issued Seven Million Two Hundred Ninety-Five Thousand Dollars (\$7,295,000) aggregate principal amount of the Hamilton County Redevelopment District Bonds Tax Increment Revenue Bonds of 2005 (Village Park Economic Development Area) (the "2005 Bonds"), pursuant to a resolution, adopted by the Commission on October 14, 2005; and

WHEREAS, on April 22, 2010, the County, for and on behalf of the District, issued Seven Million Fifty Thousand Dollars (\$7,050,000) aggregate principal amount of the Hamilton County Redevelopment District Bonds Tax Increment Revenue Bonds of 2010 (Village Park Economic Development Area) (the "2010 Bonds"), pursuant to a Resolution No. RC 03-05-10, adopted by the Commission on March 5, 2010; and

WHEREAS, the 2005 Bonds and the 2010 Bonds are payable from tax increment revenues from the Area pledged for such purposes pursuant to IC 36-7-14 (the "Village Park TIF Revenues"), as provided in an Interlocal Agreement, between the County and the City, dated February 8, 2010 (the "2010 Interlocal Agreement"); and

WHEREAS, Three Million Twenty-Five Thousand Dollars (\$3,025,000) aggregate principal amount of the 2005 Bonds remains outstanding on the date hereof, and Four Million Eight Hundred Twenty Thousand Dollars (\$4,820,000) aggregate principal amount of the 2010 Bonds remains outstanding on the date hereof; and

WHEREAS, Section 11 of the 2010 Agreement provides that in the event it is determined that there will be financial benefit to refunding, or advance refunding, of either the 2005 Bonds, the 2010 Bonds, or both, the City and the County shall take all steps necessary to refund the 2005 and the 2010 Bonds; and

WHEREAS, the City and the County have determined that a savings may be achieved through the refunding of the 2005 Bonds and 2010 Bonds through the issuance by the County of its Local Income Tax Revenue Refunding Bonds, Series 2021A, (the “2021 Bonds”), as authorized pursuant to Ordinance No. CC-02-03-2021, adopted by the County Council of the County on February 3, 2021 (the “Ordinance”); and

WHEREAS, the 2021 Bonds are payable the Village Park TIF Revenues as set forth in the Ordinance; and

WHEREAS, the City and the County desire to enter this Interlocal Agreement to provide for the issuance of the 2021 Bonds, payable from the Village Park TIF Revenues.

IT IS THEREBY AGREED by and between the County and the City as follows:

1. The County agrees to issue the 2021 Bonds for the purposes of refinancing the 2005 Bonds and the 2011 Bonds, including the payment of the costs of obtaining bond insurance, ratings or other credit enhancement and the costs of selling and issuing the 2021 Bonds; provided however such 2021 Bonds shall only be issued if a savings may be effected. The 2021 Bonds shall have the terms set forth in the Ordinance. The Commission shall irrevocably pledge the Village Park TIF Revenues to the payment of the 2021 Bonds.

2. The Common Council adopted an ordinance, on February 3, 2021, authorizing the issuance of the 2021 Bonds and the use of the Village Park TIF Revenues to pay the 2021 Bonds.

3. The Commission shall, on or before June 15 of each year, issue instruction to the Hamilton County Auditor, pursuant to IC 36-7-14-39(b)(3), that the Commission shall receive at least seventy-five percent (75%) of the assessed value in the Area. However, the Common Council may request that such percentage be increased by delivering to the Commission a resolution of the Common Council requesting such increase. The resolution shall be delivered to the Hamilton County Auditor by June 1 in such form as been historically used by the Common Council under the 2010 Interlocal Agreement. Upon receipt of such resolution, the Commission’s authorized representative shall instruct the Hamilton County Auditor to increase the amount of the assessment captured from the Area.

The Commission shall use the Village Park TIF Revenues to pay the following:

- (i) Payment of the principal of and interest on the 2021 Bonds; and
- (ii) Reimbursement of any previous draws upon any debt service reserve fund for the 2021 Bonds.

All Village Park TIF Revenues in excess of the amounts set out in (i) and (ii) above shall be deposited in the Village Park Economic Development Allocation Area Fund to be used for any purpose permitted by law.

If the County Auditor, reasonably believes that the increment collected from the seventy-five percent (75%) of the assessed value within the Area will be insufficient to pay the amounts in (i) and (ii) above, the President or the Secretary of the Commission before June 15 of each year shall instruct the Auditor to increase the amount of the assessed value to an amount necessary to pay the amounts in (i) and (ii) above.

4. The County Auditor shall administer the Village Park TIF Revenues in accordance with IC 36-7-14, IC 36-7-25, the Ordinance and other documents authorizing the 2021 Bond, and this Agreement.

5. The parties agree that notwithstanding any statute to the contrary, neither the City nor the County will take any steps to issue any bonds, other than the 2021 Bonds, payable from the Village Park TIF Revenues without and Interlocal Agreement between the City and the County.

6. The parties agree that in the event it is determined that there will be a financial benefit to the refunding, or the advance refunding, of the 2021 Bonds, or both, the parties shall take all steps necessary to refund the 2021 Bonds.

7. This Agreement shall replace the 2010 Agreement in its entirety. This Agreement shall only be effective upon the issuance of the 2021 Bonds.

8. In the event there are any disputes arising under this Agreement, those disputes shall be initially discussed in a settlement conference to be held among the following: the Mayor of the City; one (1) member of the City Council; the City Attorney; two (2) members of the Board of Commissioners; and the County Attorney. If there is no resolution of the dispute at the settlement conference, the dispute shall be submitted to mediation, pursuant to the Rules of Alternative Dispute Resolution prior to initiating the litigation. In the event that the parties cannot agree on an acceptable mediator, a mediator shall be appointed by the Judge of the Circuit Court of Hamilton County.

9. The parties agree to take all steps necessary to implement the terms and conditions of this Agreement, including the passage of such resolutions and ordinances as are necessary to issue the 2021 Bonds and to further the terms and conditions of the Agreement.

ALL OF WHICH IS AGREED by and between the Board of Commissioners of Hamilton County and the Hamilton County Council, acting on behalf of Hamilton County, Indiana, the Hamilton County Redevelopment Commission, and the Common Council and the Board of Public Works and Safety of the City of Westfield on the dates set out herein.

Approved by the Board of Commissioners of Hamilton County on this ____ day of
_____, 2021.

BOARD OF COMMISSIONERS OF
HAMILTON COUNTY

Mark E. Heirbrandt

Steven C. Dillinger

Christine Altman

ATTEST:

Robin Mills, Auditor

Approved by the Hamilton County Council on this ____ day of _____, 2021.

HAMILTON COUNTY COUNCIL

IN FAVOR

OPPOSED

Ken Alexander

Ken Alexander

Brad Beaver

Brad Beaver

Fred Glynn

Fred Glynn

Sue Maki

Sue Maki

Amy Massillamany

Amy Massillamany

Steve Nation

Steve Nation

Steve Schwartz

Steve Schwartz

ATTEST

Robin M. Mills, Auditor

Approved by the Hamilton County Redevelopment Commission on this ____ day of _____, 2021.

HAMILTON COUNTY
REDEVELOPMENT COMMISSION

William G. Crandall

Brad Beaver

Terry Prather

Rockford Stites

Randy Zentz

ATTEST:

Secretary

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

WESTFIELD CITY COUNCIL HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

ALL OF WHICH IS HEREBY ADOPTED BY THE BOARD OF PUBLIC WORKS AND
SAFETY WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2021.

WESTFIELD BOARD OF PUBLIC WORKS AND SAFETY

Voting For

Voting Against

Abstain

Mayor Andy Cook

Mayor Andy Cook

Mayor Andy Cook

Randy Graham

Randy Graham

Randy Graham

Jim Ake

Jim Ake

Jim Ake

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

ORDINANCE 21-18

AN ORDINANCE APPROVING THE ISSUANCE OF THE HAMILTON COUNTY, INDIANA LOCAL INCOME TAX REVENUE REFUNDING BONDS, SERIES 2021 FOR THE PURPOSES OF REFUNDING THE HAMILTON COUNTY REDEVELOPMENT DISTRICT TAX INCREMENT REVENUE BONDS OF 2005 (VILLAGE PARK ECONOMIC DEVELOPMENT AREA) AND HAMILTON COUNTY REDEVELOPMENT DISTRICT TAX INCREMENT REVENUE BONDS OF 2005 (VILLAGE PARK ECONOMIC DEVELOPMENT AREA), AND ADDRESSING OTHER MATTERS CONNECTED THEREWITH

WHEREAS, on November 30, 2005, Hamilton County, Indiana (the “County”), for and on behalf of the Hamilton County Redevelopment District, issued Seven Million Two Hundred Ninety-Five Thousand Dollars (\$7,295,000) aggregate principal amount of the Hamilton County Redevelopment District Bonds Tax Increment Revenue Bonds of 2005 (Village Park Economic Development Area) (the “2005 Bonds”), pursuant to a resolution, adopted by the Hamilton County Redevelopment Commission (the “Commission”) on October 14, 2005; and

WHEREAS, on April 22, 2010, the County, for and on behalf of the District, issued Seven Million Fifty Thousand Dollars (\$7,050,000) aggregate principal amount of the Hamilton County Redevelopment District Bonds Tax Increment Revenue Bonds of 2010 (Village Park Economic Development Area) (the “2010 Bonds”), pursuant to a Resolution No. RC 03-05-10, adopted by the Commission on March 5, 2010; and

WHEREAS, the 2005 Bonds and the 2010 Bonds are payable from tax increment revenues from the Village Park, Washington Township Allocation Area pledged for such purposes pursuant to IC 36-7-14 (the “Village Park TIF Revenues”); and

WHEREAS, Three Million Twenty-Five Thousand Dollars (\$3,025,000) aggregate principal amount of the 2005 Bonds remains outstanding on the date hereof, and Four Million Eight Hundred Twenty Thousand Dollars (\$4,820,000) aggregate principal amount of the 2010 Bonds remains outstanding on the date hereof; and

WHEREAS, the City of Westfield, Indiana (the “City”) and the County entered into an Interlocal Agreement, dated February 2, 2010, with respect to the 2005 Bonds and the 2010 Bonds (the “2010 Agreement”); and

WHEREAS, Section 11 of the 2010 Agreement provides that in the event it is determined that there will be financial benefit to refunding, or advance refunding, of either the 2005 Bonds, the 2010 Bonds, or both, the City and the County shall take all steps necessary to refund the 2005 and the 2010 Bonds; and

WHEREAS, the City and the County have determined that a savings may be achieved through the refunding of the 2005 Bonds and 2010 Bonds through the issuance by the County of its Local Income Tax Revenue Refunding Bonds, Series 2021A, (the “2021 Bonds”), as authorized pursuant to Ordinance No. CC-02-03-2021, adopted by the County Council of the County on February 3, 2021 (the “Ordinance”); and

WHEREAS, the 2021 Bonds are payable the Pledged Village Park TIF Revenues as set forth in the Ordinance; and

WHEREAS, pursuant to the 2010 Agreement and IC 36-7-14-3.5, the Common Council desires to approve the issuance of the 2021 Bonds by the County and enter into a related Interlocal Agreement, between the County and the City (the “2021 Interlocal Agreement”).

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA THAT:

1. Approval of Refunding and Issuance of 2021 Bonds. The Council hereby approves the issuance by the County of the 2021 Bonds to refinance the 2005 Bonds and the 2011 Bonds, including the payment of the costs of obtaining bond insurance, ratings or other credit enhancement and the costs of selling and issuing the 2021 Bonds. The Hamilton County Redevelopment Commission shall continue to collect the Village Park TIF Revenues and apply such revenues to the payment of the 2021.

2. 2021 Interlocal Agreement. The Council hereby approves and authorizes the execution of the 2021 Interlocal Agreement with respect to the refinancing of the 2005 Bonds and the 2010 Bonds and the application of the Village Park Revenues, in substantially the form presented at this meeting with such changes as are deemed desirable as evidenced by the execution thereof.

3. Other Actions. The Mayor, the Clerk-Treasurer, and such other appropriate officers of the City are hereby authorized and directed to take any other action deemed necessary or advisable in order to effectuate the refinancing of the 2005 Bonds and the 2010 Bonds or any other purposes of this Ordinance.

4. Effectiveness. This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

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

WESTFIELD CITY COUNCIL HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE 21-18 was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-18
this _____ day of _____, 2021.

I hereby VETO Ordinance 21-18
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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 08, 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 27 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 8 day of 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: 02/19/21..03/03/21

3/3/2021 9:15 AM

Page 1 of 15

WESTFIELD\KGAGNON

Buy-From Vendor No. Buy-From Vendor Name		Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
101	General								
	Administration								
	VEN000589 Duke Energy	APP079133	2/19/2021	101001341	ADM-ELECTRICITY	Electric	656.89	70204	2/19/2021
	VEN000920 Huntington National Bank	APP079134	2/19/2021	101001349	ADM-SERVICES	Acceptance fee	1,250.00	70205	2/19/2021
	VEN000920 Huntington National Bank	APP079134	2/19/2021	101001349	ADM-SERVICES	Annual Admin fee	1,750.00	70205	2/19/2021
	VEN008029 Liberty Mutual Insurance	APP079135	2/19/2021	101001339	ADM-INSURANCE	Install 3	4,697.02	70206	2/19/2021
	VEN001676 Riverview Hospital	APP079140	2/19/2021	101001119	ADM-HEALTH/DENTAL	Jan Med Ins	77.71	70209	2/19/2021
	VEN005574 Bose McKinney and Evans LLP	APP079274	2/25/2021	101001331	ADM-CONSULTING	Strategic Communication	3,500.00		
	VEN001537 Payroll	APP079436	3/2/2021	101001111	ADM-SALARY	sal	8,201.04		
	VEN001537 Payroll	APP079436	3/2/2021	101001119	ADM-HEALTH/DENTAL	hsa	500.00		
	VEN001537 Payroll	APP079436	3/2/2021	101001120	ADM-FICA /MEDICARE	fica	489.42		
	VEN001537 Payroll	APP079436	3/2/2021	101001120	ADM-FICA /MEDICARE	med	114.50		
	VEN001537 Payroll	APP079436	3/2/2021	101001121	ADM-PERF	perf	899.84		
	VEN008854 Baker Tilly Municipal Advisors LLC	APP079444	3/2/2021	101001331	ADM-CONSULTING	Nov thru Jan services	45,095.65		
	VEN008760 BKD CPAs LLP	APP079445	3/2/2021	101001331	ADM-CONSULTING	Jan services	18,581.00		
	VEN001469 O W Krohn and Associates	APP079446	3/2/2021	101001331	ADM-CONSULTING	Spring Mill and SEP	1,325.00		
	VEN007097 Webster and Garino LLC	APP079460	3/2/2021	101001330	ADM-ATTORNEY/CONSULT	Feb Svc per court judge Admi	45,900.70		
	VEN007097 Webster and Garino LLC	APP079460	3/2/2021	101001330	ADM-ATTORNEY/CONSULT	Mar Svc per court judge Admi	48,375.47		
	Subtotal for Administration						181,414.24		
	Police								
	VEN000589 Duke Energy	APP079133	2/19/2021	101002341	POLICE-ELECTRICITY	Electric	2,141.13	70204	2/19/2021
	VEN008029 Liberty Mutual Insurance	APP079135	2/19/2021	101002339	POLICE-INSURANCE	Install 3	7,674.31	70206	2/19/2021
	VEN001676 Riverview Hospital	APP079140	2/19/2021	101002119	POLICE-HEALTH/DENTAL	Jan Med Ins	3,893.36	70209	2/19/2021
	VEN000317 CALEA	APP079316	3/1/2021	101002350	POLICE-SUBSCRIPTIONS/D	Annual Continuation Fee	4,595.00		
	VEN000970 Indiana Golf Car	APP079318	3/1/2021	101002360	POLICE-VEHICLE REPAIR	Spark Plug and Fuel Filter	102.60		
	VEN006222 SuperFleet Master Card	APP079319	3/1/2021	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	13.46		
	VEN009120 Saltzman Gun Works	APP079320	3/1/2021	101002472	POLICE-EQUIPMENT	Winchest 308 Equipment	204.77		
	VEN007707 Milestones	APP079322	3/1/2021	101002347	POLICE-PROMOTIONS	Small Wonders with Chest	97.93		
	VEN003412 PowerDMS	APP079323	3/1/2021	101002349	POLICE-SERVICES	PowerDMS University	250.00		
	VEN001417 Napa Auto Parts	APP079324	3/1/2021	101002360	POLICE-VEHICLE REPAIR	Wiper Blades	34.98		
	VEN000747 Galls	APP079325	3/1/2021	101002229	POLICE-UNIFORMS	Uniform Boots-Gehlhausen	138.80		
	VEN000747 Galls	APP079325	3/1/2021	101002349	POLICE-SERVICES	Methamphetamine Test Kits	54.00		
	VEN000968 Indiana Pop Legal Defense	APP079326	3/1/2021	101002350	POLICE-SUBSCRIPTIONS/D	Legal Defense Fund X 44	7,216.00		
	VEN002279 Naval Surface Warfare Center	APP079333	3/1/2021	101002472	POLICE-EQUIPMENT	PVS-18 Goggles Added to Co	600.00		

