

Westfield City Council Members

Mark Keen, President (District 1)

Steve Hoover (District 2)

Robert L. Horkay, (District 5)

Chuck Lehman, (District 4)

Joe Edwards (District 3)

Cindy L. Spoljaric (At Large)

Jim Ake Vice President (At Large)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_11_14_2016

Monday, November 14, 2016 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, November 14, 2016 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

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 10-24-16](#)

Guests:

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

Council Response to Guest Comments

Claims:

Documents: [Docket 45](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Old Business:

Ordinance 16-26: The Trails PUD

Council Introduction: June 25, 2016

APC Public Hearing: August 15, 2016

APC Recommendation: October 17, 2016

Adoption Consideration: November 14, 2016

Documents: [Ordinance 16-26](#) | [Staff Report](#) | [Location Map](#) | [Concept Plan](#) | [District Map](#) | [Multi-Family Character Exhibit](#) | [Drive-Thru Character Exhibit](#) | [Car Wash Character Exhibit](#) | [Ordinance 16-26 \(redline version\)](#)

New Business:

Ordinance 16-44: Drexler Woods Planned Unit Development (PUD) District

Council Introduction: November 14, 2016

APC Public Hearing: December 5, 2016

APC Recommendation: December 19, 2017

Adoption Consideration: January 9, 2017

Documents: [Ordinance 16-44](#) | [Concept Plan](#) | [Project Summary](#) | [Location Map](#) | [Petitioner's Presentation](#)

Ordinance 16-45: 181st Street PUD Amendment (Brewery with Mobile Vending Service)

Council Introduction: November 14, 2016

APC Public Hearing: November 21, 2016

APC Recommendation: December 5, 2016

Adoption Consideration: December 12, 2016

Documents: [Ordinance 16-45](#) | [181st Street PUD \(Ordinance 14-03\)](#)

Ordinance 16-46: Chatham Hills Planned Unit Development (PUD) Amendment

Council Introduction: November 14, 2016

APC Public Hearing: December 5, 2016

APC Recommendation: December 19, 2016

Adoption Consideration: January 9, 2017

Documents: [Ordinance 16-46](#) | [Location Map](#) | [Concept Plan](#)

Resolution 16-124: Hart Commercial Park (Access Road Determination)

Council Introduction: November 14, 2016

Adoption Consideration: November 14, 2016

Documents: [Resolution 16-124](#)

Resolution 16-125: A Resolution of the City of Westfield Creating an Additional Fund

Council Introduction: November 14, 2016
Adoption Consideration: November 14, 2016
Documents: [Resolution 16-125](#)

Resolution 16-129: A Resolution of the City of Westfield Ratifying Transfers of Funds

Council Introduction: November 14, 2016
Adoption Consideration: November 14, 2016
Documents: [Resolution 16-129](#)

Resolution 16-130: Common Council of the City of Westfield, Indiana Approving the Issuance of Westfield Redevelopment District Tax Increment Revenue Bonds by the Westfield Redevelopment Commission

Council Introduction: November 14, 2016
Adoption Consideration: November 14, 2016
Documents: [Resolution 16-130](#)

City Council Comments

Mayor Comments

Adjourn

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

Working Meeting

Westfield City Council October 24, 2016

The Westfield City Council met in regular session on Monday October 24, 2016 at the Westfield City Hall. Members present were Chuck Lehman, Steve Hoover, Jim Ake, Joe Edwards and Mark Keen. Also present were Clerk Treasurer, Cindy Gossard and City Attorney, Brian Zaiger.

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

Approval of Minutes:

Joe Edwards made a motion to approve October 10, 2016 minutes as presented. Steve Hoover seconded. Vote: Yes-5; No-0.

Guest:

None

Claims:

Mark Keen made a motion to approve the claims as presented. Jim Ake seconded. Vote: Yes-5; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

None

Old Business:

Ordinance 16-23: Liberty Ridge PUD District

Council Introduction: June 13, 2016

APC Public Hearing: July 5, 2016

APC Recommendation: October 17, 2016

Adoption Consideration: October 24, 2016

Kevin Todd presented this item explaining concerns approx. 60 acres south of 151st and east of Towne Rd.

Jon Dobosiewicz spoke summarizing the changes being presented.

Steve Hoover made the motion to approve Ordinance 16-23 as presented. Jim Ake seconded. Vote: Yes-5; No-0. Motion carries.

Ordinance 16-37: 2017 Budget
Council Introduction- September 12, 2016
Public Hearing – October 17, 2016
Adoption Consideration - October 24, 2016

President Lehman reintroduced this item stating it is the City's annual budget.

Mark Keen made a motion to approve Ordinance 16-37 as presented. Steve Hoover seconded. Vote: Yes-5; No-0. Motion carries.

Ordinance 16-38: 2017 Salary Ordinance
Council Introduction: September 26, 2016
Adoption Consideration: October 24, 2016

President Lehman reintroduced this item stating it is the annual Ordinance regarding the salaries, benefits, stipends and other compensation for the 2017 calendar year.

Jim Ake made a motion to approve Ordinance 16-38 as presented. Joe Edwards seconded. Vote: Yes-5; No-0. Motion carries.

Ordinance 16-43: Amend the Materiality Threshold of Ordinance 99-03 and 16-22
Council Introduction – October 10, 2016
Adoption Consideration – October 24, 2016

President Lehman reintroduced this item stating the changes in the fixed assets amount from \$1,000 to \$5,000, and the materiality threshold to be amended from \$1,000 to \$10,000.

Steve Hoover made a motion to approve Ordinance 16-43 as presented. Jim Ake seconded. Vote: Yes-5; No-0. Motion carries.

New Business:

Interlocal Agreement by and Between Hamilton County, Indiana, and the City of Westfield, Regarding Funding and Administrative Provisions of the Youth Assistance Program
Council Introduction – October 24, 2016
Adoption Consideration – October 24, 2016

Mayor Cook presented this item stating with the growth of the program this agreement would specify how the program is actually being funded and administered.

Joe Edwards made a motion to approve an Interlocal Agreement between Hamilton County and the City of Westfield as presented. Steve Hoover seconded. Vote: Yes-4; No-0; Abstain-1 (M. Keen). Motion carries.

CITY COUNCIL COMMENTS:

Steve Hoover gave APC update.

MAYOR COMMENTS:

Daniel Shapiro to give workshops on Successful Negotiations at Grand Park Oct. 26th @ 7:30AM and noon.

Recognized Heather Brown, from Heart and Soul Clinic and announced she will be leaving.

Fireside Tales Oct. 26th at Simon Moon Park (6:30PM)

Green Community Award

Road Resurfacing Project complete. Thanked street department and commended Phil Sundling and Dustin Shoe for being ahead of the game on the project.

Big Ten Conference Soccer Tournament at Grand Park Friday November 11th and Sunday November 13th.

Without any further business the meeting was adjourned at 7:30 p.m.

Clerk-Treasurer

President

ORDINANCE NUMBER 16-44

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 16__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 16__-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 _____, 2016;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Drexler Woods PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

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

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

- 2.1 Area: A discrete geographic area within the District. The District contains three (3) Areas, "Area A", "Area B" and “Area C”, which are represented on the District Map. The Areas are regulated accordingly by the terms of this Ordinance.
- 2.2 District Map: The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.
- 2.3 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas, as set forth in Section 4 of this Ordinance

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

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

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

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in Area C shall not exceed four hundred and ninety (490) Single-family Dwellings.

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

Standard	
Minimum Lot Area	6,000 SF
Minimum Lot Frontage	35'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	5'
Rear Yard	20'
Maximum Building Height	2 ½ stories

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

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

- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;
 - i. Preserved woodlots shall be credited toward and satisfy all Open Space / Common Area (per acre) landscaping requirement.
- B. Buffer Yard Requirements: Article 6.8(N) shall apply except that no mound shall be required within the Buffer Yard.

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.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-__**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-__**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

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

Drexler Woods - PUD District Ordinance 3 110416

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

A part of the Northwest Quarter of Section of Section 26, part of the Southeast Quarter of Section 22, and part of the Northeast Quarter of Section 27, all in Township 19 North, Range 3 East, in Wayne Township, Hamilton County, Indiana.

Beginning at the Northwest corner of said Southeast Quarter Section; thence North 89 degrees 45 minutes 54 seconds East along the north line thereof 2317.42 feet; thence South 00 degrees 05 minutes 22 seconds West 1320.58 feet; thence South 89 degrees 43 minutes 55 seconds West 333.41 feet; thence South 00 degrees 00 minutes 03 seconds East 1323.56 feet; thence North 89 degrees 43 minutes 12 seconds East 668.57 feet to the Northwest corner of said Northwest Quarter; thence North 89 degrees 43 minutes 12 seconds East along the north line thereof 1318.40 feet to the Northeast corner of the West Half thereof; thence South 00 degrees 08 minutes 07 seconds West 2638.28 feet to the Southeast corner of the West Half thereof; thence South 89 degrees 42 minutes 45 seconds West along the South line thereof 1312.27 to the Southwest corner thereof; thence North 00 degrees 00 minutes 08 seconds East 1315.76 feet to a point on the East line of said Northeast Quarter Section; thence ; thence South 89 degrees 58 minutes 19 seconds West 723.83 feet; thence South 89 degrees 35 minutes 24 seconds West 658.08 feet; thence South 89 degrees 14 minutes 18 seconds West 752.37 feet; thence North 00 degrees 00 minutes 00 seconds East 558.56 feet; thence South 88 degrees 59 minutes 59 seconds East 6.66 feet; thence North 00 degrees 00 minutes 00 seconds East 496.92 feet; thence North 11 degrees 28 minutes 23 seconds West 88.84 feet; thence North 00 degrees 52 minutes 39 seconds West 66.92 feet; thence North 37 degrees 25 minutes 32 seconds West 61.45 feet; thence North 49 degrees 28 minutes 26 seconds West 52.94 feet; thence North 67 degrees 36 minutes 30 seconds West 89.04 feet to a point on the South line of said Section 22; thence North 89 degrees 43 minutes 12 seconds East along said south line 406.18 feet; thence North 00 degrees 03 minutes 25 seconds East 574.61 feet; thence North 89 degrees 59 minutes 37 seconds West 751.73 feet to a point on the West line of said Southeast Quarter; thence North 00 degrees 01 minutes 06 seconds East along said West line 2067.52 feet to the place of beginning, containing 265.1 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

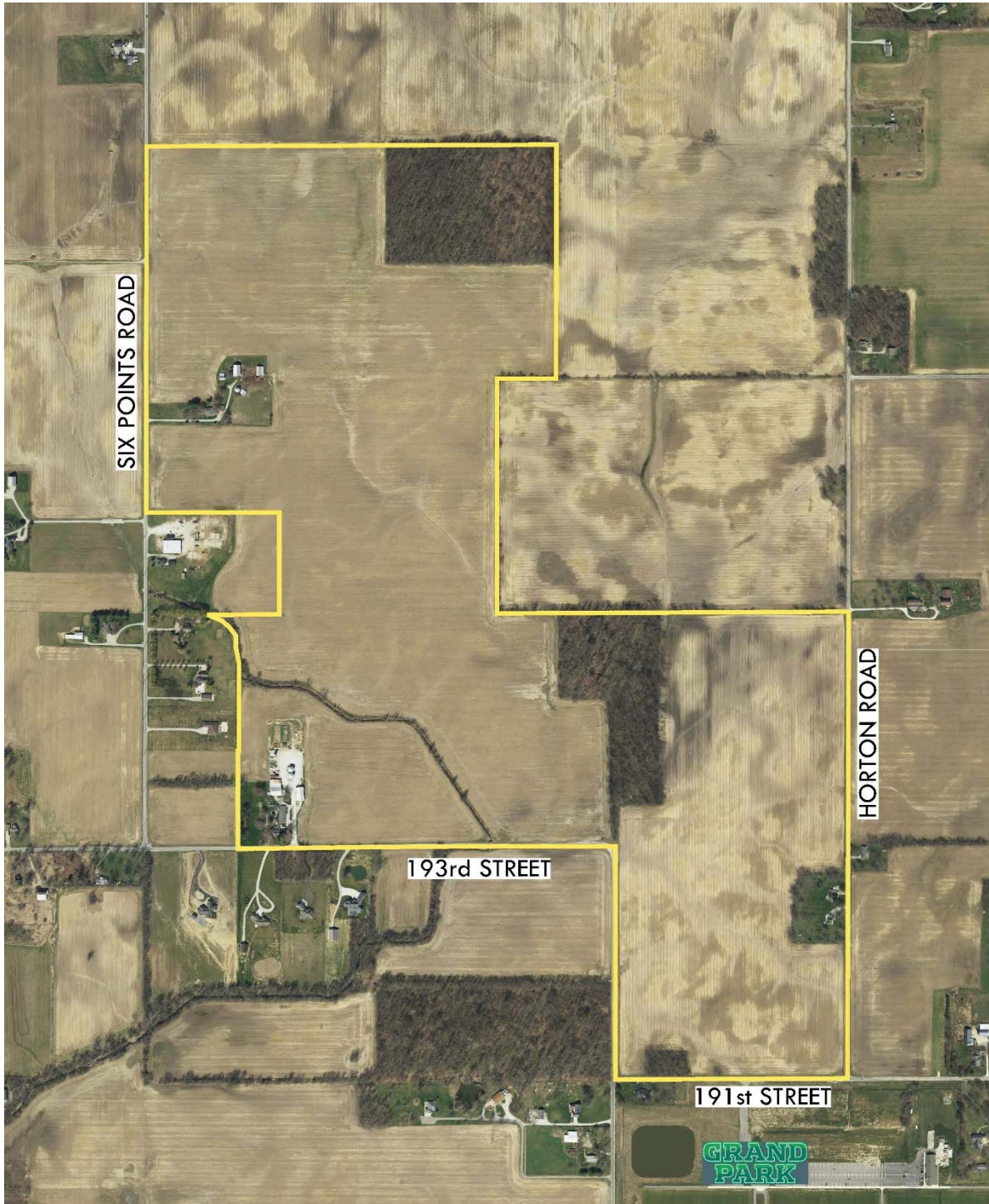


EXHIBIT B
DISTRICT MAP

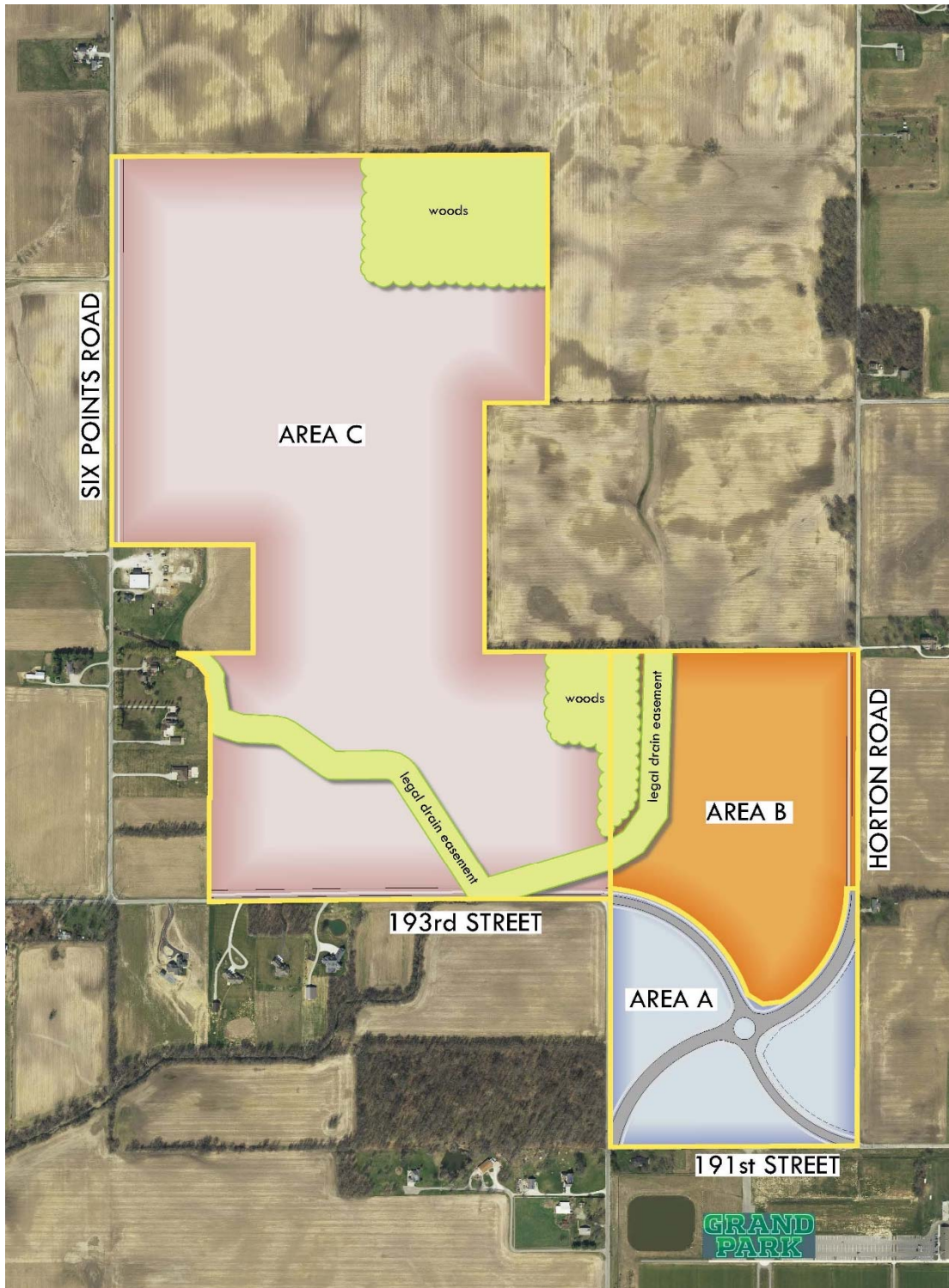
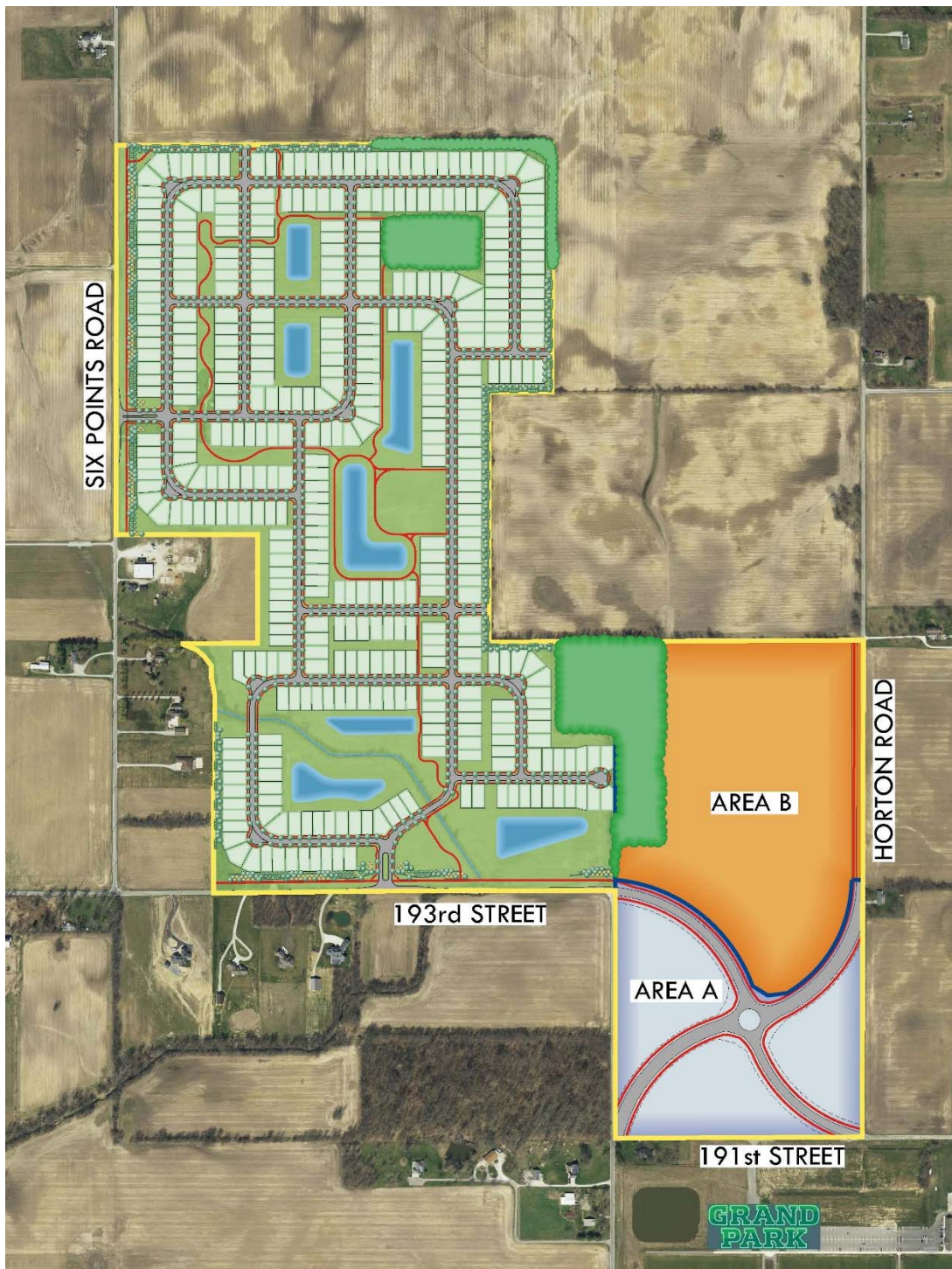


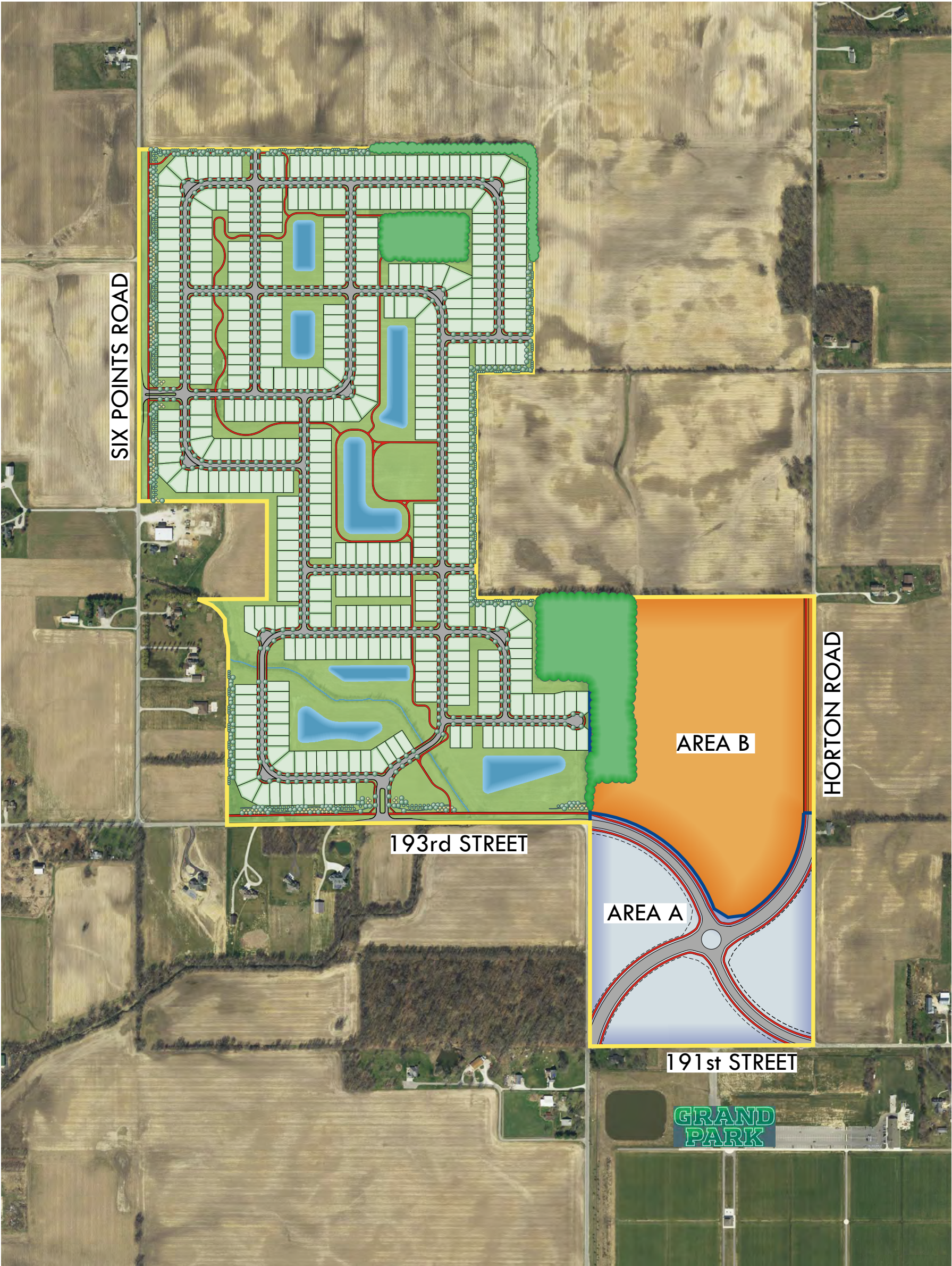
EXHIBIT C
CONCEPT PLAN



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 16__-PUD-__.

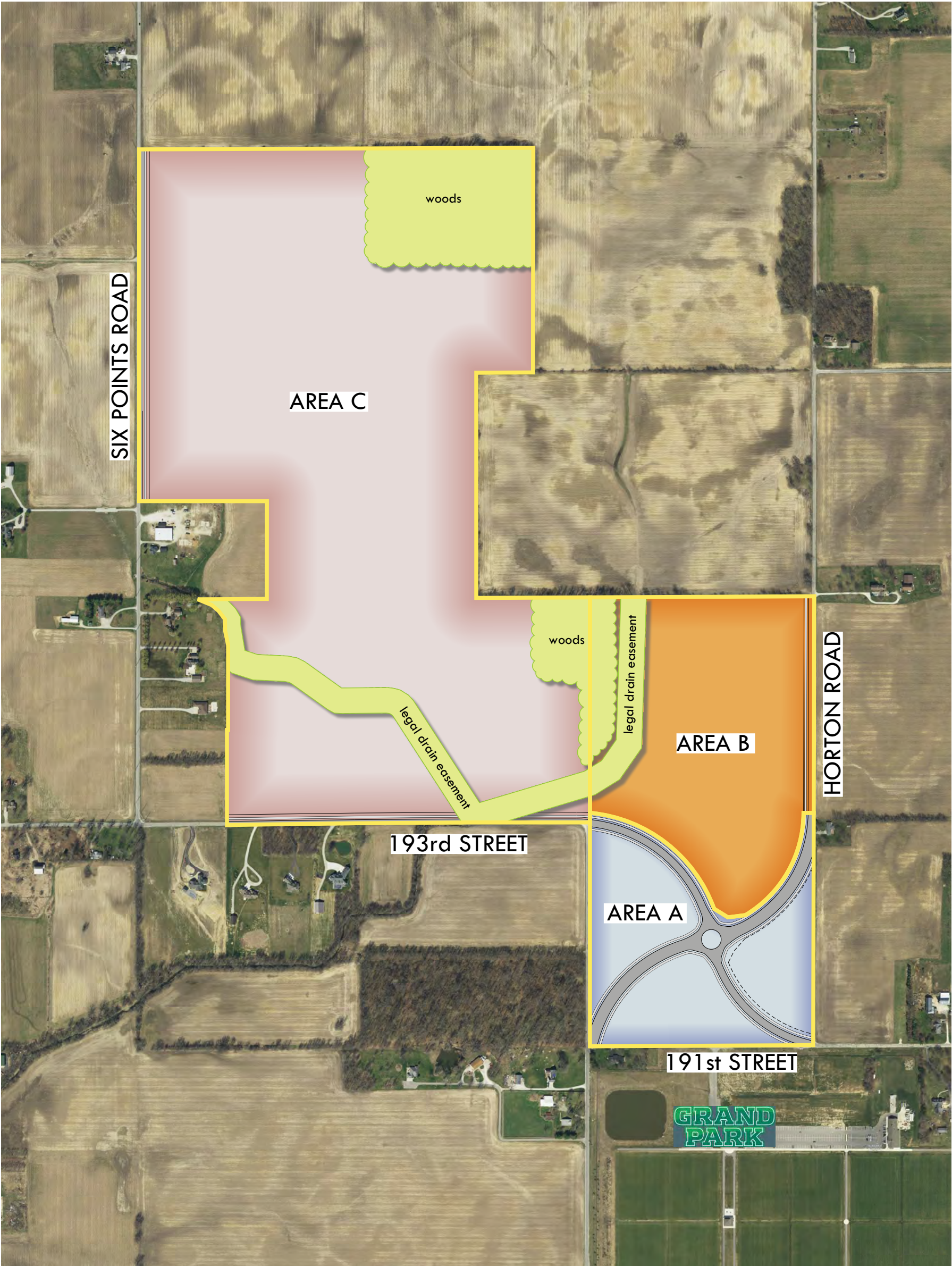
DREXLER WOODS

Westfield, Indiana



DREXLER WOODS

Westfield, Indiana



NARRATIVE STATEMENT

“Drexler Woods” is a proposed mixed use Planned Development Ordinance consisting of approximately 265.1 acres. The site is generally located north and adjacent to 191st Street, west of and adjacent to Horton Road and east of and adjacent to Six Point Road and is shown on the aerial photograph that is included with this application.

“Drexler Woods” will have residential components consisting of (i) approximately 185.4 acres for single family detached residential homes consisting of approximately 490 home sites and (ii) approximately 47.1 acres for attached residential homes. The local business component of the development will consist of approximately 32.6 acres to be located north of and adjacent to 191st Street and west of and adjacent to Horton Road. The property is currently zoned AGSF-1 and the applicant, Platinum Properties Management Company, LLC, is seeking rezone approval to a Planned Development District to permit residential and local business uses.

ORDINANCE NUMBER 16-45

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE 181ST STREET PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Council enacted Ordinance 14-03, the 181ST Street Planned Unit Development Ordinance (the "181ST Street PUD"), on January 27, 2014.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1612-PUD-23**), requesting an amendment to the 181ST Street PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1612-PUD-23** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the 181st Street PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the 181st Street PUD Ordinance, as amended by this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2 All other provisions of the 181st Street PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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

Section 4. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C** is hereby incorporated as a compilation of images designed to capture the intended quality of the improvements made on the Real Estate. Site improvements shall be constructed substantially similar to those in the Character Exhibit.

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

- 5.1 All uses permitted in the 181st Street PUD District shall be permitted on the Real Estate, in addition to the following:
 - A. Brewery Production Facility and Tasting Room
 - B. Mobile Food Service Vendors

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon Knight.

I hereby certify that **ORDINANCE 16-45** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-45**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-45**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: Jon Knight, 110 South Union Street, Westfield, IN 46074

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

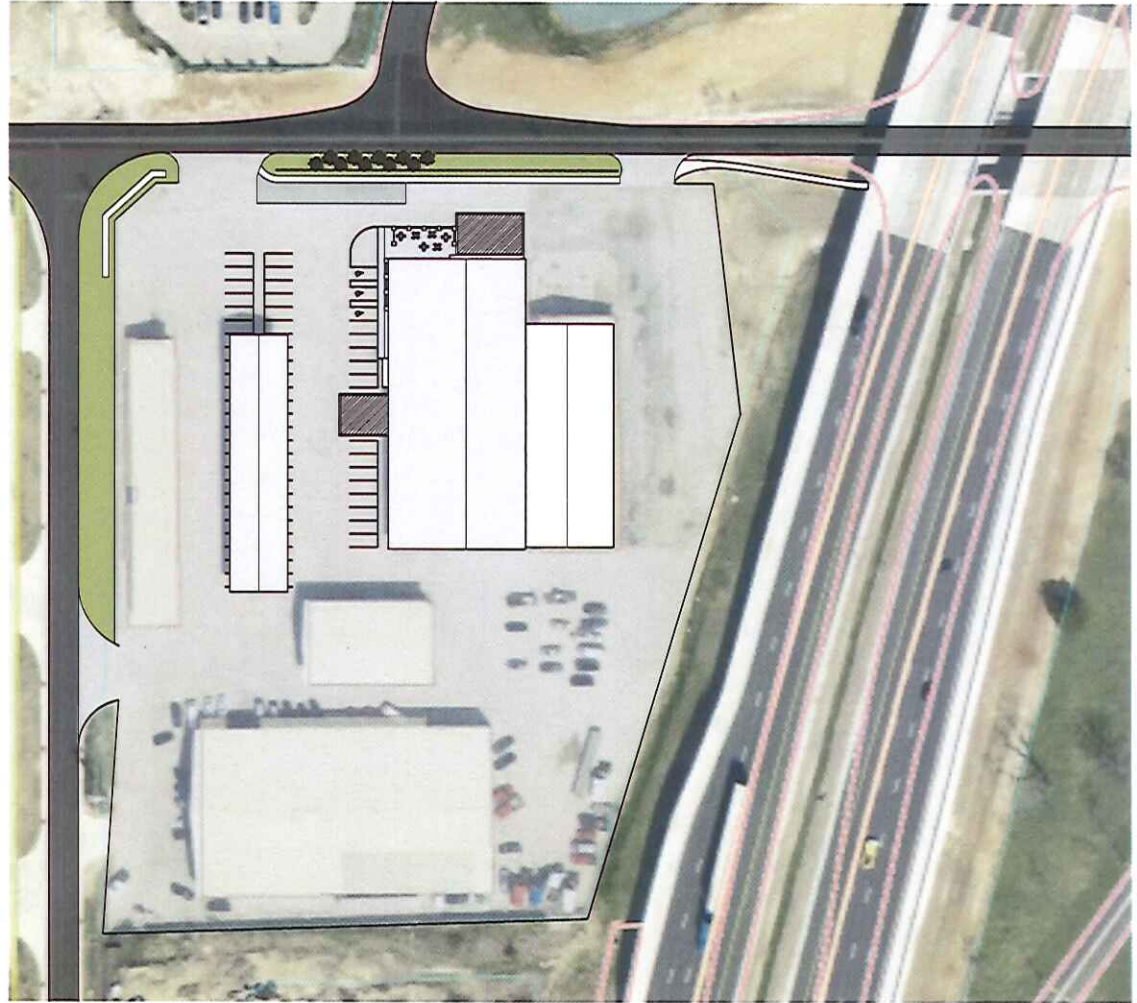
[INSERT LEGAL DESCRIPTION HERE]

EXHIBIT B
CONCEPT PLAN

THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.

PROJECT LOCATION



GRAND JUNCTION BREWING CO.

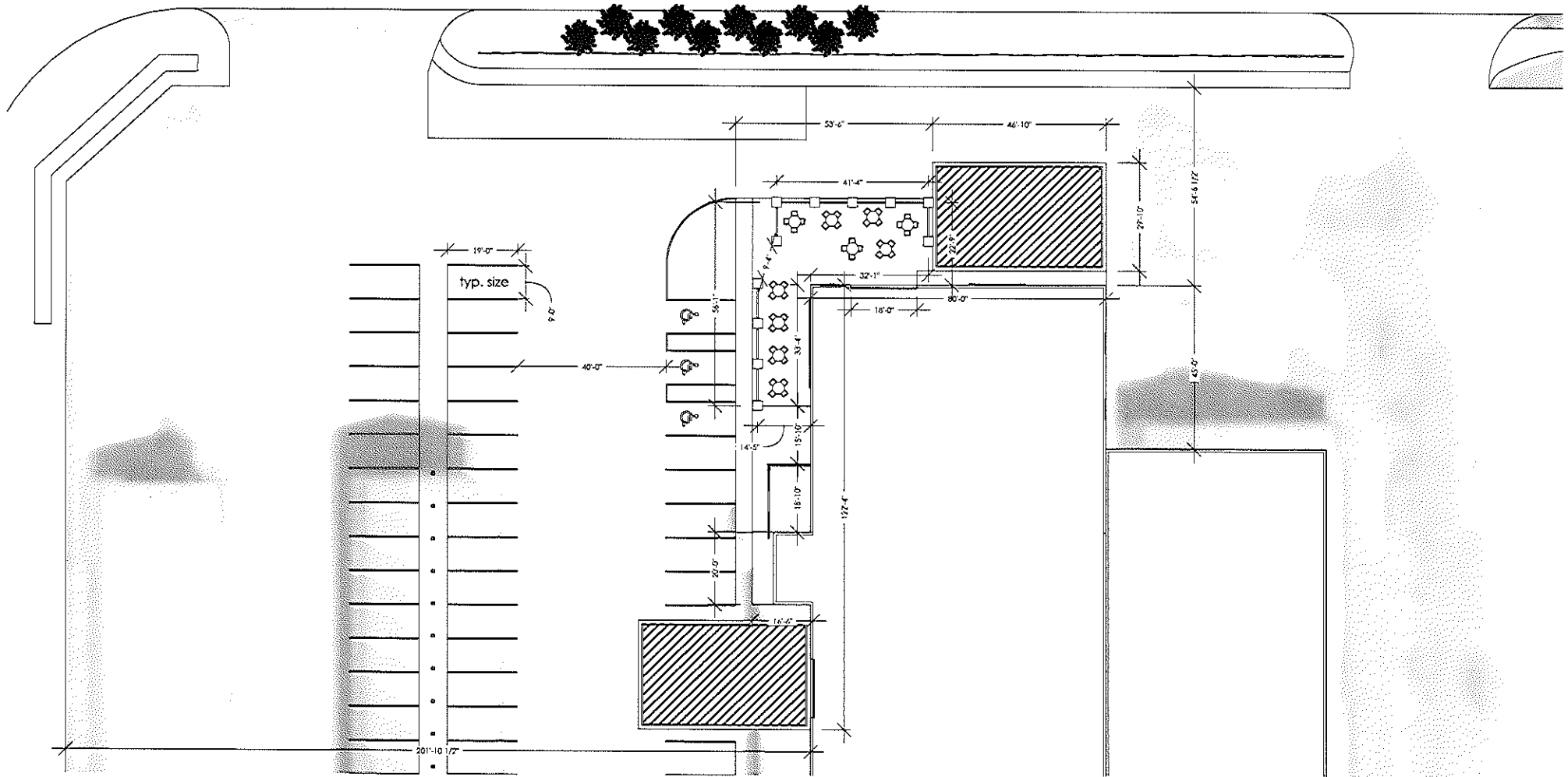


EXHIBIT C
CHARACTER EXHIBIT

THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



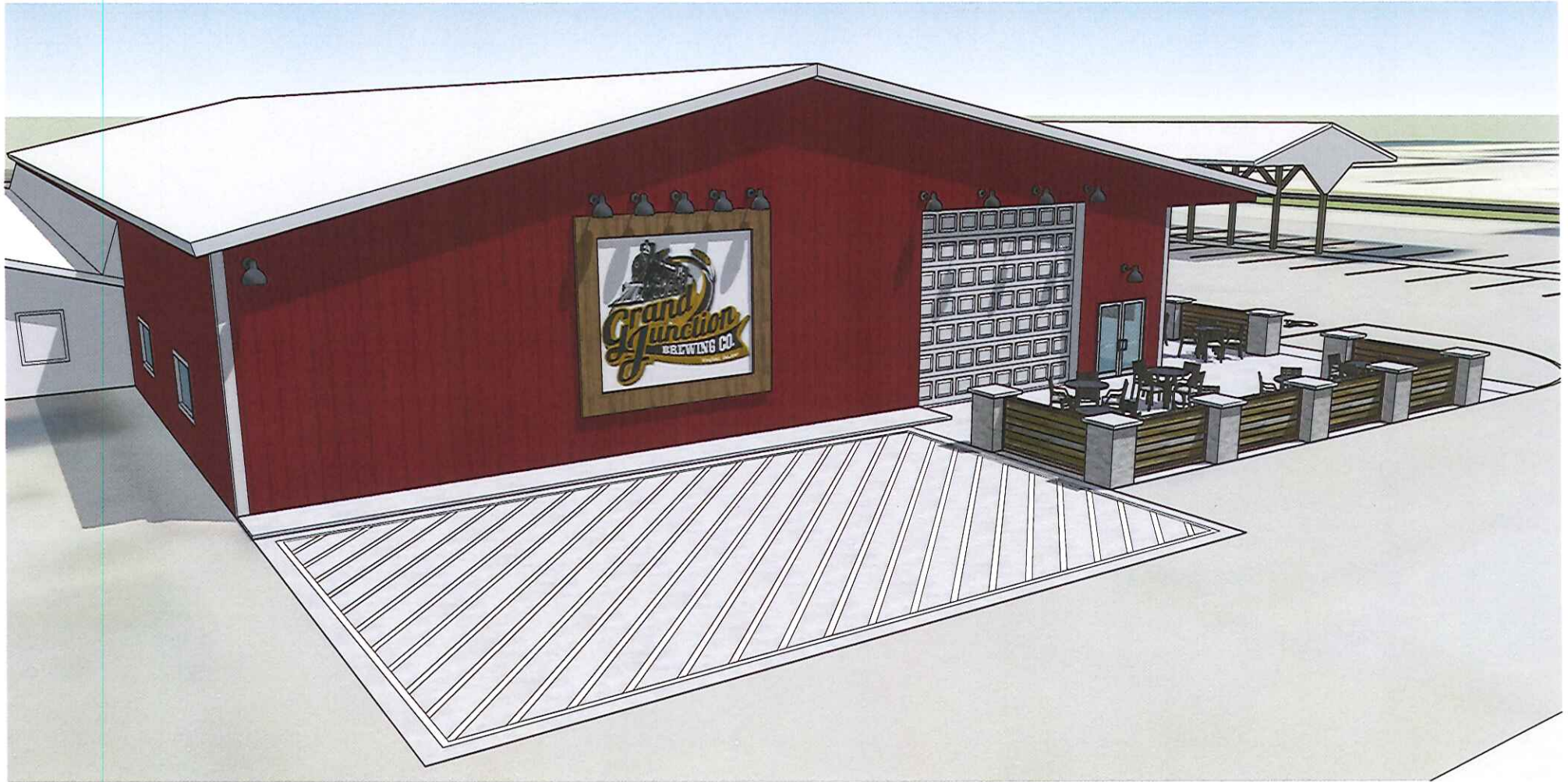
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



