

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_13_2017

Monday, November 13, 2017 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, November 13, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

AGENDA

Pledge of Allegiance

**Invocation by: Pastor Steve Pedigo, Convener for the Westfield Ministerial
Alliance**

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 10-23-17](#)

Claims:

Documents: [Docket](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Special Recognition: Proclamation for Mayor of the Evening presented to Jordan Church

Documents: [Proclamation](#)

Special Presentation: First Lego League presenting a Westfield Green Initiative Project

Old Business:

Resolution 17-134: City of Westfield Adopting an Amendment to the Comprehensive Plan

APC Public Hearing: November 6, 2017

APC Recommendation: November 6, 2017

Adoption Consideration: November 13, 2017

Documents: [Resolution 17-134](#)

Ordinance 17-43: Establishing an Equitable Impact Fee for the Purpose of Planning and Financing Road and Street Infrastructure Needed to Serve New Development in the City of Westfield.

Council Introduction: October 23, 2017

APC Public Hearing: November 6, 2017

APC Recommendation: November 6, 2017

Adoption Consideration: November 13, 2017

Documents: [Ordinance 17-43](#)

Ordinance 17-40: Park Street in the Junction II PUD

Council Introduction: October 9, 2017

APC Public Hearing: November 6, 2017

APC Recommendation: November 6, 2017

Adoption Consideration: November 13, 2017

Documents: [Ordinance 17-40](#) | [Staff Report](#) | [Location Map](#) | [Property Context Exhibit](#) | [Concept Plan](#) | [Illustrative Elevations](#) | [Grand Junction Task Group Support](#) | [APC Certification](#)

New Business:

Resolution 17-132: Confirming Establishment of an Economic Revitalization Area for 1821 Bastian Court

Council Introduction: November 13, 2017

Public Hearing: November 13, 2017

Adoption Consideration: November 13, 2017

Documents: [Resolution 17-132](#) | [Location Map](#)

Resolution 17-133: Real Property Abatement for 1821 Bastian Court
Council Introduction: November 13, 2017
Adoption Consideration: November 13, 2017
Documents: [Resolution 17-133](#) | [Executed SB-1 Form](#) | [Location Map](#)

Ordinance 17-44: GPEC Planned Unit Development (PUD) District
Council Introduction: November 13, 2017
APC Public Hearing: December 4, 2017
APC Recommendation: January 2, 2018
Adoption Consideration: January 8, 2018
Documents: [Ordinance 17-44](#) | [Illustrative Character Exhibit](#) | [Location Map](#) | [Site Plan](#)

Ordinance 17-45: Hittle at Thirtyone Planned Unit Development (PUD) District
Council Introduction: November 13, 2017
APC Public Hearing: December 4, 2017
APC Recommendation: December 18, 2017
Adoption Consideration: January 8, 2017
Documents: [Ordinance 17-45](#) | [Location Map](#) | [Grand Park Lane Use Map](#) | [Elevations](#)

Ordinance 17-46: Westchester PUD
Council Introduction: November 13, 2017
APC Public Hearing: December 4, 2017
APC Recommendation: January 2, 2018
Adoption Consideration: January 8, 2018
Documents: [Ordinance 17-46](#) | [Location Map](#) | [Concept Plan](#) | [Home Illustrations](#) | [Project Narrative](#) | [Presentation](#)

Ordinance 17-47: Additional Appropriation
Council Introduction: November 13, 2017
Public Hearing: December 11, 2017
Adoption Consideration: December 11, 2017
Documents: [Ordinance 17-47](#)

Interlocal Agreement Between the City of Westfield In and Hamilton County In Drainage Board
Council Introduction: November 13, 2017
Adoption Consideration: November 13, 2017
Documents: [Interlocal Agreement](#)

Guests:

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

Council Response to Guest Comments

City Council Comments

Mayor Comments

Adjourn

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

Working Meeting

ORDINANCE NUMBER 17-__

**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 **HITTLE AT THIRTYONE 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. 1712-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. 1712-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 _____, 2017;

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

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

Section 3. **Concept Plan.** The "Concept Plan", attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into two (2) subareas, as depicted on the Concept Plan and labeled as Area I: Hotels and Area II: Outlots (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Illustrative Layout.** The "Illustrative Layout", attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

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

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

- 6.1 Additional Uses: The following additional use(s) shall be permitted:
 - A. Gasoline Service Station.
- 6.2 Prohibited Uses: The following use(s) shall be explicitly prohibited:
 - A. Special Exception Uses, except as otherwise permitted herein.

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

7.2 Minimum Building Setback Lines:

A. District Perimeter: Fifteen (15) feet.

B. District Perimeter Abutting External Street: Thirty (30) feet.

C. All Other: No minimum.

7.3 Maximum Building Height: No maximum.

7.4 Minimum Building Height:

A. Area I: Hotels: Four (4) stories, or sixty (60) feet, whichever is less.

B. Area II: Outlots: One (1) story.

7.5 Minimum Building Size:

A. Area I: Hotels: Forty Thousand (40,000) square feet.

B. Area II: Outlots: Three Thousand (3,000) square feet, and shall include outdoor seating area(s).

Section 8. **Overlay Districts.** The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

Section 9. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

9.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting US Highway 31 or 191st Street.

9.2 Article 6.3 Architectural Standards: Shall apply; except as otherwise modified below.

A. Character Exhibit: Area I. The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated. Buildings within Area I shall be in substantial compliance with the Character Exhibit. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings permitted to be constructed and that contribute to the intent and vision for Area I. If a provision of Article 6.3 Architectural Standards, as modified herein, is in conflict with the Character Exhibit, then the Character Exhibit shall control.

- B. Mechanical Screening (Article 6.3(F)(1)): Shall apply; however, roof-mounted mechanical equipment shall be screened or located in a manner which prevents reasonable visibility.
 - C. Building Materials (Article 6.3(F)(2)). Shall apply to Area II: Outlots. Shall not apply to Area I: Hotels; rather, the following shall apply:
 - i. Masonry Materials: A minimum of sixty percent (60%) of each Building Façade, excluding windows and doors, shall be Masonry Materials, unless panels are used in accordance with paragraph (ii) below.
 - ii. Panel Materials: If Architectural Insulated Panels and/or ceramic panels are used as an exterior building material, then the following shall apply:
 - a. A minimum of twenty percent (20%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be Masonry Materials.
 - b. No more than sixty percent (60%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.
 - c. No more than twenty-five percent (25%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with ceramic panels.
 - d. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - D. Building Elevations; Wall Planes (Article 6.3(F)(5)(b)). Shall apply to Area II: Outlots. Shall not apply to Area I: Hotels; rather, the Character Exhibit shall control.
- 9.3 Article 6.5 Fence Standards: Shall apply; however, chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All walls and fencing shall be architecturally compatible with the associated building(s).

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

- A. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.
- B. Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

9.5 Article 6.17 Sign Standards: Shall apply, except as modified below.

- A. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). Shall apply. In addition to the permitted Monument Center Sign, one of the following shall also be permitted at the Chad Hittle Court entrance:
 - i. One (1) Monument Sign (Center Only): Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face; or
 - ii. Two (2) Entrance Signs: Sixty (60) square feet of Sign Area, and may contain tenant information.
- B. Outlot Signage (Article 6.17(J)(8)). Shall not apply; rather, all Outlots shall be permitted two (2) square feet of Sign Area for each one (1) lineal foot of Building Façade. Sign Area allocation may be divided between Wall, Awning, and Under Canopy or related areas.
- C. Area I: Hotels: Monument Signs in compliance with the development standards of Article 6.17(H)(2) Individual Nonresidential Signs; Monument Signs shall be permitted in Area I: Hotels.

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.

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. In addition, the following shall apply.

- A. Outdoor Public Space: Plazas, courtyards, gardens, public squares, or similar outdoor usable public spaces shall be included within the District.
- B. Public Art: At least one (1) piece of public art is encouraged within the District, and if installed, shall be visually accessible to the public.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018.

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 17-__** was delivered to the Mayor of Westfield
on the ____ day of ____, 2018, at ____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**
this ____ day of ____, 2018.

I hereby VETO **ORDINANCE 17-__**
this ____ day of ____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Himanshu Patel, PRYAM, LLC
51055 Sail Bay Court, Elkhart, Indiana 46514

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Illustrative Site Layout

Exhibit D-1 Character Exhibit

Exhibit D-2 Character Exhibit

EXHIBIT A
REAL ESTATE

This description includes two (2) parcels of land:

PARCEL I (Parcel No: 08-05-25-00-00-043.000):

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST (BASIS OF BEARING = NORTH LINE OF THE SOUTHEAST QUARTER BEING SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST PER A WARRANTY DEED TO THE STATE OF INDIANA FOR U.S. HIGHWAY #31, RECORDED AS INSTRUMENT NO. 2013071540 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA) ALONG THE NORTH LINE THEREOF A DISTANCE OF 662.46 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE DOYLE OLIVER CARNAHAN REVOCABLE TRUST, RECORDED AS INSTRUMENT NO. 200600002049 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID LAND A DISTANCE OF 93.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1,306.48 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 54 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND A DISTANCE OF 334.23 FEET TO A WESTERLY LINE OF THE LAND AS DESCRIBED IN THE AFORESAID DEED TO THE STATE OF INDIANA, (THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY AND SOUTHERLY LINES THEREOF); (1) NORTH 11 DEGREES 44 MINUTES 49 SECONDS EAST 176.00 FEET; (2) NORTH 05 DEGREES 09 MINUTES 15 SECONDS EAST 388.79 FEET; (3) NORTH 06 DEGREES 21 MINUTES 51 SECONDS WEST 391.31 FEET; (4) NORTH 20 DEGREES 03 MINUTES 14 SECONDS WEST 350.02 FEET; (5) NORTH 84 DEGREES 58 MINUTES 28 SECONDS WEST 186.08 FEET; (6) NORTH 82 DEGREES 46 MINUTES 36 SECONDS WEST 52.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.554 ACRES, MORE OR LESS.

PARCEL II (Parcel No: 08-05-25-00-00-042.000):

Part of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning 505.0 feet East of the Northwest corner of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East, and on the North line thereof; thence South 550.0 feet; thence East parallel with the North line of said West Half 156.8 feet to the East line of said West Half; thence North on and along aforesaid East line 550.0 feet to the North line of said West Half; thence West on and along aforesaid North line 157.6 feet to the Place of Beginning, containing 1.98 acres, more or less.

EXCEPT THEREFROM:

A part of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows:

Beginning on the North line of said quarter section North 88 degrees 54 minutes 32 seconds East 505.00 feet from Northwest corner of said half-quarter section which point of beginning is the Northwest corner of said grantors' land; thence continuing North 88 degrees 54 minutes 32 seconds East 156.19 feet (157.60 feet deduced from Deed Book 297, Page 544 recorded in the Office of the Recorder of Hamilton County) along the North line of said quarter section to the Northeast corner of said grantor's land; thence South 0 degrees 11 minutes 38 seconds East 92.83 feet along East line of said grantors' land; thence North 82 degrees 45 minutes 46 seconds West 157.30 feet to the West line of said grantors' land; thence North 0 degrees 09 minutes 45 seconds East 70.04 feet along the West line of said grantors' land to the Point of Beginning and containing 0.292 acres more or less.

TOGETHER, with the permanent extinguishment of all rights and easement of ingress and egress to, from, and across the limited access facility (to be known as U.S. 31 and as Project 0710215), along the lines described as follows: Beginning at the South end of the North 56.65 feet of the 70.04-foot course described above; thence South 83 degrees 11 minutes 22 seconds East 157.17 feet and terminating on the East line of said grantors' land. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.



EXHIBIT B: CONCEPT PLAN
HITTLE AT THIRTYONE
PLANNED UNIT DEVELOPMENT DISTRICT

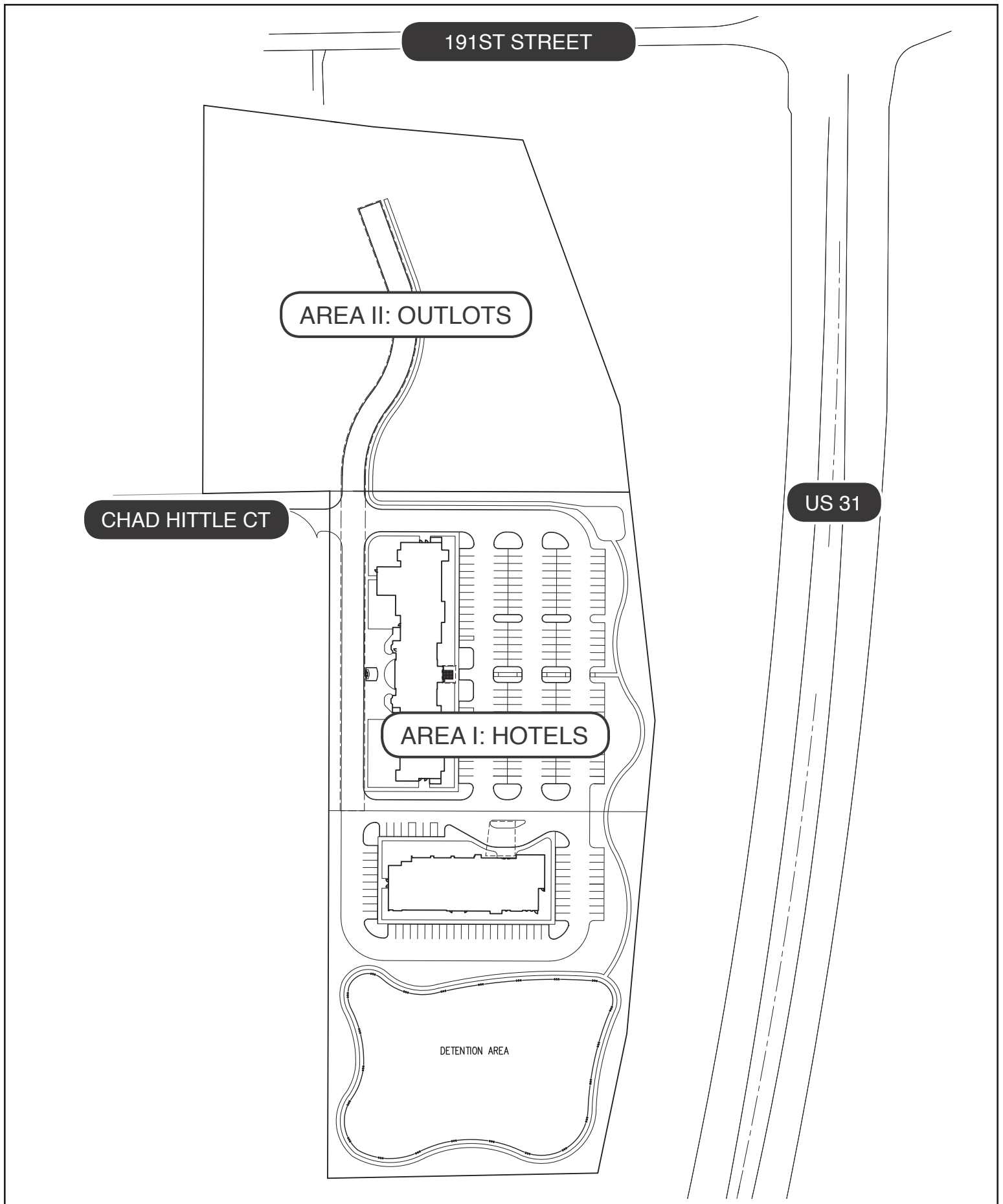
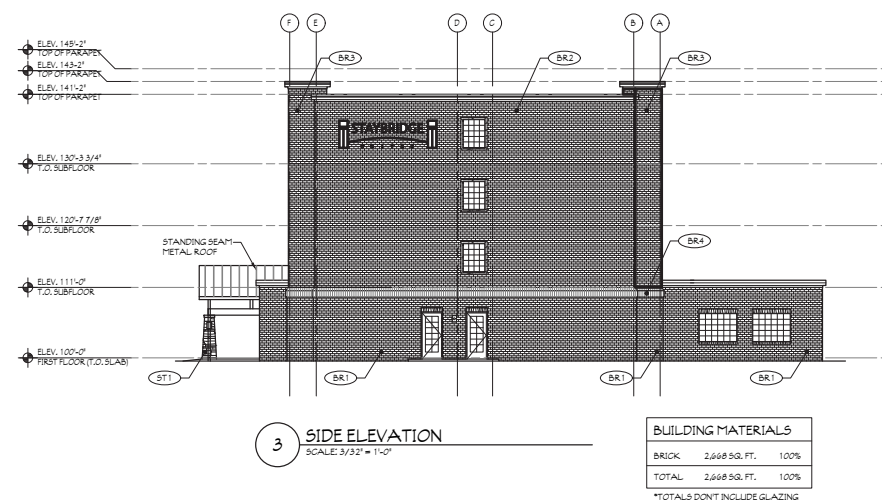
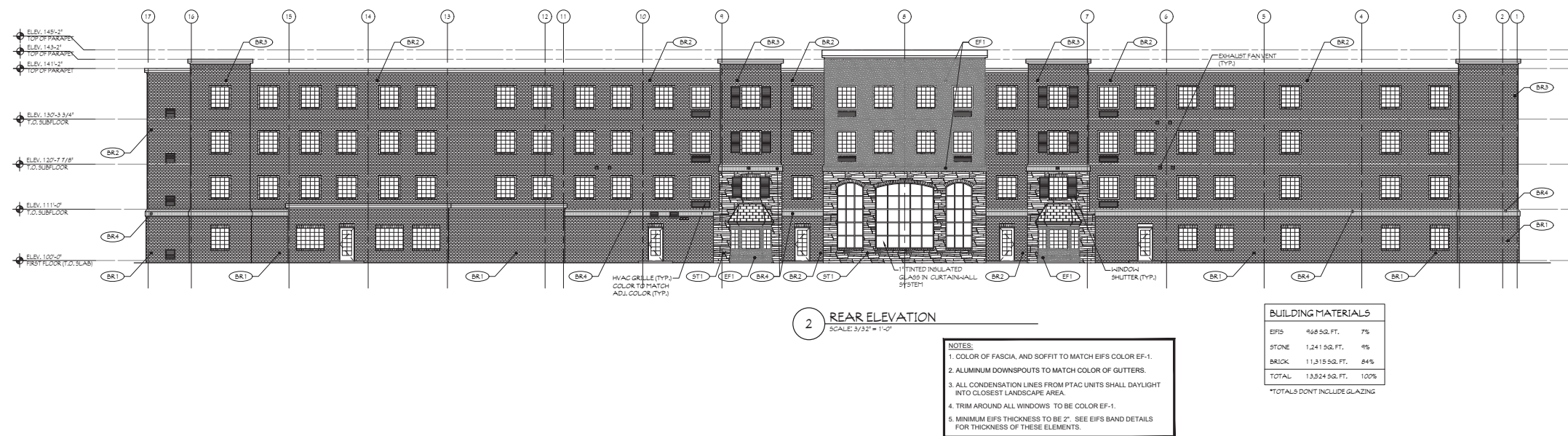
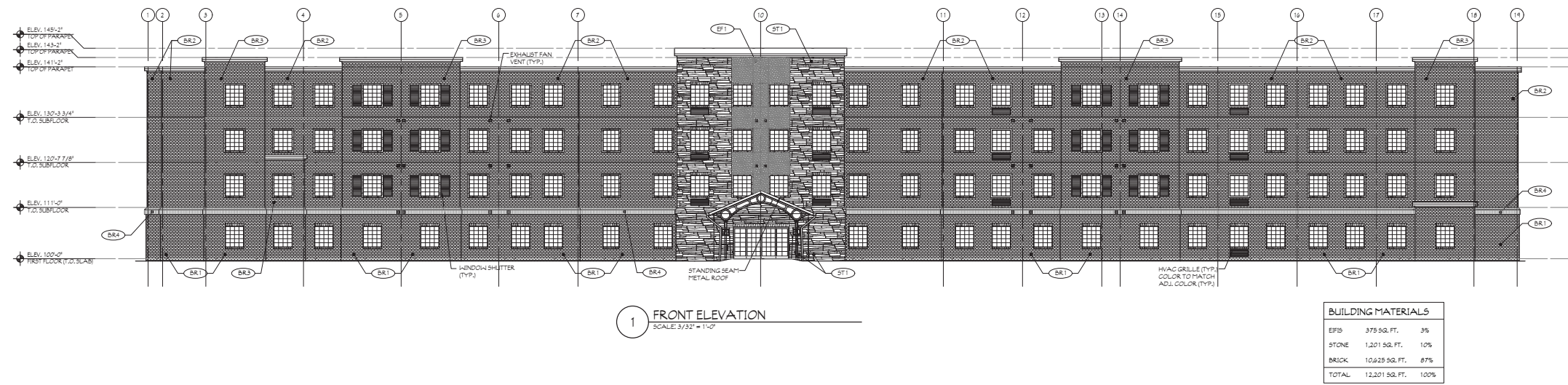


