

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_02_28_2022

Monday, February 28, 2022 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, February 28, 2022 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 Todd Holzworth with Northview Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes February 14, 2022](#)

Approval of Claims

Documents: [Docket for February 28, 2022](#)

Miscellaneous Business/Special Recognition:

Old Business:

Ordinance 21-34: Urban Apples PUD

Council Introduction: July 12, 2021

APC Public Hearing: August 2, 2021

APC Recommendation: December 20, 2021

Adoption Consideration: January 10, 2022 (Voted to table adoption to future

meeting)

Adoption Consideration: February 28, 2022

Documents: [Ordinance 21-34](#) | [Department Report](#)

Ordinance 21-59: Bel Canto PUD District

Council Introduction: December 13, 2021

APC Public Hearing: January 18, 2021

APC Recommendation: February 22, 2022

Adoption Consideration: February 28, 2022

Documents: [Ordinance 21-59](#) | [Staff Report](#) | [Location Map](#) | [Design Narrative](#) | [Amenity Narrative](#) | [Project Overview](#) | [Concept Plan](#) | [Elevations and Perspective](#) | [Open Space and Pedestrian Access](#) | [APC Certification](#) | [Bel Canto-Presentation Exhibits](#)

ARPA Update-Cindy Spoljaric

Public Comments: On YMCA Request for ARPA/City Funds

New Business:

Ordinance 22-02: Establishing the Westfield Advisory Council On Disability

Council Introduction: February 28, 2022

Public Hearing: February 28, 2022

Adoption Consideration: March 14, 2022

Documents: [Ordinance 22-02](#) | [Advisory Council on Disabilities Slide Show](#)

Food Truck Approval/Sundown Gardens

Spring Open House: May 21, 2022 (3 trucks)

Summer Open House: June 18, 2022 (2/Produce Food Trucks)

Fall Open House: September 17, 2022 (2 Food Trucks)

Guests:

Residents who wish to address the Council.

Clerk Treasurer Comments

City Council Comments

Mayor Comments

Adjourn

ORDINANCE NUMBER 21-34

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

“Urban Apples PUD”

This is a Planned Unit Development District Ordinance, to be known as the URBAN APPLES PLANNED UNIT DEVELOPMENT (the “**Ordinance**”), 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. 2108-PUD-22), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described as Lot 2 of Spring Mill Market, a subdivision of the City of Westfield, Hamilton County, Indiana, recorded as Instrument No. 2021028993 in the Office of the Recorder of Hamilton County, Indiana (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. 2108-PUD-22 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a favorable recommendation (Vote: 7 in favor, 2 opposed) 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 Council on December 21, 2021;

WHEREAS, the 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 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 “Urban Apples 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, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 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.
- 1.5 This Ordinance is adopted with the intent and purpose to repeal, supersede and/or void any and all variances and special exceptions previously granted to the Real Estate by the Board of Zoning Appeals (“**Granted Variances**”). Further, this Ordinance is adopted with the request and consent of the Real Estate owner. Any Granted Variance held to be valid after the adoption date of this Ordinance shall render this Ordinance void.

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

- 2.1 “**Food Truck Area**” shall mean an area within the Cidery Area permitting up to two (2) food truck vendors at any given time. Food truck vendors shall only be permitted to vend to patrons of the uses within the Real Estate.
- 2.2 “**Music Shelter**” shall mean an Accessory Building (i) consisting of a covered platform with a floor area of five hundred (500) square feet or less and floor height of three (3) feet or less, (ii) consisting of wood and/or masonry exterior building materials; and (iii) oriented to the northeast in the location within the Lawn Area identified on the Concept Plan.
- 2.3 “**Picnic Shelter**” shall mean a permanent, covered outdoor seating area, consisting of wood and/or masonry exterior building materials.
- 2.4 “**Seasonal Parking**” shall mean parking areas (i) used seasonally; (ii) consisting of compacted gravel drive aisles and grassed parking spaces; (iii) which are constructed in a manner that is substantially consistent with the configuration shown on the

Concept Plan. Seasonal Parking shall not include overnight use of parking areas as a Campground use, as defined in the UDO.

Section 3. Concept Plan. The concept plan, attached hereto as Exhibit A (the “**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 District is hereby divided into four (4) areas, as depicted on the Concept Plan and labeled as “**Vine**,” “**Seeds**,” “**Cidery**” and “**Lawn**” (individually or collectively, the “**Area**” or “**Areas**”).

3.2 Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The Real Estate shall be developed in substantial compliance with the Concept Plan. Accessory Buildings not shown on the Concept Plan shall be constructed in compliance with the terms of this Ordinance.

Section 4. Underlying Zoning District. The Underlying Zoning District of the Areas shall be the AG-SF1: Agriculture / Single-Family Rural District (the “**Underlying Zoning District**”).

Section 5. Permitted Uses. The following uses (“**Permitted Uses**”) shall be permitted in the District in addition to those permitted in the Underlying Zoning District:

- A. Agritourism Use (or Agritainment Use), except for animal interaction exhibits (i.e., petting zoo, pony rides), as contemplated in the City’s definition of Agritourism Use (or Agritainment Use). The addition of animal interaction exhibits (i.e., petting zoo, pony rides) and similar livestock elements within the District shall require the approval of an amendment to this Ordinance as part of a subsequent zoning request.
- B. Uses defined as Light Industrial in the UDO which are ancillary and/or accessory to Agritourism Use (or Agritainment Use) – only be permitted in the Vine Area.
- C. Uses defined as Low Intensity Retail which are related to the operation of a mail order business and greenhouse sales in accordance with Section 8.1(B) – only permitted in the Seeds Area.
- D. Food Truck Area – only be permitted in the Cidery Area.

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 Real Estate, except as otherwise modified in this paragraph.

6.1 Minimum Building Setback Line: Article 4.2(E) shall not apply. Instead the following minimum setback standards shall apply: (i) fifty (50) feet from the Spring Mill Road right-of-way; (ii) thirty (30) feet from all other District property lines.

6.2 Maximum Building Height: 45 feet.

6.3 Minimum Living Area (Ground Floor): Article 4.2(H) shall not apply.

6.4 Subdivisions: Article 4.2(I) shall not apply.

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

7.1 Architectural Standards:

A. Vine Area.

- i. The Principal Building within the Vine Area (the “**Vine Building**”) shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit B.
- ii. The improvements and enhancements shown in Exhibit B shall be completed within one (1) year of the adoption of this Ordinance.
- iii. Any additions or modifications to the Vine Building and any Accessory Buildings shall be architecturally consistent with the Vine Building.

B. Seeds Area.

- i. The Principal Building within the Seeds Area (the “**Seeds Building**”) shall be architecturally consistent with the Vine Building, unless otherwise specified in this Section.
- ii. A minimum thirty-six (36) inch masonry wainscot shall be required on all building elevations of the Seeds Building.
- iii. Any greenhouse structure(s) or greenhouse building additions to the Seeds Building shall be (i) a permanent structure; (ii) permitted to have glass, metal and/or polycarbonate or acrylic greenhouse panel exterior building materials; and (iii) shall not exceed 3,000 square feet.
- iv. Outdoor display of plant materials available for sale to the public shall be permitted in the Seeds Area (not to exceed 2,000 square feet in area).
- v. Any additions or modifications to the Seeds Building and any Accessory Buildings shall comply with the architectural standards included in this Section.

C. Cidery Area.

- i. The Principal Building within the Cidery Area (the “**Cidery Building**”) shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit C.
- ii. The improvements and enhancements shown in Exhibit C shall be completed within two (2) years of the adoption of this Ordinance.
- iii. Any additions or modifications to the Cidery Building and any Accessory Buildings shall be architecturally consistent with the Cidery Building.

D. All Areas.

- i. Any Picnic Shelter(s) shall be architecturally consistent with Exhibit D of this Ordinance.
- ii. A Music Shelter shall be architecturally consistent with Exhibit E of this Ordinance.
- iii. Unless otherwise provided in Section 8.1(C), any other Accessory Buildings shall (a) be architecturally consistent with the Vine Building; (b) shall not exceed two buildings; and (c) shall not exceed 2,000 square feet per building.

7.2 Landscaping Standards.

- A. General Screening Standards. Article 6.8(H)(2) shall not apply to nonconforming conditions present in the Vine Area at the time of the adoption of this Ordinance.
- B. Minimum Lot Landscaping Requirements. Article 6.8(K) of the UDO shall only apply to the Vine Area, Cidery Area and Seeds Area. The Uses in these Areas shall be treated as “Business Uses” as specified in Article 6.8(K).
- C. External Street Frontage Landscaping Requirements. Article 6.8(M) shall not apply to the District. Instead, External Street Frontage Landscaping and decorative fencing with masonry elements shall be installed in substantial compliance with the landscaping plan attached hereto as Exhibit F (“**Streetscape Landscaping**”) and the decorative fence elements included in Exhibit G (“**Streetscape Fencing**”). The Streetscape Landscaping and Streetscape Fencing shall be installed within one (1) year of the adoption of this Ordinance or prior to the issuance of a Certificate of Occupancy for the Vine Building, whichever occurs first.
- D. Buffer Yard Requirements. Article 6.8(N) shall not apply to the District. Instead, the Perimeter Tree Preservation and Mound Requirement standards of this Ordinance shall apply.
- E. Parking Area Landscaping. Article 6.8(O) shall apply to all Parking Areas except the Seasonal Parking identified on the Concept Plan.
- F. Perimeter Tree Preservation: Existing trees within ten (10) feet of the perimeter of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be removed except if (i) needed to provide connectivity to the uses adjacent to the District, (ii) required by the City; or (iii) needed for drainage/utility installations.
- G. Orchard Preservation and Planting: If not already planted at the time this Ordinance is adopted, apple trees shall be installed on the Real Estate in the locations and in substantial compliance with the areas labeled as “Orchard” on the Concept Plan.

These trees shall be preserved and maintained as part of the horticultural operation on the Real Estate. All Orchard trees shall be planted by April 1, 2023.

H. Mound Requirement: A landscaping mound of at least five (5) feet in height shall be constructed along the east side of the pond in substantial compliance with the mound shown on the Concept Plan. The mound shall be landscaped with five (5) shade trees, five (5) evergreen trees and twenty (20) shrubs per one hundred (100) lineal feet of mounding. The mound and associated landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the Music Shelter.

7.3 Sign Standards. The sign standards set forth in this Section 8.4 shall apply to the District. To the extent that the provisions of Article 6.17 of the UDO are in conflict with the standards set forth in this Section 8.4, the standards of this Section shall control.

A. Entrance Signs. Section 6.17(H)(2) of the UDO shall not apply to the District. Instead, the following standards for signs at each entrance (“**Entrance Signs**”) shall apply:

- i. Entrance Signs shall not be internally illuminated. Any Entrance Sign illumination shall consist of gooseneck down lighting.
- ii. One two-sided wood directional sign shall be permitted at the northern entrance to the Real Estate along Spring Mill Road (the “**Service Entrance Sign**”). Maximum sign height shall be six (6) feet. Maximum sign area per side shall be ten (10) square feet. The Service Entrance Sign shall be substantially consistent with the character and quality of the signs depicted in Exhibit H, attached hereto.
- iii. Signage at the main entrance (the southernmost entrance) to the Real Estate (the “**Main Entrance Signage**”) along Spring Mill Road shall be in accordance with the sign standards set forth in Section 6.17(G)(1)(a) or (b). The Main Entrance Signage shall be substantially consistent with the character and quality of the signs depicted in Exhibit I, attached hereto.
- iv. Entrance Signs shall be installed within one (1) year of the adoption of this Ordinance or prior to the issuance of a Certificate of Occupancy for the Vine Building, whichever occurs first.

B. Wall Signs.

- i. A maximum of one (1) Wall Sign shall be permitted on each elevation of the Vine Building and the Cidery Building.
- ii. Wall Signs on the Vine Building shall be a maximum of: (a) 75 square feet on the east and west elevations; (b) 30 square feet on the north and south elevations.
- iii. Wall Signs on the Cidery Building shall be a maximum of: (a) 75 square feet on the north and south elevations; (b) 30 square feet on the east and west elevations.
- iv. One Wall Sign shall be permitted on the east elevation of the Seeds Building, a maximum of 75 square feet.

- v. Wall Signs shall not be internally illuminated. Any Wall Sign illumination shall consist of gooseneck down lighting.

7.4 Parking and Loading Standards.

- A. Loading Berths. Article 6.14(C) shall not apply to the District.
- B. Surfacing and Curbs. Article 6.14(G)(7) shall apply to all Parking Areas except the Seasonal Parking and the internal access drive extending to the Music Shelter, as shown on the Concept Plan.
- C. Required Spaces. Article 6.14(G)(11) is hereby modified to provide that Parking Space requirements for all uses in the District shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan or at such other time as deemed appropriate by the Director. The number of Parking Spaces constructed within the District may vary from the numbers indicated on the Concept Plan, based on the determination of the Director.

Section 8. Article 6.15 Performance Standards shall apply except as specifically modified:

- A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply: No outdoor speakers shall be used in conjunction with any uses between the hours of 10 P.M. and 8 A.M.

Section 9. Processes and Permits. The standards of Article 10 Processes and Permits shall apply to the development of the Real Estate, except as otherwise modified below.

- 9.1 Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy for the Music Shelter, a sound test will be performed by the Department with the assistance of a Professional Audio Company, to confirm compliance with Section 34-51: Environment; Nuisances; Noise; Prohibitions, of the Code of Ordinances, of Westfield, Indiana. The Company will be chosen by the Department and all costs will be paid by the Property Owner and/or Applicant for the associated Improvement Location Permit Application. The Certificate of Occupancy for the Music Shelter shall be obtained within two (2) years of the adoption of this Ordinance or prior to the issuance of a Certificate of Occupancy for the Cidery Building, whichever occurs first.

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 AG-SF1 District.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2022.

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 21-34** was delivered to the Mayor of Westfield on the _____ day of _____, 2022, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-34**

this _____ day of _____, 2022.

I hereby VETO **ORDINANCE 21-34**

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

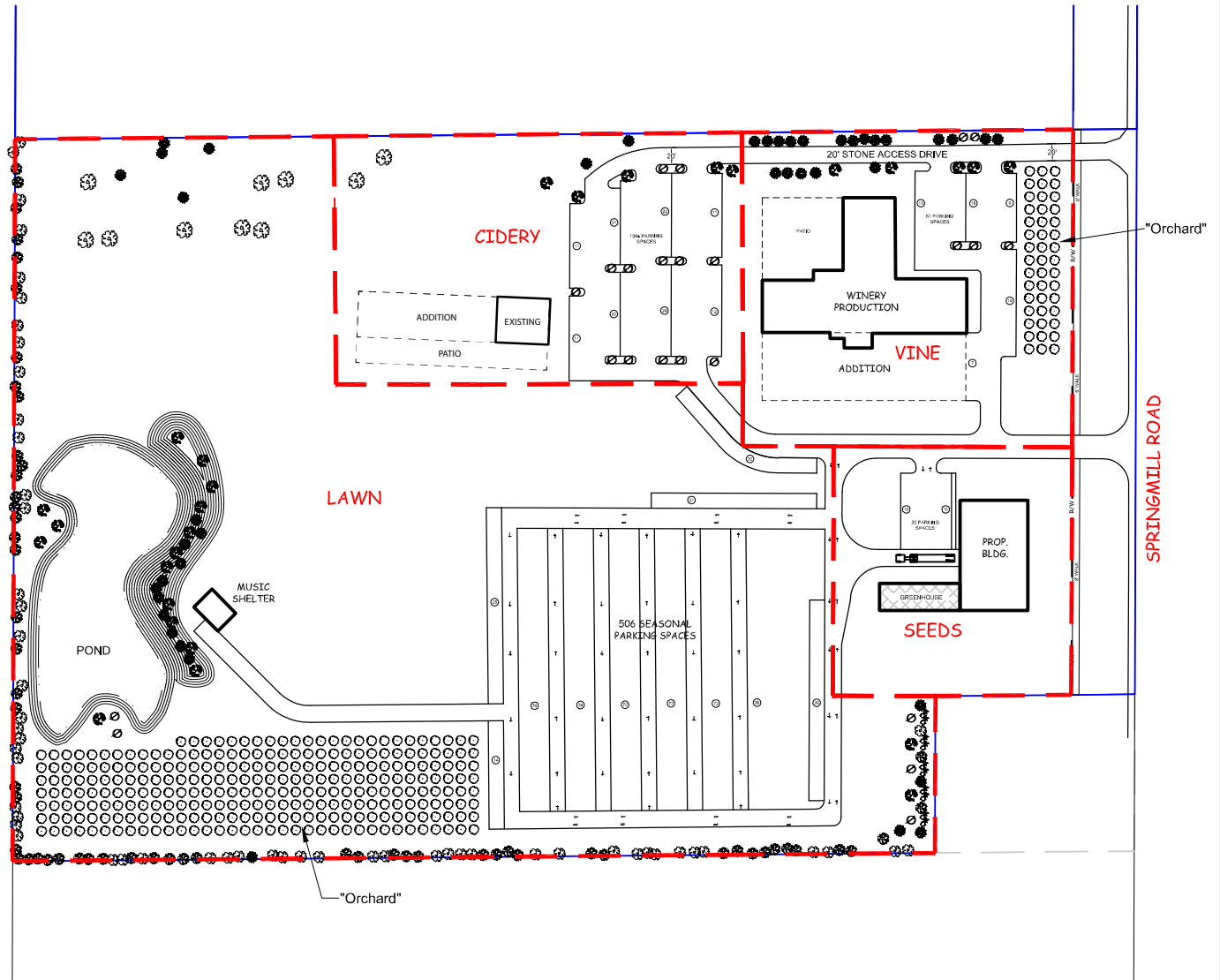
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

EXHIBIT A

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



CONCEPT SITE PLAN



CSG PROJECT NUMBER
UFL.001

SHEET **1** OF **1**

DATE: 11/30/21

DWN. BY: BSC

CHKD. BY: BSC

SCALE: 1" = 200'

CIVIL SITE GROUP, INC.

718 ADAMS STREET, SUITE E
CARMEL, INDIANA 46032
(317) 810-1677

Civil Site
GROUP, INC.

EXHIBIT B

Vine Building

The “Vine Building” details appear on the following three (3) pages of this Ordinance.



BUILDING FACADE RENOVATION
URBAN FARMER

WESTFIELD,

INDIANA

peterson ARCHITECTURE

298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com



○ **EXTERIOR ELEVATION - SOUTH**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - NORTH**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - WEST**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - EAST**
SCALE: 1/8" = 1'-0"

peterSONARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
getersonarchitecture.com

BUILDING RENOVATION
URBAN FARMER
8626 SPRING HILL ROAD
WESTFIELD, INDIANA

EXTERIOR IMPROVEMENTS

10/08/2021

REVISION
DATE
REVISION
DATE
REVISION
DATE
REVISION
DATE

PLOT DATE: 2021-08-15
DRAWN BY: TANKER
CHECKED BY: -
PROJECT NUMBER: 21-0718

EXTERIOR ELEVATIONS

A401

THESE DRAWINGS ARE GIVEN IN CONFIDENCE
AND SHALL BE USED ONLY IN PURSUANCE TO THE
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PETERSON ARCHITECTURE, P.C.
ALL OTHER COPYRIGHT AND DESIGN LAW
RIGHTS ARE HEREBY PROTECTED AND RESERVED.

Vine Building Architectural Elements

Exterior building elements of the Vine Building, as illustrated in the preceding building elevations, include: white wood or metal trim, eaves and gutters; green gooseneck light fixtures; and the following:

Masonry/Stone



Red Metal Barn Siding



Decorative Green Shingles

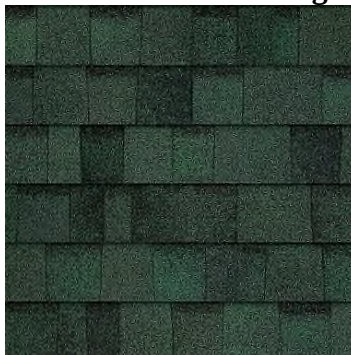


EXHIBIT C

Cidery Building

The “Cidery Building” details appear on the following three (3) pages of this Ordinance.



BUILDING FACADE RENOVATION

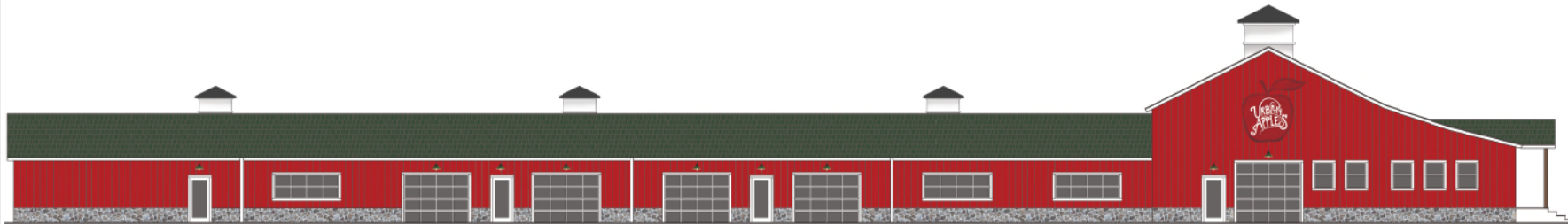
URBAN FARMER

WESTFIELD,

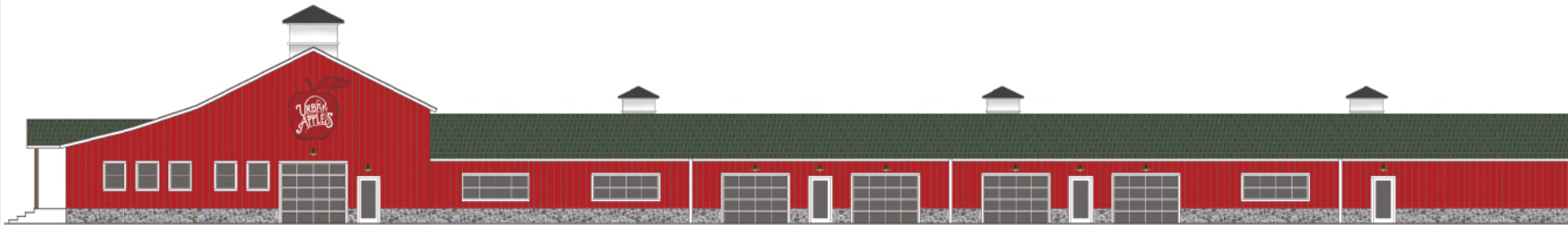
INDIANA

peterson ARCHITECTURE

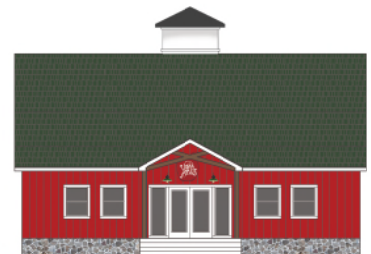
298 south 10th street
suite 500
nashville tn 37203
p 615.259.9714
f 615.259.9718
petersonarchitecture.com



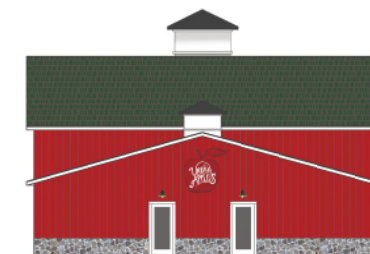
○ **EXTERIOR ELEVATION - SOUTH**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - NORTH**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - EAST**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - WEST**
SCALE: 1/8" = 1'-0"

Peterson Architecture
288 S 10th Street, Suite 500
Indianapolis, IN 46204
p 317.770.9714
f 317.770.9718
studio@petersonarchitecture.com

BUILDING RENOVATION + ADDITION
URBAN FARMER 2
1836 SPRING HILL ROAD
WESTFIELD, INDIANA

EXTERIOR IMPROVEMENTS

08/25/2021

REVISION	DATE
1	08/25/2021
2	08/25/2021
3	08/25/2021
4	08/25/2021
5	08/25/2021

PLOT DATE: 08/25/2021
DRAWN BY: TARKER
CHECKED BY: -
PROJECT NUMBER: 21-0718

EXTERIOR ELEVATIONS

A401

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AND SHALL BE USED ONLY IN ACCORDANCE TO THE
SUPPORTING DATA.
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WITHOUT THE PRIOR WRITTEN CONSENT OF
PETERSON ARCHITECTURE, P.C.
ALL OTHER COPYRIGHT AND CREDIT LINE
RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

Cidery Building Architectural Elements

Exterior building elements of the Cidery Building, as illustrated in the preceding building elevations, include: white wood or metal trim, eaves and gutters; green gooseneck light fixtures; and the following:

Masonry/Stone



Red Wood Barn Siding



Decorative Green Shingles



EXHIBIT D

“Picnic Shelter” Illustrative Images



EXHIBIT E

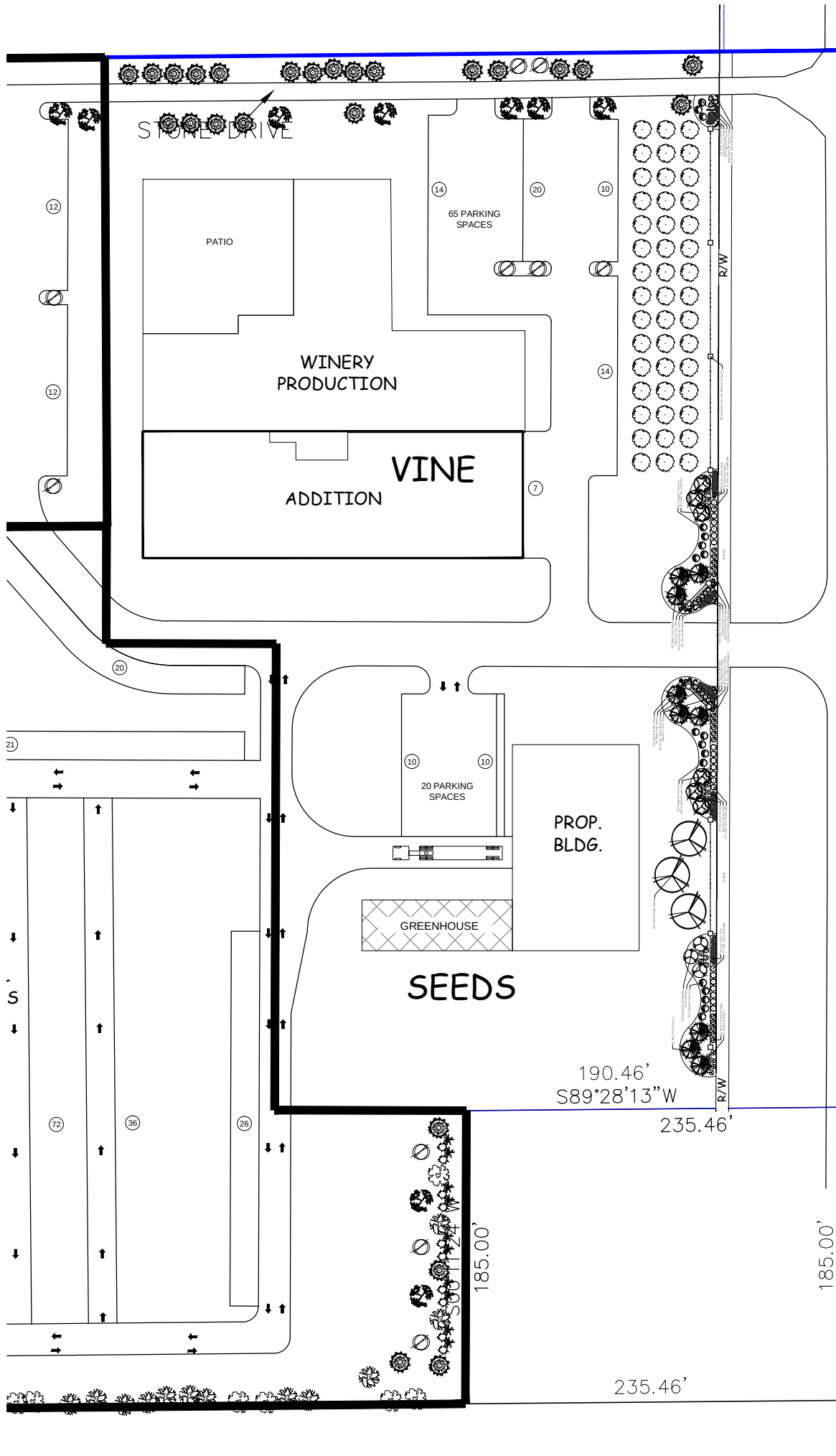
“Music Shelter” Illustrative Images



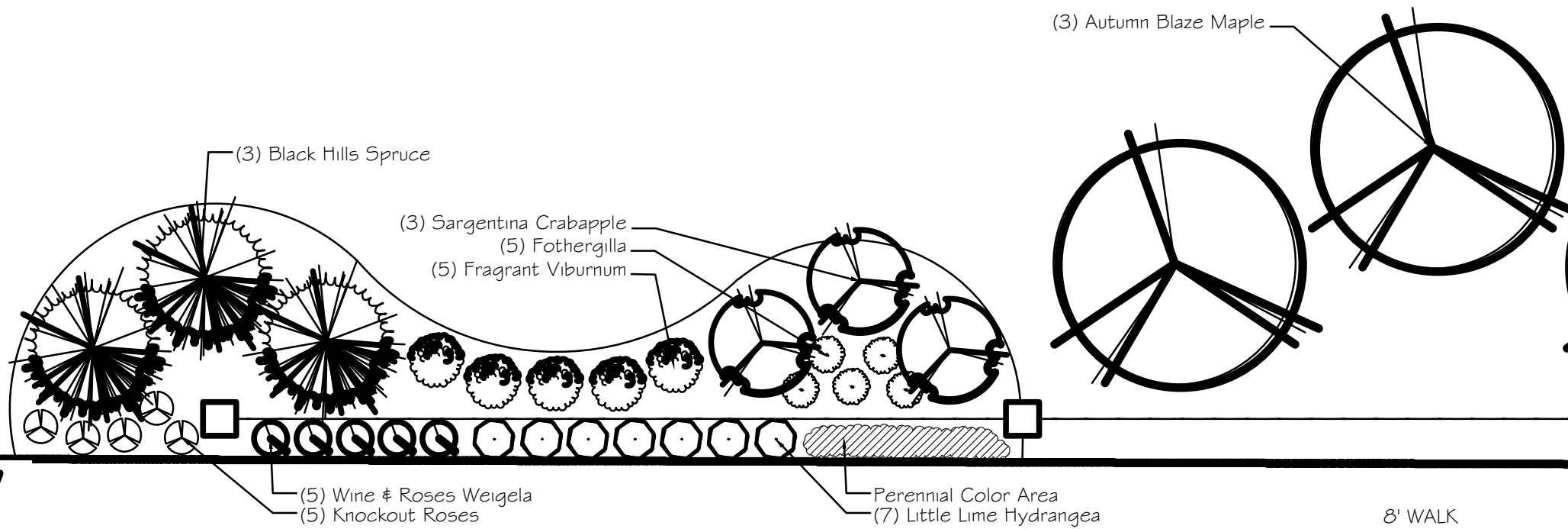
EXHIBIT F

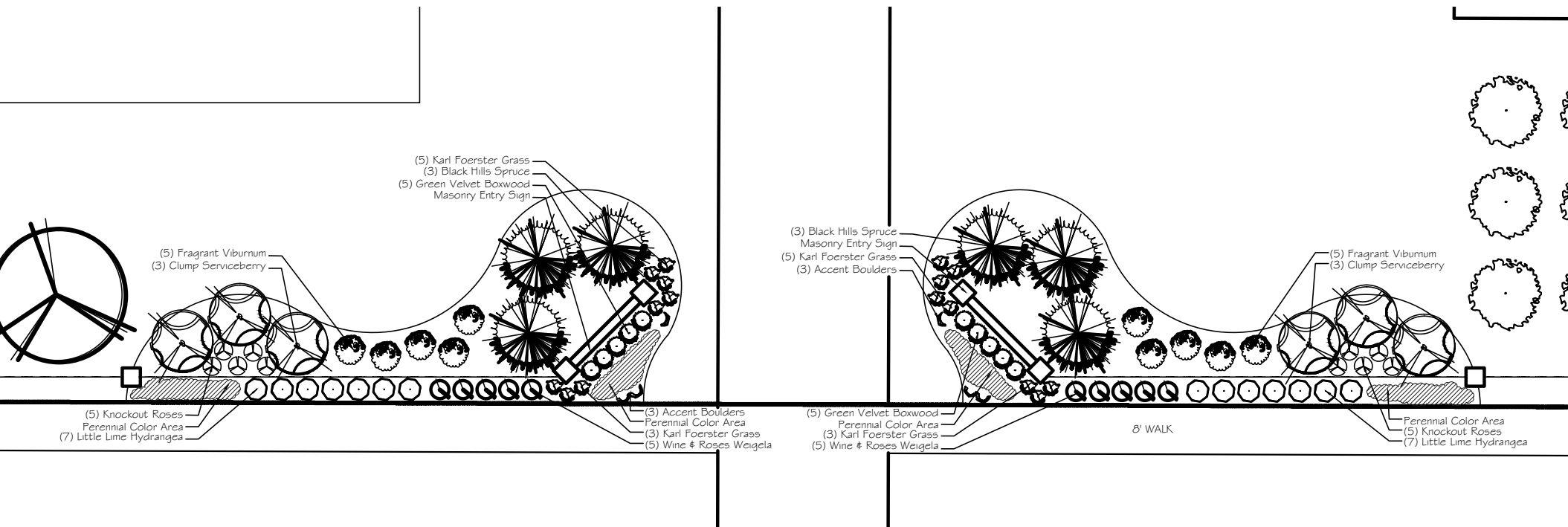
The “Streetscape Landscaping” appears on the following four (4) pages of this Ordinance.

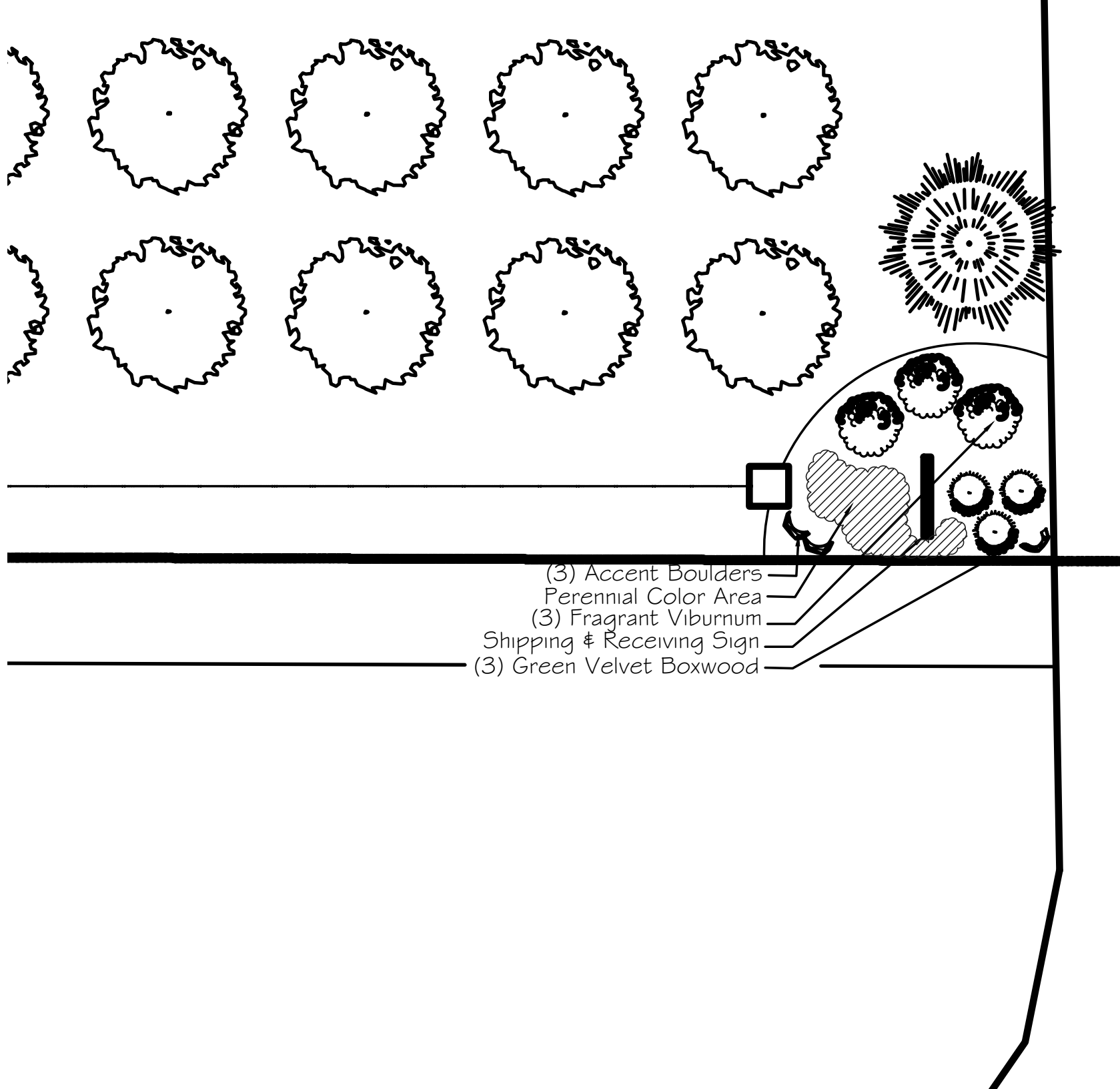
SPRINGMILL ROAD



N







- (3) Accent Boulders
- Perennial Color Area
- (3) Fragrant Viburnum
- Shipping & Receiving Sign
- (3) Green Velvet Boxwood

EXHIBIT G

“Streetscape Fencing” sections shall be substantially consistent with the following image:



Masonry columns shall be provided as depicted on the Streetscape Landscaping plan. Masonry elements shall be substantially consistent with the example included below:

Masonry/Stone



EXHIBIT H

The “Service Entrance Sign” shall be consistent with character and quality of the following illustrative images:



EXHIBIT I

The “Main Entrance Signage” shall be consistent with character and quality of the following illustrative images:



Masonry elements of the Main Entrance Signage shall be substantially consistent with the example included below:

Masonry/Stone





Westfield City Council Report

Ordinance Number:	21-34
APC Petition Number:	2108-PUD-22
Petitioner:	Herron Holdings, LLC by Church, Church, Hittle + Antrim
Requested Action:	A change of zoning for 23.71 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Urban Apples Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture/Single-family Rural District
Current Land Use:	Agriculture
Acreage:	23.71 acres +/-
Exhibits:	1. Department Report & APC Certification 2. Proposed Ord. 21-34 3. Location Map 4. Concept Plan 5. Architectural Elevation Exhibits 6. Accessory Building Illustrative Images 7. Streetscape Exhibits 8. Signage Exhibits 9. Amenities Exhibit 10. Final Redline (12/15 – 12/20) 11. Second Redline (10/4 – 12/16) 12. First Redline (8/2 – 10/4) 13. Petitioner's Response to Issue List 14. Concept Plan Comparison 15. Updated Narrative Statement 16. Neighbor Meeting Summary 17. Public Comments
Staff Reviewer:	Pam Howard, Assistant Director

PETITION HISTORY

This petition was introduced at the [July 12, 2021](#), City Council meeting. The petition received a public hearing at the [August 2, 2021](#), Advisory Plan Commission (the “Plan Commission”) meeting.

The petitioner held a neighbor meeting on July 28, 2021. A summary this meeting was provided by the petitioner and is as [Exhibit 16](#).

A recommendation was requested at the [October 4, 2021](#), Plan Commission meeting; however, additional changes were requested at the meeting resulting the petition being continued for further revision.

The Petition returned to the [December 20, 2021](#), APC meeting where it received a favorable recommendation (vote 7-2).

PROJECT OVERVIEW

Location: This subject real estate is approximately 23.71 acres in size and is located at 18326 Spring Mill Road (see [Exhibit 3](#)). The Property is currently zoned AG-SF1: Agriculture/Single-family Rural District, and has an approved Variance of Use permitting Wine Processing on the Property. Adjacent zoning districts include Somerset PUD to the west and south, with the remainder of adjacent properties zoned AG-SF1. Adjacent land uses include agriculture and undeveloped residential.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Urban Apples PUD District to accommodate an Agritourism Development, as described in the Narrative Statement (see [Exhibit 15](#)).

ORDINANCE DETAILS

Repeal of Existing Variance: As proposed, the adoption of this PUD would repeal the existing variance for the Property (2008-VU-04), which allows the current wine production operation. If the existing variance is later held to be valid after the adoption of the proposed PUD, then PUD would then be rendered void.

Definitions: The proposed ordinance includes a few definitions that are not present in the UDO: Food Truck Area, Music Shelter, Picnic Shelter, and Seasonal Parking.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see [Exhibit 4](#)) which divides the District into four (4) areas, and requires the site to be developed in substantial compliance with this plan. The PUD Ordinance acknowledges that additional Accessory Structures, not shown on the Concept Plan, may be constructed within the District. Those structures would comply with the standards of the proposed ordinance.

Underlying Zoning: As proposed, the PUD Ordinance assigns AG-SF1: Agriculture/Single-family Rural District as the Underlying Zoning District.

Permitted Uses: The proposed ordinance adds four (4) uses in addition to those permitted by the Underlying Zoning District. Three (3) of these uses are restricted to one (1) area of the PUD.

- Agritourism Use, as defined in the UDO, with the exception of animal interaction exhibits (i.e. petting zoo, pony rides) (for the entire site)
- Uses defined as Light Industrial in the UDO which are ancillary and/or accessory to Agritourism Use (in the Vine Area only)
- Uses defined as Low Intensity Retail which are related to the operation of a mail order business and greenhouse sales in accordance with Section 8.1(B) (in the Seeds Area only)
- Food Truck Area, as defined in the PUD (in the Cidery Area only)

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for AG-SF1 lots (the proposed underlying zoning district).

	PUD	UDO (AG-SF1)
Min. Lot Area	Not altered	3 acres
Min. Lot Frontage	Not altered	250'
Min. Front Yard Setback	50' (from Spring Mill Road)	100' (Expressway/Arterial)
Min. Side & Rear Yard Setbacks	30' (all other District property lines), none internal to District	30'
Min. Lot Width	Not altered	100'
Max. Building Height	45' ¹	2 ½ stories 45' for buildings for Agricultural Uses with a min. roof pitch of 5:12 ²
Min. Living Area (Ground Floor)	Exempts	1,350 square feet (single-story) 800 square feet (all others)
Subdivisions	Permits Major Subdivision by exempting this standard	Major Subdivision not permitted
Development Plan Review	Not altered	Required except for Single-family Dwellings, Agricultural Uses, and associated Accessory Uses.

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

Architectural Standards: The proposed PUD Ordinance includes Architectural Standard, which would not otherwise apply in the AG-SF1 District. The standards include timelines for updating the existing buildings, building material and size requirement for a greenhouse, and a size limitation on outdoor display of plant materials. Additionally, Architectural Elevation Exhibits (see [Exhibit 5](#)) are included for the Vine and Cider Buildings. Those buildings, along with most Accessory Buildings, are required to be substantial consistent with these exhibits. Additional Illustrative Images (see [Exhibit 6](#)) are included for the permitted Picnic Shelters, and Music Shelter; these structures would be required to be architecturally consistent with the associated images.

Landscaping Standards: The PUD Ordinance defaults to the Landscaping Standards for the UDO with a few exceptions further described below:

¹ UDO Article 6.6(E) Height Standards; Exceptions: In all Zoning Districts, spires, church steeples, chimneys, cooling towers, stacks, tanks, water towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

² Article 6.6(D) Height Standards; Buildings for Agricultural Uses: If a building used for Agricultural Uses has a minimum roof pitch of five vertical units to twelve horizontal units (5:12), then the maximum Building Height for such building may be increased in height not to exceed forty-five (45) feet.

General Screening Standards: The proposed ordinance would exempt the existing nonconforming conditions in the Vine Area from the UDO's screening requirements for Mechanical Equipment and Service and Loading Areas.

Minimum Lot Landscaping: As proposed, the PUD ordinance would apply UDO Article 6.8(K) to the Vine, Cidery, and Seeds areas only. These areas would be classified as Business Uses for the purpose of this section, requiring ten (10) shade trees, ten (10) ornamental or evergreen trees, and twenty-five (25) shrubs per acre.

External Street Frontage Landscaping Requirements: As proposed, the PUD ordinance would exempt the standards of UDO Article 6.8(M), and instead require substantial compliance with the Streetscape Exhibits (see [Exhibit 7](#)) provided in the ordinance. These improvements would be required to be installed within one (1) year of PUD adoption, or prior to the issuance of the Certificate of Occupancy for the Vine Building, whichever occurs first.

Buffer Yard Requirements: The proposed ordinance exempts the property from the standards of UDO Article 6.8(N) and instead applies the Perimeter Tree Preservation, and Mound Requirements of the PUD Ordinance.

Parking Area Landscaping: The as proposed, PUD Ordinance would exempt the Seasonal Parking area from the standards of UDO Article 6.8(O).

Perimeter Tree Preservation: The proposed ordinance requires healthy trees within ten (10) feet of the perimeter of the District to be preserved, unless they are required to be removed for connectivity or drainage/utility purposes.

Orchard Preservation and Planting: The PUD Ordinance requires the planting and preservation of the areas labeled as "orchard" on the Concept Plan. All trees would be required to be planted by April 1, 2023.

Mound Requirement: As proposed, the PUD ordinance would require a five (5) foot mound containing five (5) shade trees, five (5) evergreen trees, and twenty (20) shrubs per 100' to be constructed to the east of the pond. This exceeds the "Buffer B" requirements in the UDO, which would apply to a Business Use locating adjacent to an SF4 District. This would be required to be installed prior to the issuance of the Certificate of Occupancy for the Music Shelter.

Sign Standards: The PUD Ordinance modifies some of the UDO's Sign Standards for the proposed development, as further described below:

Entrance Signs: The PUD Ordinance proposes replacing the Monument Sign Standards of the UDO (Article 6.17(H)(2)) with Entrance Sign standards included in the PUD. The proposed standards include permitting one (1) two-sided wooden directional sign (the "Service Entrance Sign") at the north entrance, and one (1) Main Entrance Sign following the UDO's standards for residential subdivision entrances (Article 6.17(G)(1)). Exhibits are provided for both Signs (see [Exhibit 8](#)), and the signs are required to substantially comply with the exhibits. Additionally, the proposed ordinance restricts the lighting of the permitted Monument Signs to gooseneck down lighting. The UDO does not contain the same restriction.

Wall Signs: The proposed ordinance permits a set amount of Sign Area Allocation per façade of the Vine, Cidery, and Seeds buildings; as outlined in the PUD. The UDO assigns Sign Area Allocation for Individual Nonresidential Uses based upon the length of building fronting on a public Right-of-Way, but allows the permitted Sign Allocation Area to be divided amongst all signage permitted for the site. As with Monument Signs, the proposed

ordinance restricts the lighting of the permitted Wall Signs to gooseneck down lighting. The UDO does not contain the same restriction.

Parking and Loading Standards: The proposed ordinance defaults to the Parking and Loading Standards for the UDO with a few exceptions further described below:

Loading Berths: As proposed, the PUD Ordinance would exempt the Property from the minimum number of off-street Loading Berths required in the UDO. This would only be a change for some components of the proposed use (those that could be classified as Office or Industrial Manufacturing). The UDO does not require Loading Berths for Agritourism Uses.

Surfacing and Curbs: The proposed Ordinance would exempt the Seasonal Parking and internal access drive leading to the Music Shelter from the Surfacing and Curbs requirements of the UDO (Article 6.14(G)(11)).

Required Spaces: The PUD Ordinance proposes using the UDO's "Other Uses" parking requirement for all uses proposed on the site, which would allow the Director to determine the minimum number of spaces required based on data supplied by the applicant. This would not be a change for Agritourism Uses; but would be change Office and Industrial Uses which all have minimums outlined in the UDO. The proposed ordinance allows this determination to be made during the Detailed Development Plan process, or at any other time deemed necessary by the Director. The PUD acknowledges that number of parking spaces required, as determined by the Director, may differ from the number shown on the Concept Plan.

Performance Standards: The proposed Ordinance defaults to the Performance Standards in Article 6.15 of the UDO, and additionally prohibits the uses of outdoor speakers between the hours of 10 P.M and 8 A.M.

Processes and Permits: As proposed, the PUD Ordinance would require a sound test, to determine compliance with the Nuisance Standards, to be performed prior to the issuance of a Certificate of Occupancy (C of O) for the Music Shelter. The test would be performed by the Department with the assistance of a Professional Sound comply, chosen by the Department and paid for by the Property Owner and/or Applicant. Additionally, the proposed ordinance requires the C of O for the Music Shelter to be obtained within two (2) years of PUD adoption, or prior to the issuance of the C of O for the Cidery Building, whichever occurs first.

Duration: As proposed, the PUD Ordinance includes a provision stating that the zoning will revert back to AG-SF1 if Secondary Plat / Construction Plan approval has not been obtained by January 1, 2027.

Severability: The proposed Ordinance includes a provision stating that if any portion of the ordinance is determined to be illegal or unenforceable, then the remainder of the ordinance will remain valid and enforceable.

FINAL CHANGES MADE AND PRESENTED AT THE 12/20 APC MEETING

The Petitioner made a few final changes after the agenda for the December 20 APC meeting was posted. These changes are reflected in the Final Redline (12/16 – 12/20) (see [Exhibit 10](#)). These changes include:

- Limiting the number of additional accessory buildings (other than Picnic Shelters and the Music Shelter) to two, and limiting the size to 2,000 square feet per building.
- Prohibiting the uses of outdoor speakers between the hours of 10 P.M and 8 A.M.

CHANGES SINCE THE OCTOBER 4TH MEETING (PRIOR TO 12/16 AGENDA POSTING)

The Petitioner has made a few additional changes to the PUD since the [October 4th, 2021, meeting](#). These changes can be seen in the Second Redline (10/4 – 12/16) (see [Exhibit 11](#)). Changes include:

- Removing the Goat Tower definition.
- Modifying the Music Shelter definition to clarify that it will be an Accessory Building (as opposed to a Principal Building).
- Stating the definition that Seasonal Parking doesn't include overnight use of the parking area as a Campground, as defined in the UDO.
- Excluding animal interaction exhibits from the permitted Agritourism Use.
- Adding additional standards for the greenhouse permitted in the seeds area including a maximum size and the requirement that it be a permanent structure.
- Removing the reference to the Goat Tower in the Architectural Standards, and removing the corresponding Character Exhibit.
- Clarifying that the exemption from the General Screening Standards would apply only to the screening of Service and Loading Area, and not the screening of Mechanical Equipment.
- Removing the Cidery Area from the General Screening Standards Exemption.
- Removing all exemptions from the Foundation Planting Standards.
- Adding Streetscape Landscaping and Fencing exhibits, requiring substantial compliance with those exhibits, and setting a deadline for installation.
- Expanding the Orchard requirement to include the proposed Orchard Area in the southwest corner of the property, in addition to the area along Spring Mill Road, and requiring the trees to be planted by April 1, 2023.
- Requiring the mound to be installed prior to the Certificate of Occupancy being issued for the Music Shelter.
- Updating the Entrance Sign Standards to permit a directional sign at the north entrance and an entry sign, following the UDO's standards for residential subdivisions, at the south entrance. This replaces the previous standard which permitted two business style Monument Signs.
- Adding exhibits for the proposed Entrance Signage, and requiring substantial compliance with those exhibits.
- Adding a deadline for installation of the Entrance Signs.
- Adding a requirement for a sound test to be performed prior to the issuance of a Certificate of Occupancy for the Music Shelter, and including a deadline for obtaining the C of O.
- Correcting the size of the Cidery Building on the Concept Plan to match what is shown in the Architectural Elevation.
- Reducing the Masonry on some areas of the vine Building to achieve a more consistent look

CHANGES SINCE THE PUBLIC HEARING (PRESENTED AT 10/04 MEETING)

The Petitioner has incorporated changes to the text and exhibits of the proposed ordinance since the [August 2, 2021](#), Public Hearing. Many of these changes were requested by the Department during the review process. These changes can be seen in the First Redline (8/2 - 10/04) (see [Exhibit 12](#)), and are discussed in the Updated Narrative Statement (see [Exhibit 15](#)).

Changes to the ordinance include:

- Removing several definitions that were determined by the Department to be unnecessary.
- Decreasing the number of areas from seven (7) to four (4) by consolidating areas that will be used in a similar manner.

- Removing the Permitted Use Table, which used several of the removed definitions that included many broad use categories. This was replaced with a much narrower Permitted Uses section in the text of the ordinance.
- Setting the Maximum Building Height at forty-five (45) feet, instead of referencing the UDO's Height Standards for Agricultural Uses.
- Removing the Height Exemption for the Goat Tower, as it would already fall into that exemption.
- Moving the written Architectural Standards from the Exhibits and placing them in the text of the ordinance.
- Moving the substantial compliance requirements from the Definitions section of the ordinance to the Architectural Standards.
- Removing the reference to UDO Article 6.4(E), as it was determined to be unnecessary by the Department.
- Adding additional Landscaping Standards.
- Adding Sign Standards.
- Updating the Surfacing and Curbing standard so that only the Seasonal Parking area and internal access drive for the Music Shelter are exempt from the UDO requirements, as opposed to any parking areas more than 200' from Spring Mill Road.
- Updating the Required Parking Spaces standard to allow for additional parking to be required at any time deemed appropriate by the Director.

COMPREHENSIVE PLAN

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

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Spring Mill Road, and (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the [August 2, 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 [July 12, 2021](#), City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [December 20, 2021](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 2 opposed).

City Council

Introduction: [July 12, 2021](#)

Eligible for Adoption: February 28, 2022

Submitted by: Pam Howard, Assistant Director, Community Development Department

ORDINANCE 22-02

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD ESTABLISHING THE WESTFIELD ADVISORY COUNCIL ON DISABILITY

WHEREAS, the City of Westfield, ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council;

WHEREAS, the Council has previously adopted policies regarding the Americans with Disabilities Act ("ADA") and the City's compliance therewith;

WHEREAS, to foster a culture of inclusivity within the City, it is in the public interest to create a council that will represent the diverse needs and interests of disabled people within the City, provide comment on the City's current services, policies and practices, and provide informed input on the development and assessment of future City projects and services that impact people with disabilities; and

WHEREAS, the establishment of said council is also necessary to ensure the City's compliance with the ADA, work with local employers to employ more people with disabilities, and to help create positive social activities to enrich the lives of people with disabilities and their families.

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

Section 1. There is hereby established the Westfield Advisory Council on Disability (the "Council").

(a) The Council shall consist of the following seven (7) members:

- 1) The City of Westfield's ADA Coordinator shall be an ex-officio member and will chair the Council.
- 2) The Mayor shall appoint two (2) members to serve on the Council. All Mayoral appointees shall be appointed to a two (2) calendar year term, to hold over until a successor is appointed.
- 3) The Common Council shall appoint three (3) members to serve on the Council. Of the three Common Council appointees, two

shall be appointed to a two (2) calendar year term, to hold over until a successor is duly appointed. One Common Council appointee shall be a member of the Common Council and shall serve a one (1) calendar year term.

4) The Superintendent of Westfield-Washington Schools shall appoint one (1) member to serve on the Council for a two (2) calendar year term, to hold over until a successor is duly appointed.

(b) One employee from Westfield's Human Resources Department will serve as an advisory member to the Council and will not have voting power.

(c) Council members appointed by the Mayor or Common Council, with the exception of the appointed member of the Common Council, must:

- 1) Be an individual living with a disability as defined by the ADA, including, but not limited to, hearing impairment, intellectual disability, psychiatric disability, mobility impairment and vision impairment;
- 2) Provide care for an immediate family member with a disability;
or
- 3) Be employed by or have been involved with an organization which provides services to those with disabilities for a minimum of three years.

(d) Council members may be re-appointed.

(e) The responsibilities of the Council shall include:

- 1) Representing the diverse needs and interests of people with disabilities.
- 2) Reviewing and commenting on the City's current services, policies and practices.
- 3) Providing informed input on the development and assessment of

future City projects and services that impact people with disabilities.

- 4) Creating opportunities for people with disabilities to interact on a social basis within the City.
- 5) Working with local employers to increase employment of people with disabilities in the City.

- (f) The Council shall hold regular meetings, on a quarterly basis at a minimum.