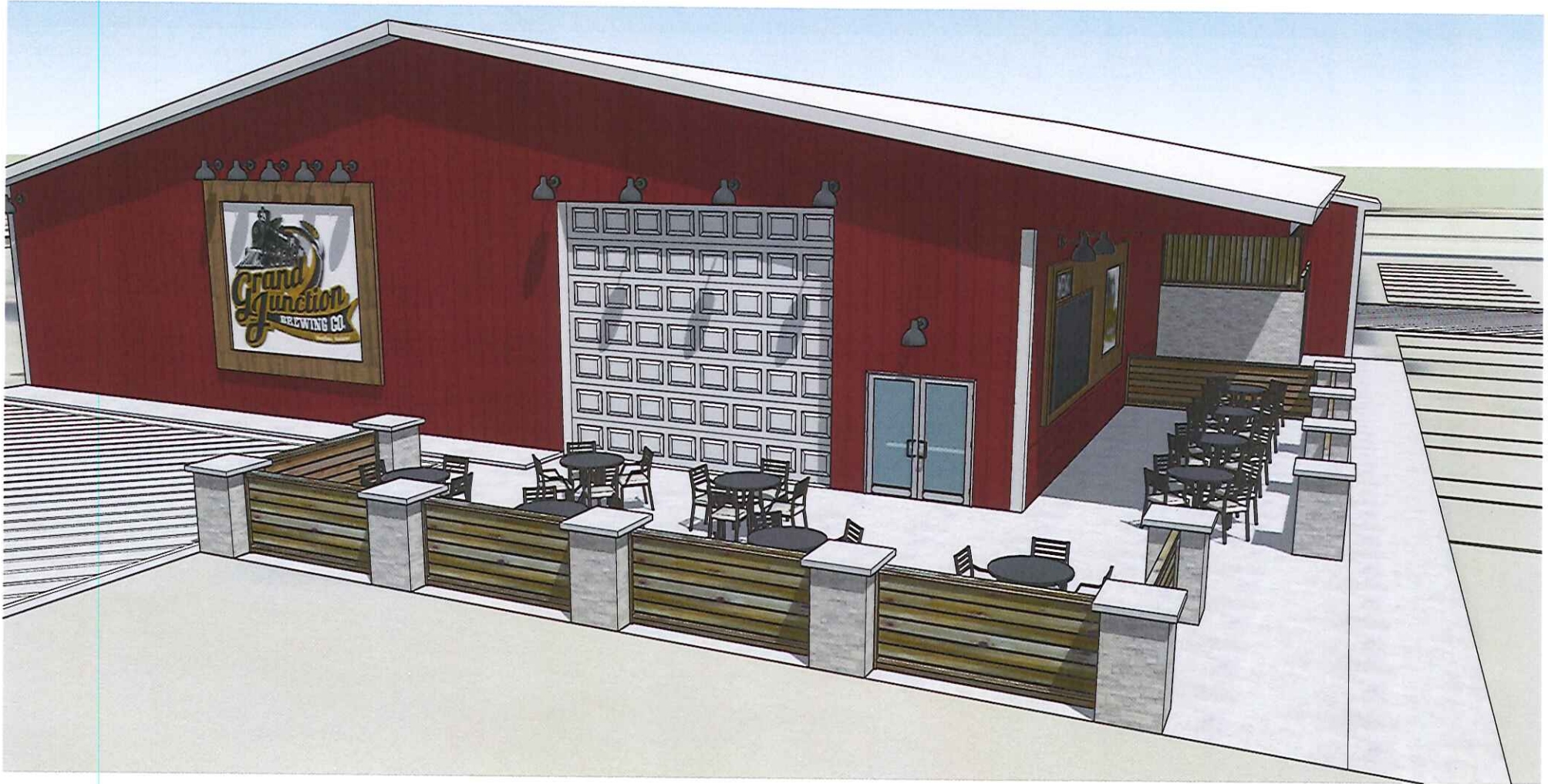
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



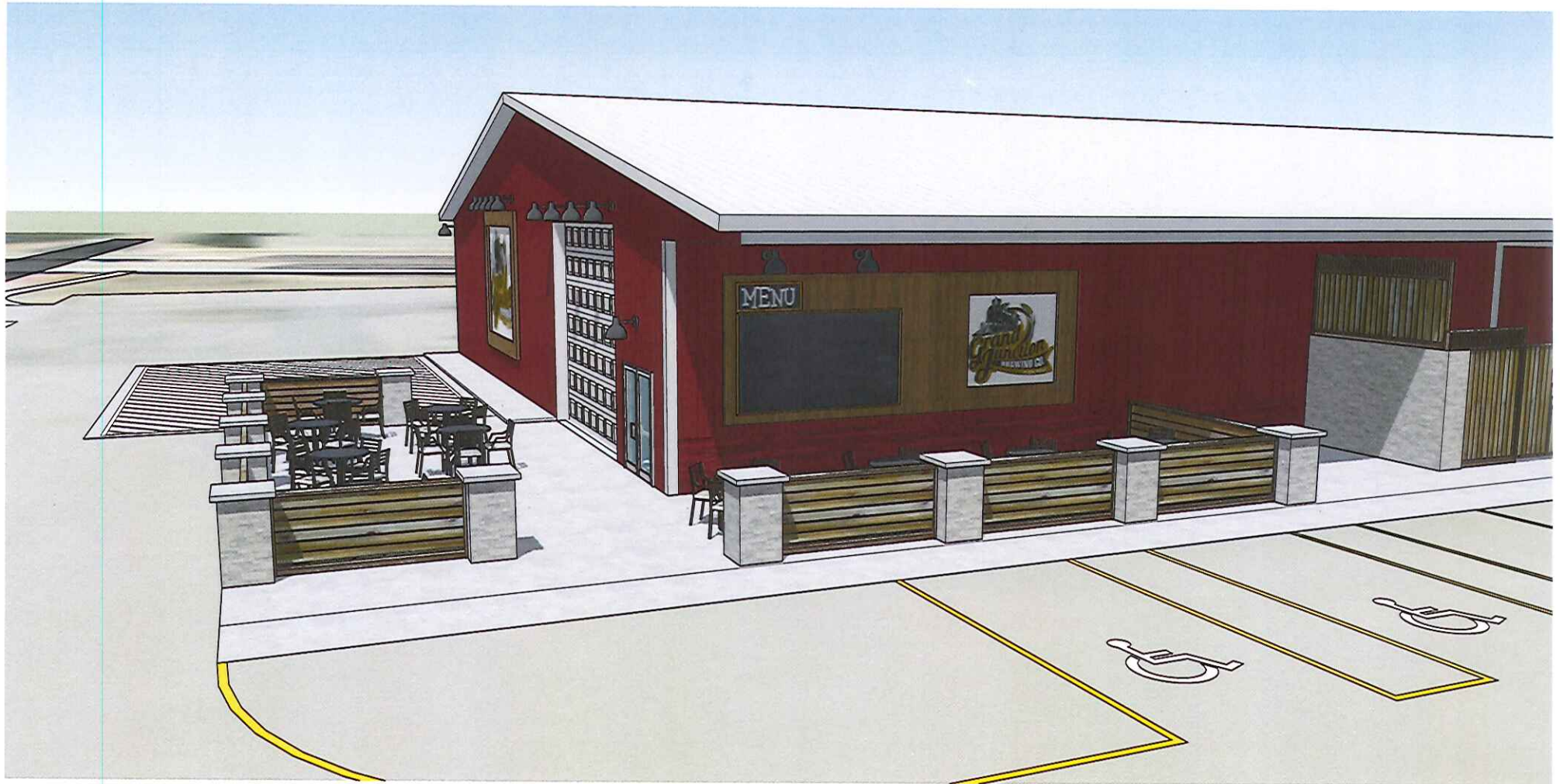
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



ORDINANCE NUMBER 16-__

Chatham Hills PUD District Amendment

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

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

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

WHEREAS, the Council enacted Ordinance No. 13-24, Chatham Hills Planned Unit Development Ordinance on January 13, 2014 amended by Ordinance 15-28, enacted by the City Council on October 12, 2015 (collectively, the "Chatham Hills Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 16__-PUD-__**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 16__-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 _____, 2016;

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 Chatham Hills Planned Unit Development, Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

Section 2. Underlying Zoning District(s). The Underlying Zoning District of the Real Estate shall be District I: Residential District of the Chatham Hills Planned Unit Development.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-__**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-__**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

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

Chatham Hills PUD - 2016 Text Amendment 110116

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

EXHIBIT A
(REAL ESTATE)

Parcel 1:

A part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 13, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 25.00 feet along the West line of said Southwest Quarter to the Northwest corner of a 2.500 acre tract of land described in Instrument No. 35665 and recorded in Deed Record 311, page 460 in the records of Hamilton County, Indiana, the next Four (4) courses are along the boundary of said 2.500 acre tract of land; 1.) thence North 88 degrees 04 minutes 29 seconds East 166.00 feet (North 89 degrees 03 minutes East 166.00 feet deed) parallel with the North line of said Southwest Quarter; 2.) thence South 20 degrees 06 minutes 31 seconds East 20.00 feet (South 19 degrees 08 minutes East 20.00 feet deed); 3.) thence South 65 degrees 05 minutes 39 seconds East 108.52 feet (South 63 degrees 41 minutes East 110.58 feet deed) 4.) thence South 00 degrees 00 minutes 00 seconds 318.17 feet parallel with the West line of said Southwest Quarter to the South line of 12 1/2 acres off the North end of the West half of said Southwest Quarter; thence North 88 degrees 04 minutes 29 seconds East 1,053.32 feet along the South line of said 12 1/2 acre tract of land to its Southeast corner and the East line of the West half of said Southwest Quarter; thence North 00 degrees 04 minutes 32 seconds East 411.21 feet along the East line of the West half of said Southwest Quarter to the Northeast corner of the West half of said Southwest Quarter, said corner is collinear with and equidistant from the Northeast corner and the Northwest corner of said Southwest Quarter; thence South 88 degrees 04 minutes 29 seconds West 1,325.22 feet along the North line of said Southwest Quarter to the point of beginning.

Parcel 2:

A part of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Beginning on the west line of said half-quarter section a distance of 25.00 feet South from the northwest corner of said half-quarter section (this and all subsequent bearings in this description being based on the same system); thence North 89 degrees 03 minutes East 166.00 feet parallel with the north line of said half-quarter section; thence South 19 degrees 08 minutes East 20.00 feet; thence South 63 degrees 41 minutes East 110.58 feet; thence South 349.40 feet parallel with the west line of said half-quarter section; thence South 89 degrees 03 minutes West 271.36 feet parallel with the north line of said half-quarter section to the west line of said half-quarter section; thence North 417.42 feet along said west line to the point of beginning and containing 2.500 acres, more or less.

Parcel 3:

Part of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a point of the West line of the West Half of the Southwest Quarter of Section 13,

Township 19 North, Range 3 East, which is 411.19 feet South 00 degrees 00 minutes 00 seconds (assumed bearing) of the Northwest corner of said West Half; thence North 88 degrees 04 minutes 29 seconds East parallel with the North line of said West Half 1324.68 feet to the East line of said West Half; thence South 00 degrees 04 minutes 32 seconds West on and along said East line 415.00 feet; thence North 89 degrees 30 minutes 47 seconds West 1323.43 feet to the West line of said West Half; thence North 00 degrees 00 minutes 00 seconds on and along said West line 359.25 feet to the place of beginning, containing 11.763 acres, more or less.

Parcel 4:

Part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 88 degrees 55 minutes 44 seconds East (assumed basis of bearings) along the South line of said Quarter Section 395.64 feet to a Railroad spike, being the Point of Beginning; thence North 0 degrees 00 minutes 00 seconds East, parallel with the West line of said Quarter 360.06 feet to a 5/8" rebar with red cap; thence North 88 degrees 55 minutes 44 seconds East, parallel with the South line of said Quarter Section 363.00 feet to a 5/8" rebar with red cap; thence South 0 degrees 00 minutes 00 seconds West, parallel with the West line of said Quarter Section, 360.06 feet to a Railroad spike on the South line of said Quarter Section; thence South 88 degrees 55 minutes 44 seconds West along said South line; 363.00 feet to the point of beginning and containing 3.00 acres, more or less. Subject to the right of way for 206th Street off the entire South side thereof.

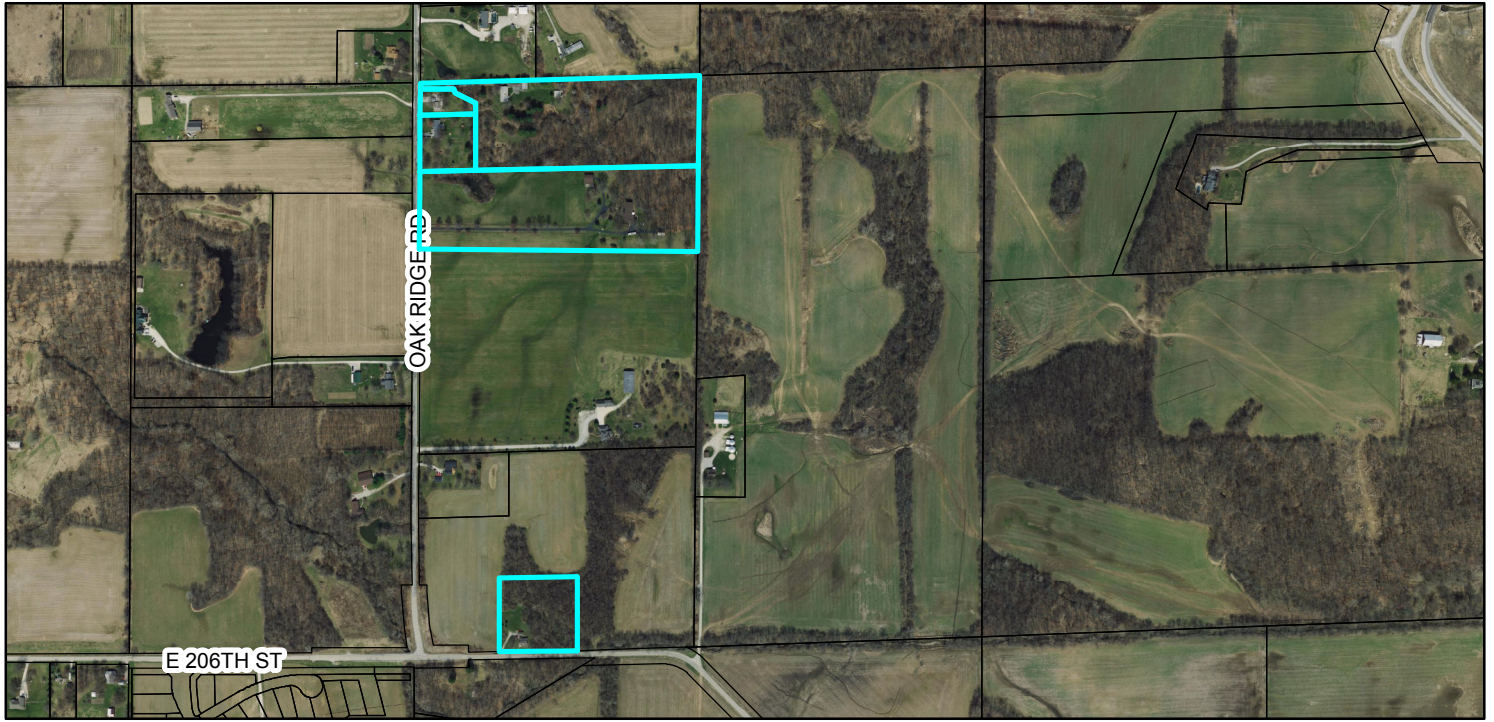
EXHIBIT "A"

(Real Estate)

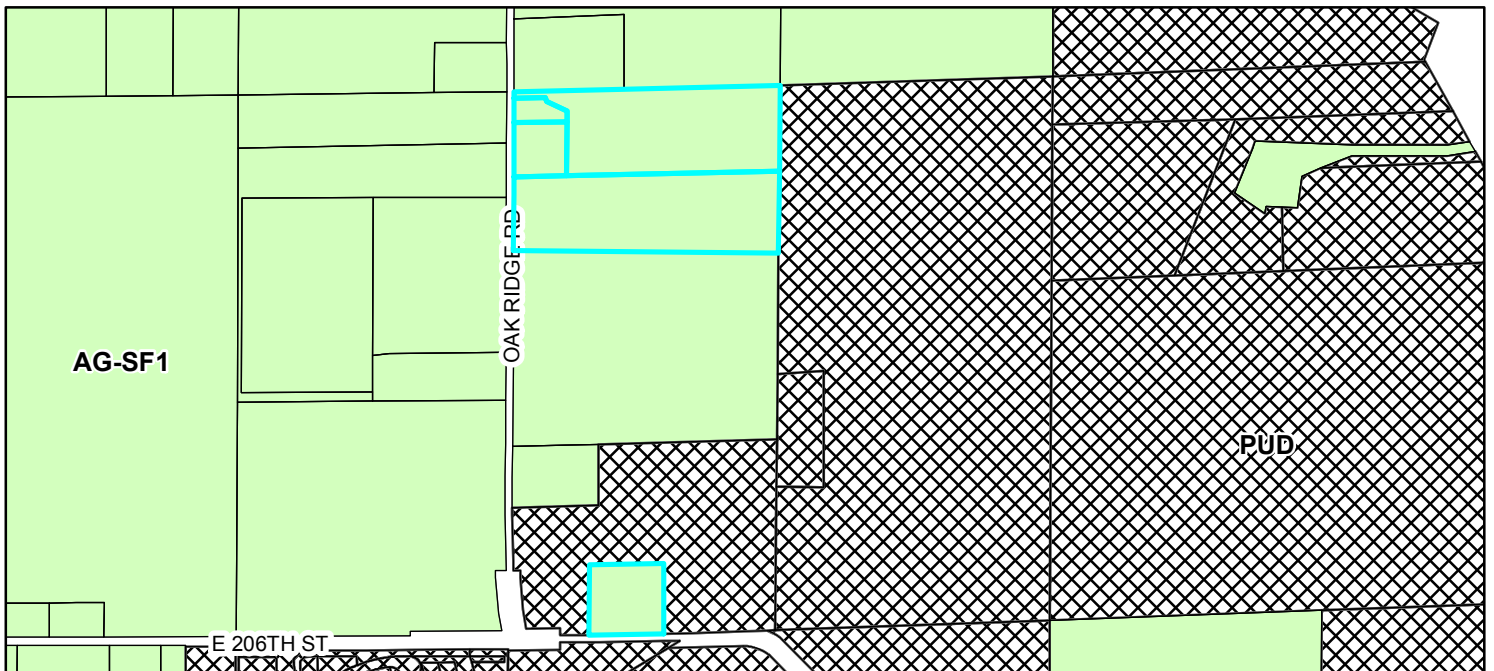


Aerial Location Map

Site

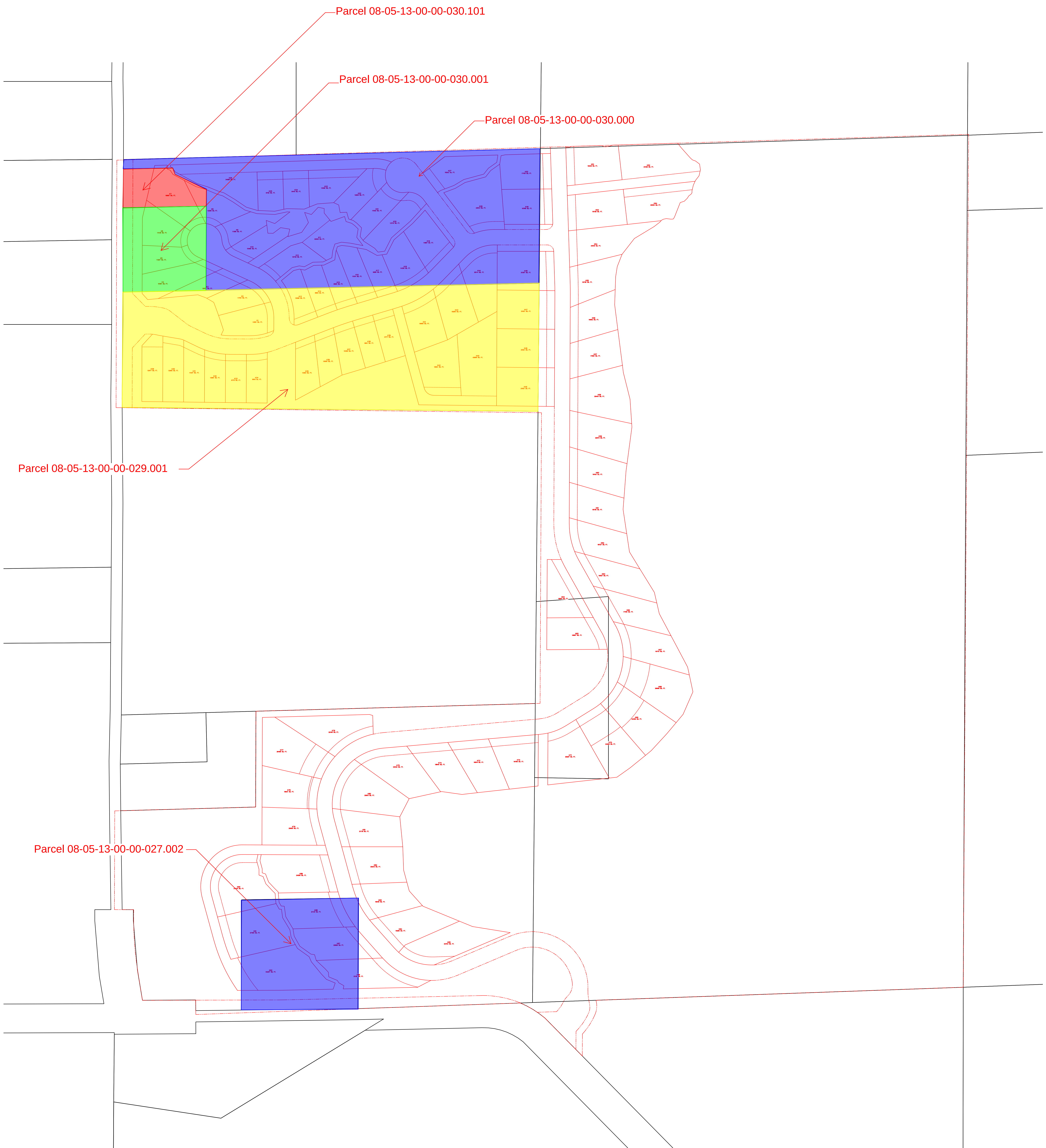


Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)



RESOLUTION 16-125

A RESOLUTION OF THE CITY OF WESTFIELD CREATING AN ADDITIONAL FUND

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

WHEREAS, the Council has the duty and authority to maintain and allocate funds as necessary from the duly adopted budget to maintain the fiscal integrity of the City and maximize efficiency for all departments of the City; and,

WHEREAS, the development and ongoing business requirements have required the addition of an additional savings account at First Merchants Bank to be created and managed by the Office of the Clerk-Treasurer; and,

NOW, THEREFORE, BE IT RESOLVED by the Westfield City Common Council meeting in session as follows:

- Section 1.** That the Westfield Clerk-Treasurer is hereby authorized to create the First Merchants Savings Fund 435458.
- Section 2.** That the Office of the Clerk-Treasurer is authorized to transact City business on this account.
- Section 3.** This Resolution shall be in full force and effect immediately. Any and all acts undertaken pursuant to the intent of the Resolution and to maintain the fiscal integrity of the finances of the City are hereby ratified.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS RESOLVED THIS _____DAY OF _____2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 16-125 was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 16-125 I hereby VETO RESOLUTION 16-125
this _____ day of _____, 2016. this _____ day of _____, 2016.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy Gossard, Clerk Treasurer

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

RESOLUTION 16-129

A RESOLUTION OF THE CITY OF WESTFIELD RATIFYING TRANSFERS OF FUNDS

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

WHEREAS, the Council has the duty and authority to allocate and transfer funds as necessary from the numerous funds and accounts managed by the Clerk-Treasurer to maintain the fiscal integrity of the City; and,

WHEREAS, the development and ongoing business requirements have required the transfer funds by the office of the Clerk-Treasurer; and,

NOW, THEREFORE, BE IT RESOLVED by the Westfield City Common Council meeting in session as follows:

- Section 1.** That the fiscal integrity of the City required the transfer of \$150,000.00 on June 30, 2015 and \$136,972.00 on January 1, 2016 from the General Fund to the Grand Park Fund.
- Section 2.** That the transfer of those balances by the Clerk are now found to be a prudent and necessary task. Those actions of the Clerk are now hereby authorized and ratified. Both transfers have now been replaced into the General Fund in full.
- Section 3.** This Resolution shall be in full force and effect immediately. Any and all acts undertaken pursuant to the intent of the Resolution and to maintain the fiscal integrity of the finances of the City are hereby ratified.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 16-129 was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 16-129 I hereby VETO RESOLUTION 16-129
this _____ day of _____, 2016. this _____ day of _____, 2016.

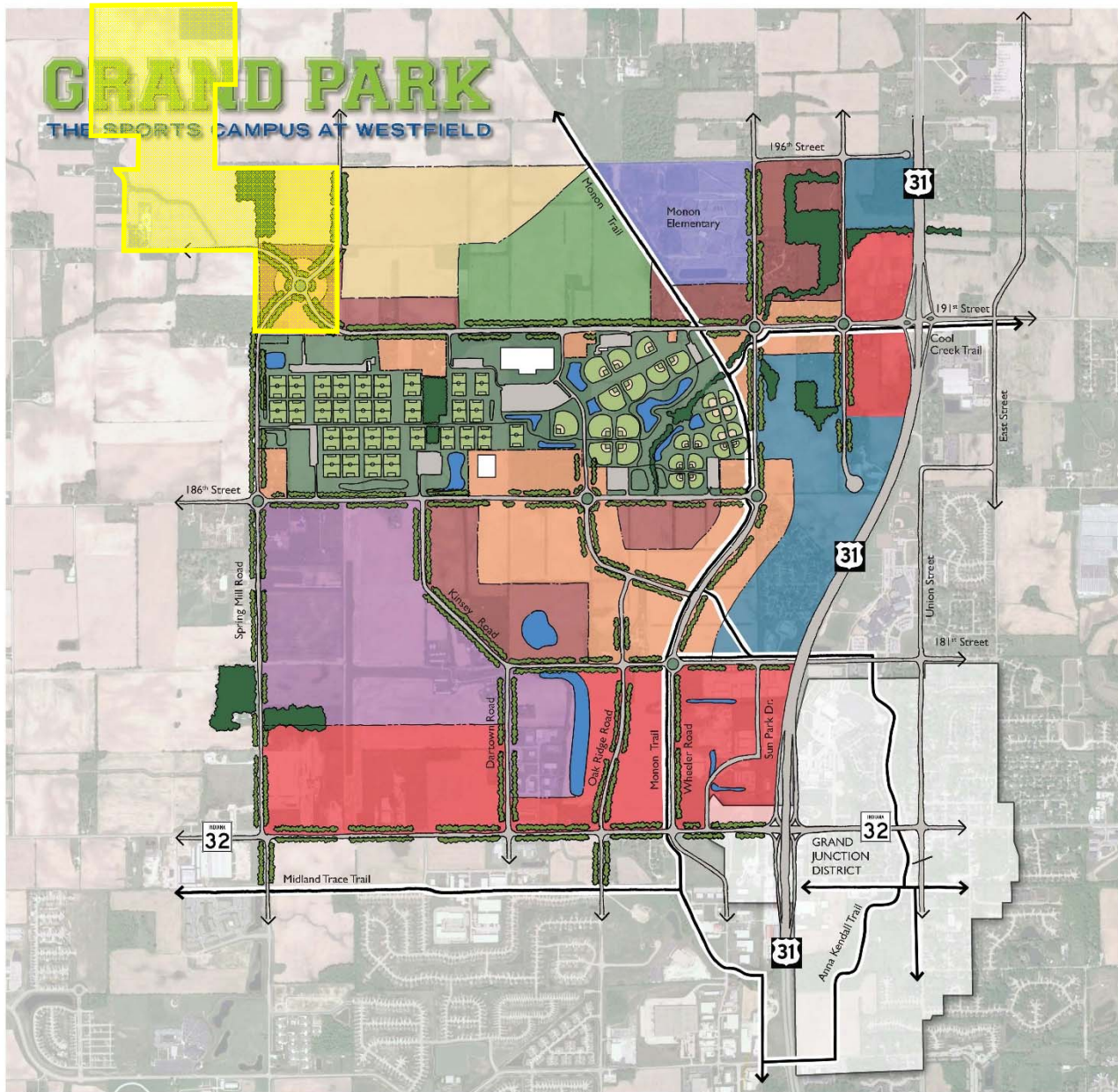
J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy Gossard, Clerk Treasurer

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266



Land Use Plan

- Regional Retail & Hospitality
- Sports & Recreation Mixed-Use
- Sports Village Mixed-Use 1
- Sports Village Mixed-Use 2
- Sports Corporate Campus
- Life Science Mixed-Use
- School
- Sports Residential

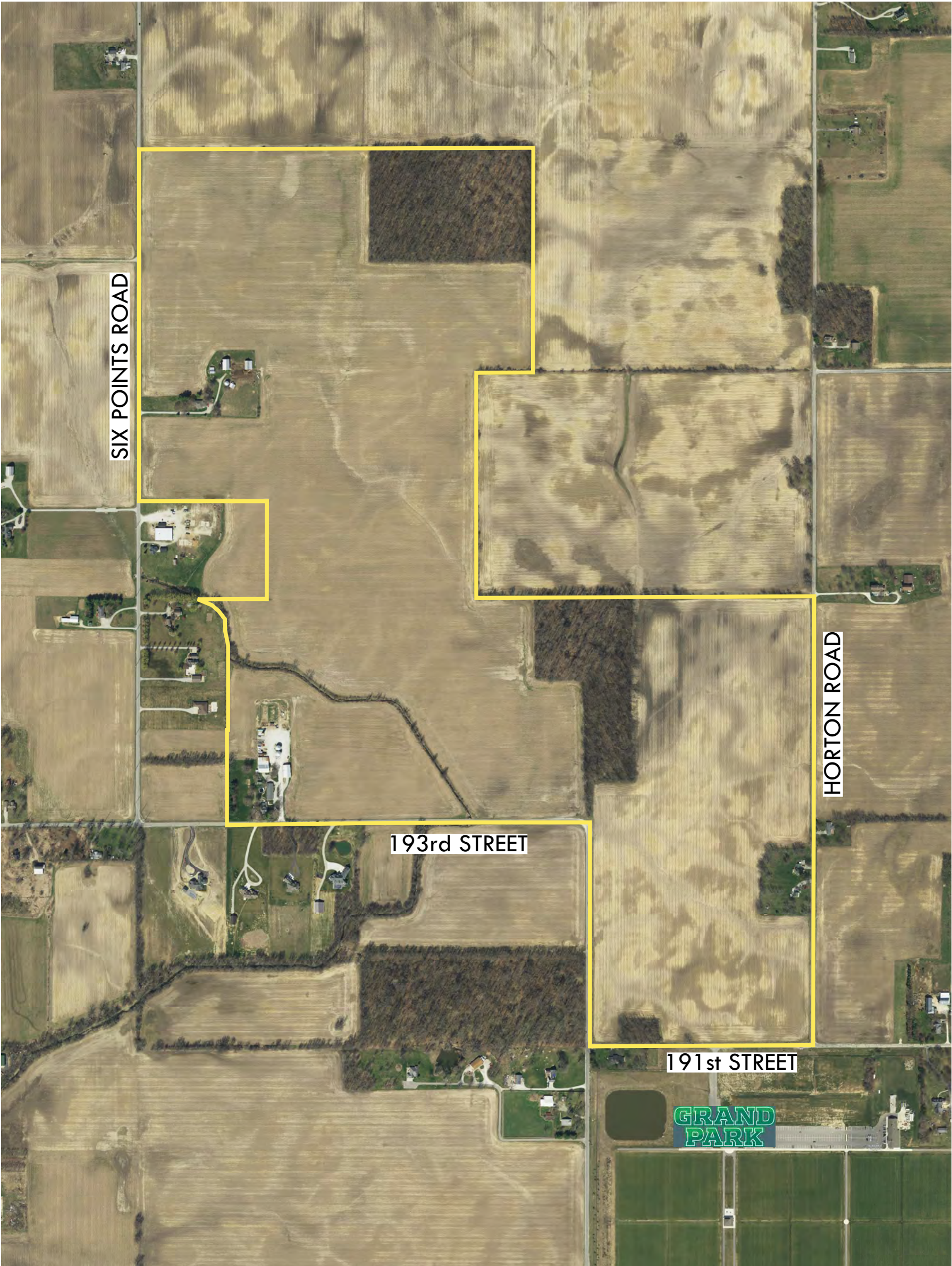


JULY 10, 2015

Drexler Woods –Westfield, IN
Grand Park Context Map

DREXLER WOODS

Westfield, Indiana



RESOLUTION 16-124

RESOLUTION OF THE CITY OF WESTFIELD APPROVING THE DEVELOPMENT OF LOTS WITHOUT PROVIDING THE NORMALLY REQUIRED ACCESS ROAD

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

WHEREAS, the Unified Development Ordinance requires access roads for lots along State Highway 32, unless the City Council approves the development of a lot without providing the normally required access road (Article 5.3 (F)(3)); and,

WHEREAS, the existing lots located at 800 East Main Street, Westfield, Indiana, as described hereto and incorporated hereby in Exhibit “A” and graphically depicted on Exhibit “B” (the “Real Estate”) are commercially developed; and,

WHEREAS, the adjacent and nearby lots are developed and contain a mixture of uses, rendering the creation of a new access road in this vicinity undesirable at this time; and,

NOW, THEREFORE, BE IT RESOLVED that the Westfield City Common Council hereby approves the development of the Real Estate without providing the normally required access road.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2016.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 16-124 was delivered to the Mayor of Westfield on the _____ day of _____, 2016, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 16-124

this _____ day of _____,
2016.

J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 16-124

this _____ day of _____,
2016.

J. Andrew Cook, Mayor

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

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

EXHIBIT A

Legal Description

PART OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE (4) EAST, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST; THENCE WEST ON AND ALONG THE SOUTH SECTION LINE OF SAID SECTION, SEVEN HUNDRED SEVENTY-THREE POINT THREE (773.3) FEET TO THE POINT OF BEGINNING; THENCE WEST ON AND ALONG SAID SOUTH SECTION LINE, THREE HUNDRED FIFTEEN POINT SEVEN (315.7) FEET; THENCE NORTH ZERO DEGREES (0°) AND SEVEN MINUTES (7') EAST, FIVE HUNDRED SIXTY-SIX POINT ZERO (566.0) FEET TO A POINT MARKED BY AN IRON PIN; THENCE SOUTH EIGHTY-EIGHT DEGREES (88°) AND FOUR MINUTES (4') EAST; THREE HUNDRED TWELVE POINT SEVEN (312.7) FEET TO A POINT MARKED BY AN IRON PIN; THENCE SOUTH ZERO DEGREES (0°) AND THIRTEEN MINUTES (13') EAST, FIVE HUNDRED FIFTY-SIX POINT ZERO (556.0) FEET TO A POINT OF BEGINNING, SUBJECT TO LEGAL HIGHWAYS, CONTAINING 4.16 ACRES, MORE OR LESS.

Exhibit B

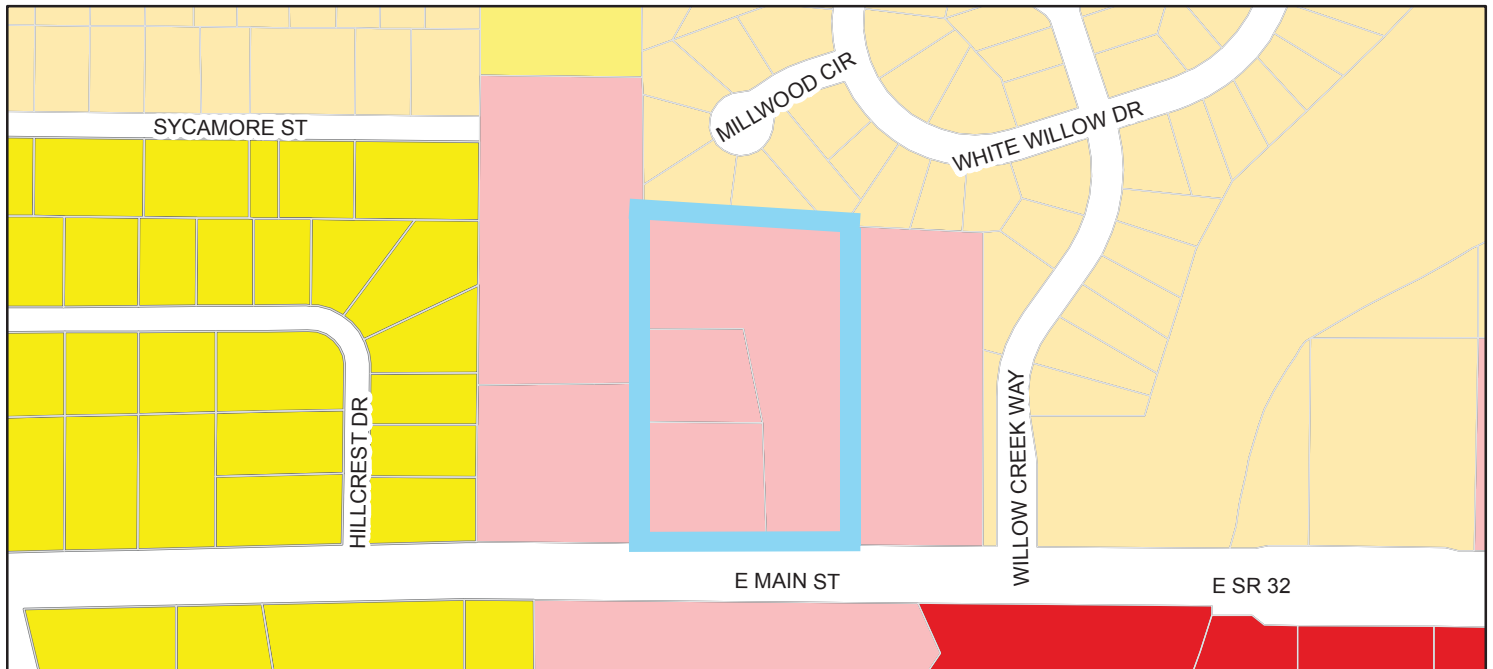
Location Map

Aerial Location Map

 Site



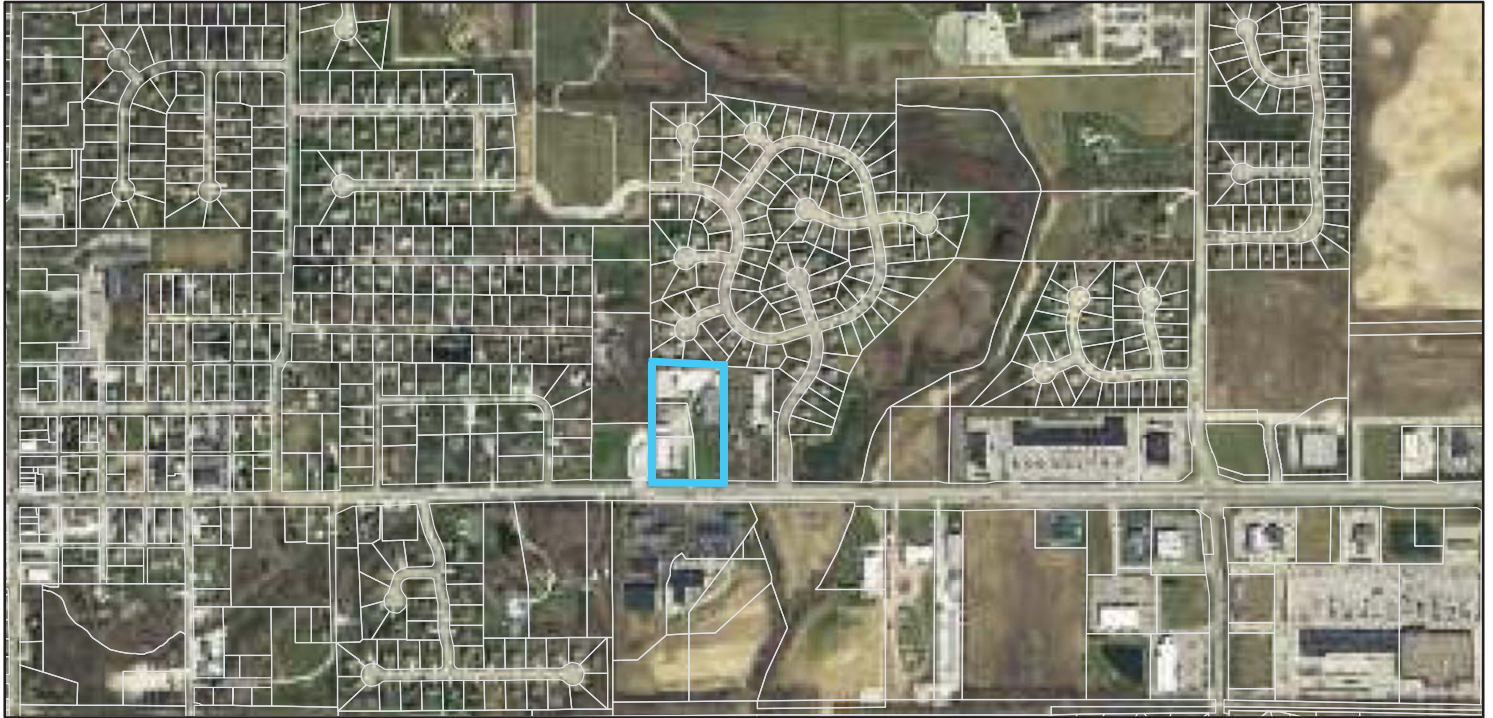
Zoning Map



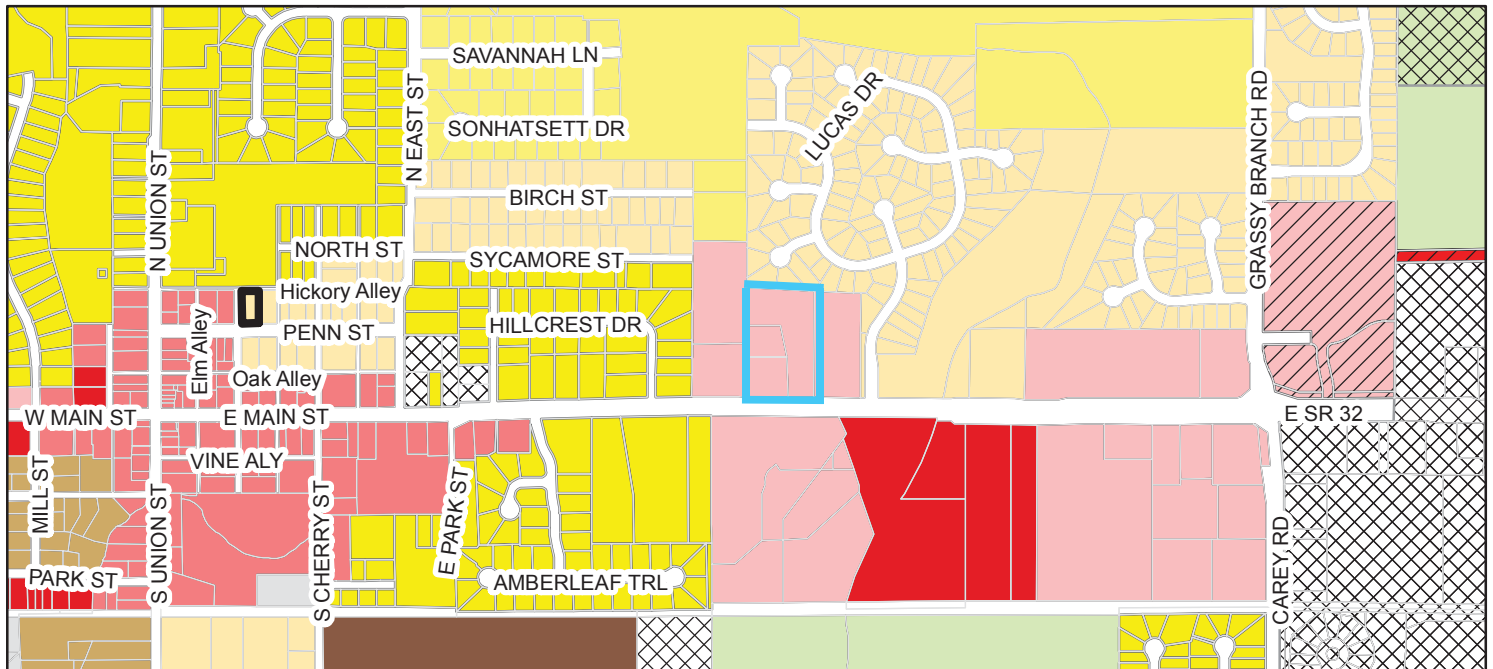
Zoning

 LB	 SF-3
 GB	 SF-2
	 SF-4

Aerial Location Map



Zoning Map



Zoning		
AG-SF1	LB	PUD
EI	LB-H	SF-2
GB	LB-PD	SF-3
GB-PD	MF-1	SF-4
	MF-2	

RESOLUTION NO. 16-130

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF
WESTFIELD, INDIANA APPROVING THE ISSUANCE OF WESTFIELD
REDEVELOPMENT DISTRICT TAX INCREMENT REVENUE BONDS BY
THE WESTFIELD REDEVELOPMENT COMMISSION

WHEREAS, the City of Westfield, Indiana Redevelopment Commission (the “Commission”), the governing body of the Westfield Department of Redevelopment (the “Department”) and the Redevelopment District of the City of Westfield, Indiana (the “District”), exists and operates under the provisions of Indiana Code 36-7-14 and 36-7-25, as amended (collectively, the “Act”); and

WHEREAS, the Westfield Redevelopment Commission (the “Commission”) adopted Resolution No. 10-2008 (the “Declaratory Resolution”) on May 14, 2008, as amended by Resolution No. 15-2008 adopted on June 12, 2008, establishing the Eagletown Economic Development Area (the “Area”) and proposing an economic development plan for the Area, confirmed by Resolution No. 14-2008 adopted on June 12, 2008 (the “Confirmatory Resolution”) and, collectively with the Declaratory Resolution, the “Area Resolution”); and

WHEREAS, the Declaratory Resolution established an allocation area designated as the “Eagletown Economic Development Allocation Area” (the “Eagletown Allocation Area”) for purposes of capturing incremental ad valorem real property tax revenues levied and collected in the Eagletown Allocation Area in order to finance development and redevelopment projects in or serving the Area as permitted by the Act; and

WHEREAS, the Westfield-Washington Plan Commission (the “Plan Commission”) adopted Plan Commission Order No. 08-03 on May 19, 2008 (the “Order”) approving the Declaratory Resolution and the Plan

WHEREAS, the Common Council of the City of Westfield (the “Common Council”) adopted Resolution No. 08-19 on June 9, 2008 approving the Order of the Plan Commission and the establishment of the Area; and

WHEREAS, the Act authorizes the Commission to issue bonds of the District, in the name of the City, in anticipation of revenues of the District and to use the proceeds for the planning, development and redevelopment of the Area; and

WHEREAS, the Commission adopted Resolution No. 3-2016 on November 14, 2016 (the “Bond Resolution”) authorizing the issuance and sale of revenue bonds to be issued under the terms and conditions established in the Bond Resolution, designating such bonds as the “Westfield Redevelopment District Tax Increment Revenue Bonds, Series 2016”, in the aggregate principal amount not to exceed Four Million Six Hundred Thousand Dollars (\$4,600,000) (the “Bonds”), payable solely out of Tax Increment collected in the Eagletown Allocation Area, for the purpose of providing for the payment of (i) costs of public infrastructure and other local public improvements in or directly serving the Area, as described on Exhibit A attached hereto (the

“Projects”), including reimbursement of costs of the Projects previously incurred, if any, (ii) funding all incidental expenses incurred in connection therewith (all of which are deemed to be part of the Projects), (iii) funding a debt service reserve account for the bonds, if any, (iv) funding capitalized interest on the Bonds, if any, and (v) paying the costs of selling and issuing the Bonds; and

WHEREAS, the Bonds (a) shall be issued in denominations of \$5,000 or \$100,000, (b) shall mature no later than February 1, 2038, (c) shall bear interest at a rate not to exceed 6.0%, (d) provide for the payment of capital interest thereon during the construction of the Projects, (e) provide for a debt service reserve, and (f) are subject to optional and mandatory redemption, all as to be determined by the Commission in consultation with its financial advisor prior to the sale of the Bonds; and

WHEREAS, the Act requires the Common Council to approve the issuance of bonds by the Commission; and

WHEREAS, after being full advised in the matter,

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

SECTION 1. The Council hereby finds that providing for the financing of the Projects by the Commission is in the public interest of the citizens of the City and such Projects are a proper public purpose of the Commission and the City.