EXHIBIT C: ILLUSTRATIVE SITE LAYOUT
HITTLE AT THIRTYONE
PLANNED UNIT DEVELOPMENT DISTRICT





EXTERIOR FINISH KEY

EF1	EIFS / COLOR EF-1 (TYP.)
BR1	BRICK
BR2	BRICK
BR3	BRICK
BR4	BRICK SOLIDER COARSE
ST1	SPILLATED DRY STACK STONE (TYP.)

NOTE:
REFER TO WWW.DESIGNCONNECT.COM FOR LISTING OF EXTERIOR COLOR SCHEMES.

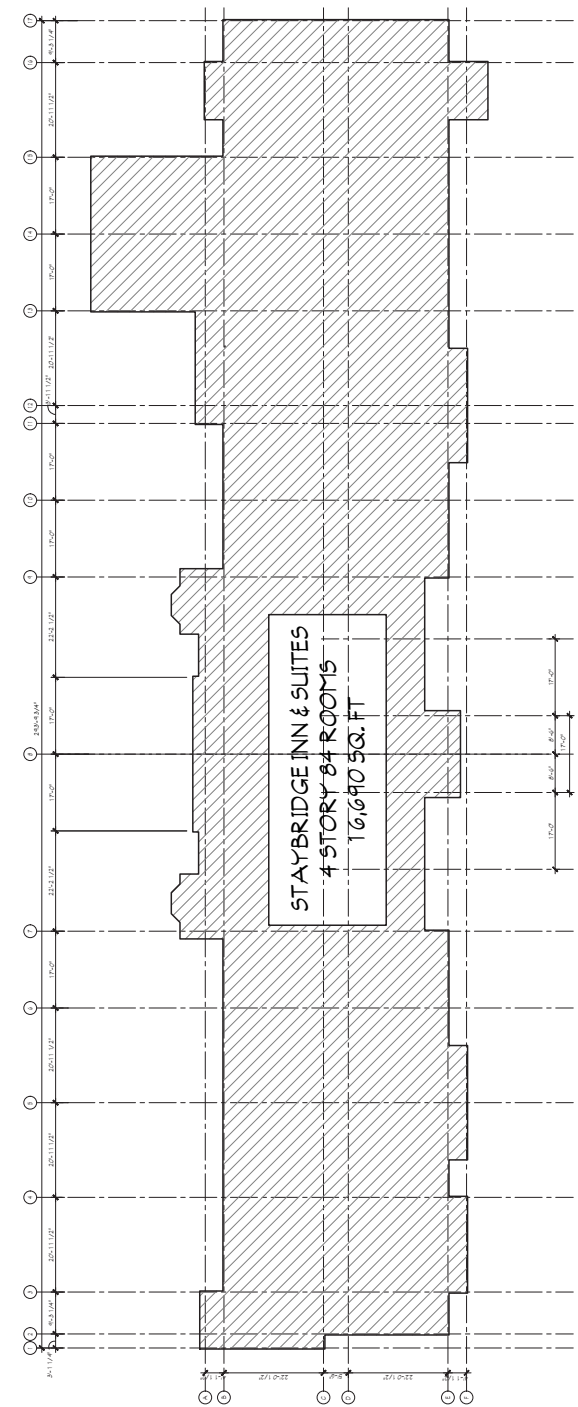
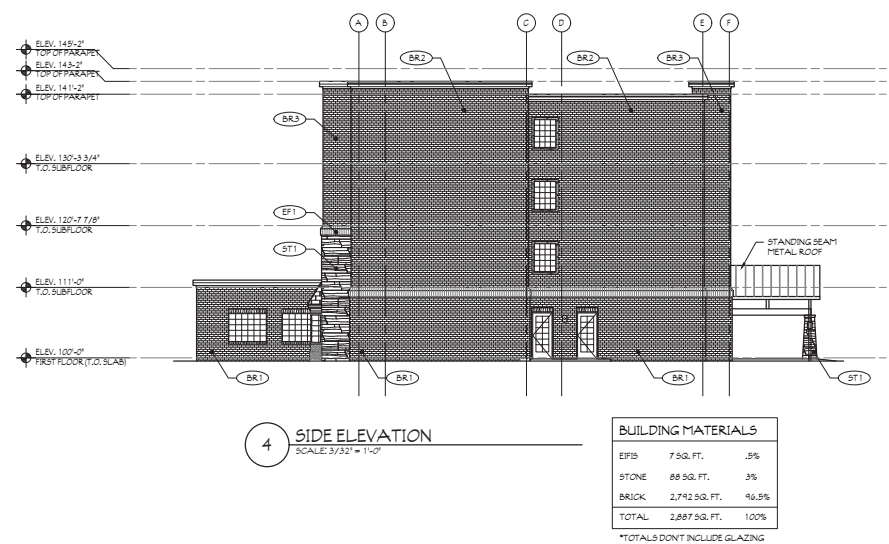
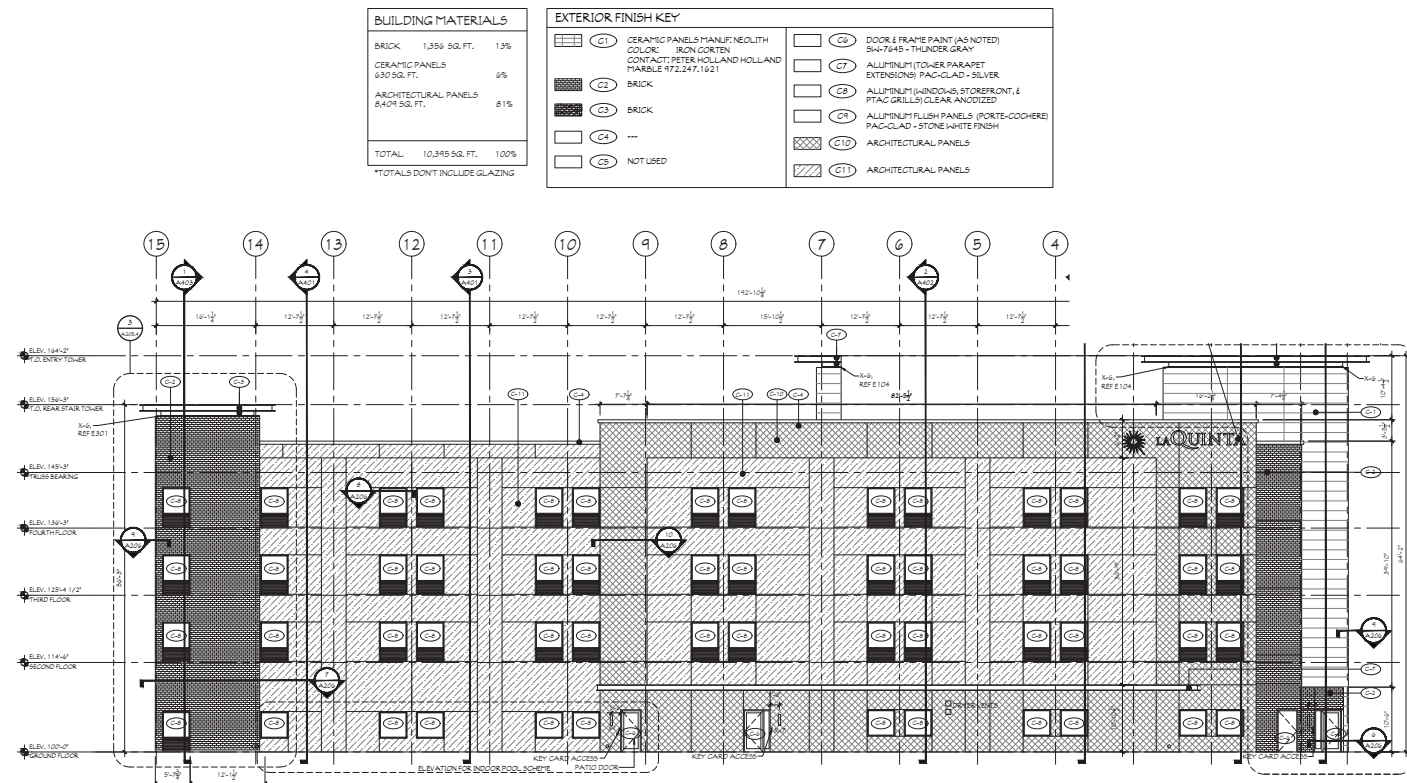
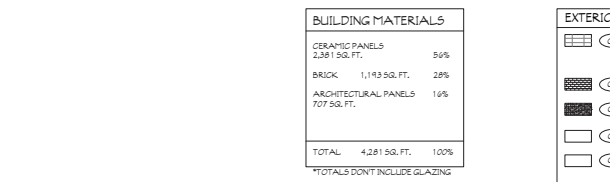


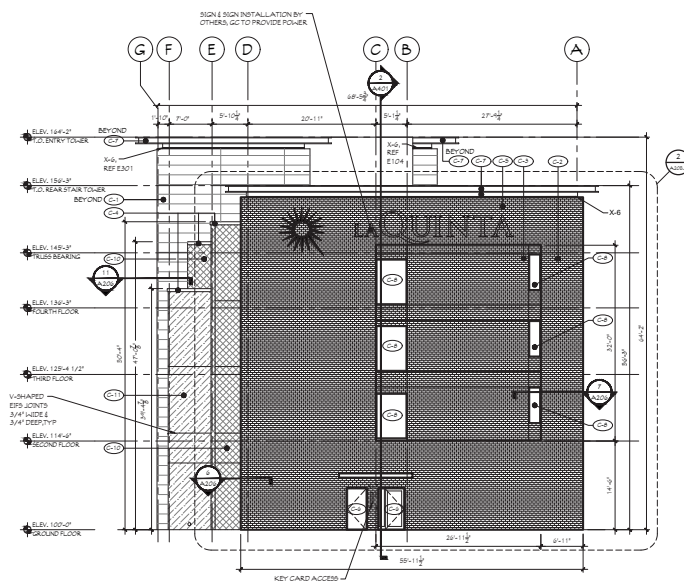
EXHIBIT D-1: CHARACTER EXHIBIT
HITTLE AT THIRTYONE
PLANNED UNIT DEVELOPMENT DISTRICT



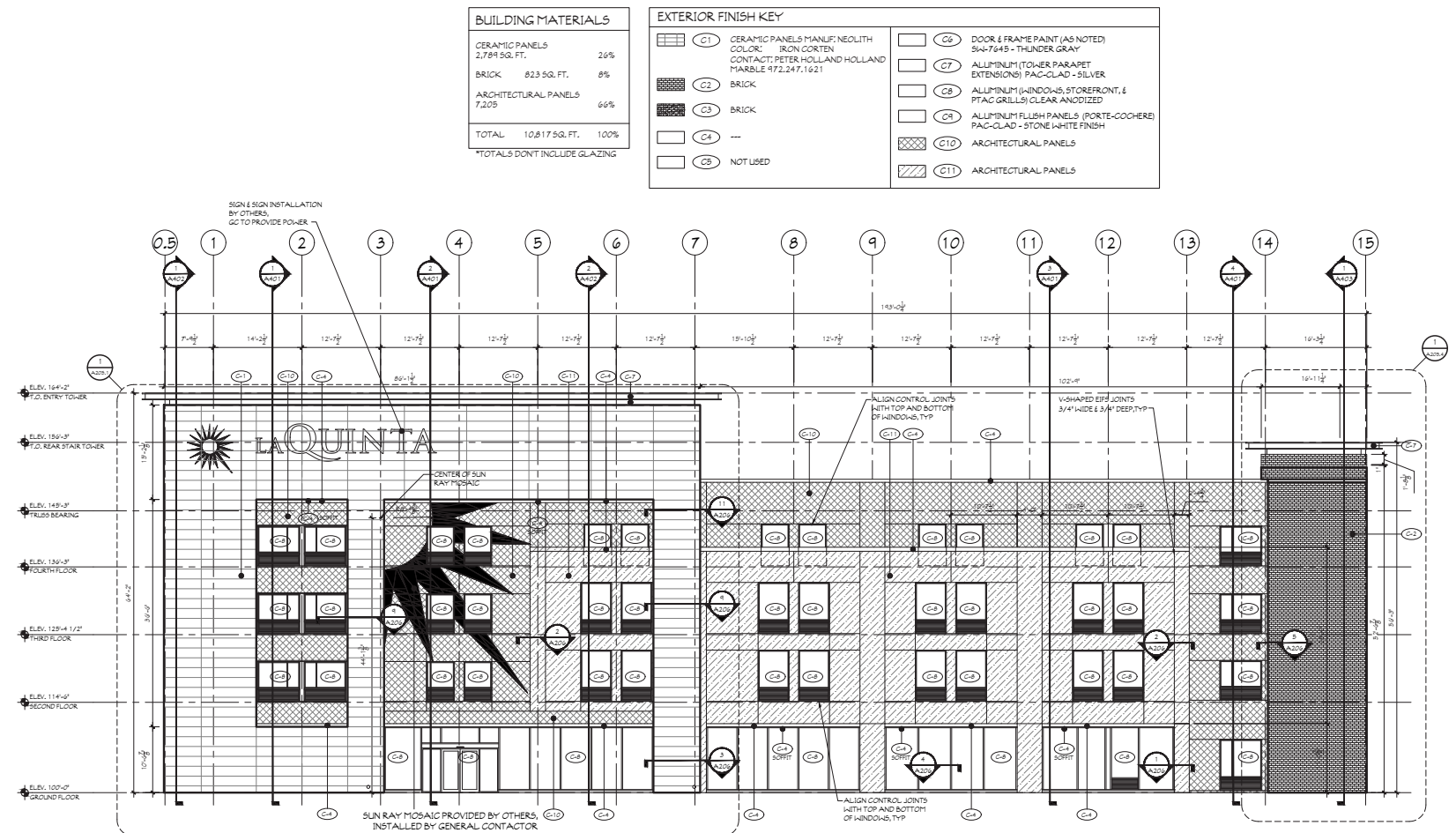
1 ELEVATION PLAN
SCALE: 1/8" = 1'-0"