Section 2. This Ordinance shall be in full force and effect in accordance with Indiana Law, upon its passage by the City Common Council, its publication in accordance with law 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 ordered amended or repealed. All acts undertaken or taken pursuant to the adoption of this Ordinance are hereby authorized and/or ratified.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ADOPTED AND PASSED THIS _____ DAY OF _____ 2022 BY THE
WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 22-02 was delivered to the Mayor of Westfield
on the _____ day of _____, 2022, at _____ .m.

I hereby APPROVE ORDINANCE 22-02 I hereby VETO ORDINANCE 22-02
this _____ day of _____, 2022. this _____ day of _____, 2022.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ORDINANCE NUMBER 21-__

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

“BEL CANTO PUD”

This is a Planned Unit Development District Ordinance (the “Ordinance”) for the Bel Canto 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 UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ____-PUD-__**), requesting an amendment to the UDO 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 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 "Bel Canto 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 UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 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. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B** (the "Concept Plan").

- 2.1 The Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning Districts for the Real Estate shall be as follows:

- 3.1 GB: General Business for the area of the Real Estate noted as "Commercial Out Parcel" on the Concept Plan.
- 3.2 MF2: Multi-family Medium Density District for the area of the Real Estate not included in Section 3.1 above.

Section 4. **Overlay Districts.** The standards of Chapter 5: Overlay Districts, including the US Highway 31 Overlay District, shall not apply to the development of the 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 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units shall not exceed three hundred (300).

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 for Multi-family Development.

Standard	
Location	Not Applicable
*Maximum Density	Fifteen (15) dwellings per acre
Maximum Dwelling Units per Structure	Eighty (80)
Maximum Number of Dwelling Units	Three-hundred (300)
Minimum Living Area	530 Square Feet
Minimum Road Frontage	70 Feet
Minimum Building Setback Lines	
Front Yard	20 feet
Side Yard (Building Separation)	20 feet
Rear Yard	20 feet
Project Perimeter Setback (Proximity Slope)	Not Applicable
**Maximum Building Height	55 feet
Minimum Distance Between Buildings	20 feet

*Based on area of Real Estate

** Excluding parapets, elevator override and stair roof access

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

- 7.1 Article 6.1 (A-E) Accessory Use and Building Standards shall not apply.
- 7.2 Article 6.1(F) Maximum accessory building height: 18 feet except for Clubhouse Structure which shall be 40 feet.
- 7.3 Article 6.1.(J) Home Business: Within each dwelling provisions for a home office of up to 150 square feet shall be allowed as part of each residential occupancy.
- 7.4 Article 6.1(L) Outside Café' and Eating Areas: As part of the common area element (Clubhouse) outdoor kitchen, dining, and gathering areas exclusive to residents and their guests shall be permitted.
- 7.5 Article 6.3 (E) Accessory use and Building Standards shall apply to the District, except as modified or enhanced below:
 - A. Design Intent: In as much as a “commercial impression” with priority over a “residential impression” is sought for the District, the general character and detail of the proposed structures shall favor building materials and expressions commonly found in both higher density residential and commercial

applications; excluding architectural expressions more exclusive to lower density residential applications

- B. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the multi-family dwelling buildings to be constructed upon the Real Estate. Buildings shall be constructed in substantial Compliance with the Conceptual Architectural Character as determined by the Director. Minor deviations may occur subject to code and construction systems to be employed.
 - C. Article 6.3.E.2.b Masonry Materials: Stucco or E.I.F.S shall be allowed as an alternative to Masonry Materials coverage.
 - D. Article 6.3.E.4.a Minimum Pitch: Flat roofs with minimal pitch for proper draining shall be allowed. Parapets of no less than 42” around the roof perimeter shall be required to shield views of roof mounted equipment as may be employed.
 - E. Article 6.3.E.4.b Minimum Overhang: Shall not apply.
 - F. Article 6.3.E.4.c Roof Form: Shall not apply.
 - G. Article 6.3.E.5.a Building elevations shall be of similar character and materials, with variety of feature within so to advance a cohesive impression to the total development as if a single mixed use community
- 7.6 Article 6.5 Height Standards: Article 6.6(B) Residential Districts / 6.6(C) Nonresidential Districts. Building heights of up to 50 feet shall be permitted.
- 8.7 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. Article 6.8.H.1. Mechanical Screening: Roof mounted Mechanical Equipment for nonresidential and multifamily structures shall be screened from eye level surrounding the building for a distance of 200’ by means of a parapet or screen wall of sufficient height to block a line of site view from the distance proposed.
 - B. Article 6.8.M.1 External Street Frontage Landscaping Requirements – Residential use: Adjust distance as required to be no greater than the required setback as provided in 4.11.I herein.
 - C. Article 6.8.N.4 Buffer Yard Requirements – Buffer Yard Types: Buffer Type A shall be applicable to a width of (i) ten (10) feet along the eastern property line of the Real Estate and (i) twenty (20) feet along the south perimeter of the Real Estate.

D. Article 6.8.N.5 Required Buffer Yard: allow for a Buffer Yard A where the Real Estate abuts a single family district.

E. Article 6.8.0.2.a Perimeter Parking Area Landscaping – Application: *(Add)* A minimum of five feet of landscaping between building and parking area shall apply except where parking aprons extend to the building face in service to garages within the building.

8.8 Parking and Loading Standards: Article 6.14.G.11.c Off-street Parking – Required Spaces – Multifamily Dwellings shall be modified to include; private garages as may be provided shall count as part of the off-street parking requirement. When companioned with a tandem parking apron of the required size and leased to a common occupancy for any dwelling the apron may also count as part of the off-street parking requirement.

8.9 Setback Standards: Article 6.16.D Minimum Building Separation: The minimum building separations between multiple buildings upon a single parcel shall be as provided for within the International Building Code, adopted and prevailing edition.

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 herein.

A. The Minimum Open Space required shall be as generally illustrated on Exhibit D, attached hereto as (“Conceptual Open Space and Pedestrian Circulation Plan”). Open space and amenity standard shall include any common area element intended for the use of the residential population including but not limited to interior and exterior recreation and amenity areas, appropriately treated retention areas, garden areas between structures, sidewalks, landscape setback and buffer areas as may be prescribed and open areas excluding drive lanes for any right of way contributions made to

public use.

- B. Exhibit E, attached hereto as (“Conceptual Amenities Plan”) illustrate the location and character of the potential Amenities; The individual amenities noted on the Conceptual Amenities Plan are furth illustrated on in Exhibit F attached hereto as the (“Conceptual Amenity Area Images”). Amenities consistent with the number as scope illustrated on the Conceptual Amenity Images shall be provided on the Real Estate as generally illustrated on the Conceptual Amenities Plan.
- C. Article 8.6.H.1 Multi-family Districts shall require six (6) amenities.
- D. Article 8.6.H.2 Qualifying Amenities shall include the following as additional qualifying amenities:
- Indoor and/or outdoor amenity and aerobic areas
 - Indoor and/or outdoor and covered social gathering areas
 - Indoor internet café’
 - Indoor workplace meeting and teaming rooms
 - Indoor conference and private meeting rooms
 - Pet park
 - Pet wash/grooming facility
 - Bike car center
 - Mail and package center delivery center
 - Car wash area
 - Summer kitchen
 - Fitness trail
 - Pool and lounging area
 - Spa/hot tub/whirlpool
 - Shaded relaxation areas
 - Indoor or outdoor movie/entertainment room
 - Indoor or sheltered outdoor children’s play area

- 9.2 Pedestrian Network Standards: The Pedestrian Network Standards shall be provided as generally illustrated on Exhibit D.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert back to its classification at the time this Ordinance was adopted.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

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

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance __-__

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance __-__

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

Bel Canto PUD - 4 120321

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Conceptual Open Space and Pedestrian Circulation Plan
Exhibit F	Conceptual Amenities Plan
Exhibit G	Conceptual Amenity Area Images

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the South half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows: Beginning South 87 degrees 44 minutes 00 second West 1097.73 feet along the South line of said half-quarter section from the Southeast corner of said half-quarter section; thence South 87 degrees 44 minutes 00 second West 792.74 feet along the South line of said half-quarter section to the centerline of U.S. Highway No. 31; thence Northwesterly 930.10 feet along a curve to the right having a radius of 11,459.15 feet and a long chord having a bearing of North 10 degrees 54 minutes 38 seconds West and a length of 929.855 feet, said curve being the centerline of U.S. Highway No. 31; thence North 87 degrees 42 minutes 00 second East 851.54 feet parallel with the North line of said half-quarter section; thence North 02 degrees 18 minutes 00 second West 400.00 feet to the North line of said half-quarter section, said line being the centerline of 169th Street; thence North 87 degrees 42 minutes 00 second East 619.38 feet along said North line; thence South 00 degree 02 minutes 35 seconds West 348.30 feet parallel with the Eastline of said half-quarter section; thence South 87 degrees 42 minutes 00 second West 484.95 feet parallel with said Northline; thence South 00 degree 02 minutes 35 seconds West 972.66 feet parallel with the East line of said half-quarter section to the point of beginning and containing 23.770 acres, more or less.

Excepting therefrom:

That part of the above described property conveyed to State of Indiana by Warranty Deed recorded October 05, 2012, as Instrument Number [2012060725](#), in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Part of the South half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East in Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat attached to said deed, marked Exhibit "B", described as follows: Beginning on the South line of said quarter section South 87 degrees 27 minutes 51 seconds West 1,761.96 feet from the Southeast corner of said quarter section; thence continuing South 87 degrees 27 minutes 51 seconds West 34.10 feet along said line to the East boundary of U.S. 31; thence North 14 degrees 14 minutes 16 seconds West 238.37 feet along said boundary; thence along said boundary Northwesterly 693.04 feet along an arc to the right having a radius of 11,372.02 feet and subtended by a long chord having a bearing of North 10 degrees 41 minutes 22 seconds West and a length of 692.93 feet to the North line of said grantors' land; thence North 87 degrees 25 minutes 51 seconds East 23.43 feet along said line; thence Southeasterly 483.36 feet along an arc to the left having a radius of 15,885.00 feet and subtended by a long chord having a bearing of South 11 degrees 05 minutes 27 seconds East and a length of 483.34 feet to point "25102" on said plat; thence South 13 degrees 29 minutes 04 seconds East 449.58 feet to the point of beginning, containing 0.663 acres more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

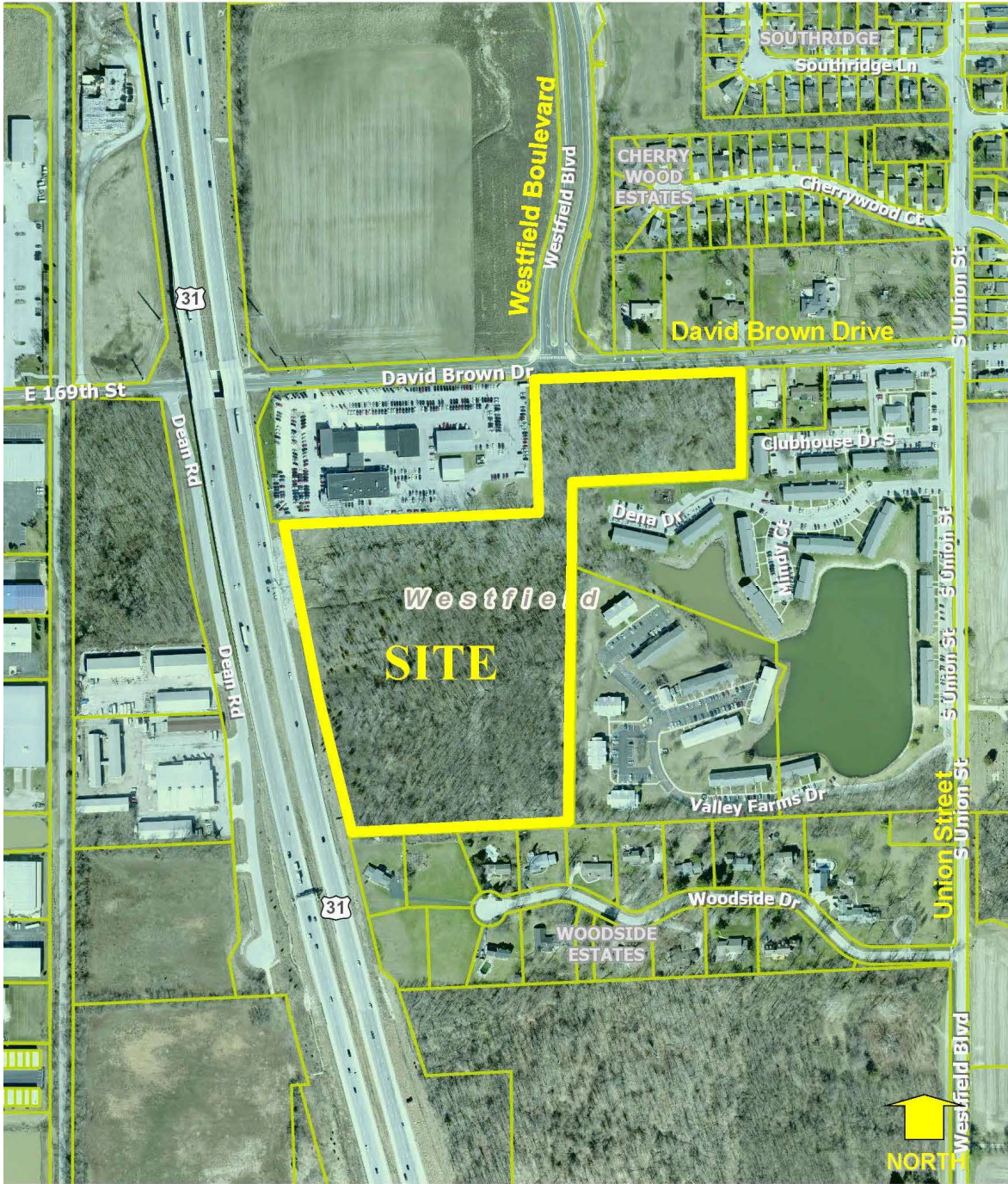


EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



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 B
CONCEPT PLAN
(Page 1 of 2)

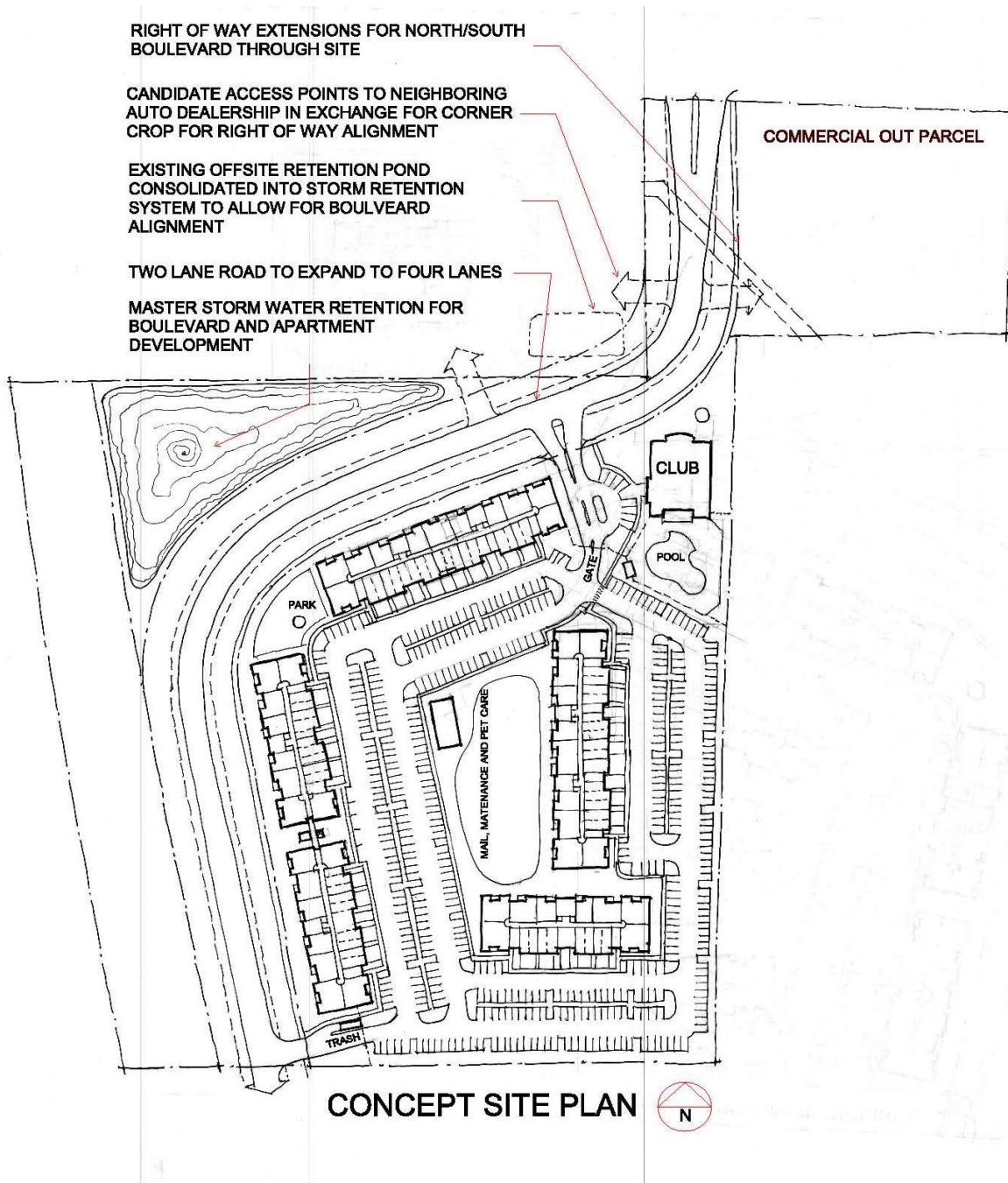


EXHIBIT C
Conceptual Architectural Character
(Page 1 of 4)



EXHIBIT C **Conceptual Architectural Character** (Page 2 of 4)

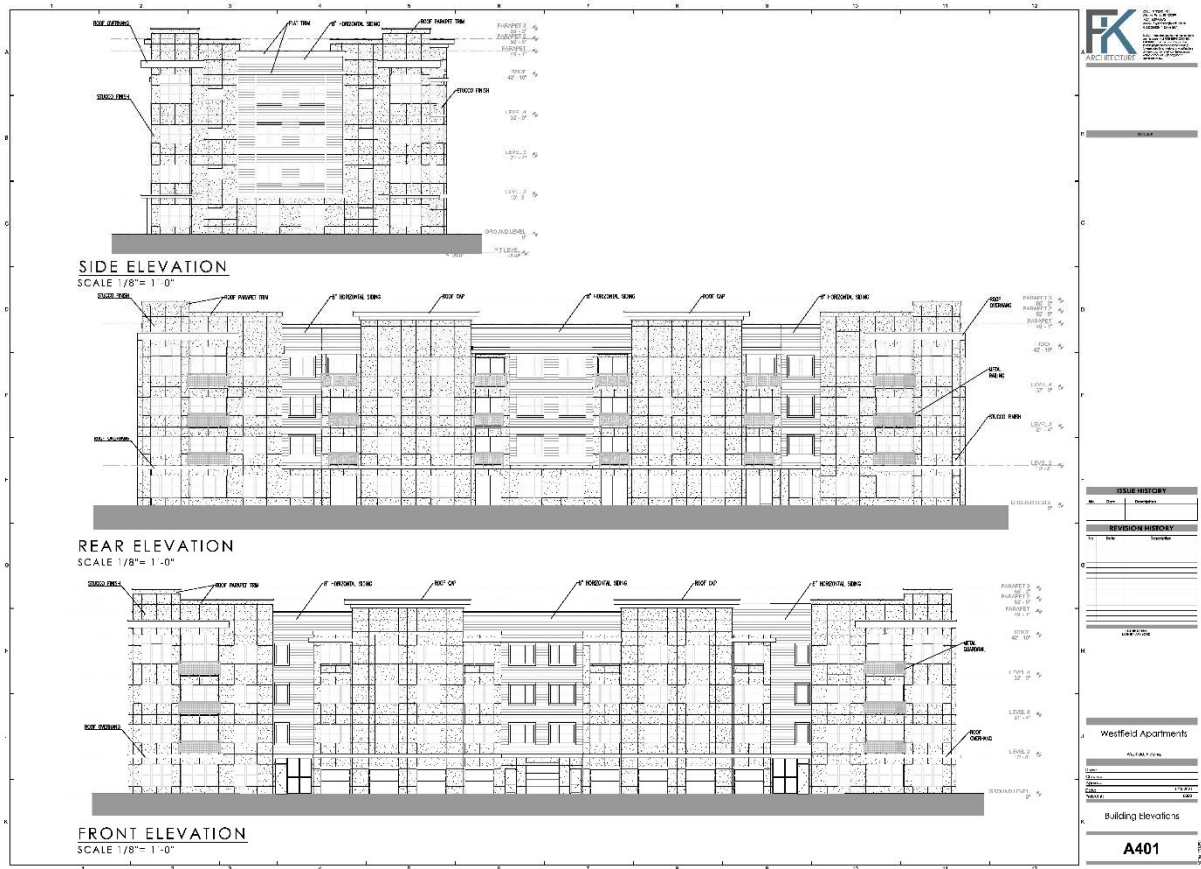


EXHIBIT C
Conceptual Architectural Character
(Page 3 of 4)



EXHIBIT C
Conceptual Architectural Character
(Page 4 of 4)



EXHIBIT D **Conceptual Open Space and Pedestrian Connectivity Plan** (Page 1 of 1)

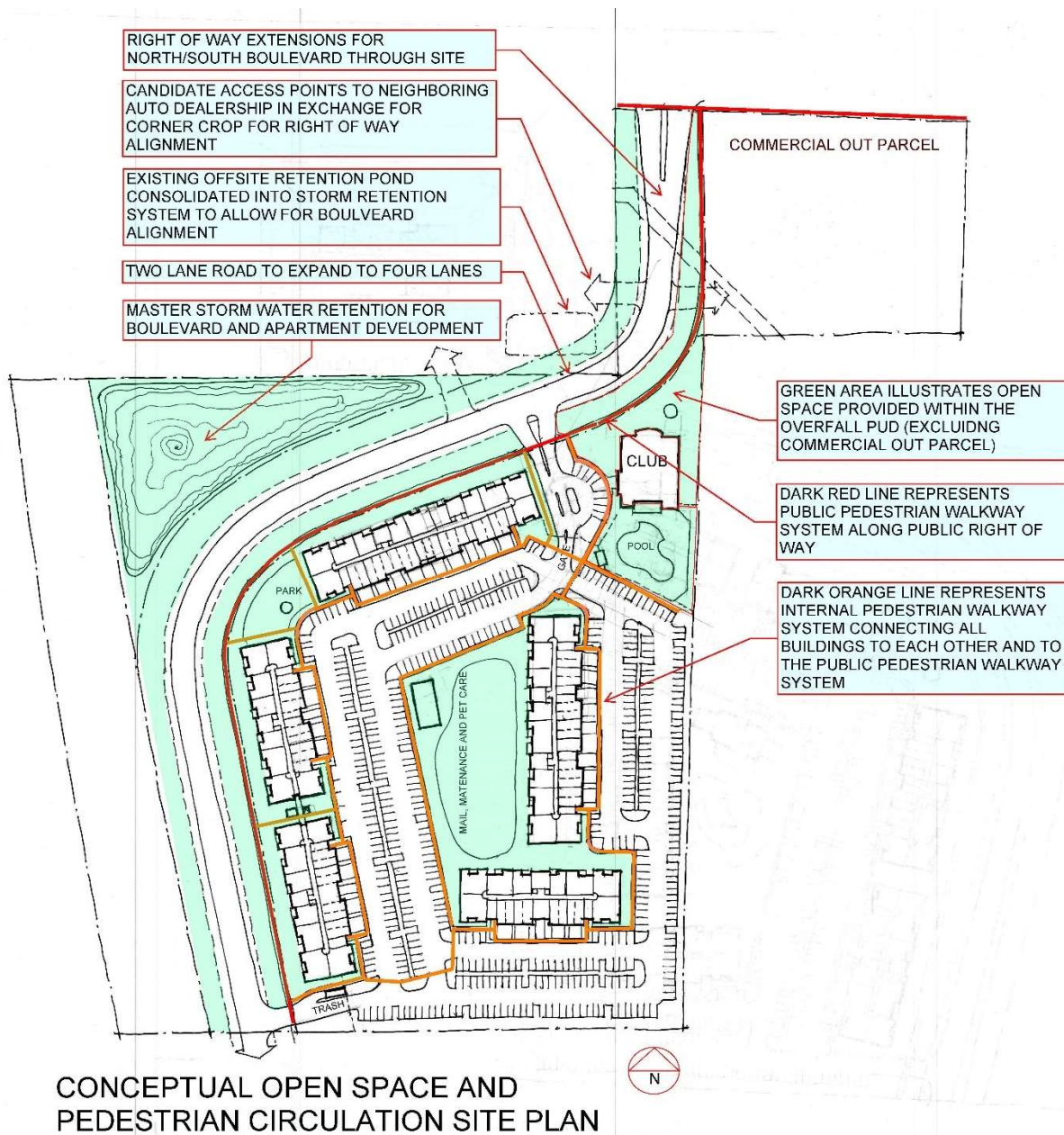
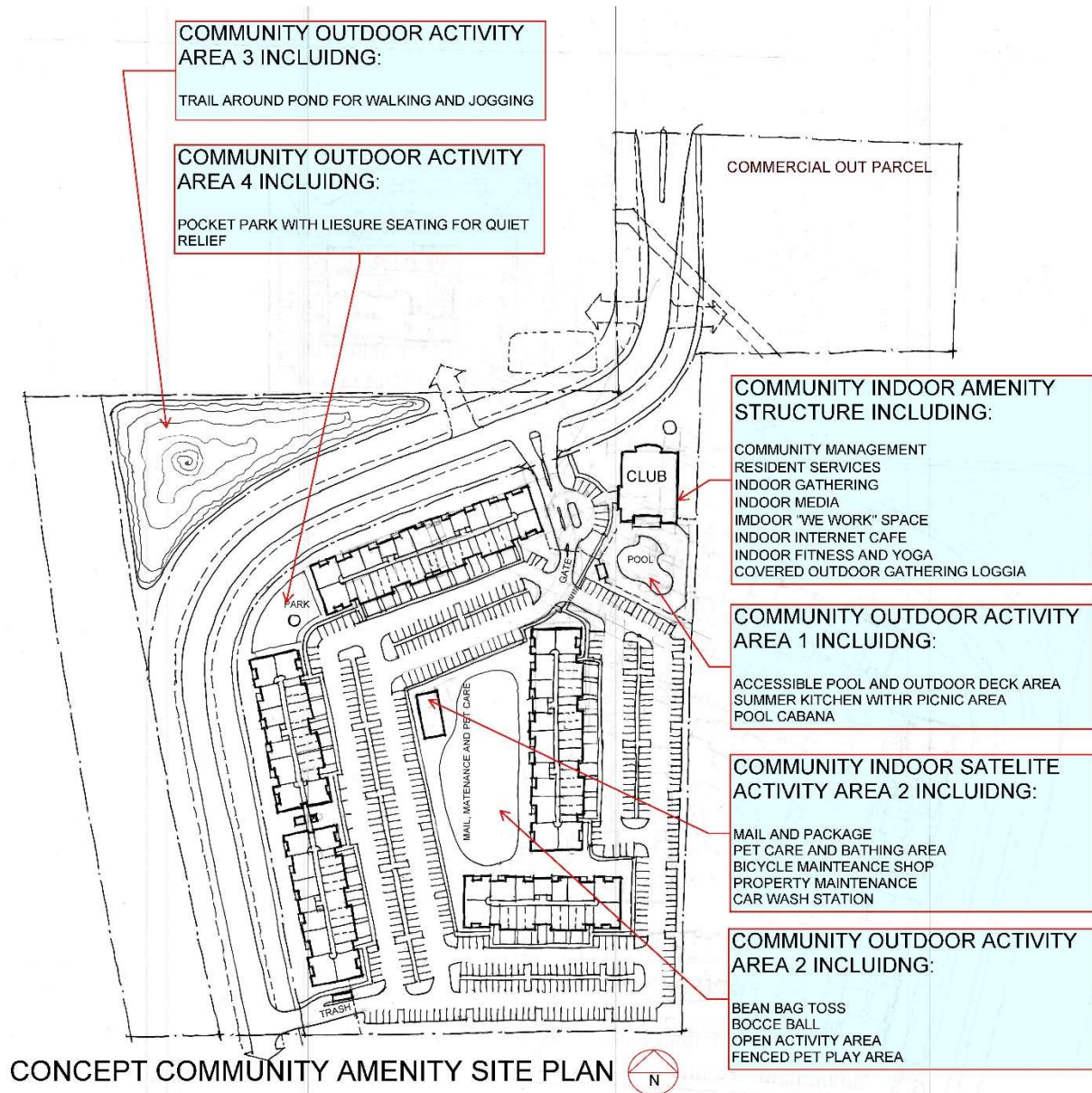