SECTION 2. The issuance of the Westfield Redevelopment District Tax Increment Revenue Bonds, Series 2016 is hereby approved.

SECTION 3. The Mayor, the President of the Common Council of the City and the Clerk-Treasurer are hereby authorized to take all such actions and to execute all such instruments as are necessary and desirable to carry out the transactions contemplated by this resolution, in such forms as the Mayor shall deem proper, to be evidenced by the execution thereof.

SECTION 4. This Resolution shall be in full force and effect after its adoption by the Common Council of the City and approval by the Mayor of the City.

ADOPTED AND PASSED THIS ____ DAY OF NOVEMBER, 2016, BY THE
WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL
Hamilton County, Indiana

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steve Hoover

Steve Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark Keen

Mark Keen

Mark Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

City of Westfield, Indiana

ORDINANCE NUMBER 16-26

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 15-27, The Trails Planned Unit Development District on November 9, 2015, recorded as Instrument No. 2015059892 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1608-PUD-13**), requesting an amendment to the Unified Development Ordinance, the Original PUD Ordinance, and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1608-PUD-13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (5-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on October 18, 2016;

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 Original PUD Ordinance, the Unified Development Ordinance, and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance.
- 1.2 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known

as "**The Trails PUD District** " (the "District").

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

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

- 2.1 **Family Entertainment Center:** A retail/entertainment establishment which may include any combination of the following activities: bowling, laser tag, arcade, full-service restaurant and bar, outdoor seating, outdoor entertainment, and other similar activities.

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

Section 4. **District Areas.** The Real Estate is hereby divided into three (3) areas as illustrated on the District Area Exhibit, attached hereto as **Exhibit C**, as follows: Lot A, Lot B, and Lot C ("District Area"). Development of each District Area shall be regulated as set forth in this Ordinance.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District (the "Underlying Zoning District") of each District Area shall be as follows:

- 5.1 **Lot A:** MF2: Multi-Family Medium Density District
- 5.2 **Lot B:** GB: General Business District
- 5.3 **Lot C:** GB: General Business District

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

- 6.1 Additional Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall also be permitted on Lot B and Lot C:
- A. Family Entertainment Center
 - B. Mixed-Use Commercial, including office and/or retail space
 - C. Car Washes
- 6.2 Prohibited Uses: The following uses shall be prohibited on Lot B and Lot C:
- A. Auction rooms
 - B. Garden and Lawn Center
 - C. Mortuary
 - D. Retail, High Intensity
 - E. Club, Private
 - F. Tavern (or Nightclub)
 - G. Data processing / call centers
 - H. Nursery
 - I. Heliport
 - J. All Special Exception uses listed in Article 13.2 for the General Business District shall also be prohibited.

Section 7. **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 below.

- 7.1 Lot A: Article 4.11 MF2: Multi-Family Medium Density District shall not apply; rather, the following shall apply:
- A. Maximum Density: Thirty (30) Dwelling Units per acre.
 - B. Maximum Dwelling Units per Structure: Three Hundred (300)
 - C. Maximum Number of Dwelling Units: Three Hundred (300)
 - D. Minimum Living Area: 650 square feet
 - E. Minimum Building Height:
 - (1) All Buildings: Three (3) stories
 - (2) At least twenty-five percent (25%) of the final total unit count shall be in a building (or buildings) that are at least four (4) stories in height.

- F. Maximum Building Height: Eighty (80) feet
- G. Minimum Building Setback Lines:
 - (1) Front Yard: 0 feet
 - (2) Side Yard: 5 feet
 - (3) Rear Yard: 10 feet
- H. Minimum Distance Between Buildings: Fifteen (15) feet

Section 8. **State Highway 32 Overlay District.** The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District (the “SR 32 Overlay”) shall apply to the development of Lot C. Any modifications or enhancements to the regulations of the SR 32 Overlay by this Ordinance shall not apply to Lot C.

The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District shall apply to the development of Lot A and Lot B, except as otherwise modified or enhanced by this Ordinance.

- 8.1 Illustrative Character Exhibit. Buildings constructed on Lot A and Lot B shall be substantially similar in quality and character with the Illustrative Character Exhibit: Multi-Family, Illustrative Character Exhibit: Drive-Thru, and Illustrative Character Exhibit: Car Wash, attached hereto as **Exhibit D, Exhibit E, and Exhibit F,** respectively (collectively, “Character Exhibits”), as applicable to the use. These Character Exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District’s intent and vision.
- 8.2 Building Size Requirements. A maximum of one (1) building within Lot B may have a Minimum Gross Floor Area of less than five thousand (5,000) square feet (the “Smaller Building”), if the following requirements are met:
 - A. The Smaller Building shall not have a Gross Floor Area of less than two thousand five hundred (2,500) square feet;
 - B. If the Smaller Building is used for a restaurant and/or serves food and/or beverages, then it shall have a minimum of six hundred (600) square feet of outdoor seating space;

- C. The Smaller Building shall be connected to the next adjacent building by an architecturally-compatible canopy, as conceptually depicted in **Exhibit B**. The design and massing of the canopy shall be architecturally consistent with and compatible with the adjoining buildings and shall be substantially similar in quality and character with the Canopy Character Exhibit attached hereto as **Exhibit E**.
- D. The Smaller Building, the adjacent building, and the canopy, as conceptually depicted in **Exhibit B** shall all be constructed at the same time.

8.3 Lot B:

- A. Article 5.3(K) Architectural Design Requirements: Shall apply, except as otherwise modified by the Character Exhibits.
- B. Article 5.3(K)(2)(k)(iii) Building Materials; Masonry Materials: Shall be modified to require that a minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- C. Article 5.3(K)(2)(k)(iv) Building Materials; Other Materials: Shall be modified to permit no more than forty percent (40%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with another single building material (exclusive of Masonry Materials).

Section 9. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

- 9.1 Article 6.1(H) Screening of Receptacles and Loading Areas: Shall apply, except as modified below.
 - A. For the purpose of this standard only, any Lot Line in Lot B or Lot C along the frontage road labeled as “Future Road” on **Exhibit B**, shall not be considered a Front Lot Line, but rather a Side Lot Line or Rear Lot Line, as would otherwise be applicable if the Lot Line were not also a street or road.
- 9.2 Article 6.3 Architectural Standards: Shall apply, except as modified below.
 - A. Article 6.3(E)(2) Masonry Materials: Shall be modified to require that a minimum sixty percent (60%) of each Building Façade in Lot A, excluding windows and doors, shall be Masonry Materials.
- 9.3 Article 6.8 Landscaping Standards: Shall apply. In addition, the existing trees and other vegetation along the Midland Trace Trail corridor shall be preserved and maintained.

9.4 Article 6.14 Parking and Loading Standards: Shall apply to the Real Estate, except as otherwise modified below.

A. Article 6.14(G)(11)(c) Off-street Parking; Required Spaces; Multi-family Dwellings: Shall be modified to require 1.5 spaces per Dwelling Unit.

Section 10. **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 11. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

11.1 Article 8.6 Open Space and Amenity Standards: Shall apply, except as otherwise modified below.

A. Article 8.6(B)(1) Minimum Open Space: Shall be modified to require fifteen percent (15%).

B. Lot A: Article 8.6(H)(1) Multi-Family Districts; Minimum Number of Amenities: Shall be modified as follows: The following amenities shall be required in Lot A:

- (i) Clubhouse (The clubhouse shall be architecturally consistent and compatible with the principal building(s) in Lot A).
- (ii) Fitness Center in Clubhouse
- (iii) Pool at Clubhouse
- (iv) Business Center in Clubhouse
- (v) Dog Park
- (vi) Bicycle Storage Units
- (vii) Electric car charging station

(1) The following amenity shall be optional in Lot A:

- (i) Grilling Cabana at Clubhouse

11.2 Trail Access: The regulations for the trail access shall apply to the development of the Real Estate, except as otherwise modified below.

- A. Midland Trace Trail: The Real Estate's access to the Midland Trace Trail shall be limited to the intersection of the trail with perimeter path along Oak Ridge Road, unless otherwise requested or required by the City.
- B. Monon Trail: Lot A shall include direct access to the Monon Trail.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-26** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-26**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-26**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: Adam Horkay
EdgeRock Development, LLC
733 E. State Road 32, Westfield, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Illustrative Character Exhibit: Multi-Family
Exhibit E	Illustrative Character Exhibit: Drive-Thru
Exhibit F	Illustrative Character Exhibit: Car Wash

EXHIBIT A
REAL ESTATE

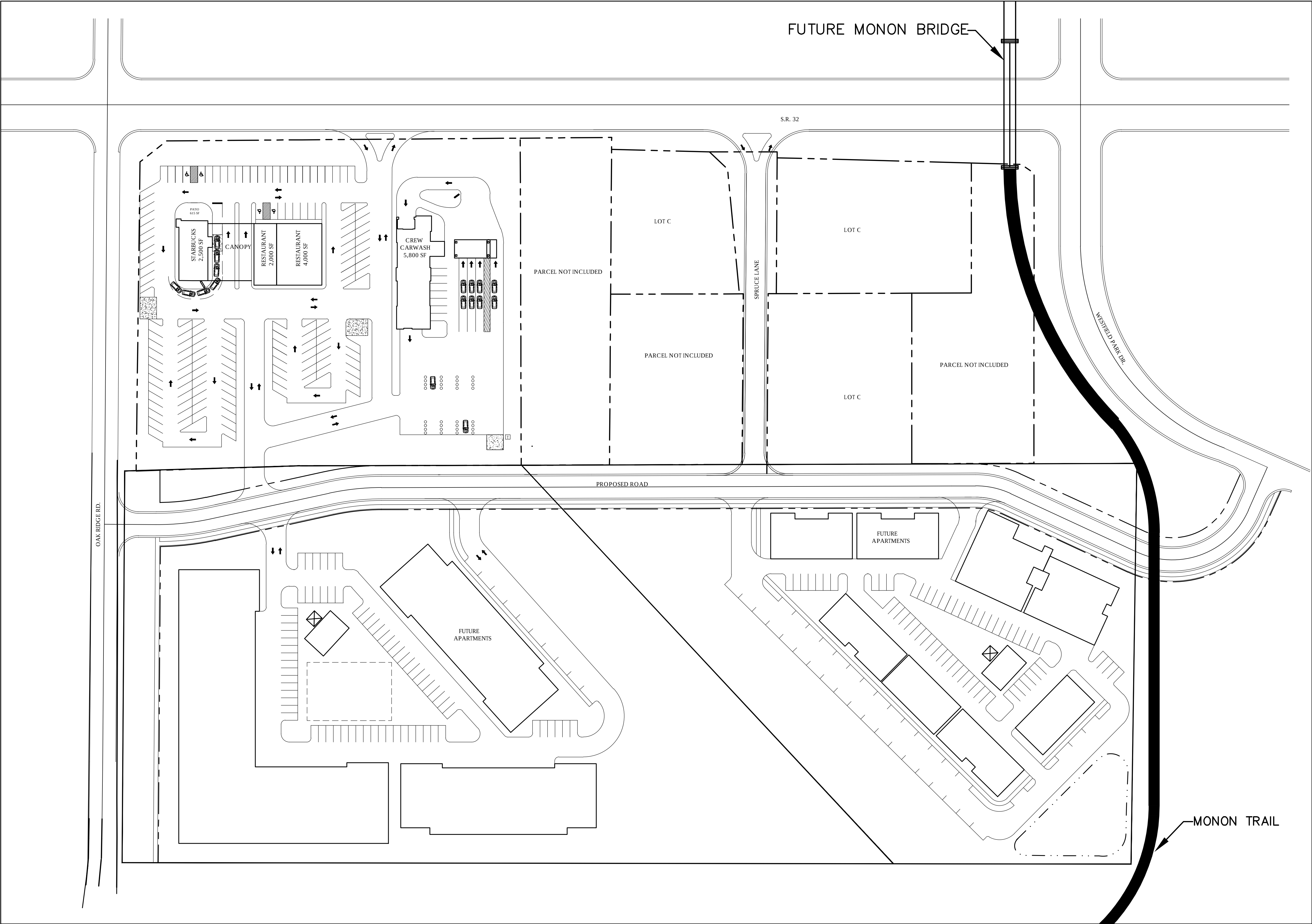
A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and more particularly described as follows:

Commencing at the northwest corner of said Northwest Quarter of Section 1, Township 18 North, Range 3 East; thence South 00 degrees 23 minutes 47 seconds West 415.29 feet along the west line of said Northwest Quarter to the Point of Beginning, said point being the northwest corner of the tract of land described in Instrument Number 2012031431 in the Office of the Recorder of Hamilton County; thence South 89 degrees 36 minutes 13 seconds East 32.52 feet along the north line of said tract of land described in Instrument Number 2012031431 to the southeast corner of Oak Ridge Road right-of-way as described in Instrument Number 2007040158 in said Office of the Recorder; thence North 00 degrees 23 minutes 47 seconds East 269.11 feet along said Oak Ridge Road right-of-way line to a point on said Oak Ridge Road right-of-way as described in Instrument Number 2007061283 in said Office of the Recorder; thence continuing North 00 degrees 23 minutes 47 seconds East 102.49 feet along said Oak Ridge Road right-of-way to a southeastern right-of-way line for said Oak Ridge Road and State Road 32 intersection as described in said Instrument Number 2007061283; thence North 51 degrees 29 minutes 42 seconds East 30.63 feet along said southeastern right-of-way line to the south right-of-way line of said State Road 32; thence North 89 degrees 50 minutes 23 seconds East 432.49 feet along said south right-of-way line to the west line of the tract of land described in Deed Book 197, page 324 in said Office of the Recorder, with the following three (3) courses being along the boundary of said tract of land; (1) thence South 00 degrees 23 minutes 47 seconds West 385.00 feet; (2) thence North 89 degrees 50 minutes 23 seconds East 110.00 feet; (3) thence North 00 degrees 23 minutes 47 seconds East 379.09 feet to the

south right-of-way line of said State Road 32, said right-of-way line being described in Instrument Number 200702958 in said Office of the Recorder; thence South 88 degrees 30 minutes 14 seconds East 117.58 feet along said south right-of-way line to the southwestern right-of-way line of said State Road 32 and Spruce Street intersection as described in said Instrument Number 200702958, with the following six (6) courses being along the right-of-way of said Spruce Street as described in Instrument Numbers 200702958, 2007024274, 2007040771, and 2007040161 in said Office of the Recorder; (1) thence South 46 degrees 53 minutes 22 seconds East 29.89 feet; (2) thence South 5 degrees 24 minutes 56 seconds East 195.88 feet; (3) thence South 89 degrees 37 minutes 45 seconds East 30.00 feet; (4) thence North 00 degrees 23 minutes 47 seconds East 45.14 feet; (5) North 89 degrees 50 minutes 23 seconds East 9.70 feet; (6) thence North 00 degrees 22 minutes 42 seconds East 163.26 feet to the south right-of-way line of said State Road 32, with the following two (2) courses being along said south right-of-way line as described in said Instrument Number 2007040161 and Instrument Number 2007043638 in said Office of the Recorder; (1) thence South 88 degrees 30 minutes 14 seconds East 293.04 feet; (2) thence South 56 degrees 44 minutes 15 seconds East 18.99 feet to the east line of the tract of land described in Instrument Number 9809854749 in said Office of the Recorder; thence South 00 degrees 23 minutes 47 seconds West 144.33 feet along said east line to the northeast corner of the tract of land described in Instrument Number 9234839 in said Office of the Recorder; thence continuing South 00 degrees 23 minutes 47 seconds West 205.00 feet along the east line of said tract of land described in Instrument Number 9234839 to the north line of the tract of land described in Instrument Number 9105488 in said Office of the Recorder, with the following two (2) courses being along the boundary of said tract of land; (1) thence North 89 degrees 50 minutes 23 seconds East 125.80 feet; (2) thence South 00 degrees 50 minutes 48 seconds West 481.50 feet to the southeast corner of said tract of land and the north line of the tract of land described in Instrument Number 2014036364 in said Office of the

Recorder; thence North 89 degrees 41 minutes 21 seconds West 1,002.77 feet along said north line to the east line of said tract of land described in Instrument Number 2012031431, with the following two (2) courses being along the boundary of said tract of land; (1) thence South 00 degrees 28 minutes 50 seconds West 3.67 feet; (2) thence North 89 degrees 53 minutes 55 seconds West 226.00 feet (said line also being the former north right-of-way line of the Central Indiana Railroad) to the west line of said Northwest Quarter; thence North 00 degrees 23 minutes 47 seconds East 470.55 feet along said west line to the Point of Beginning, containing 21.558 acres, more or less, subject to rights of way and easements of record.

EXHIBIT B
CONCEPT PLAN



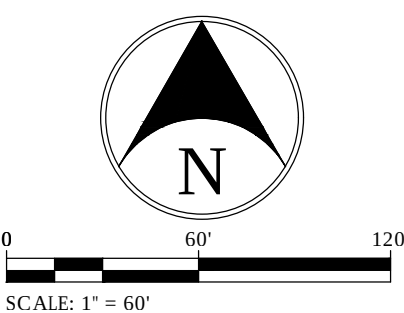
PREPARED BY:



PREPARED FOR:



MASTER-PUD
S.R. 32 AND OAK RIDGE RD.
WESTFIELD, INDIANA
SEPTEMBER 22, 2016



OAK RIDGE ROAD

PROPOSED ROAD

BUILDING #1
(4 STORIES)

GROUND FLOOR
GARAGE
35 CARS

POOL

GROUND FLOOR
GARAGE
35 CARS

BUILDING #2
(3 STORY)

BUILDING #3
(3 STORY)

BUILDING #4
(5 STORY)

FOOT BRIDGE

DRAINAGE WAY

TOP OF BANK

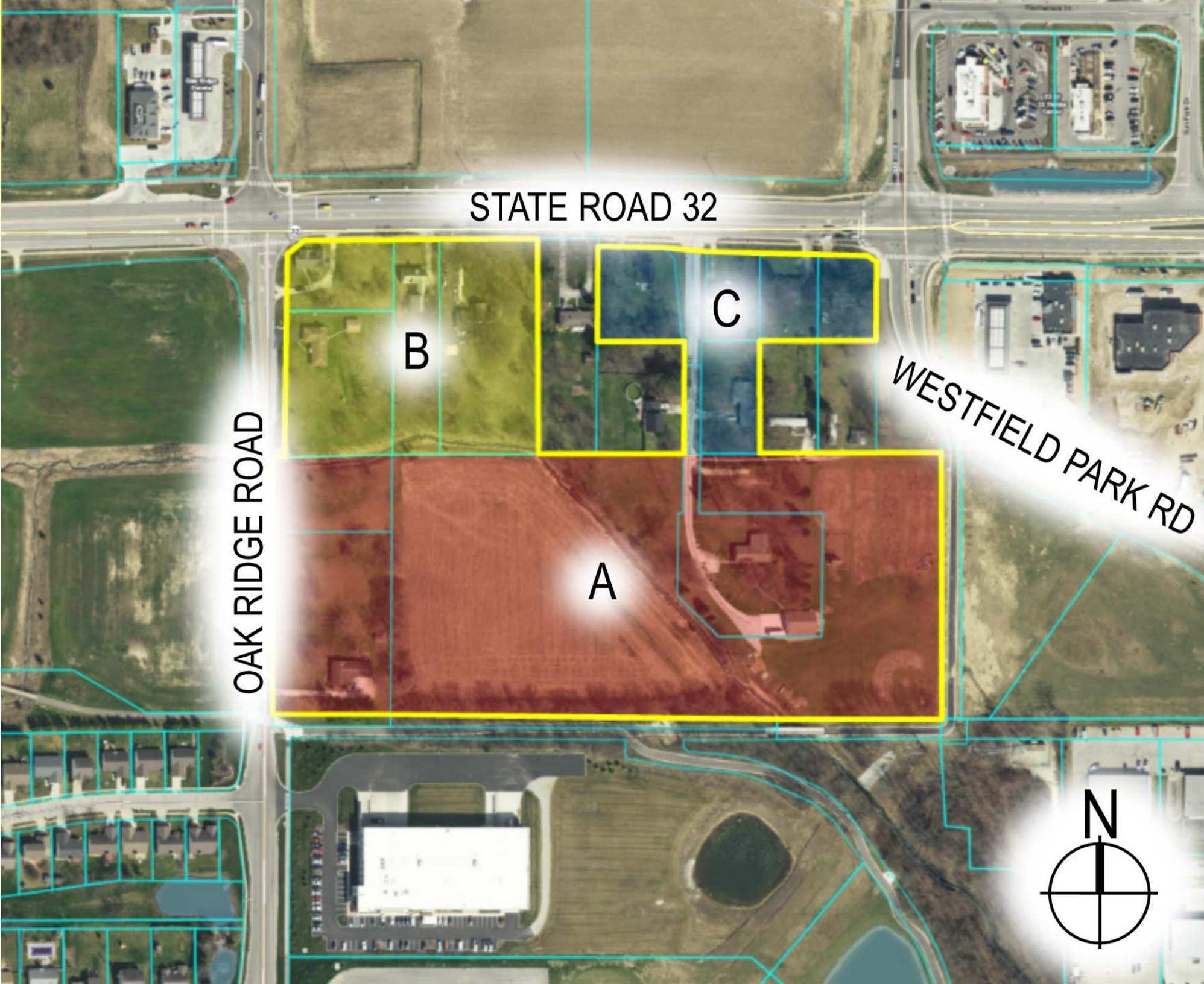
PROPOSED POND

PROPOSED POND

MIDLAND TRAIL

SEA POND

EXHIBIT C
DISTRICT MAP



STATE ROAD 32

B

C

WESTFIELD PARK RD

OAK RIDGE ROAD

A



EXHIBIT D

ILLUSTRATIVE CHARACTER EXHIBIT: MULTI-FAMILY







ECHELON
ON 99



EXHIBIT E

ILLUSTRATIVE CHARACTER EXHIBIT: DRIVE-THRU



62% MASONRY
(EXCLUDING WINDOWS)

1 North Elevation
CE2 SCALE: 1/8" = 1'-0"



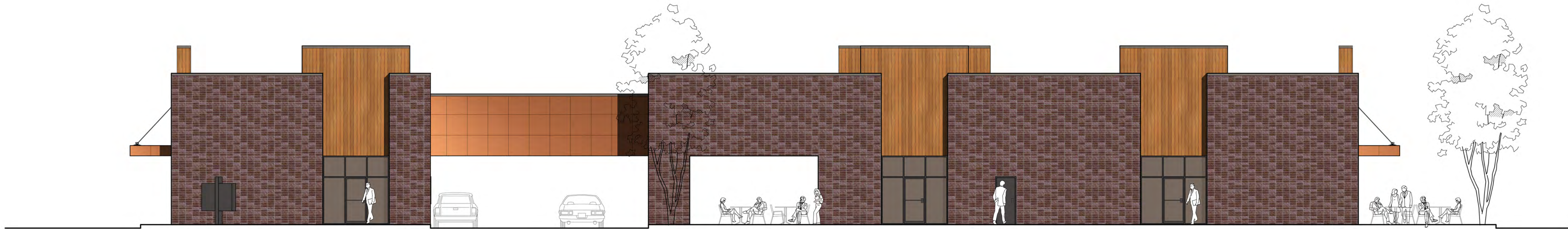
72% MASONRY
(EXCLUDING WINDOWS)

2 West Elevation
CE2 SCALE: 1/8" = 1'-0"



73% MASONRY
(EXCLUDING WINDOWS)

3 East Elevation
CE2 SCALE: 1/8" = 1'-0"



73% MASONRY
(EXCLUDING WINDOWS)

4 South Elevation
CE2 SCALE: 1/8" = 1'-0"

TABBERTSON

Colorado Office
1005 S. 120th St. Unit 101
Lafayette, CO 80026
phone: 303.419.0795

Indiana Office
2300 West Torquay Road
Muncie, Indiana 47304-3229
phone: 317.371.3692

The Trails PUD
EdgeRock Development
Oak Ridge Rd & St Rd 32
Westfield, IN 46074

William Tabbertson, AIA
NCARB Certification No. 48418

COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents,
and specifications furnished by William
Tabbertson, Architect are and shall remain
the property of the Architects. They are to be
used only for the construction of this project.

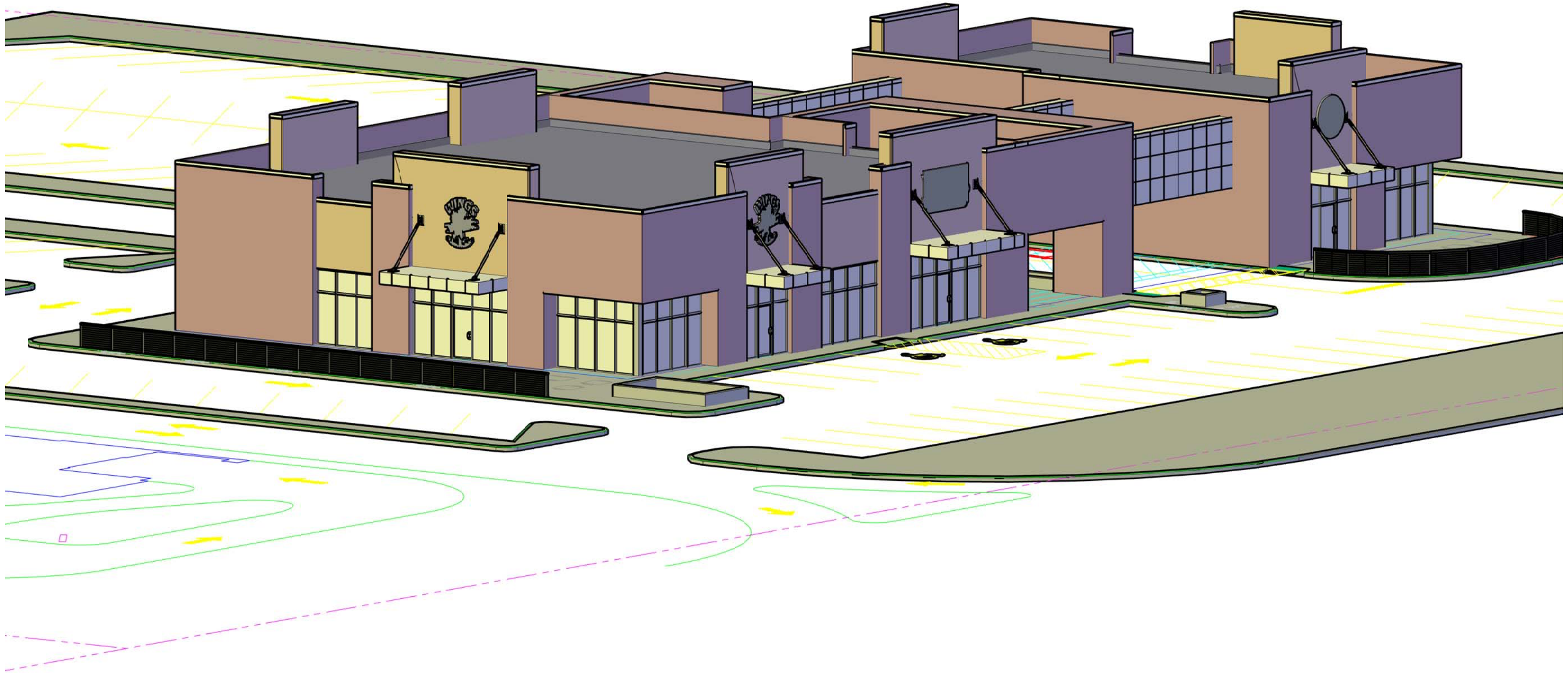
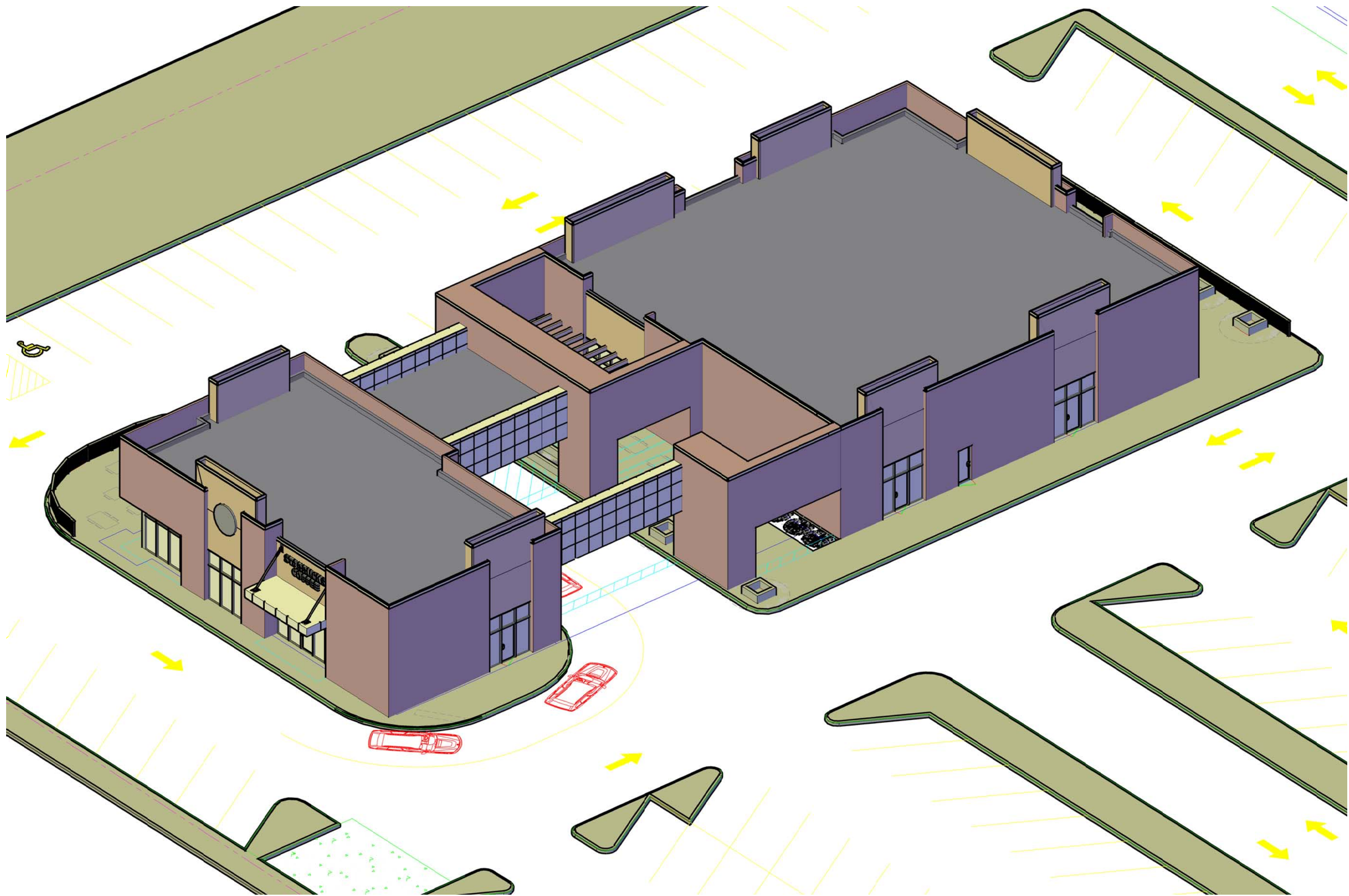
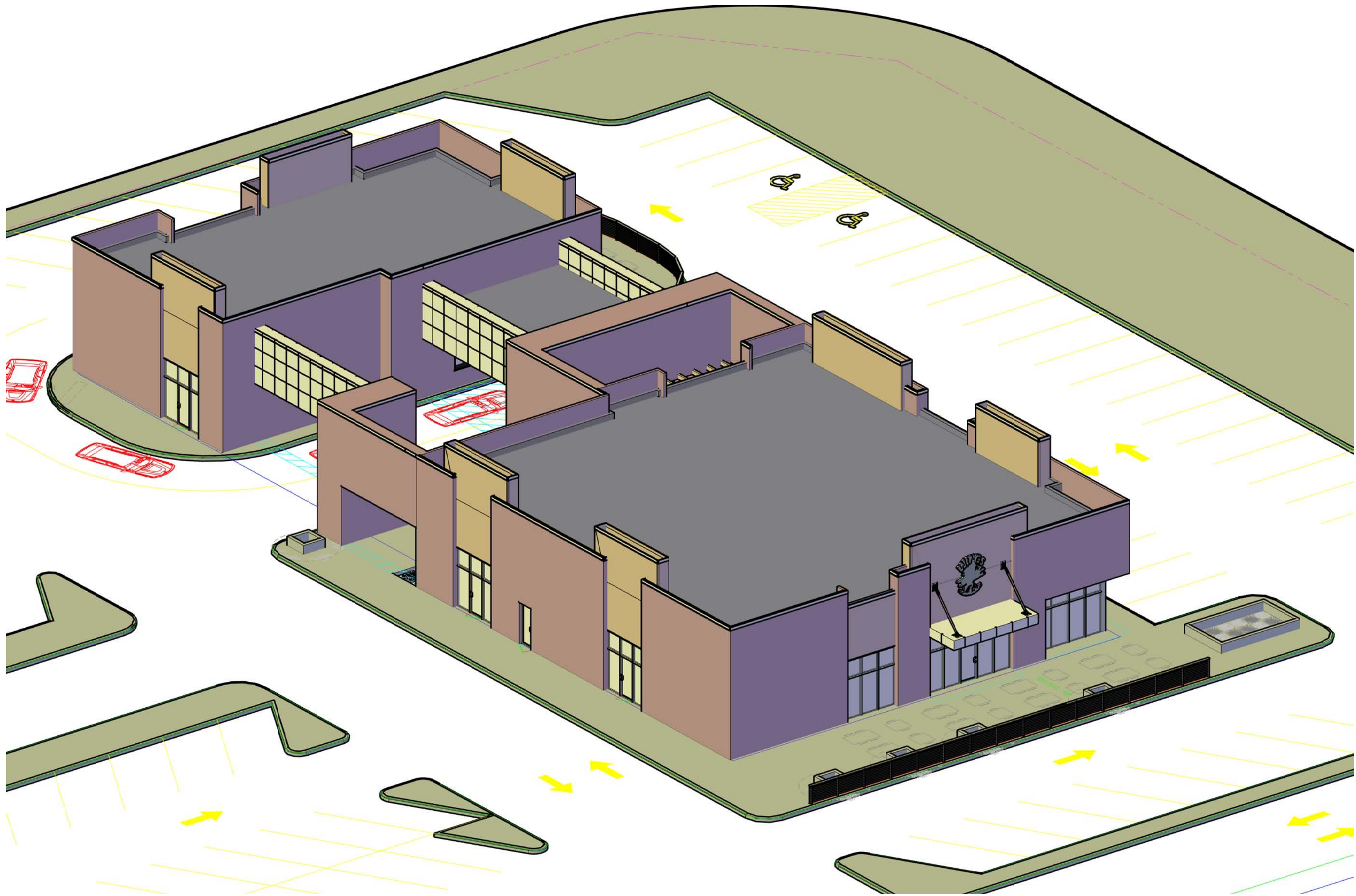
REVISIONS:

SITE
ELEVATION

CE2

DRAWING NUMBER:

NOVEMBER 03, 2016
DRAWING ISSUE DATE:
16.577 TRAILS PUD
PROJECT FILE NUMBER:





copyright 2016

DESIGN & RENDERING

TABBERTSON

architects

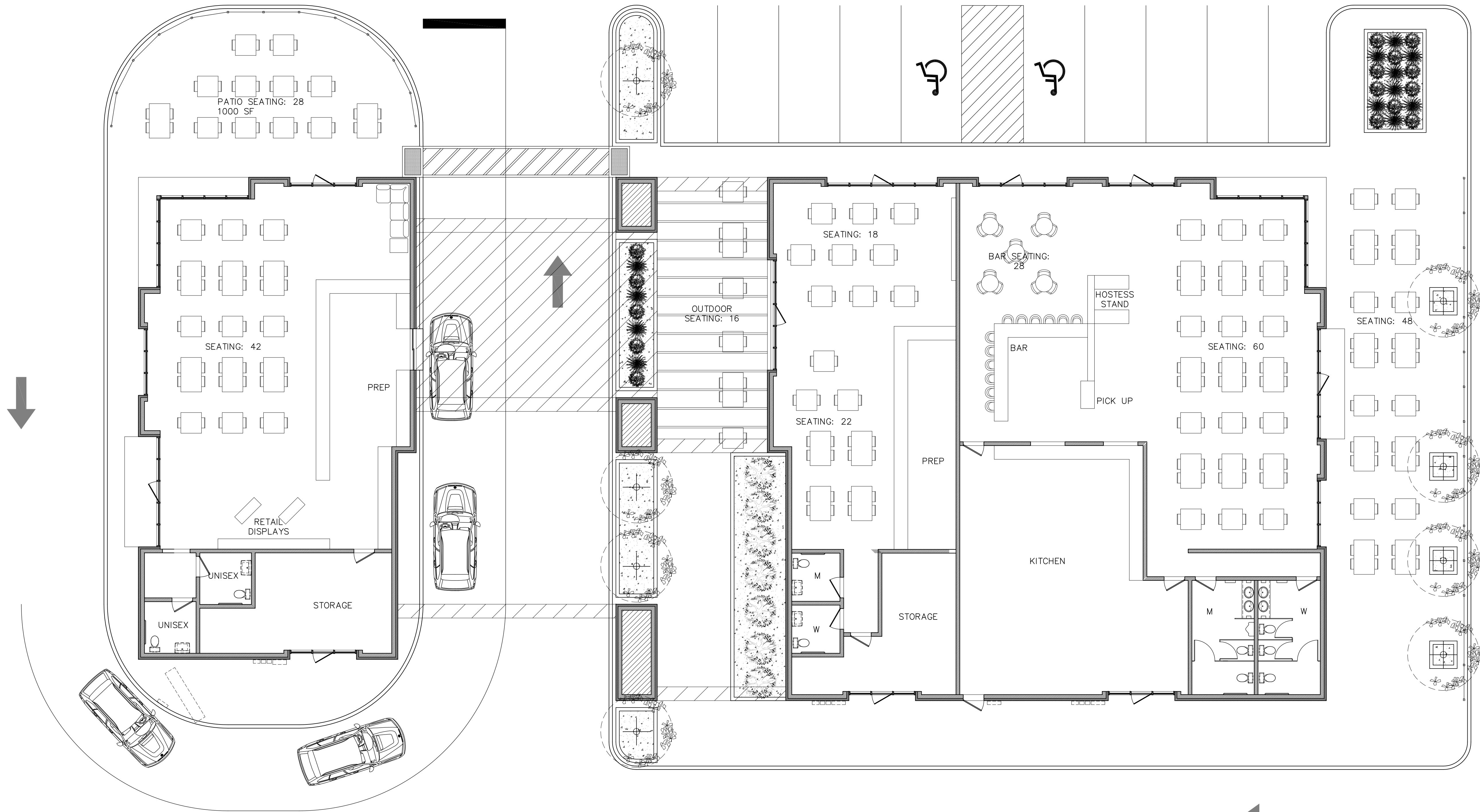


© copyright 2016

DESIGN & RENDERING

TABBERTSON

architects



1 Site Plan
CE1 SCALE: 1/8" = 1'-0"

TABBERSON
architects
Indiana Office
2900 West Torquay Road
Muncie, Indiana 47304-3229
phone: 317.371.3692
Colorado Office
1005 S. 120th St. Unit 101
Lafayette, CO 80026
phone: 303.419.0795

The Trails PUD
EdgeRock Development
Oak Ridge Rd & St Rd 32
Westfield, IN 46074

William Tabberson, AIA
NCARB Certification No. 48418

COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents, and specifications furnished by William Tabberson, Architect, are and shall remain the property of the Architects. They are to be used only for the construction of this project.