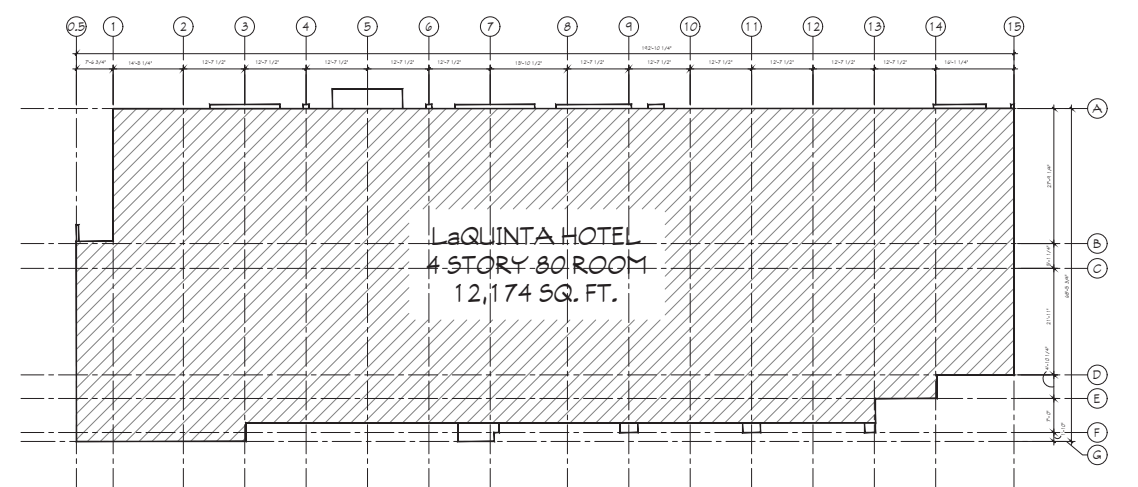
1 SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"



1 ELEVATION PLAN
SCALE: 1/8" = 1'-0"



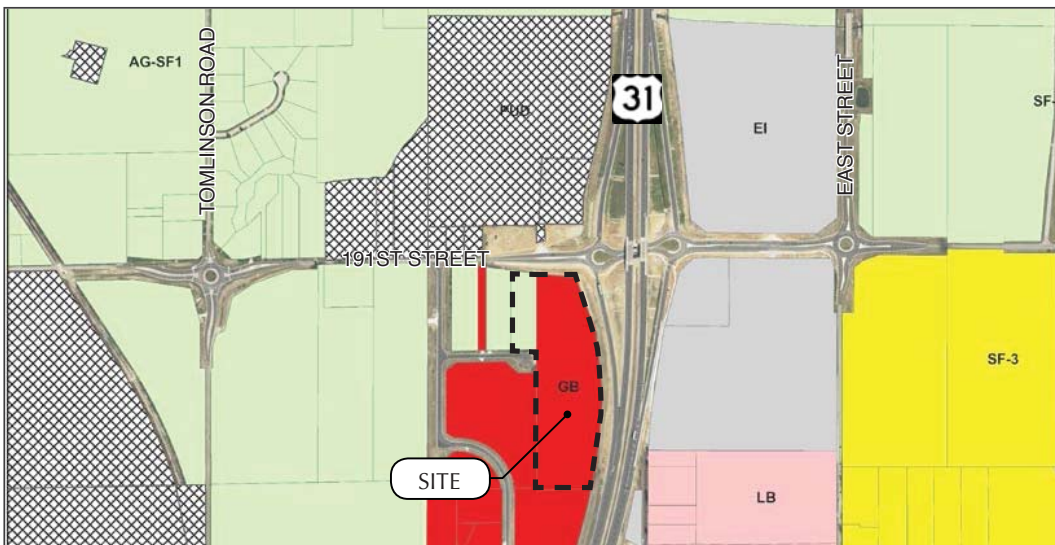
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT D-2: CHARACTER EXHIBIT HITTLE AT THIRTYONE PLANNED UNIT DEVELOPMENT DISTRICT

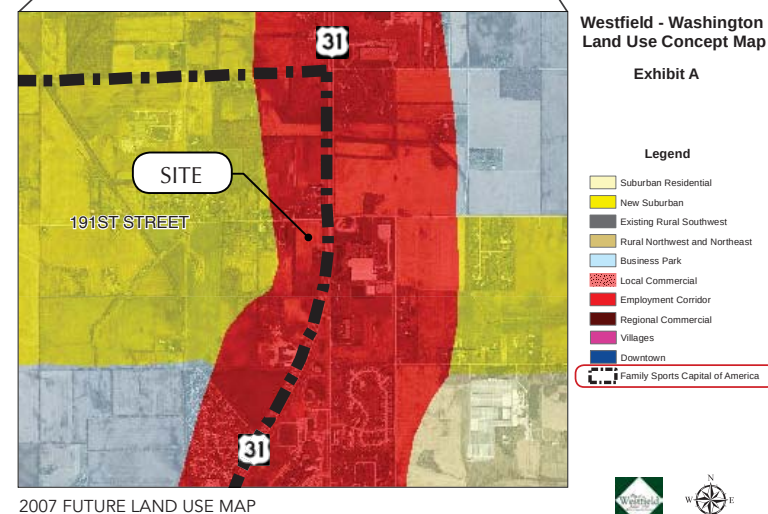
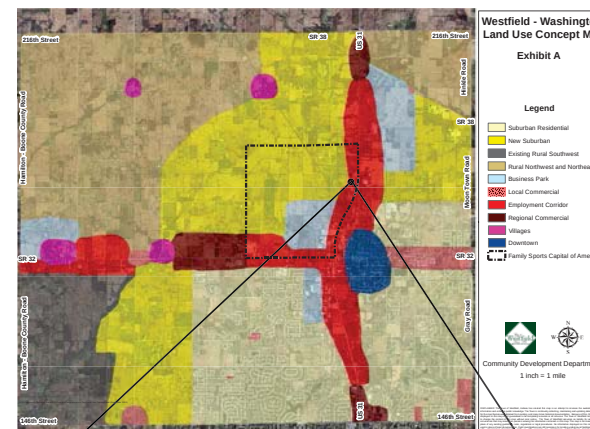
LOCATION MAP



ZONING MAP

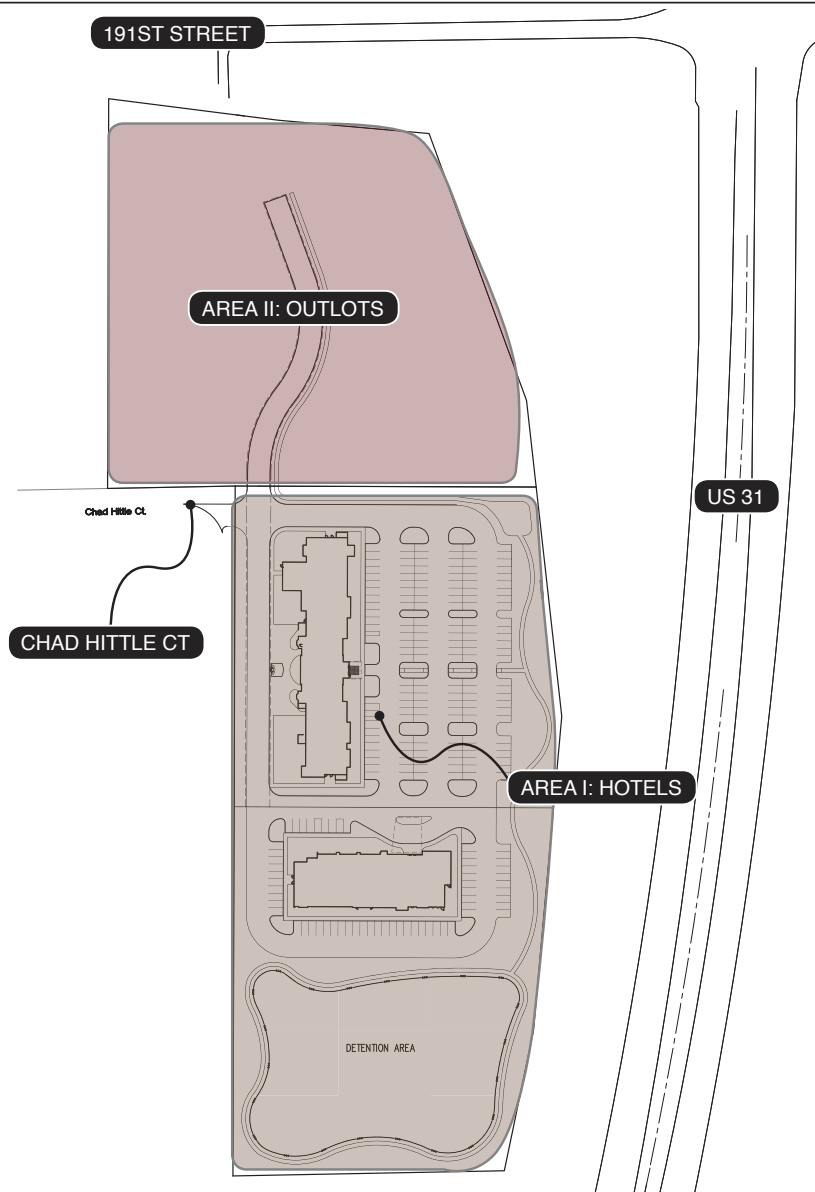


COMPREHENSIVE PLAN

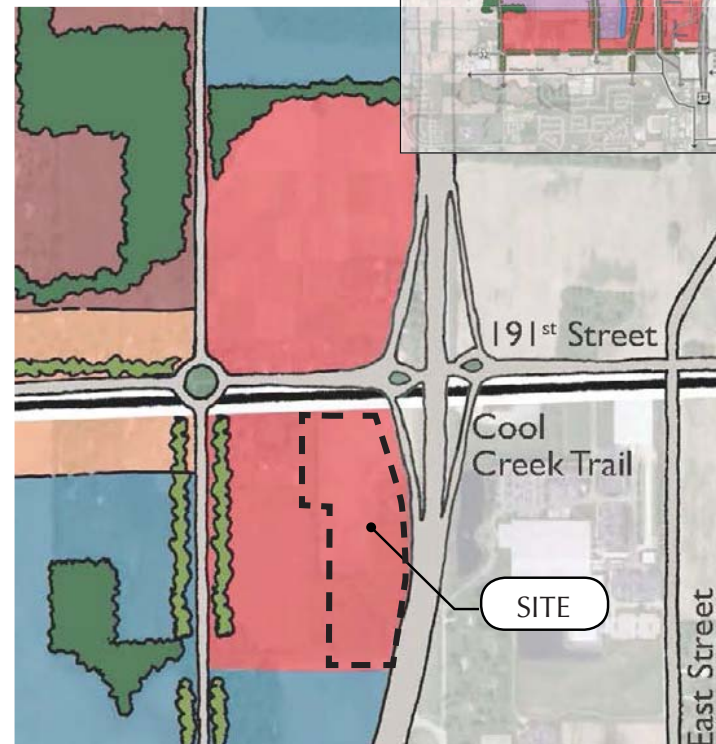
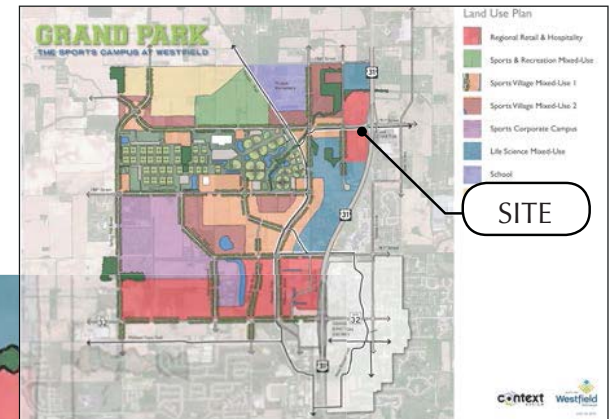


HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT



ILLUSTRATIVE GRAND PARK LAND USE MAP



HITTLE AT THIRTYONE

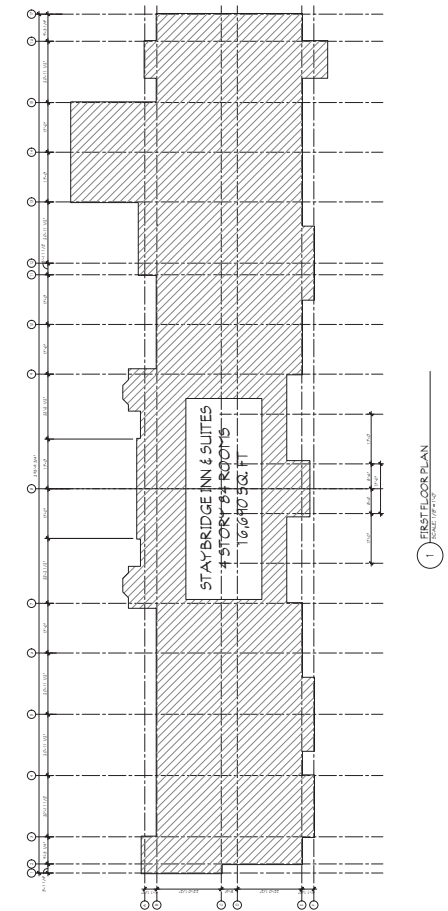
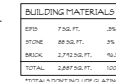
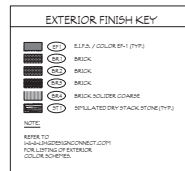
PLANNED UNIT DEVELOPMENT DISTRICT

11.03.17

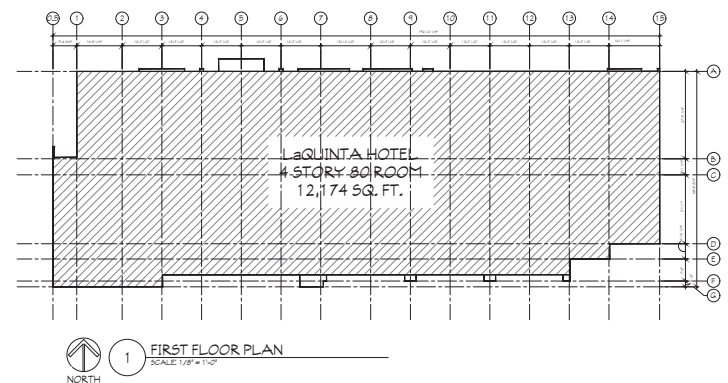
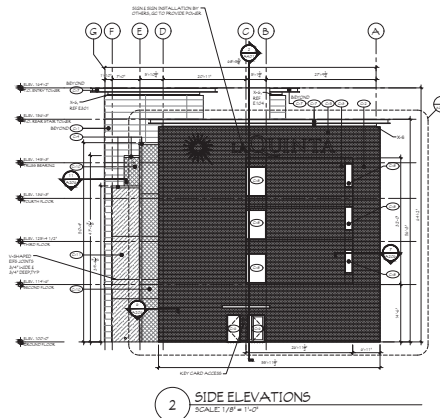
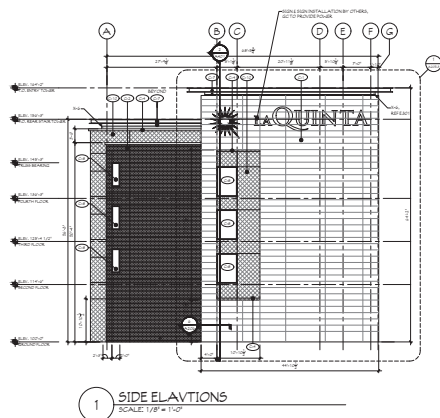
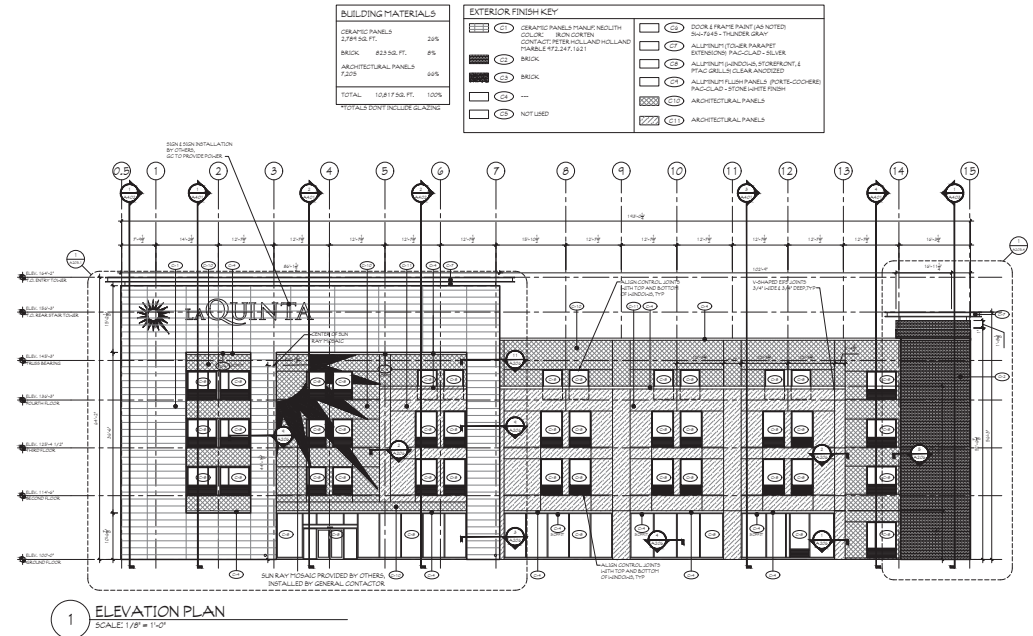
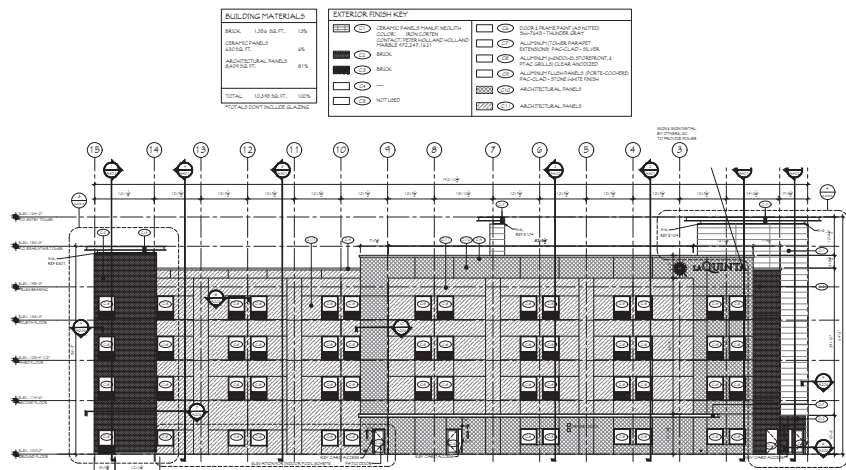


NOTES:

1. COLOR OF FASCIA, AND SOFFIT TO MATCH EIFS COLOR EF-1.
2. ALUMINUM DOWNSPOUTS TO MATCH COLOR OF GUTTERS.
3. ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAPE AREA.
4. TRIM AROUND ALL WINDOWS TO BE COLOR EF-1.
5. MINIMUM EIFS THICKNESS TO BE 2". SEE EIFS SAND DETAILS FOR THICKNESS OF THESE ELEMENTS.