EXHIBIT E **Conceptual Amenities Plan** (Page 1 of 1)



CONCEPT COMMUNITY AMENITY SITE PLAN

EXHIBIT G
Conceptual Amenity Area Images
(Page 1 of 3)



EXHIBIT G
Conceptual Amenity Area Images
(Page 2 of 3)

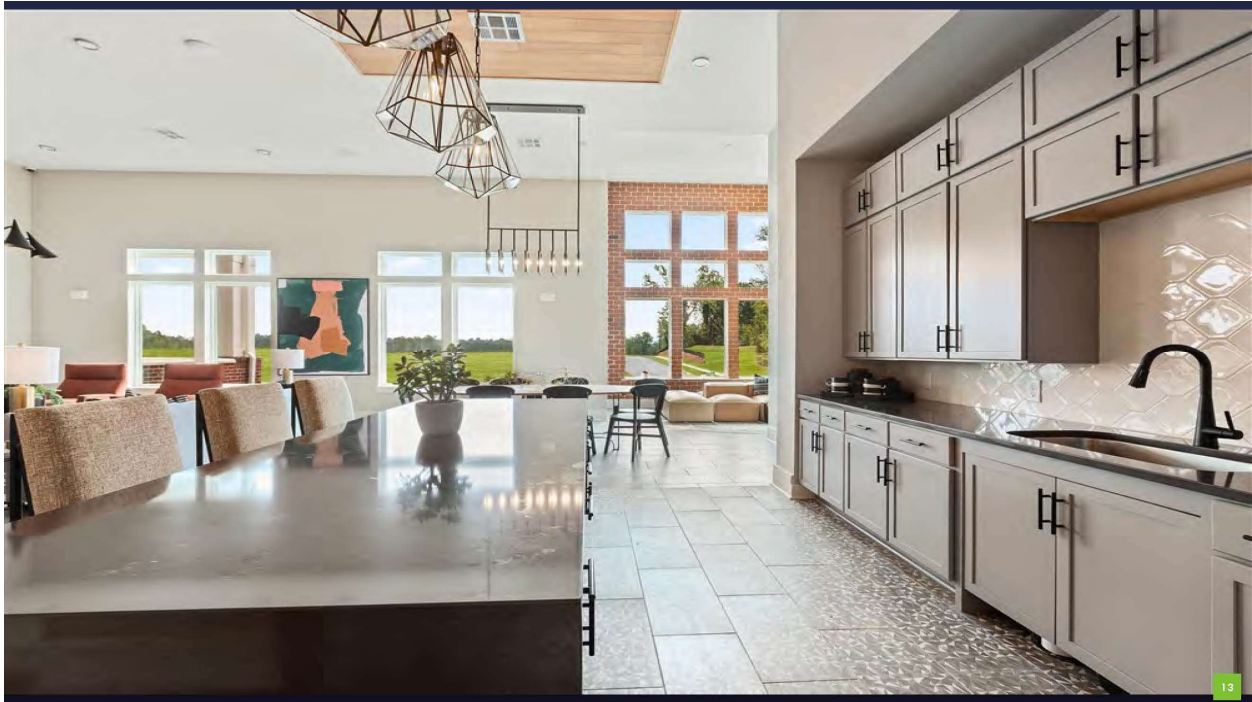
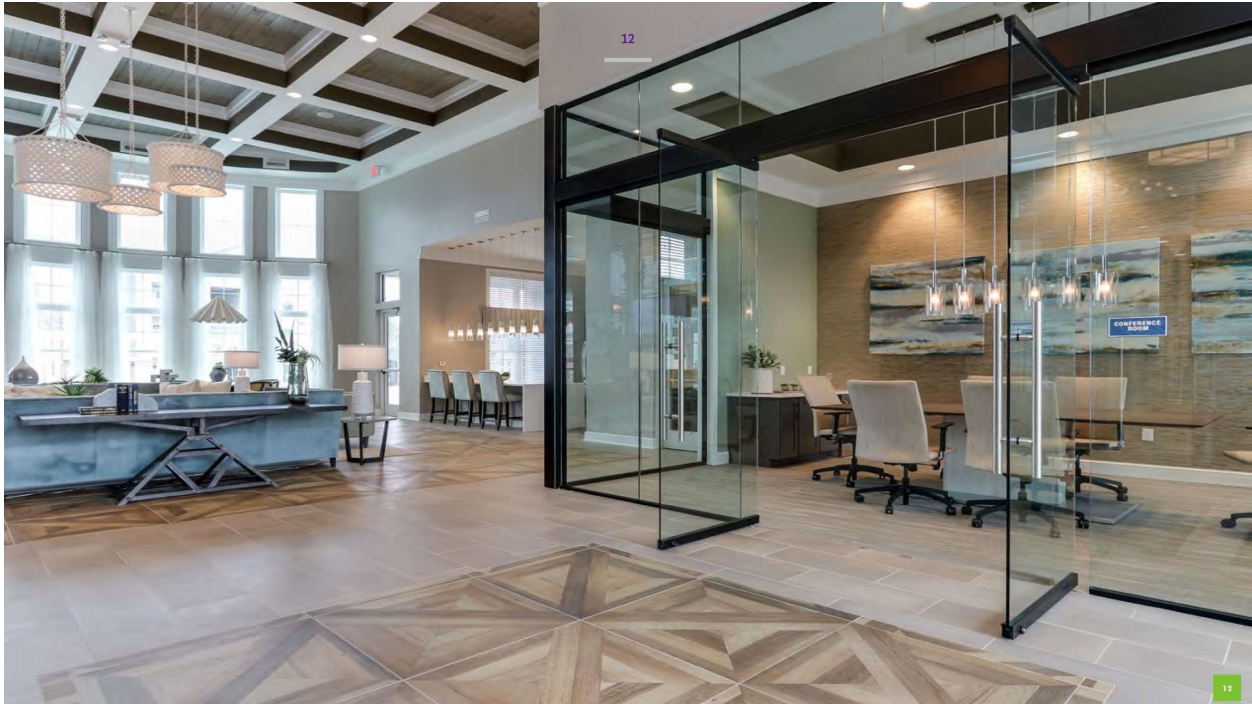


EXHIBIT G
Conceptual Amenity Area Images
(Page 3 of 3)





Westfield City Council Report

Ordinance Number:	21-59
APC Petition Number:	2201-PUD-02
Petitioner:	Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC (the "Petitioner")
Requested Action:	The Petitioner requests a change of zoning for approximately 23 acres +/- from the GB-PD: General Business Planned Development Zoning District to the Bel Canto PUD District.
Current Zoning:	GB-PD: General Business-Planned Development
Current Land Use:	Vacant
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 21-59 4. Design Narrative 5. Amenity Narrative 6. Project Overview 7. Concept Plan 8. Elevations and Perspective 9. Open Space and Pedestrian Access 10. APC Certification
Prepared by:	Daine Crabtree, Senior Planner

PETITION HISTORY

This petition was introduced at the December 13, 2021, City Council meeting. The petitioner held a neighbor meeting on January 5, 2022.

The petition received a public hearing at the January 18, 2022 Advisory Plan Commission (the "Plan Commission") meeting. At the February 22, 2022, Plan Commission meeting, this petition received a negative (0 in favor, 8 opposed) recommendation.

PROJECT OVERVIEW

Location: The Property is located east of US Highway 31 and south of and adjacent to David Brown Drive. (see **Exhibit 2**).

The Property is currently zoned the GB-PD: General Business-Planned Development

The Grand Millennium Center PUD exists to the north while an MF-2: Multi-Family Medium Density zoned property, the Hamilton Square Apartments, exists to the east. Woodside Estates, an SF-2 zoned subdivision exists to the south.

Project Description: The Petitioner is requesting a change of zoning for 23 acres +/- from GB-PD to the Bel Canto PUD in order to develop a maximum 300-unit multi-family project consisting of five (5) multi-family buildings and a clubhouse. The underlying zoning for this portion of the Property is proposed to be MF2: Multi-Family Medium Density. The portion of the Property immediately adjacent to David Brown Drive would remain vacant for a future commercial use, the underlying zoning being GB: General Business.

ZONING REQUEST

Concept Plan: A Concept Plan has been made a part of the proposed PUD. The Real Estate shall be developed in substantial compliance with the Concept Plan

Permitted Uses: All uses permitted under the Underlying Zoning Districts with the exception of Special Exceptions are permitted on the Property.

The PUD propose a maximum number of Dwelling Units of 300.

General Regulations: The Bel Canto PUD proposes the following standards for the Property. A Comparison to these standards with the UDO's MF2 District is shown below:

Standard	Bel Canto PUD	MF2
Location	Not Applicable	MF2 projects shall not be located within three quarters (0.75) of a mile of another Multi-family Zoning District
Maximum Density (Dwelling Units per Acre)	15 DU/Acre	10 DU/Acre
Maximum Dwelling Units/Structure	Eighty (80)	Ten (10)
Maximum Number of Dwelling Units	300	150

Minimum Living Area (Square Feet)	530 SF	650 SF
Minimum Road Frontage	70 feet	70 feet
Minimum Setbacks		
Front	20 feet	30 feet
Side	20 feet*	12 feet
Rear	20 feet	20 feet
Project Perimeter Setback (Proximity Slope)	Not Applicable	No structure shall be erected above the projected 1:3 Proximity Slope from the perimeter of the project
Maximum Building Height	55 feet	45 feet
Minimum Distance Between Buildings	20 feet	20 feet

**The PUD infers that the definition of “Side Yard” is equal to the definition of “Building Separation”. This is untrue and would need to be revised prior to coming back to the APC for recommendation.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, including, but not limited to:

- The PUD proposes that Article 6.1(A-E), subsections of the Accessory Use and Building Standards, shall not apply, while Articles 6.1(F), (J), and (L) be modified to specified language
- Building Elevations (see **Conceptual Architectural Character – Exhibit C**), for which substantial compliance as determined by the Director must be achieved. In addition, stucco or EIFS is proposed to be permitted as an alternative to Masonry Materials coverage.
 - Multi-family District architectural standards of the UDO require that each Building Façade, exclusive of windows and doors, consist of a minimum of 75% Masonry Materials.
- Building height is proposed to be 50 feet, maximum, as written in the PUD.
 - Note that this is different from the Maximum Building Height proposed in the General Regulations section of the PUD (read: 55 feet). This will need to be rectified prior to this project’s return to the APC.
 - The Maximum Building Height for MF2 Districts in the UDO is forty-five (45) feet
- Buffer Yards are proposed to be ten (10) feet along the eastern property line and twenty (20) feet along the southern perimeter of the Real Estate.

- o The UDO would not require any buffer along the eastern property line while the buffer along the southern perimeter of the real estate would be 40 feet in width.
- The proposed PUD requests to modify the type of Buffer Yard adjacent to a Single-Family District from Buffer B to Buffer A.
 - o This would reduce the number of trees by two (2) for every 100 lineal feet and remove the requirement of a 4' tall undulating mound for 60% of the length of the shared lot line.

Design Standards: The proposed PUD contains an Open Space and Pedestrian Circulation Plan which generally illustrates the Minimum Open Space on the Property. A Conceptual Amenities Plan illustrates the location and character of potential amenities. Six (6) amenities are required and a list of qualifying amenities is provided. The on-site Pedestrian network is proposed as generally shown on Exhibit D.

Duration Requirement: If Secondary Plat/Construction Plan approval for the Property is not approved by January 1, 2028 (unless extended by the Director), Ordinance 21-59 shall be voided and cause the zoning classification to revert back to GB-PD.

MODIFICATIONS SINCE COUNCIL INTRODUCTION

There have been no modifications to this Petition since its Council introduction.

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor (aka Highway Corridor) land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

The Comprehensive Plan states that employment corridors should be reserved for employment-generating uses and related supporting services including large-scale employment intensive office uses on the US 31 corridor.

Appropriate Land Uses for these areas are stated as: office and service uses, research and development uses and retail and institutional uses that are subordinate to and supportive of the office and service uses.

Development Policies for Highway Corridors are located on page 53 of the [Comprehensive Plan](#).

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the January 18, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its February 22, 2022, meeting, the Plan Commission forwarded a negative recommendation of this petition to the Council (Vote: 0 in favor, 8 opposed) (see **Exhibit 10**).

City Council

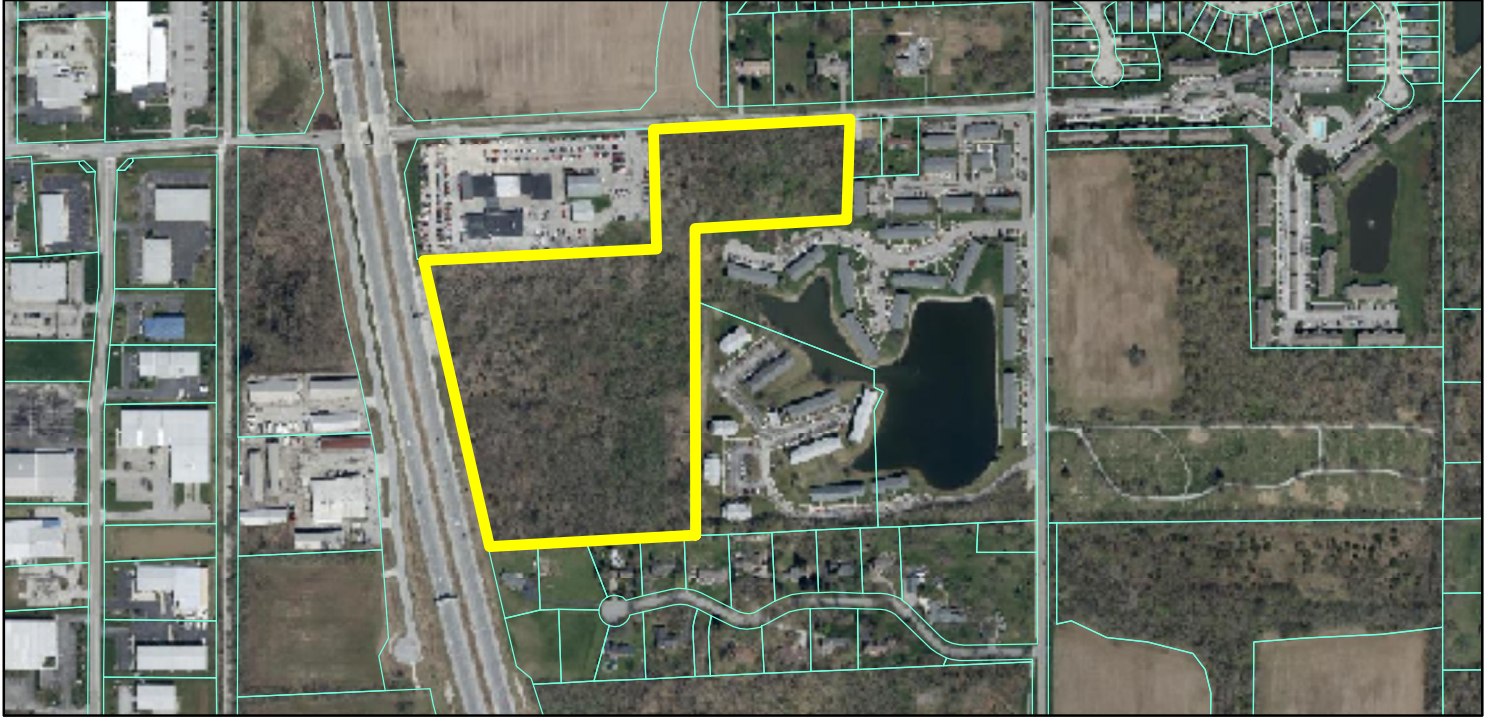
Introduction: December 13, 2021

Eligible for Adoption: February 28, 2022

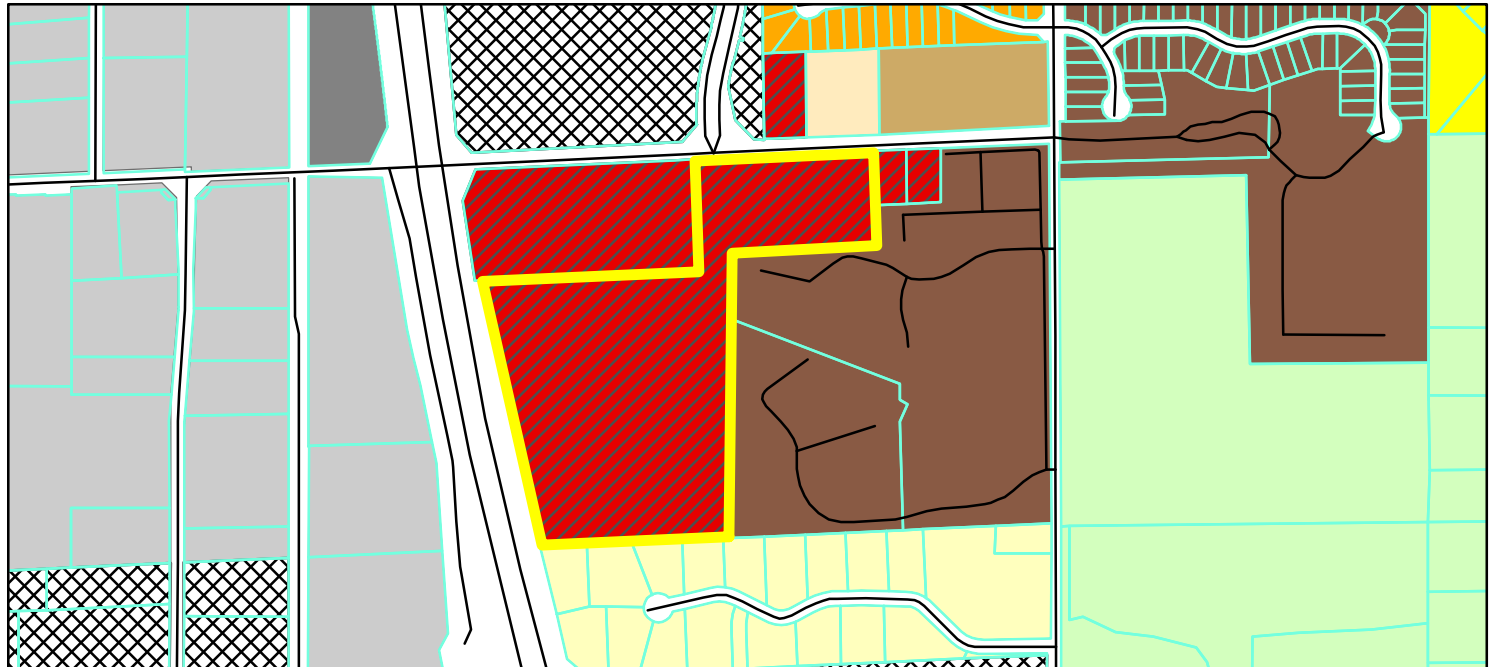
Submitted by: Daine Crabtree, Senior Planner
Community Development Department

Aerial Location Map

 Site



Zoning Map



- | | |
|--|---|
| <p>— GIS.DBO.PW_Streets</p> <p> Parcel</p> <p> Parcel</p> <p>Zoning - All</p> <p>Zoning</p> <p> AG-SF1 (Agriculture - Single Family - 1)</p> <p> EI (Enclosed Industrial)</p> <p> GB-PD (General Business - Planned Development)</p> | <p> MF-1 (Multiple Family - 1)</p> <p> MF-2 (Multiple Family - 2)</p> <p> OI (Open Industrial)</p> <p> PUD (Planned Unit Development)</p> <p> SF-1 (Single Family - 1)</p> <p> SF-2 (Single Family - 2)</p> <p> SF-3 (Single Family - 3)</p> <p> SF-4 Pre-1994 (Single Family - 4 Pre-1994)</p> |
|--|---|

0 0.075 0.15
Miles



**DESIGN NARRATIVE
BEL CANTO APARTMENTS
WESTFIELD, IN**

November 29, 2021

INTRODUCTION:

The following commentary reflect general understandings offered as a guide to the land planning as currently proposed and observations of the site important to its implementation. The proposed site lies currently west of Highway 31 (N Meridian Street) and south of 169th Street (David Brown Drive). Within its boundaries lies a preferred routing (alignment uncertain) for an extension of a main collector road (Westfield Blvd) proposed to generally parallel the highway. These collector road alignments would bifurcate the site and seek alignment with the existing intersection on David Brown Drive and the southwestern corner of the site abutting an existing single family development.

On a portion of the western property line lays an existing car dealership (intersection of David Brown and N. Meridian). To the east lays existing multifamily developments.

The proposed collector road seeks a 120' wide right of way through the site along with a portion of the road to be built initially at two lanes but designed for future widening to a full four lane street.

In general the land use as might be allowed would seek to follow Traditional Neighborhood Design (TND) principals as outlined in an overlay district with mixed use applications at an intensity to be identified. The site thus is arranged with buildings to the street and the majority of parking shielded away from public view. Buildings of stature (4-story) with a more "urban" and commercial identity would appear to be preferred.

While a small measure of wet condition lies in the northwestern corner of the site it initially appears to be non-jurisdictional and available for functional uses as may be proposed.

PROPOSED VISION:

The planning objective is to provide a horizontal mixed use commercial/multi-family community of garden-rise buildings within a unified campus. As part of this vision, proposed unit plans, site plan and character elevation studies have been advanced to offer a basis for further review and input.

The position of the proposed community seeks preferred market positioning for "renters by choice", representing a constituency ranging from late 20's to senior populations, all seeking a lifestyle, "lock and leave" convenience with full service and amenity offerings.

Buildings as proposed would be characterized by interior corridor exit assemblies, elevators, and selective private attached garages. Communal amenities would offer state of the art

amenities and services including items such as resort pool, outdoor activity areas (bag toss, bocce ball court, health and fitness suite, outdoor loggia and summer kitchen, internet café, bicycle storage and maintenance area, pet park and pet care station, car washing area, centralized trash management and maintenance facility, and other appropriate resident activity spaces.

Units would be generously sized with expansive open plan living areas with island kitchens, king bed sized bedroom suites, dressing suites in all master bedrooms, expanded balconies or sunrooms, and defined work areas within each unit as a home office.

State of the art security, technology and internet entertainment access would be a part of each unit infrastructure.

DESIGN CONCEPT:

The frontage on David Brown Drive seeks a corner execution that has non-residential, likely developed as a commercial pad separate from the multifamily structures to the south as the collector road moves from north to south.

The site development plan envisions an alignment of the through collector road seeks placement as close to highway 31 as available based upon road radius limitations. This alignment effectively places the residential structures all east of the collector road with building facades facing not only the collector road but the highway as well. Sidewalks along the collector road would invite pedestrian movement to the commercial areas on David Brown and potentially to the future commercial south along the collector road proposed alignment when finished.

Central to optimizing the softness of road curves in the collector road, it is proposed a clipping of the storm retention pond of the car dealership in their southeast corner. This more compactly effects the turn required and allows also for a secondary access to the dealership from the future collector road should that be desired. Other remnant land areas west of the collector road are assigned for detention and relocation of the dealership storm water collection system.

The majority of buildings align themselves along the collector road enclosing the resident parking and amenity domain. Surface parking and “tuck under” garages are serviced from the development’s internal drive system. Each garage would include a full size parking apron in tandem fashion, allowing the resident to have two “reserved” spaces immediate to the building with every garage unit.

Individual private entries from the street sidewalk for those units on grade that front the collector road orientation could also be provided.

In a reflection of a direction seeking a commercial character, the image of the potential façade of the structure offers a more contemporary urban image with flat roofs, expanded window

areas, and animated building forms within each overall elevation. Flat roofs with parapets would be employed to omit dependency upon ground level condensers and to maintain a clean landscape appearance on all sides of the structure.

The garden-rise residential application provides for a more continuous building edge to the collector road frontage. A typical commercial/office application would result in no more than two buildings with footprints that would be surrounded on three sides with parking fields, as the commercial parking standard that would apply would more than double the parking demand of the same floor area used in residential use. Effectively the continuous building street face would be severely compromised and the parking field fully exposed to the collector road and the expressway.

It should also be noted, the units as proposed and the common area amenities are fashioned with a view to the expanding professional work force that primarily “works from home”. The majority of units have designated work areas within them for a home office, and the common area amenity include appointments similar to those found in “We Work” shared business environments, with meeting and technology support infrastructure of a premium standard available for resident use.

For this reason the occupancy proposed seeks to allow for “home office” applications, as an allowable occupancy within residential setting.

SUMMARY:

This proposed development seeks to provide a single master plan development that advances the public agenda of the collector road. Under the understanding the road right of way would likely not be advanced through condemnation proceedings, the linkage this segment of the road as proposed is a critical segment of its ultimate purpose. With this master plan approach both the private investment and the public purpose are advantaged in “time to implement” and in “public investment” for right of way land area.

To that end a collaborative blending of use and planning conformance the public interest is offered as a means to optimize the timely outcome of both applicant and public desires.

BEL CANTO APARTMENTS
WESTFIELD, IN
DEVELOPMENT AMENITIES AND OPEN SPACE

November 29, 2021

When considering the subject of amenities, it is often reduced to a check list of items that highlight the parts of the community activity opportunities. This list however seldom offers an elaboration on the quality of that amenity execution.

By example: *A 20'x40' pool with a 5' surrounding deck and 4' fence completes the conditions to list a pool as an amenity.* Such an execution fails to invite the full range of complementary uses and values it might potentially engender.

Consider then the following items and the design standards by examples from the applicant's history that underpin not just the inclusion of the amenity but also the quality of its execution and continuing care.

PHYSICAL FEATURES OUTDOORS:

THE POOL is not just to swim in. It is a leisure setting that invites relaxation, sunbathing, afternoon group interaction, water activities and other uses enhanced by the adjacency and synergy of the combination of all features together. Combined they should seek a "resort" style application as might be found in a holiday destination property.

Important features of the pool include:

- Generous deck area with varied seating and lounging
- Accessible entry for use by mobility limited individuals
- A ramped (beach) or ledged entry for sun basking and infant access.
- Selected shade areas such as pavilion or loggia areas to extend the comfort of a leisure afternoon.
- Night lighting intended to promote a theatrical perspective as well as light for safety.
- Fenced enclosures that allow landscape within as well as outside the safety boundary.
- Accessory accommodations that permit special activities such as "pool movie night", organized pool side events, and water aerobics.

OUTDOOR ENTERTAINMENT AREAS are intended to allow for individual and group assemblies where summer kitchen, shaded seating, comfortable table/chair accommodations and suitable night time illumination offer expanded hours of use

YARD SPORT SPACE that invite activities such as beanbag toss, sand volley ball, lawn chess, croquet, and bocce ball.

OPEN LAWN AREAS that permit small competitive field interaction such as Frisbee, ball toss, and tag team play as well as just visual openness to reinforce the reduced intensity of the community.

MEDITATION GARDEN suitable as a passive yoga and outdoor aerobic patio.

CAR AND BIKE CARE STATION where vehicles can be washed and vacuumed and where residents can conduct light maintenance on bikes and other small personal transport devices

PET PARK AND CARE STATION where residents and their pets can enjoy communal outdoor activity, often in the company of other residents with their pets. An indoor pet care space allowing for bathing and grooming would be part of this feature.

CENTRALIZED WASTE MANAGEMENT for the concentrated housing of trash as part of a campus wide program of ground care and pest control.

PHYSICAL FEATURES INDOORS:

SOCIAL GATHERING AND MEDIA EVENT FACILITIES, that enable group gatherings for private and community based social events (Monday night football, World Series, Oscar Award viewing, Kentucky Derby, New Year celebration as examples)

MAIL AND PACKAGE RECEIVING - In a world of online shopping this event has become a major factor in space planning and social interaction. Using Parcel Pending allows residents to have an automated email/text notifications when packages are delivered via a password protected, secured, personal locker.

FITNESS FACILITY styled and equipped to reflect the specific profile of the resident population and where floor area permits video fitness training on call.