REVISIONS:

SITE PLAN

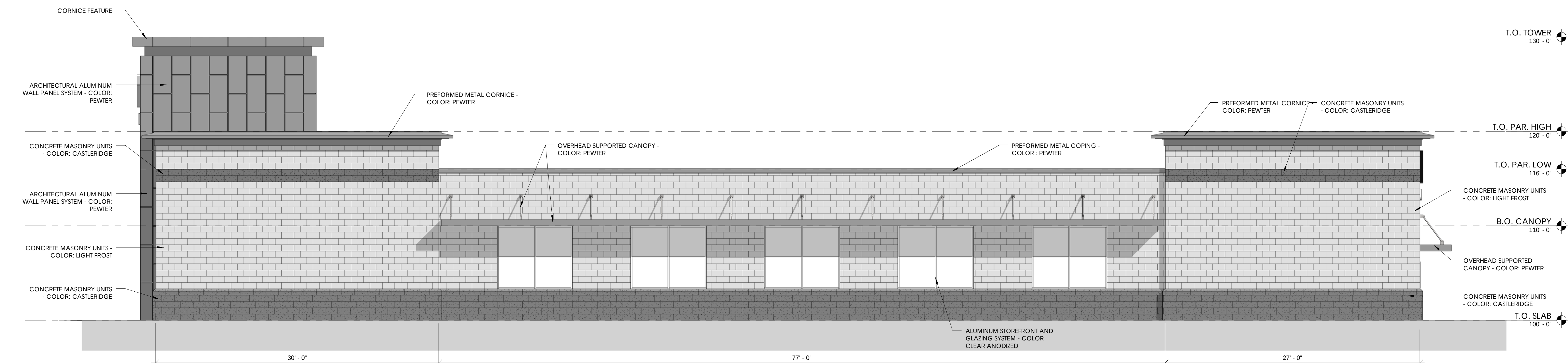
CE1

DRAWING NUMBER:

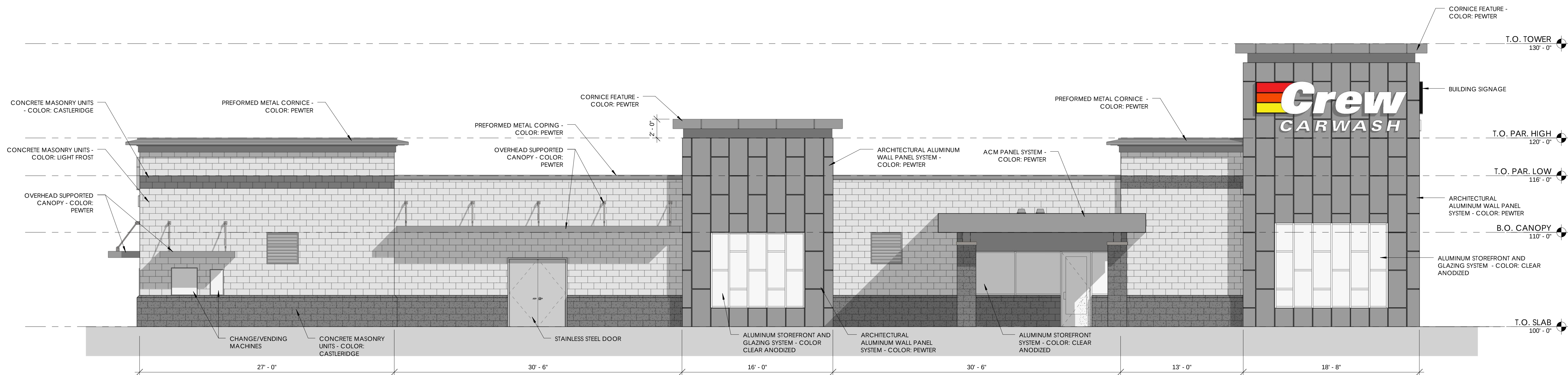
NOVEMBER 03, 2016
DRAWING ISSUE DATE:
16,577 TRAILS PUD
PROJECT FILE NUMBER:

EXHIBIT F

ILLUSTRATIVE CHARACTER EXHIBIT: CAR WASH



ELEVATION - NORTH



ELEVATION - SOUTH



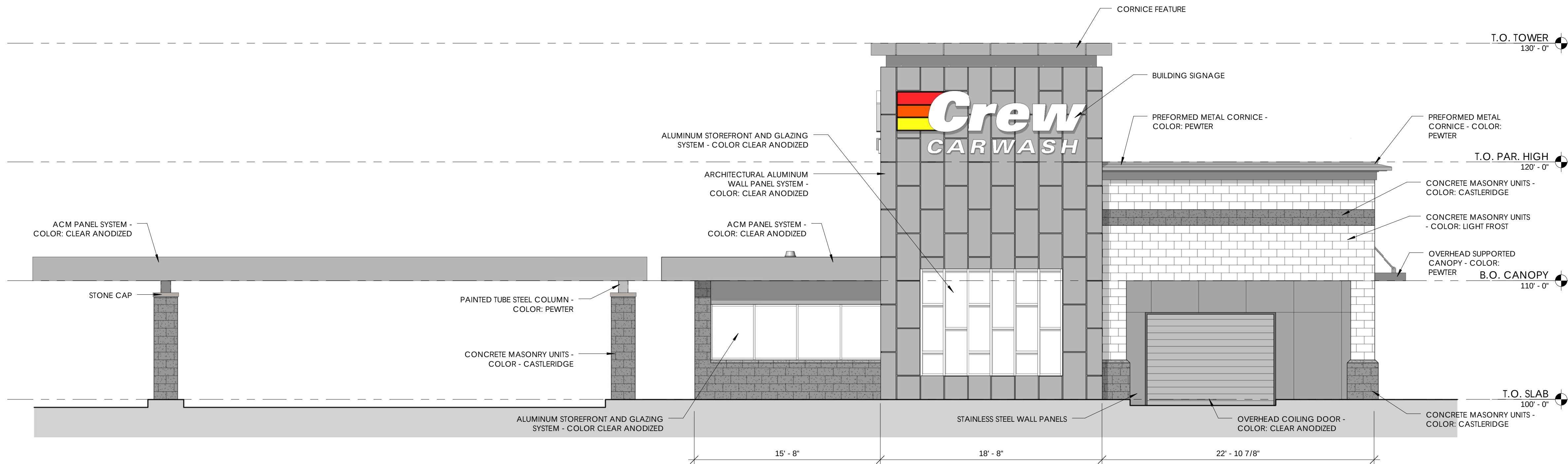
NEW CARWASH FACILITY # 44

CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

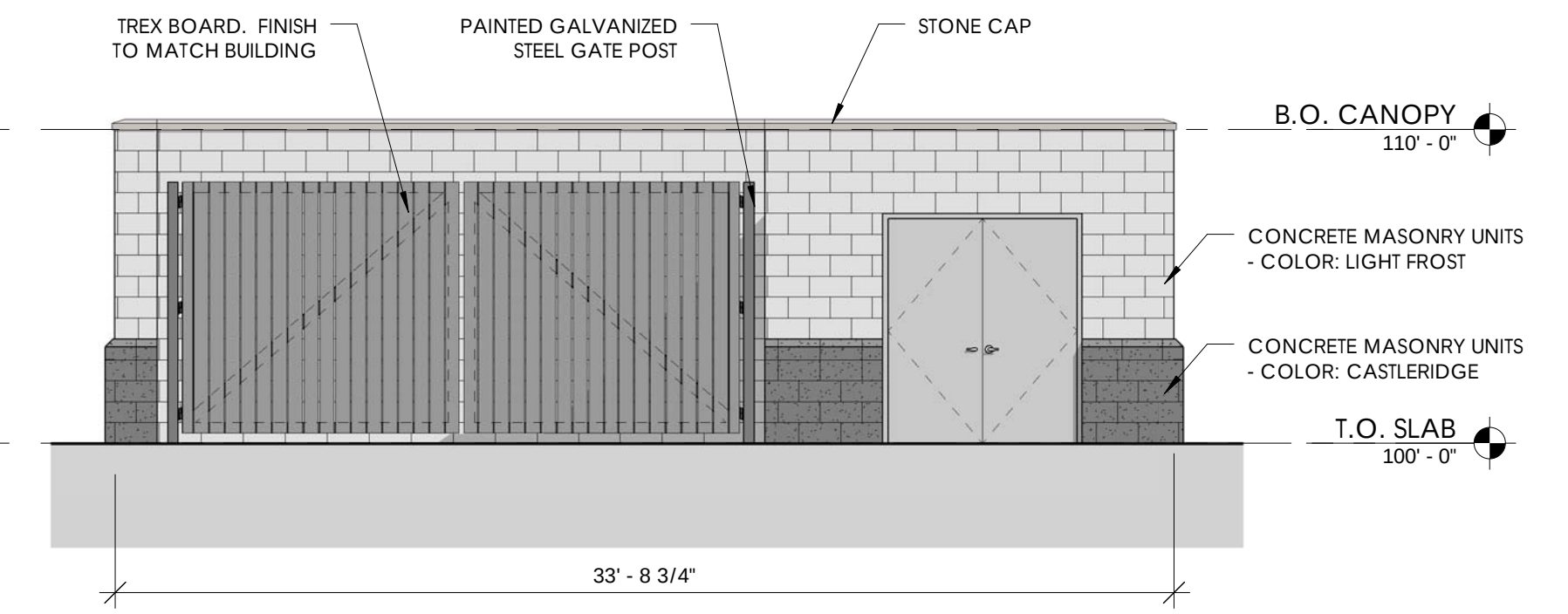
12/15/14

120428-10000
3/16" = 1'-0"

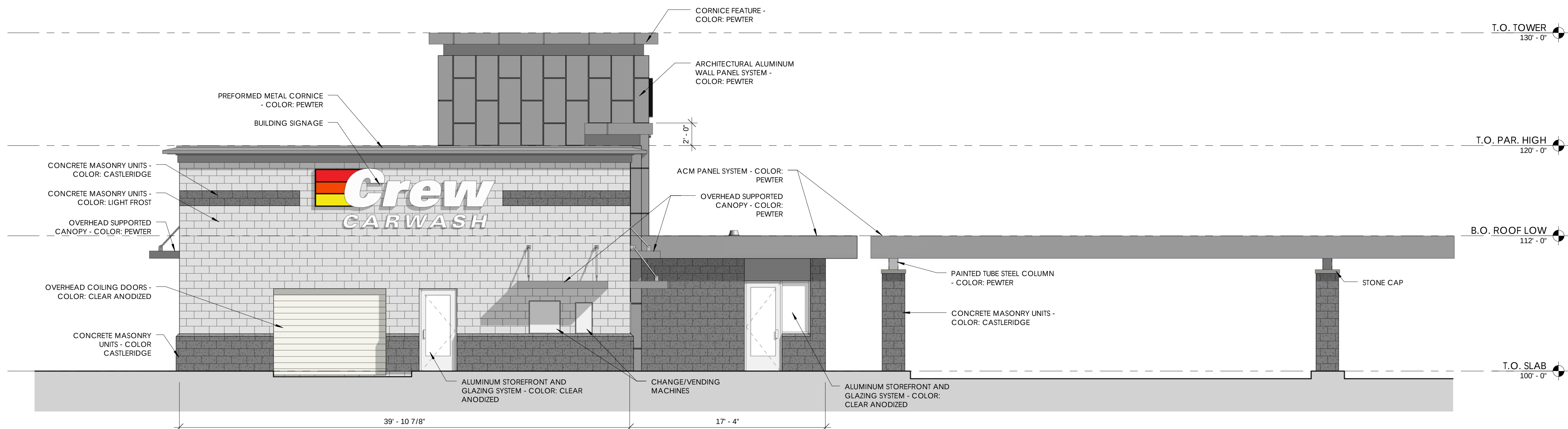




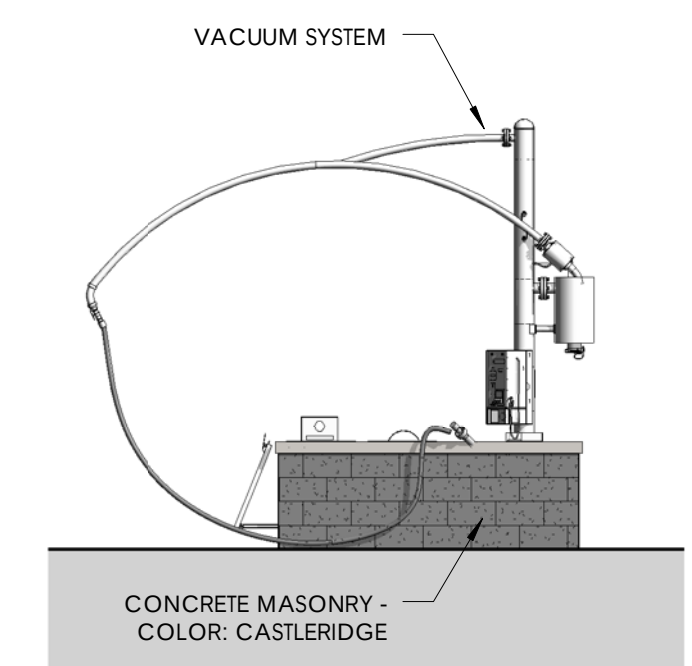
ELEVATION - EAST



ELEVATION - DUMPSTER ENCLOSURE



ELEVATION - WEST



ELEVATION - VACUUM ISLAND



NEW CARWASH FACILITY # 44

CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

12/15/14

120428-10000
3/16" = 1'-0"

Cripe
Solutions by Design Since 1937



Westfield City Council Report

Ordinance Number:	16-26
APC Petition Number:	1608-PUD-13
Subject Site Address:	<i>Southeast Corner of State Road 32 and Oak Ridge Road</i>
Petitioner:	EdgeRock Development, LLC
Requested Action:	To expand and amend The Trails Planned Unit Development (PUD) District, consisting of 21.0 acres +/-.
Current Zoning	The Trails PUD (Ord. 15-27); AG-SF1; and GB
Current Land Use:	Residential and Office
Approximate Acreage:	21.0 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. District Map 5. Character Exhibits 6. The Trails PUD Ordinance, Ord. 16-23 7. The Trails PUD Ordinance (redline version)
Prepared By:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the June 25, 2016 City Council meeting. The petition received a public hearing at the August 15, 2016 Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation (Vote: 5-0) at its October 17, 2016 meeting. This petition is eligible for adoption consideration at the November 14, 2016 Council meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the August 15, 2016 meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC'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.

PROJECT OVERVIEW

Project Location: The petitioner is requesting add to and modify the Trails Planned Unit Development (PUD) District. The property is located on the south side of State Road 32, and is located between Oak Ridge Road and Westfield Park Road. The southern portion of the property is zoned Trails PUD (Ord. 15-27). The northern portion of the property is currently zoned a combination of AG-SF1 and General Business.

Property History: The southern portion of the property was zoned Trails PUD in November 2015 (1509-PUD-18; Ordinance 15-27) (the "Original Trails PUD Ordinance").

ZONING REQUEST

The petitioner requests this PUD amendment to allow commercial development on the northern portion of the property and to allow multi-family on the entire southern portion of the property. This ordinance (Ord. 16-26) ("The Trails PUD Ordinance") would replace and supersede the original Trails PUD Ordinance (Ord. 15-27), if approved.

Default Standards: As depicted in the District Map of The Trails PUD Ordinance, the southern portion of the project is Lot A and the northern portion of the project is Lot B and Lot C. Lot A would default to MF2: Multi-Family Medium Density District. Lot B and Lot C would default to GB: General Business District.

Permitted Uses: Lot A would default to MF-2 permitted uses. Lot B and Lot C would default to GB permitted uses. A list of prohibited uses is also included for Lot B and Lot C (highlighted below under Modifications Since the Council Introduction, Item 13).

General Development and Design Standards: As proposed, the Trails PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but includes some modifications to accommodate the proposal.

Lot A Development Standards: The proposal modifies setback, building separation, and building materials standards for the multi-family development of Lot A as follows:

	MF-2 Requirement (per UDO)	Trails PUD Ordinance
Front Yard Setback	30 feet	0 feet (same as original Trails PUD requirement)
Side Yard Setback	12 feet	5 feet
Rear Yard Setback	20 feet	10 feet
Minimum Distance Between Buildings	20 feet	15 feet
Use of Masonry Materials	Min. of 75% of each building Façade	Min. of 60% of each building Façade
Minimum Building Height	N/A	All Buildings: 3 stories At least 25% of all units shall be in a 4-story building(s)

State Highway 32 Overlay: Lot C defaults to the State Highway 32 Overlay District standards. Lot B defaults to the State Highway 32 Overlay District standards of the UDO, except as outlined below:

	SR 32 Overlay (per UDO)	Trails PUD Ordinance
Use of Masonry Materials	Min. of 60% of each Building Façade	Min. of 60% of each Building Façade <i>(Original draft proposal required a minimum of 40% of each Building Façade.)</i>
Use of Other Materials	No more than 25% of each Building Façade may be covered with metal, Fiber Cement Siding, Polymeric Cladding, EIFS, stucco, or vinyl	No more than 40% of each Building Façade may be covered with another single building material (exclusive of Masonry Materials)
Building Size	Min. Gross Floor Area of 5,000 SF (could be lessened if enhanced architecture, outdoor seating, etc. are included)	One (1) building in Lot B allowed to be 2,500 SF, as long as it includes outdoor seating (600 SF min.) and an architecturally significant/compatible canopy connecting to the next adjacent building.

Development Standards: The Trails PUD Ordinance proposal defaults to the Development Standards of the UDO (Chapter 6), except as outlined below:

	UDO Standard	Trails PUD Ordinance
Dumpster Location	Not allowed within an Established Front Yard ¹	Lot B & C: Lot Lines along the new frontage road are not considered a Front Lot Line, for the purpose of this standard.

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor's office and service uses are appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S. Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

MODIFICATIONS SINCE THE COUNCIL INTRODUCTION

Since the Council Introduction on June 25, 2016 meeting, there were numerous changes to the proposal. This section will highlight the major changes that were made to the proposal:

1. PUD Ordinance Document/Format: The applicable sections/standards of the Original Trails PUD Ordinance (Ord. 15-27) are now included in the current version of The Trails PUD Ordinance proposal (Ord. 16-26). The new ordinance would completely replace the original ordinance, addressing administrative concerns regarding which standards apply to the Real Estate. Other than an occasional lot reference or other minor format modification to fit the new ordinance, these highlighted sections are the identical to what can be found under the Original Trails PUD Ordinance.
2. Concept Plan: The concept plan was modified to address site access and circulation concerns. Size and other modifications were made to the northwest corner building/lot, and a new building identified for multiple restaurants was added.

¹ Established Front Yard: defined as "a Yard extending across the full width of the Lot between the Principal Building, as built, and the Front Lot Line, the depth of which is the least distance between the Front Lot Line and the Principal Building.

Front Lot Line: defined as "A Lot Line abutting a Street (public or Private Street). A Through Lot and Corner Lot will have multiple Front Lot Lines.

3. Multi-Family Standards: It was clarified that the multi-family standards that apply to Layout B2 under the Original Trails PUD Ordinance apply to the new Trails PUD Ordinance. Layout B1 standards do not apply to the new Trails PUD Ordinance.

Additionally, revised character exhibit images were submitted for the multi-family development (under Exhibit D of the Trails PUD Ordinance).

4. Multi-Family Amenities: The amenities requirements for Lot A (multi-family) was modified so that there are seven (7) required amenities (clubhouse, fitness center, pool, business center, dog park, bicycle storage units, and electric car charging station) and one (1) optional amenity (grilling cabana). In the previous version, five (5) of the listed amenities were required.
5. Multi-Family Building Height: Minimum building height requirements were added for Lot A, multi-family. Each building is required to be a minimum of three (3) stories in height. Additionally, at least 25% of the final total unit count is required to be located within a building that it at least four (4) stories in height.
6. Multi-Family Character Exhibit: New Multi-Family Character Exhibit images were submitted and added to the Trails PUD Ordinance.
7. Car Wash Character Exhibit: An exhibit depicting the building character of the car wash use was submitted and added to the Trails PUD Ordinance.
8. Architectural Insulated Panels: Architectural Insulated Panels was removed entirely as a permitted building material within the Trails PUD District.
9. Lot B and Lot C Masonry Materials: The minimum required masonry materials on all building facades was changed from the originally-proposed forty percent (40%) to sixty percent (60%). The City's State Highway 32 Overlay requires sixty percent (60%), so the Trails PUD Ordinance was changed to default to the City's standard for masonry.
10. Drive-Thru Building: Language was added to address a potential 2,500 square-foot building within Lot B of the Trails PUD District. The proposed standard requires a minimum of 600 square-feet of outdoor seating area and requires a canopy connecting to an adjacent building.

The PUD Ordinance was also modified to require the drive-thru building (Smaller Building in the PUD Ordinance), the adjacent building, and the canopy be constructed at

the same time. A revised character exhibit (Exhibit E of the Trails PUD Ordinance) was submitted, depicting the buildings and the canopy structure.

11. Dumpster Location: New language was added to allow dumpsters between the new frontage road and the buildings in the commercial areas (Lot B and Lot C). The net effect of this standard allows dumpster locations similar to what is already occurring in similar situations within the State Highway 32 corridor.
12. State Highway 32 Overlay: The State Highway 32 Overlay Architectural Standards (Article 5.3 (K)) apply, unmodified, to Lot C.
13. Land Uses: The following land uses were identified as prohibited within Lot B and Lot C: Auction room; Garden and Lawn Center; Mortuary; Retail, High Intensity; Club, Private; Tavern (or Nightclub); Data processing / call centers; Nursery; Heliport; and, all Special Exception uses listed in Article 13.2 for the General Business District shall also be prohibited.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its October 17, 2016, meeting, the APC forwarded a favorable recommendation of this change in zoning request to the Council (Vote of: 5 in favor, 0 opposed), with the following conditions:

1. A new character exhibit depicting the proposed drive-thru building connected to an adjacent building via a canopy shall be included in the ordinance prior to adoption consideration by the Council;
2. Lot C, as identified in Section 4 of the Trails PUD Ordinance, shall default to the State Highway 32 Overlay District architectural standards (UDO Article 5.3 (K)); and,
3. Uses in Lot B and Lot C of the Trails PUD Ordinance shall be further restricted, as deemed necessary by the City Council, prior to adoption of the ordinance.

City Council

Introduction: June 25, 2016

Eligible for Adoption: November 14, 2016

NOTE: All three conditions above have been fulfilled and are incorporated in the Trails PUD Ordinance (Ord. 16-26) that is before the City Council.

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

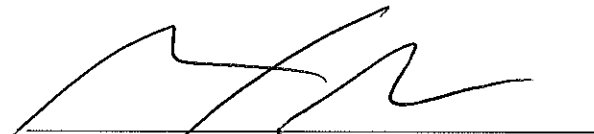
The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, August 15, 2016 to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance (the "UDO"). Notice of the public hearing was advertised and noticed in accordance with 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.	1608-PUD-13
Ordinance No.	16-26
Petitioner	EdgeRock Development, LLC
Site Location	Southeast Corner of State Road 32 and Oak Ridge Road
Description	Petitioner requests to expand and amend The Trails Planned Unit Development District, consisting of 21.0 acres +/-.

On October 17, 2016, a motion was made and passed to send a favorable recommendation of the change in zoning request to the City Council (Vote: 5 in favor, 0 opposed), with the following conditions:

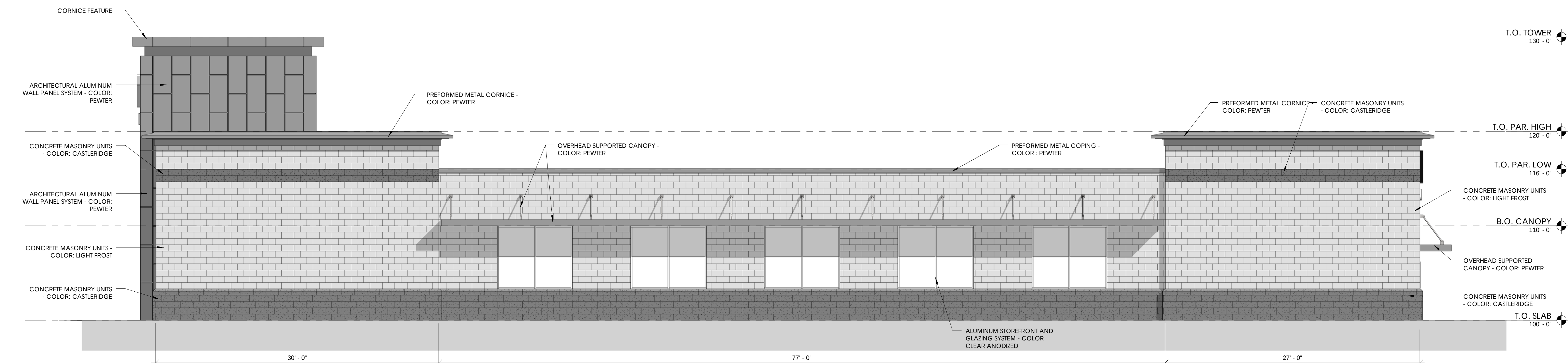
1. A new character exhibit depicting the proposed drive-thru building connected to an adjacent building via a canopy be included in the ordinance prior to adoption consideration by the Council;
2. Lot C, as identified in Section 4 of the Trails PUD Ordinance, shall default to the State Highway 32 Overlay District architectural standards (UDO Article 5.3 (K)); and,
3. Uses in Lot B and Lot C of the Trails PUD Ordinance be further restricted, as deemed necessary by the City Council, prior to adoption of the ordinance.

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

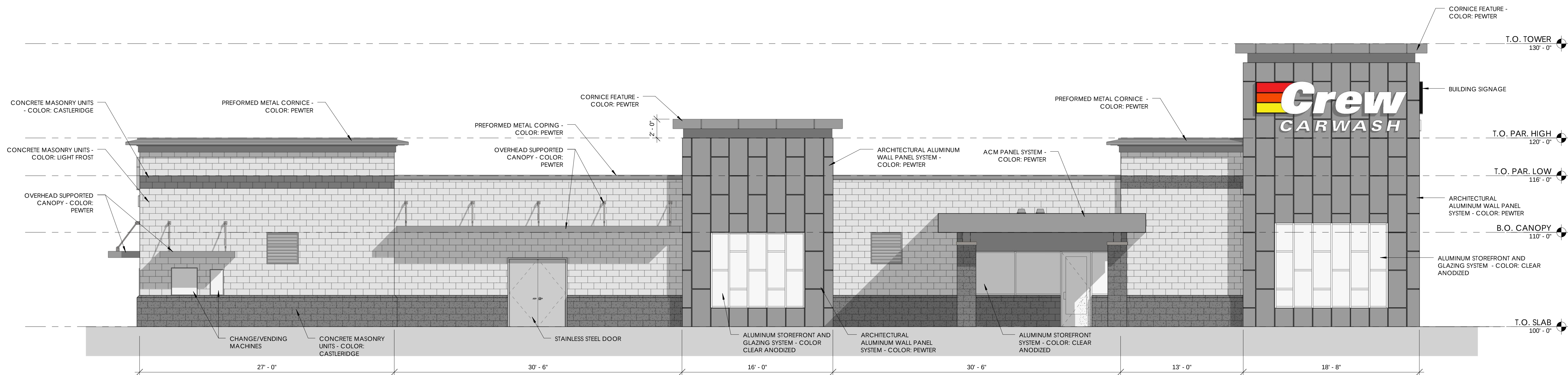

Matthew S. Skelton, Secretary

October 18, 2016

Date



ELEVATION - NORTH



ELEVATION - SOUTH



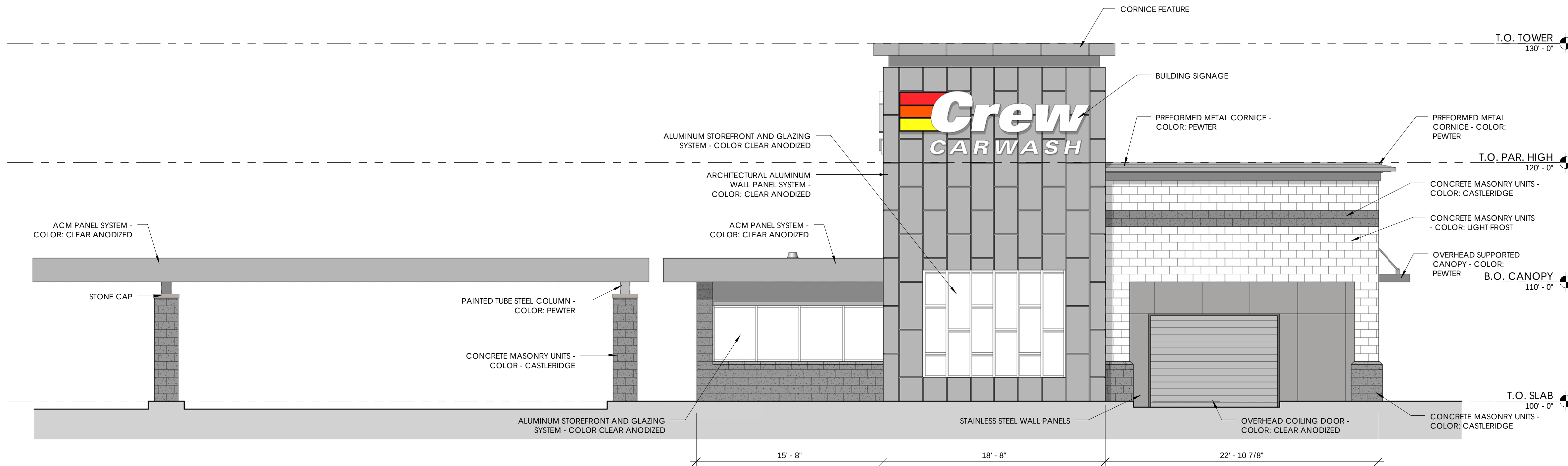
NEW CARWASH FACILITY # 44

CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

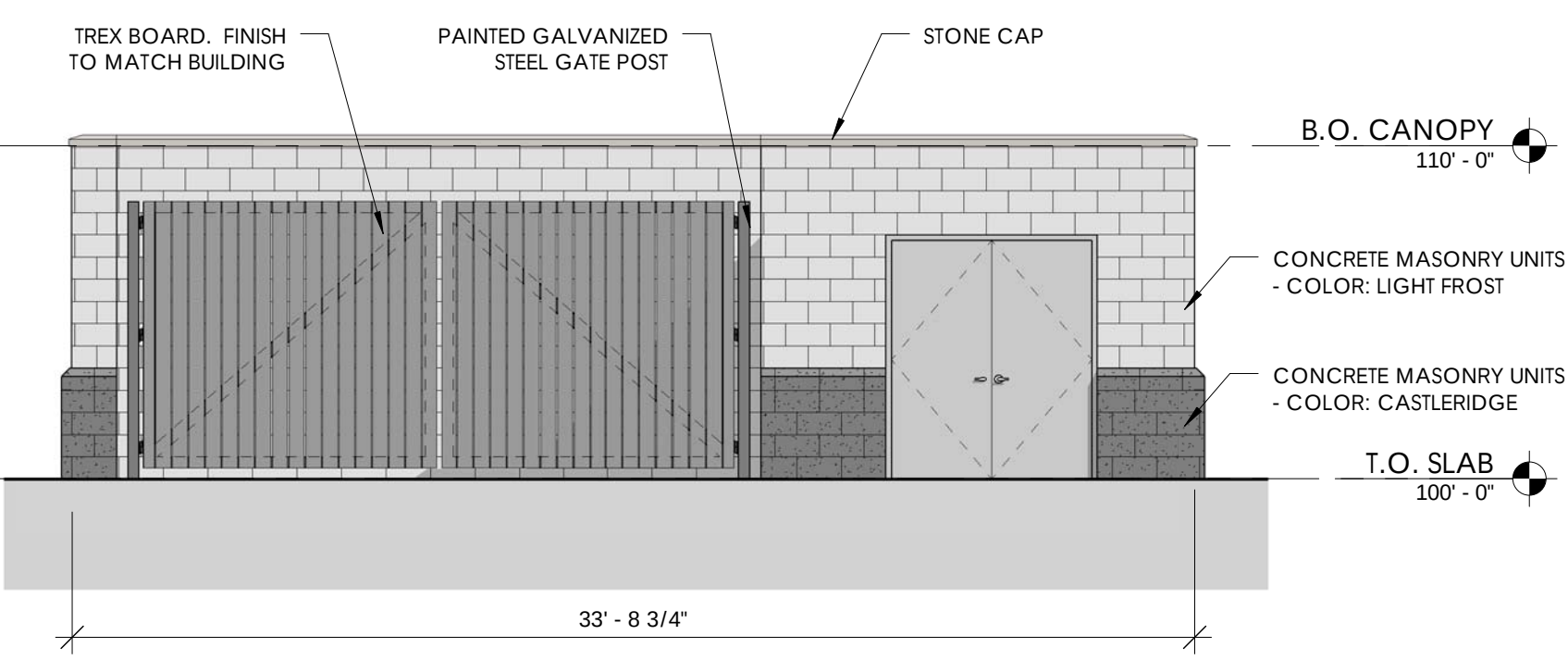
12/15/14

120428-10000
3/16" = 1'-0"

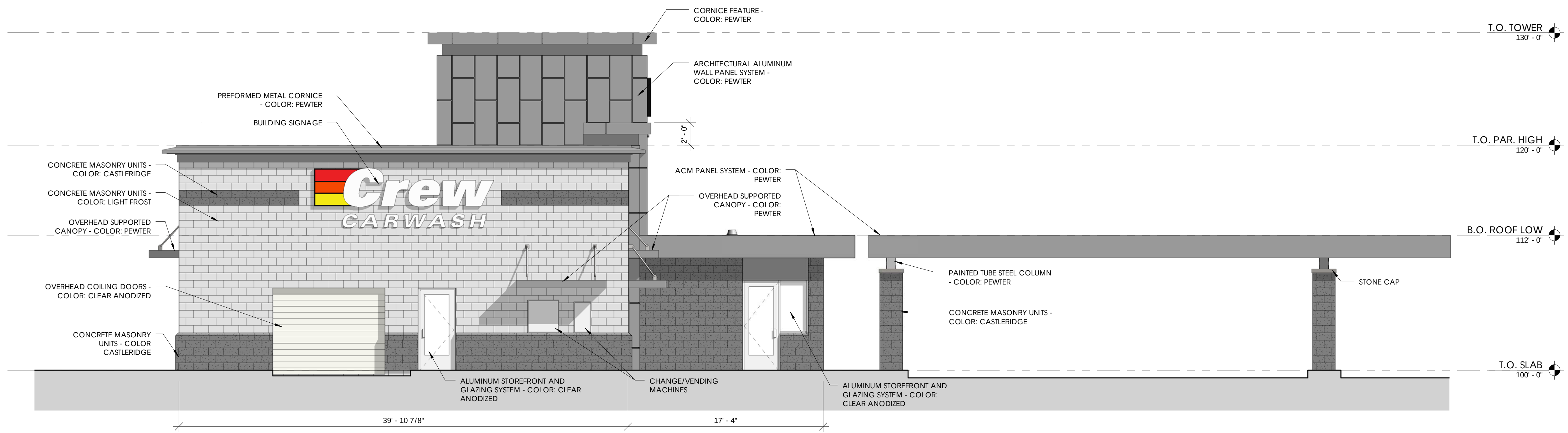




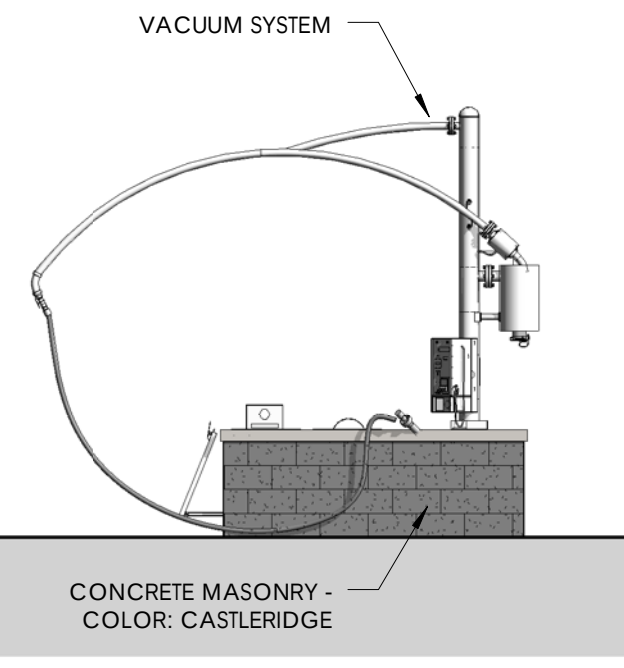
ELEVATION - EAST



ELEVATION - DUMPSTER ENCLOSURE



ELEVATION - WEST



ELEVATION - VACUUM ISLAND

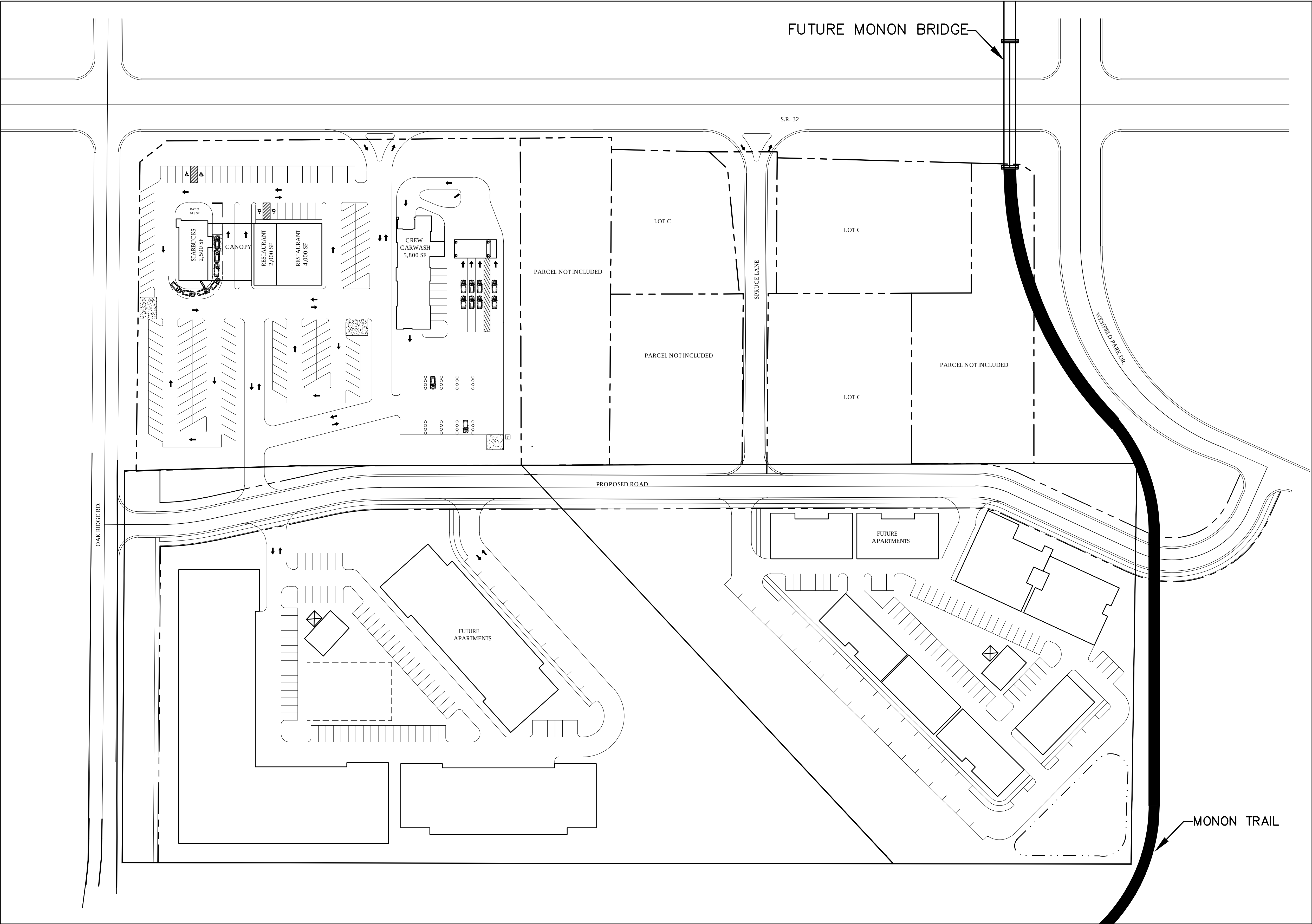


NEW CARWASH FACILITY # 44

CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

12/15/14
120428-10000
3/16" = 1'-0"





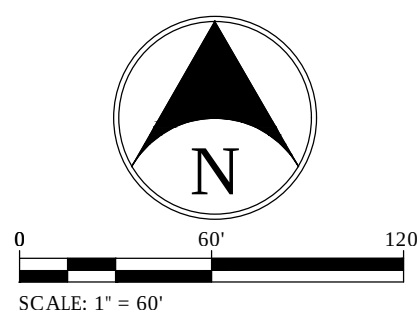
PREPARED BY:



PREPARED FOR:



MASTER-PUD
S.R. 32 AND OAK RIDGE RD.
WESTFIELD, INDIANA
SEPTEMBER 22, 2016



OAK RIDGE ROAD

PROPOSED ROAD

BUILDING #1
(4 STORIES)

GROUND FLOOR
GARAGE
35 CARS

POOL

GROUND FLOOR
GARAGE
35 CARS

BUILDING #2
(3 STORY)

BUILDING #3
(3 STORY)

BUILDING #4
(5 STORY)