ILLUSTRATIVE CHARACTER EXHIBITS



Westfield City Council October 23, 2017

The Westfield City Council met in regular session on Monday October 23, 2017 at the Westfield City Hall. Members present were Jim Ake, Chuck Lehman, Joe Edwards, Bob Horkay, Cindy Spoljaric, and Mark Keen. Also present were Mayor Cook, Deputy Clerk Treasurer Kim Strang and City Attorney Brian Zaiger.

Mayor Cook and Mayor for the evening, Evie Jane Mayor called the meeting to order at 7:00 p.m.

Approval of Minutes:

Bob Horkay made a motion to approve October 9, 2017 minutes as presented. Cindy Spoljaric seconded. Vote: Yes-6; No-0. Motion carries.

Claims:

Mark Keen made a motion to approve the claims as presented. Joe Edwards seconded. Vote: Yes-6; No-0. Motion carries.

Miscellaneous Business/Special Presentations

Special Presentation: Proclamation-Mayor for the Evening/Evie Jane Mayer, Student at Oak Trace

Old Business:

Ordinance 17-30: Northpointe (Aurora) PUD Amendment

Council Introduction – September 25, 2017

APC Hearing: October 2, 2017

APC Recommendation: October 16, 2017

Adoption Consideration – October 23, 2017

Amanda Rubadue presented this item stating the request to amend the Architectural and Development Standards of the PUD, allowing for a 92,000 SF office/warehouse building on approximately 12.3 acres.

Joe Edwards made a motion to approve Ordinance 17-30 as presented. Mark Keen seconded. Vote: Yes-6; No-0. Motion carries.

Ordinance 17-31: Custom Commerce Park PUD Amendment

Council Introduction: September 11, 2017

APC Public Hearing: October 2, 2017

APC Recommendation: October 16, 2017

Adoption Consideration: October 23, 2017

Daine Crabtree presented this item stating the amendment would allow for construction of a Self- storage facility to abut Oak Ridge Road. The external façade building material was revised as well as the legal description.

Bob Horkay made a motion to approve Ordinance 17-31 as presented. Joe Edwards seconded.

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

Ordinance 17-42: Approving the Issuance of Storm Water District Revenue Bonds, the Additional Appropriation of Bond Proceeds, and Authorizing Other Actions

Council Introduction: October 9, 2017

Public Hearing: October 9, 2017

Adoption Consideration: October 23, 2017

Brian Zaiger presented this item stating this is the bonding process that allows for storm water infrastructure improvements within the City.

Bob Horkay made a motion to approve Ordinance 17-42 as presented. Cindy Spoljaric seconded.

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

New Business:

Ordinance 17-39: Concerning the Operation of Horse-Drawn Carriages within the City of Westfield

Council Introduction: October 23, 2017

Adoption Consideration: November 13, 2017

Brian Zaiger introduced this item stating this would allow for the operation of horse-drawn carriages on City roadways within the corporate limits of the City of Westfield.

Ordinance 17-43: Establishing an Equitable Impact Fee for the Purpose of Planning and Financing Road and Street Infrastructure Needed to Serve New Development in the City of Westfield

Council Introduction: October 23, 2017

APC Public Hearing: November 6, 2017

APC Recommendation: November 20, 2017

Adoption Consideration: November 27, 2017

Brian Zaiger introduced this Ordinance stating this would implement an Impact Fee to accommodate the growth and development of the City by providing a program and establish standards to fund the capital costs of new road and street infrastructure necessary to serve newly developing areas of the City.

Moves on to APC

Guests:

None

Council Responses to Guest Comments:

CITY COUNCIL COMMENTS:

Bob Horkay gave APC update

Mark Keen asked the Mayor to explain what was happening in the ponds behind the Public Safety Building.

Jim Ake thanked Evie Jane Mayer for being the Mayor for the Evening

MAYOR COMMENTS:

Announcement of the Toyota/Bastian facility coming to Westfield

Bulk Trash day was successful

Green Community Awarded to Westfield

Saturday 10/28 Barktoberfest @Asa Bales Park from 3-7pm to raise funds for Hamilton Co Humane Society

Big Ten Men and Women's Soccer Tournament at Grand Park in November

Halloween hours for Westfield will be Tuesday 10/31 from 5-8pm

Todd Burtron received his Masters of Education from Western Governors University

Without any further business, the meeting adjourned at 7:32 pm

Clerk-Treasurer

President

PROCLAMATION

Mayor for an Evening

November 13, 2017

WHEREAS, Jordan Church is a student at Westfield Middle School, Westfield, Indiana; and

WHEREAS, Jordan was awarded *Mayor for an Evening* as a 6th grader for having good behavior.

NOW, THEREFORE, I, J. Andrew Cook, Mayor of the City of Westfield, do hereby proclaim **Jordan Church** as Mayor for the evening of November 13, 2017 in the county of Hamilton, city of Westfield, IN and call upon all citizens to welcome **Jordan** as she honorably serves the city of Westfield as Mayor at the Westfield City Council Meeting on November 13, 2017.

IN WITNESS WHEREOF, I, J. Andrew Cook, have hereunto set my hand and caused to be affixed the great seal of the City of Westfield, Indiana, on this 13th day of November, 2017.



(City Seal)

J. Andrew Cook, Mayor
City of Westfield

RESOLUTION NUMBER 17-132

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA CONFIRMING OCTOBER 9, 2017 RESOLUTION NUMBER 17-128 DETERMINING THAT THE QUALIFICATIONS FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET

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

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

WHEREAS, the Council adopted its Resolution Number 17-128 (the “Declaratory Resolution”) on October 9, 2017 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City commonly known as 1821 Bastian Court, Westfield, Indiana more particularly described in Exhibit A (the “Area”) attached hereto and made a part hereof which is also shown on the map attached hereto as Exhibit B and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council has caused to be published a notice (the "Notice") pursuant to the Act and Indiana Code 5-3-1 of the adoption and substance of the Declaratory Resolution, including notice that the Council would hold a public hearing in accordance with the Act on November 13, 2017 which Notice was published at least ten (10) days prior to the date of the public hearing;

WHEREAS, the Council in accordance with Section 2 of the Act has caused to be filed a copy of the Notice and the Declaratory Resolution with the Hamilton County Assessor and the officers of each taxing unit which is authorized to fix budgets, tax rates, and tax levies under Indiana Code 6-1.1-17-5 in the Area at least ten (10) days prior to the date of the November 13, 2017 public hearing;

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

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

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

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

SECTION II. The area is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to decline in employment and tax revenues. The abatement schedule set out in resolution 17-133 is based upon factors 1-4 as pursuant to Indiana Code 6-1.1-12.1-17(a).

SECTION III. Resolution 17-128 adopted by the Council on October 9, 2017 is hereby confirmed.

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _th DAY OF _____, 2017.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that RESOLUTION 17-132 was delivered to the Mayor of Westfield on the _____ day of _____, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 17-132
This _____ day of _____, 2017

I hereby VETO Resolution 17-132
This ____ day of _____, 2017

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

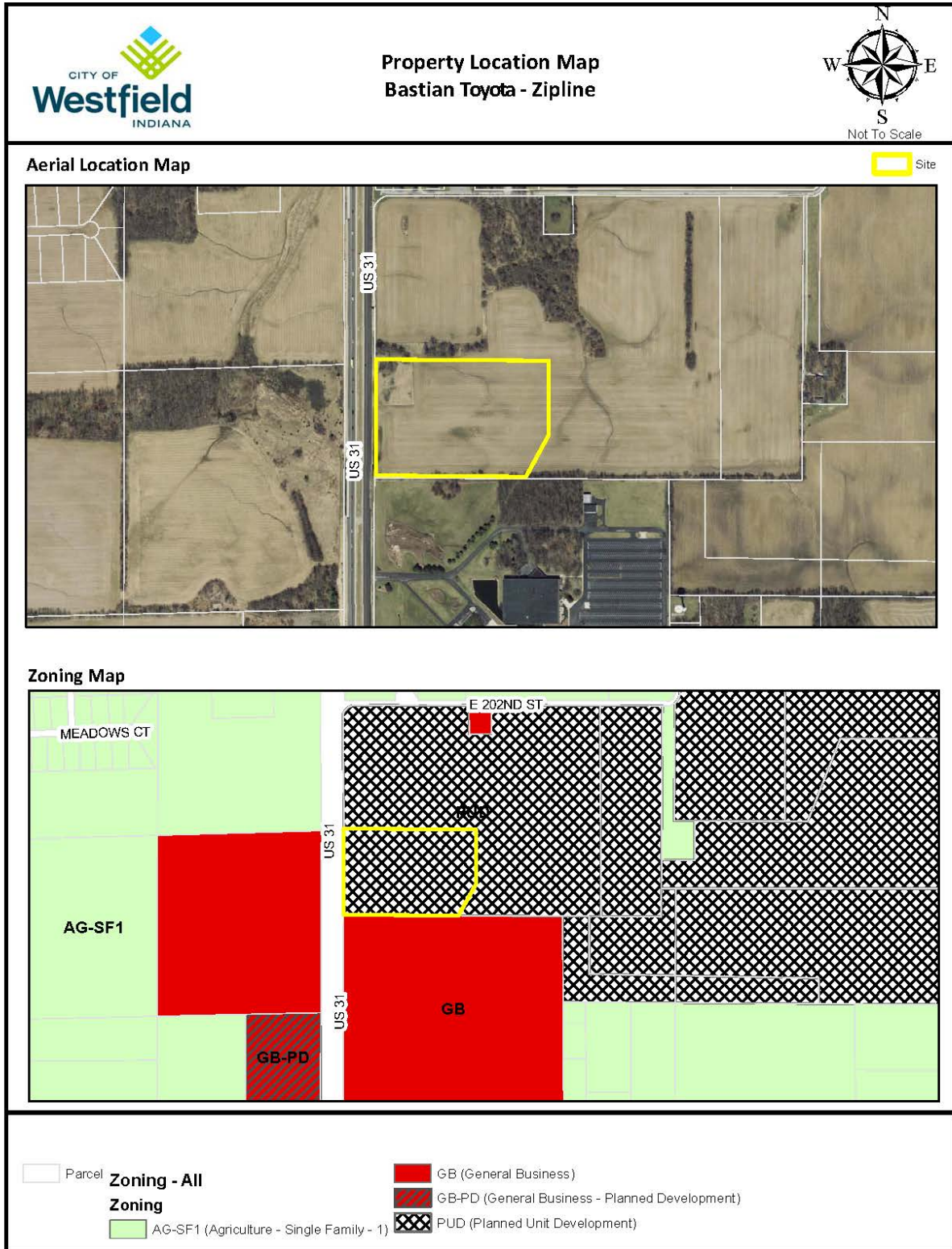
EXHIBIT A

Legal Description of Area

A part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East Hamilton County, Indiana, more particularly described as follows:

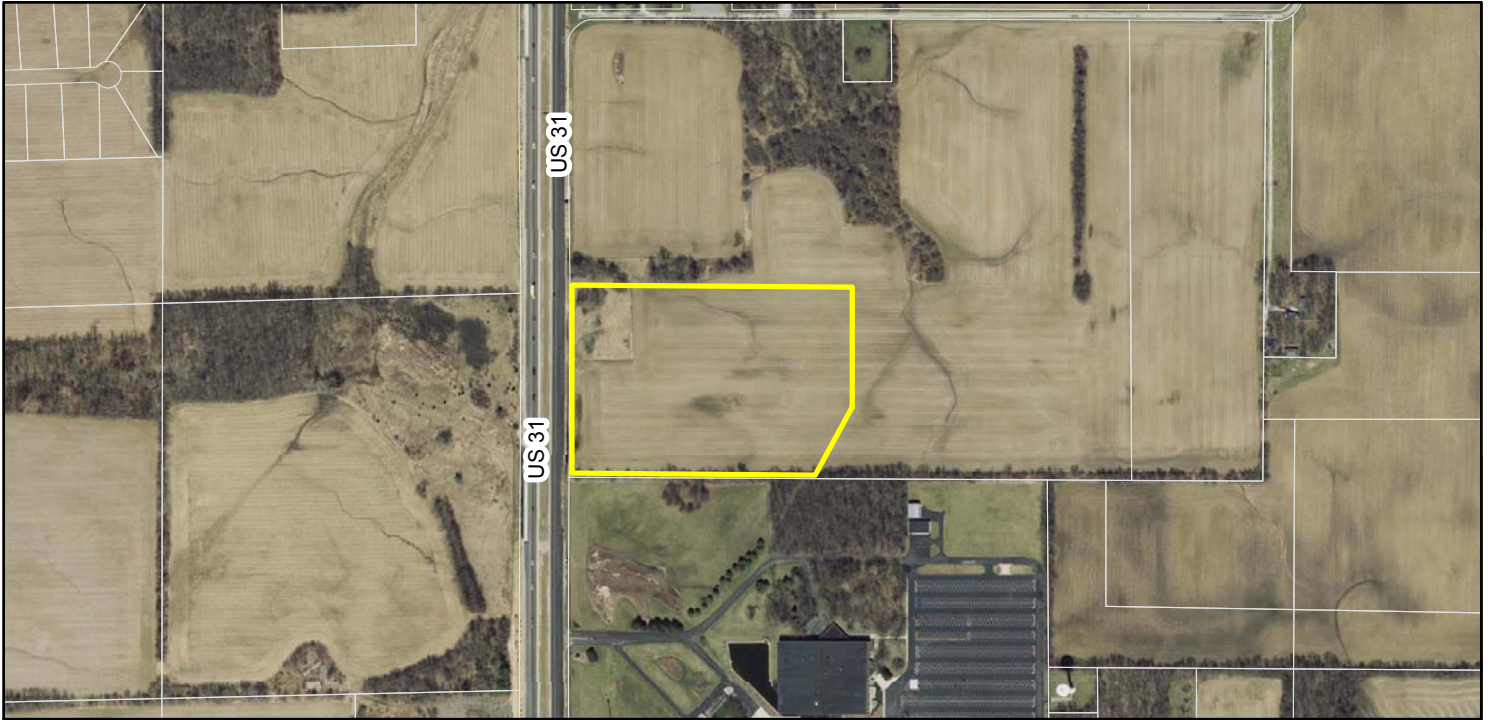
Commencing at the southwest corner of said section proceed thence North 00 degrees 06 minutes 55 seconds West (bearing per INGCS Hamilton County Zone) along the west line of said section 1,996.70 feet; thence South 89 degrees 32 minutes 51 seconds East 52.58 feet to the west right of way line for US Highway 31 and also being the POINT OF BEGINNING, marked by a 5/8" rebar with Structurepoint Cap (hereafter referred to as Structurepoint rebar); thence North 00 degrees 02 minutes 46 seconds West along said right of way 574.70 feet to a Structurepoint rebar; thence North 89 degrees 43 minutes 03 seconds East 944.06 feet to a Structurepoint rebar; thence South 00 degrees 16 minutes 57 seconds East 396.30 feet to a Structurepoint rebar; thence South 37 degrees 21 minutes 04 seconds West 238.25 feet to a Structurepoint rebar; thence North 89 degrees 32 minutes 51 seconds West 801.01 feet to the POINT OF BEGINNING, containing 12.285 acres of land, more or less.

EXHIBIT B



Aerial Location Map

 Site



Zoning Map



 Parcel
Zoning - All
Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 GB (General Business)

 GB-PD (General Business - Planned Development)

 PUD (Planned Unit Development)

RESOLUTION NUMBER 17-133

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

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

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

WHEREAS, the Council adopted its Resolution Number 17-128 (the “Declaratory Resolution”) on October 9, 2017 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City more particularly described in Exhibit A attached hereto and made a part of hereof which is also shown on the map attached hereto as Exhibit B (the “Area”) and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council, after following all applicable procedures of the Act, took final action adopting Resolution Number 17-132 (the “Confirmatory Resolution”) on November 13, 2017 confirming the Declaratory Resolution, thereby establishing an Economic Revitalization Area.