WORK PLACE ACCOMMODATION for the occasional and temporary use of residents needing small conference and technical equipment support to optimize their “work at home” needs.

SUPPORT SERVICES:

The most important and most used of amenities are the resident services offered through management and staff. Concierge assistance for identifying everything from a-la-carte service providers to places to dine, worship, learn, or tour in the region.

On sight maintenance staff allowing for urgent attention to periodic maintenance needs and assistance when needed.

SOCIALIZATION FEATURES:

In multi-family settings there is often only limited focus on creating “**neighborhood**”. This word and its implied context are often overlooked in multi-family applications. The land design and building design seek to create evidence of neighborhoods with areas where the “accident of acquaintance” can occur. The promotion of acquaintance through scale and outdoor living focus insure the social opportunity within the community is as optimum as would be found in a single family residential neighborhood.

All of the indoor and outdoor gathering features noted also encourage resident interaction without the need for organized activities.

SUMMARY:

The key to vitality in lifestyle is the care and maintenance of the features that reflect that objective. The standard of care required by the discriminating consumer who seeks this product and location will dictate continuing attention to detail and uncompromising level of maintenance both within and outside each dwelling.

As an intended legacy asset of the applicant, the preservation of the asset and the investment it represents is only assured with scrupulous focus on resident qualification and ongoing efforts to preserve their comfort and satisfaction for the duration of their stay. It is effectively a housing environment that models its management as if it were a destination resort.

The combination of feature, invitation, and care insure a setting of lasting value and contribution to both residents and the surrounding community as well.



BEL CANTO
— ASSET GROWTH FUND LLC —

CAPITALIZE
OPTIMIZE
REALIZE

BEL CANTO ASSET GROWTH FUND LEADERSHIP

THOMAS A. LEONARD

Chairman

Bel Canto & Forty-Two Apartment Management

- ✓ Firm Chairman of Obermayer, Rebmann, Maxwell & Hippel, full-service law firm and Philadelphia stalwart founded in 1904
- ✓ Invested alongside institutional investors as the Founder and Chairman of Regional Real Estate Investment Corporation (RREIC), an SEC approved full-service Evergreen real estate investment and advisory company managing an aggregate portfolio of \$2B
- ✓ Past member of Board of Directors of the Federal National Mortgage Association (FNMA)
- ✓ Former Chairman of the Disciplinary Board of the Supreme Court of Pennsylvania
- ✓ Elected Controller of the City of Philadelphia during the years 1979-1983
- ✓ Captain, United States Army (INF), Honorable Discharge
- ✓ Serves on various boards including and not limited to Independence Blue Cross, U.S. Facilities, The World Trade Center of Greater Philadelphia, Drexel University, PRWT, and Roman Catholic High School

JENNIFER A. NEVITT

Chief Executive Officer

Bel Canto & Forty-Two Apartment Management

- ✓ Founder and Inventor of YieldStar, the industry revenue pricing software utilized by the nation's top REITS
- ✓ Developed 3,370 multifamily units exceeding \$500M project costs as Development Partner with Rohdie Development
- ✓ Over a 40-year multifamily career, advised over \$10B of capitalized investments
- ✓ Trained over 20,000 multifamily professionals in the United States, national speaker and author
- ✓ Urban Land Institute Faculty – Responsible Multifamily Real Estate Development course
- ✓ Native of Indiana – Hamilton County, IN and attended Marian University, Indianapolis, IN





BEL CANTO ASSET GROWTH FUND LLC

- Formed by Thomas A. Leonard and Jennifer A. Nevitt
- Primary investment vehicle to develop, acquire and hold multifamily assets for the Leonard Family Trust
- Seeks investments in ground-up construction and value-add properties with an above average risk/reward ratio
- Co-investment alongside institutional equity and family offices
- Secures all debt and equity to capitalize opportunity in coordination with the underlying asset strategy
- Asset manager for all acquisitions; streamlined reporting and analytics
- Employs a long-term investment strategy while evaluating market conditions for optimal yield

FORTY-TWO PROPERTY MANAGEMENT LLC

- Formed by Thomas A. Leonard and Jennifer A. Nevitt
- Utilized as the property management platform to provide in house management and construction services for the multifamily investments of the Leonard Family Trust and select “Inner Circle”
- Focuses on consumer trends and construction efficiency, while specifying selections that will reduce maintenance and repair expenses over the asset’s lifetime
- Manages approximately \$1.6 billion AUM comprised of 5,000 apartment units
- Provides best-in-class property and construction management
- Experts in new construction lease-up and value add repositioning
- Nationwide footprint and scalability

CORPORATE OVERVIEW



Bel Canto Asset Growth Fund is a vertically integrated multifamily development company, operating alongside its asset and apartment management company, Forty-Two. Together, they employ over 250 team members with a national footprint from Washington State to Florida.

Bel Canto is built on the fundamentals of focused fiduciary responsibility and management by exception to maximize the value creation of the assets.

Bel Canto's business model focuses on optimizing yields and preserving capital utilizing proven best practices refined over the Principals' combined 90-year careers over ten real estate cycles.

Further, Bel Canto's strategy to build a diverse team bringing different experiences, cultures, and backgrounds, creates a dynamic to learn and adapt to new ideas, driving successful execution and maximizing returns on investments



CORPORATE STATEMENT

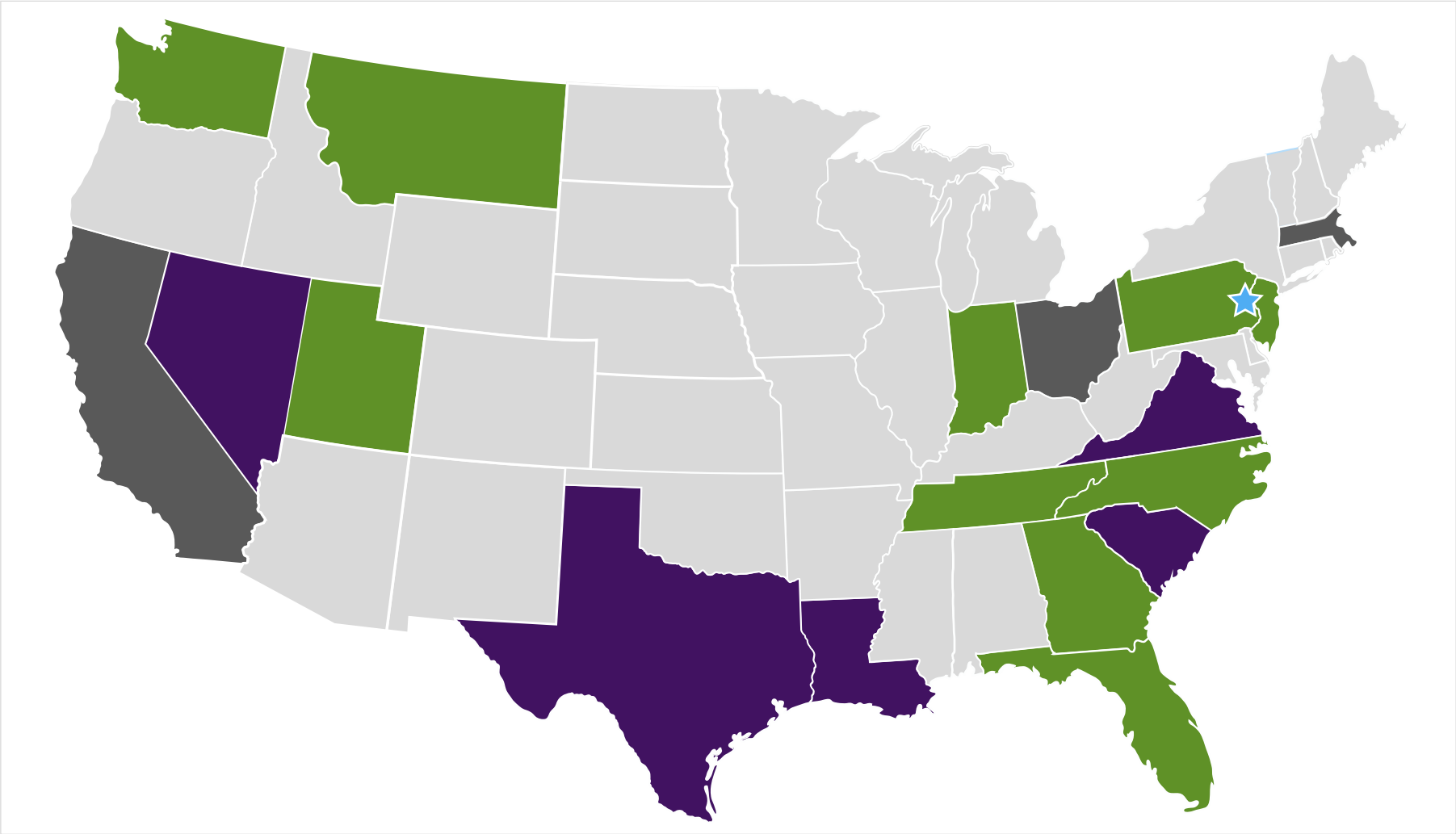
EMBRACE AND SHARE THE RICHNESS OF DIVERSITY

A diverse pool of talent adds richness through different lenses of **knowledge, experiences, cultures and backgrounds**. Those who are driven to perform, learn, and adapt to new ideas and strive to **execute in real time will flourish and grow in a unique manner**.

Fair Housing is a core philosophy of all housing providers and developers and, to extend this philosophy and ideal to others, we must first provide an **inclusive workplace of equal opportunities** without regard to race, religion, color, age, sex, national origin, sexual orientation, gender identity, genetic disposition, disability, veteran status or any other protected category under federal, state and local law. All team members should be respectful to all persons even when their positions vary from one another, comfortably **bringing their authentic whole selves to work**, and sharing that richness in diversity with clients and fellow team members.

BEL CANTO

NATIONAL FOOTPRINT



National Multifamily Relationships & Reach Capabilities

- Development / Value-Add Assets
- Forty-Two Management Contracts
- Forty-Two Consulting Contracts
- Home Office

WHY WESTFIELD?

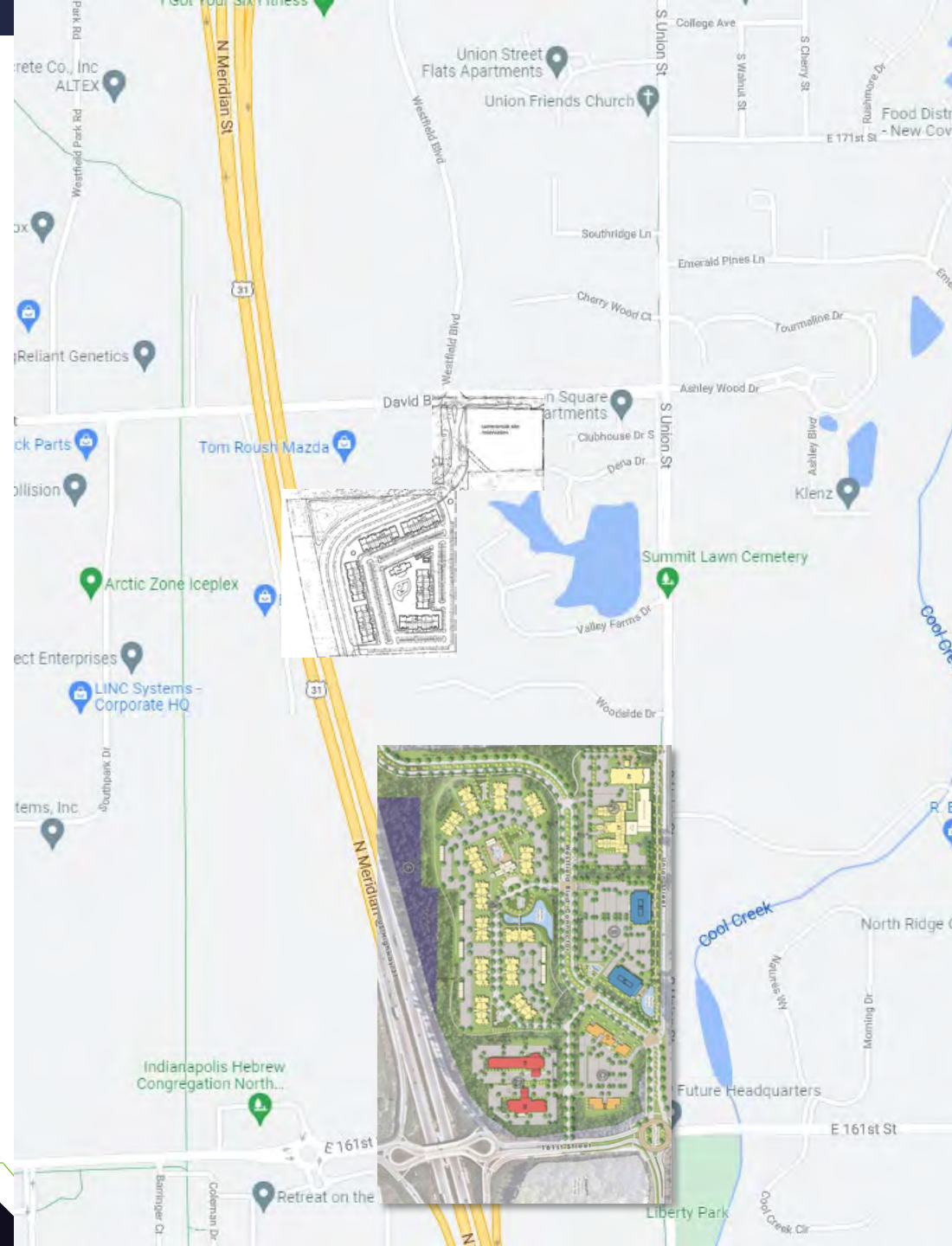
Hamilton County, Indiana native and Bel Canto CEO, Jennifer A. Nevitt has always wanted to come back to her midwestern Indianapolis roots. After working directly under Gene Glick and Frank Basile at the Gene B. Glick Company during her early career, the invaluable experience and skills she gained were some of the most fulfilling in her career.

Committed to being a part of the growth in Hamilton County years later, developing in the Indianapolis suburbs has always been a goal of Nevitt's.

The opportunity to be a part of the Westfield growth corridor and main thoroughfare expansion at its beginning stages is what attracted Bel Canto to this piece of land.



BEL CANTO & LANTERN COMMONS NEIGHBORING DEVELOPMENTS



WESTFIELD ECONOMY AT A GLANCE



POPULATION GROWTH
35.0%

Indianapolis MSA will jump from 30% in 2015 to nearly 35% by 2050, representing the fastest growing counties in the state



HOUSEHOLD INCOME
\$98,376

US median household average is \$62,843



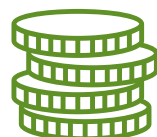
UNEMPLOYMENT RATE
2.9%

Compared to US average of 6.0%



10 YEAR JOB GROWTH
41.0%

Compared to US average of 33.5%



INCOME TAX RATE
4.2%

Compared to US average of 4.6%



HOME VALUE
\$394,461

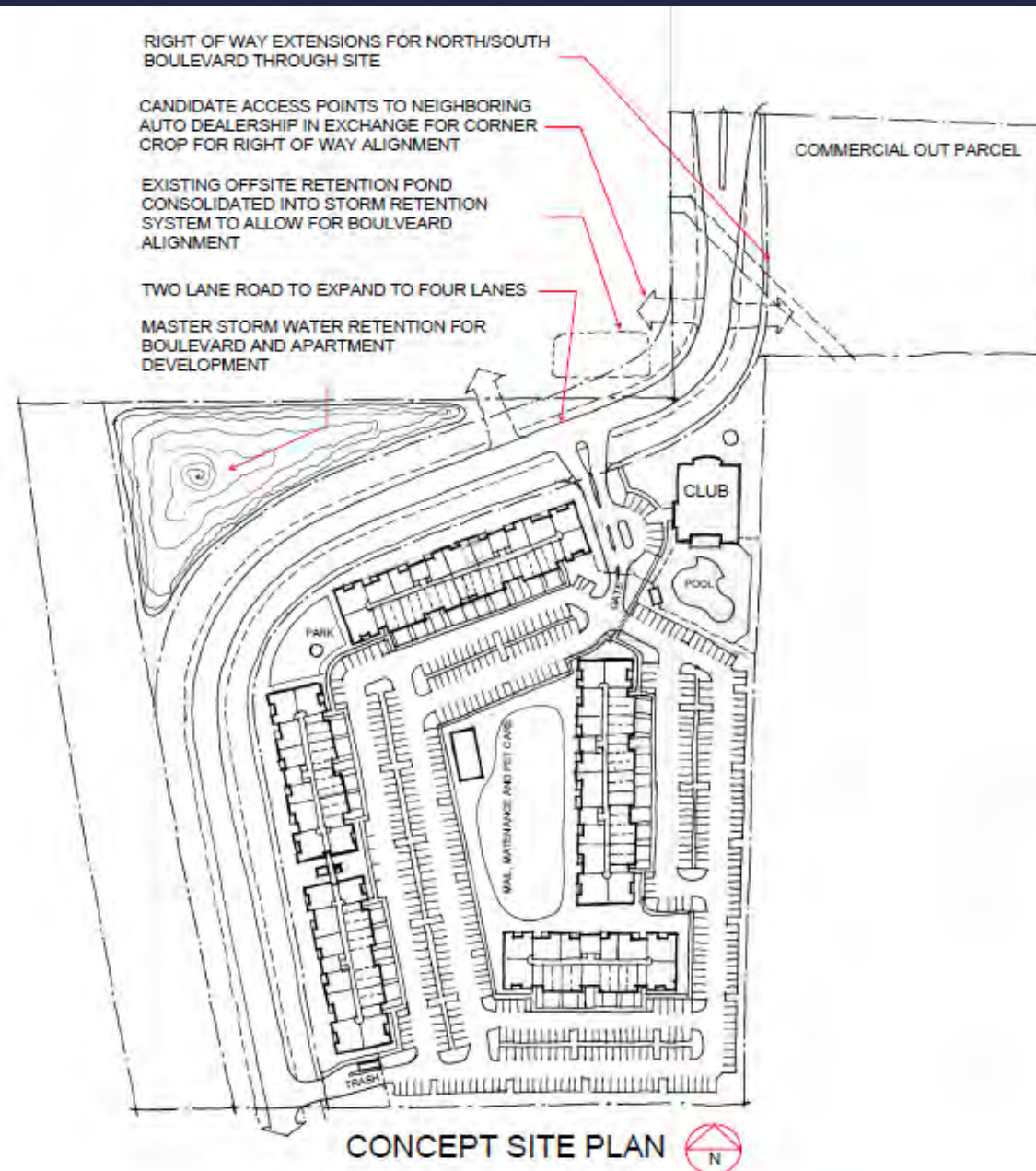
Increase in median sale price of 13.6% year over year

BEL CANTO – WESTFIELD RENDERING



BEL CANTO – WESTFIELD CONCEPTUAL SITE LAYOUT

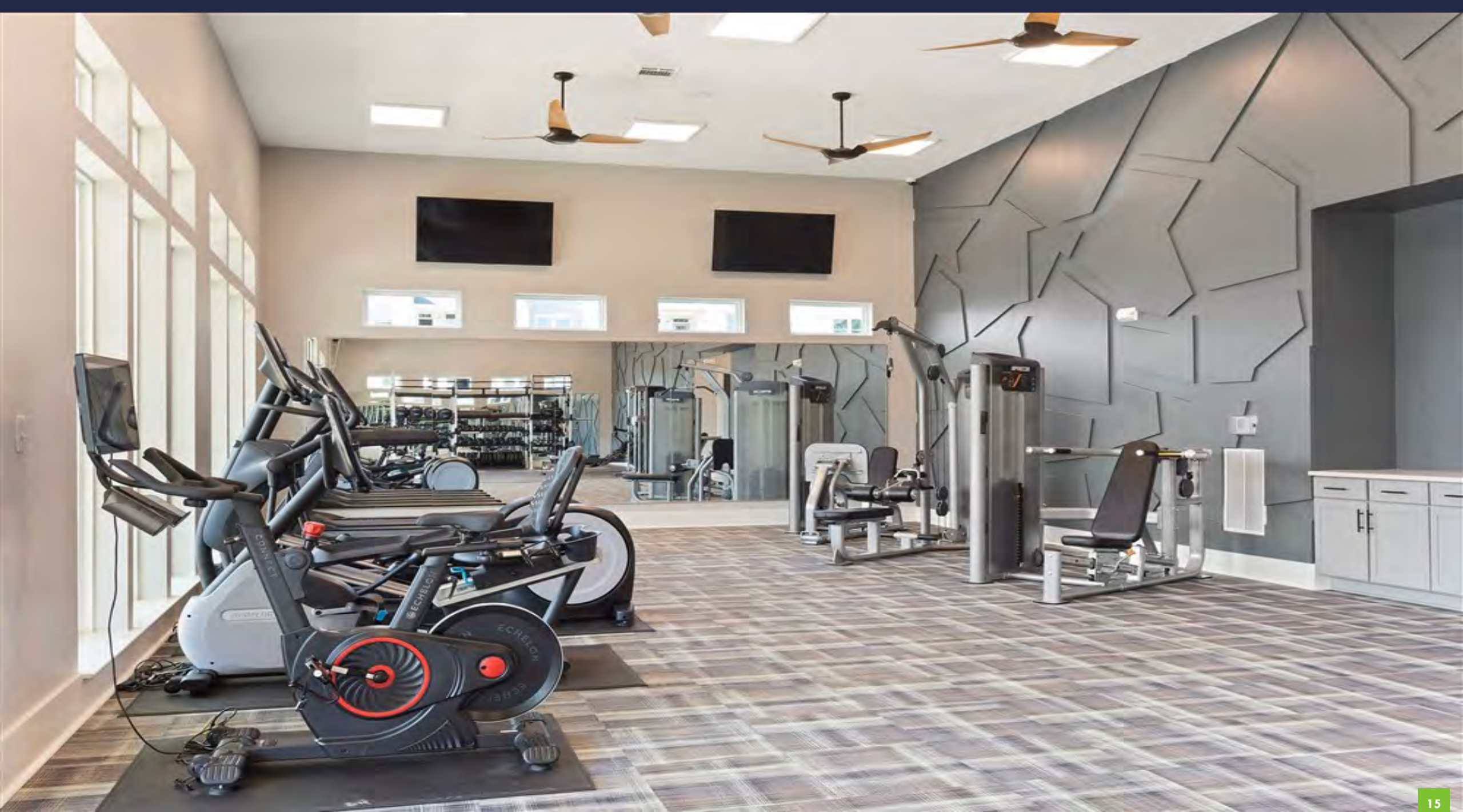
288 TOTAL MULTIFAMILY UNITS



























BEL CANTO
— ASSET GROWTH FUND LLC —



WeRespond@BelCantoAssetGrowthFund.com



6 E Germantown Pike
Plymouth Meeting, PA 19462



888.883.1142



DISCLAIMER

This Presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities of Bel Canto, Forty-Two, LLC or any affiliates.

Certain information contained herein represents or is based upon forward-looking statements or information, including descriptions of anticipated market changes, projected returns from unrealized investments and expectations of future activity.

Although we believe that such statements and information are based upon reasonable estimates and assumptions, forward-looking statements and information are inherently uncertain; accordingly, undue reliance should not be placed on such forward-looking statements and information.

In addition, certain information contained in the Presentation includes calculations or figures which have been prepared internally and have not been audited or verified by a third party. Use of different methods for preparing, calculating or presenting information may lead to different results and such differences may be material. Actual results may differ materially, including the possibility that an investor may lose some or all of any invested capital.

This Presentation may contain statistics and other data that in some cases has been obtained from or compiled from information made available by third-party providers. We have not independently verified such statistics or data.

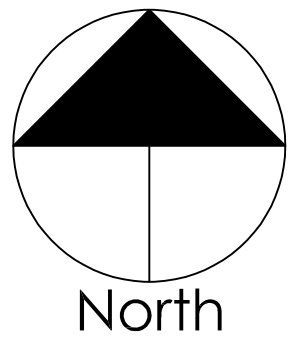


This Presentation and its contents are strictly confidential. By acceptance, the recipient agrees to keep the Presentation and its contents confidential and not to disclose them to anyone except its legal and financial advisors and such members of its professional staff as are involved in evaluating the Presentation and the contents therein.



INSERTION SITE PLAN

SCALE 1"= 100'



ISSUE HISTORY		
No.	Date	Description

[illegible]

KENNETH LINIHAN
LICENSE # AR11600125

Westfield Apartments

Westfield, Indiana.

Drawn: _____

Checked: _____

Approval: _____
Date: 11-23-2021

Project #: 0000

Site Plan

A1.02

RIGHT OF WAY EXTENSIONS FOR NORTH/SOUTH
BOULEVARD THROUGH SITE

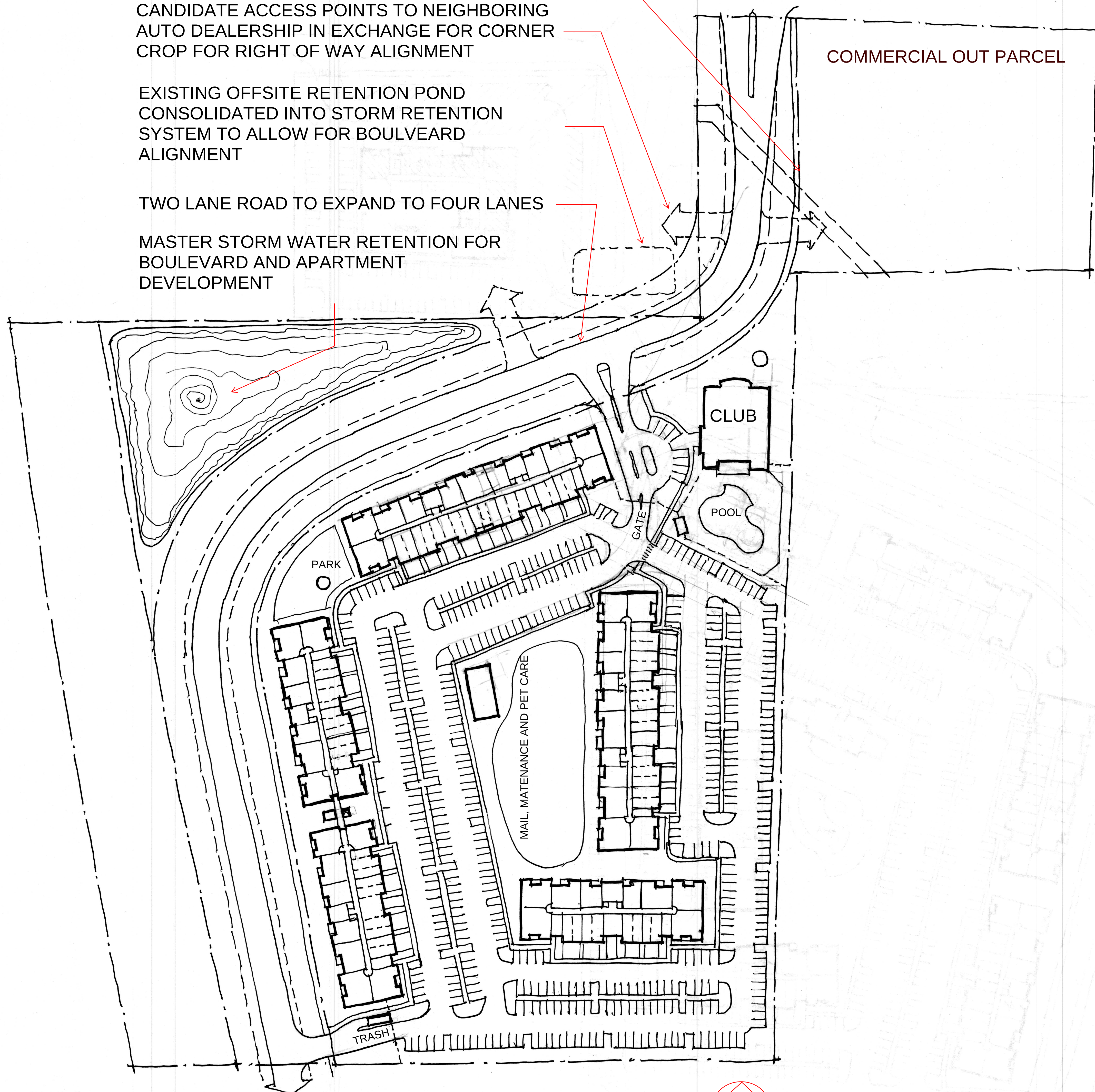
CANDIDATE ACCESS POINTS TO NEIGHBORING
AUTO DEALERSHIP IN EXCHANGE FOR CORNER
CROP FOR RIGHT OF WAY ALIGNMENT

EXISTING OFFSITE RETENTION POND
CONSOLIDATED INTO STORM RETENTION
SYSTEM TO ALLOW FOR BOULEVARD
ALIGNMENT

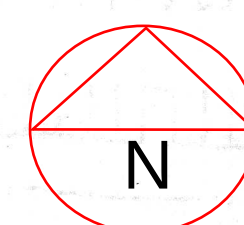
TWO LANE ROAD TO EXPAND TO FOUR LANES

MASTER STORM WATER RETENTION FOR
BOULEVARD AND APARTMENT
DEVELOPMENT

COMMERCIAL OUT PARCEL



CONCEPT SITE PLAN





PERSPECTIVE VIEW
N.T.S



CONCEPT ELEVATION
N.T.S

CONSULTANT

ISSUE HISTORY

No.	Date	Description

REVISION HISTORY

No.	Date	Description

KENNETH LINDEMAN
LICENSE # AR11600125

Westfield Apartments

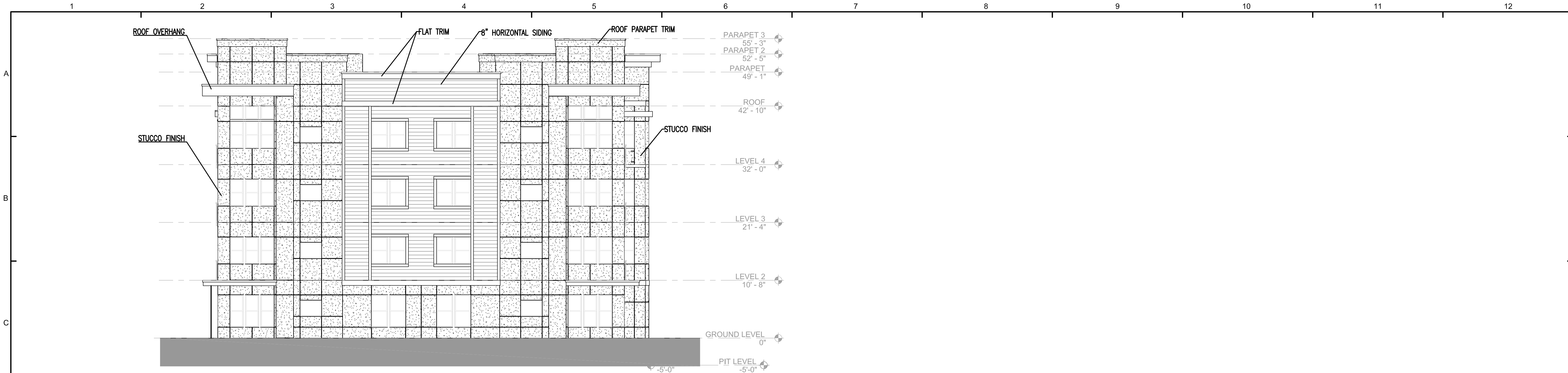
Westfield, Indiana.