POA
PARK

FOOT BRIDGE

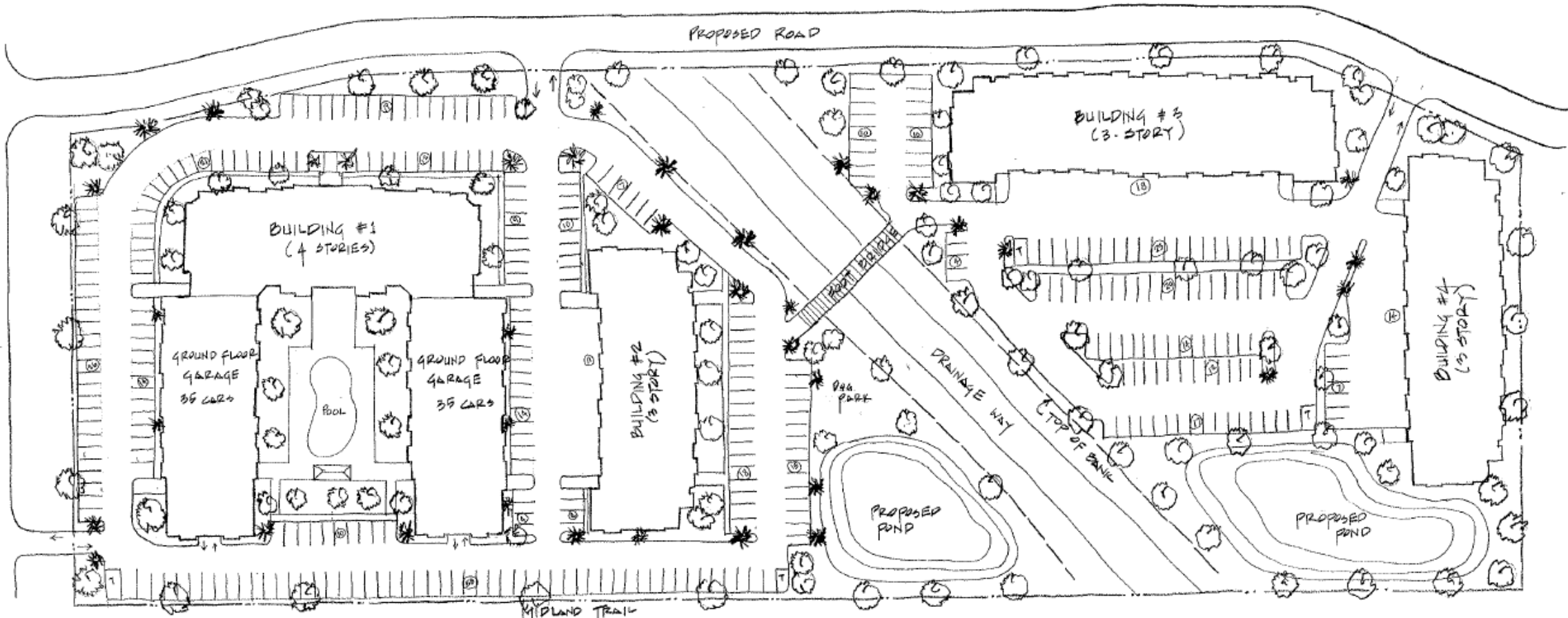
DRAINAGE WAY

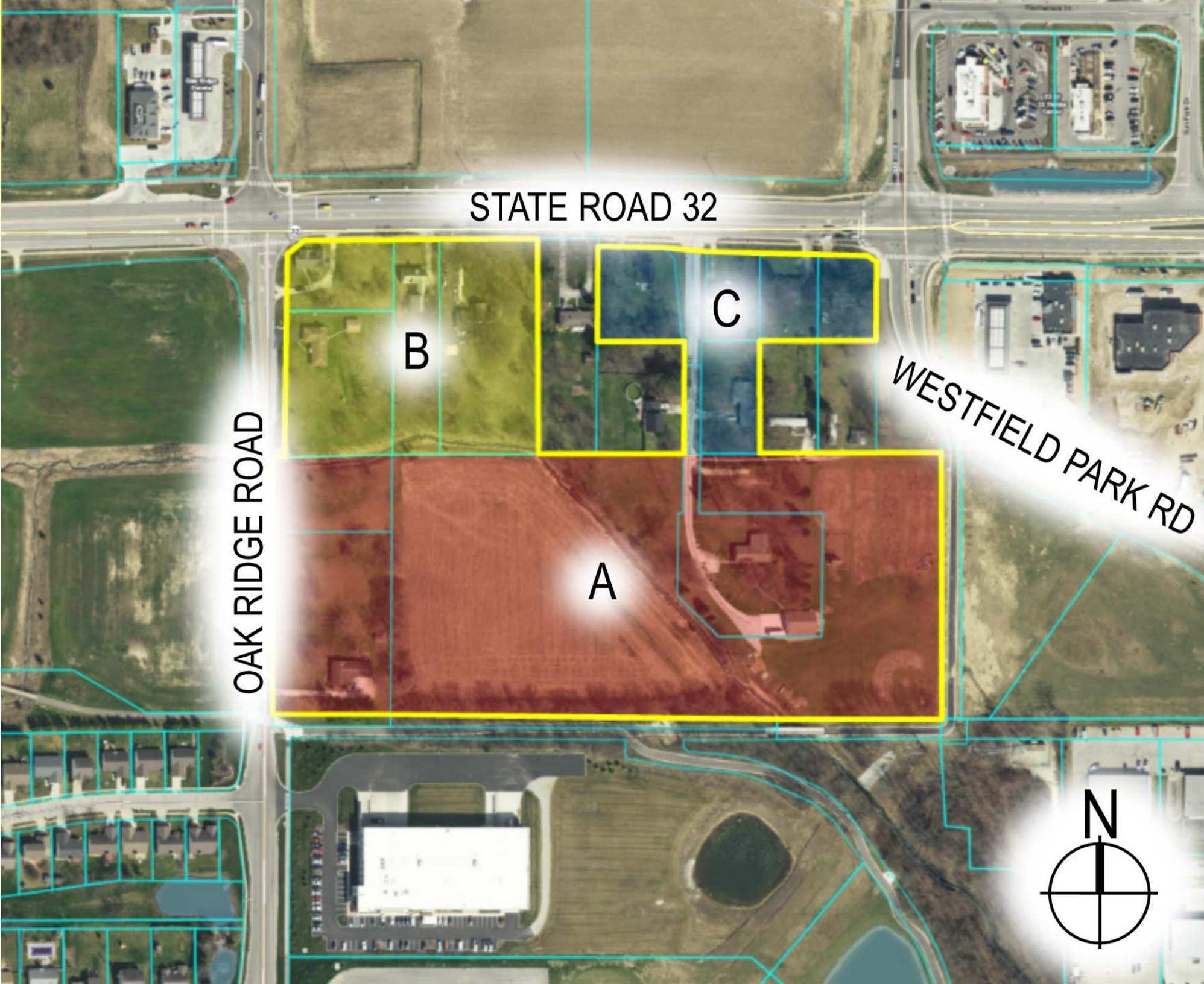
TOP OF BANK

PROPOSED
POND

PROPOSED
POND

MIDLAND TRAIL





STATE ROAD 32

B

C

WESTFIELD PARK RD

OAK RIDGE ROAD

A





62% MASONRY
(EXCLUDING WINDOWS)

1 North Elevation
CE2 SCALE: 1/8" = 1'-0"



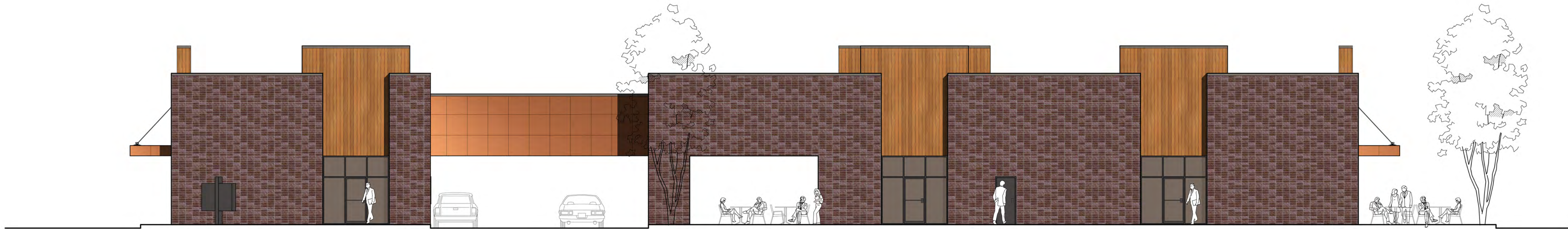
72% MASONRY
(EXCLUDING WINDOWS)

2 West Elevation
CE2 SCALE: 1/8" = 1'-0"



73% MASONRY
(EXCLUDING WINDOWS)

3 East Elevation
CE2 SCALE: 1/8" = 1'-0"



73% MASONRY
(EXCLUDING WINDOWS)

4 South Elevation
CE2 SCALE: 1/8" = 1'-0"

TABBERTSON

ARCHITECT

Colorado Office
1005 S. 120th St. Unit 101
Lafayette, CO 80026
phone: 303.419.0795

Indiana Office
2300 West Torquay Road
Muncie, Indiana 47304-3229
phone: 317.371.3692

The Trails PUD

EdgeRock Development
Oak Ridge Rd & St Rd 32
Westfield, IN 46074

William Tabbertson, AIA
NCARB Certification No. 48418

COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents,
and specifications furnished by William
Tabbertson, Architect are and shall remain
the property of the Architects. They are to be
used only for the construction of this project.

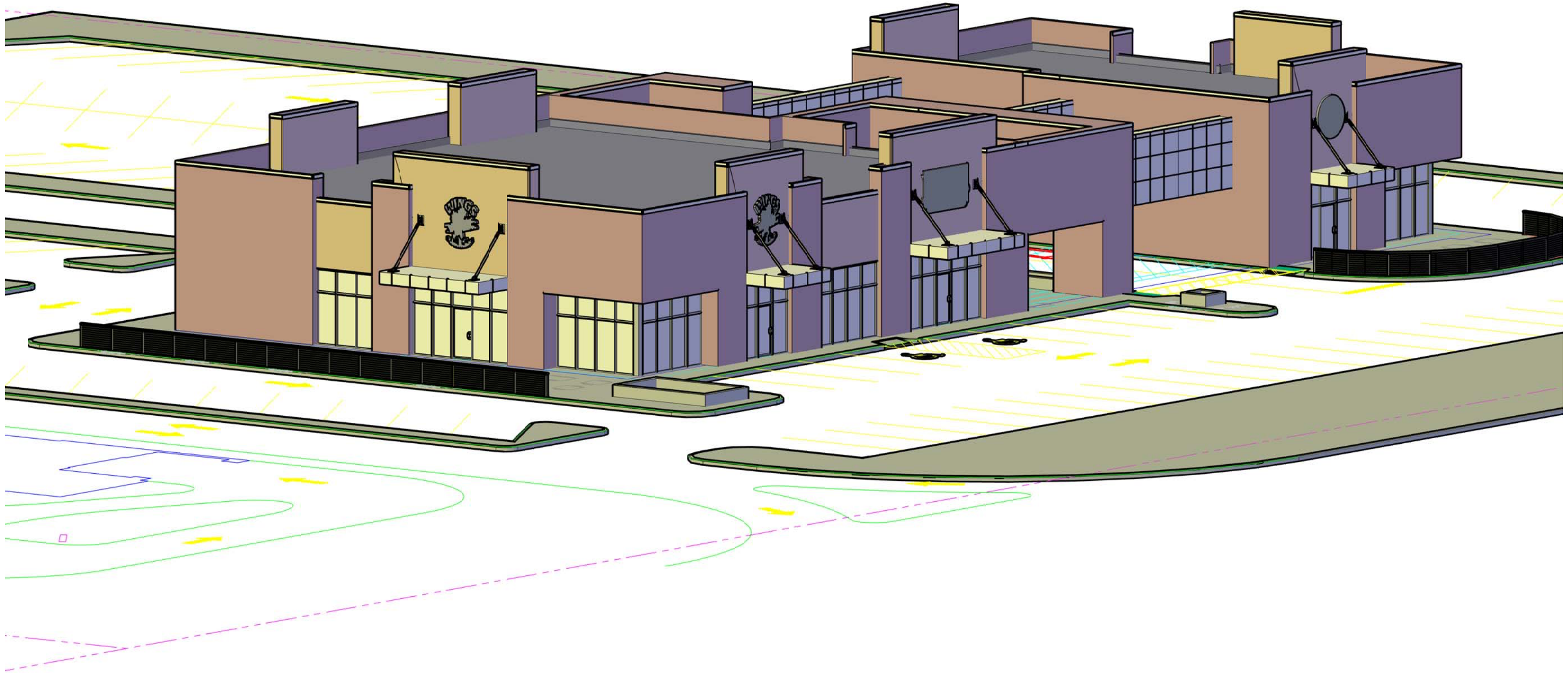
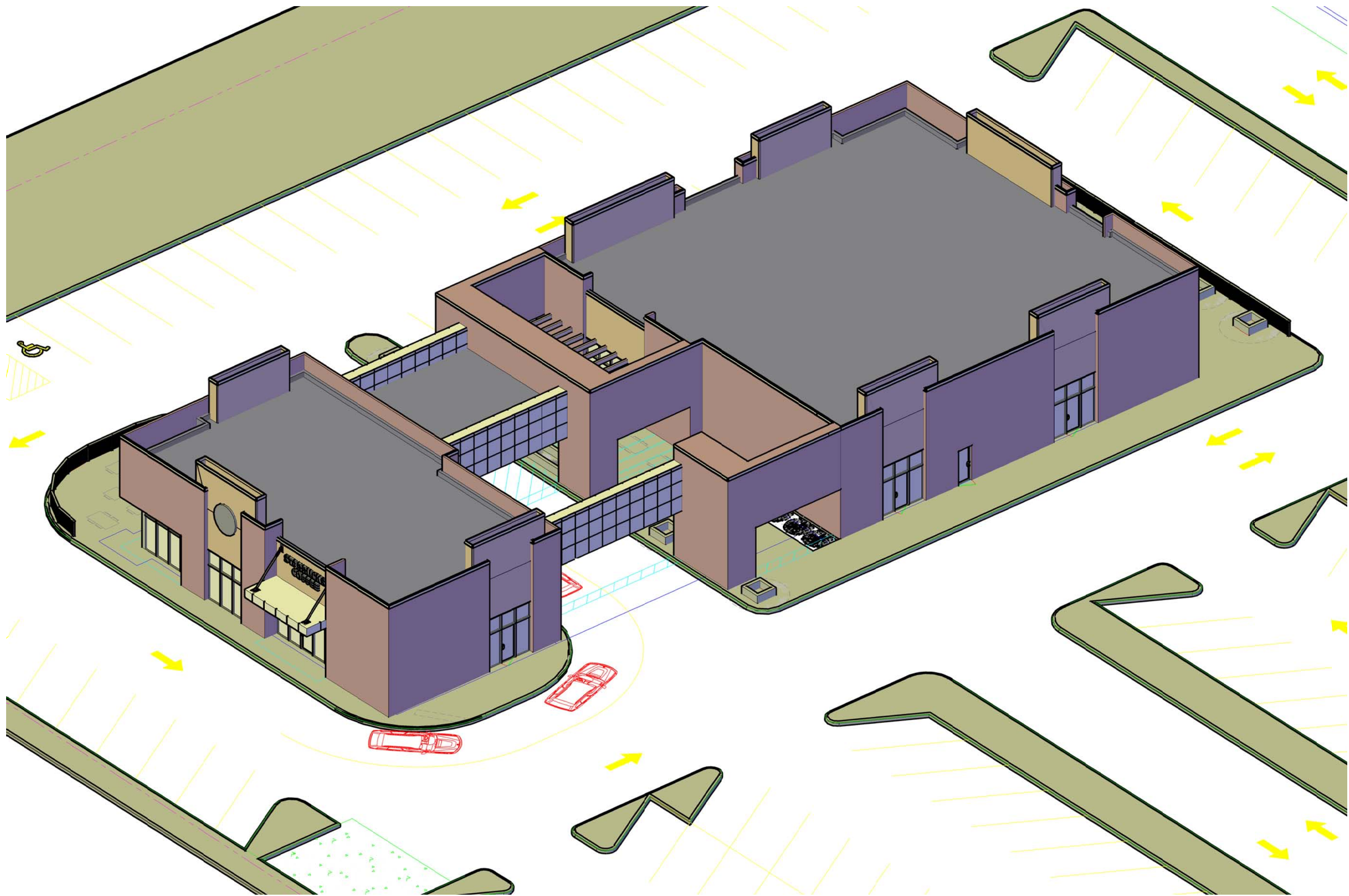
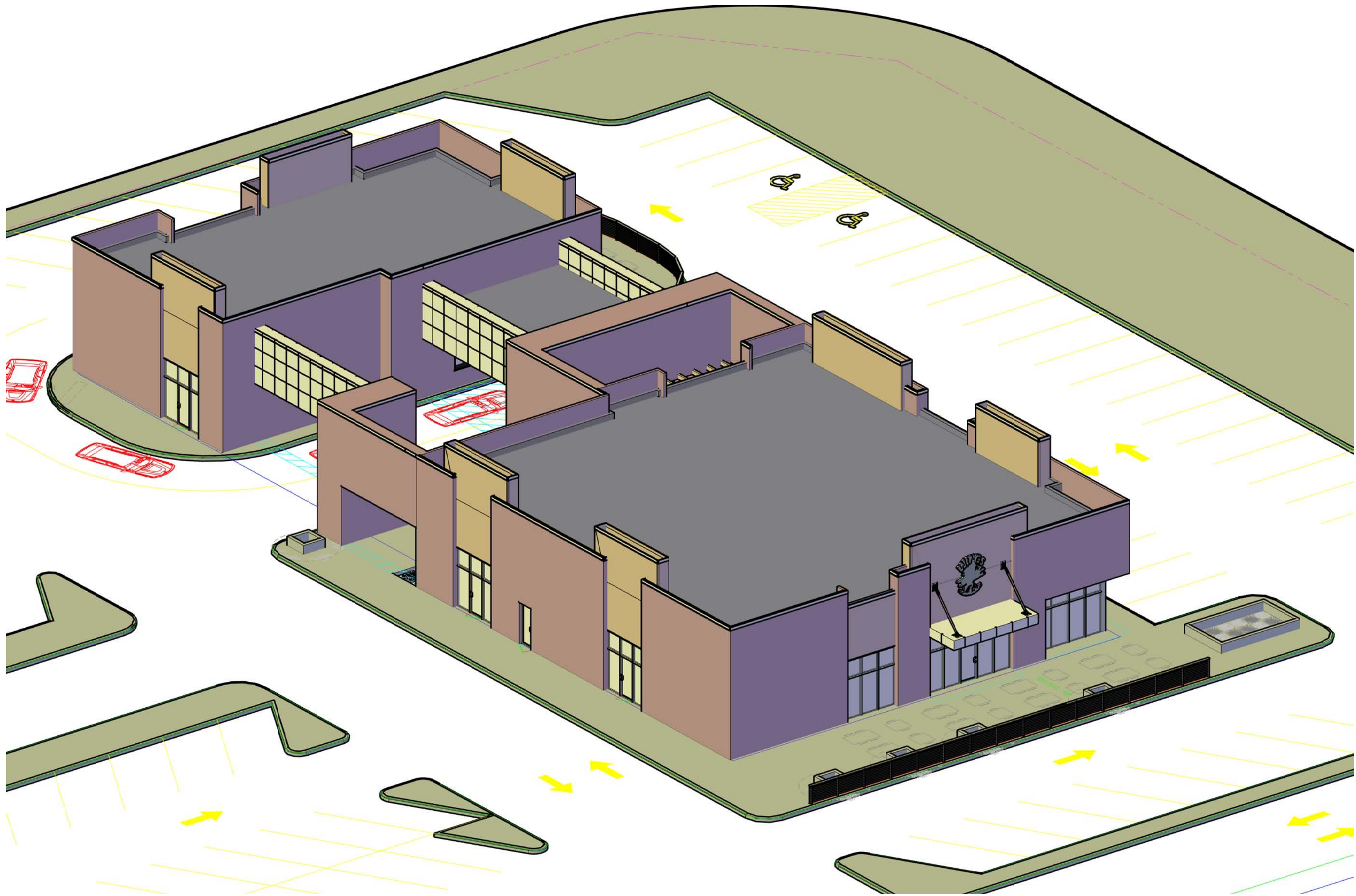
REVISIONS:

SITE
ELEVATION

CE2

DRAWING NUMBER:

NOVEMBER 03, 2016
DRAWING ISSUE DATE:
16.577 TRAILS PUD
PROJECT FILE NUMBER:





© copyright 2016

DESIGN & RENDERING

TABBERTSON

architects

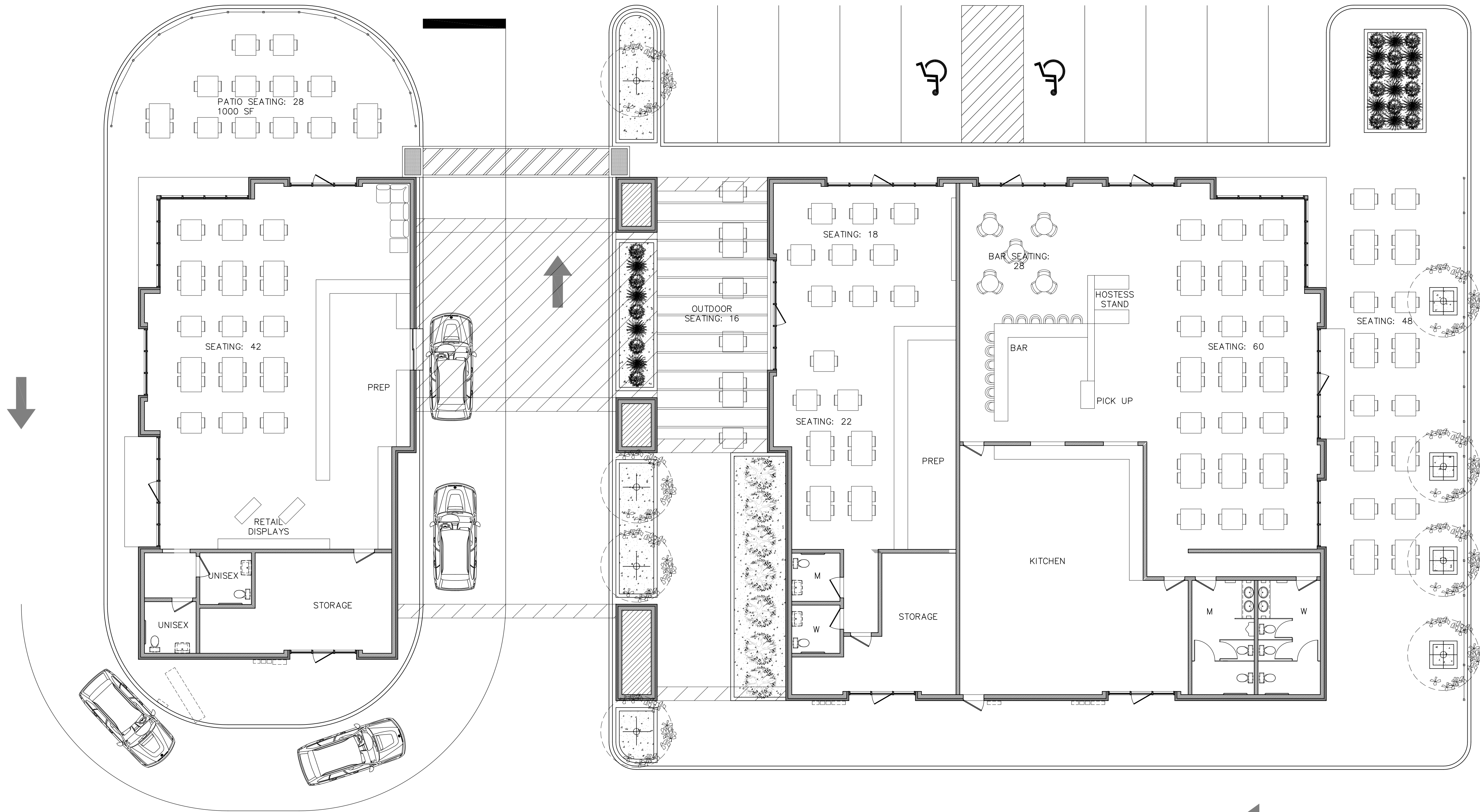


© copyright 2016

DESIGN & RENDERING

TABBERTSON

architects



1 Site Plan
CE1 SCALE: 1/8" = 1'-0"

TABBERSON
architects
Indiana Office
2900 West Torquay Road
Muncie, Indiana 47304-3229
phone: 317.371.3692
Colorado Office
1005 S. 120th St. Unit 101
Lafayette, CO 80026
phone: 303.419.0795

The Trails PUD
EdgeRock Development
Oak Ridge Rd & St Rd 32
Westfield, IN 46074

William Tabberson, AIA
NCARB Certification No. 48418

COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents, and specifications furnished by William Tabberson, Architect, are and shall remain the property of the Architects. They are to be used only for the construction of this project.

REVISIONS:

SITE PLAN

CE1

DRAWING NUMBER:

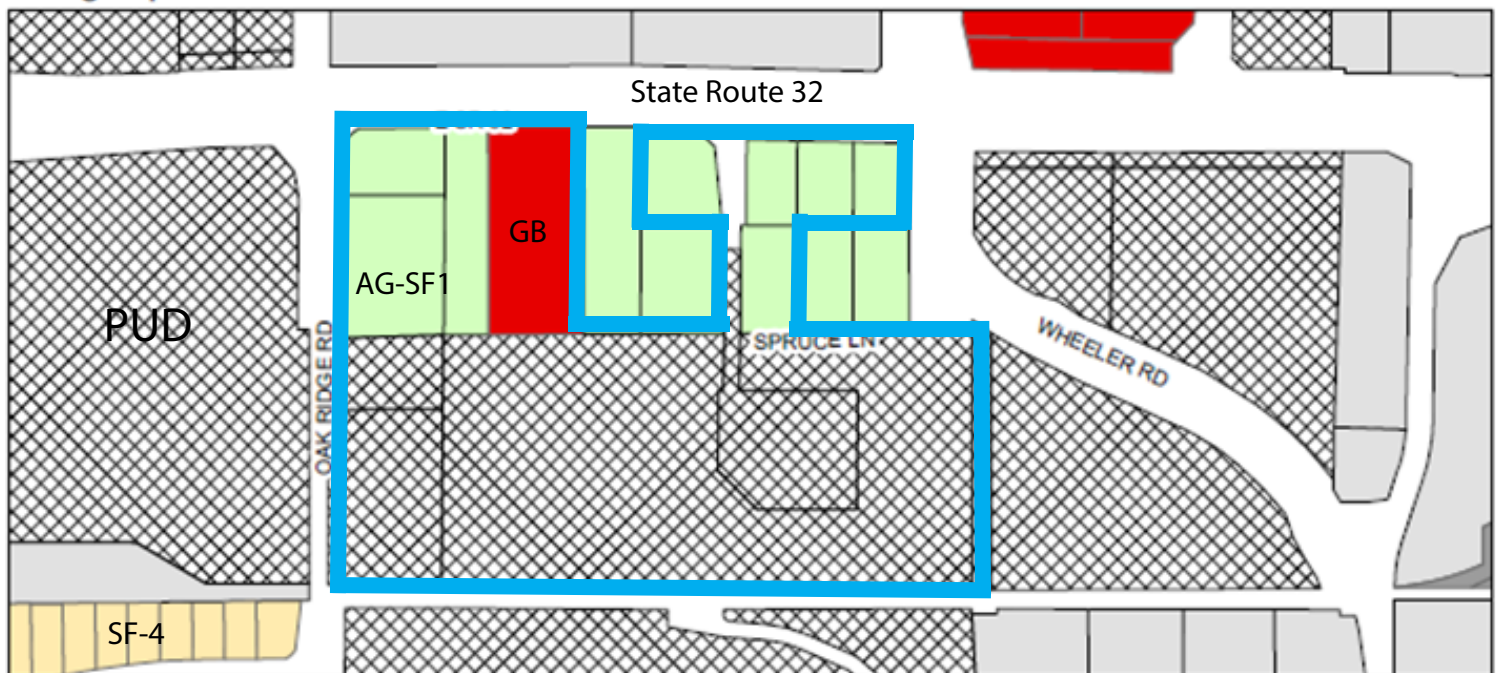
NOVEMBER 03, 2016
DRAWING ISSUE DATE:
16,577 TRAILS PUD
PROJECT FILE NUMBER:

Aerial Location Map

Site



Zoning Map



Zoning		GB		PUD
		AG-SF1		OI
		SF-4		
		EI		







ECHELON
ON 99



ORDINANCE NUMBER 16-26

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 15-27, The Trails Planned Unit Development District on November 9, 2015, recorded as Instrument No. 2015059892 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1608-PUD-13**), requesting an amendment to the Unified Development Ordinance, the Original PUD Ordinance, and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1608-PUD-13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (5-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on October 18, 2016;

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 Original PUD Ordinance, the Unified Development Ordinance, and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance.
- 1.2 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known

as "**The Trails PUD District** " (the "District").

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

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

- 2.1 **Family Entertainment Center:** A retail/entertainment establishment which may include any combination of the following activities: bowling, laser tag, arcade, full-service restaurant and bar, outdoor seating, outdoor entertainment, and other similar activities.

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

Section 4. **District Areas.** The Real Estate is hereby divided into three (3) areas as illustrated on the District Area Exhibit, attached hereto as **Exhibit C**, as follows: Lot A, Lot B, and Lot C ("District Area"). Development of each District Area shall be regulated as set forth in this Ordinance.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District (the "Underlying Zoning District") of each District Area shall be as follows:

- 5.1 **Lot A:** MF2: Multi-Family Medium Density District
- 5.2 **Lot B:** GB: General Business District
- 5.3 **Lot C:** GB: General Business District

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

- 6.1 Additional Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall also be permitted on Lot B and Lot C:
- A. Family Entertainment Center
 - B. Mixed-Use Commercial, including office and/or retail space
 - C. Car Washes
- 6.2 Prohibited Uses: The following uses shall be prohibited on Lot B and Lot C:
- A. Auction rooms
 - B. Garden and Lawn Center
 - C. Mortuary
 - D. Retail, High Intensity
 - E. Club, Private
 - F. Tavern (or Nightclub)
 - G. Data processing / call centers
 - H. Nursery
 - I. Heliport
 - J. All Special Exception uses listed in Article 13.2 for the General Business District shall also be prohibited.

Section 7. **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 below.

- 7.1 Lot A: Article 4.11 MF2: Multi-Family Medium Density District shall not apply; rather, the following shall apply:
- A. Maximum Density: Thirty (30) Dwelling Units per acre.
 - B. Maximum Dwelling Units per Structure: Three Hundred (300)
 - C. Maximum Number of Dwelling Units: Three Hundred (300)
 - D. Minimum Living Area: 650 square feet
 - E. Minimum Building Height:
 - (1) All Buildings: Three (3) stories
 - (2) At least twenty-five percent (25%) of the final total unit count shall be in a building (or buildings) that are at least four (4) stories in height.

- F. Maximum Building Height: Eighty (80) feet
- G. Minimum Building Setback Lines:
 - (1) Front Yard: 0 feet
 - (2) Side Yard: 5 feet
 - (3) Rear Yard: 10 feet
- H. Minimum Distance Between Buildings: Fifteen (15) feet

Section 8. **State Highway 32 Overlay District.** The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District (the “SR 32 Overlay”) shall apply to the development of Lot C. Any modifications or enhancements to the regulations of the SR 32 Overlay by this Ordinance shall not apply to Lot C.

The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District shall apply to the development of ~~the Real Estate Lot A and Lot B~~, except as otherwise modified or enhanced by this Ordinance.

- 8.1 Illustrative Character Exhibit. Buildings constructed on ~~the Real Estate Lot A and Lot B~~ shall be substantially similar in quality and character with the Illustrative Character Exhibit: Multi-Family, Illustrative Character Exhibit: Drive-Thru, and Illustrative Character Exhibit: Car Wash, attached hereto as **Exhibit D, Exhibit E, and Exhibit F**, respectively (collectively, “Character Exhibits”), ~~as applicable to the use~~. These Character Exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District’s intent and vision.
- 8.2 Building Size Requirements. A maximum of one (1) building within Lot B may have a Minimum Gross Floor Area of less than five thousand (5,000) square feet (the “Smaller Building”), if the following requirements are met:
 - A. The Smaller Building shall not have a Gross Floor Area of less than two thousand five hundred (2,500) square feet;
 - B. If the Smaller Building is used for a restaurant and/or serves food and/or beverages, then it shall have a minimum of six hundred (600) square feet of outdoor seating space;

- C. The Smaller Building shall be connected to the next adjacent building by an architecturally-compatible canopy, as conceptually depicted in **Exhibit B**. The design and massing of the canopy shall be architecturally consistent with and compatible with the adjoining buildings and shall be substantially similar in quality and character with the Canopy Character Exhibit attached hereto as ~~Exhibit G-Exhibit E~~.
- D. The Smaller Building, the adjacent building, and the canopy, as conceptually depicted in **Exhibit B** shall all be constructed at the same time.

8.3 ~~Lot B and Lot C:~~

- A. Article 5.3(K) Architectural Design Requirements: Shall apply, except as otherwise modified by the Character Exhibits.
- B. Article 5.3(K)(2)(k)(iii) Building Materials; Masonry Materials: Shall be modified to require that a minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- C. Article 5.3(K)(2)(k)(iv) Building Materials; Other Materials: Shall be modified to permit no more than forty percent (40%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with another single building material (exclusive of Masonry Materials).

Section 9. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

- 9.1 Article 6.1(H) Screening of Receptacles and Loading Areas: Shall apply, except as modified below.
 - A. For the purpose of this standard only, any Lot Line in Lot B or Lot C along the frontage road labeled as “Future Road” on **Exhibit B**, shall not be considered a Front Lot Line, but rather a Side Lot Line or Rear Lot Line, as would otherwise be applicable if the Lot Line were not also a street or road.
- 9.2 Article 6.3 Architectural Standards: Shall apply, except as modified below.
 - A. Article 6.3(E)(2) Masonry Materials: Shall be modified to require that a minimum sixty percent (60%) of each Building Façade in Lot A, excluding windows and doors, shall be Masonry Materials.
- 9.3 Article 6.8 Landscaping Standards: Shall apply. In addition, the existing trees and other vegetation along the Midland Trace Trail corridor shall be preserved and maintained.

9.4 Article 6.14 Parking and Loading Standards: Shall apply to the Real Estate, except as otherwise modified below.

A. Article 6.14(G)(11)(c) Off-street Parking; Required Spaces; Multi-family Dwellings: Shall be modified to require 1.5 spaces per Dwelling Unit.

Section 10. **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 11. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

11.1 Article 8.6 Open Space and Amenity Standards: Shall apply, except as otherwise modified below.

A. Article 8.6(B)(1) Minimum Open Space: Shall be modified to require fifteen percent (15%).

B. Lot A: Article 8.6(H)(1) Multi-Family Districts; Minimum Number of Amenities: Shall be modified as follows: The following amenities shall be required in Lot A:

- (i) Clubhouse (The clubhouse shall be architecturally consistent and compatible with the principal building(s) in Lot A).
- (ii) Fitness Center in Clubhouse
- (iii) Pool at Clubhouse
- (iv) Business Center in Clubhouse
- (v) Dog Park
- (vi) Bicycle Storage Units
- (vii) Electric car charging station

(1) The following amenity shall be optional in Lot A:

- (i) Grilling Cabana at Clubhouse

11.2 Trail Access: The regulations for the trail access shall apply to the development of the Real Estate, except as otherwise modified below.

- A. Midland Trace Trail: The Real Estate's access to the Midland Trace Trail shall be limited to the intersection of the trail with perimeter path along Oak Ridge Road, unless otherwise requested or required by the City.
- B. Monon Trail: Lot A shall include direct access to the Monon Trail.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-26** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-26**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-26**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: Adam Horkay
EdgeRock Development, LLC
733 E. State Road 32, Westfield, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Illustrative Character Exhibit: Multi-Family
Exhibit E	Illustrative Character Exhibit: Drive-Thru
Exhibit F	Illustrative Character Exhibit: Car Wash
Exhibit G	Canopy Character Exhibit

11/9/2016 9:06:40 AM

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.

November 14, 2016

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 25 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 14 day of November, 2016

_____	_____	_____
_____	_____	_____
_____	_____	_____

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: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 1 of 25

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									
VEN000534	Delta Dental	APP038186	10/25/2016	101001119	ADM-HEALTH AND DENTAL	Nov Ins Prem	146.37	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101001119	ADM-HEALTH AND DENTAL	Nov Ins Prem	6.50	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101001119	ADM-HEALTH AND DENTAL	Nov Ins Prem	1,868.80	60922	10/26/2016
VEN001011	Infinisource	APP038275	10/28/2016	101001119	ADM-HEALTH AND DENTAL	Cobra core service	24.95	60928	10/28/2016
VEN001537	Payroll	APP038308	11/1/2016	101001111	ADM-SALARY	sal	8,078.01		
VEN001537	Payroll	APP038308	11/1/2016	101001120	ADM-FICA AND MEDICARE	fica	480.15		
VEN001537	Payroll	APP038308	11/1/2016	101001120	ADM-FICA AND MEDICARE	med	112.30		
VEN001537	Payroll	APP038308	11/1/2016	101001121	ADM-PERF	perf	909.05		
VEN000589	Duke Energy	APP038386	11/7/2016	101001341	ADM-ELECTRICITY	Clinic House	113.03		
VEN000739	Frontier	APP038548	11/8/2016	101001343	ADM-BUILDING	City Hall Alarm	63.36		
VEN000739	Frontier	APP038548	11/8/2016	101001343	ADM-BUILDING	City Services	382.02		
VEN002112	Westfield Pharmacy	APP038553	11/8/2016	101001347	ADM-PROMOTIONS	Robertson	50.00		
VEN000263	Bose Public Affairs Group LLC	APP038554	11/8/2016	101001331	ADM-CONSULTING	Sept services	3,500.00		
VEN001062	Jack Laurie Floors LLC	APP038555	11/8/2016	101001343	ADM-BUILDING	City Hall office cleaning	500.00		
VEN001062	Jack Laurie Floors LLC	APP038555	11/8/2016	101001343	ADM-BUILDING	City Services office cleaning	2,850.00		
VEN002017	Unifirst Corporation	APP038556	11/8/2016	101001343	ADM-BUILDING	Mats for 11/4 10/28	230.60		
VEN002017	Unifirst Corporation	APP038557	11/8/2016	101001343	ADM-BUILDING	Mats	230.60		
VEN002017	Unifirst Corporation	APP038558	11/8/2016	101001343	ADM-BUILDING	Mats City Services	230.60		
VEN001339	Merrell Bros	APP038559	11/8/2016	101001331	ADM-CONSULTING	Permit-lagoon closure plan-Ci	682.50		
VEN000345	Cave and Company Printing	APP038561	11/8/2016	101001337	ADM-PRINTING	Business cards	151.79		
VEN000695	Financial Solutions Group	APP038562	11/8/2016	101001331	ADM-CONSULTING	2017 Budget follow up	1,209.00		
VEN000695	Financial Solutions Group	APP038562	11/8/2016	101001331	ADM-CONSULTING	Proposed Legislation	1,035.00		
VEN000695	Financial Solutions Group	APP038562	11/8/2016	101001331	ADM-CONSULTING	Annexation Consulting	515.00		
VEN003999	Brody's Window Bright	APP038563	11/8/2016	101001343	ADM-BUILDING	Window cleaning at City Hall	350.00		
VEN000763	General Alarm Inc	APP038564	11/8/2016	101001343	ADM-BUILDING	Fire Alarm at City Hall	89.85		
VEN001062	Jack Laurie Floors LLC	APP038565	11/8/2016	101001343	ADM-BUILDING	Carpet cleaning at City Servic	450.00		
VEN000917	Humane Society for Hamilton	APP038567	11/3/2016	101001349	ADM-SERVICES	Stray	3,827.75		
Subtotal for Administration							28,087.23		
Police									
VEN000534	Delta Dental	APP038186	10/25/2016	101002119	POLICE-HEALTH AND DENT	Nov Ins Prem	2,604.59	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101002119	POLICE-HEALTH AND DENT	Nov Ins Prem	162.50	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101002119	POLICE-HEALTH AND DENT	Nov Ins Prem	34,458.02	60922	10/26/2016

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 2 of 25

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									
VEN001973	Tony Howard	APP038203	10/26/2016	101002347	POLICE-PROMOTIONS	Reimbursement - Items purch	34.70	60924	10/26/2016
VEN001823	St Vincent Hospital	APP038232	10/26/2016	101002349	POLICE-SERVICES	Court order for medical record	78.75		
VEN000314	C.A.R. Clinic	APP038233	10/26/2016	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	464.41		
VEN000495	D and R Electronics	APP038234	10/26/2016	101002360	POLICE-VEHICLE REPAIR	Spacer Plates	62.50		
VEN001815	Speedway Superamerica	APP038235	10/26/2016	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	221.48		
VEN001035	Interstate Battery	APP038237	10/26/2016	101002360	POLICE-VEHICLE REPAIR	Replacement Vehicle Batterie	968.70		
VEN001035	Interstate Battery	APP038237	10/26/2016	101002360	POLICE-VEHICLE REPAIR	Replacement Vehicle Batterie	359.85		
VEN001877	T and T Sales promotions	APP038238	10/26/2016	101002347	POLICE-PROMOTIONS	Glow Necklaces for Hallowee	324.26		
VEN001877	T and T Sales promotions	APP038238	10/26/2016	101002347	POLICE-PROMOTIONS	Badge Stickers	125.00		
VEN000747	Galls	APP038239	10/26/2016	101002345	POLICE-EQUIP REPAIR	Replacement LED's	673.50		
VEN001162	Kayline	APP038240	10/26/2016	101002224	POLICE-OPERATING SUPPLI	Wash Tubs Origiani - hand cl	277.29		
VEN002017	Unifirst Corporation	APP038241	10/26/2016	101002343	POLICE-BUILDING MAINTEN	Mat Rental	61.45		
VEN003505	Smartstop Dry Cleaners	APP038243	10/26/2016	101002229	POLICE-UNIFORMS	Dry Cleaning 9-16 to 9-29	130.00		
VEN003505	Smartstop Dry Cleaners	APP038243	10/26/2016	101002229	POLICE-UNIFORMS	Dry Cleanining 9-29 to 10-13	220.00		
VEN001011	Infinisource	APP038275	10/28/2016	101002119	POLICE-HEALTH AND DENT	Cobra core service	208.44	60928	10/28/2016
VEN001537	Payroll	APP038308	11/1/2016	101002111	POLICE-SALARY	sal	131,907.85		
VEN001537	Payroll	APP038308	11/1/2016	101002119	POLICE-HEALTH AND DENT	hsa	333.33		
VEN001537	Payroll	APP038308	11/1/2016	101002120	POLICE-FICA AND MEDICAR	fica	7,891.30		
VEN001537	Payroll	APP038308	11/1/2016	101002120	POLICE-FICA AND MEDICAR	med	1,845.55		
VEN001537	Payroll	APP038308	11/1/2016	101002121	POLICE-PERF	perf	21,452.70		
VEN000644	Enviro-max Inc	APP038405	11/7/2016	101002343	POLICE-BUILDING MAINTEN	Preventative HVAC Mainten	1,075.50		
VEN000644	Enviro-max Inc	APP038406	11/7/2016	101002343	POLICE-BUILDING MAINTEN	HVAC Service	538.97		
VEN001230	Leadsonline	APP038501	11/7/2016	101002350	POLICE-SUBSCRIPTIONS/D	Service Package Renewal	2,002.00		
VEN001942	The Uniform House, Inc	APP038502	11/7/2016	101002229	POLICE-UNIFORMS	Windshirt/Jacket - Kautzman	42.00		
VEN000314	C.A.R. Clinic	APP038503	11/7/2016	101002360	POLICE-VEHICLE REPAIR	Vehcile Repairs	1,452.46		
VEN002035	US Uniform and Supply	APP038504	11/7/2016	101002229	POLICE-UNIFORMS	Sew patches on uniform jacke	31.00		
VEN002035	US Uniform and Supply	APP038504	11/7/2016	101002229	POLICE-UNIFORMS	Uniform Pants/Shirts - Wheel	257.80		
VEN000434	Comcast Cable	APP038505	11/7/2016	101002349	POLICE-SERVICES	Monthly Statement	87.50		
VEN001459	North Central Co-Op	APP038537	11/8/2016	101002226	POLICE-VEHICLE GAS/SUPP	Oct unleaded fuel	7,219.23		
VEN000739	Frontier	APP038548	11/8/2016	101002335	POLICE-TELEPHONE	Postage machine Elevator Chi	60.16		
VEN001062	Jack Laurie Floors LLC	APP038555	11/8/2016	101002349	POLICE-SERVICES	PSB office cleaning	750.00		
Subtotal for Police							218,382.79		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 3 of 25