WHEREAS, Bastian Solutions LLC (the “Applicant”) has filed with this Council a Statement of Benefits, Real Property (Form SB-1/Real Property) (“Form SB-1”) attached hereto as Exhibit C which describes the proposed project (the “Project”) to be installed by the Applicant, in order to receive real property tax abatement for the Project;

WHEREAS, the Project includes the construction of a 92,000 square foot office and manufacturing facility on approximately twelve (12) acres of land;

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

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

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

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

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

- (1) The estimate of Four Million, Three Hundred, Twenty Thousand Dollars (\$4,320,000) as the assessed value of the Project is reasonable.
- (2) The estimate of hiring forty-six (46) new individuals who will be employed through term of the abatement period can be reasonably expected to result from the proposed Project.
- (3) The estimate of Two Million, Eight Hundred Thousand Dollars (\$2,800,000) for the aggregate annual salaries without benefits of those individuals who will be employed can be reasonably expected to result from the proposed Project.
- (4) The other benefits about which information has been presented to this Council are benefits that can be reasonably expected to result from the proposed Project.
- (5) The totality of benefits is sufficient to justify the granting of a ten (10) year real property tax abatement to the Applicant.

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

SECTION IV. Real property tax deductions for the Project are hereby approved. The period for real property tax deductions under the Act for the Project shall be ten (10) years, utilizing the following schedule:

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

Year 8 – 30%
Year 9 – 20%
Year 10 – 10%

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

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____th DAY OF
_____, 2017.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Chuck Lehman

Chuck Lehman

Chuck Lehman

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Dr. Mark Keen

Dr. Mark Keen

Dr. Mark Keen

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Joe Edwards

Joe Edwards

Joe Edwards

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that RESOLUTION 17-133 was delivered to the Mayor of Westfield on the ____ day of _____, 2017, at _____m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 17-133
This ____ day of _____, 2017

I hereby VETO Resolution 17-133
This ____ day of _____, 2017

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

EXHIBIT A

Legal Description of Area

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EXHIBIT B

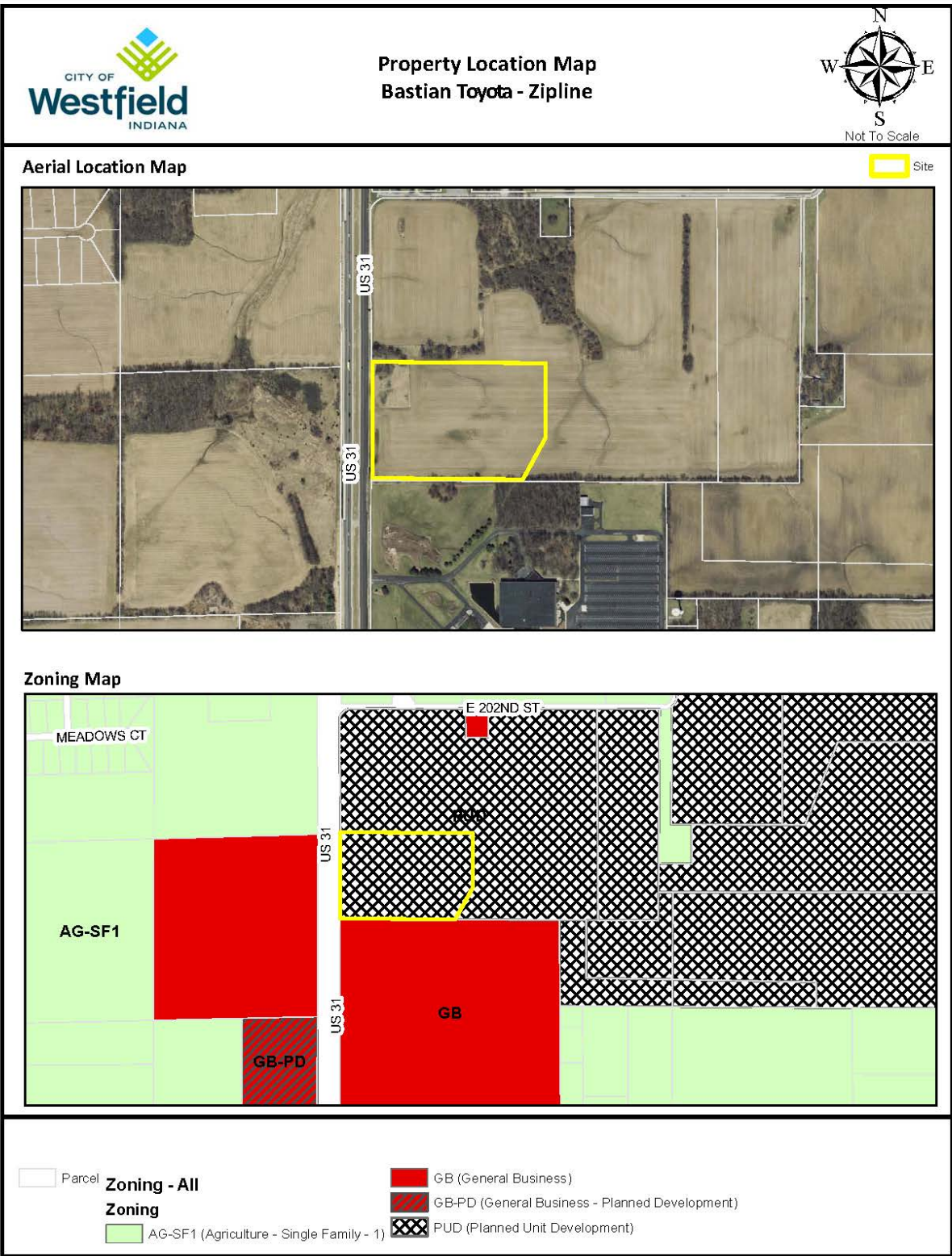


EXHIBIT C

Statement of Benefits Form



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

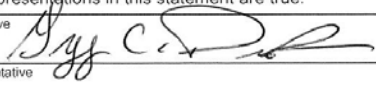
This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

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

INSTRUCTIONS:

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

20 <u>18</u> PAY 20 <u>18</u>
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Bastian Solutions LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 10585 North Meridian Street, Third Floor, Carmel, IN 46032					
Name of contact person Gregg Durham		Telephone number (317) 694-4147		E-mail address gdurham@bastiansolutions.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Westfield				Resolution number	
Location of property Northpoint Development		County Hamilton		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) building a new 70,000 sf factory plus 20,000 sf of office space. We will be manufacturing conveyor and other automation equipment.				Estimated start date (month, day, year) 11/15/2017	
Estimated completion date (month, day, year) 6/1/2017					
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 5.00	Salaries \$500,000.00	Number retained 5.00	Salaries \$500,000.00	Number additional 46.00	Salaries \$2,300,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values			1,440,000.00		
Plus estimated values of proposed project			5,400,000.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			6,840,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 9/21/2017	
Printed name of authorized representative Gregg C Durham				Title Vice President	

FOR USE OF THE DESIGNATING BODY

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

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

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

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

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

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

IC 6-1.1-12.1-17

Abatement schedules

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

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



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 18 PAY 20 18

FORM SB-1 / Real Property

PRIVACY NOTICE

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

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

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

INSTRUCTIONS:

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

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer

Bastian Solutions LLC

Address of taxpayer (number and street, city, state, and ZIP code)

10585 North Meridian Street, Third Floor, Carmel, IN 46032

Name of contact person

Gregg Durham

Telephone number

(317) 694-4147

E-mail address

gdurham@bastiansolutions.com

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

City of Westfield

Resolution number

Location of property

Northpoint Development

County

Hamilton

DLGF taxing district number

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)

building a new 70,000 sf factory plus 20,000 sf of office space. We will be manufacturing conveyor and other automation equipment.

Estimated start date (month, day, year)

11/15/2017

Estimated completion date (month, day, year)

6/1/2017

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number

5.00

Salaries

\$500,000.00

Number retained

5.00

Salaries

\$500,000.00

Number additional

46.00

Salaries

\$2,300,000.00

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	1,440,000.00	
Plus estimated values of proposed project	5,400,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	6,840,000.00	

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) **0.00**

Estimated hazardous waste converted (pounds) **0.00**

Other benefits

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Date signed (month, day, year)

9/21/2017

Printed name of authorized representative

Gregg C Durham

Title

Vice President

FOR USE OF THE DESIGNATING BODY

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

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

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

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

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

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

IC 6-1.1-12.1-17

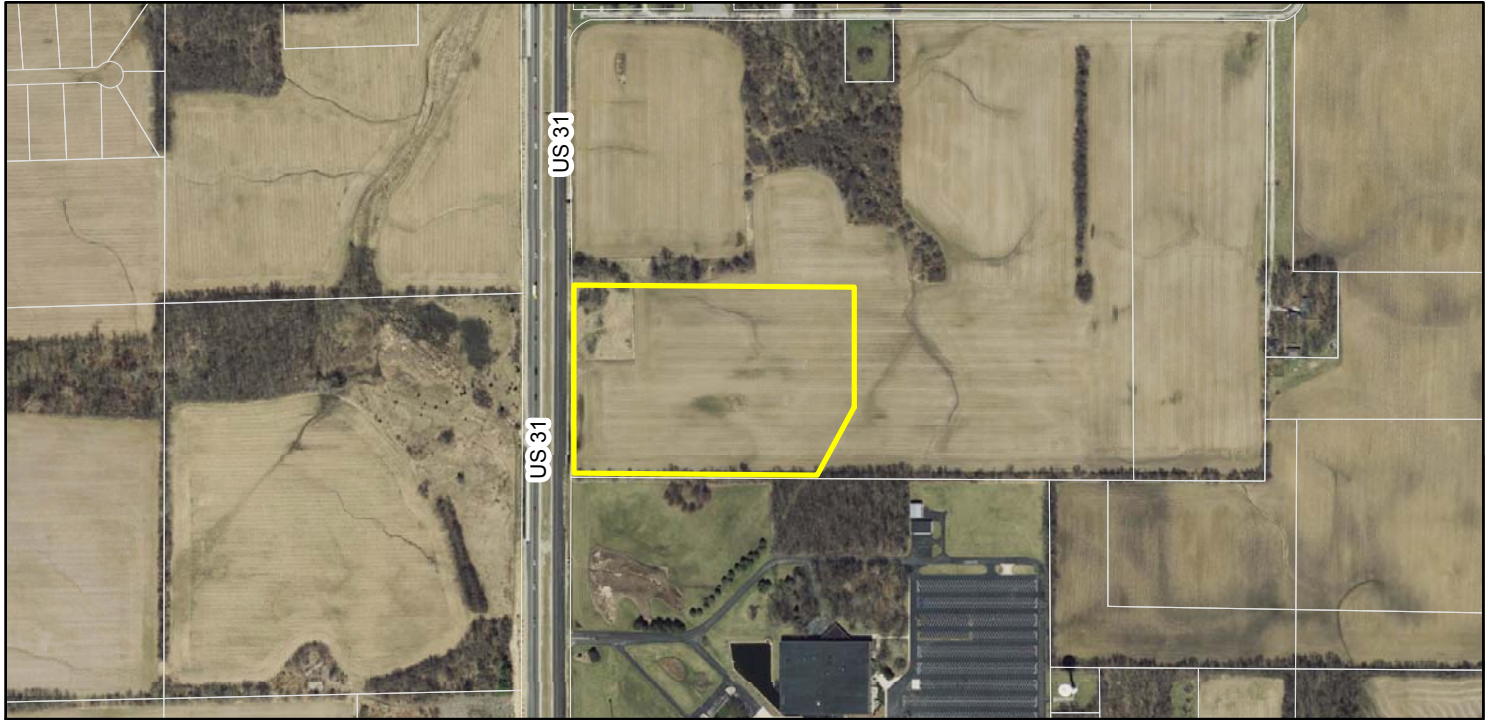
Abatement schedules

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

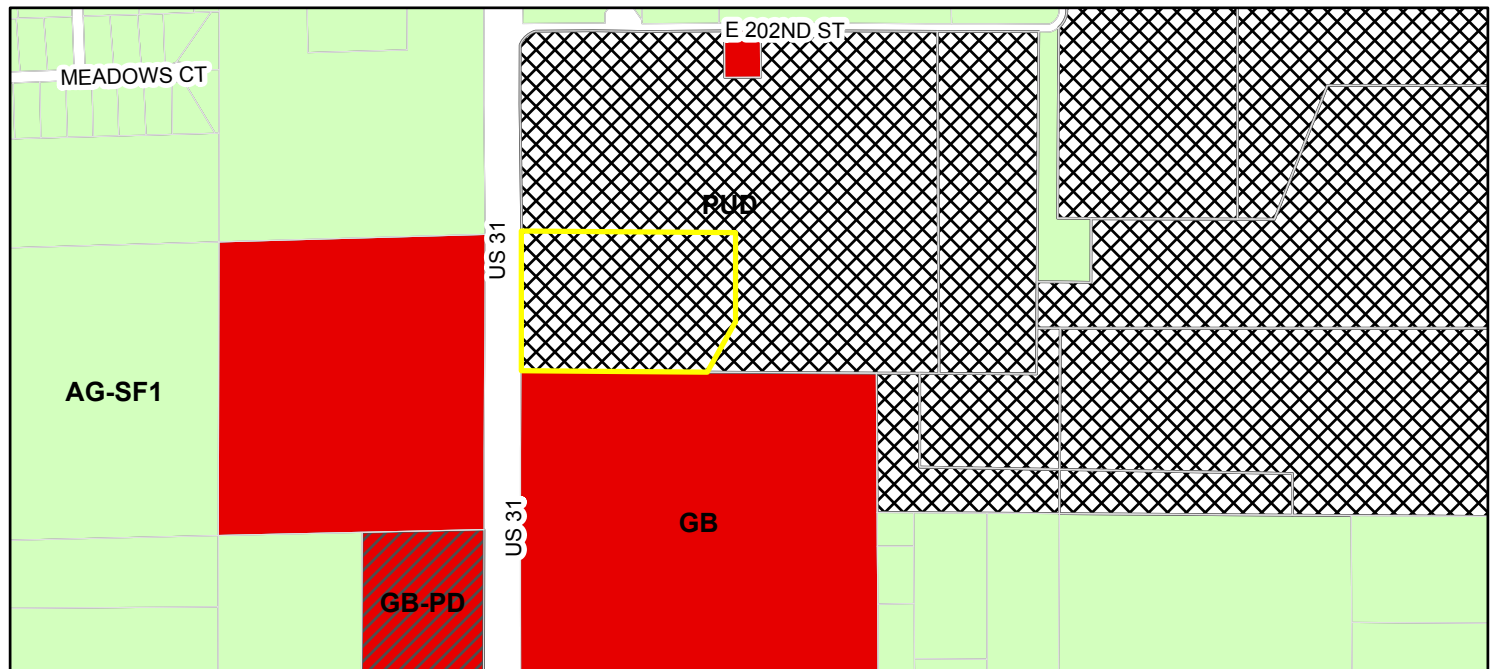
- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This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

Aerial Location Map

 Site



Zoning Map



 Parcel

Zoning - All

Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 GB (General Business)

 GB-PD (General Business - Planned Development)

 PUD (Planned Unit Development)

ORDINANCE NUMBER 17-44

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE GRAND PARK INDOOR SPORTS AND RECREATION FACILITY PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 14-35 (1408-PUD-12), known as the Grand Park Indoor Sports and Recreation Facility Planned Unit Development District Ordinance (the "GPEC PUD Ordinance"), on September 22, 2014;

WHEREAS, the Common Council enacted Ordinance No. 15-26 (1509-PUD-17), an amendment the GPEC PUD Ordinance known as the "Haven at Grand Park Ordinance", on September 14, 2015;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1712-PUD-25**), 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. 1712-PUD-25** to the Common Council with a _____ recommendation (___ - __) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Grand Park Indoor Sports and Recreation Facility Planned Unit Development District (the “District”). The Haven at Grand Park Ordinance is hereby repealed and replaced by this Ordinance. This Ordinance shall be referred to as the “GPEC Amendment: Lot 2 and Lot 5”.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the GPEC PUD Ordinance, 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 GPEC PUD 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 or the GPEC PUD 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 Sports Campus Uses: The use of land for activities and improvements in support of the Westfield-Washington Township Comprehensive Plan’s Family Sports Capital Addendum, as determined by the Director, that includes, but is not limited to: (1) youth and family sports; (2) field sports (e.g., soccer, lacrosse, football, rugby); baseball and softball; (3) indoor sports and training facilities (e.g., baseball, basketball, volleyball, gymnastics); (4) supporting facilities to host championship level youth and amateur sports tournaments; (5) facilities to accommodate professional or semi-professional sports teams if determined to be fiscally viable by the City; (6) ancillary activities supporting the campus’s hosting of events (e.g., concession stands, administrative offices, maintenance facilities and operations, sponsor displays, outdoor displays and storage areas, parking and transportation facilities, playgrounds, first aid stations, dugouts, spectator stands, recreational uses).

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 consists of two (2) Lots, as depicted on the Concept Plan and labeled as Lot 2 and Lot 5 (individually or collectively, “Lot”). Development of each Lot, as amended, shall be regulated as set forth in this Ordinance.

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

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the GB: General Business District (the “Underlying Zoning District”), as set forth by the GPEC PUD Ordinance.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District and the GPEC PUD Ordinance shall be permitted, except as otherwise modified below.

6.1 Additional Uses: The following use(s) shall be permitted:

A. Sports Campus Uses.

6.2 Prohibited Uses: The following use(s) shall be explicitly prohibited:

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

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 by the GPEC PUD Ordinance.

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as modified by the GPEC PUD Ordinance and below.