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Fund No. Fund Name									
101	General								
Police									
VEN002353	Boldens Cleaners	APP079342	3/1/2021	101002229	POLICE-UNIFORMS	Dry Cleaning	1,049.05		
VEN000844	Enviro-max Inc	APP079392	3/2/2021	101002343	POLICE-BUILDING MAINTEN	PSB	1,075.50		
VEN001537	Payroll	APP079436	3/2/2021	101002111	POLICE-SALARY	sal	192,451.99		
VEN001537	Payroll	APP079436	3/2/2021	101002119	POLICE-HEALTH/DENTAL	hsa	833.34		
VEN001537	Payroll	APP079436	3/2/2021	101002120	POLICE-FICA/MEDICARE	fica	11,449.09		
VEN001537	Payroll	APP079436	3/2/2021	101002120	POLICE-FICA/MEDICARE	med	2,677.52		
VEN001537	Payroll	APP079436	3/2/2021	101002121	POLICE-PERF	perf	30,774.41		
Subtotal for Police							267,327.24		
Economic and Community Development									
VEN001676	Riverview Hospital	APP079140	2/19/2021	101003119	ECD-HEALTH/DENTAL	Jan Med Ins	487.68	70209	2/19/2021
VEN001537	Payroll	APP079436	3/2/2021	101003111	ECD-SALARY	sal	24,017.82		
VEN001537	Payroll	APP079436	3/2/2021	101003120	ECD-FICA/MEDICARE	fica	1,441.38		
VEN001537	Payroll	APP079436	3/2/2021	101003120	ECD-FICA/MEDICARE	med	337.07		
VEN001537	Payroll	APP079436	3/2/2021	101003121	ECD-PERF	perf	3,410.52		
Subtotal for Economic and Community Development							29,694.47		
Parks									
VEN001676	Riverview Hospital	APP079140	2/19/2021	101005119	PARKS-HEALTH/DENTAL	Jan Med Ins	210.34	70209	2/19/2021
VEN001008	Indy Pro Audio Production	APP079314	3/1/2021	101005347	PARKS-PROMOTION	WR4	1,700.00		
VEN004831	Kiwanis Club of Westfield	APP079315	3/1/2021	101005347	PARKS-PROMOTION	American Flags for Veterans	210.00		
VEN001537	Payroll	APP079436	3/2/2021	101005111	PARKS-SALARY	sal	6,890.08		
VEN001537	Payroll	APP079436	3/2/2021	101005120	PARKS-FICA/MEDICARE	fica	401.38		
VEN001537	Payroll	APP079436	3/2/2021	101005120	PARKS-FICA/MEDICARE	med	93.87		
VEN001537	Payroll	APP079436	3/2/2021	101005121	PARKS-PERF	perf	978.39		
Subtotal for Parks							10,484.06		
Economic Dev									
VEN001676	Riverview Hospital	APP079140	2/19/2021	101006119	ECONOMIC DEV-HEALTH/D	Jan Med Ins	26.80	70209	2/19/2021
VEN001537	Payroll	APP079436	3/2/2021	101006111	ECONOMIC DEV-SALARY	sal	3,367.31		
VEN001537	Payroll	APP079436	3/2/2021	101006120	ECONOMIC DEV-FICA/MEDI	fica	208.55		
VEN001537	Payroll	APP079436	3/2/2021	101006120	ECONOMIC DEV-FICA/MEDI	med	48.77		
VEN001537	Payroll	APP079436	3/2/2021	101006121	ECONOMIC DEV-PERF	perf	478.16		
Subtotal for Economic Dev							4,129.59		

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Fund No.	Fund Name								
101	General								
	Informatics								
VEN001676	Riverview Hospital	APP079140	2/19/2021	101007119	IT-HEALTH/DENTAL	Jan Med Ins	356.38	70209	2/19/2021
VEN001537	Payroll	APP079436	3/2/2021	101007111	IT-SALARY	sal	16,785.42		
VEN001537	Payroll	APP079436	3/2/2021	101007120	IT-FICA/MEDICARE	fica	975.23		
VEN001537	Payroll	APP079436	3/2/2021	101007120	IT-FICA/MEDICARE	med	228.10		
VEN001537	Payroll	APP079436	3/2/2021	101007121	IT-PERF	perf	2,383.53		
VEN003729	Metronet	APP079458	3/2/2021	101007335	IT-TELEPHONE	Land lines and long distance	2,456.16		
	Subtotal for Informatics						23,184.82		
	Clerk Treasurer								
VEN001676	Riverview Hospital	APP079140	2/19/2021	101008119	CT-HEALTH/DENTAL	Jan Med Ins	223.74	70209	2/19/2021
VEN001826	Staples	APP079205	2/24/2021	101008223	CT-OFFICE SUPPLIES	Storage box	13.79		
VEN001826	Staples	APP079208	2/24/2021	101008223	CT-OFFICE SUPPLIES	Office Supplies	202.20		
VEN005897	Hamilton County Reporter	APP079207	2/24/2021	101008338	CT-LEGAL NOTICES	Annual Report RDA	18.90		
VEN005897	Hamilton County Reporter	APP079208	2/24/2021	101008338	CT-LEGAL NOTICES	Annual Report City	235.22		
VEN001940	The Times	APP079409	3/2/2021	101008338	CT-LEGAL NOTICES	City Annual Rept	188.06		
VEN001940	The Times	APP079410	3/2/2021	101008338	CT-LEGAL NOTICES	RDA annual rept	19.88		
VEN001537	Payroll	APP079436	3/2/2021	101008111	CT-SALARY	sal	17,272.63		
VEN001537	Payroll	APP079436	3/2/2021	101008120	CT-FICA/MEDICARE	fica	1,009.47		
VEN001537	Payroll	APP079436	3/2/2021	101008120	CT-FICA/MEDICARE	med	236.09		
VEN001537	Payroll	APP079436	3/2/2021	101008121	CT-PERF	perf	2,015.49		
VEN001469	O W Krohn and Associates	APP079446	3/2/2021	101008331	CT-CONSULTING	Jan services	2,282.50		
	Subtotal for Clerk Treasurer						23,727.77		
	Mayor								
VEN001676	Riverview Hospital	APP079140	2/19/2021	101009119	MAYOR-HEALTH/DENTAL	Jan Med Ins	80.39	70209	2/19/2021
VEN001537	Payroll	APP079436	3/2/2021	101009111	MAYOR-SALARY	sal	4,575.54		
VEN001537	Payroll	APP079436	3/2/2021	101009120	MAYOR- FICA/MEDICARE	fica	275.02		
VEN001537	Payroll	APP079436	3/2/2021	101009120	MAYOR- FICA/MEDICARE	med	64.32		
VEN001537	Payroll	APP079436	3/2/2021	101009121	MAYOR-PERF	perf	849.73		
	Subtotal for Mayor						5,645.00		
	Public Works								
VEN000589	Duke Energy	APP079133	2/19/2021	101013341	PW-ELECTRIC	Electric	5,203.13	70204	2/19/2021
VEN000589	Duke Energy	APP079133	2/19/2021	101013341	PW-ELECTRIC	Electric	1,953.48	70204	2/19/2021
VEN008029	Liberty Mutual Insurance	APP079135	2/19/2021	101013339	PW-INSURANCE	Install 3	4,089.71	70208	2/19/2021

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Fund No.	Fund Name								
101	General								
	Public Works								
VEN001676	Riverview Hospital	APP079140	2/19/2021	101013119	PW-HEALTH AND DENTAL	Jan Med Ins	1,550.11	70209	2/19/2021
VEN002336	Citizens Westfield	APP079186	2/23/2021	101013342	PW-WATER/SEWER	PW	794.56	70269	2/23/2021
VEN002336	Citizens Westfield	APP079200	2/24/2021	101013342	PW-WATER/SEWER	PW	102.73	70272	2/24/2021
VEN005709	Service Sanitation Inc	APP079232	2/24/2021	101013348	PW-CONTRACTUAL SERVIC	Deer Walk	121.00		
VEN005709	Service Sanitation Inc	APP079232	2/24/2021	101013349	PW-CONTRACTUAL SERVIC	3233 166th St	106.00		
VEN005403	BrightView Landscapes LLC	APP079233	2/24/2021	101013348	PW-CONTRACTUAL SERVIC	Winter event Feb 10 to Feb 1	5,440.37		
VEN003736	Wesco Distribution	APP079240	2/24/2021	101013224	PW-OPERATING SUPPLIES	Wipes for the shop	999.25		
VEN003736	Wesco Distribution	APP079241	2/24/2021	101013229	PW-UNIFORMS	Wearable	61.14		
VEN006426	DISA Inc	APP079242	2/24/2021	101013349	PW-CONTRACTUAL SERVIC	Drug testing	149.50		
VEN000345	Cave and Company Printing	APP079390	2/26/2021	101013224	PW-OPERATING SUPPLIES	Business cards	46.08		
VEN005403	BrightView Landscapes LLC	APP079391	3/1/2021	101013349	PW-CONTRACTUAL SERVIC	Winter Event Feb 15 thru Feb	21,761.48		
VEN002336	Citizens Westfield	APP079403	3/2/2021	101013342	PW-WATER/SEWER	PW Water	70.18		
VEN000589	Duke Energy	APP079404	3/2/2021	101013341	PW-ELECTRIC	PW	70.57		
VEN005403	BrightView Landscapes LLC	APP079432	3/2/2021	101013349	PW-CONTRACTUAL SERVIC	Winter Event Feb 18 and 19	5,440.37		
VEN001537	Payroll	APP079436	3/2/2021	101013111	PW-SALARY	sal	56,785.28		
VEN001537	Payroll	APP079436	3/2/2021	101013120	PW-FICA/MEDICARE	fica	3,325.92		
VEN001537	Payroll	APP079436	3/2/2021	101013120	PW-FICA/MEDICARE	med	777.87		
VEN001537	Payroll	APP079436	3/2/2021	101013121	PW-PERF	perf	8,815.04		
	Subtotal for Public Works						117,643.77		
	Communications								
VEN001676	Riverview Hospital	APP079140	2/19/2021	101020119	COMM-HEALTH/DENTAL	Jan Med Ins	139.34	70209	2/19/2021
VEN001537	Payroll	APP079436	3/2/2021	101020111	COMM-SALARY	sal	7,463.53		
VEN001537	Payroll	APP079436	3/2/2021	101020120	COMM-FICA/MEDICARE	fica	448.16		
VEN001537	Payroll	APP079436	3/2/2021	101020120	COMM-FICA/MEDICARE	med	104.81		
VEN001537	Payroll	APP079436	3/2/2021	101020121	COMM-PERF	perf	1,059.82		
	Subtotal for Communications						9,215.66		
	Customer Service								
VEN001676	Riverview Hospital	APP079140	2/19/2021	101021119	CUSTOMER SERV-HEALTH/	Jan Med Ins	254.56	70209	2/19/2021
VEN001537	Payroll	APP079436	3/2/2021	101021111	CUSTOMER SERV-SALARY	sal	10,445.58		
VEN001537	Payroll	APP079436	3/2/2021	101021120	CUSTOMER SERV- FICA/ME	fica	815.63		
VEN001537	Payroll	APP079436	3/2/2021	101021120	CUSTOMER SERV- FICA/ME	med	143.98		

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Fund No.	Fund Name								
101	General								
	Customer Service								
	VEN001537 Payroll	APP079438	3/2/2021	101021121	CUSTOMER SERV- PERF	perf	1,135.10		
	Subtotal for Customer Service						12,594.83		
	Human Resources								
	VEN001678 Riverview Hospital	APP079140	2/19/2021	101022119	HR-HEALTH/DENTAL	Jan Med Ins	144.69	70209	2/19/2021
	VEN001537 Payroll	APP079438	3/2/2021	101022111	HR -SALARY	sal	4,453.40		
	VEN001537 Payroll	APP079438	3/2/2021	101022120	HR-FICA/MEDICARE	fica	263.33		
	VEN001537 Payroll	APP079438	3/2/2021	101022120	HR-FICA/MEDICARE	med	61.59		
	VEN001537 Payroll	APP079438	3/2/2021	101022121	HR PERF	perf	632.38		
	Subtotal for Human Resources						5,555.39		
	Subtotal for Fund 101 General						690,616.84		
Fund No.	Fund Name								
201	Motor Vehicle Highway (MVH)								
	Public Works								
	VEN000589 Duke Energy	APP079133	2/19/2021	201013341	MVH-ELECTRIC	Electric	3,006.62	70204	2/19/2021
	VEN001678 Riverview Hospital	APP079140	2/19/2021	201013119	MVH-HEALTH/DENTAL	Jan Med Ins	199.62	70209	2/19/2021
	VEN006748 V3 Companies	APP079203	2/22/2021	201013349	MVH-CONTRACTUAL SERV	151st Street Trail Connection	1,346.00		
	VEN000596 E and B Paving Inc	APP079229	2/24/2021	201013231	MVH-SUBGRADE MATERIAL	Cold mix	1,147.50		
	VEN000051 Advanced Turf Solutions	APP079230	2/24/2021	201013231	MVH-SUBGRADE MATERIAL	Irrigation material	465.50		
	VEN000879 Heritage-Crystal Clean	APP079231	2/24/2021	201013349	MVH-CONTRACTUAL SERV	VAC pickup	803.05		
	VEN005243 Franklin Equipment	APP079234	2/24/2021	201013345	MVH-EQUIP REPAIR	Pay Loader rental	3,000.00		
	VEN006436 Davis Wholesale Supply	APP079235	2/24/2021	201013231	MVH-SUBGRADE MATERIAL	Brine Salt	4,278.72		
	VEN006436 Davis Wholesale Supply	APP079236	2/24/2021	201013231	MVH-SUBGRADE MATERIAL	Brine Salt	4,298.90		
	VEN001504 Paddacks Wrecker Service	APP079237	2/24/2021	201013349	MVH-CONTRACTUAL SERV	Tow bill for 1841	119.00		
	VEN001504 Paddacks Wrecker Service	APP079238	2/24/2021	201013349	MVH-CONTRACTUAL SERV	Tow bill for 1191	300.00		
	VEN001504 Paddacks Wrecker Service	APP079239	2/24/2021	201013345	MVH-EQUIP REPAIR	Axle repair	250.00		
	VEN003284 Practical Property Group	APP079243	2/24/2021	201013349	MVH-CONTRACTUAL SERV	Snow Event	8,420.92		
	VEN000419 Clark Truck Equipment	APP079244	2/24/2021	201013345	MVH-EQUIP REPAIR	Plow on truck 1892	1,716.97		
	VEN007929 Abrasive Waterjet of Indiana LLC	APP079246	2/24/2021	201013345	MVH-EQUIP REPAIR	Cutting edges for snow plows	1,520.00		
	VEN000975 Indiana Oxygen Company	APP079247	2/24/2021	201013226	MVH-VEHICLE GAS/ SUPPLI	Acetylene and Oxygen	277.90		
	VEN001716 Runyon Equipment Rental	APP079248	2/24/2021	201013345	MVH-EQUIP REPAIR	Heater for shop	603.99		

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Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Public Works									
VEN003284	Practical Property Group	APP079249	2/24/2021	201013349	MVH-CONTRACTUAL SERV	Feb 16 snow event	27,896.38		
VEN006243	Franklin Equipment	APP079428	3/2/2021	201013349	MVH-CONTRACTUAL SERV	Loader rental for snow remov	3,000.00		
VEN006436	Davis Wholesale Supply	APP079429	3/2/2021	201013231	MVH-SUBGRADE MATERIAL	Coarse Rock	4,234.71		
VEN006436	Davis Wholesale Supply	APP079429	3/2/2021	201013231	MVH-SUBGRADE MATERIAL	Coarse Rock	4,342.91		
VEN001537	Payroll	APP079436	3/2/2021	201013111	MVH-SALARY	sal	9,930.24		
VEN001537	Payroll	APP079436	3/2/2021	201013120	MVH-FICAMEDICARE	fica	589.69		
VEN001537	Payroll	APP079436	3/2/2021	201013120	MVH-FICAMEDICARE	med	137.89		
VEN001537	Payroll	APP079436	3/2/2021	201013121	MVH-PERF	perf	1,410.09		
Subtotal for Public Works							83,296.50		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							83,296.50		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
Public Works									
VEN002038	USI Consultants Inc	APP079204	2/22/2021	202013349	LRS-SERVICES	161st St Drainage Improve	7,150.00		
VEN000921	Huston Electric	APP079245	2/24/2021	202013349	LRS-SERVICES	151st and Thatcher	276.00		
VEN005917	The Etica Group Inc	APP079438	3/2/2021	202013349	LRS-SERVICES	Supplement 1 approved on 6/	1,805.35		
VEN002038	USI Consultants Inc	APP079439	3/2/2021	202013349	LRS-SERVICES	Preliminary Engineering for 1	4,520.00		
Subtotal for Public Works							13,751.35		
Subtotal for Fund 202 Local Road and Street (LRS)							13,751.35		
Fund No. Fund Name									
203	Fire Operating								
Fire									
VEN000589	Duke Energy	APP079133	2/19/2021	203012341	FIRE-ELECTRIC	Electric	2,141.13	70204	2/19/2021
VEN000589	Duke Energy	APP079133	2/19/2021	203012341	FIRE-ELECTRIC	Electric	1,078.57	70204	2/19/2021
VEN000589	Duke Energy	APP079133	2/19/2021	203012341	FIRE-ELECTRIC	Electric	768.28	70204	2/19/2021
VEN000589	Duke Energy	APP079133	2/19/2021	203012346	FIRE-TORNADO SIREN	Sirens	75.95	70204	2/19/2021
VEN008029	Liberty Mutual Insurance	APP079135	2/19/2021	203012339	FIRE-INSURANCE	Install 3	4,456.33	70206	2/19/2021
VEN001676	Riverview Hospital	APP079140	2/19/2021	203012119	FIRE-HEALTH/DENTAL	Jan Med Ins	4,808.42	70209	2/19/2021
VEN006182	Triple S tire Co	APP079211	2/24/2021	203012360	FIRE-VEHICLE MAINT	M-81 Tires	1,304.00		
VEN008762	Henry Schein Inc	APP079212	2/24/2021	203012224	FIRE-OPERATING SUPPLIES	PPE Gowns	153.09		