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 and Community Development									
VEN000534	Delta Dental	APP038186	10/25/2016	101003119	ECD-HEALTH AND DENTAL	Nov Ins Prem	562.03	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101003119	ECD-HEALTH AND DENTAL	Nov Ins Prem	42.25	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101003119	ECD-HEALTH AND DENTAL	Nov Ins Prem	7,347.81	60922	10/26/2016
VEN001011	Infinisource	APP038275	10/28/2016	101003119	ECD-HEALTH AND DENTAL	Cobra core service	45.81	60928	10/28/2016
VEN001537	Payroll	APP038308	11/1/2016	101003111	ECD-SALARY	sal	21,689.80		
VEN001537	Payroll	APP038308	11/1/2016	101003111	ECD-SALARY	sal	4,038.40		
VEN001537	Payroll	APP038308	11/1/2016	101003119	ECD-HEALTH AND DENTAL	hsa	83.33		
VEN001537	Payroll	APP038308	11/1/2016	101003120	ECD-FICA AND MEDICARE	fica	1,302.85		
VEN001537	Payroll	APP038308	11/1/2016	101003120	ECD-FICA AND MEDICARE	fica	237.42		
VEN001537	Payroll	APP038308	11/1/2016	101003120	ECD-FICA AND MEDICARE	med	304.71		
VEN001537	Payroll	APP038308	11/1/2016	101003120	ECD-FICA AND MEDICARE	med	55.52		
VEN001537	Payroll	APP038308	11/1/2016	101003121	ECD-PERF	perf	3,056.09		
VEN001537	Payroll	APP038308	11/1/2016	101003121	ECD-PERF	perf	573.45		
VEN001459	North Central Co-Op	APP038537	11/8/2016	101003226	ECD-VEHICLE GAS/SUPPLIE	Oct unleaded fuel	215.84		
Subtotal for Economic and Community Development							39,555.31		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 4 of 25

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									
Parks									
VEN000534	Delta Dental	APP038186	10/25/2016	101005119	PARKS-HEALTH AND DENT	Nov Ins Prem	100.48	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101005119	PARKS-HEALTH AND DENT	Nov Ins Prem	13.00	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101005119	PARKS-HEALTH AND DENT	Nov Ins Prem	1,498.13	60922	10/26/2016
VEN005403	BrightView Landscapes LLC	APP038246	10/26/2016	101005349	PARKS-SERVICES	Asa Bales Grass Transplants	1,513.00		
VEN001011	Infinisource	APP038275	10/28/2016	101005119	PARKS-HEALTH AND DENT	Cobra core service	16.61	60928	10/28/2016
VEN001367	Midwest Toxicology Servc	APP038300	11/1/2016	101005349	PARKS-SERVICES	New employee drug testing	50.00		
VEN001475	Office 360	APP038301	11/1/2016	101005223	PARKS-OFFICE SUPPLIES	Board	163.19		
VEN000345	Cave and Company Printing	APP038302	11/1/2016	101005337	PARKS-PRINTING	Business cards	83.68		
VEN001537	Payroll	APP038308	11/1/2016	101005111	PARKS-SALARY	sal	7,644.75		
VEN001537	Payroll	APP038308	11/1/2016	101005120	PARKS-FICA AND MEDICAR	fica	466.50		
VEN001537	Payroll	APP038308	11/1/2016	101005120	PARKS-FICA AND MEDICAR	med	109.09		
VEN001537	Payroll	APP038308	11/1/2016	101005121	PARKS-PERF	perf	1,085.56		
VEN002336	Citizens Westfield	APP038414	11/7/2016	101005342	PARKS-WATER/SEWER	Parks	1,134.18		
VEN005403	BrightView Landscapes LLC	APP038415	11/7/2016	101005349	PARKS-SERVICES	Janitorial for Oct	10,413.75		
VEN005403	BrightView Landscapes LLC	APP038415	11/7/2016	101005349	PARKS-SERVICES	Services for Oct	63,179.36		
VEN005403	BrightView Landscapes LLC	APP038415	11/7/2016	101005349	PARKS-SERVICES	Services for Oct	8,238.86		
VEN000942	Imagery LLC	APP038490	11/7/2016	101005347	PARKS-PROMOTION	Wearables	174.74		
VEN000942	Imagery LLC	APP038492	11/7/2016	101005224	PARKS-OPERATING SUPPLI	Name Badge	30.87		
VEN000794	Indy Portables	APP038493	11/7/2016	101005476	PARKS-EQUIP LEASES	Oct portables	270.00		
VEN000962	Indiana Dept Of Workforce	APP038547	11/8/2016	101005349	PARKS-SERVICES	unemployment	1,123.00		
Subtotal for Parks							97,308.74		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 5 of 25

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								
	Informatics								
VEN000534	Delta Dental	APP038186	10/25/2016	101007119	IT-HEALTH AND DENTAL	Nov Ins Prem	321.74	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101007119	IT-HEALTH AND DENTAL	Nov Ins Prem	19.50	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101007119	IT-HEALTH AND DENTAL	Nov Ins Prem	4,346.28	60922	10/26/2016
VEN002213	Open Control Systems	APP038220	10/26/2016	101007349	IT-SERVICES	81 Apparatus Bays Cameras	2,950.00		
VEN000796	Govconnection	APP038223	10/26/2016	101007389	IT-SOFTWARE LICENSING		2,827.34		
VEN001011	Infinisource	APP038275	10/28/2016	101007119	IT-HEALTH AND DENTAL	Cobra core service	24.95	60928	10/28/2016
VEN001537	Payroll	APP038308	11/1/2016	101007111	IT-SALARY	sal	13,362.22		
VEN001537	Payroll	APP038308	11/1/2016	101007120	IT-FICA AND MEDICARE	fica	783.06		
VEN001537	Payroll	APP038308	11/1/2016	101007120	IT-FICA AND MEDICARE	med	183.13		
VEN001537	Payroll	APP038308	11/1/2016	101007121	IT-PERF	perf	1,897.42		
VEN000796	Govconnection	APP038425	11/7/2016	101007389	IT-SOFTWARE LICENSING		8,747.81		
VEN001459	North Central Co-Op	APP038537	11/8/2016	101007226	IT-VEHICLE GAS	Oct unleaded fuel	107.92		
VEN002209	SBS Group	APP038538	11/8/2016	101007389	IT-SOFTWARE LICENSING	Annual software maint	6,498.00		
VEN002209	SBS Group	APP038539	11/8/2016	101007331	IT-CONSULTING	IPM Trainging	438.75		
VEN005134	Lifeline Data Centers	APP038540	11/8/2016	101007349	IT-SERVICES	Oct monthly fees	1,065.70		
VEN000796	Govconnection	APP038541	11/8/2016	101007451	IT-COMPUTER/EQUIP	Equip	484.80		
VEN000796	Govconnection	APP038541	11/8/2016	101007451	IT-COMPUTER/EQUIP	Equip	174.90		
VEN002012	U.S. Bank Equipment Finance	APP038543	11/8/2016	101007337	IT-PRINTING	Copy machine rental	1,315.74		
VEN002012	U.S. Bank Equipment Finance	APP038544	11/8/2016	101007337	IT-PRINTING	Training Facility copy machin	87.72		
VEN002050	Verizon Wireless	APP038549	11/8/2016	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones and air cards	12,313.93		
VEN003729	Metronet	APP038550	11/8/2016	101007335	IT-TELEPHONE	Land lines and Long distance	2,180.55		
VEN000604	Eastern Engineering Supply	APP038551	11/8/2016	101007223	IT-OFFICE SUPPLIES	Supplies	762.98		
VEN000965	Indiana Fiber Network	APP038552	11/8/2016	101007331	IT-CONSULTING	Adding switch GP	12,500.00		
Subtotal for Informatics							73,394.44		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 6 of 25

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									
Clerk Treasurer									
VEN001349	Micha Farrar	APP038131	10/20/2016	101008334	CT-TRAVEL/TRAINING/SEMI	Denver trip airport drive	47.74	60791	10/20/2016
VEN004297	ADP-Payroll	APP038166	10/24/2016	101008331	CT-CONSULTING	Processing charges for 10/15	797.68	500000103	10/25/2016
VEN000534	Delta Dental	APP038186	10/25/2016	101008119	CT-HEALTH AND DENTAL	Nov Ins Prem	273.05	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101008119	CT-HEALTH AND DENTAL	Nov Ins Prem	19.50	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101008119	CT-HEALTH AND DENTAL	Nov Ins Prem	2,910.67	60922	10/26/2016
VEN005147	Walker and Assoc Insurance	APP038205	10/26/2016	101008350	CT-SUBSCRIPTIONS/DUES/	Notary renewal	50.00		
VEN001826	Staples	APP038224	10/26/2016	101008223	CT-OFFICE SUPPLIES	Office Supplies	188.40		
VEN005147	Walker and Assoc Insurance	APP038244	10/26/2016	101008350	CT-SUBSCRIPTIONS/DUES/	Notary renewal	50.00	60926	10/26/2016
VEN001011	Infinisource	APP038275	10/28/2016	101008119	CT-HEALTH AND DENTAL	Cobra core service	24.95	60928	10/28/2016
VEN001537	Payroll	APP038308	11/1/2016	101008111	CT-SALARY	sal	15,748.97		
VEN001537	Payroll	APP038308	11/1/2016	101008120	CT-FICA AND MEDICARE	fica	917.34		
VEN001537	Payroll	APP038308	11/1/2016	101008120	CT-FICA AND MEDICARE	med	214.53		
VEN001537	Payroll	APP038308	11/1/2016	101008121	CT-PERF	perf	1,855.99		
VEN001142	JP Morgan Chase	APP038359	10/30/2016	101965	PCARD PAYABLE	pcard closing 0930	35,197.87	500000104	10/31/2016
VEN004297	ADP-Payroll	APP038420	11/7/2016	101008331	CT-CONSULTING	Processing charges for 10/29	818.70	500000105	11/7/2016
VEN000428	CNA Surety	APP038422	11/7/2016	101008340	CT-OFFICAL BOND	Clerks bond	1,275.00		
VEN002146	Winters Associates	APP038426	11/7/2016	101008347	CT-PROMOTIONS	Wearables	428.56		
VEN001406	Municipal Code	APP038427	11/7/2016	101008349	CT-SERVICES	Updating database	3,093.54		
VEN000267	Boyce Forms/systems	APP038434	11/7/2016	101008223	CT-OFFICE SUPPLIES	Annual Data Access Fee	1,035.00		
Subtotal for Clerk Treasurer							64,947.49		
Mayor									
VEN000534	Delta Dental	APP038186	10/25/2016	101009119	MAYOR-HEALTH AND DENT	Nov Ins Prem	50.62	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101009119	MAYOR-HEALTH AND DENT	Nov Ins Prem	2.21	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101009119	MAYOR-HEALTH AND DENT	Nov Ins Prem	767.33	60922	10/26/2016
VEN001537	Payroll	APP038308	11/1/2016	101009111	MAYOR-SALARY	sal	4,161.55		
VEN001537	Payroll	APP038308	11/1/2016	101009120	MAYOR- FICA AND MEDICA	fica	253.15		
VEN001537	Payroll	APP038308	11/1/2016	101009120	MAYOR- FICA AND MEDICA	med	59.20		
VEN001537	Payroll	APP038308	11/1/2016	101009121	MAYOR-PERF	perf	590.94		
Subtotal for Mayor							5,885.00		
City Council									
VEN001795	Silly Safari Shows Inc	APP038532	11/8/2016	101010347	CITY COUNCIL-PROMOTION	Reindeer for WIL	1,500.00		
Subtotal for City Council							1,500.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 7 of 25

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								
VEN000534	Delta Dental	APP038186	10/25/2016	101013119	PW-HEALTH AND DENTAL	Nov Ins Prem	2,565.58	60916	10/25/2016
VEN000589	Duke Energy	APP038187	10/25/2016	101013341	PW-ELECTRIC	151st	66.75	60917	10/25/2016
VEN002336	Citizens Westfield	APP038190	10/25/2016	101013342	PW-WATER/SEWER	Mill St	27.11	60915	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101013119	PW-HEALTH AND DENTAL	Nov Ins Prem	118.17	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101013119	PW-HEALTH AND DENTAL	Nov Ins Prem	31,293.65	60922	10/26/2016
VEN001653	Regions Insurance Inc	APP038204	10/26/2016	101013339	PW-INSURANCE	SOV changes eff 3/1 limits an	2,482.00	60925	10/26/2016
VEN001716	Runyon Equipment Rental	APP038229	10/26/2016	101013224	PW-OPERATING SUPPLIES	Turbo fans for water leak in E	100.00		
VEN001011	Infinisource	APP038275	10/28/2016	101013119	PW-HEALTH AND DENTAL	Cobra core service	162.56	60928	10/28/2016
VEN001537	Payroll	APP038308	11/1/2016	101013111	PW-SALARY	sal	57,434.89		
VEN001537	Payroll	APP038308	11/1/2016	101013119	PW-HEALTH AND DENTAL	hsa	374.99		
VEN001537	Payroll	APP038308	11/1/2016	101013120	PW-FICA AND MEDICARE	fica	3,340.24		
VEN001537	Payroll	APP038308	11/1/2016	101013120	PW-FICA AND MEDICARE	med	781.18		
VEN001537	Payroll	APP038308	11/1/2016	101013121	PW-PERF	perf	7,867.71		
VEN000373	Chase Equipment Finance Inc	APP038318	11/1/2016	101013472	PW-EQUIPMENT	pw lease	48,720.15		
VEN000373	Chase Equipment Finance Inc	APP038318	11/1/2016	101013472	PW-EQUIPMENT	pw lease	8,375.77		
VEN001676	Riverview Hospital	APP038322	11/1/2016	101013349	PW-CONTRACTUAL SERVIC	DOT Physical-Nathan Pflugh	65.00		
VEN000030	Ace-Pak Products	APP038323	11/1/2016	101013224	PW-OPERATING SUPPLIES	Supplies for City Services	566.81		
VEN001943	The Ups Store	APP038329	11/2/2016	101013333	PW-POSTAGE	Shipping	9.71		
VEN002336	Citizens Westfield	APP038388	11/7/2016	101013342	PW-WATER/SEWER	151st street	60.87		
VEN001000	Indianapolis Star	APP038494	11/7/2016	101013349	PW-CONTRACTUAL SERVIC	Mill St notice	15.85		
VEN003999	Brody's Window Bright	APP038563	11/8/2016	101013349	PW-CONTRACTUAL SERVIC	Window cleaning at City Servi	825.00		
Subtotal for Public Works							165,253.99		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 8 of 25

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									
Communications									
VEN000534	Delta Dental	APP038186	10/25/2016	101020119	COMM-INSURANCE	Nov Ins Prem	168.81	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101020119	COMM-INSURANCE	Nov Ins Prem	9.75	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101020119	COMM-INSURANCE	Nov Ins Prem	2,173.14	60922	10/26/2016
VEN001011	Infinisource	APP038275	10/28/2016	101020119	COMM-INSURANCE	Cobra core service	12.45	60928	10/28/2016
VEN001537	Payroll	APP038308	11/1/2016	101020111	COMM-SALARY	sal	7,692.57		
VEN001537	Payroll	APP038308	11/1/2016	101020120	COMM-FICA	fica	462.42		
VEN001537	Payroll	APP038308	11/1/2016	101020120	COMM-FICA	med	108.15		
VEN001537	Payroll	APP038308	11/1/2016	101020121	COMM-PERF	perf	824.11		
VEN002595	Macdesigns	APP038416	11/7/2016	101020347	COMM-PROMOTIONS	Grand Park 5K	1,697.60		
VEN005516	Jim White	APP038418	11/7/2016	101020347	COMM-PROMOTIONS	Photgraphic Services College	75.00		
VEN005522	Glenndale Aviation Services	APP038419	11/7/2016	101020347	COMM-PROMOTIONS	Pilot services GP Events Cent	1,000.00		
Subtotal for Communications							14,224.00		
Customer Service									
VEN000534	Delta Dental	APP038186	10/25/2016	101021119	CUST SERVICE- INSURANC	Nov Ins Prem	387.73	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101021119	CUST SERVICE- INSURANC	Nov Ins Prem	19.50	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101021119	CUST SERVICE- INSURANC	Nov Ins Prem	4,066.47	60922	10/26/2016
VEN001011	Infinisource	APP038275	10/28/2016	101021119	CUST SERVICE- INSURANC	Cobra core service	24.95	60928	10/28/2016
VEN001537	Payroll	APP038308	11/1/2016	101021111	CUST SERVICE- SAL	sal	8,640.91		
VEN001537	Payroll	APP038308	11/1/2016	101021120	CUSTOMER SERV- FICA ME	fica	507.93		
VEN001537	Payroll	APP038308	11/1/2016	101021120	CUSTOMER SERV- FICA ME	med	118.78		
VEN001537	Payroll	APP038308	11/1/2016	101021121	CUSTOMER SERV- PERF	perf	1,227.01		
Subtotal for Customer Service							14,993.28		
Human Resources									
VEN000534	Delta Dental	APP038186	10/25/2016	101022119	HR- INSURANCE	Nov Ins Prem	146.37	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	101022119	HR- INSURANCE	Nov Ins Prem	6.50	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	101022119	HR- INSURANCE	Nov Ins Prem	1,473.60	60922	10/26/2016
VEN001537	Payroll	APP038308	11/1/2016	101022111	HR - SAL	sal	4,471.75		
VEN001537	Payroll	APP038308	11/1/2016	101022120	HR- FICA MED	fica	266.63		
VEN001537	Payroll	APP038308	11/1/2016	101022120	HR- FICA MED	med	62.35		
VEN001537	Payroll	APP038308	11/1/2016	101022121	HR - PERF	perf	634.99		
Subtotal for Human Resources							7,062.19		
Subtotal for Fund 101 General							730,594.46		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 9 of 25

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)								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP038359	10/30/2016	101965	PCARD PAYABLE	pcard closing 0930	8,701.80	500000104	10/31/2016
Subtotal for Clerk Treasurer							8,701.80		
Public Works									
VEN001708	RPM Machinery	APP038228	10/26/2016	201013476	MVH-EQUIP LEASES	Asphalt Recycler	38,175.87		
VEN001384	Milestone Contractors LLP	APP038230	10/26/2016	201013231	MVH-SUBGRADE MATERIAL	Pothole Repair	51.41		
VEN001384	Milestone Contractors LLP	APP038231	10/26/2016	201013231	MVH-SUBGRADE MATERIAL	Pothole Repair	51.90		
VEN001044	Irving Materials	APP038320	11/1/2016	201013231	MVH-SUBGRADE MATERIAL	Towne Road	551.62		
VEN001363	Mid-state Truck Equipment	APP038321	11/1/2016	201013472	MVH-EQUIP	Strobe lights for new vehicles	752.75		
VEN001778	Shelby Materials	APP038326	11/1/2016	201013231	MVH-SUBGRADE MATERIAL	Sidewalk Repair-Columbine D	351.00		
VEN001731	Sagamore Ready Mix LLC	APP038332	11/2/2016	201013231	MVH-SUBGRADE MATERIAL	Sidewalk repair	699.50		
VEN001499	Otto's Parking Marking	APP038439	11/7/2016	201013472	MVH-EQUIP	Quailwood Ln	125.00		
VEN002706	KJM Trucking Inc	APP038481	11/7/2016	201013231	MVH-SUBGRADE MATERIAL	#53s-Stone Shoulders	592.56		
VEN001459	North Central Co-Op	APP038495	11/7/2016	201013226	MVH-VEHICLE GAS/ SUPPLI	Supplies	509.03		
VEN005565	Nathan Pflugh	APP038498	11/7/2016	201013349	MVH-SERVICES	CDL permit	17.00		
VEN005566	Steven Williams	APP038499	11/7/2016	201013349	MVH-SERVICES	CDL permit	14.00		
VEN005567	Jonathon McNutt	APP038500	11/7/2016	201013349	MVH-SERVICES	CDL permit	16.50		
VEN000859	Hare Chevrolet	APP038509	11/7/2016	201013476	MVH-EQUIP LEASES	2015 Chevy Truck-3500 4WD	28,805.25		
VEN001625	R and T Auto Supply Inc	APP038511	11/7/2016	201013345	MVH-EQUIP REPAIR	Tire Repair	124.00		
VEN005450	ATC Group Services LLC	APP038533	11/8/2016	201013349	MVH-SERVICES	NTE Contract for On-Call Geo	418.50		
VEN001459	North Central Co-Op	APP038537	11/8/2016	201013226	MVH-VEHICLE GAS/ SUPPLI	Oct unleaded fuel	5,655.82		
Subtotal for Public Works							76,911.71		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							85,613.51		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP038359	10/30/2016	101965	PCARD PAYABLE	pcard closing 0930	683.53	500000104	10/31/2016
Subtotal for Clerk Treasurer							683.53		
Public Works									
VEN004675	TAPCO	APP038480	11/7/2016	202013472	LRS-EQUIPMENT	Flashing Beacons for school c	300.00		
Subtotal for Public Works							300.00		
Subtotal for Fund 202 Local Road and Street (LRS)							983.53		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 10 of 25

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									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP038359	10/30/2016	101965	PCARD PAYABLE	pcard closing 0930	8,988.50	500000104	10/31/2016
Subtotal for Clerk Treasurer							8,988.50		
Fire									
VEN000534	Delta Dental	APP038186	10/25/2016	203012119	FIRE-HEALTH AND DENTAL	Nov Ins Prem	4,762.35	60916	10/25/2016
VEN004479	Symetra Life Insurance	APP038200	10/26/2016	203012119	FIRE-HEALTH AND DENTAL	Nov Ins Prem	219.96	60923	10/26/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038201	10/26/2016	203012119	FIRE-HEALTH AND DENTAL	Nov Ins Prem	55,701.22	60922	10/26/2016
VEN000682	Fastenal	APP038206	10/26/2016	203012360	FIRE-VEHICLE MAINT	Parts for automotive repair	65.56		
VEN000345	Cave and Company Printing	APP038208	10/26/2016	203012337	FIRE-PRINTING	Business Cards	231.56		
VEN000903	Hoosier Fire Equipment	APP038209	10/26/2016	203012229	FIRE-UNIFORMS	Jacket,trouser, and SCBA rep	2,367.90		
VEN001615	Public Safety Medical Services	APP038211	10/26/2016	203012354	FIRE-MEDICAL EXAMS/TEST	Medical Exam for Abigail Yate	1,182.67		
VEN003505	Smartstop Dry Cleaners	APP038212	10/26/2016	203012229	FIRE-UNIFORMS	Dry cleaning	92.00		
VEN000644	Enviro-max Inc	APP038213	10/26/2016	203012343	FIRE-BUILDING MAINTENAN	Maintenance to furnace	528.00		
VEN002148	Witmer Public Safety Group	APP038215	10/26/2016	203012229	FIRE-UNIFORMS	Boots	102.00		
VEN001478	Office Team	APP038216	10/26/2016	203012111	FIRE-SALARY	Temp. Service	978.76		
VEN000633	Embroidery Plus	APP038217	10/26/2016	203012229	FIRE-UNIFORMS	Shorts, T-shirts	410.00		
VEN001009	Indy Tire Center	APP038218	10/26/2016	203012360	FIRE-VEHICLE MAINT	Tires for M81 and E82	5,081.16		
VEN005519	VisuLite Inc	APP038219	10/26/2016	203012360	FIRE-VEHICLE MAINT	Wire Panel for vehicle	141.16		
VEN002213	Open Control Systems	APP038220	10/26/2016	203012343	FIRE-BUILDING MAINTENAN	81 Apparatus Bays Cameras	2,950.00		
VEN005006	Team Pride Athletic Apparel	APP038222	10/26/2016	203012229	FIRE-UNIFORMS	Caps and Polos	289.82		
VEN001011	Infinisource	APP038275	10/28/2016	203012119	FIRE-HEALTH AND DENTAL	Cobra core service	291.83	60928	10/28/2016
VEN001814	Spectrum Janitorial	APP038288	10/31/2016	203012224	FIRE-OPERATING SUPPLIES	Detergent	304.50		
VEN001537	Payroll	APP038308	11/1/2016	203012111	FIRE-SALARY	sal	180,676.83		
VEN001537	Payroll	APP038308	11/1/2016	203012120	FIRE-FICA AND MEDICARE	fica	10,794.73		
VEN001537	Payroll	APP038308	11/1/2016	203012120	FIRE-FICA AND MEDICARE	med	2,524.60		
VEN001537	Payroll	APP038308	11/1/2016	203012121	FIRE-PERF	perf	32,433.01		
VEN000373	Chase Equipment Finance Inc	APP038318	11/1/2016	203012473	FIRE-VEHICLE LEASES	fire lease	67,801.40		
VEN000373	Chase Equipment Finance Inc	APP038318	11/1/2016	203012473	FIRE-VEHICLE LEASES	fire lease	11,353.42		
VEN002336	Citizens Westfield	APP038389	11/7/2016	203012342	FIRE-WATER/SEWER	Sta 82	221.86		
VEN001417	Napa Auto Parts	APP038392	11/7/2016	203012360	FIRE-VEHICLE MAINT	Vehicle Maintenance Parts	346.64		
VEN001459	North Central Co-Op	APP038393	11/7/2016	203012226	FIRE-VEHICLE GAS/SUPPLIE	Fuel	2,928.44		
VEN001478	Office Team	APP038396	11/7/2016	203012111	FIRE-SALARY	Temp. Salary	489.38		
VEN001826	Staples	APP038397	11/7/2016	203012223	FIRE-OFFICE SUPPLIES	Past due amount- office suppli	24.96		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 11 of 25

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									
VEN001935	The Overhead Door Co.	APP038398	11/7/2016	203012343	FIRE-BUILDING MAINTENAN	Repair to garage doors	899.47		
VEN004355	Hamilton Co Communications	APP038399	11/7/2016	203012349	FIRE-SERVICES	Radio Warranty/Repair Contr	2,333.61		
VEN001478	Office Team	APP038402	11/7/2016	203012111	FIRE-SALARY	Temp. Service Salary	489.38		
VEN002148	Witmer Public Safety Group	APP038403	11/7/2016	203012229	FIRE-UNIFORMS	Gloves	200.78		
VEN000644	Enviro-max Inc	APP038405	11/7/2016	203012343	FIRE-BUILDING MAINTENAN	Preventative HVAC Mainten	1,075.50		
VEN000644	Enviro-max Inc	APP038406	11/7/2016	203012343	FIRE-BUILDING MAINTENAN	HVAC Service	538.98		
VEN000644	Enviro-max Inc	APP038407	11/7/2016	203012343	FIRE-BUILDING MAINTENAN	Preventative HVAC Mainten	1,012.04		
VEN001615	Public Safety Medical Services	APP038410	11/7/2016	203012354	FIRE-MEDICAL EXAMS/TEST	Medical Testing for Brock Viar	1,182.67		
VEN000345	Cave and Company Printing	APP038411	11/7/2016	203012337	FIRE-PRINTING	Firehouse Prints	220.85		
VEN000094	American Eagle Equipment	APP038412	11/7/2016	203012360	FIRE-VEHICLE MAINT	Maint. to Chief Reed's Tahoe/	7,904.98		
VEN002336	Citizens Westfield	APP038506	11/7/2016	203012342	FIRE-WATER/SEWER	Sta 83	444.67		
VEN002336	Citizens Westfield	APP038524	11/8/2016	203012342	FIRE-WATER/SEWER	Sta 83	139.19		
VEN001459	North Central Co-Op	APP038537	11/8/2016	203012226	FIRE-VEHICLE GAS/SUPPLIE	Oct unleaded fuel	1,001.09		
VEN000739	Frontier	APP038548	11/8/2016	203012349	FIRE-SERVICES	Postage machine Elevator	60.17		
Subtotal for Fire							402,799.10		
Subtotal for Fund 203 Fire Operating							411,787.60		
Fund No. Fund Name									
204 Park Impact									
Public Works									
VEN000787	Globe Asphalt Paving Co.	APP038401	11/7/2016	204005349	PARK IMPACT-SERVICES	Midland Trail 4 Construction	155,977.14		
VEN002142	Wills Excavating Inc	APP038421	11/7/2016	204005349	PARK IMPACT-SERVICES	Demo structures and create p	85,765.00		
VEN000787	Globe Asphalt Paving Co.	APP038429	11/7/2016	204005349	PARK IMPACT-SERVICES	Monon-Midland Loop Trail Co	198,599.83		
VEN001887	TC Property	APP038482	11/7/2016	204005349	PARK IMPACT-SERVICES	Midland Trace Trail signage	4,432.00		
VEN001887	TC Property	APP038484	11/7/2016	204005349	PARK IMPACT-SERVICES	Trail markers for Midland Tra	4,995.00		
VEN005138	Spear Corp	APP038510	11/7/2016	204005349	PARK IMPACT-SERVICES	Quaker Park Splash Pad mec	7,875.00		
Subtotal for Public Works							457,643.97		
Subtotal for Fund 204 Park Impact							457,643.97		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 12 of 25

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									
206	Parks Programming/Events								
Parks									
VEN003487	Princess and Me Celebrations	APP038297	11/1/2016	206005347	PARKS PROGRAM/PROMOT	WIL Snow Sisters Appearance	600.00		
VEN001356	Michael Ottinger	APP038298	11/1/2016	206005347	PARKS PROGRAM/PROMOT	WIL Sound/Lighting Equipme	1,100.00		
VEN002635	Partyzone Entertainment Rentals	APP038299	11/1/2016	206005347	PARKS PROGRAM/PROMOT	Trackless Train for WIL	672.50		
VEN001335	Melody Jones	APP038304	11/1/2016	206005347	PARKS PROGRAM/PROMOT	Bingo Brunch gift cards	144.95	60929	11/1/2016
VEN003457	Teresa Evans	APP038305	11/1/2016	206005347	PARKS PROGRAM/PROMOT	Melt the Trail	18.75	60930	11/1/2016
VEN002613	Ermco Inc	APP038385	11/7/2016	206005347	PARKS PROGRAM/PROMOT	Labor for WIL	924.00		
VEN002112	Westfield Pharmacy	APP038417	11/7/2016	206005347	PARKS PROGRAM/PROMOT	Westfield in Bloom	150.00		
VEN000401	Cindy Olson	APP038423	11/7/2016	206005347	PARKS PROGRAM/PROMOT	Yarn for WIL Scarves	35.88		
VEN001523	Party Time Rental	APP038424	11/7/2016	206005347	PARKS PROGRAM/PROMOT	Rental Equipment for WIL	812.30		
VEN000942	Imagery LLC	APP038489	11/7/2016	206005347	PARKS PROGRAM/PROMOT	Westfield Volunteer Award	88.96		
VEN000942	Imagery LLC	APP038491	11/7/2016	206005347	PARKS PROGRAM/PROMOT	Phone wallet covers	436.59		
VEN000229	Beth Maier Photography	APP038496	11/7/2016	206005347	PARKS PROGRAM/PROMOT	Fireside tables	75.00		
VEN000845	Hamilton County Park and Rec	APP038542	11/8/2016	206005347	PARKS PROGRAM/PROMOT	Race Across Hamilton Cty	231.01		
Subtotal for Parks							5,289.94		
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP038359	10/30/2016	101965	PCARD PAYABLE	pcard closing 0930	2,282.20	500000104	10/31/2016
Subtotal for Clerk Treasurer							2,282.20		
Subtotal for Fund 206 Parks Programming/Events							7,572.14		
Fund No. Fund Name									
239	Law Enforcement								
Police									
VEN001509	Pam Taylor	APP038155	10/24/2016	239002334	LAW ENFORCE-TRAVEL/TR	Emergency Medial Classes (E	850.00	60861	10/24/2016
VEN005520	ICACC Childfirst Indiana	APP038236	10/26/2016	239002334	LAW ENFORCE-TRAVEL/TR	ChildFirst Indiana Training - H	395.00		
VEN001806	Sodexo Inc	APP038242	10/26/2016	239002334	LAW ENFORCE-TRAVEL/TR	Dinner meals for ILEA Basic	407.50		
VEN001377	Mike Siara	APP038252	10/27/2016	239002334	LAW ENFORCE-TRAVEL/TR	Reimbursement for NYPD Se	625.00	60927	10/27/2016
Subtotal for Police							2,277.50		
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP038359	10/30/2016	101965	PCARD PAYABLE	pcard closing 0930	15,912.27	500000104	10/31/2016
Subtotal for Clerk Treasurer							15,912.27		
Subtotal for Fund 239 Law Enforcement							18,189.77		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 13 of 25

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									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN005518	Matthew Marcum	APP038191	10/25/2016	264013349	ROAD IMPACT-SERVICES	Parcel 12 186th and Spring Mi	15,750.00	60918	10/25/2016
VEN005517	Richard Marcum	APP038192	10/25/2016	264013349	ROAD IMPACT-SERVICES	Parcel 12 186th St and Spring	15,750.00	60919	10/25/2016
VEN001521	Parsons Brinckerhoff Inc	APP038225	10/26/2016	264013349	ROAD IMPACT-SERVICES	HSIP Projects Various Locatio	3,100.00		
VEN001521	Parsons Brinckerhoff Inc	APP038226	10/26/2016	264013349	ROAD IMPACT-SERVICES	Westfield Connector	46,098.72		
VEN004894	Westfield Airport LLC	APP038333	11/2/2016	264013349	ROAD IMPACT-SERVICES	Parcel 10 186th St RAB	10,300.00		
VEN000961	Indiana Dept Of Transportation	APP038400	11/7/2016	264013349	ROAD IMPACT-SERVICES	Acquisition of Parcels 310 an	38,000.00		
VEN005564	Penhall Company	APP038428	11/7/2016	264013349	ROAD IMPACT-SERVICES	Mill Street Sawcutting	1,185.00		
VEN000596	E and B Paving Inc	APP038430	11/7/2016	264013349	ROAD IMPACT-SERVICES	Monon 5 @ Grade Trail betwe	81,011.80		
VEN000596	E and B Paving Inc	APP038430	11/7/2016	264013349	ROAD IMPACT-SERVICES	Includes Change Orders 1 & 2	5,105.53		
VEN002499	Countryside Homeowners	APP038435	11/7/2016	264013349	ROAD IMPACT-SERVICES	Parcel 2 and 2A	500.00		
VEN005525	Mapleton at Countryside	APP038436	11/7/2016	264013349	ROAD IMPACT-SERVICES	Parcel 1 Sidewalk Ramp	500.00		
VEN005561	Westfield Elementary School	APP038438	11/7/2016	264013349	ROAD IMPACT-SERVICES	Curb Ramps Westfield Eleme	10.00		
Subtotal for Public Works							217,311.05		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							217,311.05		
Fund No. Fund Name									
268	Emergency Medical and Equip								
Fire									
VEN000266	Bound Tree Medical	APP038207	10/26/2016	268012224	EMS-OPERATING SUPPLIES	EMS Supplies	1,893.97		
VEN000065	Airgas Mid America	APP038210	10/26/2016	268012224	EMS-OPERATING SUPPLIES	Oxygen	51.94		
VEN000403	Ciproms Inc	APP038214	10/26/2016	268012349	EMS-SERVICES	EMS billing September 2016	1,938.10		
VEN000266	Bound Tree Medical	APP038289	10/31/2016	268012224	EMS-OPERATING SUPPLIES	EMS Supplies	42.20		
VEN000266	Bound Tree Medical	APP038394	11/7/2016	268012224	EMS-OPERATING SUPPLIES	EMS Supplies	764.62		
VEN000266	Bound Tree Medical	APP038395	11/7/2016	268012224	EMS-OPERATING SUPPLIES	EMS Supplies	210.36		
VEN005474	Telamon Enterprise Ventures	APP038404	11/7/2016	268012349	EMS-SERVICES	Community Paramedicine Co	20,000.00		
VEN004043	Arrow International	APP038408	11/7/2016	268012224	EMS-OPERATING SUPPLIES	Needles	1,108.84		
VEN000065	Airgas Mid America	APP038409	11/7/2016	268012224	EMS-OPERATING SUPPLIES	Oxygen	29.28		
VEN000266	Bound Tree Medical	APP038413	11/7/2016	268012224	EMS-OPERATING SUPPLIES	EMS Supplies	921.37		
Subtotal for Fire							26,960.68		
Subtotal for Fund 268 Emergency Medical and Equip							26,960.68		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 14 of 25

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									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP038359	10/30/2016	101965	PCARD PAYABLE	pcard closing 0930	1,138.43	500000104	10/31/2016
Subtotal for Clerk Treasurer							1,138.43		
Public Safety (Police and Fire)									
VEN000405	Citizens Energy Group	APP038167	10/24/2016	269014342	TRAINING FAC-WATER/SE	Water TF	32.37	60809	10/24/2016
VEN002191	City of Noblesville Utilities	APP038390	11/7/2016	269014342	TRAINING FAC-WATER/SE	Sewer charges for October	50.82		
VEN000589	Duke Energy	APP038391	11/7/2016	269014341	TRAINING FAC-ELECTRIC	Training Facility	302.69		
VEN002048	Vectren	APP038535	11/8/2016	269014328	TRAINING FAC-HEAT/GAS	Training Facility	18.83		
Subtotal for Public Safety (Police and Fire)							404.71		
Subtotal for Fund 269 Training Facility Center							1,543.14		
Fund No. Fund Name									
301 Eastside TIF									
RDC									
VEN000186	Bank Of New York Mellon	APP038221	10/26/2016	301018349	EASTSIDE TIF SERVICES	Redemption fee	100.00		
VEN001469	O W Krohn and Associates	APP038560	11/8/2016	301018349	EASTSIDE TIF SERVICES	Redevelopment services Sept	100.00		
Subtotal for RDC							200.00		
Subtotal for Fund 301 Eastside TIF							200.00		
Fund No. Fund Name									
305 Grand Junction TIF									
RDC									
VEN001469	O W Krohn and Associates	APP038560	11/8/2016	305018349	GRAND JUNCTION TIF-SER	Redevelopment services Sept	850.00		
VEN002234	Land Collective LLC	APP038566	11/8/2016	305018349	GRAND JUNCTION TIF-SER	Grand Junction Plaza CDs an	395,000.00		
Subtotal for RDC							395,850.00		
Subtotal for Fund 305 Grand Junction TIF							395,850.00		
Fund No. Fund Name									
309 Eagletown TIF									
RDC									
VEN001469	O W Krohn and Associates	APP038560	11/8/2016	309018349	EAGLETOWN TIF SERVICES	Redevelopment services Sept	50.00		
Subtotal for RDC							50.00		
Subtotal for Fund 309 Eagletown TIF							50.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 15 of 25

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									
342	2016 GO Bond								
Public Works									
VEN000859	Hare Chevrolet	APP038196	10/25/2016	342013473	GO BOND 2016 PW VEH LE	ECD Vehicles	36,384.00	60921	10/25/2016
VEN000859	Hare Chevrolet	APP038196	10/25/2016	342013473	GO BOND 2016 PW VEH LE	PW Vehicles	183,079.00	60921	10/25/2016
VEN000859	Hare Chevrolet	APP038196	10/25/2016	342013473	GO BOND 2016 PW VEH LE	City Pool Vehicle	10,021.25	60921	10/25/2016
Subtotal for Public Works							229,484.25		
Subtotal for Fund 342 2016 GO Bond							229,484.25		
Fund No. Fund Name									
556	Community Crossing Grant								
Public Works									
VEN003838	Harding Group Inc	APP038531	11/8/2016	556013349	COMMUNITY CROSSING GR	2016 Resurfacing	964,006.12		
Subtotal for Public Works							964,006.12		
Subtotal for Fund 556 Community Crossing Grant							964,006.12		
Fund No. Fund Name									
582	SR32-216th TE Grant								
Public Works									
VEN000562	DLZ	APP038384	11/7/2016	582013349	SR32-216TH TE GRANT SER	Monon Trail 6 7 PE Services	55,276.00		
Subtotal for Public Works							55,276.00		
Subtotal for Fund 582 SR32-216th TE Grant							55,276.00		
Fund No. Fund Name									
585	MPO 151st Culvert Protec Grant								
Public Works									
VEN001788	Shrewsberry and Associates LLC	APP038227	10/26/2016	585013349	MPO 151 CULVERT PRO GR	151st Culvert Replacement	5,322.43		
VEN001788	Shrewsberry and Associates LLC	APP038526	11/8/2016	585013349	MPO 151 CULVERT PRO GR	151st Culvert Replacement	3,776.42		
Subtotal for Public Works							9,098.85		
Subtotal for Fund 585 MPO 151st Culvert Protec Grant							9,098.85		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 16 of 25

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									
592	Round 161-Oakr Grant								
Public Works									
VEN002019	United Consulting Engineers	APP038536	11/8/2016	592013349	ROUND 161-OAKRIDGE SER	161st Oak Ridge CE replaces	1,007.34		
Subtotal for Public Works							1,007.34		
Subtotal for Fund 592 Round 161-Oakr Grant							1,007.34		
Fund No. Fund Name									
595	Monon Trail Grant								
Public Works									
VEN000562	DLZ	APP038284	10/31/2016	595013349	MONON TRAIL GRANT 191-2	Monon 7 R/W Eng.	149.05		
Subtotal for Public Works							149.05		
Subtotal for Fund 595 Monon Trail Grant							149.05		
Fund No. Fund Name									
640	Sports Campus Operating								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP038359	10/30/2016	101965	PCARD PAYABLE	pcard closing 0930	532.32	500000104	10/31/2016
Subtotal for Clerk Treasurer							532.32		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 17 of 25