8.1 Article 6.3 Architectural Standards: Shall not apply; rather, Buildings shall be in substantial compliance with the “Illustrative Character Exhibit”, attached hereto as **Exhibit D**. Although the Illustrative Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of structures permitted to be constructed and that contribute to the District’s intent and vision for each Lot. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

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

A. Article 6.8(N) Buffer Yard Requirements. Shall not apply.

B. Article 6.8(0) Parking Area Landscaping: Shall apply with the following modifications: (i) A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces. The island shall be a

minimum of one hundred and twenty (120) square feet in size and shall include a minimum of one (1) tree and four (4) shrubs; (ii) if Perimeter Parking Area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

C. Article 6.17 Sign Standards: Shall apply, except as modified below:

- i. All signs shall be consistent in theme and design with the Grand Park Sports Campus (e.g., color, style, lighting, size, etc.). Modifications to the signage may be made as approved by the Director.
- ii. Buildings shall be permitted one (1) square foot of Sign Area for each one (1) lineal foot of Building Façade and may be located on any Building Façade.
- iii. Informational Signs, Interior Circulation Signs, and Entrance Signs shall be consistent in theme and design with the Grand Park Sports Campus (e.g., color, style, lighting, size, etc.) and may contain tenant information.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

**[Remainder of this page intentionally left blank;
signature pages follow.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018.

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 17-44** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-44**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-44**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Birch Dalton, Edgerock Development, LLC
555 East Main Street, Westfield, Indiana 46074

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Site Layout
Exhibit D-1	Illustrative Character Exhibit
Exhibit D-2	Illustrative Character Exhibit

EXHIBIT A
REAL ESTATE

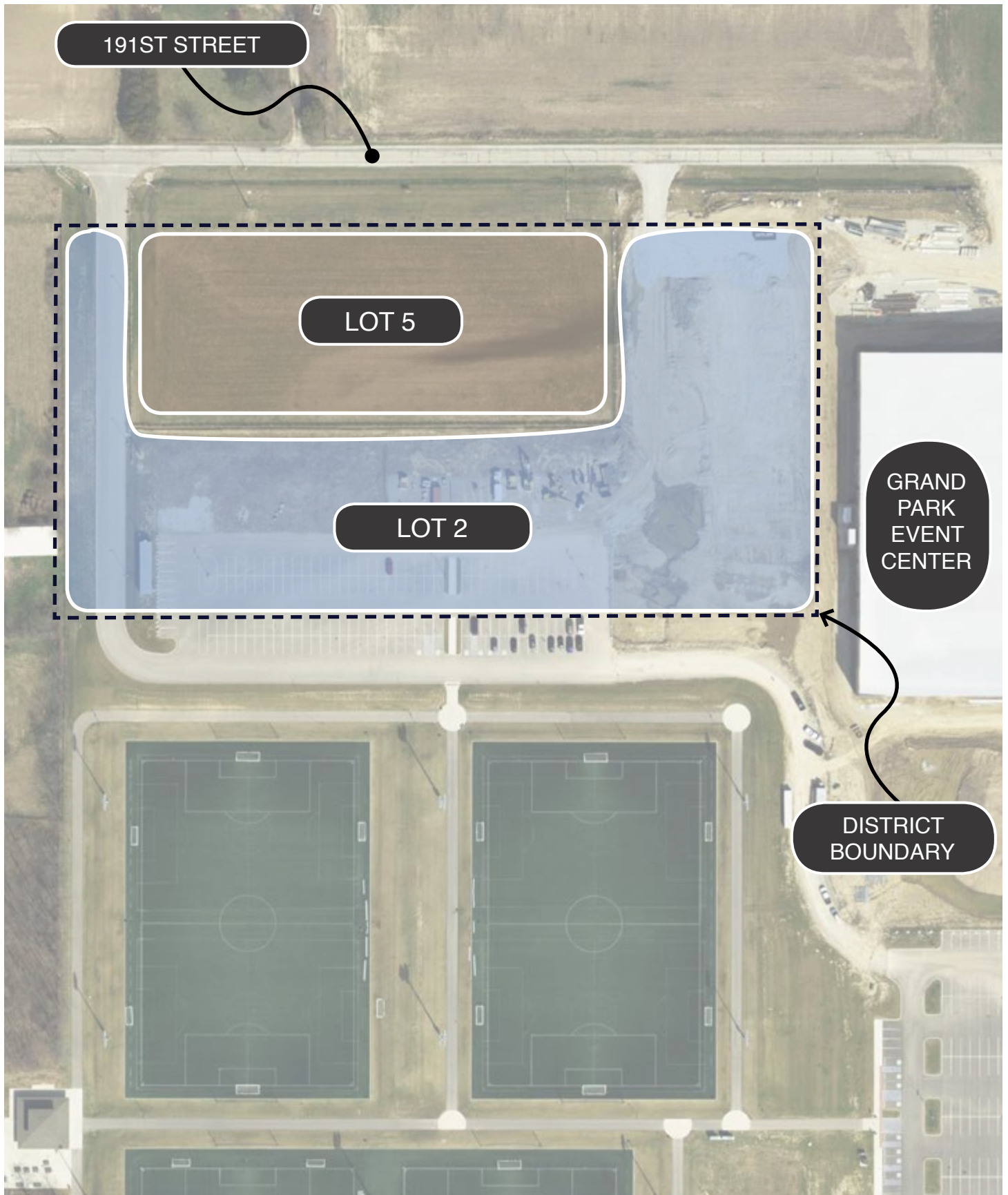
This description includes two (2) parcels of land:

PARCEL I (Parcel No: 08-05-26-00-01-002.000):

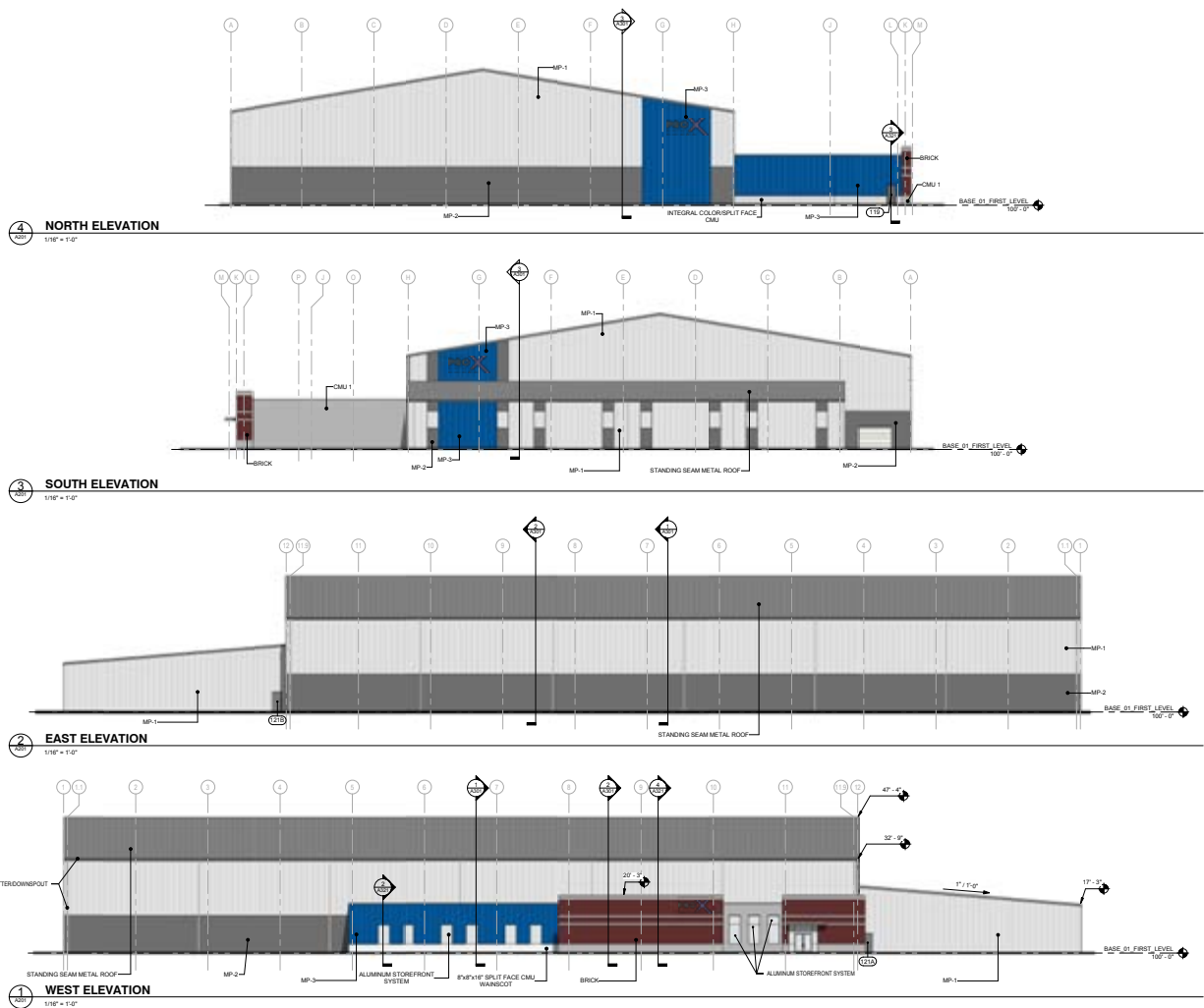
Lot Two (2) in Grand Park Subdivision, an addition to the City of Westfield, Hamilton County, Indiana, as per plat thereof, recorded December 17, 2014, as Instrument 2014057320, in the Office of the Recorder of Hamilton County, Indiana.

PARCEL II (Parcel No: 08-05-26-00-01-005.000):

Lot Five (5) in Grand Park Subdivision, an addition to the City of Westfield, Hamilton County, Indiana, as per plat thereof, recorded December 17, 2014, as Instrument 2014057320, in the Office of the Recorder of Hamilton County, Indiana.