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Fund No. Fund Name									
203	Fire Operating								
	Fire								
VEN008762	Henry Schein Inc	APP079212	2/24/2021	203012224	FIRE-OPERATING SUPPLIES	Needles and peep valve with f	108.59		
VEN008213	Noblesville Trophies	APP079213	2/24/2021	203012347	FIRE-PROMOTIONS	Ritree name plates for wall pi	20.00		
VEN002637	CRYSTAL CLEAN	APP079214	2/24/2021	203012343	FIRE-BUILDING MAINTENAN	clean out pits at station 81,82,	1,903.20		
VEN000065	Airgas Mid America	APP079215	2/24/2021	203012224	FIRE-OPERATING SUPPLIES	oxygen 81 and 82	103.18		
VEN008762	Henry Schein Inc	APP079216	2/24/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	247.54		
VEN000903	Hoosier Fire Equipment	APP079217	2/24/2021	203012229	FIRE-UNIFORMS	Helmets and Bayonet adapter	1,957.65		
VEN006285	Ceres Solutions Cooperative	APP079218	2/24/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	2,160.96		
VEN001676	Riverview Hospital	APP079219	2/24/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	705.74		
VEN008762	Henry Schein Inc	APP079220	2/24/2021	203012224	FIRE-OPERATING SUPPLIES	Stethoscope	22.64		
VEN009102	The EMS Training School	APP079221	2/24/2021	203012334	FIRE-TRAVEL/TRAINING/SE	Paramedic School - C. Nees	7,500.00		
VEN001464	Northside Garage Door System	APP079222	2/24/2021	203012343	FIRE-BUILDING MAINTENAN	Station 82 - replaced RHS Ca	222.00		
VEN002148	Witmer Public Safety Group	APP079223	2/24/2021	203012472	FIRE-EQUIP	gearbags, LED, and batteries	1,023.50		
VEN002353	Boldens Cleaners	APP079342	3/1/2021	203012229	FIRE-UNIFORMS	Dry Cleaning	8.10		
VEN000266	Bound Tree Medical	APP079343	3/1/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	428.15		
VEN000266	Bound Tree Medical	APP079344	3/1/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	1,133.24		
VEN006285	Ceres Solutions Cooperative	APP079345	3/1/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel - station 83	798.51		
VEN007353	Reliable Transmission Serv Midwest	APP079346	3/1/2021	203012360	FIRE-VEHICLE MAINT	transmission fluid and filters	2,766.30		
VEN000644	Enviro-max Inc	APP079392	3/2/2021	203012343	FIRE-BUILDING MAINTENAN	PSB	1,075.50		
VEN002336	Citizens Westfield	APP079393	3/2/2021	203012342	FIRE-WATER/SEWER	Sta 82 water	234.06		
VEN001537	Payroll	APP079436	3/2/2021	203012111	FIRE-SALARY	sal	237,080.05		
VEN001537	Payroll	APP079436	3/2/2021	203012111	FIRE-SALARY	fire ltd	2,595.17		
VEN001537	Payroll	APP079436	3/2/2021	203012120	FIRE-FICA AND MEDICARE	fica	14,052.42		
VEN001537	Payroll	APP079436	3/2/2021	203012120	FIRE-FICA AND MEDICARE	med	3,286.46		
VEN001537	Payroll	APP079436	3/2/2021	203012121	FIRE-PERF	perf	36,010.17		
	Subtotal for Fire						330,238.90		
	Subtotal for Fund 203 Fire Operating						330,238.90		

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Fund No.	Fund Name								
239	Law Enforcement								
	Police								
VEN001225	Law Enforcement Training Board	APP079317	3/1/2021	239002334	LAW ENFORCE-TRAVEL/TR	Instructor Recertification-Ada	50.00		
	Subtotal for Police						50.00		
	Subtotal for Fund 239 Law Enforcement						50.00		
Fund No.	Fund Name								
264	Road and Street Improvement (Road Impact)								
	Public Works								
VEN000103	American Structurepoint Inc	APP079273	2/25/2021	264013349	ROAD IMPACT-SERVICES	East Street North Ext - PE and	1,322.28		
VEN002709	Lochmueller Group Inc	APP079327	2/26/2021	264013474	ROAD IMPACT-CONSTRUCT	East Street North Ext - CE - 2	3,410.65		
VEN007292	GAI Consultants	APP079437	3/2/2021	264013349	ROAD IMPACT-SERVICES	PE Services for 171st and Car	18,812.50		
VEN000103	American Structurepoint Inc	APP079440	3/2/2021	264013349	ROAD IMPACT-SERVICES	Jersey Street Extension Preli	7,480.00		
VEN000103	American Structurepoint Inc	APP079441	3/2/2021	264013349	ROAD IMPACT-SERVICES	SR 32 Reconstruction Prelimi	70,239.50		
	Subtotal for Public Works						101,264.93		
	Subtotal for Fund 264 Road and Street Improvement (Road Impact)						101,264.93		
Fund No.	Fund Name								
289	Training Facility Center								
	Public Safety (Police and Fire)								
VEN000589	Duke Energy	APP079133	2/19/2021	269014341	TRAINING FAC-ELECTRIC	Electric	576.56	70204	2/19/2021
VEN000434	Comcast Cable	APP079137	2/19/2021	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	294.64	70203	2/19/2021
VEN000405	Citizens Energy Group	APP079201	2/24/2021	269014342	TRAINING FAC-WATER/SE	Training Facility	31.35	70271	2/24/2021
	Subtotal for Public Safety (Police and Fire)						902.55		
	Subtotal for Fund 289 Training Facility Center						902.55		
Fund No.	Fund Name								
348	GO Bond 2019								
	Police								
VEN009120	Saltzman Gun Works	APP079320	3/1/2021	348002472	GO BOND 2019 PD EQUIP	Winchester 308 and Equipme	5,081.54		
VEN009121	Vortex Optics	APP079321	3/1/2021	348002472	GO BOND 2019 PD EQUIP	ESU Sniper Rifle	1,883.98		
	Subtotal for Police						6,965.52		
	Subtotal for Fund 348 GO Bond 2019						6,965.52		

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Fund No. Fund Name									
350	GO Bond 2020								
	Public Works								
VEN001708	RPM Machinery	APP079251	2/24/2021	350013473	GO BOND 2020 PW VEHICL		35,587.00		
VEN001708	RPM Machinery	APP079252	2/24/2021	350013473	GO BOND 2020 PW VEHICL		37,451.63		
VEN000859	Hare Chevrolet	APP079328	3/1/2021	350013473	GO BOND 2020 PW VEHICL	2021 Chevy Silverado	8,300.00		
VEN000859	Hare Chevrolet	APP079329	3/1/2021	350013473	GO BOND 2020 PW VEHICL	2021 Chevy Silverado	31,300.00		
VEN000859	Hare Chevrolet	APP079330	3/1/2021	350013473	GO BOND 2020 PW VEHICL	2021 Chevy Silverado	8,300.00		
	Subtotal for Public Works						120,938.63		
	Subtotal for Fund 350 GO Bond 2020						120,938.63		
Fund No. Fund Name									
361	Grand Junction Ban Construction								
	Public Works								
VEN008765	RATIO Architects	APP079442	3/2/2021	361013349	GRAND JUN BAN CONST-C	Grand Junction Plaza 'CA, VE	22,675.00		
VEN008079	F A Wilhelm Construction Co	APP079443	3/2/2021	361013474	GRAND JUNC BAN CONST-	GMP #1 as approved by RDC	2,034,541.00		
	Subtotal for Public Works						2,057,216.00		
	Subtotal for Fund 361 Grand Junction Ban Construction						2,057,216.00		
Fund No. Fund Name									
362	Grand Junction Ban SinkFD								
	Public Works								
VEN007818	Regions Equipment Finance	APP079250	2/24/2021	362013381	GRAND JUNC REV BAN2019	2019 Bond	463,617.48		
	Subtotal for Public Works						463,617.48		
	Subtotal for Fund 362 Grand Junction Ban SinkFD						463,617.48		
Fund No. Fund Name									
560	NE 196th-SR38 Grant								
	Public Works								
VEN002709	Lochmueller Group Inc	APP079327	2/26/2021	560013349	NE ST 196TH-SR38 SERV	East Street North Ext - CE - 8	13,642.58		
	Subtotal for Public Works						13,642.58		
	Subtotal for Fund 560 NE 196th-SR38 Grant						13,642.58		

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Fund No.	Fund Name								
640	Sports Campus Operating								
	Grand Park								
VEN000589	Duke Energy	APP079132	2/19/2021	640015341	SPORTS CAMPUS-ELECTRI	Diam	3,951.79	3288	2/19/2021
VEN000589	Duke Energy	APP079132	2/19/2021	640015341	SPORTS CAMPUS-ELECTRI	Field	3,249.57	3288	2/19/2021
VEN000589	Duke Energy	APP079132	2/19/2021	640015341	SPORTS CAMPUS-ELECTRI	General	3,762.54	3288	2/19/2021
VEN008029	Liberty Mutual Insurance	APP079138	2/19/2021	640015339	SPORTS CAMPUS-INSURAN	Install 3	682.45	3289	2/19/2021
VEN008029	Liberty Mutual Insurance	APP079136	2/19/2021	640015339	SPORTS CAMPUS-INSURAN	Install 3	834.09	3289	2/19/2021
VEN001678	Riverview Hospital	APP079139	2/19/2021	640015119	SPORTS CAMPUS-HEALTH/	Jan Med Ins	266.61	3290	2/19/2021
VEN008277	C2 Media	APP079414	3/2/2021	640015349	SPORTS CAMPUS-SERVICE	Hand Sanitizer	44.80		
VEN001637	Ray's Trash Service	APP079415	3/2/2021	640015349	SPORTS CAMPUS-SERVICE	Field	750.00		
VEN001537	Payroll	APP079434	3/2/2021	640015111	SPORTS CAMPUS-SALARY	sal	13,960.48		
VEN001537	Payroll	APP079434	3/2/2021	640015120	SPORTS CAMPUS-FICA/ME	fica	846.05		
VEN001537	Payroll	APP079434	3/2/2021	640015120	SPORTS CAMPUS-FICA/ME	med	197.88		
VEN003729	Metronet	APP079434	3/2/2021	640015121	SPORTS CAMPUS-PERF	perf	1,800.49		
VEN003729	Metronet	APP079459	3/2/2021	640015224	SPORTS CAMPUS-OPERATI	Field	59.61		
	Subtotal for Grand Park	APP079459	3/2/2021	640015224	SPORTS CAMPUS-OPERATI	Diam	59.61		
							30,465.97		
	Sport Campus Indoor Event Ctr								
VEN000589	Duke Energy	APP079132	2/19/2021	640023341	GP INDOOR-ELECTRIC	GPEC	12,759.75	3288	2/19/2021
VEN008029	Liberty Mutual Insurance	APP079136	2/19/2021	640023339	GP INDOOR-INSURANCE	Install 3	1,516.55	3289	2/19/2021
VEN001678	Riverview Hospital	APP079139	2/19/2021	640023119	GP INDOOR-HEALTH/DENT	Jan Med Ins	125.94	3290	2/19/2021
VEN003729	Metronet	APP079165	2/23/2021	640023224	GP INDOOR-OPERATING SU	GPEC	160.80	3306	2/23/2021
VEN006390	Ecolab Pest	APP079413	3/2/2021	640023343	GP INDOOR-BLDG MAINT	Pest control at GPEC	423.14		
VEN001637	Ray's Trash Service	APP079416	3/2/2021	640023349	GP INDOOR-SERVICES	GPEC	750.00		
VEN001537	Payroll	APP079434	3/2/2021	640023111	GP INDOOR-SALARY	sal	9,916.60		
VEN001537	Payroll	APP079434	3/2/2021	640023120	GP INDOOR-FICA/MEDICAR	fica	604.61		
VEN001537	Payroll	APP079434	3/2/2021	640023120	GP INDOOR-FICA/MEDICAR	med	141.40		
VEN001537	Payroll	APP079434	3/2/2021	640023121	GP INDOOR-PERF	perf	1,235.27		
	Subtotal for Sport Campus Indoor Event Ctr						27,634.06		
	Subtotal for Fund 640 Sports Campus Operating						58,100.03		

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Fund No.	Fund Name								
701	Payroll								
	Clerk Treasurer								
VEN001550	PERF	APP079129	2/19/2021	701008133	PAYROLL-PERF	Civilian PERF	44,105.54		
VEN000008	77 Police and Fire Fund	APP079130	2/19/2021	701008133	PAYROLL-PERF	Non Civilian PERF	68,738.96		
VEN000163	Aul Retirement	APP079158	2/22/2021	701008931	PAYROLL-401A MATCHING-	Aul Nationwide correction	250.00		
VEN001537	Payroll	APP079433	3/2/2021	701008110	PAYROLL-NET SALARIES	net	447,009.52		
VEN000948	IN Family and Social Services	APP079447	3/2/2021	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,900.24		
VEN004836	Nationwide Retirement Solutions	APP079448	3/2/2021	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	4,209.09		
VEN000920	Huntington National Bank	APP079449	3/2/2021	701008131	PAYROLL-EMPLOYER'S FIC	FICA	38,421.11		
VEN000920	Huntington National Bank	APP079449	3/2/2021	701008132	PAYROLL-EMPLOYER'S ME	Medicare	8,985.58		
VEN000920	Huntington National Bank	APP079449	3/2/2021	701008921	PAYROLL-FEDERAL WITHH	Federal	60,094.32		
VEN000920	Huntington National Bank	APP079449	3/2/2021	701008922	PAYROLL-EMPLOYEE FICA	FICA	38,421.10		
VEN000920	Huntington National Bank	APP079449	3/2/2021	701008922	PAYROLL-EMPLOYEE FICA	Medicare	8,985.50		
VEN000959	Indiana Dept Of Revenue	APP079450	3/2/2021	701008923	PAYROLL-STATE WITHHOL	State	18,596.97		
VEN000959	Indiana Dept Of Revenue	APP079450	3/2/2021	701008923	PAYROLL-STATE WITHHOL	COT	7,599.07		
VEN007701	DiMartino Associates	APP079451	3/2/2021	701008930	PAYROLL-INS. DED	Fire LTD	2,595.17		
VEN002177	Indiana Members Credit Union	APP079452	3/2/2021	701008930	PAYROLL-INS. DED	March Emplr HSA	1,333.34		
VEN001390	MISDU	APP079453	3/2/2021	701008140	PAYROLL-SUPPORT WITHH	Child Support	443.45		
VEN001864	Supporting Heroes	APP079454	3/2/2021	701008991	PAYROLL-MISC	Supporting Heroes	93.16		
VEN000703	Fire Fighters Credit Union	APP079455	3/2/2021	701008141	PAYROLL-UNION DUES	Union Dues 4416	2,654.90		
VEN000703	Fire Fighters Credit Union	APP079456	3/2/2021	701008141	PAYROLL-UNION DUES	Union Dues WFD	74.00		
VEN000163	Aul Retirement	APP079457	3/2/2021	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	28,482.20		
	Subtotal for Clerk Treasurer						782,973.22		
	Subtotal for Fund 701 Payroll						782,973.22		
Fund No.	Fund Name								
805	Anthem Bank								
	Clerk Treasurer								
VEN008076	Anthem Group Health Plan	APP079131	2/19/2021	805008119	ANTHEM BANK GROUP HEA	Coverage for Period Feb 4 thr	183,519.22		
VEN008076	Anthem Group Health Plan	APP079288	2/25/2021	805008119	ANTHEM BANK GROUP HEA	Coverage Period Feb 11 to Fe	29,469.97		
VEN008076	Anthem Group Health Plan	APP079279	2/26/2021	805008119	ANTHEM BANK GROUP HEA	Coverage Period Feb 18 thru	37,633.90		
	Subtotal for Clerk Treasurer						250,623.09		
	Subtotal for Fund 805 Anthem Bank						250,623.09		

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Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN001676	Riverview Hospital	APP079138	2/19/2021	900016119	STORM-HEALTH/DENTAL	Jan Med Ins	551.98	40524	2/19/2021
VEN009103	Monica Pham	APP079280	2/26/2021	900016370	STORMWATER-REFUND		7.77		
VEN009104	Robert Eggleston	APP079281	2/26/2021	900016370	STORMWATER-REFUND		8.60		
VEN009105	Billie Essex	APP079282	2/26/2021	900016370	STORMWATER-REFUND		7.87		
VEN009106	Alexandria Myers	APP079283	2/26/2021	900016370	STORMWATER-REFUND		7.49		
VEN009107	HW Carey Properties LLC	APP079284	2/26/2021	900016370	STORMWATER-REFUND		247.57		
VEN009108	LM Lurie Assoc Inc	APP079285	2/26/2021	900016370	STORMWATER-REFUND		17.70		
VEN004091	Donald Walker	APP079286	2/26/2021	900016370	STORMWATER-REFUND		9.85		
VEN009109	nicholas Schuerman	APP079287	2/26/2021	900016370	STORMWATER-REFUND		8.18		
VEN009076	Brian Metzger	APP079288	2/26/2021	900016370	STORMWATER-REFUND	Over Payment	347.77		
VEN009110	Alt Source Residential LP	APP079289	2/26/2021	900016370	STORMWATER-REFUND		8.18		
VEN008774	Helen Wills	APP079290	2/26/2021	900016370	STORMWATER-REFUND		12.48		
VEN008774	Helen Wills	APP079290	2/26/2021	900016370	STORMWATER-REFUND	Over Payment	4.21		
VEN009111	Aaron Schacht	APP079291	2/26/2021	900016370	STORMWATER-REFUND		7.49		
VEN009112	Ray Carter	APP079292	2/26/2021	900016370	STORMWATER-REFUND		9.85		
VEN009112	Ray Carter	APP079292	2/26/2021	900016370	STORMWATER-REFUND	Over Payment	0.74		
VEN009114	Stephen Hugley	APP079293	2/26/2021	900016370	STORMWATER-REFUND		9.43		
VEN009115	CCD Harmony	APP079294	2/26/2021	900016370	STORMWATER-REFUND		23.02		
VEN009116	Brooke Forest	APP079295	2/26/2021	900016370	STORMWATER-REFUND	Over Payment	36.34		
VEN009117	Jeffery Smallwood	APP079296	2/26/2021	900016370	STORMWATER-REFUND		7.49		
VEN009118	Bruce Henderson	APP079297	2/26/2021	900016370	STORMWATER-REFUND		7.49		
VEN009119	JSR Investments Inc	APP079298	2/26/2021	900016370	STORMWATER-REFUND	Over Payment	26.94		
VEN009119	JSR Investments Inc	APP079299	2/26/2021	900016370	STORMWATER-REFUND	Over Payment	37.16		
VEN006810	Puddle Jumpers Aquatics	APP079331	2/26/2021	900016349	STORM-SERVICE	Stormwater Maint	13,250.00		
VEN009113	Joseph Czekaj	APP079332	3/1/2021	900016370	STORMWATER-REFUND		9.43		
VEN002424	IUPPS	APP079430	3/2/2021	900016309	STORM-CONSULTING FEES	Jan tickets	1,008.90		
VEN005581	Newton Oil Company	APP079431	3/2/2021	900016226	STORM-VEHICLE GAS	Unleaded fuel	500.00		
VEN001537	Payroll	APP079435	3/2/2021	900016111	STORM-SALARY	sal	23,933.21		
VEN001537	Payroll	APP079435	3/2/2021	900016120	STORM-FICA/MEDICARE	fica	1,425.86		
VEN001537	Payroll	APP079435	3/2/2021	900016120	STORM-FICA/MEDICARE	med	333.46		