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								
Grand Park									
VEN000589	Duke Energy	APP038286	10/31/2016	640015341	SPORTS CAMPUS-ELECTRI	709 191st	399.56	1402	10/31/2016
VEN002305	High Performance Soccer	APP038287	10/31/2016	640015474	SPORTS CAMPUS-CONSTR	Bleachers	48,190.00	1404	11/2/2016
VEN004792	Johnson Control	APP038291	10/31/2016	640015474	SPORTS CAMPUS-CONSTR	GP Indoor Low Voltage	4,753.00		
VEN001653	Regions Insurance Inc	APP038319	11/1/2016	640015339	SPORTS CAMPUS-INSURAN	BI increase Field	329.18	1403	11/1/2016
VEN001653	Regions Insurance Inc	APP038319	11/1/2016	640015339	SPORTS CAMPUS-INSURAN	BI increase Diam	269.32	1403	11/1/2016
VEN000589	Duke Energy	APP038545	11/8/2016	640015341	SPORTS CAMPUS-ELECTRI	House used by Concessions	310.62		
VEN000589	Duke Energy	APP038546	11/8/2016	640015341	SPORTS CAMPUS-ELECTRI	General	3,637.46		
VEN000589	Duke Energy	APP038546	11/8/2016	640015341	SPORTS CAMPUS-ELECTRI	Electric Diam	3,292.81		
VEN000589	Duke Energy	APP038546	11/8/2016	640015341	SPORTS CAMPUS-ELECTRI	Electric Field	4,401.14		
VEN004832	GS Sports Ventures	APP038569	11/9/2016	640015349	SPORTS CAMPUS-SERVICE	Marketing and Commission fe	40,000.00		
VEN005403	BrightView Landscapes LLC	APP038570	11/9/2016	640015349	SPORTS CAMPUS-SERVICE	IV and EV replacement D25	751.00		
VEN005403	BrightView Landscapes LLC	APP038570	11/9/2016	640015349	SPORTS CAMPUS-SERVICE	IV and EV replacement F12	833.00		
VEN005403	BrightView Landscapes LLC	APP038570	11/9/2016	640015349	SPORTS CAMPUS-SERVICE	Seed Install Sections A D2 Ma	14,160.00		
VEN005403	BrightView Landscapes LLC	APP038570	11/9/2016	640015349	SPORTS CAMPUS-SERVICE	IV EV and Lateral D1 Zone 49	1,288.00		
VEN005403	BrightView Landscapes LLC	APP038570	11/9/2016	640015349	SPORTS CAMPUS-SERVICE	Gas line turf repari	1,227.00		
VEN005006	Team Pride Athletic Apparel	APP038571	11/9/2016	640015349	SPORTS CAMPUS-SERVICE	Polos	555.00		
VEN005006	Team Pride Athletic Apparel	APP038572	11/9/2016	640015349	SPORTS CAMPUS-SERVICE	Polos	315.42		
VEN001912	The Brickman Group	APP038573	11/9/2016	640015349	SPORTS CAMPUS-SERVICE	Paint perimeter fence	40,000.00		
VEN001912	The Brickman Group	APP038573	11/9/2016	640015349	SPORTS CAMPUS-SERVICE	Fish stocking	5,544.00		
VEN004840	Tyson Onsite	APP038574	11/9/2016	640015474	SPORTS CAMPUS-CONSTR	Restroom unit step rental Fiel	858.33		
VEN004840	Tyson Onsite	APP038574	11/9/2016	640015474	SPORTS CAMPUS-CONSTR	Restroom unit step rental Dia	858.33		
Subtotal for Grand Park							171,973.17		
Sport Campus Indoor Event Ctr									
VEN000589	Duke Energy	APP038130	10/20/2016	640023341	GP INDOOR-ELECTRIC	GP Indoor	16,496.53	1400	10/24/2016
VEN000480	CSI Signs	APP038276	10/28/2016	640023223	GP INDOOR-OFFICE SUPPL	Invoice #22028	3,900.00		
VEN000480	CSI Signs	APP038276	10/28/2016	640023223	GP INDOOR-OFFICE SUPPL	Invoice #22037	212.18		
VEN000589	Duke Energy	APP038286	10/31/2016	640023341	GP INDOOR-ELECTRIC	701 191st	31.05	1402	10/31/2016
VEN001653	Regions Insurance Inc	APP038319	11/1/2016	640023339	GP INDOOR-INSURANCE	BI increase	826.50	1403	11/1/2016
VEN000589	Duke Energy	APP038545	11/8/2016	640023341	GP INDOOR-ELECTRIC	GP Indoor	12,762.99		
VEN000589	Duke Energy	APP038545	11/8/2016	640023341	GP INDOOR-ELECTRIC	GP Indoor fire pumps	15.00		
Subtotal for Sport Campus Indoor Event Ctr							34,244.25		
Subtotal for Fund 640 Sports Campus Operating							206,749.74		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 18 of 25

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									
651	Infrastructure Improv								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP038359	10/30/2016	101965	PCARD PAYABLE	pcard closing 0930	116.43	500000104	10/31/2016
Subtotal for Clerk Treasurer							116.43		
Public Works									
VEN003736	Wesco Distribution	APP038189	10/25/2016	651013474	INFRASTRUCTURE IMPRO	Mill Street Lighting	39,127.00	60920	10/25/2016
VEN000473	Crider and Crider	APP038285	10/31/2016	651013474	INFRASTRUCTURE IMPRO	Roadway	958,891.01		
VEN000608	Eco-Infrastrcture Solution	APP038324	11/1/2016	651013474	INFRASTRUCTURE IMPRO	Locate gas under bridge-Mill	590.00		
VEN002303	D2 Land and Water Resource Inc	APP038331	11/2/2016	651013474	INFRASTRUCTURE IMPRO	Erosion control-Mill Street	120.00		
VEN002709	Lochmueller Group Inc	APP038360	11/3/2016	651013474	INFRASTRUCTURE IMPRO	Amend 6 for Mill St Design	2,382.51		
VEN005563	Jobsite Supply	APP038440	11/7/2016	651013474	INFRASTRUCTURE IMPRO	Stock	1,333.80		
Subtotal for Public Works							1,002,444.32		
Subtotal for Fund 651 Infrastructure Improv							1,002,560.75		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 19 of 25

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									
VEN002177	Indiana Members Credit Union	APP038137	10/20/2016	701008990	PAYROLL-MISC/BANK CHAR	HSA	133.07	16625	10/20/2016
VEN001098	Jeff Gilliam	APP038138	10/20/2016	701008990	PAYROLL-MISC/BANK CHAR	HSA error	1,500.00	16626	10/20/2016
VEN001550	PERF	APP038169	10/21/2016	701008133	PAYROLL-PERF	Civilian PERF	37,013.09	700000138	10/24/2016
VEN000008	77 Police and Fire Fund	APP038170	10/21/2016	701008133	PAYROLL-PERF	Non Civilian PERF	50,511.94	700000137	10/24/2016
VEN004419	Amanda Rubadue	APP038171	10/24/2016	701008930	PAYROLL-INS. DED	HSA	113.06	16627	10/24/2016
VEN000534	Delta Dental	APP038185	10/25/2016	701008930	PAYROLL-INS. DED	Nov Ins Prem	4,141.29	16628	10/25/2016
VEN000126	Anthem Blue Cross Blue Shield	APP038202	10/26/2016	701008930	PAYROLL-INS. DED	Nov Ins Prem	3,634.74	16629	10/26/2016
VEN000058	AFLAC	APP038273	10/28/2016	701008930	PAYROLL-INS. DED	Nov Aflac Group Ins Prem	2,142.62	16630	10/28/2016
VEN005523	Melissa Wright	APP038274	10/28/2016	701008930	PAYROLL-INS. DED	Reim dental ins	7.68	16631	10/28/2016
VEN000058	AFLAC	APP038290	10/31/2016	701008930	PAYROLL-INS. DED	Disab Ins	7,682.82	16632	10/31/2016
VEN002177	Indiana Members Credit Union	APP038303	11/1/2016	701008930	PAYROLL-INS. DED	IMCU	133.06	16633	11/1/2016
VEN001537	Payroll	APP038306	11/1/2016	701008110	PAYROLL-NET SALARIES	net sal	330,413.23	700000144	11/3/2016
VEN000920	Huntington National Bank	APP038309	11/1/2016	701008131	PAYROLL-EMPLOYER'S FIC	fica	28,526.33	700000141	11/3/2016
VEN000920	Huntington National Bank	APP038309	11/1/2016	701008132	PAYROLL-EMPLOYER'S ME	med	6,671.48	700000141	11/3/2016
VEN000920	Huntington National Bank	APP038309	11/1/2016	701008921	PAYROLL-FEDERAL WITHH	fed	55,853.42	700000141	11/3/2016
VEN000920	Huntington National Bank	APP038309	11/1/2016	701008922	PAYROLL-EMPLOYEE FICA	med	6,671.47	700000141	11/3/2016
VEN000920	Huntington National Bank	APP038309	11/1/2016	701008922	PAYROLL-EMPLOYEE FICA	fica	28,526.39	700000141	11/3/2016
VEN000959	Indiana Dept Of Revenue	APP038310	11/1/2016	701008923	PAYROLL-STATE WITHHOL	state	14,371.23	700000143	11/3/2016
VEN000959	Indiana Dept Of Revenue	APP038310	11/1/2016	701008923	PAYROLL-STATE WITHHOL	coit	4,926.05	700000143	11/3/2016
VEN000163	Aul Retirement	APP038311	11/1/2016	701008931	PAYROLL-401A MATCHING-	Employee contributions and lo	15,104.29	700000140	11/3/2016
VEN000948	IN Family and Social Services Admin	APP038312	11/1/2016	701008140	PAYROLL-SUPPORT WITHH	Child Supports	2,326.42	700000142	11/3/2016
VEN001864	Supporting Heroes	APP038313	11/1/2016	701008991	PAYROLL-MISC	Employee Contributions	116.26	16637	11/1/2016
VEN000703	Fire Fighters Credit Union	APP038314	11/1/2016	701008141	PAYROLL-UNION DUES	Union Dues	1,817.84	16634	11/1/2016
VEN001583	Police and Firemens Insurance	APP038315	11/1/2016	701008930	PAYROLL-INS. DED	Ins Prem	70.85	16636	11/1/2016
VEN004836	Nationwide Retirement Solutions	APP038316	11/1/2016	701008931	PAYROLL-401A MATCHING-	Employee contribution	1,115.00	16635	11/1/2016
VEN000008	77 Police and Fire Fund	APP038368	11/2/2016	701008133	PAYROLL-PERF	Non Civilian PERF	50,511.94	700000139	11/3/2016
VEN001550	PERF	APP038369	11/2/2016	701008133	PAYROLL-PERF	Civilian Perf	37,085.06	700000145	11/3/2016
Subtotal for Clerk Treasurer							691,120.63		
Subtotal for Fund 701 Payroll							691,120.63		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 20 of 25

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									
900	Stormwater								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP038359	10/30/2016	101965	PCARD PAYABLE	pcard closing 0930	88.12	500000104	10/31/2016
	Subtotal for Clerk Treasurer							88.12	
	Stormwater								
VEN005249	Calvin Landscape	APP038188	10/25/2016	900016474	STORM-CONSTRUCTION C	Armstrong Park-Erosion Contr	17,050.00	37000	10/25/2016
VEN001537	Payroll	APP038307	11/1/2016	900016111	STORM-SALARY	sai	14,024.27	900000021	11/3/2016
VEN001537	Payroll	APP038307	11/1/2016	900016120	STORM-FICA AND MEDICAR	fica	822.61	900000021	11/3/2016
VEN001537	Payroll	APP038307	11/1/2016	900016120	STORM-FICA AND MEDICAR	med	192.39	900000021	11/3/2016
VEN001537	Payroll	APP038307	11/1/2016	900016121	STORM-PERF	perf	1,509.44	900000021	11/3/2016
VEN001778	Shelby Materials	APP038325	11/1/2016	900016231	STORM-SUBGRADE MATER	Sinkhole-Carey Glen	355.00		
VEN001778	Shelby Materials	APP038327	11/1/2016	900016231	STORM-SUBGRADE MATER	Sinkhole-Bridgewater	208.00		
VEN002424	IUPPS	APP038330	11/2/2016	900016309	STORM-CONSULTING FEES	August tickets	1,326.20		
VEN000517	Daystar Directional Drilling	APP038437	11/7/2016	900016434	STORM-STORMWATER MIS	Urban Farmer	21,000.00		
VEN005526	Stephen Recobs	APP038441	11/7/2016	900016370	STORMWATER-REFUND		7.49		
VEN003169	Westfield One	APP038442	11/7/2016	900016370	STORMWATER-REFUND	OP	60.14		
VEN002521	Alan Virgin	APP038443	11/7/2016	900016370	STORMWATER-REFUND		9.01		
VEN002521	Alan Virgin	APP038443	11/7/2016	900016370	STORMWATER-REFUND	OP	0.59		
VEN005528	Michael Tigges	APP038444	11/7/2016	900016370	STORMWATER-REFUND		9.01		
VEN005529	Harold Grigdesby	APP038445	11/7/2016	900016370	STORMWATER-REFUND		12.90		
VEN005529	Harold Grigdesby	APP038445	11/7/2016	900016370	STORMWATER-REFUND	OP	132.70		
VEN005530	Lindsay Kaufman	APP038446	11/7/2016	900016370	STORMWATER-REFUND		10.82		
VEN005531	Jarrett and Sharon Robbins	APP038447	11/7/2016	900016370	STORMWATER-REFUND	OP	82.27		
VEN005532	Greater Vision	APP038448	11/7/2016	900016370	STORMWATER-REFUND	OP	186.43		
VEN005533	Alphonson Murry	APP038449	11/7/2016	900016370	STORMWATER-REFUND	OP	38.44		
VEN005534	Just Floors	APP038450	11/7/2016	900016370	STORMWATER-REFUND	OP	50.00		
VEN005535	Elena Maurini	APP038451	11/7/2016	900016370	STORMWATER-REFUND		9.01		
VEN005536	Jan Powers	APP038452	11/7/2016	900016370	STORMWATER-REFUND		9.01		
VEN005537	Andrew Tolle	APP038453	11/7/2016	900016370	STORMWATER-REFUND		10.82		
VEN005538	Martin Raines	APP038454	11/7/2016	900016370	STORMWATER-REFUND		7.90		
VEN005539	John Green	APP038455	11/7/2016	900016370	STORMWATER-REFUND		11.05		
VEN005540	Justin Blanding	APP038456	11/7/2016	900016370	STORMWATER-REFUND		6.10		
VEN005541	E Noel	APP038457	11/7/2016	900016370	STORMWATER-REFUND	OP	42.85		
VEN005542	Patrick Mapes	APP038458	11/7/2016	900016370	STORMWATER-REFUND		9.85		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 21 of 25

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								
900	Stormwater								
	Stormwater								
VEN005543	Hedi Thiesing	APP038459	11/7/2016	900016370	STORMWATER-REFUND		11.23		
VEN005544	Grace Girolamo	APP038460	11/7/2016	900016370	STORMWATER-REFUND		9.15		
VEN005545	Brett and Rebecca Rettenmund	APP038461	11/7/2016	900016370	STORMWATER-REFUND		10.12		
VEN005546	Robert Naghdi	APP038462	11/7/2016	900016370	STORMWATER-REFUND		9.01		
VEN005547	Richard Dawson	APP038463	11/7/2016	900016370	STORMWATER-REFUND		11.79		
VEN005548	Martin Stauder	APP038464	11/7/2016	900016370	STORMWATER-REFUND	OP	58.23		
VEN005549	Dennis and Sharon Bardash	APP038465	11/7/2016	900016370	STORMWATER-REFUND		11.09		
VEN005550	Deborah May	APP038466	11/7/2016	900016370	STORMWATER-REFUND	OP	8.24		
VEN005551	Robert Bassler	APP038467	11/7/2016	900016370	STORMWATER-REFUND		8.04		
VEN005552	Vincent Villarreal	APP038468	11/7/2016	900016370	STORMWATER-REFUND		7.90		
VEN005553	Brett and Brinnan Bigler	APP038469	11/7/2016	900016370	STORMWATER-REFUND		7.63		
VEN005554	Johnie Erwin	APP038470	11/7/2016	900016370	STORMWATER-REFUND		8.46		
VEN005555	Colin Grady	APP038471	11/7/2016	900016370	STORMWATER-REFUND	OP	131.95		
VEN005556	Casey Hunsicker Josh Vollmer	APP038472	11/7/2016	900016370	STORMWATER-REFUND	OP	53.19		
VEN005557	Matt Coleman	APP038473	11/7/2016	900016370	STORMWATER-REFUND		8.46		
VEN005349	Paula French	APP038474	11/7/2016	900016370	STORMWATER-REFUND	OP	130.59		
VEN005234	Tara Lambert	APP038475	11/7/2016	900016370	STORMWATER-REFUND		10.54		
VEN005558	Michelle Duffer	APP038476	11/7/2016	900016370	STORMWATER-REFUND		8.87		
VEN005559	Ryan and Erica Dick	APP038477	11/7/2016	900016370	STORMWATER-REFUND		8.04		
VEN005560	Michael Graham	APP038478	11/7/2016	900016370	STORMWATER-REFUND		9.01		
VEN005562	Jon Powell	APP038479	11/7/2016	900016370	STORMWATER-REFUND	OP	99.10		
VEN000608	Eco-Infrastructure Solution	APP038485	11/7/2016	900016433	STORM-INFRASTRUCTURE	Televising-Harmony 1 & 2	285.00		
VEN000608	Eco-Infrastructure Solution	APP038486	11/7/2016	900016433	STORM-INFRASTRUCTURE	Sink Holes	1,177.50		
VEN000608	Eco-Infrastructure Solution	APP038487	11/7/2016	900016433	STORM-INFRASTRUCTURE	Televising-Silver Lakes	562.50		
VEN000517	Daystar Directional Drilling	APP038488	11/7/2016	900016434	STORM-STORMWATER MIS	4203 Tarpon Bay-coring	250.00		
VEN002424	IUPPS	APP038497	11/7/2016	900016309	STORM-CONSULTING FEES	Sept tickets	1,265.40		
	Subtotal for Stormwater						61,355.34		
	Subtotal for Fund 900 Stormwater						61,443.46		
Fund No.	Fund Name								
950	Trash								

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 22 of 25

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								
VEN002155	Worrell	APP038431	11/7/2016	950017223	TRASH-OFFICE SUPPLIES	Trash Storm freight	15.00		
VEN004882	Technology Recyclers	APP038432	11/7/2016	950017349	TRASH-ADM SERVICES	CRT TVs and Montior Recycli	460.00		
VEN003986	Acceia Inc	APP038433	11/7/2016	950017389	TRASH-SOFTWARE LICENS	Web pmts online billing	428.00		
VEN005526	Stephen Recobs	APP038441	11/7/2016	950017370	TRASH-REFUND		1.80		
VEN005526	Stephen Recobs	APP038441	11/7/2016	950017370	TRASH-REFUND		20.38		
VEN002521	Alan Virgin	APP038443	11/7/2016	950017370	TRASH-REFUND		2.17		
VEN002521	Alan Virgin	APP038443	11/7/2016	950017370	TRASH-REFUND		24.53		
VEN005528	Michael Tigges	APP038444	11/7/2016	950017370	TRASH-REFUND		2.17		
VEN005528	Michael Tigges	APP038444	11/7/2016	950017370	TRASH-REFUND		24.53		
VEN005529	Harold Grigdesby	APP038445	11/7/2016	950017370	TRASH-REFUND		3.10		
VEN005529	Harold Grigdesby	APP038445	11/7/2016	950017370	TRASH-REFUND		35.09		
VEN005530	Lindsay Kaufman	APP038446	11/7/2016	950017370	TRASH-REFUND		2.60		
VEN005530	Lindsay Kaufman	APP038446	11/7/2016	950017370	TRASH-REFUND		29.43		
VEN005535	Elena Maurini	APP038451	11/7/2016	950017370	TRASH-REFUND		2.17		
VEN005535	Elena Maurini	APP038451	11/7/2016	950017370	TRASH-REFUND		24.53		
VEN005536	Jan Powers	APP038452	11/7/2016	950017370	TRASH-REFUND		2.17		
VEN005536	Jan Powers	APP038452	11/7/2016	950017370	TRASH-REFUND		24.53		
VEN005537	Andrew Tolle	APP038453	11/7/2016	950017370	TRASH-REFUND		2.60		
VEN005537	Andrew Tolle	APP038453	11/7/2016	950017370	TRASH-REFUND		29.43		
VEN005538	Martin Raines	APP038454	11/7/2016	950017370	TRASH-REFUND		1.90		
VEN005538	Martin Raines	APP038454	11/7/2016	950017370	TRASH-REFUND		21.51		
VEN005539	John Green	APP038455	11/7/2016	950017370	TRASH-REFUND		35.09		
VEN005540	Justin Blanding	APP038456	11/7/2016	950017370	TRASH-REFUND		1.47		
VEN005540	Justin Blanding	APP038456	11/7/2016	950017370	TRASH-REFUND		16.60		
VEN005542	Patrick Mapes	APP038458	11/7/2016	950017370	TRASH-REFUND		2.37		
VEN005542	Patrick Mapes	APP038458	11/7/2016	950017370	TRASH-REFUND		26.79		
VEN005543	Hedi Thiesing	APP038459	11/7/2016	950017370	TRASH-REFUND		2.70		
VEN005543	Hedi Thiesing	APP038459	11/7/2016	950017370	TRASH-REFUND		30.56		
VEN005544	Grace Girolamo	APP038460	11/7/2016	950017370	TRASH-REFUND		2.20		
VEN005544	Grace Girolamo	APP038460	11/7/2016	950017370	TRASH-REFUND		24.90		
VEN005545	Brett and Rebecca Rettenmund	APP038461	11/7/2016	950017370	TRASH-REFUND		2.43		
VEN005545	Brett and Rebecca Rettenmund	APP038461	11/7/2016	950017370	TRASH-REFUND		27.54		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/20/16..11/09/16

11/9/2016 9:02 AM

Page 23 of 25

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								
VEN005546	Robert Naghdi	APP038462	11/7/2016	950017370	TRASH-REFUND		2.17		
VEN005546	Robert Naghdi	APP038462	11/7/2016	950017370	TRASH-REFUND		24.53		
VEN005547	Richard Dawson	APP038463	11/7/2016	950017370	TRASH-REFUND		2.83		
VEN005547	Richard Dawson	APP038463	11/7/2016	950017370	TRASH-REFUND		32.07		
VEN005549	Dennis and Sharon Bardash	APP038465	11/7/2016	950017370	TRASH-REFUND		2.67		
VEN005549	Dennis and Sharon Bardash	APP038465	11/7/2016	950017370	TRASH-REFUND		30.19		
VEN005551	Robert Bassler	APP038467	11/7/2016	950017370	TRASH-REFUND		1.93		
VEN005551	Robert Bassler	APP038467	11/7/2016	950017370	TRASH-REFUND		21.88		
VEN005552	Vincent Villarreal	APP038468	11/7/2016	950017370	TRASH-REFUND		1.90		
VEN005552	Vincent Villarreal	APP038468	11/7/2016	950017370	TRASH-REFUND		21.51		
VEN005553	Brett and Brinnan Bigler	APP038469	11/7/2016	950017370	TRASH-REFUND		1.83		
VEN005553	Brett and Brinnan Bigler	APP038469	11/7/2016	950017370	TRASH-REFUND		20.75		
VEN005554	Johnie Erwin	APP038470	11/7/2016	950017370	TRASH-REFUND		2.03		
VEN005554	Johnie Erwin	APP038470	11/7/2016	950017370	TRASH-REFUND		23.02		
VEN005557	Matt Coleman	APP038473	11/7/2016	950017370	TRASH-REFUND		2.03		
VEN005557	Matt Coleman	APP038473	11/7/2016	950017370	TRASH-REFUND		23.02		
VEN005234	Tara Lambert	APP038475	11/7/2016	950017370	TRASH-REFUND		2.53		
VEN005234	Tara Lambert	APP038475	11/7/2016	950017370	TRASH-REFUND		28.68		
VEN005558	Michelle Duffer	APP038476	11/7/2016	950017370	TRASH-REFUND		2.13		
VEN005558	Michelle Duffer	APP038476	11/7/2016	950017370	TRASH-REFUND		24.15		
VEN005559	Ryan and Erica Dick	APP038477	11/7/2016	950017370	TRASH-REFUND		1.93		
VEN005559	Ryan and Erica Dick	APP038477	11/7/2016	950017370	TRASH-REFUND		21.88		
VEN005560	Michael Graham	APP038478	11/7/2016	950017370	TRASH-REFUND		2.17		
VEN005560	Michael Graham	APP038478	11/7/2016	950017370	TRASH-REFUND		24.53		
VEN001637	Ray's Trash Service	APP038507	11/7/2016	950017851	TRASH-RES QRTL Y FEE CO	October Collection	207,105.51		
VEN001637	Ray's Trash Service	APP038508	11/7/2016	950017850	TRASH-TRASH BAGS CONT	Case of overage bags Westfie	200.00		
Subtotal for Trash							208,958.16		
Subtotal for Fund 950 Trash							208,958.16		
Posted Invoices Total							5,784,154.20		

11/9/2016 9:02 AM

24 of 25

WESTFIELD\kgagnon

Report Date Range:

Un-Posted Invoices

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No. Fund Name								
640 Sports Campus Operating								
Grand Park								
VEN005403	BrightView Landscapes LLC	API0002803	10/13/2016	640015349	Sports Campus-Services	Sports Campus-Services	649.00	Approval Pending
VEN002228	Indiana Sports Properties	API0002806	10/17/2016	640015349	Sports Campus-Services	Sports Campus-Services	13,534.35	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002806	10/17/2016	640015349	Sports Campus-Services	Sports Campus-Services	3,979.33	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002806	10/17/2016	640015349	Sports Campus-Services	Sports Campus-Services	353.00	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002806	10/17/2016	640015349	Sports Campus-Services	Sports Campus-Services	5,000.00	Approval Pending
VEN002228	Indiana Sports Properties	API0002809	10/18/2016	640015349	Sports Campus-Services	Sports Campus-Services	7,045.13	Approval Pending
VEN002228	Indiana Sports Properties	API0002809	10/18/2016	640015349	Sports Campus-Services	Sports Campus-Services	21,500.00	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002812	10/20/2016	640015349	Sports Campus-Services	GP-Diamond Brickman CA Ma	14,793.59	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002812	10/20/2016	640015349	Sports Campus-Services	GP-Diamond Brickman CA Ma	15,397.41	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002812	10/20/2016	640015349	Sports Campus-Services	GP-Diamond Brickman CA Irr	1,176.00	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002812	10/20/2016	640015349	Sports Campus-Services	GP-Diamond Brickman CA Irr	1,224.00	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002812	10/20/2016	640015349	Sports Campus-Services	GP-Diamond Brickman CA Cl	11,018.32	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002812	10/20/2016	640015349	Sports Campus-Services	GP-Diamond Brickman CA Cl	14,605.68	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002812	10/20/2016	640015349	Sports Campus-Services	Sports Campus-Services	71,100.25	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002812	10/20/2016	640015349	Sports Campus-Services	Sports Campus-Services	12,992.50	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002812	10/20/2016	640015349	Sports Campus-Services	Sports Campus-Services	2,992.00	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002812	10/20/2016	640015349	Sports Campus-Services	Sports Campus-Services	4,186.75	Approval Pending
VEN004793	Nussli LLC	API0002825	11/3/2016	640015474	Sports Campus-Construction	Sport Campus-Construction	7,222.95	Approval Pending
VEN003729	Metronet	API0002826	11/3/2016	640015349	Sports Campus-Services	Sports Campus-Services	141.60	Approval Pending
VEN001637	Ray's Trash Service	API0002828	11/4/2016	640015349	Sports Campus-Services	Sports Campus-Services	1,483.35	Approval Pending
VEN001637	Ray's Trash Service	API0002828	11/4/2016	640015349	Sports Campus-Services	Sports Campus-Services	2,479.74	Approval Pending
VEN001637	Ray's Trash Service	API0002828	11/4/2016	640015349	Sports Campus-Services	Sports Campus-Services	835.20	Approval Pending
VEN002228	Indiana Sports Properties	API0002835	11/7/2016	640015349	Sports Campus-Services	Sports Campus-Services	12,566.55	Approval Pending
VEN002228	Indiana Sports Properties	API0002835	11/7/2016	640015349	Sports Campus-Services	Sports Campus-Services	21,500.00	Approval Pending
VEN005403	BrightView Landscapes LLC	API0002837	11/7/2016	640015349	Sports Campus-Services	Sports Campus-Services	1,152.00	Approval Pending
VEN002228	Indiana Sports Properties	API0002838	11/8/2016	640015224	Sports Campus-Operating Su	Sports Campus-Operating Su	225.00	Approval Pending
VEN000450	Context	API0002839	11/8/2016	640015474	Sports Campus-Construction	Sport Campus-Construction	9,562.68	Approval Pending
VEN005570	Comfort Systems USA	API0002840	11/8/2016	640015224	Sports Campus-Operating Su	Sports Campus-Operating Su	11,980.00	Approval Pending
Subtotal for Grand Park							270,696.38	

25 of 25

WESTFIELD\kgagnon

Fund No.	Fund Name
----------	-----------

Credit Memos

Fund No.	Fund Name
----------	-----------

264 Road and Street Improvement (Road Impact)							
Public Works							
VEN005515	Richard and Matthew Marcum	ACP000978	10/24/2016	264013349	Road Impact-Services	CM Improvement	31,500.00
Subtotal for							31,500.00
Subtotal by Fund 264 Road and Street Improvement (Road Impact)							31,500.00
Credit Memo Total							261,034.25

Purchase Invoice Register

City of Westfield

Report Date Range: 11/10/16..11/11/16

11/11/2016 2:15 PM

Page 1 of 5

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	APP038677	11/11/2016	101001341	ADM-ELECTRICITY	DWNA	46.59		
VEN000589	Duke Energy	APP038679	11/11/2016	101001341	ADM-ELECTRICITY	Lighting Redman parking lot	20.40		
Subtotal for Administration							66.99		
Police									
VEN002336	Citizens Westfield	APP038638	11/10/2016	101002342	POLICE-WATER/SEWER	Water/Sewer	207.88		
VEN001570	PIC Inc	APP038697	11/11/2016	101002360	POLICE-VEHICLE REPAIR	Drill Bits	436.32		
VEN001245	Lexisnexis Risk Managment	APP038712	11/11/2016	101002350	POLICE-SUBSCRIPTIONS/D	Monthly Statement	82.50		
VEN001728	Safety Kleen	APP038713	11/11/2016	101002349	POLICE-SERVICES	5G Parts Washer - Solvent	178.27		
VEN000942	Imagery LLC	APP038714	11/11/2016	101002229	POLICE-UNIFORMS	Polo Shirts	386.85		
VEN001942	The Uniform House, Inc	APP038715	11/11/2016	101002229	POLICE-UNIFORMS	Uniform Boots - Gorrell	114.58		
VEN001942	The Uniform House, Inc	APP038715	11/11/2016	101002229	POLICE-UNIFORMS	Uniform Shirts,Pants,Belt - G	376.40		
VEN001942	The Uniform House, Inc	APP038715	11/11/2016	101002229	POLICE-UNIFORMS	Hi Gloss Uniform Shoes - Kan	115.89		
VEN000314	C.A.R. Clinic	APP038716	11/11/2016	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	228.98		
VEN002017	Unifirst Corporation	APP038717	11/11/2016	101002343	POLICE-BUILDING MAINTEN	Mat Rental	61.45		
VEN002336	Citizens Westfield	APP038718	11/11/2016	101002342	POLICE-WATER/SEWER	Fire Service Charges	92.77		
Subtotal for Police							2,281.89		
Parks									
VEN002336	Citizens Westfield	APP038682	11/11/2016	101005342	PARKS-WATER/SEWER	Parks	396.94		
Subtotal for Parks							396.94		
Public Works									
VEN000589	Duke Energy	APP038678	11/11/2016	101013341	PW-ELECTRIC	Mill St	60.49		
VEN002336	Citizens Westfield	APP038681	11/11/2016	101013342	PW-WATER/SEWER	Water Sewer City Services	950.91		
Subtotal for Public Works							1,011.40		
Subtotal for Fund 101 General							3,757.22		

Purchase Invoice Register

City of Westfield

Report Date Range: 11/10/16..11/11/16

11/11/2016 2:15 PM

Page 2 of 5

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								
VEN000589	Duke Energy	APP038678	11/11/2016	201013341	MVH-ELECTRIC	Gray Rd flashing light	5.46		
VEN000589	Duke Energy	APP038678	11/11/2016	201013341	MVH-ELECTRIC	3224 161st	10.79		
VEN002336	Citizens Westfield	APP038680	11/11/2016	201013349	MVH-SERVICES	Mill St	7.56		
VEN000975	Indiana Oxygen Company	APP038700	11/11/2016	201013345	MVH-EQUIP REPAIR	Equipment Maintenance	29.08		
VEN001778	Shelby Materials	APP038701	11/11/2016	201013231	MVH-SUBGRADE MATERIAL	Sidewalk repair-Countryside	451.00		
VEN001778	Shelby Materials	APP038702	11/11/2016	201013231	MVH-SUBGRADE MATERIAL	Sidewalk repair-Towne Road	492.00		
Subtotal for Public Works							995.89		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							995.89		
Fund No. Fund Name									
203	Fire Operating								
	Fire								
VEN002336	Citizens Westfield	APP038638	11/10/2016	203012342	FIRE-WATER/SEWER	Water/Sewer	311.83		
VEN001646	Red Wing Shoe Company	APP038706	11/11/2016	203012229	FIRE-UNIFORMS	Boots (3 Pair)	530.67		
VEN000575	Donley Safety	APP038708	11/11/2016	203012360	FIRE-VEHICLE MAINT	Mirror Parts	374.92		
VEN000903	Hoosier Fire Equipment	APP038710	11/11/2016	203012472	FIRE-EQUIP	Repair to voice amp	130.00		
VEN002336	Citizens Westfield	APP038718	11/11/2016	203012342	FIRE-WATER/SEWER	Stored Water Station 82	92.00		
Subtotal for Fire							1,439.42		
Subtotal for Fund 203 Fire Operating							1,439.42		
Fund No. Fund Name									
268	Emergency Medical and Equip								
	Fire								
VEN000266	Bound Tree Medical	APP038705	11/11/2016	268012224	EMS-OPERATING SUPPLIES	EMS Supplies	664.99		
Subtotal for Fire							664.99		
Subtotal for Fund 268 Emergency Medical and Equip							664.99		
Fund No. Fund Name									
305	Grand Junction TIF								
	RDC								
VEN005569	Theodore J Lewis	APP038709	11/11/2016	305018400	GRAND JUNCTION LAND PU	Down payment for 221 and 22	100,000.00		
Subtotal for RDC							100,000.00		
Subtotal for Fund 305 Grand Junction TIF							100,000.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 11/10/16..11/11/16

11/11/2016 2:15 PM

Page 3 of 5

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									
342	2016 GO Bond								
Police									
VEN000373	Chase Equipment Finance Inc	APP038675	11/10/2016	342002473	GO BOND 2016 PD VEH LEA	chase lease	143,026.68		
VEN001168	Kelley Chevrolet	APP038684	11/11/2016	342002473	GO BOND 2016 PD VEH LEA	5 New Tahoes	175,403.00		
VEN001168	Kelley Chevrolet	APP038684	11/11/2016	342002473	GO BOND 2016 PD VEH LEA	New Tahoe and Imapala	59,750.75		
VEN000796	Govconnection	APP038685	11/11/2016	342002472	GO BOND 2016 PD EQUIP	Vehicle Docs, Adptrs., Compu	62,243.64		
VEN004465	Precision Arms of Indiana	APP038686	11/11/2016	342002472	GO BOND 2016 PD EQUIP	New Duty Weapons	29,105.25		
VEN000094	American Eagle Equipment	APP038687	11/11/2016	342002472	GO BOND 2016 PD EQUIP	Lights for New Vehciles	15,733.59		
VEN001484	On-Duty Depot	APP038688	11/11/2016	342002472	GO BOND 2016 PD EQUIP	Prisoner Transport Systems -	3,310.00		
VEN001484	On-Duty Depot	APP038688	11/11/2016	342002472	GO BOND 2016 PD EQUIP	Weapon Lockers - New Vehic	6,687.50		
VEN001484	On-Duty Depot	APP038688	11/11/2016	342002472	GO BOND 2016 PD EQUIP	Weapon Lockers - New Vehci	1,425.70		
VEN003312	Motorola Solutions	APP038689	11/11/2016	342002472	GO BOND 2016 PD EQUIP	Cables for New Vehciles	384.79		
VEN002088	Webb Effects	APP038690	11/11/2016	342002472	GO BOND 2016 PD EQUIP	Graphics for New Vehicles	2,000.00		
VEN000136	Applied Concepts Inc.	APP038691	11/11/2016	342002472	GO BOND 2016 PD EQUIP	Antenna Mounts for New Veh	550.00		
VEN000495	D and R Electronics	APP038692	11/11/2016	342002472	GO BOND 2016 PD EQUIP	Consoles, Controller, Cable D	7,299.20		
VEN000495	D and R Electronics	APP038692	11/11/2016	342002472	GO BOND 2016 PD EQUIP	Spacer Plates - New Vehicles	62.50		
VEN005574	Bose McKinney and Evans	APP038693	11/11/2016	342002475	GO BOND 2016 PD ISSUANC	Lenders counsel services	1,038.00		
VEN000695	Financial Solutions Group	APP038694	11/11/2016	342002475	GO BOND 2016 PD ISSUANC	GO Bond Series 2016	10,376.00		
VEN001195	Krieg Devault LLP	APP038695	11/11/2016	342002475	GO BOND 2016 PD ISSUANC	Services for GO Bond Series	16,601.00		
Subtotal for Police							534,997.60		
Fire									
VEN000373	Chase Equipment Finance Inc	APP038675	11/10/2016	342012473	GO BOND 2016 FD VEH LEA	chase lease	24,065.55		
VEN005574	Bose McKinney and Evans	APP038693	11/11/2016	342012475	GO BOND 2016 FD ISSUANC	Lenders counsel services	874.00		
VEN000695	Financial Solutions Group	APP038694	11/11/2016	342012475	GO BOND 2016 FD ISSUANC	GO Bond Series 2016	8,741.00		
VEN001195	Krieg Devault LLP	APP038695	11/11/2016	342012475	GO BOND 2016 FD ISSUANC	Services for GO Bond Series	13,986.00		
Subtotal for Fire							47,666.55		
Public Works									
VEN000373	Chase Equipment Finance Inc	APP038675	11/10/2016	342013473	GO BOND 2016 PW VEH LE	chase lease	103,565.61		
VEN005574	Bose McKinney and Evans	APP038693	11/11/2016	342013475	GO BOND 2016 PW ISSUAN	Lenders counsel services	874.00		
VEN000695	Financial Solutions Group	APP038694	11/11/2016	342013475	GO BOND 2016 PW ISSUAN	GO Bond Series 2016	5,883.00		
VEN001195	Krieg Devault LLP	APP038695	11/11/2016	342013475	GO BOND 2016 PW ISSUAN	Services for GO Bond Series	9,413.00		
Subtotal for Public Works							119,735.61		
Subtotal for Fund 342 2016 GO Bond							702,399.76		

Purchase Invoice Register

City of Westfield

Report Date Range: 11/10/16..11/11/16

11/11/2016 2:15 PM

Page 4 of 5

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								
Grand Park									
VEN000739	Frontier	APP038711	11/11/2016	640015224	SPORTS CAMPUS-OPERATI	Diam	214.97		
VEN000739	Frontier	APP038711	11/11/2016	640015224	SPORTS CAMPUS-OPERATI	Field	226.03		
Subtotal for Grand Park							441.00		
Sport Campus Indoor Event Ctr									
VEN001988	Travelers	APP038676	11/11/2016	640023339	GP INDOOR-INSURANCE	Adding liquor liability	567.00		
VEN002036	USAutomatic Fire and Security	APP038696	11/11/2016	640023349	GP INDOOR-SERVICE CONT	GP Indoor Excess signals for	1,092.76		
Subtotal for Sport Campus Indoor Event Ctr							1,659.76		
Subtotal for Fund 640 Sports Campus Operating							2,100.76		
Fund No. Fund Name									
651	Infrastructure Improv								
Public Works									
VEN005571	Crown Concrete Cutting	APP038698	11/11/2016	651013474	INFRASTRUCTURE IMPRO	Coring-Mill Street project	620.00		
VEN000608	Eco-Infrastructure Solution	APP038699	11/11/2016	651013474	INFRASTRUCTURE IMPRO	Hydro excavate-Mill Street pro	767.50		
VEN003009	Hagerman Inc	APP038704	11/11/2016	651013474	INFRASTRUCTURE IMPRO	Junction - Cost Estimating Se	25,780.00		
Subtotal for Public Works							27,167.50		
Subtotal for Fund 651 Infrastructure Improv							27,167.50		
Fund No. Fund Name									
900	Stormwater								
Stormwater									
VEN005476	Terra Site Development	APP038703	11/11/2016	900016433	STORM-INFRASTRUCTURE	Drainage Improvement-Sleep	15,141.00		
Subtotal for Stormwater							15,141.00		
Subtotal for Fund 900 Stormwater							15,141.00		
Posted Invoices Total							853,666.54		

5 of 5

WESTFIELD\kgagnon

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	Fund Name							
641	Supplemental Reserv							
	Administration							
VEN005575	Holladay Properties	API0002844	11/11/2016	641001349	Supple Reserv Contr Serv	supple reser contr Serv	485,000.00	Approval Pending
VEN000931	Ice Miller LLP	API0002845	11/11/2016	641001349	Supple Reserv Contr Serv	supple reser contr Serv	12,000.00	Approval Pending
	Subtotal for Administration						497,000.00	
	Subtotal by Fund 641 Supplemental Reserv						497,000.00	
	Un-Posted Invoices Total						497,000.00	

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

DREXLER WOODS

Platinum Properties is pleased to present a new concept plan for a neighborhood called Drexler Woods. This past Friday (November 4) Platinum Properties filed the request for the Drexler Woods PUD. This new proposal will be introduced at the November 14th City Council meeting and then be heard by the Plan Commission on or after December 5th.

Platinum Properties has been the most successful developer of Westfield communities for over 20 years. Our additions to the Westfield include Countryside, Andover, Crosswind Commons, Maple Villas, Maple Knoll, Sonoma and Mulberry Farms. As part of these neighborhoods we have provided a wide range of home styles and prices as well as land for elementary schools, the Westfield Bus depot and hundreds of acres of parks, trails and open spaces. Drexler Woods will continue this tradition of public / private cooperation between the City and Platinum Properties.

The 230 acres includes land that is part of the Grand Park Master plan. In discussions with City staff and Engineering Department we have accommodated the future right-of-way needs for the connections of Springmill Road to Horton Road and 191st Street to 193rd Street. In addition, our "Area A", follows the concept plan with an initial Local Business ("LB") zoning classification. The uses in this area will be restricted to those contemplated under the "Sports Village Mixed Use" portion of the Master plan. To the north of the new roadways and the LB area is approximately 35 acres of Single Family Attached ("SFA") zoning. This area will be restricted for "for sale" uses and no apartments will be permitted. We will present housing alternatives here that include attached and higher density detached homes with standards that will assure an attractive architectural presentation. The SFA area is bounded on the west by a large wooded area that will remain a parkland and a buffer to the single family uses to the west.

The western portion of the neighborhood will feature an active adult community with a large, multi-million dollar amenity center and an extensive trail network. These trails will connect Areas A, B, and C to each other, Grand Park and the preserved areas. We will be seeking a range of lot sizes in this area that will make way for a wide variety of homes targeted at the active adult market. This portion of the site will feature extensive open spaces, landscaping and pathways. A comprehensive maintenance program will assure this community will be a very desirable new home alternative for the City of Westfield.

Please see attached (i) a Site Location Map, (ii) a context map including Grand Park and (iii) a Concept Site Plan for the neighborhood.