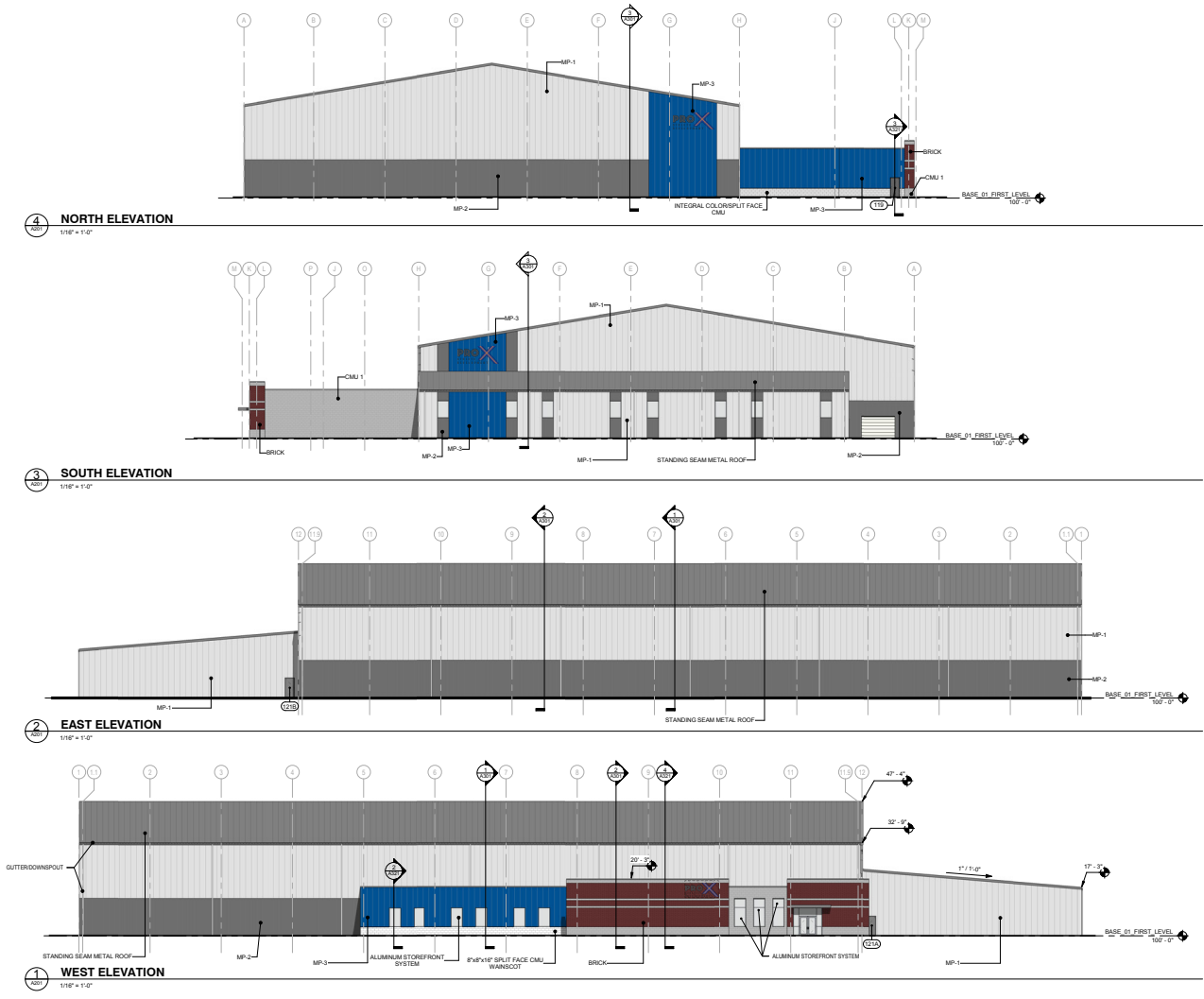








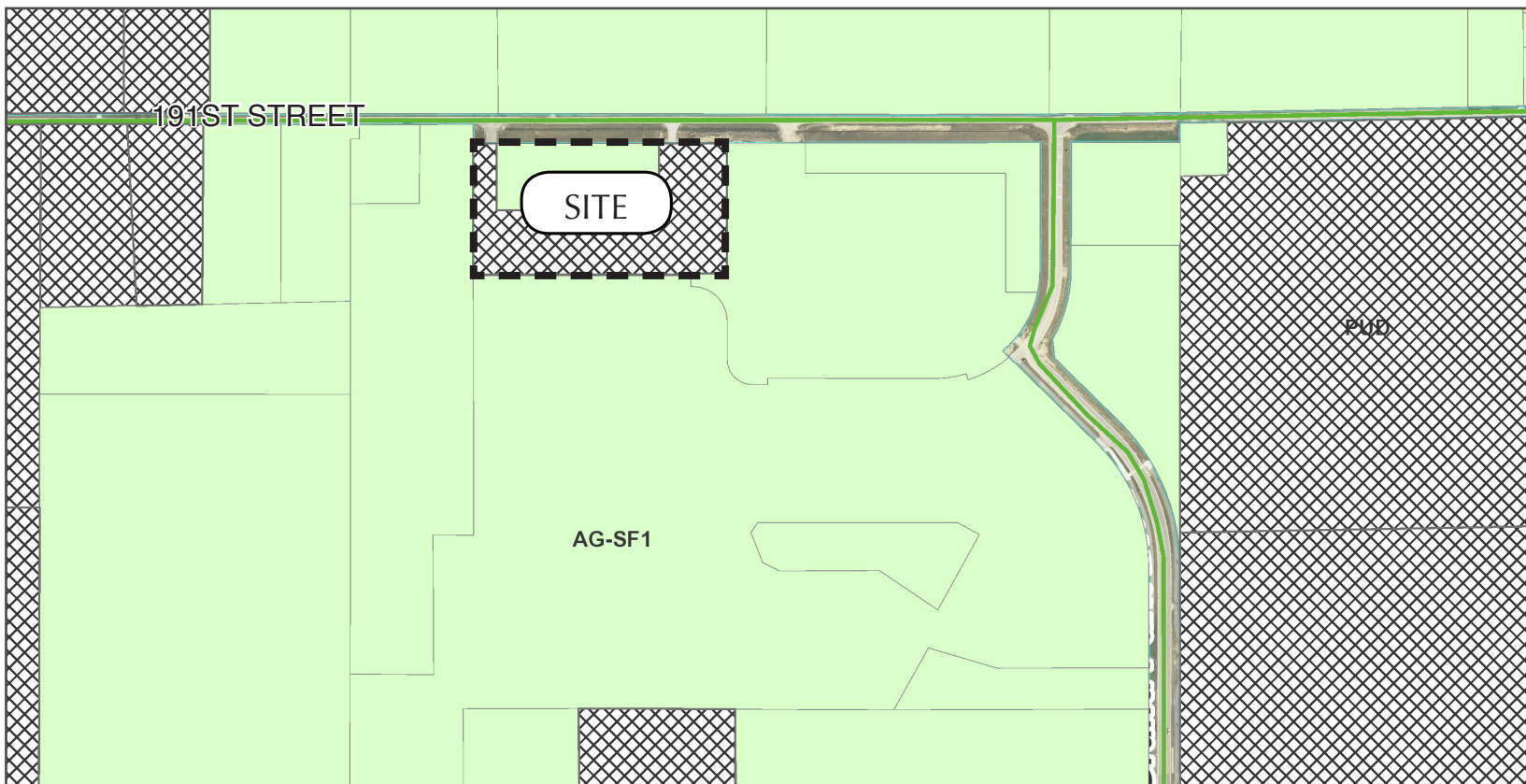
ILLUSTRATIVE CHARACTER EXHIBITS



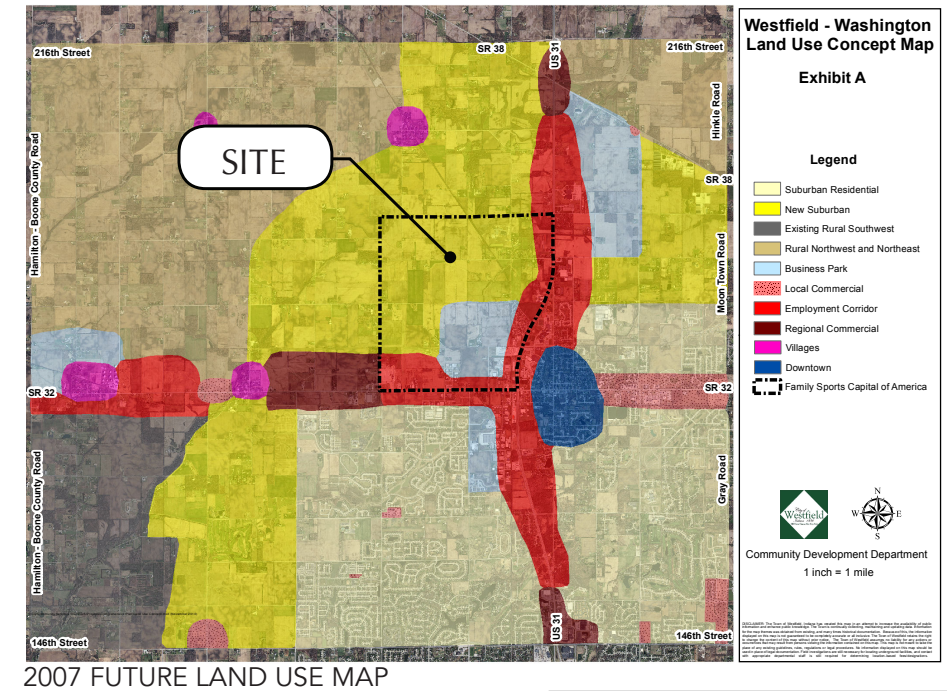
LOCATION MAP



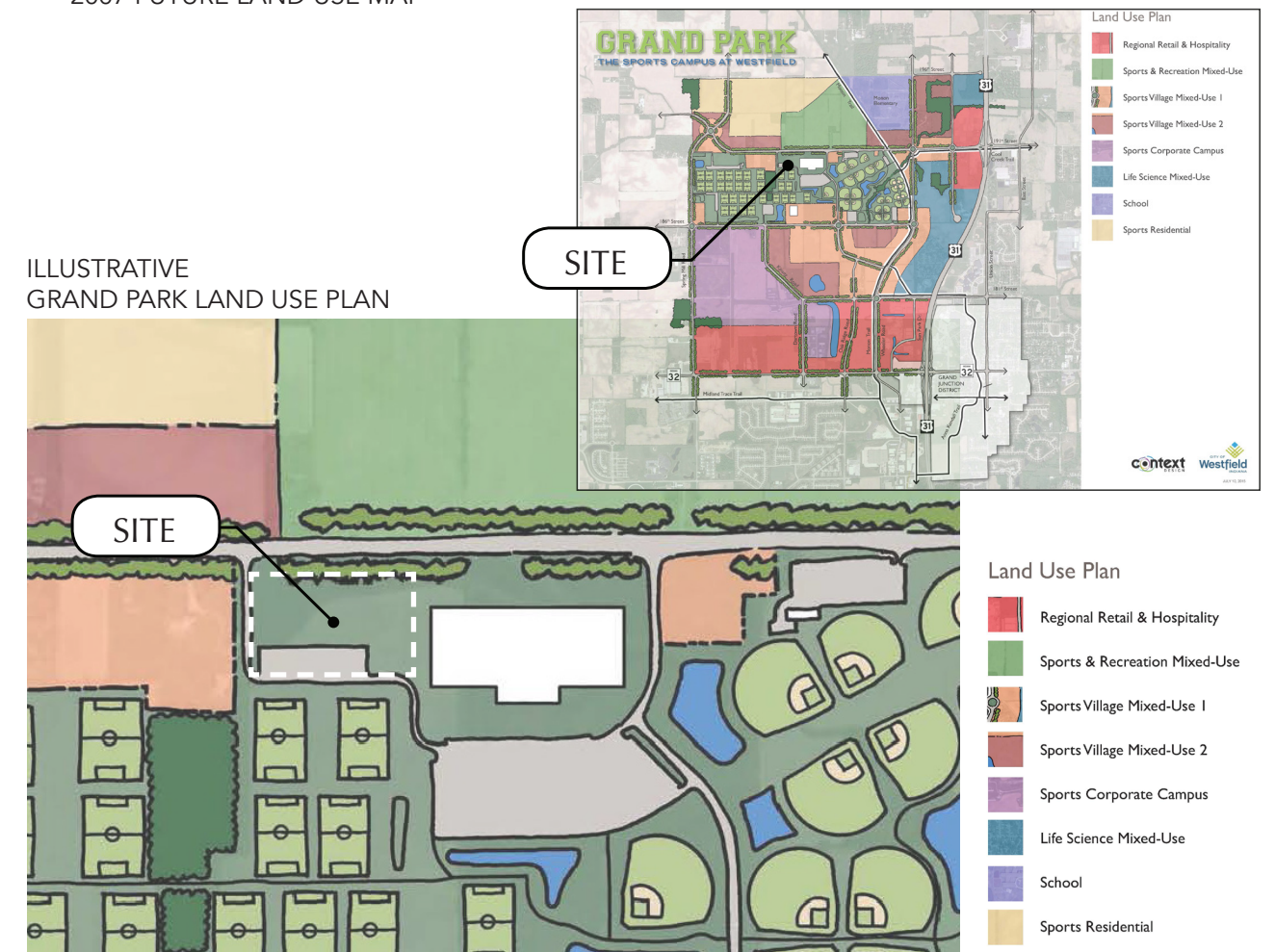
ZONING MAP



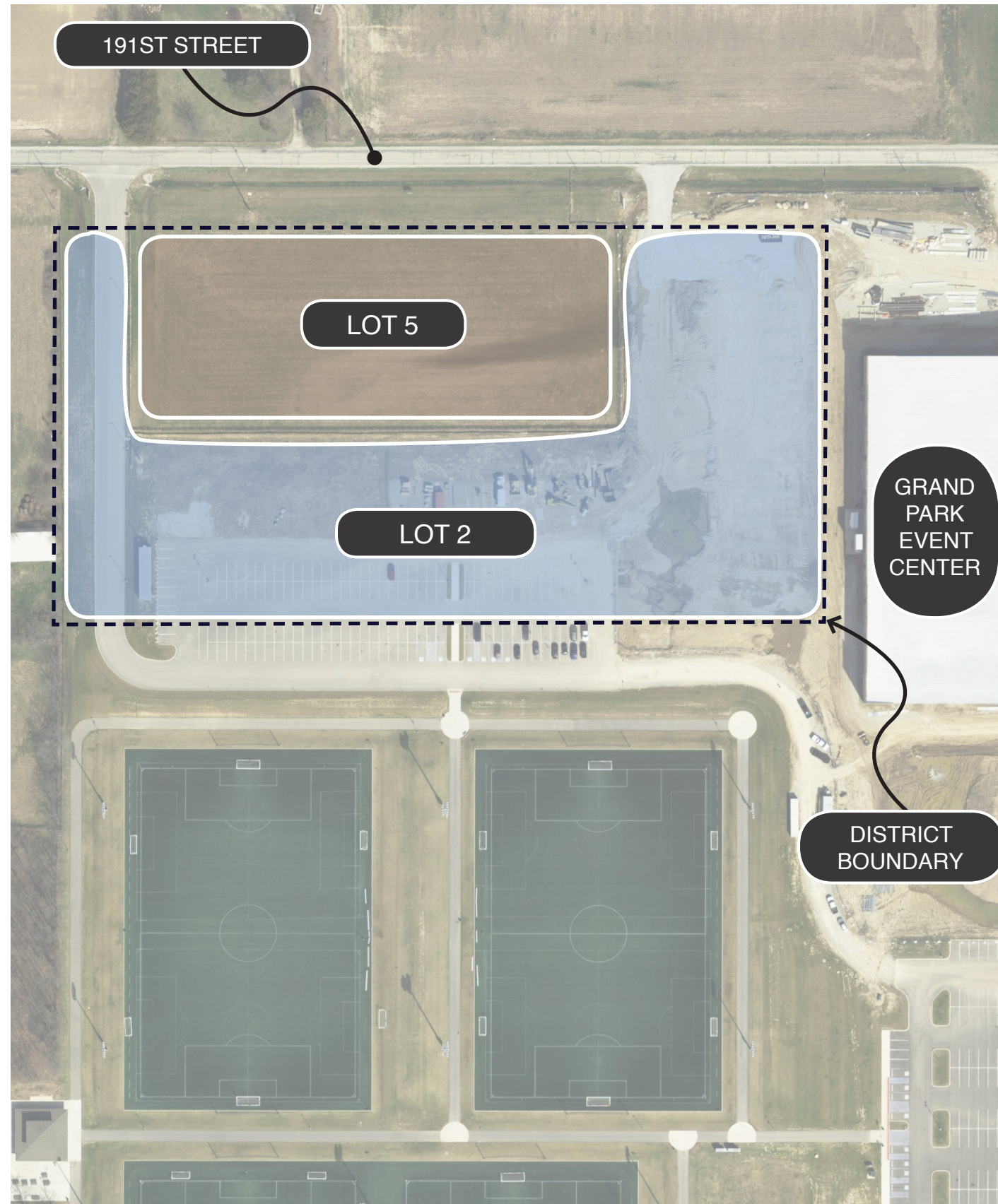
COMPREHENSIVE PLAN



ILLUSTRATIVE GRAND PARK LAND USE PLAN



CONCEPTUAL PLAN EXHIBIT



ILLUSTRATIVE SITE LAYOUT

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 13, 2017

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 20 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 13 day of November, 2017

_____	_____	_____
_____	_____	_____
_____	_____	_____

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: 10/21/17..11/07/17

11/7/2017 4:00 PM

Page 1 of 20

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								
VEN006043	ReadyRefresh by Nestle	APP047107	10/26/2017	101001223	ADM-OFFICE SUPPLIES	Water City Services	230.18		
VEN002017	Unifirst Corporation	APP047109	10/26/2017	101001343	ADM-BUILDING	Mats	103.30		
VEN002017	Unifirst Corporation	APP047110	10/26/2017	101001343	ADM-BUILDING	Mats	83.30		
VEN001953	Thomson West	APP047111	10/26/2017	101001330	ADM-ATTORNEY/CONSULT	West Information Charges	170.41		
VEN000263	Bose Public Affairs Group LLC	APP047112	10/26/2017	101001331	ADM-CONSULTING	Sept services	3,500.00		
VEN001469	O W Krohn and Associates	APP047115	10/26/2017	101001349	ADM-SERVICES	Sept services	1,093.75		
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101001119	ADM-HEALTH AND DENTAL	Life Ins Prem	6.50	63439	10/27/2017
VEN001537	Payroll	APP047190	10/31/2017	101001111	ADM-SALARY	sal	8,235.99	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101001120	ADM-FICA AND MEDICARE	fica	489.72	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101001120	ADM-FICA AND MEDICARE	med	114.53	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101001121	ADM-PERF	perf	929.07	500000258	10/31/2017
VEN001011	Infinisource	APP047202	10/31/2017	101001119	ADM-HEALTH AND DENTAL	Cobra	24.95	63447	10/31/2017
VEN000186	Bank Of New York Mellon	APP047211	10/31/2017	101001349	ADM-SERVICES	Bond of 2009 agent fee	750.00	63444	10/31/2017
VEN006362	Anthem EAP	APP047221	10/31/2017	101001119	ADM-HEALTH AND DENTAL	EAP	9.48	63448	10/31/2017
VEN000589	Duke Energy	APP047234	11/1/2017	101001341	ADM-ELECTRICITY	DWA	193.50	63449	11/1/2017
VEN000589	Duke Energy	APP047234	11/1/2017	101001341	ADM-ELECTRICITY	City Hall Parking area	10.69	63449	11/1/2017
VEN000589	Duke Energy	APP047234	11/1/2017	101001341	ADM-ELECTRICITY	Red Man Parking	9.40	63449	11/1/2017
VEN000589	Duke Energy	APP047234	11/1/2017	101001341	ADM-ELECTRICITY	Clinic House	123.93	63449	11/1/2017
VEN000534	Delta Dental	APP047250	11/2/2017	101001119	ADM-HEALTH AND DENTAL	Dental Ins Prem	145.31	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101001119	ADM-HEALTH AND DENTAL	Medical Ins Prem	2,336.58	63450	11/2/2017
VEN005845	Kinetrex Energy	APP047425	11/7/2017	101001328	ADM-HEAT/GAS	Natural Gas	50.26		
VEN000739	Frontier	APP047444	11/7/2017	101001343	ADM-BUILDING	City Hall alarm	63.50		
VEN002336	Citizens Westfield	APP047454	11/7/2017	101001328	ADM-HEAT/GAS	Gas Heat	173.05		
VEN002336	Citizens Westfield	APP047455	11/7/2017	101001342	ADM-WATER/SEWER	Clinic House	72.57		
VEN002336	Citizens Westfield	APP047455	11/7/2017	101001342	ADM-WATER/SEWER	Old Historical Bldg	69.86		
VEN002336	Citizens Westfield	APP047455	11/7/2017	101001342	ADM-WATER/SEWER	City Hall	263.94		
VEN002336	Citizens Westfield	APP047463	11/7/2017	101001328	ADM-HEAT/GAS	DWA	110.22		
VEN002336	Citizens Westfield	APP047463	11/7/2017	101001328	ADM-HEAT/GAS	Clinic House	49.34		
	Subtotal for Administration						19,413.33		

Purchase Invoice Register

City of Westfield

Report Date Range: 10/21/17..11/07/17

11/7/2017 4:00 PM

Page 2 of 20

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								
VEN006285	Ceres Solutions Cooperative	APP047069	10/23/2017	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	8,606.67	63437	10/23/2017
VEN000314	C.A.R. Clinic	APP047116	10/26/2017	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	1,598.28		
VEN001035	Interstate Battery	APP047117	10/26/2017	101002360	POLICE-VEHICLE REPAIR	Vehicle Batteries	359.85		
VEN001225	Law Enforcement Training Board	APP047118	10/26/2017	101002334	POLICE-TRAVEL/TRAINING/	Instructor Recertification - Mit	50.00		
VEN006222	SuperFleet Master Card	APP047119	10/26/2017	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	274.78		
VEN000080	Almost Home Boarding Kennel	APP047120	10/26/2017	101002355	POLICE-K-9 MAINT	K9 Boarding - Pilot	182.00		
VEN002017	Unifirst Corporation	APP047121	10/26/2017	101002343	POLICE-BUILDING MAINTEN	Mat Rental	50.95		
VEN004843	Hamilton County	APP047122	10/26/2017	101002349	POLICE-SERVICES	Radio Warranty	3,659.03		
VEN005993	Safety Systems	APP047123	10/26/2017	101002472	POLICE-LEASE EQUIP	Federal MP6U-SPACRKT	214.42		
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101002119	POLICE-HEALTH AND DENT	Life Ins Prem	159.25	63439	10/27/2017
VEN001537	Payroll	APP047190	10/31/2017	101002111	POLICE-SALARY	sal	131,984.20	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101002120	POLICE-FICA AND MEDICAR	fica	7,885.66	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101002120	POLICE-FICA AND MEDICAR	med	1,844.23	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101002121	POLICE-PERF	perf	20,315.69	500000258	10/31/2017
VEN001011	Infinisource	APP047202	10/31/2017	101002119	POLICE-HEALTH AND DENT	Cobra	208.44	63447	10/31/2017
VEN006362	Anthem EAP	APP047221	10/31/2017	101002119	POLICE-HEALTH AND DENT	EAP	154.84	63448	10/31/2017
VEN000534	Delta Dental	APP047250	11/2/2017	101002119	POLICE-HEALTH AND DENT	Dental Ins Prem	2,622.93	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101002119	POLICE-HEALTH AND DENT	Medical Ins Prem	47,846.19	63450	11/2/2017
VEN002336	Citizens Westfield	APP047401	11/7/2017	101002342	POLICE-WATER/SEWER	water/sewer	234.60	63452	11/7/2017
VEN005845	Kinetrex Energy	APP047425	11/7/2017	101002328	POLICE-HEAT/GAS	Natural Gas	312.72		
VEN001686	Robert Dine	APP047436	11/7/2017	101002334	POLICE-TRAVEL/TRAINING/	Reimbursement for food durin	84.72		
VEN002353	Boldens Cleaners	APP047437	11/7/2017	101002229	POLICE-UNIFORMS	Dry Cleaning	405.45		
VEN000747	Galls	APP047438	11/7/2017	101002229	POLICE-UNIFORMS	Tru-Spec Pants - Rushforth	49.61		
VEN000747	Galls	APP047438	11/7/2017	101002229	POLICE-UNIFORMS	Duty Holsters	411.63		
VEN000434	Comcast Cable	APP047439	11/7/2017	101002349	POLICE-SERVICES	Monthly Statement	274.28		
VEN001814	Spectrum Janitorial	APP047440	11/7/2017	101002224	POLICE-OPERATING SUPPLI	Touchless Towels for Restroo	352.90		
VEN003232	FBI LEEDA INC	APP047441	11/7/2017	101002350	POLICE-SUBSCRIPTIONS/D	Membership Dues - Lowes	50.00		
VEN001361	Mid America Elevator	APP047442	11/7/2017	101002343	POLICE-BUILDING MAINTEN	elevator repair	421.00		
VEN005785	Cardiac Science Corp	APP047443	11/7/2017	101002472	POLICE-LEASE EQUIP	AED Pads	211.18		
VEN000739	Frontier	APP047444	11/7/2017	101002335	POLICE-TELEPHONE	Elevator and Postage machin	60.20		
VEN002336	Citizens Westfield	APP047454	11/7/2017	101002328	POLICE-HEAT/GAS	Gas Heat	289.80		
	Subtotal for Police						231,175.50		