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Fund No. Fund Name									
900	Stormwater								
	Stormwater								
	VEN001537 Payroll	APP079435	3/2/2021	900018121	STORM-PERF	perf	2,646.98		
	Subtotal for Stormwater						44,513.44		
	Subtotal for Fund 900 Stormwater						44,513.44		
Fund No. Fund Name									
950	Trash								
	Trash								
	VEN009103 Monica Pham	APP079280	2/26/2021	950017370	TRASH-REFUND		1.87		
	VEN009103 Monica Pham	APP079280	2/26/2021	950017370	TRASH-REFUND		23.18		
	VEN009104 Robert Eggleston	APP079281	2/26/2021	950017370	TRASH-REFUND		2.07		
	VEN009104 Robert Eggleston	APP079281	2/26/2021	950017370	TRASH-REFUND		25.67		
	VEN009105 Billie Essex	APP079282	2/26/2021	950017370	TRASH-REFUND		34.33		
	VEN009106 Alexandria Myers	APP079283	2/26/2021	950017370	TRASH-REFUND		1.80		
	VEN009106 Alexandria Myers	APP079283	2/26/2021	950017370	TRASH-REFUND		22.36		
	VEN004091 Donald Walker	APP079286	2/26/2021	950017370	TRASH-REFUND		2.37		
	VEN004091 Donald Walker	APP079286	2/26/2021	950017370	TRASH-REFUND		29.39		
	VEN009109 nicholas Schuerman	APP079287	2/26/2021	950017370	TRASH-REFUND		1.97		
	VEN009109 nicholas Schuerman	APP079287	2/26/2021	950017370	TRASH-REFUND		24.43		
	VEN009110 Alti Source Residential LP	APP079288	2/26/2021	950017370	TRASH-REFUND		1.97		
	VEN009110 Alti Source Residential LP	APP079289	2/26/2021	950017370	TRASH-REFUND		24.43		
	VEN009111 Aaron Schacht	APP079291	2/26/2021	950017370	TRASH-REFUND		1.80		
	VEN009111 Aaron Schacht	APP079291	2/26/2021	950017370	TRASH-REFUND		22.36		
	VEN009112 Ray Carter	APP079292	2/26/2021	950017370	TRASH-REFUND		2.37		
	VEN009112 Ray Carter	APP079292	2/26/2021	950017370	TRASH-REFUND		29.39		
	VEN009114 Stephen Hugley	APP079293	2/26/2021	950017370	TRASH-REFUND		2.27		
	VEN009114 Stephen Hugley	APP079293	2/26/2021	950017370	TRASH-REFUND		28.15		
	VEN009117 Jeffery Smallwood	APP079296	2/26/2021	950017370	TRASH-REFUND		1.80		
	VEN009117 Jeffery Smallwood	APP079296	2/26/2021	950017370	TRASH-REFUND		22.36		
	VEN009118 Bruce Henderson	APP079297	2/26/2021	950017370	TRASH-REFUND		1.80		
	VEN009118 Bruce Henderson	APP079297	2/26/2021	950017370	TRASH-REFUND		22.36		

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Fund No.	Fund Name								
950	Trash								
	Trash								
	VEN009113 Joseph Czeka	APP079332	3/1/2021	950017370	TRASH-REFUND		2.27		
	VEN009113 Joseph Czeka	APP079332	3/1/2021	950017370	TRASH-REFUND		28.15		
	VEN001837 Ray's Trash Service	APP079408	3/2/2021	950017851	TRASH-RES QRTLY FEE CO	Feb Collection	47,619.00		
	Subtotal for Trash						47,979.92		
	Subtotal for Fund 950 Trash						47,979.92		
	Posted Invoices Total						47,979.92		
	Un-Posted Invoices						5,066,690.88		

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	Fund Name							
202	Local Road and Street (LRS)							
	Public Works							
	VEN009123 Land Holding LLC	API0004891	3/2/2021	202013474	LRS-Construction Costs	LRS-Construction Cost	343,360.00	Approval Pending
	VEN008122 Pure Sep and First Farmers Bank	API0004891	3/2/2021	202013474	LRS-Construction Costs	LRS-Construction Cost	374,415.00	Approval Pending
	Subtotal for Public Works						717,795.00	
	Subtotal by Fund 202 Local Road and Street (LRS)						717,795.00	
	Un-Posted Invoices Total						717,795.00	
	Credit Memos						717,795.00	

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
101	General						
	Parks						
	VEN001008 Indy Pro Audio Production	ACP002117	2/25/2021	101005347	Parks-Promotion	Parks-Promotion	4,000.00
	Subtotal for						4,000.00
	Subtotal by Fund 101 General						4,000.00

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Credit Memos

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Fund No.	Fund Name						
640	Sports Campus Operating						
	Grand Park						
VEN000897	Home City Ice Co	ACP002115	2/22/2021	640015224	Sports Campus-Operating	Sports Campus-Operating	72.50
	Subtotal for						72.50
	Subtotal by Fund 640 Sports Campus Operating						72.50
	Credit Memo Total						4,072.50

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Fund No. Fund Name									
101 General									
Administration									
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0076845	3/4/2021	101001343	Adm-Building	ALARM MONITORING FO	435.00		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0076846	3/4/2021	101001343	Adm-Building	ALARM MONITORING FO	285.00		
Subtotal for Administration							720.00		
Police									
291645811	FIREHOUSE TECHNOLOGY LLC	GJPCARD0076655	3/4/2021	101002472	Police-Equipment	STROBE SPOT LIGHTS F	65.99		
364342896	LEGACY.COM	GJPCARD0076664	3/4/2021	101002347	Police-Promotions	FUNERAL FLOWERS	115.54		
820544687	AMAZON.COM, INC.	GJPCARD0076672	3/4/2021	101002343	Police-Building Maintenance	DRUM PUMP FOR GARA	41.95		
VEN001337	Menards	GJPCARD0076684	3/4/2021	101002343	Police-Building Maintenance	SPLIT - POLICE (49.92)	9.96		
384061754	ARLO TECHNOLOGIES, INC.	GJPCARD0076705	3/4/2021	101002350	Police-Subscriptions/Dues	MONTHLY STATEMENT	61.95		
751588900	LAW ENFORCEMENT SYSTEM	GJPCARD0076706	3/4/2021	101002223	Police-Office Supplies	CASE MANAGEMENT FIL	108.00		
VEN006898	Supply Warehouse Inc	GJPCARD0076707	3/4/2021	101002224	Police-Operating Supplies	COFFEE, PLATES, CUPS.	483.56		
351890782	GPR INC.	GJPCARD0076709	3/4/2021	101002347	Police-Promotions	PROMOTION LUNCH	59.05		
VEN008382	Talent Auto Body	GJPCARD0076718	3/4/2021	101002360	Police-Vehicle Repair	VEHICLE REPAIRS-GEBH	763.64		
202936165	AMAZON.COM, INC.	GJPCARD0076724	3/4/2021	101002224	Police-Operating Supplies	RETURNED CHAIR FLOO	-32.56		
202936165	AMAZON.COM, INC.	GJPCARD0076725	3/4/2021	101002224	Police-Operating Supplies	RETURNED CHAIR FLOO	-32.56		
202936165	AMAZON.COM, INC.	GJPCARD0076726	3/4/2021	101002224	Police-Operating Supplies	RETURNED CHAIR FLOO	-32.56		
202936165	AMAZON.COM, INC.	GJPCARD0076727	3/4/2021	101002224	Police-Operating Supplies	RETURNED CHAIR FLOO	-32.56		
202936165	AMAZON.COM, INC.	GJPCARD0076728	3/4/2021	101002224	Police-Operating Supplies	RETURNED CHAIR FLOO	-32.56		
820544687	AMAZON.COM, INC.	GJPCARD0076729	3/4/2021	101002224	Police-Operating Supplies	CHAIR FLOOR MATS, MA	215.69		
202936165	AMAZON.COM, INC.	GJPCARD0076730	3/4/2021	101002224	Police-Operating Supplies	TRASH BAGS	25.89		
202936165	AMAZON.COM, INC.	GJPCARD0076770	3/4/2021	101002224	Police-Operating Supplies	FLOOR CHAIR MAT	222.78		
770510487	PAYPAL	GJPCARD0076774	3/4/2021	101002229	Police-Uniforms	OPERATOR BLET-SIARA	206.04		
474060287	TK ARMOR SYSTEMS LLC	GJPCARD0076775	3/4/2021	101002229	Police-Uniforms	HSGI LEG RIG-SIARA ES	158.40		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0076780	3/4/2021	101002360	Police-Vehicle Repair	REARVIEW MIRROR PRO	5.69		
VEN001337	Menards	GJPCARD0076789	3/4/2021	101002343	Police-Building Maintenance	RETURN - PD RESTROO	-7.29		
VEN000708	FIRST WATCH	GJPCARD0076800	3/4/2021	101002347	Police-Promotions	CAPTAINS MEETING-RU	72.79		
VEN001337	Menards	GJPCARD0076804	3/4/2021	101002343	Police-Building Maintenance	PD RESTROOM DRAIN C	7.29		
VEN001337	Menards	GJPCARD0076805	3/4/2021	101002343	Police-Building Maintenance	PD RESTROOM DRAIN C	9.39		
VEN001983	Tractor Supply Company	GJPCARD0076806	3/4/2021	101002355	Police-K-9 Maint	DOG FOOD	42.99		
VEN001337	Menards	GJPCARD0076809	3/4/2021	101002343	Police-Building Maintenance	SPLIT - POLICE - INVESTI	23.38		
VEN002022	UNITED STATES POSTAL SERV	GJPCARD0076817	3/4/2021	101002333	Police-Postage	SHIPPING-BADGE	12.05		
VEN000051	Advanced Turf Solutions	GJPCARD0076827	3/4/2021	101002343	Police-Building Maintenance	SPLIT - POLICE (25.51)	225.00		

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Fund No. Fund Name									
101 General									
Police									
820544687	AMAZON.COM, INC.	GJPCARD0076828	3/4/2021	101002224	Police-Operating Supplies	FLASH DRIVES FOR PRO	139.90		
830454289	FEDEX TECHCONNECT INC	GJPCARD0076831	3/4/2021	101002333	Police-Postage	SHIPPING PROPERTY-S	22.34		
VEN000686	FBI NATIONAL ACADEMY ASSO	GJPCARD0076833	3/4/2021	101002350	Police-Subscriptions/Dues	ANNUAL DUES	105.00		
521990078	UNDER ARMOUR INC	GJPCARD0076839	3/4/2021	101002229	Police-Uniforms	UNIFORM BOOTS	160.50		
VEN001337	Menards	GJPCARD0076840	3/4/2021	101002224	Police-Operating Supplies	ICE MELT	32.97		
VEN001337	Menards	GJPCARD0076849	3/4/2021	101002224	Police-Operating Supplies	COMPACT REFRIGERAT	158.00		
202936165	AMAZON.COM, INC.	GJPCARD0076866	3/4/2021	101002223	Police-Office Supplies	LABEL TAPE REPLACEM	16.99		
650612863	NASRO	GJPCARD0076879	3/4/2021	101002350	Police-Subscriptions/Dues	ASSOCIATION DUES-TRI	40.00		
VEN008382	Talent Auto Body	GJPCARD0076881	3/4/2021	101002360	Police-Vehicle Repair	VEHICLE REPAIR-BUMPE	1,038.84		
560748358	LOWES COMPANIES, INC.	GJPCARD0076887	3/4/2021	101002343	Police-Building Maintenance	SHELVING SUPPLIES	12.26		
582659941	CIOX HEALTH, LLC	GJPCARD0076889	3/4/2021	101002349	Police-Services	MEDICAL RECORDS FOR	210.40		
VEN001983	Tractor Supply Company	GJPCARD0076901	3/4/2021	101002343	Police-Building Maintenance	FRIDGE LOCK	19.98		
VEN001337	Menards	GJPCARD0076907	3/4/2021	101002343	Police-Building Maintenance	PADLOCK	22.45		
VEN000946	IN BMV VEHICLE SER	GJPCARD0076909	3/4/2021	101002333	Police-Postage	VEHICLE REGISTRATION	15.00		
VEN008965	First Class Cleaning Services Inc	GJPCARD0076918	3/4/2021	101002343	Police-Building Maintenance	SPLIT - POLICE (28.13)	550.00		
VEN000365	Chapman Electric Supply	GJPCARD0076923	3/4/2021	101002343	Police-Building Maintenance	SPLIT - POLICE-PRESSU	43.00		
VEN008965	First Class Cleaning Services Inc	GJPCARD0076926	3/4/2021	101002343	Police-Building Maintenance	SPLIT - POLICE (26.95)	500.00		
851847110	MUSOLF HARDWARE, LLC	GJPCARD0076930	3/4/2021	101002343	Police-Building Maintenance	PRESSURE WASHER RE	25.16		
020809769	HULU, LLC	GJPCARD0076931	3/4/2021	101002349	Police-Services	MONTHLY STATEMENT	80.98		
Subtotal for Police							5,960.70		
Economic and Community Development									
843871927	LOS AGAVE	GJPCARD0076715	3/4/2021	101003347	ECD-Promotions	EMPLOYEE APPRECIATI	66.00		
351571748	INDIANA ASSOCIATION OF BU	GJPCARD0076744	3/4/2021	101003350	ECD-Subscriptions/Dues	IABO_ANNUAL DUES#18	50.00		
351571748	INDIANA ASSOCIATION OF BU	GJPCARD0076749	3/4/2021	101003350	ECD-Subscriptions/Dues	IABO_ANNUAL DUES#18	50.00		
770510487	PAYPAL	GJPCARD0076751	3/4/2021	101003338	ECD-Legal	HCR.PUBLIC LEGAL NOT	52.27		
770510487	PAYPAL	GJPCARD0076752	3/4/2021	101003338	ECD-Legal	HCR.PUBLIC LEGAL NOT	30.80		
770510487	PAYPAL	GJPCARD0076753	3/4/2021	101003334	ECD-Travel/Training/Seminar	TESTMATERIALS_220211	205.87		
VEN001030	International Code Council	GJPCARD0076754	3/4/2021	101003350	ECD-Subscriptions/Dues	ICC.RENEWAL_1790RSC	95.00		
351571748	INDIANA ASSOCIATION OF BU	GJPCARD0076755	3/4/2021	101003350	ECD-Subscriptions/Dues	IABO_ANNUAL DUES#18	50.00		
351571748	INDIANA ASSOCIATION OF BU	GJPCARD0076756	3/4/2021	101003350	ECD-Subscriptions/Dues	IABO_ANNUAL DUES#18	50.00		
351571748	INDIANA ASSOCIATION OF BU	GJPCARD0076757	3/4/2021	101003350	ECD-Subscriptions/Dues	IABO_ANNUAL DUES#18	50.00		
202936165	AMAZON.COM, INC.	GJPCARD0076767	3/4/2021	101003334	ECD-Travel/Training/Seminar	REFUND / RETURN OF T	-26.70		

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Fund No. Fund Name									
101 General									
Economic and Community Development									
202936165	AMAZON.COM, INC.	GJPCARD0076769	3/4/2021	101003334	ECD-Travel/Training/Seminar	REFUND / RETURN OF T	-26.70		
VEN000929	IBJ Media	GJPCARD0076798	3/4/2021	101003350	ECD-Subscriptions/Dues	IBJ.RENEWAL.JS.161306	110.50		
770510487	PAYPAL	GJPCARD0076803	3/4/2021	101003338	ECD-Legal	HCR.PUBLIC LEGAL NOT	28.00		
VEN001820	SQUARE, INC.	GJPCARD0076807	3/4/2021	101003337	ECD-Printing	CAVE PRINTING#22081_3	336.50		
770510487	PAYPAL	GJPCARD0076880	3/4/2021	101003338	ECD-Legal	HCR#RL4116.17.74.BZA.J	17.74		
VEN000847	Hamilton County Recorder	GJPCARD0076905	3/4/2021	101003349	ECD-Services	HCRECORDER.#0011286	-200.00		
VEN003635	Tractor Supply	GJPCARD0076936	3/4/2021	101003349	ECD-Services	TRACTOR SUPPLY	104.99		
Subtotal for Economic and Community Development							1,044.27		
Parks									
331066990	WELCOMEMAT SERVICES INC	GJPCARD0076710	3/4/2021	101005347	Parks-Promotion	WELCOMEMAT MONTHL	115.29		
460707085	BLOOMERANG LLC	GJPCARD0076761	3/4/2021	101005350	Parks-Subscption/Dues	BLOOMERANG - MONTH	30.00		
VEN002097	Westfield Chamber Of Commerce	GJPCARD0076868	3/4/2021	101005347	Parks-Promotion	CHAMBER OF COMMERC	50.00		
VEN000480	CSI Signs	GJPCARD0076891	3/4/2021	101005347	Parks-Promotion	H-STAKE SIGNS FOR HA	44.51		
462967004	FINNER LLC	GJPCARD0076893	3/4/2021	101005347	Parks-Promotion	WORKING LUNCH FOR 2	57.00		
VEN000894	HOBBY LOBBY STORES INC	GJPCARD0076932	3/4/2021	101005347	Parks-Promotion	VALENTINE DECORATIO	19.21		
Subtotal for Parks							316.01		
Informatics									
411901640	DIGITAL RIVER, INC.	GJPCARD0076649	3/4/2021	101007389	IT-Software Licensing	SALES TAX REFUND FO	-6.93		
VEN000718	FORMSPRING LLC	GJPCARD0076666	3/4/2021	101007349	IT-Services	IT-Services	99.00		
411901640	DIGITAL RIVER, INC.	GJPCARD0076667	3/4/2021	101007389	IT-Software Licensing	POLICE GMAIL INBOX CO	105.93		
202936165	AMAZON.COM, INC.	GJPCARD0076711	3/4/2021	101007451	IT-Computer/Equip	CSC MAIN LEVEL MEDIA	281.80		
202936165	AMAZON.COM, INC.	GJPCARD0076712	3/4/2021	101007335	IT-Telephone	ALGO TEAMS PAGING U	345.00		
860850417	GODADDY.COM LLC	GJPCARD0076713	3/4/2021	101007389	IT-Software Licensing	WESTFIELDWORKS.OR	49.15		
820544687	AMAZON.COM, INC.	GJPCARD0076732	3/4/2021	101007337	IT-Printing	TONER FOR WFH LASER	84.89		
202936165	AMAZON.COM, INC.	GJPCARD0076745	3/4/2021	101007451	IT-Computer/Equip	DVR SERVER HARD DRI	359.96		
202936165	AMAZON.COM, INC.	GJPCARD0076759	3/4/2021	101007451	IT-Computer/Equip	TEST POWER SUPPLY F	13.90		
061578063	HIGHER ONE INC.	GJPCARD0076765	3/4/2021	101007334	IT-Travel/Training/Seminars	CPM PHASE I TUITION -	1,495.00		
208820926	NEXTIVA, INC.	GJPCARD0076766	3/4/2021	101007389	IT-Software Licensing	ANNUAL KIOSK 911 VOIP	1,243.39		
202936165	AMAZON.COM, INC.	GJPCARD0076830	3/4/2021	101007451	IT-Computer/Equip	FIRE STATION 82 TEAMS	499.90		
202936165	AMAZON.COM, INC.	GJPCARD0076832	3/4/2021	101007451	IT-Computer/Equip	FIRE STATION 82 BATTE	753.32		
202936165	AMAZON.COM, INC.	GJPCARD0076834	3/4/2021	101007451	IT-Computer/Equip	TEAMS HEADSETS FOR	2,088.00		