Drawn: —
Checked: —
Approval: —
Date: 11-23-2021
Project #: 0000

Building Elevations

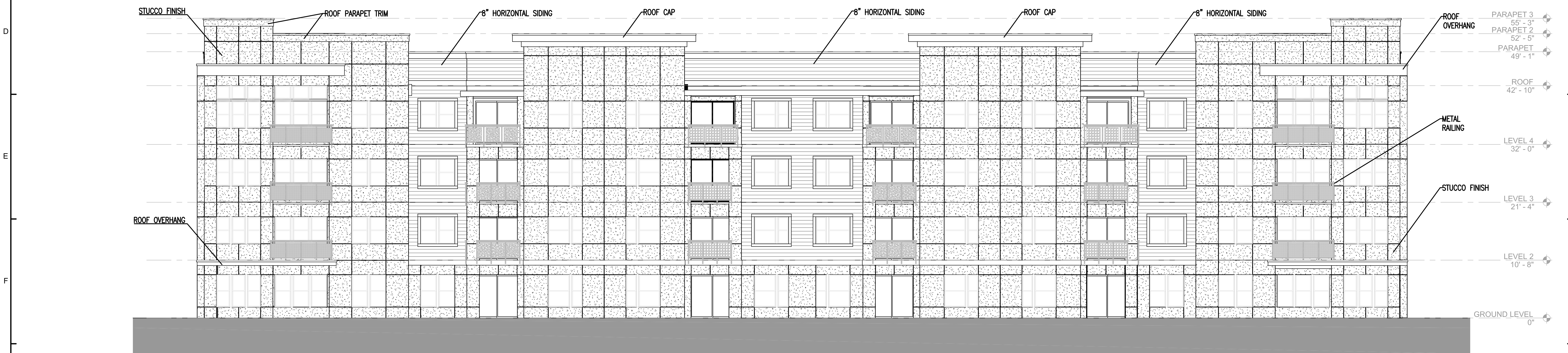
A401

11/23/2021



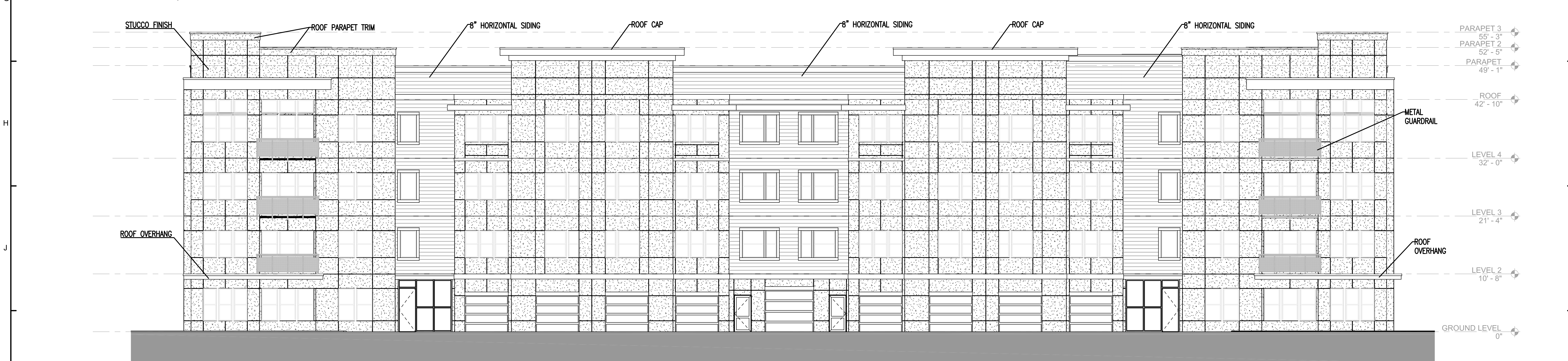
SIDE ELEVATION

SCALE 1/8"= 1'-0"



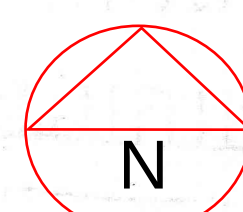
REAR ELEVATION

SCALE 1/8"= 1'-0"



FRONT ELEVATION

SCALE 1/8"= 1'-0"



Westfield, Indiana.

Drawn:	—
Checked:	—
Approval:	
Date:	11-23-2021
Project #:	0000

Concept Site plan
diagrams

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, January 18, 2022, 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.	2201-PUD-02
Ordinance No.	21-59
Petitioner	Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC
Description	A request to rezone 23 acres +/- from the GB-PD: General Business-Planned Development District to the Bel Canto PUD District

On February 22, 2022, a motion was made and passed to send a negative recommendation (Vote: 0 in favor, 8 opposed) to the City Council regarding this petition.

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



Kevin M. Todd, Secretary

February 24, 2021

Date

Westfield City Council February 14, 2022

The Westfield City Council held a meeting on February 14, 2022 at Westfield City Hall. Present were Mike Johns, Joe Edwards, Troy Patton, Cindy Spoljaric, Scott Frei, Jake Gilbert, and Scott Willis. Mayor Cook, Cindy Gossard, Anne Poindexter and Manny Herceg were also in attendance.

Mayor Cook called the meeting to order at 7:00 PM

Approval of Minutes:

Scott Willis made the motion to approve the January 24, 2022 minutes as presented. Troy Patton seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

Cindy Spoljaric asked about the Mobile Analytics invoice for \$40,000. Mike Johns talked about the August BKD invoice (\$38,803) and the Baker Tilly invoices (September \$32,000 & Oct \$12,171) that were just received. He stated they total \$82,974.00 and they will go against the \$140,000 that was budgeted for 2022.

Troy Patton made a motion to approve the claims. Scott Willis seconded. Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentation

Presentation – YMCA Shannon Russell introduced Mitch Frazier, executive committee chair for the board bringing the YMCA to Westfield, and Greg Highland, CEO of the Greater Indianapolis area YMCA.

Mitch discussed why the YMCA would be good for the city, is a critical infrastructure and be capital efficient. It would provide a place for the city to come together, and provide needed services to the community.

Greg spoke on the proposed plan & financials. He gave examples of contributions of other municipalities that have a YMCA within their communities. The YMCA's ask is for \$5 million from the city.

Public Hearing Open: 7:18

Craig Wood and George Sanburn spoke in favor of the YMCA

Mayor Cook stated he felt the Y fits the needs of the city and would attract top corporations to the city.

There was council discussion. There will be public comment on the topic at the February 28th meeting and council will consider the ask of the \$5 million contribution.

[Type here]

Presentation- Clerk Treasurer's Office Presentation * See attached introduction by Cindy Gossard.

Daniel Smith with Veracity (IT forensic investigation company) spoke on the findings of his examination of the computers in the clerk treasurer's office. Daniel gave his background history and the method/processes that he performed for the forensic data extraction. The primary concern within the investigation was the use of remote access software by Westfield IT personnel on the clerk's office staff computers without consent or knowledge of the computer user(s). Papercut, Beyond Trust and Jump Client were remote access software found to be installed by bgadmin.

Beyond Trust was primarily used by bgadmin and was found to have performed tasks on the WCT (Westfield Clerk Treasurer's) computers without knowledge or consent of the WCT staff. Several of the remote access sessions initiated by bgadmin coincided with meetings between the CT and her legal representation. Beyond Trust software can also be used to control any network cameras and microphones including the built-in microphones and cameras on laptops without the local users knowledge.

Jump Client feature was installed on all computers therefore allowing remote access to each computer without requiring the local user to be present. The software runs in the background so the local user would not be aware their actions and data files were being accessed and/or observed by a remote user.

Paper Cut was discovered to be used by two different accounts bgadmin and Informatics. Papercut allows the remote admin to access digital copies of scanned and printed documents. If the WCT staff was unaware of this program it is possible sensitive information could have been observed by whomever was operating the remote user accounts with access to the papercut web portal.

The full report may be found at:

https://www.westfield.in.gov/egov/documents/1645802805_29312.pdf

Old Business:

Ordinance 21-52: Springwater PUD

Council Introduction: November 9, 2021

APC Public Hearing: December 6, 2021

APC Recommendation: February 7, 2022

Adoption Consideration: February 14, 2022

Justin Moffett presented going over the changes on the mixed- use residential development on South Union. Some of the major changes include, going from 3-story townhomes to 2-story, reducing the number of dwellings, architectural changes, buffer yard modifications, and increased green space.

Cindy Spoljaric made a motion to approve Ordinance 21-52 with amendments. (Section 5; 5.5 to state maximum dwellings to be 91 not 100). Scott Willis seconded. Vote: Yes-7; No-0. Motion carries.

New Business

Resolution 22-102: Approving Development Agreement for Certain Property in the City (Union Square Garage)

Adoption Consideration: February 14, 2022

Mike Johns stated this is the agreement for a bond issuance of \$12, 250,00 to cover the Union Square parking garage. This will be funded through tax increment and backed by LIT revenue.

Jeremy Lollar stated that Catherine Fanello was on the call and would be speaking on this.

Catherine Fanello spoke stating this goes along with the term sheet/proposed terms that council agreed upon at the March 22, 2021 meeting. Catherine stated that the tax increment area was originally created in 2019 and with council approval, was expanded to include the apartments, commercial retail space and the parking garage in 2021.

Catherine stated that this agreement provides more definitive terms & conditions and if approved by council and RDC then they would come back to council with a bond approval document for consideration.

There was council discussion. It was asked when the LIT & tax proceeds would stop going to the RDC. Catherine stated that the 25- year term would be outlined in the final bond approval. It was confirmed that approval of this agreement does not commit the city to construct the Cherry Tree Bridge. Jeremy Lollar stated that it does not but this would happen in the next several years with impact fees that will be generated, monies acquired from sale of land to Old Town, and hopefully some contribution from the county.

Mike Johns made the motion to approve Resolution 22-102 as presented.

Scott Willis seconded. Vote: Yes-7; No-0. Motion carries.

[Type here]

Ordinance 22-01: Amending the Westfield Fire Department's Fire Prevention Ordinance (21-57)

Council Introduction: February 14, 2022

Adoption Consideration: February 14, 2022

Rob Gaylor presented stating that there was a verbiage change on page one. The rest of the Ordinance remains the same.

Troy Patton made a motion to suspend the rules. Joe Edwards seconded. Vote: Yes-6; No-0. (S. Frei stepped away) Motion carries.

Jake Gilbert made a motion to approve Ordinance 22-01 as presented. Troy Patton seconded. Vote: Yes-6; No-0. (S. Frei stepped away) Motion carries.

Ordinance 22-03: Voluntary Annexation (Shear Property Group Phase I)

Council Introduction: February 14, 2022

Public Hearing: February 14, 2022

Adoption Consideration: March 14, 2022

Pam Howard presented stating this is for the annexation of 63.5 acres at the NW corner of SR 38 & SR 31.

Public Hearing Open: 9:27 PM

Marla Ailor spoke stating that councilor Johns had sent numerous requests to staff to provide a map of all industrial parks within Westfield so that council could see where the commercial areas are located. Mike's initial request included asking for the percentage of industrial parks that are fully occupied and of those that were not full, what percentage was available. Mike was told that this information was too misleading & sensitive to share with the public and never received any information.

Marla made her own public records request asking for a copy of the annexation application. She stated that in her opinion both phases of the annexation need to be looked at rather than just phase one that is shown in the documents currently presented. She stated that this annexation is being brought to council in an atypical fashion and it sets a dangerous precedent. Historically in Westfield a PUD would have been brought to council first, then upon approval, an annexation would be considered upon request. Marla expressed her concerns about the balance between the rights of property owners in Adams township, which is the parcel to the north of the one being shown. She asked that council reach out to the Adams Township Trustee, the Sheridan Town Council, the Hamilton County Commissioners, and perhaps look into the Hamilton County Comprehensive Plan before making a discussion.

Public Hearing Closed: 9:33 PM

There was council discussion and concern expressed on how this was presented as well as it not following the comprehensive plan for this area. Eric Douthit, with Church, Church, Hittle, & Antrim stated that prior to the March 14 vote, they would be available to answer any questions from council.

[Type here]

Ordinance 22-05: Woods-Robinson-Briggs PUD Amendment I (Harvest Trail at Westfield)
Council Introduction: February 14, 2022
APC Public Hearing: March 7, 2022
APC Recommendation: April 4, 2022
Adoption Consideration: April 11, 2022

Ed Freeman with David Weekly Homes presented detailing the amendments that they are asking to be amended. The amendments are to the overall legal description and acreage, reduction of front and rear setbacks (from 25-20 ft), and buffer yard requirements to be modified.

Troy Patton asked about the number of homes, and buffer of homes backing up to the Monon. Ed answered that the single-family north district plans to contain 127 homes, and the lots backing up to the Monon are felt to have sufficient buffering currently.

Moves on to APC

Ordinance 22-06: Towns at Union PUD
Council Introduction: February 14, 2022
APC Public Hearing: March 7, 2022
APC Recommendation: April 4, 2022
Adoption Consideration: April 11, 2022

Jon Dobosiewicz presented proposed Towns at Union PUD which would allow 4-sale townhomes to be built on the SE corn of 169th & Union. The maximum dwellings permitted would be 84 with price range of \$400,000-\$450,000. The townhome would range from 2200-2400 sq. ft.

There was council discussion

Moves on to APC

Ordinance 22-07: Chatham Hills PUD Amendment VIII
Council Introduction: February 14, 2022
APC Public Hearing: March 7, 2022
APC Recommendation: April 4, 2022
Adoption Consideration: April 11, 2022

Kevin Todd presented stating this would add approximately 2 acres to the existing PUD to allow for an amenity feature to include athletic courts and parking.

Moves on to APC

[Type here]

Ordinance 22-08: Grand Millennium Center PUD Amendment II

Council Introduction: February 14, 2022

APC Public Hearing: March 7, 2022

APC Recommendation: April 4, 2022

Adoption Consideration: April 11, 2022

Jim Ake presented stating that this is a request to add approximately one acre to be included in the existing GMC PUD. This would allow the new library to move north up to Park St. DLM, GJ LLC and 31/32 Investors LLC have agreed to a land swap.

Moves on to APC

Ordinance 22-09: Creating a Local Historic Preservation Commission

Council Introduction: February 14, 2022

Public Hearing February 28, 2022

Adoption Consideration: March 14, 2022

Johnathon Nail presented explaining the purpose of the commission and what the duties of the commission would be. Due to our involvement with the SR 32 project it is required that we submit to the State Historic Review Board a list of project commitments relating to historic mitigation. An Ordinance is to be drafted under the guidance of Indiana Landmarks and in consultation with other local groups with a demonstrated interest in historic preservation and presented to council by March 2022. DNR COA letter states adoption should happen no later than nine months prior to SR 32 construction letting, which would be March 2022 based on the currently scheduled December 2022 construction letting. An educational session on the benefits & mechanics of a local preservation ordinance was held on November 23, 2021.

There was council discussion.

[Type here]

Guests:

Westfield residents Joanne Tedesco, Deanna Prine, Danyele Easterhaus, Yolanda Kincaid(with Janus Development Services and Wendy Kiefel with Carmel Advisory Committee all spoke in favor of the Disability Awareness Committee.

Clerk Treasurer Comments:

None

City Council Comments:

Cindy Spoljaric- APC & ARPA Update

Mayor Comments:

None

Without any further business, the meeting adjourned at 10:45 PM

Clerk-Treasurer

President

[Type here]

As the Council and public is aware, my office has been investigating the use of third-party remote access software called Beyond Trust on the computers in my office since last year.

At the outset of this investigation, I made a commitment that the results – whatever they may be – would be openly shared with the Council and the general public.

As a part of the investigation, we retained Veracity – an IT forensic investigation company – to examine the use of this software on the computers in my office.

Daniel Smith is a certified computer forensic examiner with Veracity.

Mr. Smith has conducted a forensic examination of the computers in my office, and has prepared a report with the findings of his investigation.

Consistent with the commitment I have made to share the results of this investigation, I have asked Mr. Smith to present his report and his findings to the Council and to the public.

Advisory Council on Disabilities Ordinance

Purpose of the Disability Council:

- 1) Represent the needs and interests of people with disabilities in the City of Westfield and provide a platform for the disability community to express challenges/issues they are facing in Westfield.
- 2) Partner with the City of Westfield in establishing priorities and strategies to address the various challenges and needs facing people with disabilities in the community.
- 3) Provide informed input on the development and assessment of future City projects and services that impact people with disabilities.
- 4) Collaborate and partner with local organizations, community partners and disability stakeholders to build bridges, establish partnerships and increase opportunities for people with disabilities.

Who will participate on the Council

- 1) City of Westfield's ADA Coordinator
- 2) (2) Appointees from the community by the Mayor
- 3) (2) Appointees from the community by the City Council
- 4) (1) City Council Member
- 5) Chase Stinson, Director of Student Services from Westfield Washington Schools
- 6) A member of the City's Human Resources department will serve as a non-voting advisory member.

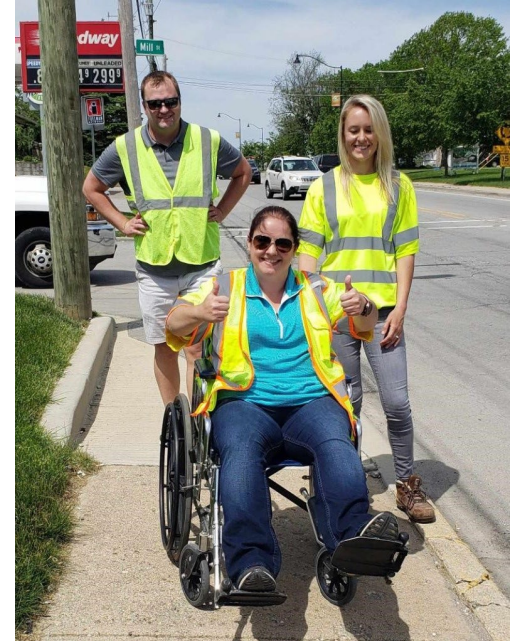
NOTE: All appointees must be living with a disability, provide care for someone with a disability, or be employed by a company that provides services to those with disabilities.

Why make this an Ordinance?

- 1) Formalizes the Disability Council and gives it a voice with abilities to make an impact
- 2) Codifies addressing the needs of those with disabilities within the City and ensures this doesn't disappear with changes in City Administration.
- 3) Reduces redundancy and strengthens the community by having a focused platform where all voices and challenges can be voiced.
- 4) According to our state constitution, an ordinance must be created by municipalities when adopting a rule or policy with broad applicability, significant impact and for an extended duration.
- 5) Why not?
 - This is not giving the government more power, it is giving the power back to the people and allowing them to have a voice in their community!
 - It addresses a need that impacts us all!

Areas for potential impact

- 1) Infrastructure – Think SR-32!!!
- 2) Workforce Development
- 3) Public Safety
- 4) Education
- 5) Transportation
- 6) Mental Wellbeing
- 7) Best Practices Between Government Entities (City, Library, Township, County, School District)
- 8) Inclusion Among Residents
- 9) Attracting New Residents to Westfield



What the Council is NOT

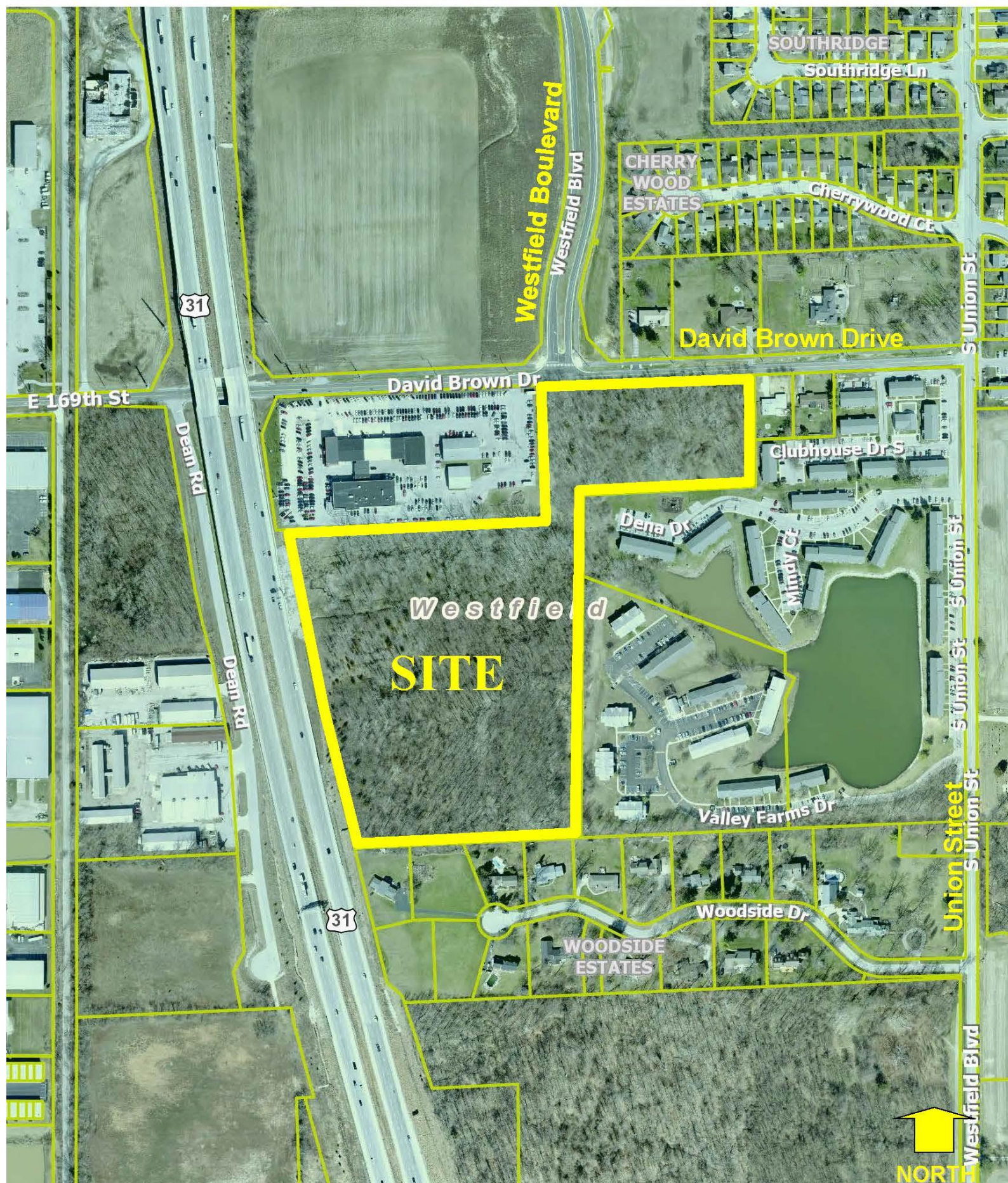
- 1) A parent support network
- 2) A non-for-profit charity
- 3) A line item on the city budget
- 4) A cause that comes and goes

Council Questions???