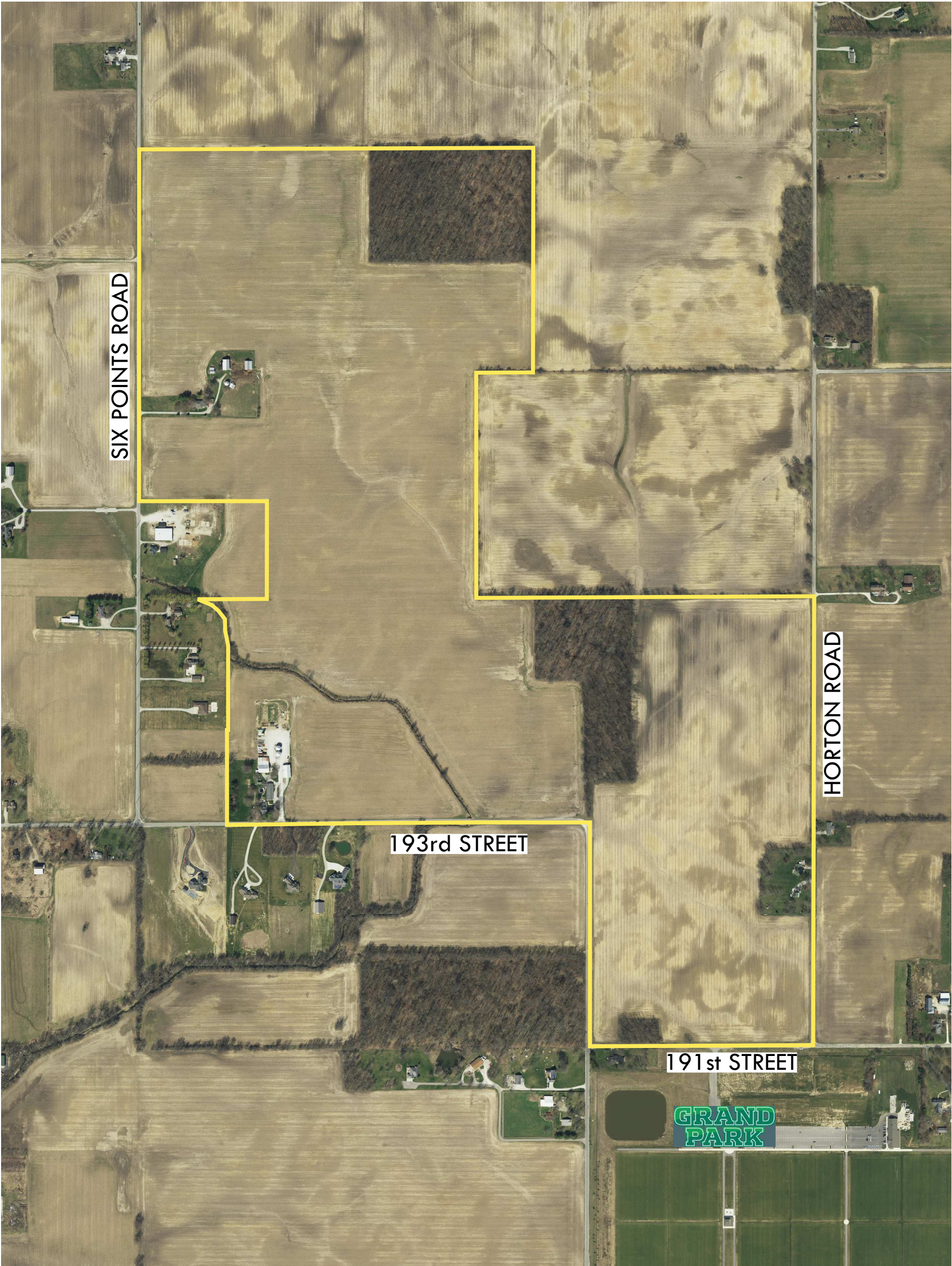
If you have any questions regarding the amendment please give me a call. We will be reaching this week to schedule meetings to update you on this matter.

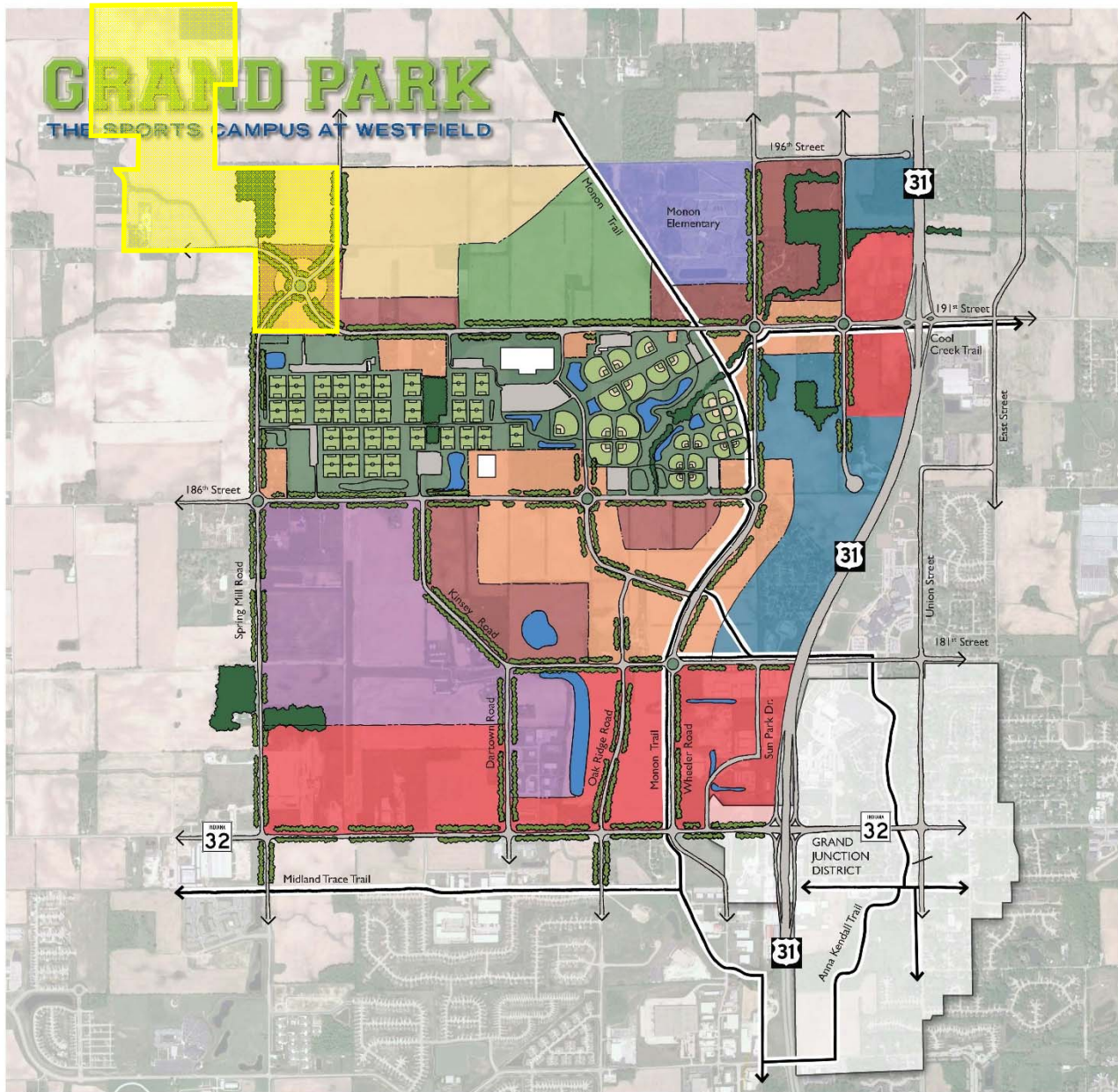
Thank you,

Jon Dobosiewicz
(317) 428-8393

DREXLER WOODS

Westfield, Indiana





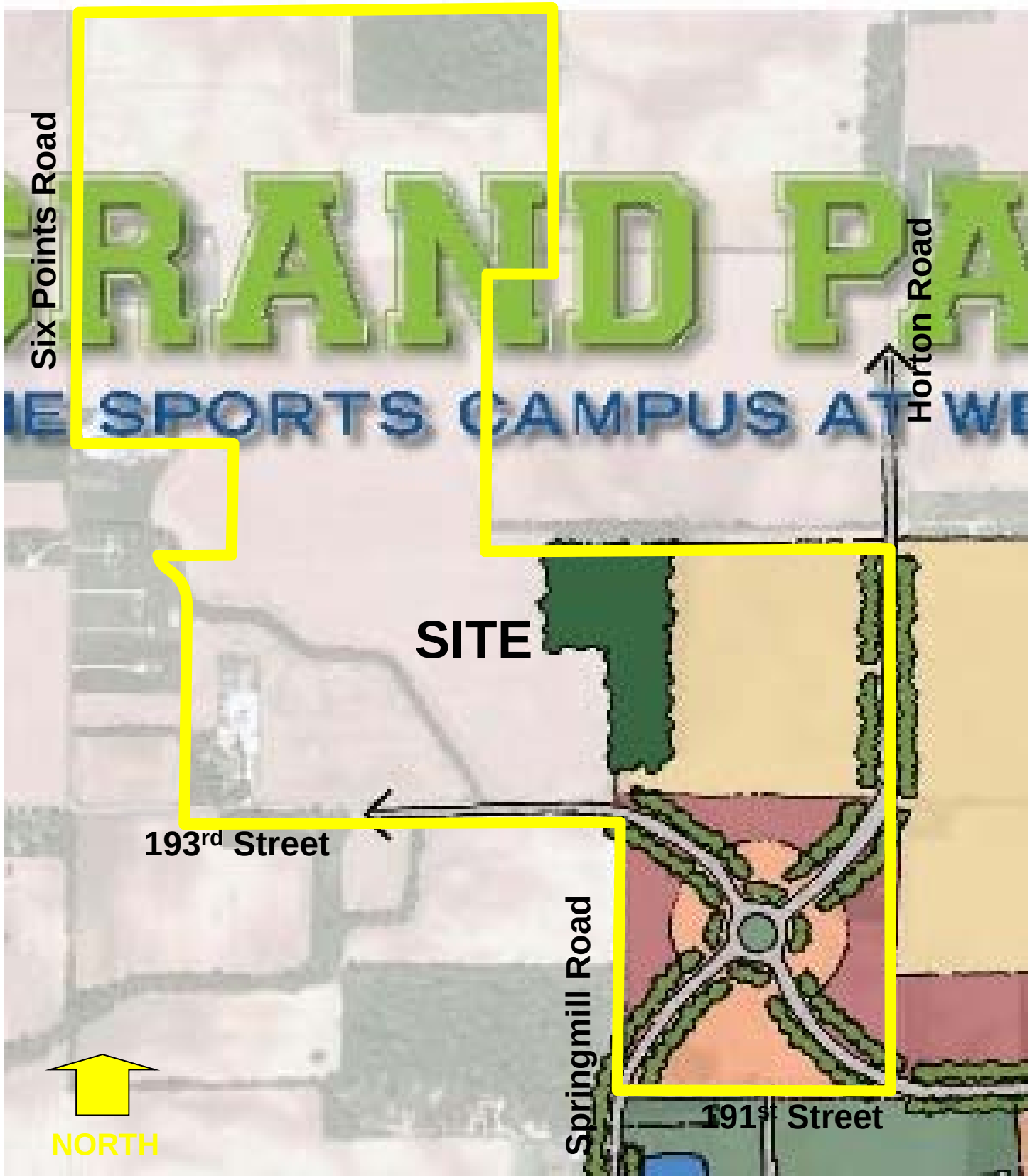
Land Use Plan

- Regional Retail & Hospitality
- Sports & Recreation Mixed-Use
- Sports Village Mixed-Use 1
- Sports Village Mixed-Use 2
- Sports Corporate Campus
- Life Science Mixed-Use
- School
- Sports Residential



JULY 10, 2015

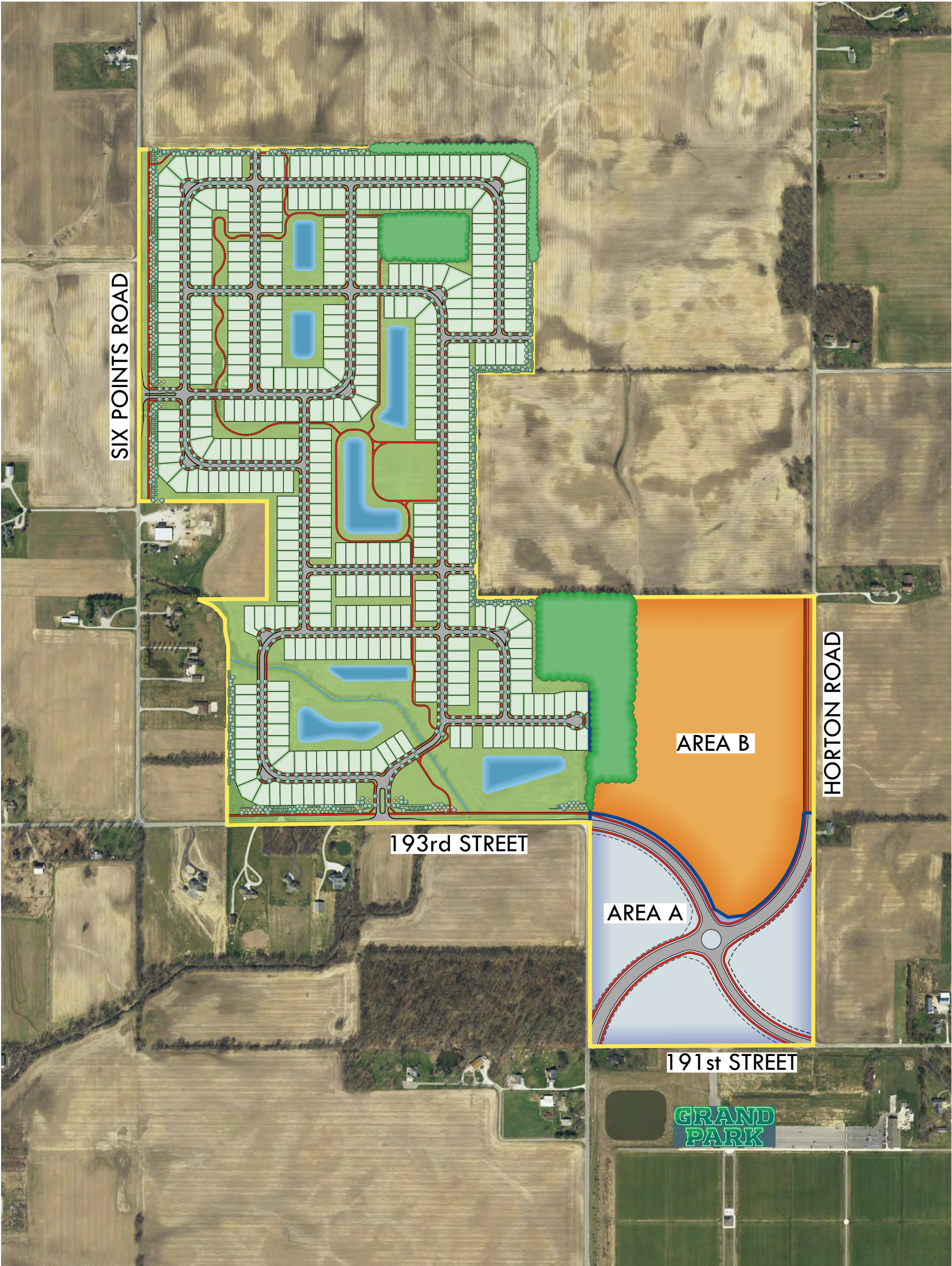
Drexler Woods –Westfield, IN
Grand Park Context Map



**Drexler Woods –Westfield, IN
SITE COMPREHENSIVE PLAN MAP**

DREXLER WOODS

Westfield, Indiana



ORDINANCE NUMBER 14-03

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY,
INDIANA CONCERNING AMENDMENT TO TITLE 16-LAND USE CONTROLS**

This is a planned unit development ordinance (the "181st Street PUD Ordinance") to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1311-PUD-10, filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1311-PUD-10 to the Westfield City Council with favorable recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on January 21, 2014;

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:

ARTICLE 1:

SECTION 1.1. LEGISLATIVE INTENT

Having given reasonable regard to (i) the comprehensive plan, (ii) current conditions and character of the current structures and uses on the real estate, more particularly described in Exhibit "1" which is attached hereto and incorporated herein by reference (the "Real Estate"), (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the City of Westfield and Washington Township, and (v) responsible

development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

- A. Allow for the flexibility in the development and redevelopment of this Real Estate in order to promote its best use now and in the future.
- B. Encourage the quality of construction of new facilities and reconstruction of the existing facilities to enhance the existing conditions and be harmonious with the surrounding properties in its design and character.

SECTION 1.2. EFFECT

This 181st Street PUD Ordinance (the "Ordinance") shall be in full force and effect in accordance with the laws of the State of Indiana. Unless specifically stated in the terms of this Ordinance, all terms of the Zoning Ordinance shall apply. Nothing in this Ordinance shall be interpreted to alter, change, exclude, delete or modify any rules or regulations beyond those contained in the Zoning Ordinance, unless specifically provided herein. To the extent this Ordinance conflicts with the terms of the Zoning Ordinance, the terms of this Ordinance shall prevail.

SECTION 1.3. U.S. HIGHWAY 31 OVERLAY ZONE

Section 16.04.70 (US Highway 31 Overlay Zone) of the Zoning Ordinance shall be inapplicable to the use and development of the Real Estate.

SECTION 1.4. DEFINITIONS

Unless otherwise specified in this Ordinance, the definitions of the Zoning Ordinance shall apply to the words and terms used in this Ordinance. The following words and terms, not defined elsewhere in the Ordinance or its exhibits, shall have the following meanings:

- 1. **Conceptual Site Plan** – The site plan attached as set forth in Exhibit "2" illustrates the proposed subdividing of the Real Estate into Parcels.
- 2. **Development and Use Sequence** – The long and short term phasing out of the enclosed industrial uses on the Real Estate, in addition to a timeline for requiring the Real Estate to be in full compliance with the Development Standards and Architectural design requirements of this Ordinance.
- 3. **Director** – The Director of Economic and Community Development for the City of Westfield.

4. **Interim Streetscape Plan** – The landscaping plan attached as set forth in Exhibit “3” illustrating the immediate interim perimeter buffering and screening.
5. **Parcel** – Land area having public street frontage with the intention of being platted into a lot or lots incorporating existing buildings and/or proposed buildings including additions.
6. **Plan Commission** – The Westfield – Washington Township Advisory Plan Commission.
7. **Real Estate** – The property as described as set forth in Exhibit “1”.
8. **Zoning Ordinance** – The City of Westfield – Washington Township Zoning Ordinance.

SECTION 1.5. TRANSPORTATION INFRASTRUCTURE

- A. The Real Estate shall comply with the Westfield Thoroughfare Plan (the “Thoroughfare Plan”).

For portions of the Real Estate that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the additional width along either or both sides of such streets located on the Real Estate, sufficient to meet the requirements of the Thoroughfare Plan shall be dedicated to the City.

- B. The following right-of-way shall be dedicated to the City of Westfield, at no cost to the City of Westfield, at the time of secondary platting or within sixty (60) days of written notice provided the Owner of the Real Estate or portion thereof (the “Owner”) from the City, whichever occurs first. If notice is provided to the Owner prior to secondary plat approval, then the City shall bear all expenses associated with preparing legal descriptions and recordable instruments to effectuate the conveyance. If the conveyance is done in conjunction with the secondary plat approval process, then the Owner shall bear the costs of preparing such document as part of preparing such secondary plat(s).
 1. Wheeler Road – Twenty-five (25) feet from the centerline of the alignment of Wheeler Road existing at the time of this Ordinance adoption, along the West property line of the Real Estate;
 2. 181st Street – Sixty (60) feet from the centerline of the alignment of 181st Street existing at the time of this Ordinance adoption, along the North property line of the Real Estate; and,
 3. Roundabout – all property necessary to construct a roundabout at the future alignment of the 181st Street and Wheeler Road intersection.

ARTICLE 2:

SECTION 2.1. APPLICABILITY

- A. The Real Estate is reclassified on the Westfield Washington Township Zoning Map (the "Zoning Map") from the Enclosed Industrial (EI) District classification to the Planned Unit Development District (PUD) classification. The underlying zoning district shall be the Zoning Ordinance's General Business (GB) District.
- B. Development and Use Sequence – As outlined below, the full implementation of the 181st Street PUD Ordinance will occur over time. Full compliance with the 181st Street PUD Ordinance shall be accomplished by no later than December 31, 2023. As requested by the Landowner, this Real Estate and PUD Ordinance are specifically exempt from IC 36-7-4-1109.
1. All new construction improvements shall fully comply with this 181st Street PUD Ordinance.
 2. The buffer yard requirements that would normally apply to the Real Estate under WC 16.06.060 shall be installed within twelve (12) months of the adoption of this 181st Street PUD Ordinance, unless an agreement with the Westfield Public Works Department otherwise allows the Interim Streetscape Plan, as outlined below in this paragraph, to occur within the public right-of-way. The "Interim Streetscape Plan" attached hereto and incorporated herein by reference as Exhibit "3" shall be completed as follows:
 - a. Within one hundred and eighty (180) days of the adoption of this 181st Street PUD Ordinance, the existing chain link type fence along the western, a portion of the southern and northern boundaries of Parcel "E" shall be removed.
 - b. Within twelve (12) months of the adoption of this 181st Street PUD Ordinance, the western and northern boundaries of Parcel "D" shall be landscaped in substantial compliance with the Interim Streetscape Plan as set forth in Exhibit "3". The landscaping shall be planted with the following minimum requirements: evergreen trees having a minimum height of six (6) feet, spaced at twelve (12) feet on center. Prior to installation, a detailed landscaping plan shall be submitted and approved by the Director.
 - c. Within twelve (12) months of the adoption of this 181st Street PUD Ordinance, the existing wood privacy fence and chain link type fence gates along the

northern boundary of Parcel "A", Parcel "B" and portions of Parcel "D" as depicted in Exhibit "3" shall be repaired or replaced to like-new condition.

- d. Within twelve (12) months of the adoption of this 181st Street PUD Ordinance, the chain link type fence gates on Parcel "A", Parcel "B" and Parcel "D" shall be covered with a matching black, brown or gray screening material, similar or equal to the material depicted in Exhibit "5", as determined by the Director.
 - e. The existing one-story metal building that is located on the northern boundary line of Parcel "A" may be removed in conjunction with the U.S. 31 road improvements. In the event the building is removed, a wood privacy fence to match the existing wood privacy fence that is located on the northern boundary of Parcel "A"; or evergreen trees having a minimum height of six (6) feet, spaced at a minimum of twelve (12) feet on center; or a combination thereof shall be installed within one hundred and eighty (180) days of the buildings removal.
 - f. The landscape and fencing improvements shall be installed in substantial compliance with the Interim Streetscape Plan as set forth in Exhibit "3".
 - g. Over time, the Interim Streetscape Plan shall be fully replaced by the Landscape Buffer Plan as set forth in Exhibit "4" in accordance with the terms of Section 2.1, B, 3.
3. The streetscape along Wheeler Road and 181st Street (the "Streetscapes") as depicted on the Landscape Buffer Plan, which is attached hereto and incorporated herein by reference as Exhibit "4", shall be installed 1) on each Parcel at the time development or redevelopment of each Parcel requires the Development Plan Review process, 2) on each Parcel at the time the first building on a Parcel requires an Improvement Location Permit; or 3) by no later than December 31, 2023 for all Parcels, whichever occurs first. The landscaping shall be installed in substantial compliance with the Landscape Buffer Plan as set forth in Exhibit "4". When installing on a Parcel, the Landscape Buffer Plan as set forth in Exhibit "4" shall replace the correlating screening and landscaping required by the Interim Streetscape Plan of Exhibit "3" for that Parcel. The Streetscapes shall be planted with the following minimum requirements: A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) lineal foot of frontage along Wheeler Road and 181st Street. Shade trees shall be spaced at least fifteen (15) feet apart and no more than forty (40) feet apart, all trees shall be at least two and one half (2.5) inches in caliper at the time of planting.
 4. Expansion of a building that exists at the time of the adoption of this Ordinance for the purpose of warehousing use only is not required to comply with the Architectural Design Requirements of this Ordinance. If the expansion is for a non-warehouse use or changes the use of the building, then the building shall comply with the Architectural Design Requirements of this Ordinance.

5. By December 31, 2023, all Parcels, including all buildings on the Parcels, shall be in full compliance with the Landscape Buffer Plan as set forth in Exhibit "4", the Development Standards and Architectural Design requirements of this Ordinance.
 6. On January 1, 2024, all Enclosed Industrial (EI) District uses designated in Section 2.3 C of this Ordinance shall be prohibited on the Real Estate.
- C. Site Plan – The Conceptual Site Plan, which is attached hereto and incorporated herein by reference as Exhibit "2", shall serve as the illustrative Site Plan for the Real Estate. The Real Estate shall consist of Five (5) Parcels, designated as Parcel "A" through Parcel "E" and a Common Area (which includes the storm water detention pond).

SECTION 2.2. USES

- A. The permitted uses for the Real Estate shall include all permitted uses in the General Business (GB) District of the Zoning Ordinance, unless otherwise described in this Ordinance.
- B. The following General Business (GB) District uses shall be prohibited on the Real Estate;
 1. Amphitheaters
 2. Auction rooms
 3. Billiard parlor
 4. Bus station
 5. Casket and casket supplies (mortuary)
 6. Charitable donation pick-up stations/institutions
 7. Churches
 8. Civic centers
 9. Department stores/discount stores over 50,000 Sq Ft
 10. Exhibition halls
 11. Exterminators
 12. Farm implement sales/service
 13. Feed store
 14. Fruit stand
 15. Liquor stores
 16. Millinery
 17. Milk processing/bottling /manufacturing of milk products
 18. Motorcycle sales/service /repair/outdoor display

19. Newspaper distribution station
20. Newspaper publishing
21. Philanthropic institutions
22. Recycling collection systems
23. Restaurants/cafeterias having less than 50% of gross sales derived from food sales excluding drive-inns
24. Secondary food processing/packaging/(initially processed off premises)
25. Self-service carwash
26. Semi-automatic carwash
27. Theaters-outdoor

C. The following Enclosed Industrial (EI) District uses shall temporarily be permitted on the Real Estate in accordance with the Development and Use Sequence found in Section 2.1 of this Ordinance;

1. Assembly operations of pre-manufacturing parts/components
2. Assembly/repair/manufacturing component parts
3. Auto repair garages/rustproofing/storage
4. Crating & package services
5. Distributors inside storage
6. Engineering & research labs
7. Import/export warehouse distribution
8. Light manufacturing & assembly doors/windows/wood components
9. Manufacturing & assembly of office equipment
10. Manufacturing of furniture
11. Manufacturing of paper boxes & paper products from finish paper
12. Manufacturing of household appliances/hand tools/etc.
13. Mattress manufacturing & upholstering
14. Motor truck terminal
15. Pharmaceutical/medicine/cosmetic manufacturing
16. Stamping & fabrication metal shop
17. Storage & transfer (household goods) inside
18. Storm doors/windows/awnings/siding manufacturing/contractors
19. Tennis facilities
20. Testing laboratories
21. Trucking companies
22. Warehousing inside storage
23. Wholesalers inside storage

SECTION 2.3. DEVELOPMENT STANDARDS AND ARCHITECTURAL DESIGN REQUIREMENTS

A. Development Standards – The development and redevelopment of the Parcels shall be in accordance with the General Business (GB) and State Highway 32 Overlay Zone (the “Overlay Zone”) standards in the Zoning Ordinance, except as modified below by the addition or modification of the provisions and text thereof:

1. General Business (GB) District Modifications:

- a. Development of the Real Estate into Parcels shall be substantially in accordance with the Conceptual Site Plan, and shall be in accordance with the Development Standards and Architectural Design Requirements listed below.
- b. The Setback Requirements for all buildings (primary and accessory) and signs shall be modified as follows:
 - i. Front Yard Setbacks
 - 1. From an expressway, primary arterial or secondary arterial right-of-way
 - a. Buildings – 60 feet
 - b. Signs – 10 feet
 - 2. From all street right-of-way
 - a. Buildings – 40 feet
 - b. Signs – 10 feet
 - ii. Side Yard Setbacks
 - 1. From a public street right-of-way
 - a. Buildings – 40 feet
 - b. Signs – 10 feet
 - 2. From the other property lines
 - a. Buildings – 20 feet
 - b. Signs – 10 feet
 - iii. Rear Yard Setbacks
 - 1. Buildings – 10 feet
 - 2. Signs – 10 feet

2. State Highway 32 Overlay Zone Modifications

- a. The Landscape and Amenity Requirement of the Overlay Zone (WC 16.04.065, 9) shall not be applicable; the streetscape along 181st Street and Wheeler Road shall be provided with a landscaping area adjacent to the right-of-way a minimum of ten (10) feet in width, which shall be limited to landscaping materials (a minimum of three (3) shade trees and 1 ornamental tree every one hundred (100) feet of frontage including five (5) shrubs per every thirty (30) feet of frontage). This ten (10) foot landscape area shall be unoccupied except for plant material, steps, pedestrian walkways, terraces, bike paths, utilities, driveways, lighting standards, signs or other similar structures (excluding parking).
- b. Pedestrian Pathways shall be installed within the future right-of-way of Wheeler Road (East Side) and 181st Street (South Side). They shall be a minimum of eight (8) feet in width and shall be constructed in compliance with the City of Westfield's Construction Standards and Specifications. The Pedestrian Pathway installation requirements that would normally apply at the Secondary platting stage shall apply, unless an agreement with the Westfield Public Works Department states otherwise.
- c. The number of loading berths shall be as is required under the Zoning Ordinance; except loading docks and other service areas shall be placed to the rear and/or side of the buildings.
- d. The Access Control requirements of the Overlay Zone (WC 16.04.065, 5) shall not be applicable, except for Parcels "B" through "E" shall have cross access easements to ensure interconnectivity between adjoining parcels, with restrictions on the use of any cross-access easements that may be of concern during the time of platting.
- e. Standards in the Overlay Zone that apply to the "State Highway 32 right-of-way line" shall be applied to the Wheeler Road and 181st Street right-of-way lines adjacent to the Real Estate.
- f. Fencing shall not be allowed in the front yard except for security purposes, as approved by the Director, or as otherwise allowed by the 181st Street PUD Ordinance.

B. Architectural Design Requirements – The design of the buildings shall be in accordance with the General Business (GB) District and State Highway 32 Overlay Zone standards in the Zoning Ordinance, except as modified below by the addition or modification of the provisions and text thereof:

1. State Highway 32 Overlay Zone

- a. Buildings with drive-thru windows on Parcels adjacent to 181st Street and Wheeler Road rights-of-ways shall not have the drive-thru window facing these rights-of-way.
- b. The State Highway 32 Overlay Zone's Architectural Design requirements (WC 16.04.065, 8) shall apply to building elevations of principal and accessory buildings, as defined by the City of Westfield and Washington Township Zoning Ordinance that have visibility from a Public Way. The State Highway 32 Overlay Zone's Architectural Design requirements shall not be required for building elevations that are not visible from a Public Way.
- c. There shall be no vinyl or aluminum siding allowed on any building, unless it exists at the time of the adoption of this Ordinance (the "Existing Siding"). The Existing Siding shall be removed if 1) on each building on a Parcel at the time development or redevelopment of each Parcel requires the Development Plan Review process, or 2) on each building at the time each building requires an Improvement Location Permit for a building exterior renovation or modification, whichever occurs first. At the time the Existing Siding is removed, the building elevations shall comply with the Architectural Design Requirements of this Ordinance. If a renovation or modification of a building exterior, (i.e. replacing the exterior façade) does not require an Improvement Location Permit, then the building elevation is not required to comply with the Architectural Design Requirements of this Ordinance. If a renovation or modification of a building exterior does require an Improvement Location Permit, then the building elevation shall comply with the Architectural Design requirements of this Ordinance.
- d. Standards in the Overlay Zone that apply to the "State Highway 32 right-of-way line" shall be applied to the Wheeler Road and 181st Street right-of-way lines adjacent to the Real Estate.

SECTION 3. APPROVAL Upon motion duly made and seconded, this Ordinance was passed by members of the Common Council this 27, day of JANUARY, 2014.

[REST OF PAGE IS INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY,
INDIANA THIS 29 DAY OF Jan, 2014.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain


Jim Ake

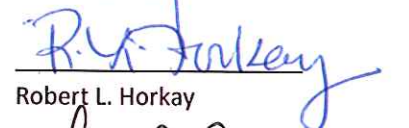
Jim Ake

Jim Ake


Steven Hoover

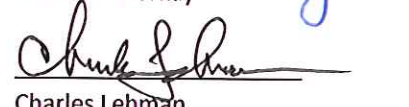
Steven Hoover

Steven Hoover


Robert L. Horkay

Robert L. Horkay

Robert L. Horkay


Charles Lehman

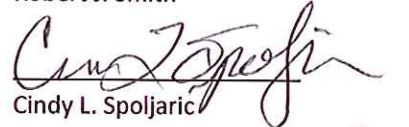
Charles Lehman

Charles Lehman

Robert J. Smith

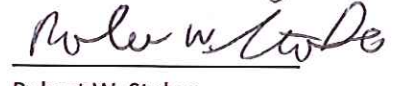
Robert J. Smith

Robert J. Smith


Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric


Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

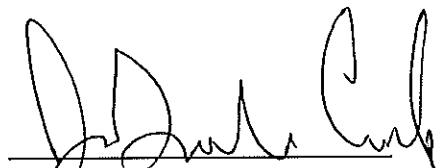
ATTEST:


Cindy J. Gossard, Clerk-Treasurer

I hereby certify ORDINANCE 14-03 was delivered to the Mayor of Westfield on the 28 day of Jan, 2014, at 11:15 A.m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-03
this 28 day of JANUARY, 2014


J. Andrew Cook, Mayor

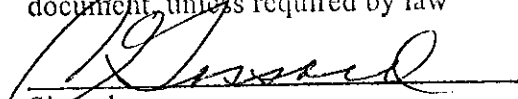
I hereby VETO ORDINANCE 14-03
this _____ day of _____, 2014

J. Andrew Cook, Mayor

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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


Signed

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: Larry House and Rodger Hall

Prepared by: Larry House and Rodger Hall – Hall and House, LLC – P.O. Box 47710, Indianapolis, In 46247

EXHIBIT “1”

LEGAL DESCRIPTION

Part of the Southwest and Southeast Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County Indiana described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 59 minutes 39 seconds East along the north line of said Quarter Section 823.93 feet; thence South 00 degrees 00 minutes 21 seconds East 147.60 feet; thence North 89 degrees 59 minutes 39 seconds East 359.87 feet; thence North 00 degrees 00 minutes 21 seconds West 147.60 feet to the aforesaid north line; thence North 89 degrees 59 minutes 39 seconds East along said north line 141.08 feet to the Northeast Corner of the Southwest Quarter; thence North 89 degrees 53 minutes 12 seconds East along the north line of said Southeast Quarter 518.27 feet to the eastern right-of-way of U.S. Highway 31; the next five courses follow said right-of-way; 1) thence South 00 degrees 06 minutes 48 seconds East 16.50 feet; 2) thence South 56 degrees 22 minutes 20 seconds East 85.23 feet to a non-tangent curve to the left having a central angle of 02 degrees 19 minutes 36 seconds, a radius of 8120.00 feet and a length of 329.72 feet, 3) said curve subtended by a chord bearing of South 16 degrees 57 minutes 32 seconds West and a chord length of 329.70 feet; 4) thence South 21 degrees 04 minutes 04 seconds West 101.93 feet; 5) thence South 14 degrees 49 minutes 00 seconds West 74.71 feet; thence South 88 degrees 40 minutes 42 seconds West 394.72 feet; thence South 00 degrees 41 minutes 46 seconds West 105.36 feet; thence South 89 degrees 53 minutes 12 seconds West 50.54 feet; thence South 00 degrees 47 minutes 10 seconds West 3.92 feet; thence North 89 degrees 55 minutes 29 seconds West 1324.87 feet; thence North 00 degrees 47 minutes 16 seconds East 662.06 feet to the Point of Beginning containing 25.64 Acres more or less.

Exhibit "2"

CONCEPTUAL SITE PLAN

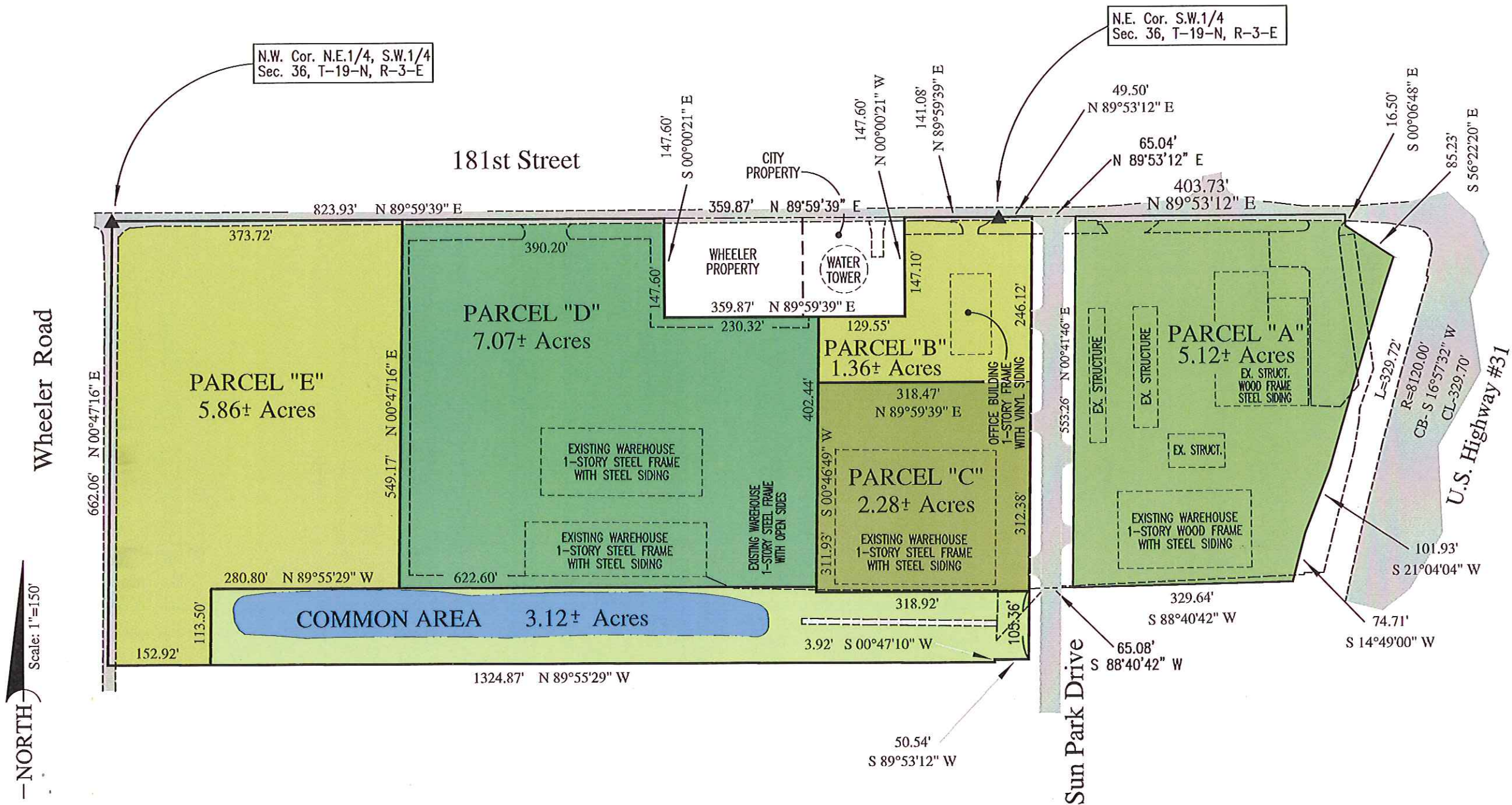


Exhibit "3"



Exhibit "4"

LANDSCAPE BUFFER PLAN

(WITH REDEVELOPMENT - PER PUD ORDINANCE)

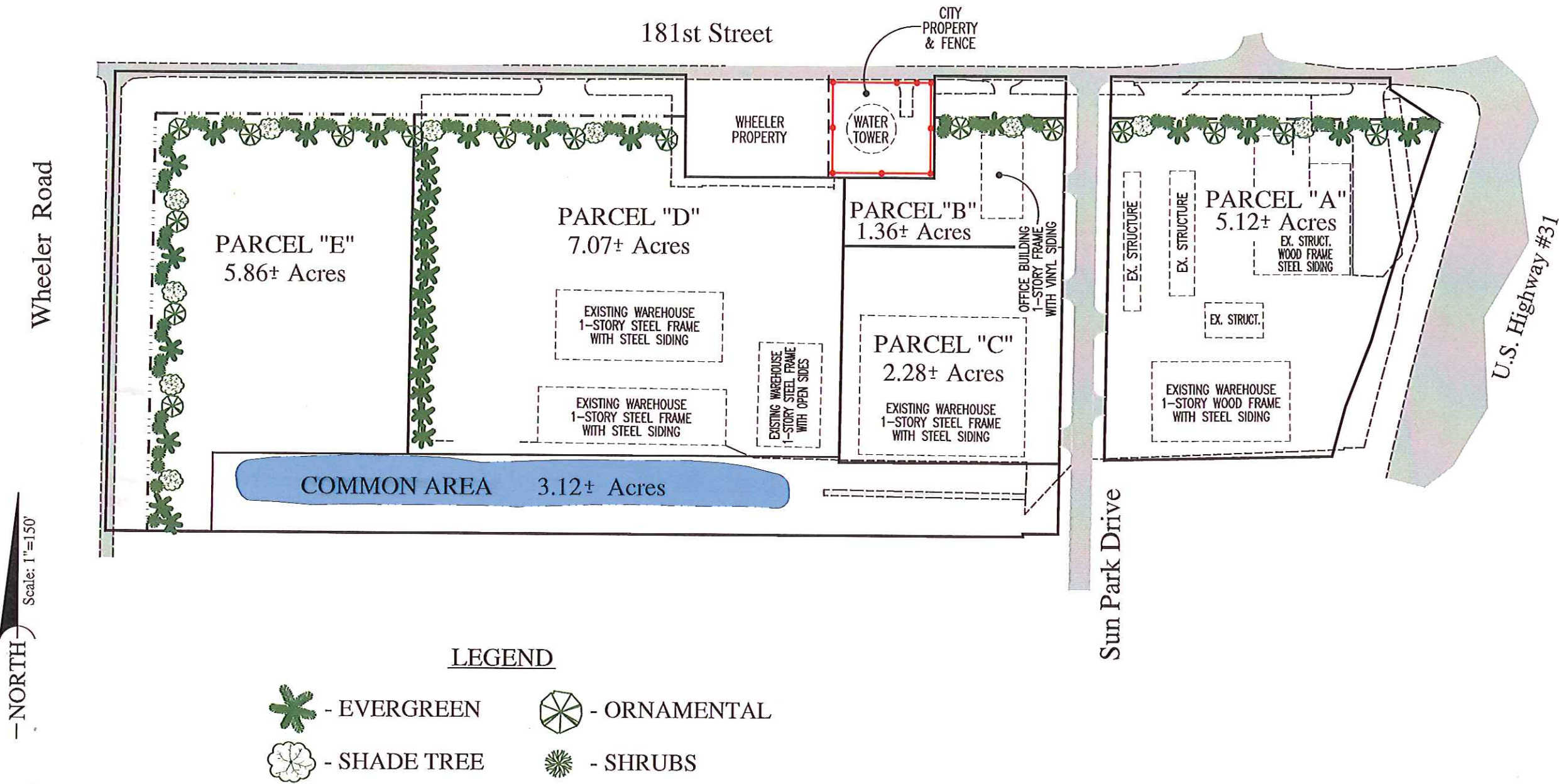


EXHIBIT "5"

CONSTRUCTION 85 WINDSCREEN

- Fabric: 100% Polyethylene/open mesh
- Opacity: 85%
- Weight: approx. 5.1 oz./sq. yd.
- Tensile strength: 300 x 205
- Color: Dark Green
- Fabrication: Three ply, reinforced hems on all sides with #2 brass grommets placed on 2' intervals



204 Ivanhoe Court • Griffith, IN 46319
847-277-1140 • 800-594-0744
www.midwestcover.com

Construction Fence Screen

Colors: Green, Black, Brown, Beige, Royal Blue, Navy Blue, Red, Orange, Gray, White

Properties	
Material Composition	Knitted HDPE High Density Polyethelene
Filament Strength	50 lbs. per ft.
Material Break Strength	500 lbs. per ft.
Material Weight	145 grams per sq. meter
Crystalline Melt Point	133 degrees C
Composition of UV Inhibitor	1.5% Amplas CM111821 / 1.5% Equaster CM106000
Shade Value	88%
Flamability Point	364 degrees C

Disclaimer: Midwest Cover assumes no liability for the accuracy or completeness of this Information or for the ultimate use by the purchaser. Midwest Cover disclaims any and all express, implied, or statutory standards, warranties or guarantees, including without limitation any implied warranty as to merchantability or fitness for a particular purpose or arising from a course of dealing or usage of trade as to any equipment, materials, or information furnished herewith. This document should not be construed as engineering advice.