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Fund No. Fund Name									
101 General									
Informatics									
202936165	AMAZON.COM, INC.	GJPCARD0076851	3/4/2021	101007451	IT-Computer/Equip	MAIN LEVEL MEDIA ROO	169.54		
202936165	AMAZON.COM, INC.	GJPCARD0076869	3/4/2021	101007451	IT-Computer/Equip	TEAMS HEADSETS FOR	189.90		
820544687	AMAZON.COM, INC.	GJPCARD0076883	3/4/2021	101007451	IT-Computer/Equip	WIRELESS KEYBOARD/M	69.99		
202936165	AMAZON.COM, INC.	GJPCARD0076884	3/4/2021	101007451	IT-Computer/Equip	TEAMS HEADSETS FOR	442.95		
202936165	AMAZON.COM, INC.	GJPCARD0076895	3/4/2021	101007451	IT-Computer/Equip	DVR SERVER HARD DRI	650.00		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0076896	3/4/2021	101007349	IT-Services	IT-Services	3,645.00		
770430924	PAYPAL	GJPCARD0076904	3/4/2021	101007389	IT-Software Licensing	PUBLIC DNS	10.06		
560748358	LOWES COMPANIES, INC.	GJPCARD0076935	3/4/2021	101007223	IT-Office Supplies	SOLDERING IRON TOOL	19.97		
Subtotal for Informatics							12,609.72		
Clerk Treasurer									
824456426	TOAST INC	GJPCARD0076648	3/4/2021	101008347	CT-Promotions	BD LUNCH KG BT MF	48.50		
824456426	TOAST INC	GJPCARD0076708	3/4/2021	101008347	CT-Promotions	STAFF MEETING AND BD	52.25		
471532279	KPV INDIANAPOLIS LLC	GJPCARD0076736	3/4/2021	101008347	CT-Promotions	DONUTS FOR CT STAFF	11.49		
471532279	KPV INDIANAPOLIS LLC	GJPCARD0076742	3/4/2021	101008347	CT-Promotions	DONUTS FOR CT STAFF	5.99		
VEN001337	Menards	GJPCARD0076870	3/4/2021	101008223	CT-Office Supplies	CLOCK FOR CT LOBBY	34.28		
Subtotal for Clerk Treasurer							152.51		
Public Works									
VEN008108	Kimball Midwest	GJPCARD0076657	3/4/2021	101013224	PW-Operating Supplies	INV. #8662107 REPLACE	96.40		
202936165	AMAZON.COM, INC.:	GJPCARD0076675	3/4/2021	101013224	PW-Operating Supplies	CHAIN SAW - CHAIN BRE	91.99		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0076692	3/4/2021	101013224	PW-Operating Supplies	INV. #696267 TRAILER WI	92.30		
VEN008108	Kimball Midwest	GJPCARD0076697	3/4/2021	101013224	PW-Operating Supplies	INV. #8656105 FUSES SH	145.25		
VEN003736	Wesco Distribution	GJPCARD0076699	3/4/2021	101013229	PW-Uniforms	WINTER JACKET FOR JE	73.80		
VEN001983	Tractor Supply Company	GJPCARD0076700	3/4/2021	101013229	PW-Uniforms	PANTS FOR JAVIER BO	172.47		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0076702	3/4/2021	101013224	PW-Operating Supplies	SHOP TOOLS UNIVERSA	59.26		
VEN001337	Menards	GJPCARD0076722	3/4/2021	101013343	PW-Bldg Maint	CITY HALL FURNACE RE	21.57		
VEN001337	Menards	GJPCARD0076723	3/4/2021	101013343	PW-Bldg Maint	CITY HALL FURNACE RE	3.84		
853386911	TOAST INC	GJPCARD0076737	3/4/2021	101013347	PW-Promotions	PIZZA FOR SNOW CREW	140.66		
042896127	STAPLES INC	GJPCARD0076740	3/4/2021	101013223	PW-Office Supplies	COFFEE CREAMER REPL	-15.99		
042896127	STAPLES INC	GJPCARD0076741	3/4/2021	101013223	PW-Office Supplies	COFFEE CREAMER - DA	15.99		
042896127	STAPLES INC	GJPCARD0076784	3/4/2021	101013223	PW-Office Supplies	COFFEE CREAMER - SPL	2.80		
042896127	STAPLES INC	GJPCARD0076794	3/4/2021	101013223	PW-Office Supplies	COFFEE CREAMER SUG	15.99		
042896127	STAPLES INC	GJPCARD0076795	3/4/2021	101013223	PW-Office Supplies	OFFICE SUPPLIES	48.31		

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Fund No. Fund Name									
101 General									
Public Works									
351696078	AUTOMOTIVE ACTION II INC	GJPCARD0076797	3/4/2021	101013360	PW-Vehicle Repair	CISCO'S TRUCK 1821-NE	185.35		
853388911	TOAST INC	GJPCARD0076815	3/4/2021	101013347	PW-Promotions	PIZZA FOR STAFF TRAIN	180.00		
VEN001337	Menards	GJPCARD0076819	3/4/2021	101013224	PW-Operating Supplies	MAILBOXES PLIER SET (	153.97		
980195209	RICHELIEU AMERICA LTD	GJPCARD0076847	3/4/2021	101013343	PW-Bldg Maint	CITY SERVICES-PUBLIC	17.80		
VEN001983	Tractor Supply Company	GJPCARD0076852	3/4/2021	101013229	PW-Uniforms	WORK PANTS-AUSTIN S	179.96		
VEN008108	Kimball Midwest	GJPCARD0076857	3/4/2021	101013224	PW-Operating Supplies	INV. #8604152 CABLE TIE	32.50		
VEN001983	Tractor Supply Company	GJPCARD0076874	3/4/2021	101013229	PW-Uniforms	BIBS ONE PAIR PANTS F	130.98		
VEN001983	Tractor Supply Company	GJPCARD0076888	3/4/2021	101013229	PW-Uniforms	WORK PANTS-TIM BRAD	174.95		
VEN002073	WALGREEN CO	GJPCARD0076902	3/4/2021	101013223	PW-Office Supplies	STAFF BIRTHDAY CARD	20.45		
VEN008108	Kimball Midwest	GJPCARD0076913	3/4/2021	101013224	PW-Operating Supplies	INV. #356848 PAINT PRI	157.32		
VEN001337	Menards	GJPCARD0076916	3/4/2021	101013343	PW-Bldg Maint	TRUCK SUPPLY-PW	31.98		
VEN008965	First Class Cleaning Services Inc	GJPCARD0076919	3/4/2021	101013349	PW-Contractual Services	SPLIT - CITY HALL (17.9)	350.00		
VEN008965	First Class Cleaning Services Inc	GJPCARD0076921	3/4/2021	101013343	PW-Bldg Maint	SPLIT - PUBLIC WORKS (	910.00		
VEN000365	Chapman Electric Supply	GJPCARD0076924	3/4/2021	101013343	PW-Bldg Maint	SPLIT - PUBLIC WORKS -	23.27		
VEN008965	First Class Cleaning Services Inc	GJPCARD0076928	3/4/2021	101013349	PW-Contractual Services	SPLIT - CITY HALL (18.87)	350.00		
VEN008965	First Class Cleaning Services Inc	GJPCARD0076929	3/4/2021	101013343	PW-Bldg Maint	SPLIT - PUBLIC WORKS (	860.00		
VEN007922	Kroger Limited Partnership	GJPCARD0076933	3/4/2021	101013226	PW-Vehicle Gas	SNOW EVENT-GAS FOR	32.01		
VEN008108	Kimball Midwest	GJPCARD0076937	3/4/2021	101013224	PW-Operating Supplies	KIMBALL	34.00		
Subtotal for Public Works							4,789.18		
Communications									
582554149	THE ROCKET SCIENCE GROUP	GJPCARD0076652	3/4/2021	101020347	Comm-Promotions	MAILCHIMP ACCOUNT F	52.99		
273142461	DISAREA LLC	GJPCARD0076771	3/4/2021	101020350	Comm-Dues membership	GRAPHIC DESIGN PROJ	64.00		
VEN007922	Kroger Limited Partnership	GJPCARD0076783	3/4/2021	101020334	Comm- Training	COFFEE FOR TRAINING	12.25		
Subtotal for Communications							129.24		
Customer Service									
042896127	STAPLES INC	GJPCARD0076688	3/4/2021	101021223	Customer serv- office supp	CLEAR PROTECTIVE SH	92.12		
383740317	CURRENT PUBLISHING LLC	GJPCARD0076777	3/4/2021	101021347	Cust Serv-Promo	AD FOR GSR POSITION	180.00		
Subtotal for Customer Service							272.12		
Human Resources									
VEN000944	IN ASSN CITIES & TOWNS	GJPCARD0076674	3/4/2021	101022334	HR- Training	2021 IMPACT SPRING ME	50.00		
VEN002022	UNITED STATES POSTAL SERV	GJPCARD0076820	3/4/2021	101022333	HR-Postage	1 ROLL STAMPS	55.00		

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Fund No. Fund Name									
101	General								
Human Resources									
VEN001805	Society For Human Resource Mgmt	GJPCARD0076878	3/4/2021	101022350	HR-Dues membership	2021 ANNUAL SHRM ME	219.00		
Subtotal for Human Resources							324.00		
Subtotal for Fund 101 General							26,317.75		
Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Public Works									
VEN008108	Kimball Midwest	GJPCARD0076656	3/4/2021	201013345	MVH-Equip Repair	INV. #8661696 SHELF FO	41.36		
202936165	AMAZON.COM, INC.	GJPCARD0076660	3/4/2021	201013345	MVH-Equip Repair	10-TON HYDRAULIC PUL	66.90		
202936165	AMAZON.COM, INC.	GJPCARD0076661	3/4/2021	201013472	MVH-Equip	SPLIT - SAFETY GEAR (6	293.44		
202936165	AMAZON.COM, INC.	GJPCARD0076662	3/4/2021	201013360	MVH-Vehicle Repair	SPLIT - BATTERY ALTER	154.85		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0076665	3/4/2021	201013360	MVH-Vehicle Repair	INV. #4333-448161 AUXILI	681.35		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0076673	3/4/2021	201013345	MVH-Equip Repair	INV. #10 - #1591 #1892, O	607.50		
202936165	AMAZON.COM, INC.	GJPCARD0076676	3/4/2021	201013345	MVH-Equip Repair	JACK REPAIR KIT	141.99		
202936165	AMAZON.COM, INC.	GJPCARD0076686	3/4/2021	201013360	MVH-Vehicle Repair	CONCEALED INTERNAL	1,096.10		
351696078	AUTOMOTIVE ACTION II INC	GJPCARD0076695	3/4/2021	201013360	MVH-Vehicle Repair	INV. #136931 SPARE TIR	127.14		
VEN008108	Kimball Midwest	GJPCARD0076696	3/4/2021	201013345	MVH-Equip Repair	INV. #8654405 O-RING- S	13.20		
VEN008108	Kimball Midwest	GJPCARD0076719	3/4/2021	201013345	MVH-Equip Repair	INV. #8647817 SNOW PL	42.00		
VEN001337	Menards	GJPCARD0076720	3/4/2021	201013231	MVH-Subgrade Materials	POTHOLE PATCH	83.88		
VEN002001	Truck Service	GJPCARD0076738	3/4/2021	201013345	MVH-Equip Repair	LEAF SPRING REPAIR F	1,940.13		
VEN008108	Kimball Midwest	GJPCARD0076760	3/4/2021	201013345	MVH-Equip Repair	INV. #8637557 DUMP TRU	249.00		
390838986	POMPS TIRE SERVICE INC	GJPCARD0076768	3/4/2021	201013345	MVH-Equip Repair	WORK ORDER #7904443	1,129.39		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0076773	3/4/2021	201013360	MVH-Vehicle Repair	WINDSHIELD WIPERS F	39.96		
953750807	FALLLINE CORPORATION	GJPCARD0076781	3/4/2021	201013345	MVH-Equip Repair	INV. #I208978; REPLACE	240.01		
202936165	AMAZON.COM, INC.	GJPCARD0076785	3/4/2021	201013360	MVH-Vehicle Repair	MIRROR FOR TRUCK #15	34.98		
341566847	WINTER EQUIPMENT CO	GJPCARD0076793	3/4/2021	201013345	MVH-Equip Repair	ORDER #SO46121 SNOW	301.88		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0076801	3/4/2021	201013360	MVH-Vehicle Repair	INV. #4333-446283 P/S CA	15.58		
VEN008108	Kimball Midwest	GJPCARD0076818	3/4/2021	201013360	MVH-Vehicle Repair	INV. #8618749 O-RING	8.40		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0076821	3/4/2021	201013226	MVH-Vehicle Gas/ Supplies	INV. #895313 DIESEL ANT	83.88		
VEN000657	Esler's Auto Repair	GJPCARD0076835	3/4/2021	201013360	MVH-Vehicle Repair	INV. #112928; OIL CHANG	483.09		
VEN008108	Kimball Midwest	GJPCARD0076841	3/4/2021	201013345	MVH-Equip Repair	INV. #8615067; PLOW BO	196.00		