Bel Canto PUD Site Location Map

- 23 acre site adjacent to US 31
- Adjacent to David Brown Drive
- Hamilton Square and Valley Farms apartment communities to the east.
- Woodside Estates to the south
- Adjacent to Tom Roush Automobile Dealership



Bel Canto PUD

Concept Plan Context



Bel Canto PUD Concept Plan

- **Westfield Boulevard Extension**
- **Multi-family area**
- **Commercial Out Parcel**
- **Building orientation frames streets**
- **Significant building setback to south**
- **Smaller clubhouse building located further from US 31 frontage**
- **Open Space and amenities provided throughout site**





PERSPECTIVE VIEW
N.T.S



CONCEPT ELEVATION
N.T.S

©2021 FK ARCHITECTURE

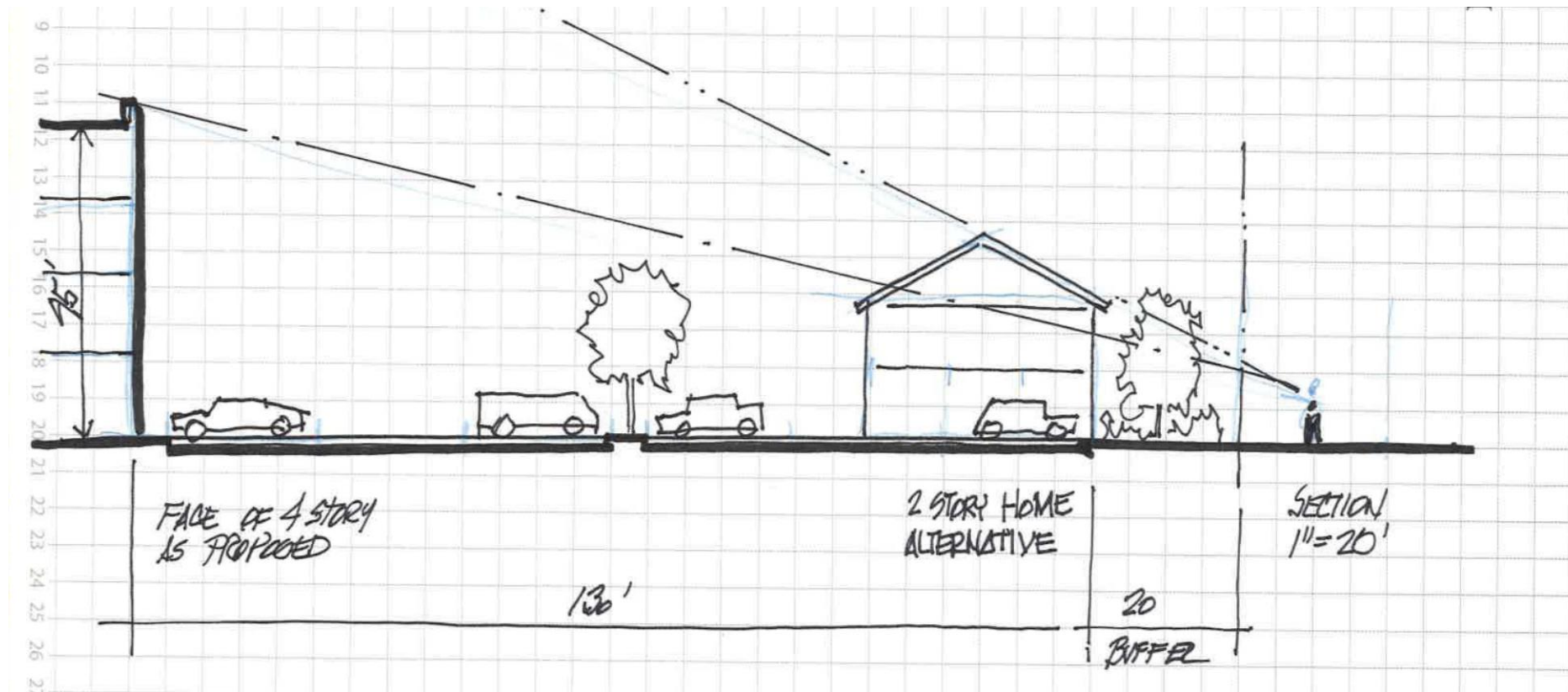




Bel Canto PUD

Buffers and Site Lines

- Approximately 150' setback to Woodside Estates Homes not impacted by Westfield Drive Extension
- Taller buildings line US 31 Corridor and interior to site



Bel Canto PUD Amenity Examples



Bel Canto PUD

Concept Plan Context

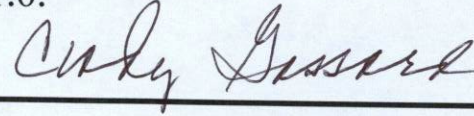


Bel Canto PUD – Benefits of Proposal

- **2% Assessed Value For Multi-Family use and 3% Assessed Value for the Commercial use.**
- **This proposal would be an Approximately \$60 Million Dollar Investment by Bel Canto in the Westfield Community.**
- **The proposed use is consistent and compatible with the uses that surround the Real Estate and the Site Plan provides for appropriate and thoughtful buffers and transitions between uses.**
- **Achieves an Objective of the Throughfare Plan by Providing an Extension of the North/South Road Through the Site and Allowing for Possible future Connection further to the South.**
- **Corporate Appearing Multi-Family Architecture, Not more of the same Residentially Appearing Multi-Family Architecture .**
- **Should Attract a Demographic that Should be Beneficial to Businesses that currently exist in Westfield and for Businesses desiring to relocate to Westfield.**
- **Bel Canto believes this is the type of proposal, if approved, that could greatly assist in attracting new corporate businesses to the US 31 Corridor of Westfield and that could provide a quality work force.**

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.

February 28, 2022



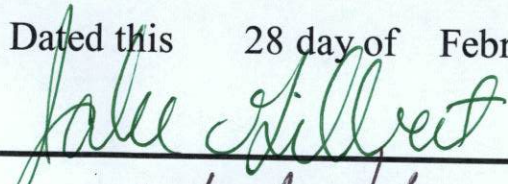
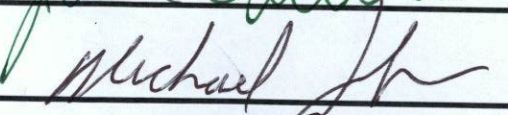
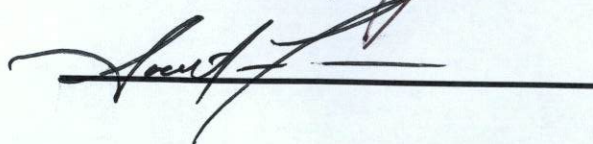
Fiscal Officer

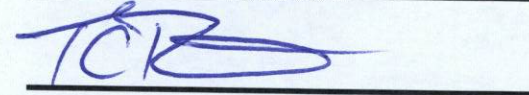
ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 16 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 28 day of February, 2022

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: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 1 of 16

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	APP090014	2/11/2022	101001341	ADM-ELECTRICITY	Admin	48.87	72219	2/11/2022
	VEN003729	Metronet	APP090020	2/14/2022	101001343	ADM-BUILDING	City Hall alarm	60.29	72223	2/14/2022
	VEN001537	Payroll	APP090050	2/14/2022	101001111	ADM-SALARY	sal	7,370.31	500000756	2/14/2022
	VEN001537	Payroll	APP090050	2/14/2022	101001120	ADM-FICA /MEDICARE	fica	427.77	500000756	2/14/2022
	VEN001537	Payroll	APP090050	2/14/2022	101001120	ADM-FICA /MEDICARE	med	100.04	500000756	2/14/2022
	VEN001537	Payroll	APP090050	2/14/2022	101001121	ADM-PERF	perf	948.80	500000756	2/14/2022
	VEN008029	Liberty Mutual Insurance	APP090182	2/17/2022	101001339	ADM-INSURANCE	Inst 3	5,880.04	72322	2/17/2022
	VEN000589	Duke Energy	APP090185	2/17/2022	101001341	ADM-ELECTRICITY	Electric	531.49	72323	2/17/2022
	VEN005845	Kinetrex Energy	APP090200	2/18/2022	101001328	ADM-HEAT/GAS	Admin	447.43	72324	2/18/2022
	VEN001676	Riverview Hospital	APP090221	2/18/2022	101001119	ADM-HEALTH/DENTAL	Jan clinic hrs	175.24	72326	2/18/2022
	VEN008854	Baker Tilly Municipal Advisors LLC	APP090253	2/22/2022	101001331	ADM-CONSULTING	Services through Oct	12,171.25		
	VEN008854	Baker Tilly Municipal Advisors LLC	APP090254	2/22/2022	101001331	ADM-CONSULTING	Services through Sept	32,000.00		
	VEN005574	Bose McKinney and Evans LLP	APP090255	2/22/2022	101001331	ADM-CONSULTING	Jan services	3,500.00		
Subtotal for Administration								63,661.53		
Police										
	VEN003729	Metronet	APP090021	2/14/2022	101002335	POLICE-TELEPHONE	PSB	59.17	72223	2/14/2022
	VEN001537	Payroll	APP090050	2/14/2022	101002111	POLICE-SALARY	sal	210,961.97	500000756	2/14/2022
	VEN001537	Payroll	APP090050	2/14/2022	101002120	POLICE-FICA/MEDICARE	fica	12,542.84	500000756	2/14/2022
	VEN001537	Payroll	APP090050	2/14/2022	101002120	POLICE-FICA/MEDICARE	med	2,933.42	500000756	2/14/2022
	VEN001537	Payroll	APP090050	2/14/2022	101002121	POLICE-PERF	perf	33,195.53	500000756	2/14/2022
	VEN008029	Liberty Mutual Insurance	APP090182	2/17/2022	101002339	POLICE-INSURANCE	Inst 3	9,607.20	72322	2/17/2022
	VEN000589	Duke Energy	APP090185	2/17/2022	101002341	POLICE-ELECTRICITY	Electric	2,824.39	72323	2/17/2022
	VEN005845	Kinetrex Energy	APP090200	2/18/2022	101002328	POLICE-HEAT/GAS	PSB	1,023.28	72324	2/18/2022
	VEN001676	Riverview Hospital	APP090221	2/18/2022	101002119	POLICE-HEALTH/DENTAL	Jan clinic hrs	4,586.27	72326	2/18/2022
	VEN001957	Tiffany Photography Studio	APP090235	2/22/2022	101002349	POLICE-SERVICES	Headshots	68.00		
	VEN006222	SuperFleet Master Card	APP090315	2/23/2022	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	160.37		
	VEN006333	Axon Enterprise Inc	APP090317	2/23/2022	101002349	POLICE-SERVICES	Dynamic Bundle, Fleet 2 Unli	65,934.00		
	VEN001417	Napa Auto Parts	APP090318	2/23/2022	101002360	POLICE-VEHICLE REPAIR	Vehicle Batter	241.98		
	VEN001417	Napa Auto Parts	APP090318	2/23/2022	101002360	POLICE-VEHICLE REPAIR	Wiper Blades & Oil	336.25		
	VEN000317	CALEA	APP090319	2/23/2022	101002350	POLICE-SUBSCRIPTIONS/D	Annual Continuation Fee	4,595.00		
	VEN000747	Galls	APP090321	2/23/2022	101002229	POLICE-UNIFORMS	Uniform Spray and Key Pouch	238.56		
	VEN000747	Galls	APP090321	2/23/2022	101002229	POLICE-UNIFORMS	Uniform Cuff Cases	261.32		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 2 of 16

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								
	Police								
VEN000747	Galls	APP090321	2/23/2022	101002472	POLICE-EQUIPMENT	Gun Mount, Tactical Slings	1,195.98		
VEN000478	Crown Trophy	APP090322	2/23/2022	101002347	POLICE-PROMOTIONS	Award Crystal and Plaque	150.00		
VEN002035	US Uniform and Supply	APP090323	2/23/2022	101002229	POLICE-UNIFORMS	New Hire Uniform Pouches	200.00		
VEN002035	US Uniform and Supply	APP090323	2/23/2022	101002229	POLICE-UNIFORMS	New Hire Body Armor-Byerley	419.95		
VEN000314	C.A.R. Clinic	APP090324	2/23/2022	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	3,592.60		
VEN000968	Indiana Fop Legal Defense	APP090325	2/23/2022	101002350	POLICE-SUBSCRIPTIONS/D	FOP Legal Defense Fund X62	10,168.00		
VEN005581	Newton Oil Company	APP090326	2/23/2022	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded	12,897.50		
	Subtotal for Police						378,193.58		
	Economic and Community Development								
VEN001537	Payroll	APP090050	2/14/2022	101003111	ECD-SALARY	sal	35,533.75	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101003120	ECD-FICA/MEDICARE	fica	2,132.11	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101003120	ECD-FICA/MEDICARE	med	498.64	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101003121	ECD-PERF	perf	5,045.80	500000756	2/14/2022
VEN001676	Riverview Hospital	APP090221	2/18/2022	101003119	ECD-HEALTH/DENTAL	Jan clinic hrs	723.07	72326	2/18/2022
VEN001957	Tiffany Photography Studio	APP090235	2/22/2022	101003347	ECD-PROMOTIONS	Headshots	170.00		
	Subtotal for Economic and Community Development						44,103.37		
	Parks								
VEN001537	Payroll	APP090050	2/14/2022	101005111	PARKS-SALARY	sal	10,400.40	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101005120	PARKS-FICA/MEDICARE	fica	618.59	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101005120	PARKS-FICA/MEDICARE	med	144.67	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101005121	PARKS-PERF	perf	1,426.84	500000756	2/14/2022
VEN003995	Prestige Performance II Inc	APP090080	2/15/2022	101005349	PARKS-SERVICES	Tote bags	3,555.00		
VEN003995	Prestige Performance II Inc	APP090080	2/15/2022	101005349	PARKS-SERVICES	Plastic bags	779.34		
VEN009136	Indiana Destination Development	APP090082	2/15/2022	101005349	PARKS-SERVICES	Display ad	2,980.00		
VEN001676	Riverview Hospital	APP090221	2/18/2022	101005119	PARKS-HEALTH/DENTAL	Jan clinic hrs	252.60	72326	2/18/2022
	Subtotal for Parks						20,157.44		
	Economic Dev								
VEN001537	Payroll	APP090050	2/14/2022	101006111	ECONOMIC DEV-SALARY	sal	3,502.00	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101006120	ECONOMIC DEV-FICA/MEDI	fica	216.90	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101006120	ECONOMIC DEV-FICA/MEDI	med	50.73	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101006121	ECONOMIC DEV-PERF	perf	497.28	500000756	2/14/2022

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 3 of 16

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								
Economic Dev									
VEN001676	Riverview Hospital	APP090221	2/18/2022	101006119	ECONOMIC DEV-HEALTH/D	Jan clinic hrs	42.63	72326	2/18/2022
Subtotal for Economic Dev							4,309.54		
Informatics									
VEN001537	Payroll	APP090050	2/14/2022	101007111	IT-SALARY	sal	17,298.56	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101007120	IT-FICA/MEDICARE	fica	1,008.88	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101007120	IT-FICA/MEDICARE	med	235.97	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101007121	IT-PERF	perf	2,456.40	500000756	2/14/2022
VEN005146	Konica Minolta Business	APP090138	2/16/2022	101007337	IT-PRINTING	Click charges	211.37		
VEN007897	Konica Minolta Prem Fin 2	APP090139	2/16/2022	101007337	IT-PRINTING	Copy machine rentals sta 82	77.70		
VEN003902	Oscar Winski Co	APP090140	2/16/2022	101007349	IT-SERVICES	E Recycling waste	389.00		
VEN005134	Lifeline Data Centers	APP090141	2/16/2022	101007349	IT-SERVICES	Monthly fee	778.50		
VEN005146	Konica Minolta Business	APP090142	2/16/2022	101007337	IT-PRINTING	Click Charges	144.87		
VEN001676	Riverview Hospital	APP090221	2/18/2022	101007119	IT-HEALTH/DENTAL	Jan clinic hrs	472.05	72326	2/18/2022
VEN001957	Tiffany Photography Studio	APP090235	2/22/2022	101007347	IT-PROMOTION	Headshots	34.00		
VEN005272	SHI International	APP090296	2/22/2022	101007451	IT-COMPUTER/EQUIP	Hardware Microsoft	209.54		
VEN005272	SHI International	APP090297	2/22/2022	101007389	IT-SOFTWARE LICENSING	ESD DLT Solutions	2,484.80		
VEN005272	SHI International	APP090297	2/22/2022	101007389	IT-SOFTWARE LICENSING	Quest Software	2,275.76		
VEN005272	SHI International	APP090297	2/22/2022	101007389	IT-SOFTWARE LICENSING	Quest Software	882.76		
VEN005272	SHI International	APP090298	2/22/2022	101007389	IT-SOFTWARE LICENSING	AudioCodes	3,079.62		
VEN005272	SHI International	APP090298	2/22/2022	101007389	IT-SOFTWARE LICENSING	Ruckus Wireless	455.70		
VEN005272	SHI International	APP090299	2/22/2022	101007451	IT-COMPUTER/EQUIP	Hardware 888voip	1,978.00		
VEN004591	Virtusa Corporation	APP090300	2/22/2022	101007349	IT-SERVICES	Feb services	789.00		
VEN006597	ATEC Inc	APP090304	2/22/2022	101007349	IT-SERVICES	1st quart camera maint agree	4,900.00		
VEN006597	ATEC Inc	APP090304	2/22/2022	101007389	IT-SOFTWARE LICENSING	GJ Camera licenses	3,045.00		
VEN005146	Konica Minolta Business	APP090305	2/22/2022	101007337	IT-PRINTING	Click charges	462.89		
Subtotal for Informatics							43,670.37		
Clerk Treasurer									
VEN001537	Payroll	APP090050	2/14/2022	101008111	CT-SALARY	sal	18,260.13	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101008120	CT-FICA/MEDICARE	fica	1,066.51	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101008120	CT-FICA/MEDICARE	med	249.37	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101008121	CT-PERF	perf	2,138.21	500000756	2/14/2022

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 4 of 16

WESTFIELD/KGAGNON

Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
101	General										
	Clerk Treasurer										
		VEN004297	ADP-Payroll	APP090143	2/16/2022	101008331	CT-CONSULTING	W 2s	2,023.95	500000757	2/18/2022
		VEN001676	Riverview Hospital	APP090221	2/18/2022	101008119	CT-HEALTH/DENTAL	Jan clinic hrs	285.75	72326	2/18/2022
		VEN001940	The Times	APP090259	2/22/2022	101008338	CT-LEGAL NOTICES	RDA annual report	12.43		
		VEN005897	Hamilton County Reporter	APP090312	2/23/2022	101008338	CT-LEGAL NOTICES	RDA annual report	22.40		
		VEN005897	Hamilton County Reporter	APP090313	2/23/2022	101008338	CT-LEGAL NOTICES	City Annual Report	232.42		
	Subtotal for Clerk Treasurer								24,291.17		
	Mayor										
		VEN001537	Payroll	APP090050	2/14/2022	101009111	MAYOR-SALARY	sal	4,758.57	500000756	2/14/2022
		VEN001537	Payroll	APP090050	2/14/2022	101009120	MAYOR- FICA/MEDICARE	fica	286.05	500000756	2/14/2022
		VEN001537	Payroll	APP090050	2/14/2022	101009120	MAYOR- FICA/MEDICARE	med	66.90	500000756	2/14/2022
		VEN001537	Payroll	APP090050	2/14/2022	101009121	MAYOR-PERF	perf	675.72	500000756	2/14/2022
		VEN001676	Riverview Hospital	APP090221	2/18/2022	101009119	MAYOR-HEALTH/DENTAL	Jan clinic hrs	94.73	72326	2/18/2022
		VEN002333	Open Doors of Westfield	APP090243	2/22/2022	101009347	MAYOR-PROMOTIONS	Open Doors utility donation	5,000.00		
		VEN001913	The Bridgewater Club LLC	APP090252	2/22/2022	101009347	MAYOR-PROMOTIONS	Meeting	31.75		
	Subtotal for Mayor								10,913.72		
	Public Works										
		VEN002336	Citizens Westfield	APP089955	2/9/2022	101013328	PW-HEAT/GAS	PW	487.17	72210	2/9/2022
		VEN000589	Duke Energy	APP090012	2/11/2022	101013341	PW-ELECTRIC	123 Jersey St GJ	5,369.08	72217	2/11/2022
		VEN000589	Duke Energy	APP090013	2/11/2022	101013341	PW-ELECTRIC	PW	409.43	72218	2/11/2022
		VEN002336	Citizens Westfield	APP090022	2/14/2022	101013342	PW-WATER/SEWER	PW CSC	1,084.28	72222	2/14/2022
		VEN002336	Citizens Westfield	APP090023	2/14/2022	101013342	PW-WATER/SEWER	PW	1,289.71	72222	2/14/2022
		VEN000589	Duke Energy	APP090046	2/14/2022	101013341	PW-ELECTRIC	PW	57.15	72226	2/14/2022
		VEN001537	Payroll	APP090050	2/14/2022	101013111	PW-SALARY	sal	53,138.55	500000756	2/14/2022
		VEN001537	Payroll	APP090050	2/14/2022	101013120	PW-FICA/MEDICARE	fica	3,137.07	500000756	2/14/2022
		VEN001537	Payroll	APP090050	2/14/2022	101013120	PW-FICA/MEDICARE	med	733.67	500000756	2/14/2022
		VEN001537	Payroll	APP090050	2/14/2022	101013121	PW-PERF	perf	8,186.62	500000756	2/14/2022
		VEN002123	Westfield-Washington Schools	APP090075	2/15/2022	101013223	PW-OFFICE SUPPLIES	Paper	23.34		
		VEN005709	Service Sanitation Inc	APP090079	2/15/2022	101013349	PW-CONTRACTUAL SERVIC	Deer Walk	134.75		
		VEN005709	Service Sanitation Inc	APP090079	2/15/2022	101013349	PW-CONTRACTUAL SERVIC	166th St	117.75		
		VEN005403	BrightView Landscapes LLC	APP090091	2/15/2022	101013349	PW-CONTRACTUAL SERVIC	Snow event Jan 28	7,669.07		
		VEN005403	BrightView Landscapes LLC	APP090091	2/15/2022	101013349	PW-CONTRACTUAL SERVIC	T and M Janitorial services	3,211.00		
		VEN008029	Liberty Mutual Insurance	APP090182	2/17/2022	101013339	PW-INSURANCE	Inst 3	5,094.73	72322	2/17/2022

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 5 of 16

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									
Public Works										
VEN000589	Duke Energy	APP090185	2/17/2022	101013341	PW-ELECTRIC	Electric	5,059.82	72323	2/17/2022	
VEN000589	Duke Energy	APP090185	2/17/2022	101013341	PW-ELECTRIC	Electric	1,724.04	72323	2/17/2022	
VEN005845	Kinetrex Energy	APP090200	2/18/2022	101013328	PW-HEAT/GAS	CSC	1,220.07	72324	2/18/2022	
VEN002336	Citizens Westfield	APP090215	2/18/2022	101013342	PW-WATER/SEWER	204 Mill St Bldg R	595.09	72325	2/18/2022	
VEN001676	Riverview Hospital	APP090221	2/18/2022	101013119	PW-HEALTH AND DENTAL	Jan clinic hrs	1,654.53	72326	2/18/2022	
VEN001957	Tiffany Photography Studio	APP090235	2/22/2022	101013347	PW-PROMOTIONS	Headshots	204.00			
VEN006426	DISA Inc	APP090245	2/22/2022	101013349	PW-CONTRACTUAL SERVIC	Drug testing	103.00			
VEN006359	Carlton Summe	APP090247	2/22/2022	101013229	PW-UNIFORMS	Work Boots reim	150.00			
VEN005403	BrightView Landscapes LLC	APP090257	2/22/2022	101013349	PW-CONTRACTUAL SERVIC	Winter event Feb 1 thru 8	26,218.88			
VEN000589	Duke Energy	APP090301	2/22/2022	101013341	PW-ELECTRIC	PW	58.28	72328	2/22/2022	
Subtotal for Public Works							127,131.08			
Communications										
VEN001537	Payroll	APP090050	2/14/2022	101020111	COMM-SALARY	sal	7,761.91	500000756	2/14/2022	
VEN001537	Payroll	APP090050	2/14/2022	101020120	COMM-FICA/MEDICARE	fica	473.34	500000756	2/14/2022	
VEN001537	Payroll	APP090050	2/14/2022	101020120	COMM-FICA/MEDICARE	med	110.70	500000756	2/14/2022	
VEN001537	Payroll	APP090050	2/14/2022	101020121	COMM-PERF	perf	1,102.20	500000756	2/14/2022	
VEN006766	Meltwater News US	APP090076	2/15/2022	101020331	COMM- CONSULT	MI engage profiles	3,500.00			
VEN001359	Michelle Krcmery	APP090085	2/15/2022	101020331	COMM- CONSULT	Jan services	760.00			
VEN001676	Riverview Hospital	APP090221	2/18/2022	101020119	COMM-HEALTH/DENTAL	Jan clinic hrs	85.25	72326	2/18/2022	
VEN001957	Tiffany Photography Studio	APP090235	2/22/2022	101020349	COMM-SERVICES	Headshots	70.00			
Subtotal for Communications							13,863.40			
Customer Service										
VEN001537	Payroll	APP090050	2/14/2022	101021111	CUSTOMER SERV-SALARY	sal	7,880.00	500000756	2/14/2022	
VEN001537	Payroll	APP090050	2/14/2022	101021120	CUSTOMER SERV- FICA/ME	fica	470.81	500000756	2/14/2022	
VEN001537	Payroll	APP090050	2/14/2022	101021120	CUSTOMER SERV- FICA/ME	med	110.11	500000756	2/14/2022	
VEN001537	Payroll	APP090050	2/14/2022	101021121	CUSTOMER SERV- PERF	perf	1,118.96	500000756	2/14/2022	
VEN001676	Riverview Hospital	APP090221	2/18/2022	101021119	CUSTOMER SERV-HEALTH/	Jan clinic hrs	307.86	72326	2/18/2022	
VEN001957	Tiffany Photography Studio	APP090235	2/22/2022	101021347	CUST SERV-PROMO	Headshots	102.00			
Subtotal for Customer Service							9,989.74			
Human Resources										
VEN001537	Payroll	APP090050	2/14/2022	101022111	HR -SALARY	sal	6,470.40	500000756	2/14/2022	
VEN001537	Payroll	APP090050	2/14/2022	101022120	HR-FICA/MEDICARE	fica	387.39	500000756	2/14/2022	

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 6 of 16

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								
Human Resources									
VEN001537	Payroll	APP090050	2/14/2022	101022120	HR-FICA/MEDICARE	med	90.60	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	101022121	HR PERF	perf	1,016.47	500000756	2/14/2022
VEN002123	Westfield-Washington Schools	APP090075	2/15/2022	101022223	HR- OFFICE SUPP	Paper	32.95		
VEN000345	Cave and Company Printing	APP090077	2/15/2022	101022347	HR- PROMOTIONS	Business Cards	99.38		
VEN001676	Riverview Hospital	APP090221	2/18/2022	101022119	HR-HEALTH/DENTAL	Jan clinic hrs	175.24	72326	2/18/2022
VEN001957	Tiffany Photography Studio	APP090235	2/22/2022	101022347	HR- PROMOTIONS	Headshots	68.00		
Subtotal for Human Resources							8,340.43		
Subtotal for Fund 101 General							748,625.37		
Fund No. Fund Name									
176	ARP2021-Covid Recovery								
City Council									
VEN005661	Barnes and Thornburg LLP	APP090314	2/23/2022	176010330	ARP2021-COUNCIL LEGAL	December retainer	3,000.00		
Subtotal for City Council							3,000.00		
Subtotal for Fund 176 ARP2021-Covid Recovery							3,000.00		
Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Public Works									
VEN001537	Payroll	APP090050	2/14/2022	201013111	MVH-SALARY	sal	9,281.20	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	201013120	MVH-FICA/MEDICARE	fica	544.90	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	201013120	MVH-FICA/MEDICARE	med	127.44	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	201013121	MVH-PERF	perf	1,317.93	500000756	2/14/2022
VEN000166	Auto Outfitters	APP090074	2/15/2022	201013360	MVH-VEHICLE REPAIR	Bluetooth radios	857.85		
VEN000166	Auto Outfitters	APP090074	2/15/2022	201013360	MVH-VEHICLE REPAIR	Fittings for new truck	11,603.60		
VEN001504	Paddacks Wrecker Service	APP090078	2/15/2022	201013349	MVH-CONTRACTUAL SERV	Tandem plow tow	350.00		
VEN000332	Cargill	APP090081	2/15/2022	201013231	MVH-SUBGRADE MATERIAL	Salt	9,557.52		
VEN000332	Cargill	APP090083	2/15/2022	201013231	MVH-SUBGRADE MATERIAL	Salt	9,803.93		
VEN006285	Ceres Solutions Cooperative	APP090088	2/15/2022	201013226	MVH-VEHICLE GAS/ SUPPLI	Fuel	967.52		
VEN000332	Cargill	APP090090	2/15/2022	201013231	MVH-SUBGRADE MATERIAL	Salt	4,910.80		
VEN010112	Dakota Doty	APP090092	2/15/2022	201013360	MVH-VEHICLE REPAIR	CDL renewal	17.00		
VEN000332	Cargill	APP090161	2/17/2022	201013231	MVH-SUBGRADE MATERIAL	Salt	4,923.82		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 7 of 16