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Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Public Works									
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0076843	3/4/2021	201013360	MVH-Vehicle Repair	INV. #8, MECHANICAL W	467.50		
770034661	INTUIT PAYMENT SOLUTIONS,	GJPCARD0076844	3/4/2021	201013345	MVH-Equip Repair	INV. #9, PATCHED HOLE I	312.50		
VEN000946	IN BMV VEHICLE SER	GJPCARD0076848	3/4/2021	201013360	MVH-Vehicle Repair	DUPLICATE TITLE FOR 2	15.00		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0076859	3/4/2021	201013226	MVH-Vehicle Gas/ Supplies	INV. #695043 FUEL TREA	41.94		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0076860	3/4/2021	201013360	MVH-Vehicle Repair	INV. #4333-445562 CLEA	52.93		
VEN008108	Kimball Midwest	GJPCARD0076862	3/4/2021	201013345	MVH-Equip Repair	INV. #8607699; PLOW BO	21.00		
311725961	SAFELITE GROUP INC	GJPCARD0076865	3/4/2021	201013360	MVH-Vehicle Repair	WINDSHIELD REPLACEM	358.17		
VEN008967	J and F Distributing Co Inc	GJPCARD0076873	3/4/2021	201013345	MVH-Equip Repair	INV. #1198966 HYDRAULI	463.47		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0076875	3/4/2021	201013345	MVH-Equip Repair	INV. #4333-445384 CONN	18.99		
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0076877	3/4/2021	201013360	MVH-Vehicle Repair	INV. #694964 CONNECTO	10.99		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0076892	3/4/2021	201013231	MVH-Subgrade Materials	INV. #4333-445288 MARK	108.84		
VEN001337	Menards	GJPCARD0076910	3/4/2021	201013360	MVH-Vehicle Repair	FUEL RINGS FOR TRUCK	28.40		
VEN008108	Kimball Midwest	GJPCARD0076911	3/4/2021	201013345	MVH-Equip Repair	INV. #8561469 PLOW BO	24.50		
440618012	O'REILLY AUTOMOTIVE STOR	GJPCARD0076912	3/4/2021	201013345	MVH-Equip Repair	INV. #4333-445070 SNOW	22.78		
VEN008967	J and F Distributing Co Inc	GJPCARD0076938	3/4/2021	201013345	MVH-Equip Repair	J AND F DISTRIBUTORS	70.68		
Subtotal for Public Works							10,089.70		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							10,089.70		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
Public Works									
VEN001829	Stello Products Inc	GJPCARD0076663	3/4/2021	202013228	LRS-Signs and Posts	INV. #32104 32159; VARI	1,135.45		
VEN001337	Menards	GJPCARD0076698	3/4/2021	202013228	LRS-Signs and Posts	MAILBOX REPAIR PARTS	322.87		
560748358	LOWES COMPANIES, INC.	GJPCARD0076703	3/4/2021	202013228	LRS-Signs and Posts	MAILBOX REPLACEMENT	155.92		
VEN001829	Stello Products Inc	GJPCARD0076758	3/4/2021	202013228	LRS-Signs and Posts	INV. #32060 SPRING LAK	516.96		
VEN001337	Menards	GJPCARD0076787	3/4/2021	202013228	LRS-Signs and Posts	MAILBOX RETURN	-123.98		
VEN001337	Menards	GJPCARD0076788	3/4/2021	202013228	LRS-Signs and Posts	SHOVEL FOR MAILBOX R	104.96		
VEN001337	Menards	GJPCARD0076842	3/4/2021	202013228	LRS-Signs and Posts	REPLACEMENT MAILBOX	160.38		
560748358	LOWES COMPANIES, INC.	GJPCARD0076861	3/4/2021	202013228	LRS-Signs and Posts	MAILBOXES PARTS FOR	174.89		
Subtotal for Public Works							2,447.45		
Subtotal for Fund 202 Local Road and Street (LRS)							2,447.45		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
770510487	PAYPAL	GJPCARD0076650	3/4/2021	203012243	Fire-Special Rescue/Dive	TECH RESCUE-SHRINK	8.35		
410991786	WAYTEK INC	GJPCARD0076654	3/4/2021	203012380	Fire-Vehicle Maint	MAINT. SHOP SUPPLIES	126.39		
VEN008305	Advantage Experts in Clean	GJPCARD0076658	3/4/2021	203012224	Fire-Operating Supplies	24 QUARTS OF BIOESQU	227.16		
462967004	FINNER LLC	GJPCARD0076659	3/4/2021	203012347	Fire-Promotions	ADMIN STAFF - WORKIN	44.53		
202936165	AMAZON.COM, INC.	GJPCARD0076669	3/4/2021	203012224	Fire-Operating Supplies	KITCHEN SUPPLIES - ST	147.64		
202936165	AMAZON.COM, INC.	GJPCARD0076670	3/4/2021	203012224	Fire-Operating Supplies	KITCHEN SUPPLIES - ST	139.98		
202936165	AMAZON.COM, INC.	GJPCARD0076682	3/4/2021	203012224	Fire-Operating Supplies	KITCHEN SUPPLIES - ST	158.22		
VEN001337	Menards	GJPCARD0076683	3/4/2021	203012343	Fire-Building Maintenance	SPLIT - FIRE - SHOVEL (5	9.99		
202936165	AMAZON.COM, INC.	GJPCARD0076689	3/4/2021	203012243	Fire-Special Rescue/Dive	TECH RESCUE - TUBULA	21.90		
811436574	HITTLE FLORAL DESIGN LLC	GJPCARD0076690	3/4/2021	203012347	Fire-Promotions	FLOWERS FOR FUNERA	76.50		
VEN006898	Supply Warehouse Inc	GJPCARD0076691	3/4/2021	203012224	Fire-Operating Supplies	STATION SUPPLIES	5.29		
VEN006898	Supply Warehouse Inc	GJPCARD0076701	3/4/2021	203012224	Fire-Operating Supplies	STATION SUPPLIES	980.88		
351909428	TEXON II INC	GJPCARD0076721	3/4/2021	203012224	Fire-Operating Supplies	COVID PPE FOR APPARA	78.25		
042896127	STAPLES INC	GJPCARD0076733	3/4/2021	203012223	Fire-Office Supplies	OFFICE SUPPLIES	117.23		
202936165	AMAZON.COM, INC.	GJPCARD0076734	3/4/2021	203012224	Fire-Operating Supplies	NEW COFFEE MACHINE	924.08		
202597227	GOOGLE PAYMENT CORP.	GJPCARD0076746	3/4/2021	203012349	Fire-Services	CABLE	64.99		
770510487	PAYPAL	GJPCARD0076747	3/4/2021	203012229	Fire-Uniforms	SCBA IDENTIFICATION	664.45		
VEN001983	Tractor Supply Company	GJPCARD0076748	3/4/2021	203012224	Fire-Operating Supplies	LP FILL UP FOR BARN AT	74.58		
352054785	POWER COMPONENTS CORPORA	GJPCARD0076772	3/4/2021	203012472	Fire-Equip	SUPPLY	101.83		
VEN001337	Menards	GJPCARD0076776	3/4/2021	203012224	Fire-Operating Supplies	STATION 83 RECLINERS	1,019.97		
VEN001337	Menards	GJPCARD0076778	3/4/2021	203012472	Fire-Equip	L-81 EQUIP CRIBBING	303.41		
710938319	AMAZON.COM, INC.	GJPCARD0076790	3/4/2021	203012350	Fire-Subscriptions/Dues	PRIME MEMBERSHIP FO	119.00		
VEN001983	Tractor Supply Company	GJPCARD0076791	3/4/2021	203012472	Fire-Equip	STATION 83 PLOW TRU	1.49		
135613797	AMERICAN HEART ASSOC	GJPCARD0076792	3/4/2021	203012334	Fire-Travel/Training/Seminars	BLS, ACLS, PALS RECER	255.00		
042896127	STAPLES INC	GJPCARD0076799	3/4/2021	203012223	Fire-Office Supplies	OFFICE SUPPLIES	68.35		
VEN001337	Menards	GJPCARD0076808	3/4/2021	203012343	Fire-Building Maintenance	SPLIT - FIRE-COFFEE MA	25.44		
351114097	MOFAB INC	GJPCARD0076811	3/4/2021	203012472	Fire-Equip	A-381 MED VAULT ATTA	30.75		
571186954	STROBES N' MORE, INC.	GJPCARD0076812	3/4/2021	203012472	Fire-Equip	PARTS	175.93		
611356087	TOTAL TRUCK PARTS, INC	GJPCARD0076813	3/4/2021	203012360	Fire-Vehicle Maint	LADDER 381	142.50		
VEN001983	Tractor Supply Company	GJPCARD0076816	3/4/2021	203012472	Fire-Equip	SUPPLY	7.69		
202936165	AMAZON.COM, INC.	GJPCARD0076822	3/4/2021	203012343	Fire-Building Maintenance	VACUUM FOR STATION	119.99		
VEN001135	Jones and Bartlett Learning LLC	GJPCARD0076825	3/4/2021	203012334	Fire-Travel/Training/Seminars	EMS BOOKS FOR TRAINI	50.50		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN000051	Advanced Turf Solutions	GJPCARD0076826	3/4/2021	203012343	Fire-Building Maintenance	SPLIT - FIRE (74.49)	657.00		
VEN001337	Menards	GJPCARD0076836	3/4/2021	203012360	Fire-Vehicle Maint	LADDER 81	9.11		
273596010	ZORO TOOLS INC	GJPCARD0076838	3/4/2021	203012472	Fire-Equip	SOCKET ADAPTOR	31.05		
202472294	PWW MEDIA INC	GJPCARD0076850	3/4/2021	203012334	Fire-Travel/Training/Seminars	WEBINAR FOR HIPAA CO	149.00		
820544687	AMAZON.COM, INC.	GJPCARD0076853	3/4/2021	203012224	Fire-Operating Supplies	STATION 82 - SWITCH F	5.22		
VEN006898	Supply Warehouse Inc	GJPCARD0076854	3/4/2021	203012224	Fire-Operating Supplies	STATION SUPPLIES	35.52		
352054785	POWER COMPONENTS CORPORA	GJPCARD0076855	3/4/2021	203012360	Fire-Vehicle Maint	LADDER 81	72.00		
352054785	POWER COMPONENTS CORPORA	GJPCARD0076856	3/4/2021	203012360	Fire-Vehicle Maint	LADDER 81	12.60		
VEN000488	Custom Truck and Auto	GJPCARD0076858	3/4/2021	203012360	Fire-Vehicle Maint	ENGINE 389	601.08		
VEN001337	Menards	GJPCARD0076863	3/4/2021	203012343	Fire-Building Maintenance	STATION 83 SINK REPAI	6.99		
VEN001337	Menards	GJPCARD0076864	3/4/2021	203012343	Fire-Building Maintenance	STATION 83 SINK REPAI	2.99		
VEN000384	CHICK-FIL-A CORP	GJPCARD0076871	3/4/2021	203012347	Fire-Promotions	LATERAL HIRING PROCE	146.19		
462967004	FINNER LLC	GJPCARD0076872	3/4/2021	203012347	Fire-Promotions	LATERAL HIRING PROCE	190.05		
202597227	GOOGLE PAYMENT CORP.	GJPCARD0076882	3/4/2021	203012349	Fire-Services	CABLE	64.99		
VEN006898	Supply Warehouse Inc	GJPCARD0076885	3/4/2021	203012224	Fire-Operating Supplies	STATION SUPPLIES	379.28		
352054785	POWER COMPONENTS CORPORA	GJPCARD0076886	3/4/2021	203012360	Fire-Vehicle Maint	LADDER 81	81.96		
820544687	AMAZON.COM, INC.	GJPCARD0076897	3/4/2021	203012224	Fire-Operating Supplies	KITCHEN SUPPLIES - 81	59.99		
312883659	AARON MCINTYRE	GJPCARD0076898	3/4/2021	203012343	Fire-Building Maintenance	MATTRESSES FOR STAT	659.90		
VEN000388	CHIPOTLE MEXICAN GRILL	GJPCARD0076903	3/4/2021	203012347	Fire-Promotions	LUNCHES FOR LATERAL	191.87		
352054785	POWER COMPONENTS CORPORA	GJPCARD0076906	3/4/2021	203012360	Fire-Vehicle Maint	LADDER 81	222.60		
351346299	STANS AUTO ELECTRIC #000	GJPCARD0076908	3/4/2021	203012360	Fire-Vehicle Maint	E-80 - ALTERNATOR	529.00		
VEN008965	First Class Cleaning Services Inc	GJPCARD0076917	3/4/2021	203012343	Fire-Building Maintenance	SPLIT - FIRE (2.56)	50.00		
VEN000365	Chapman Electric Supply	GJPCARD0076922	3/4/2021	203012343	Fire-Building Maintenance	SPLIT - FIRE - PRESSUR	43.00		
VEN008965	First Class Cleaning Services Inc	GJPCARD0076925	3/4/2021	203012343	Fire-Building Maintenance	SPLIT - FIRE (2.7)	50.00		
VEN005651	ISFSI	GJPCARD0076934	3/4/2021	203012350	Fire-Subscriptions/Dues	RENEWAL - FIRE SERVIC	125.00		
Subtotal for Fire							10,668.65		
Subtotal for Fund 203 Fire Operating							10,668.65		

Fund No. Fund Name

206 Parks Programming/Events

Parks

340720629	JO-ANN STORES INC	GJPCARD0076668	3/4/2021	206005347	Parks Program-Promotions	SHAMROCK POP FOAM	9.23		
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Fund No. Fund Name									
206	Parks Programming/Events								
	Parks								
274811963	ORIENTAL TRADING COMPANY	GJPCARD0076678	3/4/2021	206005347	Parks Program-Promotions	SHAMROCK POP CAULD	46.68		
340720629	JO-ANN STORES INC	GJPCARD0076679	3/4/2021	206005347	Parks Program-Promotions	SHAMROCK POP FOAM	27.20		
340720629	JO-ANN STORES INC	GJPCARD0076680	3/4/2021	206005347	Parks Program-Promotions	SHAMROCK POP FOAM	27.15		
340720629	JO-ANN STORES INC	GJPCARD0076681	3/4/2021	206005347	Parks Program-Promotions	SHAMROCK POP FOAM	18.09		
202936165	AMAZON.COM, INC.	GJPCARD0076731	3/4/2021	206005347	Parks Program-Promotions	INFLATABLE CAULDRON	14.85		
	Subtotal for Parks						143.20		
Subtotal for Fund 206 Parks Programming/Events							143.20		
Fund No. Fund Name									
239	Law Enforcement								
	Police								
601461723	KERI GARCIA DE MANZO	GJPCARD0076677	3/4/2021	239002334	Law Enforce-Travel/Train	CRIMINAL INVESTIGATIO	1,600.00		
VEN000384	CHICK-FIL-A CORP	GJPCARD0076739	3/4/2021	239002334	Law Enforce-Travel/Train	SGT. TRAINING/MEETIN	62.03		
462967004	FINNER LLC	GJPCARD0076743	3/4/2021	239002334	Law Enforce-Travel/Train	SGT. TRAINING/MEETIN	106.12		
462967004	FINNER LLC	GJPCARD0076762	3/4/2021	239002334	Law Enforce-Travel/Train	SGT. TRAINING/MEETIN	109.02		
042723701	PANERA, LLC	GJPCARD0076764	3/4/2021	239002334	Law Enforce-Travel/Train	SGT. TRAINING/MEETIN	30.50		
261186682	SIRCHIE ACQUISITION COMPA	GJPCARD0076782	3/4/2021	239002334	Law Enforce-Travel/Train	EVIDENCE COLLECTION	650.00		
821051874	COMMAND PRESENCE TRAINING	GJPCARD0076786	3/4/2021	239002334	Law Enforce-Travel/Train	LEADING WITHOUT RAN	160.00		
821051874	COMMAND PRESENCE TRAINING	GJPCARD0076796	3/4/2021	239002334	Law Enforce-Travel/Train	LEADING WITHOUT RAN	160.00		
474078912	AEGEAN, LLC	GJPCARD0076824	3/4/2021	239002334	Law Enforce-Travel/Train	AMBUSH AND LETHAL E	350.00		
821051874	COMMAND PRESENCE TRAINING	GJPCARD0076867	3/4/2021	239002334	Law Enforce-Travel/Train	LEADING WITHOUT RAN	320.00		
VEN000946	IN BMV VEHICLE SER	GJPCARD0076890	3/4/2021	239002334	Law Enforce-Travel/Train	PARTIAL WAIVER FEE - P	52.01		
770510487	PAYPAL	GJPCARD0076899	3/4/2021	239002334	Law Enforce-Travel/Train	C.R.I.M.E. 123 INTERVIE	359.00		
	Subtotal for Police						3,958.68		
Subtotal for Fund 239 Law Enforcement							3,958.68		
Fund No. Fund Name									
269	Training Facility Center								
	Public Safety (Police and Fire)								
VEN008965	First Class Cleaning Services Inc	GJPCARD0076920	3/4/2021	269014349	Training Fac-Services	SPLIT - HCTC (4.86)	95.00		

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Fund No. Fund Name									
269 Training Facility Center									
Public Safety (Police and Fire)									
VEN008965	First Class Cleaning Services Inc	GJPCARD0076927	3/4/2021	269014349	Training Fac-Services	SPLIT - HCTC (5.12)	95.00		
Subtotal for Public Safety (Police and Fire)							190.00		
Subtotal for Fund 269 Training Facility Center							190.00		
Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
561577639	CARROT TOP INDUSTRIES INC	GJPCARD0076671	3/4/2021	640015343	Sports Campus-Bldg Maint	FLAG	71.80		
351890782	GPR INC.	GJPCARD0076687	3/4/2021	640015347	Sports Campus-Promotions	STAFF TRANSITION LUN	69.95		
270005083	ALLIED 100, LLC	GJPCARD0076693	3/4/2021	640015343	Sports Campus-Bldg Maint	AED PADS	756.00		
VEN001360	MICROSOFT CORPORATION	GJPCARD0076704	3/4/2021	640015451	Sports Campus-Computer Eq	COMPUTER	1,283.99		
770510487	PAYPAL	GJPCARD0076716	3/4/2021	640015347	Sports Campus-Promotions	STAFF LUNCH	60.44		
813878272	GO4ELLIS, LLC	GJPCARD0076717	3/4/2021	640015349	Sports Campus-Services	AT	202.60		
362139222	NATIONAL SPORTING GOODS A	GJPCARD0076750	3/4/2021	640015350	Sports Campus-Dues/Subscri	MEMBERSHIP RENWAL	400.00		
VEN006184	National Assoc of Sports Commission	GJPCARD0076763	3/4/2021	640015350	Sports Campus-Dues/Subscri	MEMBERSHIP RENAL	810.90		
813878272	GO4ELLIS, LLC	GJPCARD0076779	3/4/2021	640015349	Sports Campus-Services	AT	450.00		
202936165	AMAZON.COM, INC.	GJPCARD0076802	3/4/2021	640015224	Sports Campus-Operating Su	OPS SUPPLIES	102.60		
421745645	ISSUU	GJPCARD0076823	3/4/2021	640015389	Sports Campus-App/Licensing	ISSUU - FAN GUIDE PLAT	240.00		
582554149	THE ROCKET SCIENCE GROUP,	GJPCARD0076829	3/4/2021	640015389	Sports Campus-App/Licensing	MAILCHIMP - EMAIL MAR	105.00		
VEN000365	Chapman Electric Supply	GJPCARD0076837	3/4/2021	640015343	Sports Campus-Bldg Maint	BOX COVER	29.24		
202936165	AMAZON.COM, INC.	GJPCARD0076876	3/4/2021	640015224	Sports Campus-Operating Su	REFUNDED	-102.60		
202936165	AMAZON.COM, INC.	GJPCARD0076915	3/4/2021	640015224	Sports Campus-Operating Su	MISC. OPERATING SUPP	13.98		
Subtotal for Grand Park							4,493.80		
Sport Campus Indoor Event Ctr									
VEN001337	Menards	GJPCARD0076653	3/4/2021	640023343	GP Indoor-Bldg Maint	ELECTRICAL PARTS	70.26		
262104214	WIX.COM LUXEMBOURG SARL	GJPCARD0076685	3/4/2021	640023347	GP Indoor-Promotion	GRAND GAMES WEBSIT	17.00		
VEN001337	Menards	GJPCARD0076694	3/4/2021	640023343	GP Indoor-Bldg Maint	ELECTRICAL PARTS, SU	44.14		
VEN000365	Chapman Electric Supply	GJPCARD0076735	3/4/2021	640023343	GP Indoor-Bldg Maint	LIGHT BULBS	146.84		
202936165	AMAZON.COM, INC.	GJPCARD0076814	3/4/2021	640023224	GP Indoor-Operating Supplies	SIGN PROTECTORS	38.80		

Purchase Card Register

City of Westfield

3/4/2021 2:50 PM

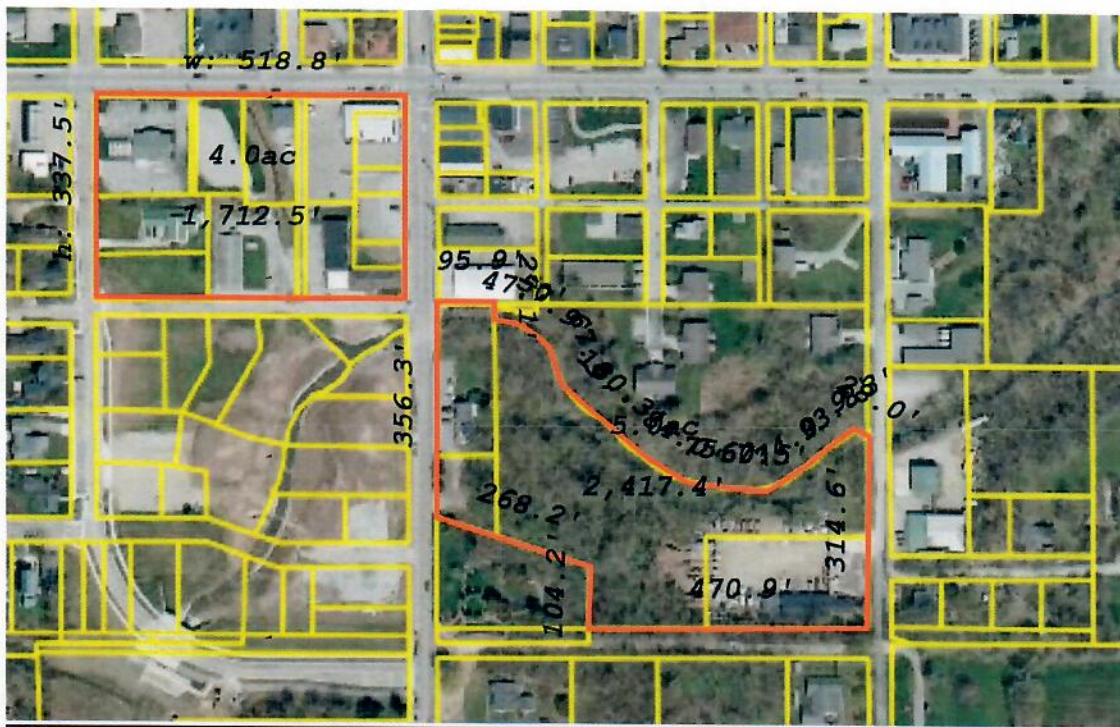
Page 12 of 12

WESTFIELD\KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Document No.	Posting Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
640	Sports Campus Operating								
Sport Campus Indoor Event Ctr									
464013297	MIDWEST PARTS TEAM LLC	GJPCARD0076900	3/4/2021	640023343	GP Indoor-Bldg Maint	EXHAUST FAN BELTS	30.38		
Subtotal for Sport Campus Indoor Event Ctr							347.42		
Subtotal for Fund 640 Sports Campus Operating							4,841.22		
Posted Invoices Total							58,656.65		

EXHIBIT A
Depiction of Property

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



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

Depiction of Property

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



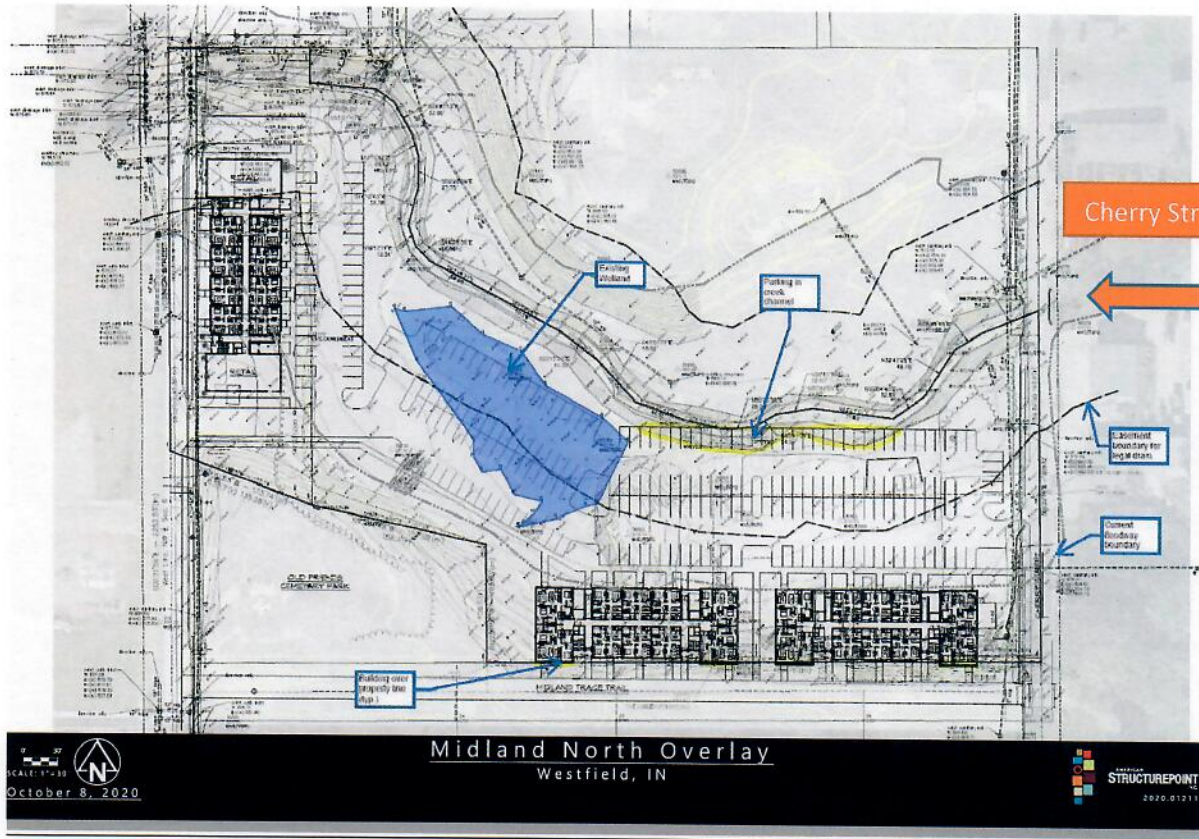
EXHIBIT B
Draft Site Plan of Project



- 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:

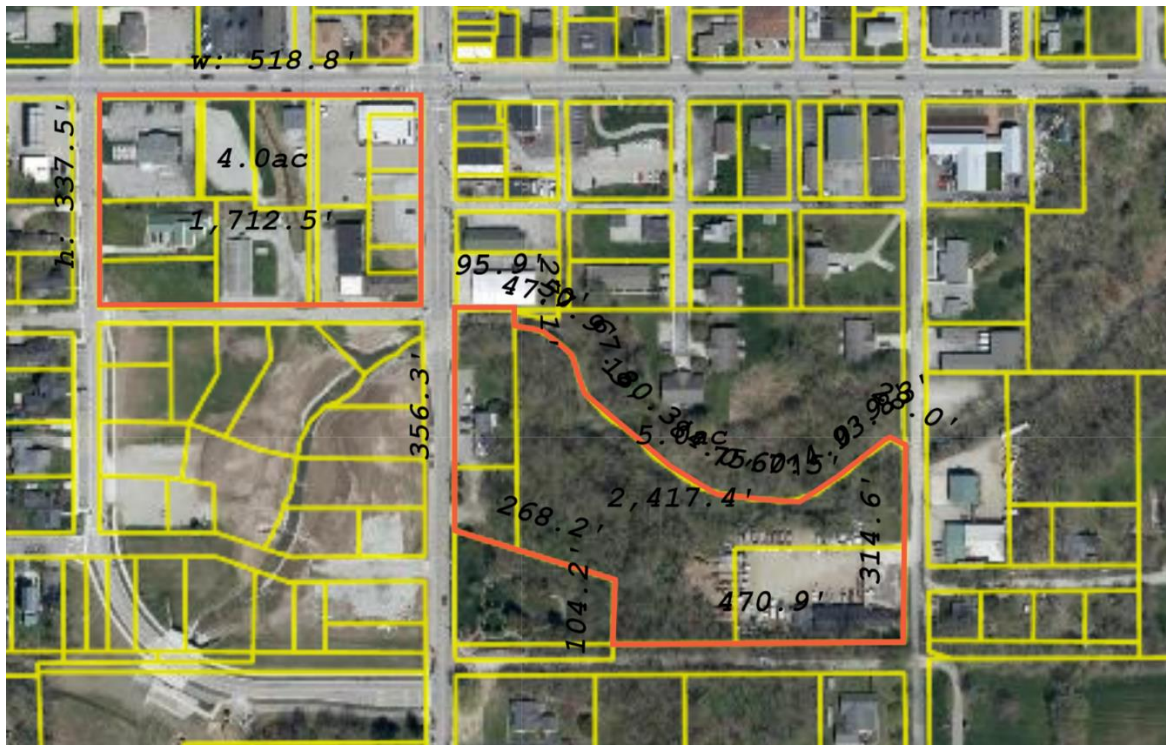
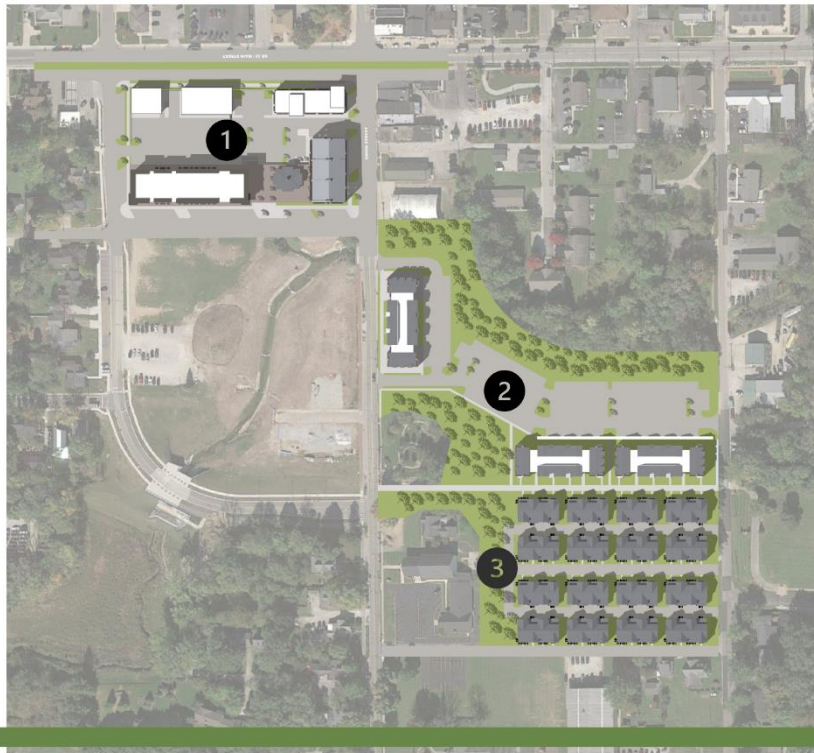


EXHIBIT B
Draft Site Plan of Project

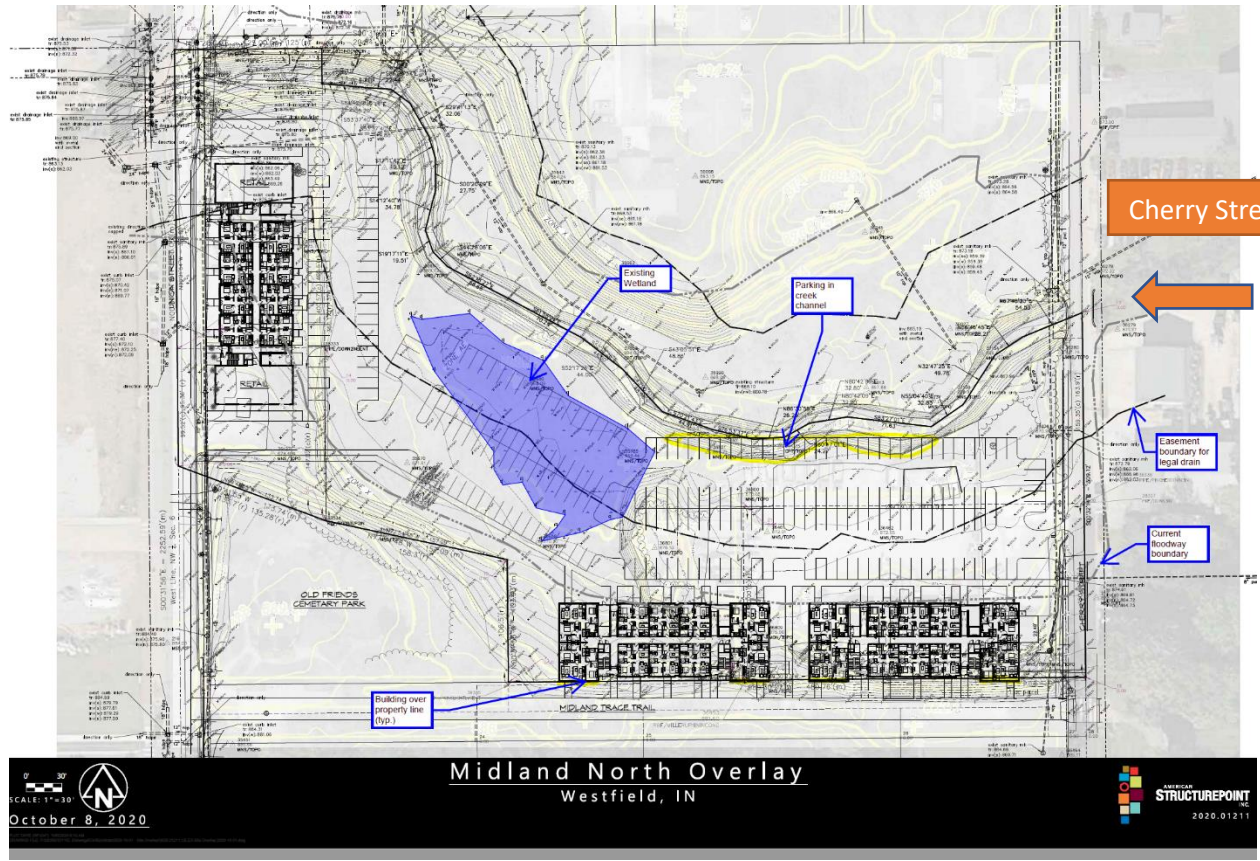


10

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

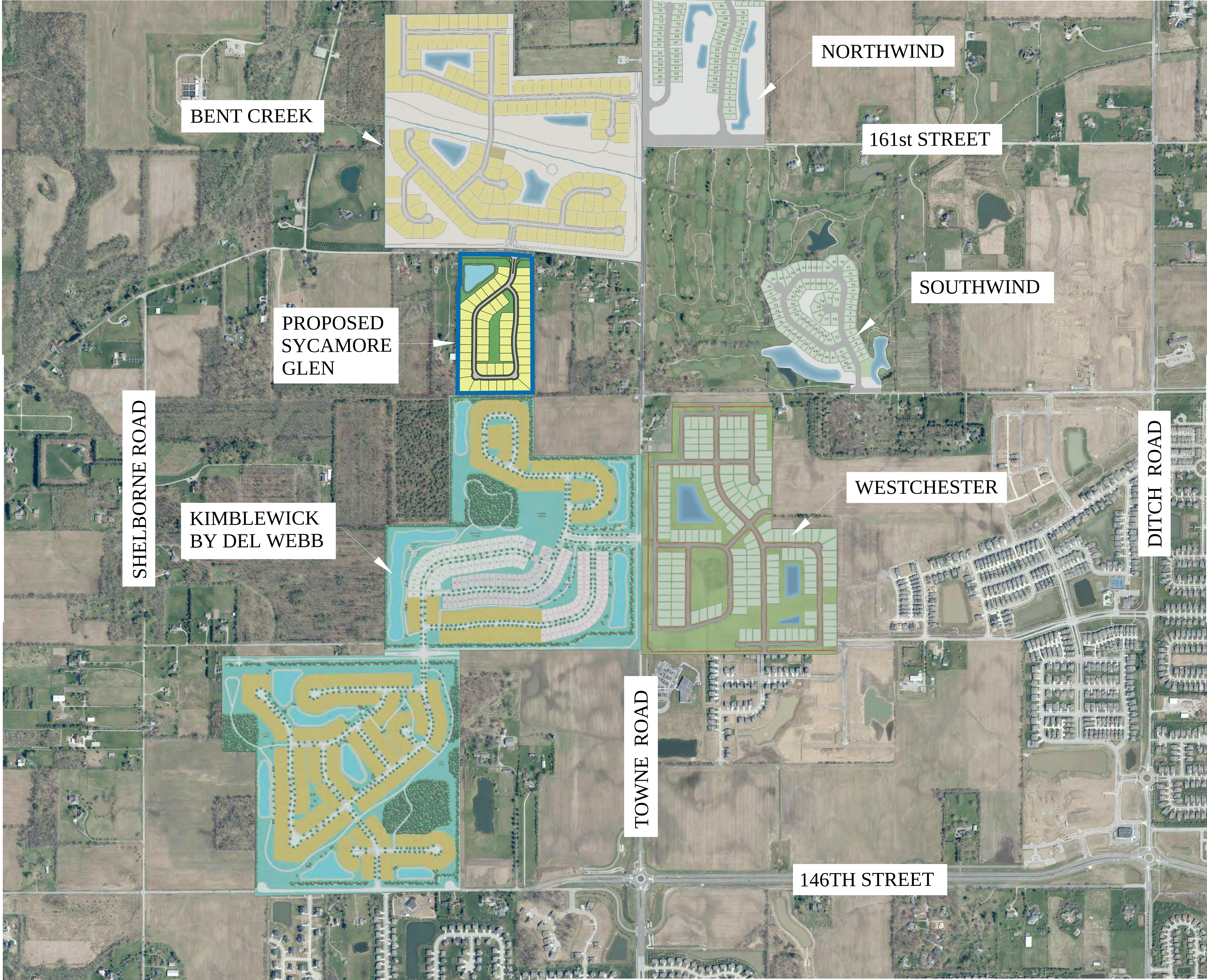
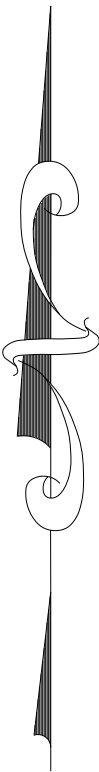
OLD
TOWN
— COA —