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									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN001846	Stoops Freightliner	APP090163	2/17/2022	201013345	MVH-EQUIP REPAIR	Western Star repair	1,990.94		
VEN001504	Paddacks Wrecker Service	APP090164	2/17/2022	201013345	MVH-EQUIP REPAIR	Towing 1192	525.00		
VEN000051	Advanced Turf Solutions	APP090165	2/17/2022	201013231	MVH-SUBGRADE MATERIAL	Salt for sidewalks	516.50		
VEN000166	Auto Outfitters	APP090166	2/17/2022	201013360	MVH-VEHICLE REPAIR	Strobe lights for truck 2244	7,475.00		
VEN000332	Cargill	APP090168	2/17/2022	201013231	MVH-SUBGRADE MATERIAL	Salt	1,984.41		
VEN000589	Duke Energy	APP090185	2/17/2022	201013341	MVH-ELECTRIC	Electric	2,947.51	72323	2/17/2022
VEN001676	Riverview Hospital	APP090221	2/18/2022	201013119	MVH-HEALTH/DENTAL	Jan clinic hrs	219.44	72326	2/18/2022
VEN000332	Cargill	APP090244	2/22/2022	201013231	MVH-SUBGRADE MATERIAL	Salt	7,914.37		
VEN009807	Robert Dorsey	APP090246	2/22/2022	201013360	MVH-VEHICLE REPAIR	CDL renewal	35.00		
VEN001384	Milestone Contractors LP	APP090248	2/22/2022	201013231	MVH-SUBGRADE MATERIAL	Surface cold mix	1,040.00		
VEN002123	Westfield-Washington Schools	APP090249	2/22/2022	201013226	MVH-VEHICLE GAS/ SUPPLI	Diesel	4,669.54		
VEN000975	Indiana Oxygen Company	APP090250	2/22/2022	201013226	MVH-VEHICLE GAS/ SUPPLI	Acetylene and Oxygen	341.45		
VEN000332	Cargill	APP090251	2/22/2022	201013231	MVH-SUBGRADE MATERIAL	Salt	10,176.84		
VEN005581	Newton Oil Company	APP090326	2/23/2022	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded	10,620.20		
Subtotal for Public Works							104,719.71		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							104,719.71		
Fund No. Fund Name									
202 Local Road and Street (LRS)									
Public Works									
VEN000921	Huston Electric	APP090084	2/15/2022	202013349	LRS-SERVICES	186th and Springmill	255.00		
VEN000921	Huston Electric	APP090084	2/15/2022	202013349	LRS-SERVICES	Ditch and Casey Rd	255.00		
VEN000921	Huston Electric	APP090089	2/15/2022	202013349	LRS-SERVICES	Hoover and 31 underpass	662.81		
Subtotal for Public Works							1,172.81		
Subtotal for Fund 202 Local Road and Street (LRS)							1,172.81		
Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN002336	Citizens Westfield	APP089955	2/9/2022	203012328	FIRE-GAS/HEAT	Sta 83	232.55	72210	2/9/2022
VEN003729	Metronet	APP090021	2/14/2022	203012343	FIRE-BUILDING MAINTENAN	PSB	59.16	72223	2/14/2022
VEN009231	CenterPoint Energy	APP090045	2/14/2022	203012328	FIRE-GAS/HEAT	Sta 82	188.64	72224	2/14/2022

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 8 of 16

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									
203 Fire Operating									
Fire									
VEN001537	Payroll	APP090050	2/14/2022	203012111	FIRE-SALARY	sal	279,881.92	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	203012120	FIRE-FICA AND MEDICARE	fica	16,727.51	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	203012120	FIRE-FICA AND MEDICARE	med	3,912.08	500000756	2/14/2022
VEN001537	Payroll	APP090050	2/14/2022	203012121	FIRE-PERF	perf	39,655.52	500000756	2/14/2022
VEN002123	Westfield-Washington Schools	APP090075	2/15/2022	203012223	FIRE-OFFICE SUPPLIES	Paper	65.90		
VEN001464	Northside Garage Door System	APP090106	2/16/2022	203012343	FIRE-BUILDING MAINTENAN	Medic 381 garage door	360.00		
VEN008029	Liberty Mutual Insurance	APP090182	2/17/2022	203012339	FIRE-INSURANCE	Inst 3	5,578.73	72322	2/17/2022
VEN000589	Duke Energy	APP090185	2/17/2022	203012341	FIRE-ELECTRIC	Electric	2,824.39	72323	2/17/2022
VEN000589	Duke Energy	APP090185	2/17/2022	203012341	FIRE-ELECTRIC	Electric	1,176.79	72323	2/17/2022
VEN000589	Duke Energy	APP090185	2/17/2022	203012341	FIRE-ELECTRIC	Electric	771.00	72323	2/17/2022
VEN000589	Duke Energy	APP090185	2/17/2022	203012346	FIRE-TORNADO SIREN	Sirens	76.02	72323	2/17/2022
VEN005845	Kinetrex Energy	APP090200	2/18/2022	203012328	FIRE-GAS/HEAT	PSB	1,023.27	72324	2/18/2022
VEN005845	Kinetrex Energy	APP090200	2/18/2022	203012328	FIRE-GAS/HEAT	Sta 83	395.14	72324	2/18/2022
VEN005845	Kinetrex Energy	APP090200	2/18/2022	203012328	FIRE-GAS/HEAT	Sta 82	172.74	72324	2/18/2022
VEN001676	Riverview Hospital	APP090221	2/18/2022	203012119	FIRE-HEALTH/DENTAL	Jan clinic hrs	5,525.63	72326	2/18/2022
VEN009729	Mark Fuller	APP090278	2/22/2022	203012229	FIRE-UNIFORMS	Shoes	65.00		
VEN001849	Stryker Sales	APP090280	2/22/2022	203012224	FIRE-OPERATING SUPPLIES	2 carry EMS Bags	708.83		
VEN005358	Pro Air Midwest	APP090282	2/22/2022	203012349	FIRE-SERVICES	Annual NFPA Service Agreem	1,335.00		
VEN005358	Pro Air Midwest	APP090282	2/22/2022	203012472	FIRE-EQUIP	parts for repairs	190.00		
VEN008762	Henry Schein Inc	APP090283	2/22/2022	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	492.00		
VEN006285	Ceres Solutions Cooperative	APP090284	2/22/2022	203012226	FIRE-VEHICLE GAS/SUPPLIE	Station 83	1,178.47		
VEN006285	Ceres Solutions Cooperative	APP090285	2/22/2022	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel - 81 and 82	2,163.76		
VEN005980	Fire Services Inc	APP090286	2/22/2022	203012360	FIRE-VEHICLE MAINT	air witch for pump panel	116.50		
VEN003382	McGavic Outdoor Power	APP090287	2/22/2022	203012360	FIRE-VEHICLE MAINT	Filler cap-oil, fuel	6.46		
VEN001676	Riverview Hospital	APP090288	2/22/2022	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	694.00		
VEN000266	Bound Tree Medical	APP090289	2/22/2022	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	569.88		
VEN000065	Airgas Mid America	APP090290	2/22/2022	203012224	FIRE-OPERATING SUPPLIES	oxygen and cylinder rental	787.13		
VEN000488	Custom Truck and Auto	APP090291	2/22/2022	203012360	FIRE-VEHICLE MAINT	tire repair - C86	22.00		
VEN007814	Teleflex	APP090292	2/22/2022	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies	612.50		
VEN005581	Newton Oil Company	APP090326	2/23/2022	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded	1,788.50		
Subtotal for Fire							369,357.02		
Subtotal for Fund 203 Fire Operating							369,357.02		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 9 of 16

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									
204	Park Impact								
	Public Works								
VEN000517	Daystar Directional Drilling	APP090162	2/17/2022	204013474	PW-PARK IMPACT CONSTR	201 Mill St	3,762.80		
VEN006748	V3 Companies	APP090262	2/16/2022	204013349	PARK IMPACT-SERVICES	Simon Moon Expansion Desig	27,420.00		
	Subtotal for Public Works						31,182.80		
Subtotal for Fund 204 Park Impact							31,182.80		
Fund No. Fund Name									
206	Parks Programming/Events								
	Parks								
VEN002205	Big Bounce Fun House Rentals	APP090087	2/15/2022	206005347	PARKS PROGRAM-PROMOT	Touch a Truck	1,456.19		
	Subtotal for Parks						1,456.19		
Subtotal for Fund 206 Parks Programming/Events							1,456.19		
Fund No. Fund Name									
239	Law Enforcement								
	Police								
VEN001993	Treasurer Of State of Indiana	APP090214	2/18/2022	239002334	LAW ENFORCE-TRAVEL/TR	Breath Test Recertification-Fo	40.00		
VEN001993	Treasurer Of State of Indiana	APP090214	2/18/2022	239002334	LAW ENFORCE-TRAVEL/TR	Breath Test Recertification-D	40.00		
VEN001993	Treasurer Of State of Indiana	APP090214	2/18/2022	239002334	LAW ENFORCE-TRAVEL/TR	Breath Test Recertification-J.	40.00		
VEN001993	Treasurer Of State of Indiana	APP090214	2/18/2022	239002334	LAW ENFORCE-TRAVEL/TR	Breath Test Recertification-H	40.00		
VEN001993	Treasurer Of State of Indiana	APP090214	2/18/2022	239002334	LAW ENFORCE-TRAVEL/TR	Breath Test Recertification-S	40.00		
VEN001225	Law Enforcement Training Board	APP090320	2/23/2022	239002334	LAW ENFORCE-TRAVEL/TR	Instrcutor Recertifications	150.00		
	Subtotal for Police						350.00		
Subtotal for Fund 239 Law Enforcement							350.00		
Fund No. Fund Name									
250	Golf Cart								
	Police								
VEN003382	McGavic Outdoor Power	APP090316	2/23/2022	250002472	GOLF CART-EQUIPMENT	Polaris Vehicle	21,000.00		
	Subtotal for Police						21,000.00		
Subtotal for Fund 250 Golf Cart							21,000.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 10 of 16

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									
269	Training Facility Center								
	Public Safety (Police and Fire)								
VEN009231	CenterPoint Energy	APP090024	2/14/2022	269014328	TRAINING FAC-HEAT/GAS	Training Facility	114.60	72221	2/14/2022
VEN000434	Comcast Cable	APP090047	2/14/2022	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	6.61	72225	2/14/2022
VEN000589	Duke Energy	APP090185	2/17/2022	269014341	TRAINING FAC-ELECTRIC	Electric	685.39	72323	2/17/2022
VEN005845	Kinetrex Energy	APP090200	2/18/2022	269014328	TRAINING FAC-HEAT/GAS	Training Facility	191.68	72324	2/18/2022
VEN000905	Hoosier Portable Restroom	APP090279	2/22/2022	269014349	TRAINING FAC-SERVICES	Standard unit serviced	176.00		
VEN002336	Citizens Westfield	APP090302	2/22/2022	269014342	TRAINING FAC-WATER/SE	Training Facility	32.74	72327	2/22/2022
	Subtotal for Public Safety (Police and Fire)						1,207.02		
	Subtotal for Fund 269 Training Facility Center						1,207.02		
Fund No. Fund Name									
301	Eastside TIF								
	RDC								
VEN001469	O W Krohn and Associates	APP090256	2/22/2022	301018349	EASTSIDE TIF SERVICES	Lantern Commons	3,917.50		
VEN001469	O W Krohn and Associates	APP090256	2/22/2022	301018349	EASTSIDE TIF SERVICES	General	537.50		
	Subtotal for RDC						4,455.00		
	Subtotal for Fund 301 Eastside TIF						4,455.00		
Fund No. Fund Name									
302	Aurora TIF								
	RDC								
VEN001469	O W Krohn and Associates	APP090256	2/22/2022	302018349	AURORA TIF-SERVICES	Aurora	1,930.00		
	Subtotal for RDC						1,930.00		
	Subtotal for Fund 302 Aurora TIF						1,930.00		
Fund No. Fund Name									
309	Eagletown TIF								
	RDC								
VEN001469	O W Krohn and Associates	APP090256	2/22/2022	309018349	EAGLETOWN TIF SERVICES	Eagletown	2,567.50		
	Subtotal for RDC						2,567.50		
	Subtotal for Fund 309 Eagletown TIF						2,567.50		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 11 of 16

WESTFIELD\KAGNON

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									
350	GO Bond 2020								
	Police								
VEN003382	McGavic Outdoor Power	APP090316	2/23/2022	350002472	GO BOND 2020 PD EQUIP	Polaris Parts and Destination	2,346.98		
	Subtotal for Police						2,346.98		
	Subtotal for Fund 350 GO Bond 2020						2,346.98		

Fund No. Fund Name									
640	Sports Campus Operating								
	Grand Park								
VEN001537	Payroll	APP090049	2/14/2022	640015111	SPORTS CAMPUS-SALARY	sal	21,109.93	100000190	2/14/2022
VEN001537	Payroll	APP090049	2/14/2022	640015120	SPORTS CAMPUS-FICA/ME	fica	1,273.63	100000190	2/14/2022
VEN001537	Payroll	APP090049	2/14/2022	640015120	SPORTS CAMPUS-FICA/ME	med	297.89	100000190	2/14/2022
VEN001537	Payroll	APP090049	2/14/2022	640015121	SPORTS CAMPUS-PERF	perf	2,749.04	100000190	2/14/2022
VEN008029	Liberty Mutual Insurance	APP090183	2/17/2022	640015339	SPORTS CAMPUS-INSURAN	Inst 3	854.34	3861	2/17/2022
VEN008029	Liberty Mutual Insurance	APP090183	2/17/2022	640015339	SPORTS CAMPUS-INSURAN	Inst 3	1,044.18	3861	2/17/2022
VEN000589	Duke Energy	APP090184	2/17/2022	640015341	SPORTS CAMPUS-ELECTRI	Diam	6,228.42	3862	2/17/2022
VEN000589	Duke Energy	APP090184	2/17/2022	640015341	SPORTS CAMPUS-ELECTRI	Field	3,862.66	3862	2/17/2022
VEN000589	Duke Energy	APP090184	2/17/2022	640015341	SPORTS CAMPUS-ELECTRI	General	4,959.14	3862	2/17/2022
VEN001676	Riverview Hospital	APP090220	2/18/2022	640015119	SPORTS CAMPUS-HEALTH/	Jan clinic hrs	479.94	3864	2/18/2022
VEN001708	RPM Machinery	APP090261	2/22/2022	640015345	SPORTS CAMPUS-EQUIP R	Groundsmanager	1,637.99		
VEN006285	Ceres Solutions Cooperative	APP090263	2/22/2022	640015226	SPORTS CAMPUS-GAS	Fuel	262.66		
VEN006285	Ceres Solutions Cooperative	APP090263	2/22/2022	640015226	SPORTS CAMPUS-GAS	Fuel	1,158.32		
VEN003382	McGavic Outdoor Power	APP090264	2/22/2022	640015345	SPORTS CAMPUS-EQUIP R	Battery	92.99		
VEN001277	Macallister Machinery Co	APP090266	2/22/2022	640015224	SPORTS CAMPUS-OPERATI	Irrigation	691.89		
VEN000402	Cintas	APP090268	2/22/2022	640015224	SPORTS CAMPUS-OPERATI	Logo Mats	96.12		
VEN010113	Tasha Cleaver	APP090271	2/22/2022	640015349	SPORTS CAMPUS-SERVICE	Fall League Refund	125.00		
VEN002228	Indiana Sports Properties	APP090273	2/22/2022	640015349	SPORTS CAMPUS-SERVICE	Sept Grand Park Cup	6,576.61		
VEN002228	Indiana Sports Properties	APP090273	2/22/2022	640015349	SPORTS CAMPUS-SERVICE	January Indiana Fire Juniors	2,625.00		
VEN002228	Indiana Sports Properties	APP090273	2/22/2022	640015349	SPORTS CAMPUS-SERVICE	February Indiana Fire Juniors	2,625.00		
VEN000051	Advanced Turf Solutions	APP090274	2/22/2022	640015224	SPORTS CAMPUS-OPERATI	Paint	598.50		
VEN001637	Ray's Trash Service	APP090275	2/22/2022	640015349	SPORTS CAMPUS-SERVICE	Trash	185.00		
VEN000402	Cintas	APP090276	2/22/2022	640015224	SPORTS CAMPUS-OPERATI	Logo mats	96.12		
	Subtotal for Grand Park						59,630.37		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 12 of 16

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									
640 Sports Campus Operating									
Sport Campus Indoor Event Ctr									
VEN001537	Payroll	APP090049	2/14/2022	640023111	GP INDOOR-SALARY	sal	5,072.31	100000190	2/14/2022
VEN001537	Payroll	APP090049	2/14/2022	640023120	GP INDOOR-FICA/MEDICAR	fica	305.12	100000190	2/14/2022
VEN001537	Payroll	APP090049	2/14/2022	640023120	GP INDOOR-FICA/MEDICAR	med	71.36	100000190	2/14/2022
VEN001537	Payroll	APP090049	2/14/2022	640023121	GP INDOOR-PERF	perf	515.79	100000190	2/14/2022
VEN008029	Liberty Mutual Insurance	APP090183	2/17/2022	640023339	GP INDOOR-INSURANCE	Inst 3	1,898.50	3861	2/17/2022
VEN000589	Duke Energy	APP090184	2/17/2022	640023341	GP INDOOR-ELECTRIC	GPEC	16,067.21	3862	2/17/2022
VEN005845	Kinetrex Energy	APP090199	2/18/2022	640023328	GP INDOOR-NATURAL GAS	GPEC	4,773.67	3863	2/18/2022
VEN001676	Riverview Hospital	APP090220	2/18/2022	640023119	GP INDOOR-HEALTH/DENT	Jan clinic hrs	124.72	3864	2/18/2022
VEN006390	Ecolab Pest	APP090260	2/22/2022	640023343	GP INDOOR-BLDG MAINT	GPEC	437.95		
VEN001277	Macallister Machinery Co	APP090265	2/22/2022	640023472	GP INDOOR-EQUIPMENT	Scissor	100.00		
VEN003729	Metronet	APP090267	2/22/2022	640023224	GP INDOOR-OPERATING SU	GPEC	650.77		
VEN006898	Supply Warehouse Inc	APP090269	2/22/2022	640023224	GP INDOOR-OPERATING SU	Restroom supplies	944.83		
VEN002958	Indiana Soccer Asso	APP090272	2/22/2022	640023349	GP INDOOR-SERVICES	January IFJ Training	6,653.03		
VEN001637	Ray's Trash Service	APP090275	2/22/2022	640023349	GP INDOOR-SERVICES	Trash	627.45		
VEN001957	Tiffany Photography Studio	APP090293	2/22/2022	640023349	GP INDOOR-SERVICES	Headshots	34.00		
Subtotal for Sport Campus Indoor Event Ctr							38,276.71		
Subtotal for Fund 640 Sports Campus Operating							97,907.08		

Fund No. Fund Name

701 Payroll

Clerk Treasurer									
VEN000008	77 Police and Fire Fund	APP089956	2/9/2022	701008133	PAYROLL-PERF	PERF	75,515.43	700001193	2/9/2022
VEN001550	PERF	APP089957	2/9/2022	701008133	PAYROLL-PERF	PERF	46,343.11	700001194	2/9/2022
VEN000058	AFLAC	APP090025	2/14/2022	701008930	PAYROLL-INS. DED	Feb Disb	5,392.06	17885	2/14/2022
VEN001537	Payroll	APP090071	2/14/2022	701008110	PAYROLL-NET SALARIES	net sal	502,586.64	700001199	2/16/2022
VEN000920	Huntington National Bank	APP090072	2/15/2022	701008131	PAYROLL-EMPLOYER'S FIC	FICA	42,838.43	700001196	2/16/2022
VEN000920	Huntington National Bank	APP090072	2/15/2022	701008132	PAYROLL-EMPLOYER'S ME	Medicare	10,018.66	700001196	2/16/2022
VEN000920	Huntington National Bank	APP090072	2/15/2022	701008921	PAYROLL-FEDERAL WITHH	Federal	62,244.96	700001196	2/16/2022
VEN000920	Huntington National Bank	APP090072	2/15/2022	701008922	PAYROLL-EMPLOYEE FICA	FICA	42,838.37	700001196	2/16/2022
VEN000920	Huntington National Bank	APP090072	2/15/2022	701008922	PAYROLL-EMPLOYEE FICA	Medicare	10,018.72	700001196	2/16/2022
VEN000959	Indiana Dept Of Revenue	APP090073	2/15/2022	701008923	PAYROLL-STATE WITHHOL	State	20,815.42	700001198	2/16/2022
VEN000959	Indiana Dept Of Revenue	APP090073	2/15/2022	701008923	PAYROLL-STATE WITHHOL	COIT	8,732.03	700001198	2/16/2022

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 13 of 16

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									
701 Payroll									
Clerk Treasurer									
VEN000703	Fire Fighters Credit Union	APP090093	2/15/2022	701008141	PAYROLL-UNION DUES	Union Dues WFD	80.00	17887	2/15/2022
VEN000703	Fire Fighters Credit Union	APP090094	2/15/2022	701008141	PAYROLL-UNION DUES	Union Dues 4416	3,018.98	17888	2/15/2022
VEN000948	IN Family and Social Services	APP090095	2/15/2022	701008140	PAYROLL-SUPPORT WITHH	Child Support	2,060.00	700001197	2/16/2022
VEN009775	Clerk of Marion Circuit	APP090096	2/15/2022	701008142	PAYROLL-GARNISHMENT	Garnishment	138.46	17886	2/15/2022
VEN001864	Supporting Heroes	APP090097	2/15/2022	701008990	PAYROLL-MISC/BANK CHAR	Supporting Heroes	88.54	17890	2/15/2022
VEN001390	MISDU	APP090098	2/15/2022	701008140	PAYROLL-SUPPORT WITHH	Child Support	933.79	17889	2/15/2022
VEN000163	Aul Retirement	APP090104	2/16/2022	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	29,782.53	700001195	2/16/2022
VEN004836	Nationwide Retirement Solutions	APP090105	2/16/2022	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	4,733.59	17891	2/16/2022
VEN001550	PERF	APP090206	2/18/2022	701008133	PAYROLL-PERF	Civilian PERF	47,562.14	700001201	2/18/2022
VEN000008	77 Police and Fire Fund	APP090207	2/18/2022	701008133	PAYROLL-PERF	Non Civilian PERF	76,208.86	700001200	2/18/2022
VEN005722	Aflac Premium Holding	APP090218	2/18/2022	701008930	PAYROLL-INS. DED	March Ins	2,732.53	17892	2/18/2022
Subtotal for Clerk Treasurer							994,683.25		
Subtotal for Fund 701 Payroll							994,683.25		
Fund No. Fund Name									
806 UMR									
Clerk Treasurer									
VEN002015	UMR	APP090134	2/16/2022	806008119	UMR GROUP HEALTH	Feb coverage	84,653.12		
Subtotal for Clerk Treasurer							84,653.12		
Subtotal for Fund 806 UMR							84,653.12		
Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN001537	Payroll	APP090048	2/14/2022	900016111	STORM-SALARY	sal	20,476.24	900000278	2/14/2022
VEN001537	Payroll	APP090048	2/14/2022	900016120	STORM-FICA/MEDICARE	fica	1,219.01	900000278	2/14/2022
VEN001537	Payroll	APP090048	2/14/2022	900016120	STORM-FICA/MEDICARE	med	285.07	900000278	2/14/2022
VEN001537	Payroll	APP090048	2/14/2022	900016121	STORM-PERF	perf	2,266.66	900000278	2/14/2022
VEN002424	IUPPS	APP090086	2/15/2022	900016309	STORM-CONSULTING FEES	Jan tickets	950.00		
VEN009551	Doug Frailey	APP090169	2/17/2022	900016370	STORMWATER-REFUND	OVER PAYMENT	17.50		
VEN000272	Brandon Breedlove	APP090170	2/17/2022	900016370	STORMWATER-REFUND	OVER PAYMENT	180.00		
VEN010117	Crystal Gold	APP090171	2/17/2022	900016370	STORMWATER-REFUND		9.15		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 14 of 16

WESTFIELD\KGAGNON

Buy-From		Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Vendor No.										
Fund No.	Fund Name									
900	Stormwater									
	Stormwater									
	VEN010118	Mary Marcotte	APP090172	2/17/2022	900016370	STORMWATER-REFUND		9.01		
	VEN010120	Michael Walters	APP090173	2/17/2022	900016370	STORMWATER-REFUND		9.71		
	VEN010121	Kumbia Lewis	APP090174	2/17/2022	900016370	STORMWATER-REFUND		9.01		
	VEN010122	Allison Bowlin	APP090175	2/17/2022	900016370	STORMWATER-REFUND		9.29		
	VEN010123	Kristine Keech	APP090176	2/17/2022	900016370	STORMWATER-REFUND		9.98		
	VEN010124	Michael Urwin	APP090177	2/17/2022	900016370	STORMWATER-REFUND		10.54		
	VEN010125	Richard Pugh	APP090178	2/17/2022	900016370	STORMWATER-REFUND		9.57		
	VEN010126	Celeste Taylor	APP090179	2/17/2022	900016370	STORMWATER-REFUND		9.15		
	VEN010127	Charles Biltimier	APP090180	2/17/2022	900016370	STORMWATER-REFUND	OVER PAYMENT	252.70		
	VEN001676	Riverview Hospital	APP090219	2/18/2022	900016119	STORM-HEALTH/DENTAL	Jan clinic hrs	582.56	41666	2/18/2022
	VEN005581	Newton Oil Company	APP090242	2/22/2022	900016226	STORM-VEHICLE GAS	Unleaded	62.61		
	Subtotal for Stormwater							26,377.76		
Subtotal for Fund 900 Stormwater								26,377.76		
Fund No.	Fund Name									
950	Trash									
	Trash									
	VEN010117	Crystal Gold	APP090171	2/17/2022	950017370	TRASH-REFUND		2.20		
	VEN010117	Crystal Gold	APP090171	2/17/2022	950017370	TRASH-REFUND		27.32		
	VEN010118	Mary Marcotte	APP090172	2/17/2022	950017370	TRASH-REFUND		2.17		
	VEN010118	Mary Marcotte	APP090172	2/17/2022	950017370	TRASH-REFUND		26.91		
	VEN010120	Michael Walters	APP090173	2/17/2022	950017370	TRASH-REFUND		2.33		
	VEN010120	Michael Walters	APP090173	2/17/2022	950017370	TRASH-REFUND		28.98		
	VEN010121	Kumbia Lewis	APP090174	2/17/2022	950017370	TRASH-REFUND		2.17		
	VEN010121	Kumbia Lewis	APP090174	2/17/2022	950017370	TRASH-REFUND		26.91		
	VEN010122	Allison Bowlin	APP090175	2/17/2022	950017370	TRASH-REFUND		2.23		
	VEN010122	Allison Bowlin	APP090175	2/17/2022	950017370	TRASH-REFUND		27.74		
	VEN010123	Kristine Keech	APP090176	2/17/2022	950017370	TRASH-REFUND		2.40		
	VEN010123	Kristine Keech	APP090176	2/17/2022	950017370	TRASH-REFUND		29.81		
	VEN010124	Michael Urwin	APP090177	2/17/2022	950017370	TRASH-REFUND		2.83		
	VEN010124	Michael Urwin	APP090177	2/17/2022	950017370	TRASH-REFUND		31.16		
	VEN010125	Richard Pugh	APP090178	2/17/2022	950017370	TRASH-REFUND		2.30		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/09/22..02/23/22

2/23/2022 8:59 AM

Page 15 of 16

WESTFIELD\KGAGNON

Buy-From Vendor No.		Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name										
950		Trash								
Trash										
VEN010125		Richard Pugh	APP090178	2/17/2022	950017370	TRASH-REFUND		28.57		
VEN010126		Celeste Taylor	APP090179	2/17/2022	950017370	TRASH-REFUND		2.20		
VEN010126		Celeste Taylor	APP090179	2/17/2022	950017370	TRASH-REFUND		27.32		
Subtotal for Trash								275.55		
Subtotal for Fund 950 Trash								275.55		
Posted Invoices Total								2,497,267.16		
Un-Posted Invoices										
Vendor No.		Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status	
Fund No. Fund Name										
101		General								
Administration										
VEN008965		First Class Cleaning Services Inc	API0005402	2/22/2022	101001343	Adm-Building	Adm-Building	780.00	Approval Pending	
Subtotal for Administration								780.00		
Police										
VEN008965		First Class Cleaning Services Inc	API0005402	2/22/2022	101002343	Police-Building Maintenance	Police-Building Maintenance	1,000.00	Approved	
VEN008965		First Class Cleaning Services Inc	API0005402	2/22/2022	101002343	Police-Building Maintenance	Police-Building Maintenance	100.00	Approved	
VEN008965		First Class Cleaning Services Inc	API0005402	2/22/2022	101002343	Police-Building Maintenance	Police-Building Maintenance	100.00	Approved	
Subtotal for Police								1,200.00		
Public Works										
VEN008965		First Class Cleaning Services Inc	API0005402	2/22/2022	101013343	PW-Bldg Maint	PW-Bldg Maint	1,370.00	Approval Pending	
VEN008965		First Class Cleaning Services Inc	API0005402	2/22/2022	101013343	PW-Bldg Maint	PW-Bldg Maint	440.00	Approval Pending	
VEN008965		First Class Cleaning Services Inc	API0005402	2/22/2022	101013343	PW-Bldg Maint	PW-Bldg Maint	120.00	Approval Pending	
VEN000100		American Public Works Association	API0005403	2/22/2022	101013350	PW-Subs/Dues	PW-Subscript/Dues/Members	740.00	Approval Pending	
Subtotal for Public Works								2,670.00		
Subtotal by Fund 101 General								4,650.00		