EXHIBIT C
Cherry Street Bridge Improvements



Sycamore Glen

of Westfield



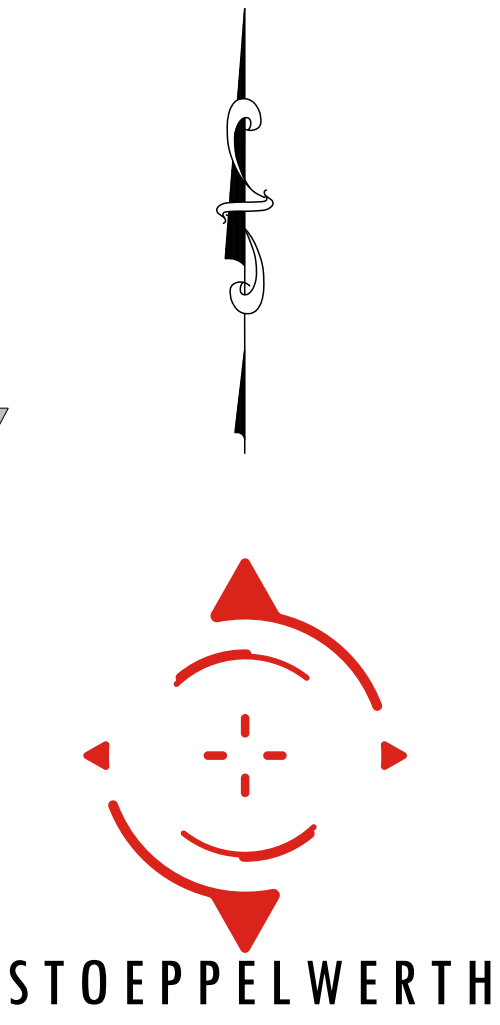
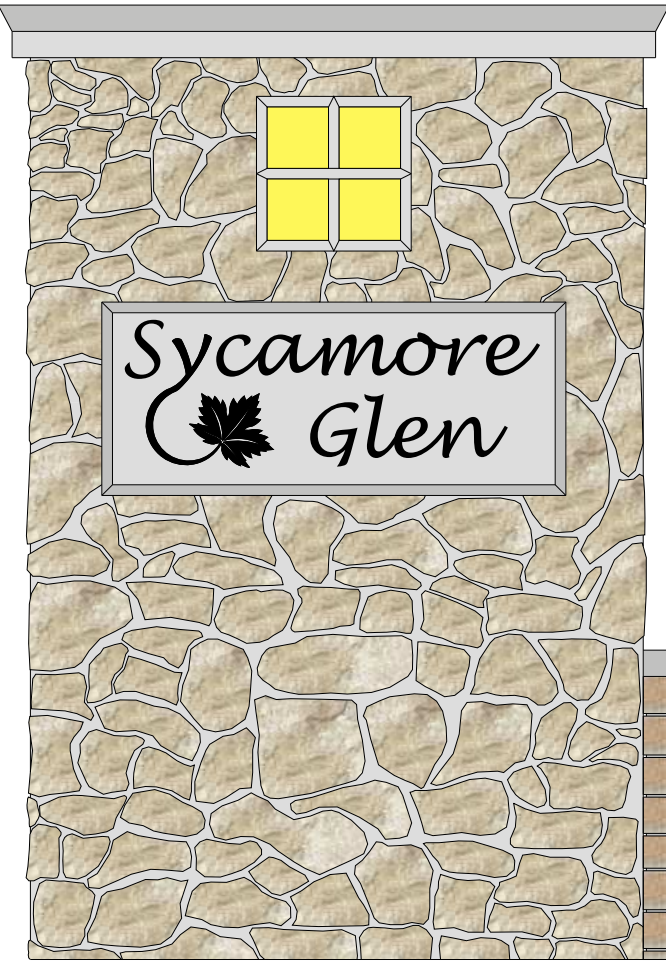
Prepared By:



STOEPPELWERTH

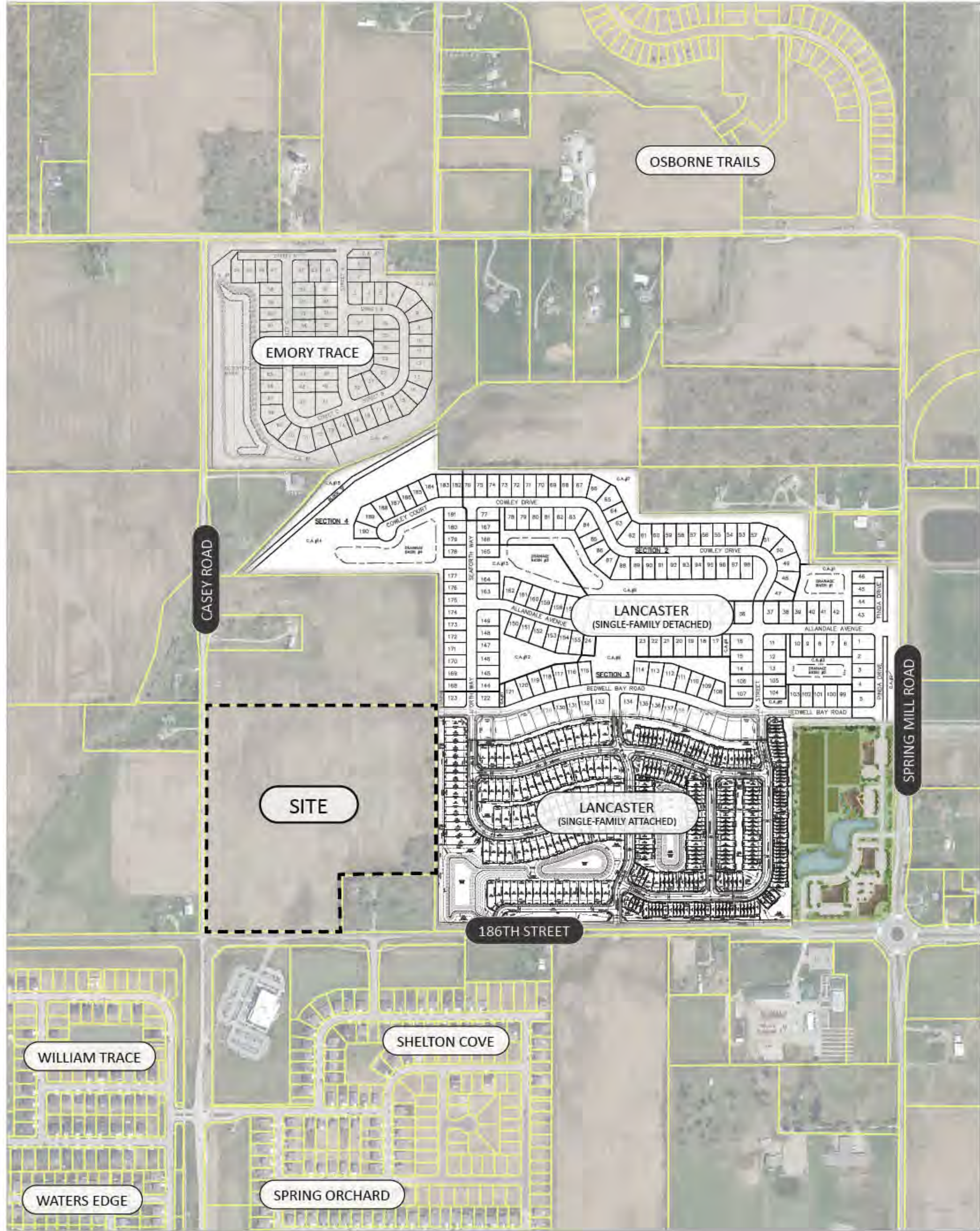
Sycamore Glen

of Westfield

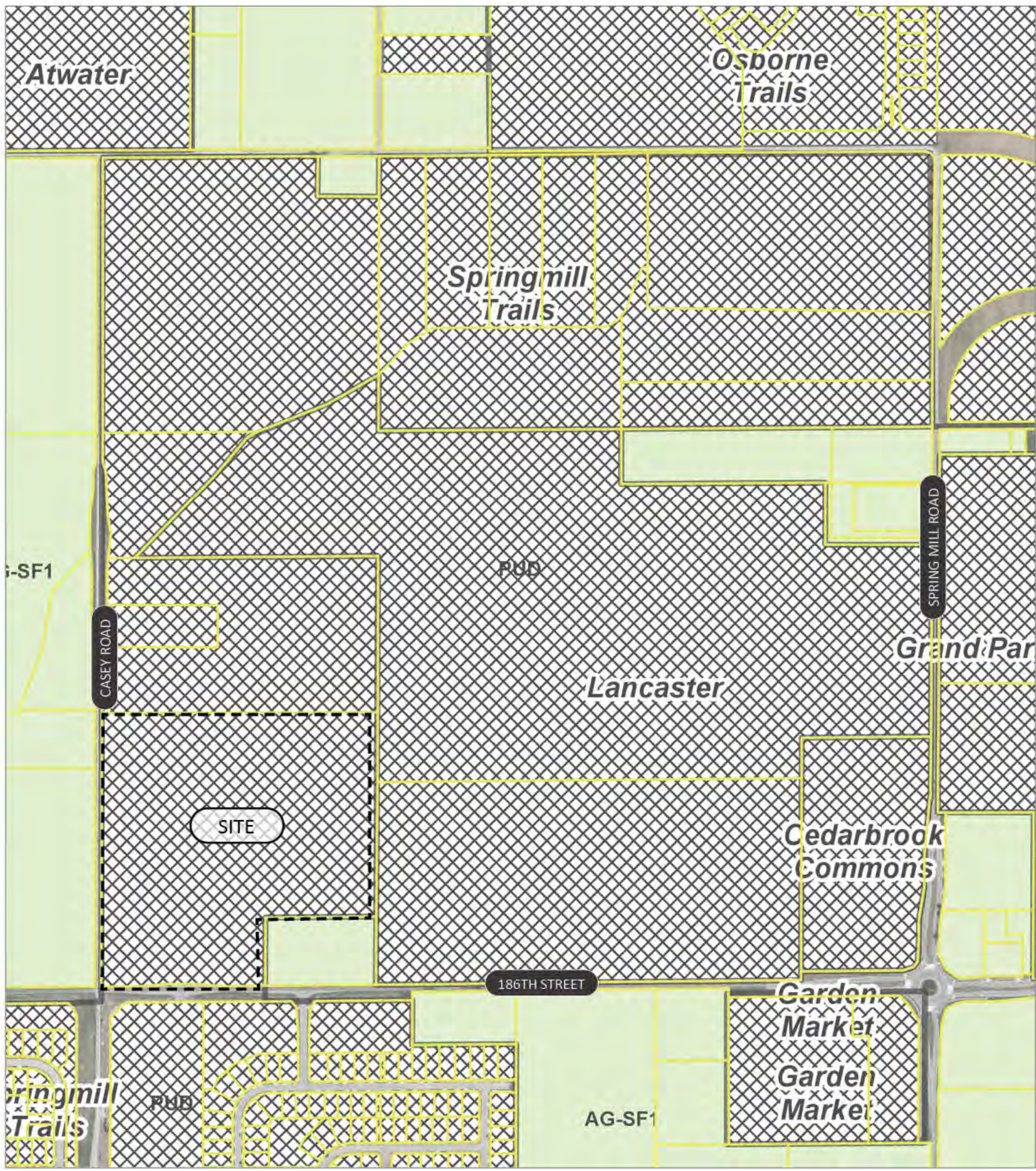




LOCATION MAP



ZONING MAP EXHIBIT





Casey Road

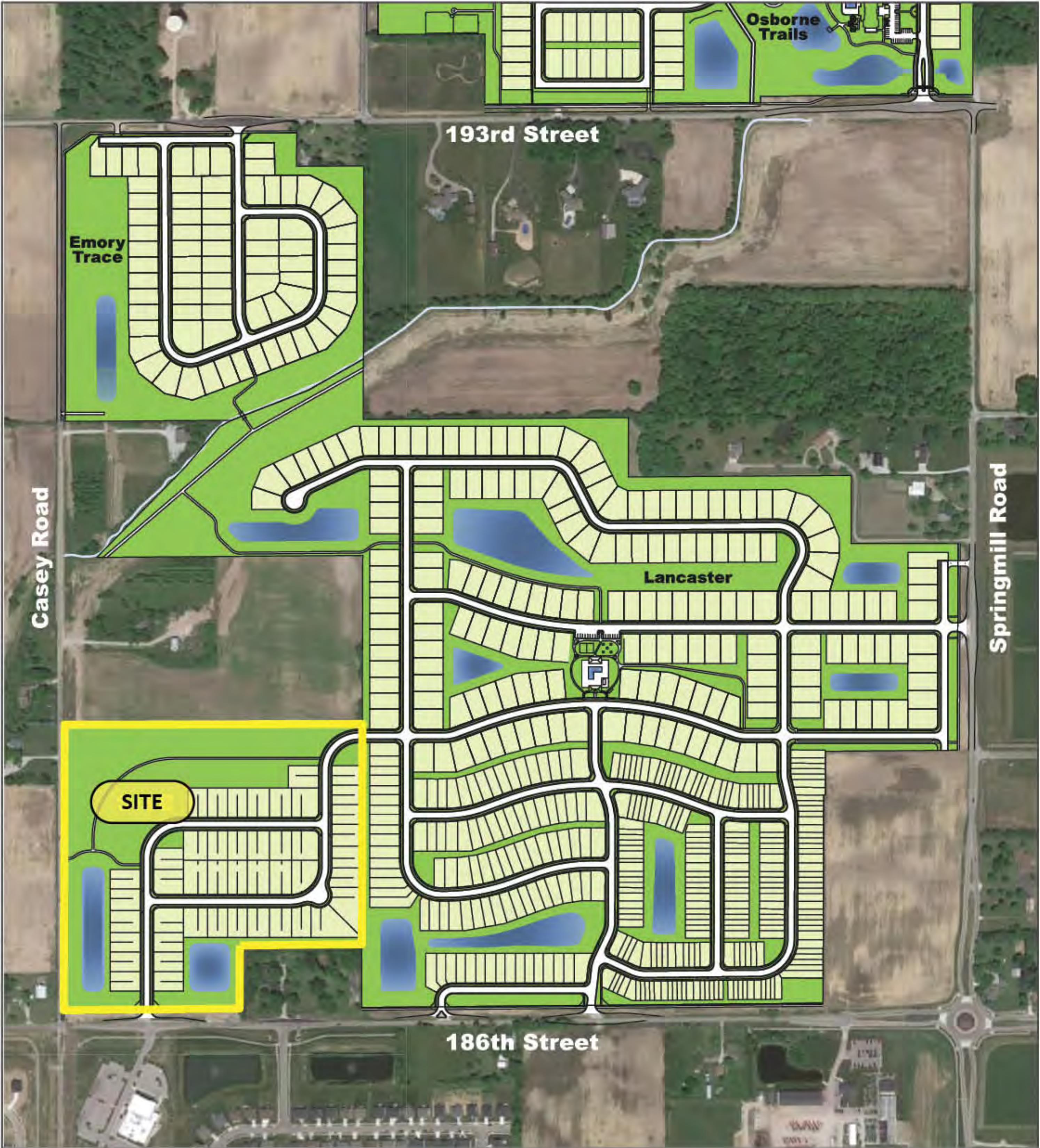
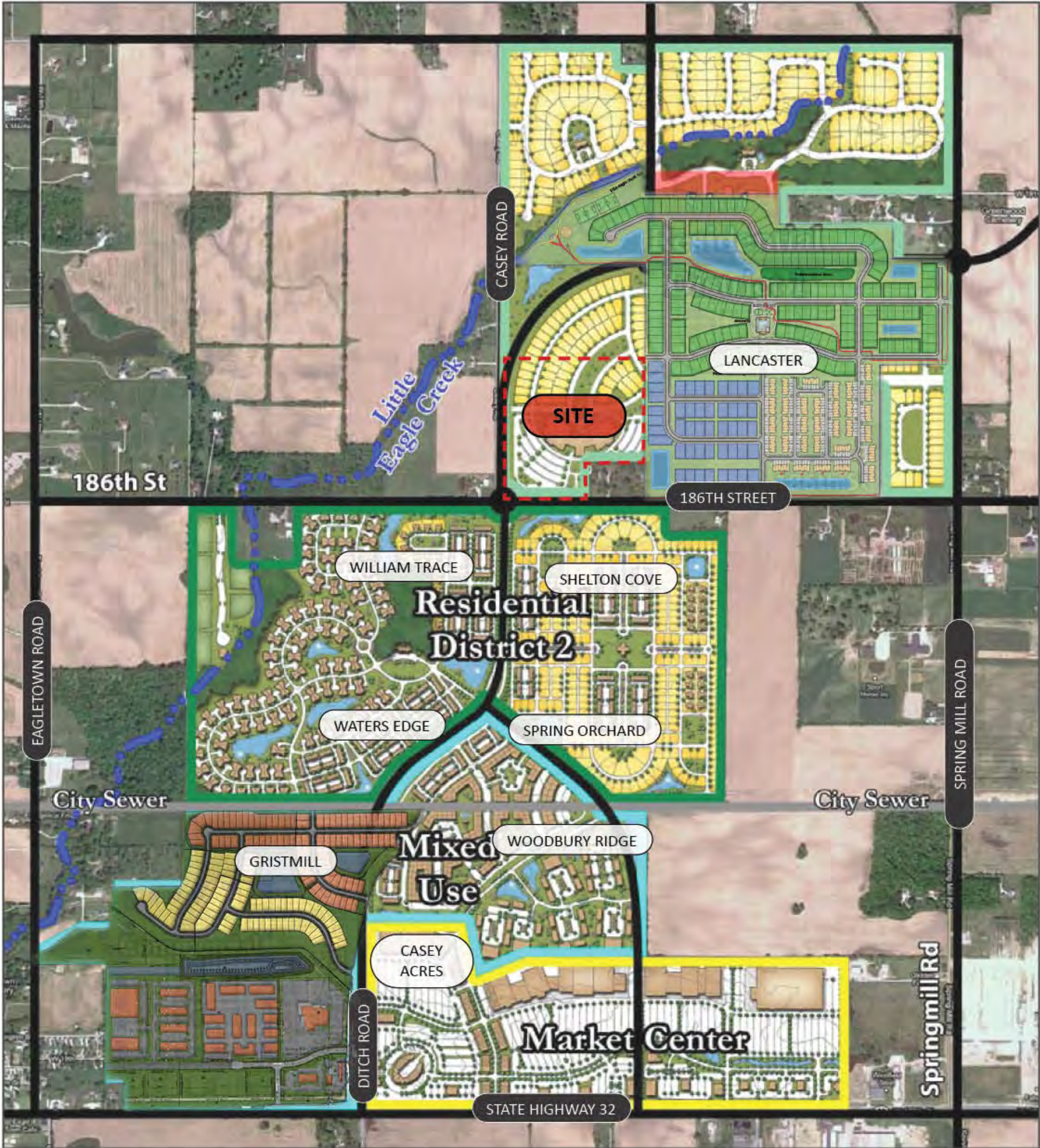
186th Street

● Perimeter Lot





PUD CONCEPT PLANS



SPRINGMILL TRAILS PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP

PUD DISTRICT: RESIDENTIAL DISTRICT #1 BUILD-OUT
CONTEXTUAL EXHIBIT