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Fund No. Fund Name									
101 General									
Economic and Community Development									
VEN006285	Ceres Solutions Cooperative	APP047069	10/23/2017	101003226	ECD-VEHICLE GAS/SUPPLIE	Unleaded fuel	257.32	63437	10/23/2017
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101003119	ECD-HEALTH AND DENTAL	Life Ins Prem	42.25	63439	10/27/2017
VEN001537	Payroll	APP047190	10/31/2017	101003111	ECD-SALARY	sal	22,341.19	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101003111	ECD-SALARY	sal	4,134.49	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101003120	ECD-FICA AND MEDICARE	fica	1,339.32	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101003120	ECD-FICA AND MEDICARE	fica	248.30	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101003120	ECD-FICA AND MEDICARE	med	313.25	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101003120	ECD-FICA AND MEDICARE	med	58.08	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101003121	ECD-PERF	perf	3,172.44	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101003121	ECD-PERF	perf	587.10	500000258	10/31/2017
VEN006357	Caleb Ernest	APP047199	10/31/2017	101003334	ECD-TRAVEL/TRAINING/SE	APA Conference	196.12	63445	10/31/2017
VEN001011	Infinisource	APP047202	10/31/2017	101003119	ECD-HEALTH AND DENTAL	Cobra	45.81	63447	10/31/2017
VEN006362	Anthem EAP	APP047221	10/31/2017	101003119	ECD-HEALTH AND DENTAL	EAP	41.08	63448	10/31/2017
VEN000534	Delta Dental	APP047250	11/2/2017	101003119	ECD-HEALTH AND DENTAL	Dental Ins Prem	506.07	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101003119	ECD-HEALTH AND DENTAL	Medical Ins Prem	9,259.39	63450	11/2/2017
Subtotal for Economic and Community Development							42,542.21		

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Fund No.	Fund Name								
101	General								
	Parks								
VEN006285	Ceres Solutions Cooperative	APP047069	10/23/2017	101005226	PARKS-VEHICLE GAS	Unleaded fuel	34.72	63437	10/23/2017
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101005119	PARKS-HEALTH AND DENT	Life Ins Prem	13.00	63439	10/27/2017
VEN005403	BrightView Landscapes LLC	APP047151	10/27/2017	101005349	PARKS-SERVICES	Playground Inspection	1,731.25	63440	10/30/2017
VEN005403	BrightView Landscapes LLC	APP047152	10/27/2017	101005349	PARKS-SERVICES	Maint additions	1,128.33	63440	10/30/2017
VEN005403	BrightView Landscapes LLC	APP047153	10/27/2017	101005347	PARKS-PROMOTION	WR4	725.00	63440	10/30/2017
VEN001537	Payroll	APP047190	10/31/2017	101005111	PARKS-SALARY	sal	9,523.32	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101005120	PARKS-FICA AND MEDICAR	fica	570.33	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101005120	PARKS-FICA AND MEDICAR	med	133.40	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101005121	PARKS-PERF	perf	1,109.16	500000258	10/31/2017
VEN005403	BrightView Landscapes LLC	APP047195	10/31/2017	101005349	PARKS-SERVICES	Repair mainline leak	536.00		
VEN005709	Service Sanitation Inc	APP047197	10/31/2017	101005476	PARKS-EQUIP LEASES	Deer Walk	95.00		
VEN005709	Service Sanitation Inc	APP047197	10/31/2017	101005476	PARKS-EQUIP LEASES	166th St	91.00		
VEN005717	Background Investigation Bureau	APP047198	10/31/2017	101005349	PARKS-SERVICES	Background checks	107.55		
VEN001011	Infinisource	APP047202	10/31/2017	101005119	PARKS-HEALTH AND DENT	Cobra	16.61	63447	10/31/2017
VEN006362	Anthem EAP	APP047221	10/31/2017	101005119	PARKS-HEALTH AND DENT	EAP	9.48	63448	10/31/2017
VEN000534	Delta Dental	APP047250	11/2/2017	101005119	PARKS-HEALTH AND DENT	Dental Ins Prem	95.74	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101005119	PARKS-HEALTH AND DENT	Medical Ins Prem	2,904.80	63450	11/2/2017
VEN005403	BrightView Landscapes LLC	APP047450	11/7/2017	101005349	PARKS-SERVICES	October landscape maint	40,847.22		
VEN005403	BrightView Landscapes LLC	APP047450	11/7/2017	101005349	PARKS-SERVICES	October Janitorial	8,986.11		
VEN005403	BrightView Landscapes LLC	APP047450	11/7/2017	101005349	PARKS-SERVICES	October US31	10,251.67		
VEN005403	BrightView Landscapes LLC	APP047452	11/7/2017	101005349	PARKS-SERVICES	US 31 August	10,251.67		
VEN005403	BrightView Landscapes LLC	APP047452	11/7/2017	101005349	PARKS-SERVICES	City of Westfield August	40,847.22		
VEN005403	BrightView Landscapes LLC	APP047452	11/7/2017	101005349	PARKS-SERVICES	Janitorial August	8,986.11		
VEN005403	BrightView Landscapes LLC	APP047453	11/7/2017	101005349	PARKS-SERVICES	Maint Additions	1,128.33		
VEN005403	BrightView Landscapes LLC	APP047453	11/7/2017	101005349	PARKS-SERVICES	Playground Inspec	1,731.25		
	Subtotal for Parks						141,854.27		

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Fund No.	Fund Name								
101	General								
	Informatics								
VEN006285	Ceres Solutions Cooperative	APP047069	10/23/2017	101007226	IT-VEHICLE GAS	Unleaded fuel	128.66	63437	10/23/2017
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101007119	IT-HEALTH AND DENTAL	Life Ins Prem	19.50	63439	10/27/2017
VEN001537	Payroll	APP047190	10/31/2017	101007111	IT-SALARY	sal	14,294.14	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101007120	IT-FICA AND MEDICARE	fica	842.04	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101007120	IT-FICA AND MEDICARE	med	196.92	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101007121	IT-PERF	perf	2,029.77	500000258	10/31/2017
VEN001011	Infinisource	APP047202	10/31/2017	101007119	IT-HEALTH AND DENTAL	Cobra	24.95	63447	10/31/2017
VEN006362	Anthem EAP	APP047221	10/31/2017	101007119	IT-HEALTH AND DENTAL	EAP	18.96	63448	10/31/2017
VEN000534	Delta Dental	APP047250	11/2/2017	101007119	IT-HEALTH AND DENTAL	Dental Ins Prem	405.37	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101007119	IT-HEALTH AND DENTAL	Medical Ins Prem	6,261.83	63450	11/2/2017
VEN005134	Lifeline Data Centers	APP047427	11/7/2017	101007349	IT-SERVICES	Monthly services	1,065.70		
VEN005146	Konica Minolta Business	APP047428	11/7/2017	101007337	IT-PRINTING	Oct click charges	111.54		
VEN005996	Konica Minolta Premier Fin	APP047429	11/7/2017	101007337	IT-PRINTING	Copy machine rental	1,053.89		
VEN005146	Konica Minolta Business	APP047430	11/7/2017	101007337	IT-PRINTING	July click charges	158.61		
VEN005726	Malwarebytes Corp	APP047431	11/7/2017	101007389	IT-SOFTWARE LICENSING	Endpoint Protection	6,122.50		
VEN003729	Metronet	APP047432	11/7/2017	101007335	IT-TELEPHONE	Land lines and long distance	2,182.91		
	Subtotal for Informatics						34,917.29		

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Fund No.	Fund Name								
101	General								
	Clerk Treasurer								
VEN004297	ADP-Payroll	APP047080	10/24/2017	101008331	CT-CONSULTING	Processing charges	839.37	500000254	10/24/2017
VEN001469	O W Krohn and Associates	APP047115	10/26/2017	101008331	CT-CONSULTING	General Assist	175.00		
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101008119	CT-HEALTH AND DENTAL	Life Ins Prem	19.50	63439	10/27/2017
VEN001349	Micha Farrar	APP047171	10/30/2017	101008001	CT-UNAPPROPRIATED	SBOA conference	85.86	63441	10/30/2017
VEN001537	Payroll	APP047190	10/31/2017	101008111	CT-SALARY	sal	15,690.00	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101008120	CT-FICA AND MEDICARE	fica	947.56	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101008120	CT-FICA AND MEDICARE	med	221.56	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101008121	CT-PERF	perf	1,840.74	500000258	10/31/2017
VEN001011	Infinisource	APP047202	10/31/2017	101008119	CT-HEALTH AND DENTAL	Cobra	24.95	63447	10/31/2017
VEN001826	Staples	APP047213	10/31/2017	101008223	CT-OFFICE SUPPLIES	Office supplies	144.56		
VEN006362	Anthem EAP	APP047221	10/31/2017	101008119	CT-HEALTH AND DENTAL	EAP	18.96	63448	10/31/2017
VEN000837	Hamilton County Auditor Courthouse	APP047223	10/31/2017	101008338	CT-LEGAL NOTICES	transfers	100.00	63443	10/31/2017
VEN000847	Hamilton County Recorder	APP047224	10/31/2017	101008338	CT-LEGAL NOTICES	ordinances, quit claims	150.00	063442	10/31/2017
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	26,530.29	500000259	10/31/2017
VEN000534	Delta Dental	APP047250	11/2/2017	101008119	CT-HEALTH AND DENTAL	Dental Ins Prem	297.17	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101008119	CT-HEALTH AND DENTAL	Medical Ins Prem	3,977.42	63450	11/2/2017
VEN004297	ADP-Payroll	APP047348	11/6/2017	101008331	CT-CONSULTING	Processing charges	839.37	500000260	11/6/2017
VEN000267	Boyce Forms/systems	APP047349	11/6/2017	101008223	CT-OFFICE SUPPLIES	Annual data access fee for 20	1,035.00		
VEN000428	CNA Surety	APP047350	11/6/2017	101008340	CT-OFFICAL BOND	2018 Bond	1,275.00		
Subtotal for Clerk Treasurer							54,212.31		
	Mayor								
VEN001264	Love At First Sight	APP047108	10/26/2017	101009347	MAYOR-PROMOTIONS	Sympathy arrangement	109.00		
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101009119	MAYOR-HEALTH AND DENT	Life Ins Prem	2.21	63439	10/27/2017
VEN001537	Payroll	APP047190	10/31/2017	101009111	MAYOR-SALARY	sal	4,244.77	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101009120	MAYOR- FICA AND MEDICAR	fica	258.34	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101009120	MAYOR- FICA AND MEDICAR	med	60.41	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101009121	MAYOR-PERF	perf	602.76	500000258	10/31/2017
VEN006362	Anthem EAP	APP047221	10/31/2017	101009119	MAYOR-HEALTH AND DENT	EAP	3.16	63448	10/31/2017
VEN000534	Delta Dental	APP047250	11/2/2017	101009119	MAYOR-HEALTH AND DENT	Dental Ins Prem	47.80	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101009119	MAYOR-HEALTH AND DENT	Medical Ins Prem	1,217.57	63450	11/2/2017
Subtotal for Mayor							6,546.02		

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Fund No. Fund Name									
101	General								
Public Works									
VEN006043	ReadyRefresh by Nestle	APP047107	10/26/2017	101013223	PW-OFFICE SUPPLIES	Water City Services	230.19		
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101013119	PW-HEALTH AND DENTAL	Life Ins Prem	106.21	63439	10/27/2017
VEN001537	Payroll	APP047190	10/31/2017	101013111	PW-SALARY	sal	62,665.15	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101013120	PW-FICA AND MEDICARE	fica	3,691.68	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101013120	PW-FICA AND MEDICARE	med	863.39	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101013121	PW-PERF	perf	8,907.44	500000258	10/31/2017
VEN001011	Infinisource	APP047202	10/31/2017	101013119	PW-HEALTH AND DENTAL	Cobra	162.56	63447	10/31/2017
VEN002336	Citizens Westfield	APP047203	10/31/2017	101013342	PW-WATER/SEWER	PW	896.46	63446	10/31/2017
VEN001367	Midwest Toxicology Serv	APP047205	10/31/2017	101013349	PW-CONTRACTUAL SERVIC	Drug testing	50.00		
VEN006359	Carlton Summe	APP047206	10/31/2017	101013334	PW-TRAVEL/TRAINING/SEMI	CDL license	17.00		
VEN001464	Northside Garage Door System	APP047208	10/31/2017	101013343	PW-BLDG MAINT	Reset cable bldg door 137	96.00		
VEN006362	Anthem EAP	APP047221	10/31/2017	101013119	PW-HEALTH AND DENTAL	EAP	113.76	63448	10/31/2017
VEN000534	Delta Dental	APP047250	11/2/2017	101013119	PW-HEALTH AND DENTAL	Dental Ins Prem	1,841.33	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101013119	PW-HEALTH AND DENTAL	Medical Ins Prem	32,515.12	63450	11/2/2017
VEN003323	Recreation InSites LLC	APP047352	11/6/2017	101013345	PW-EQUIP REPAIR	Quaker Park	159.00		
VEN002674	USABlue Book	APP047353	11/6/2017	101013224	PW-OPERATING SUPPLIES	Supplies	134.64		
VEN005845	Kinetrex Energy	APP047425	11/7/2017	101013349	PW-CONTRACTUAL SERVIC	Natural Gas	48.10		
VEN000739	Frontier	APP047444	11/7/2017	101013349	PW-CONTRACTUAL SERVIC	City Services	383.62		
VEN002336	Citizens Westfield	APP047445	11/7/2017	101013342	PW-WATER/SEWER	Water PW	1,120.78		
VEN002336	Citizens Westfield	APP047454	11/7/2017	101013349	PW-CONTRACTUAL SERVIC	Gas Heat	81.56		
Subtotal for Public Works							114,083.99		

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Fund No.	Fund Name								
101	General								
	Communications								
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101020119	COMM-INSURANCE	Life Ins Prem	9.75	63439	10/27/2017
VEN001537	Payroll	APP047190	10/31/2017	101020111	COMM-SALARY	sal	6,085.97	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101020120	COMM-FICA	fica	365.66	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101020120	COMM-FICA	med	85.51	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101020121	COMM-PERF	perf	864.21	500000258	10/31/2017
VEN005717	Background Investigation Bureau	APP047198	10/31/2017	101020349	COMM-SERVICES	Background check	11.95		
VEN001011	Infinisource	APP047202	10/31/2017	101020119	COMM-INSURANCE	Cobra	12.45	63447	10/31/2017
VEN000942	Imagery LLC	APP047209	10/31/2017	101020347	COMM-PROMOTIONS	Wearables	50.35		
VEN001955	ThreeSixtyGroup	APP047210	10/31/2017	101020331	COMM- CONSULT	GP marketing and sales	5,000.00		
VEN006362	Anthem EAP	APP047221	10/31/2017	101020119	COMM-INSURANCE	EAP	9.48	63448	10/31/2017
VEN000345	Cave and Company Printing	APP047244	11/2/2017	101020337	COMM-PRINTING	Envelopes	2,520.32		
VEN000345	Cave and Company Printing	APP047244	11/2/2017	101020337	COMM-PRINTING	Parks survey rack cards	136.55		
VEN000534	Delta Dental	APP047250	11/2/2017	101020119	COMM-INSURANCE	Dental Ins Prem	145.45	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101020119	COMM-INSURANCE	Medical Ins Prem	2,904.80	63450	11/2/2017
	Subtotal for Communications						18,202.45		
	Customer Service								
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101021119	CUST SERVICE- INSURANC	Life Ins Prem	13.00	63439	10/27/2017
VEN001537	Payroll	APP047190	10/31/2017	101021111	CUST SERVICE- SAL	sal	7,439.59	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101021120	CUSTOMER SERV- FICA ME	fica	448.79	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101021120	CUSTOMER SERV- FICA ME	med	104.96	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101021121	CUSTOMER SERV- PERF	perf	1,056.41	500000258	10/31/2017
VEN001011	Infinisource	APP047202	10/31/2017	101021119	CUST SERVICE- INSURANC	Cobra	24.95	63447	10/31/2017
VEN006362	Anthem EAP	APP047221	10/31/2017	101021119	CUST SERVICE- INSURANC	EAP	15.80	63448	10/31/2017
VEN000534	Delta Dental	APP047250	11/2/2017	101021119	CUST SERVICE- INSURANC	Dental Ins Prem	88.87	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101021119	CUST SERVICE- INSURANC	Medical Ins Prem	1,698.81	63450	11/2/2017
	Subtotal for Customer Service						10,891.18		

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Fund No. Fund Name									
101	General								
Human Resources									
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	101022119	HR- INSURANCE	Life Ins Prem	6.50	63439	10/27/2017
VEN001537	Payroll	APP047190	10/31/2017	101022111	HR - SAL	sal	4,574.83	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101022120	HR- FICA MED	fica	269.66	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101022120	HR- FICA MED	med	63.06	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	101022121	HR - PERF	perf	649.63	500000258	10/31/2017
VEN006362	Anthem EAP	APP047221	10/31/2017	101022119	HR- INSURANCE	EAP	6.32	63448	10/31/2017
VEN000534	Delta Dental	APP047250	11/2/2017	101022119	HR- INSURANCE	Dental Ins Prem	145.31	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	101022119	HR- INSURANCE	Medical Ins Prem	2,962.77	63450	11/2/2017
Subtotal for Human Resources							8,678.08		
Subtotal for Fund 101 General							682,516.63		
Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	1,083.58	500000259	10/31/2017
Subtotal for Clerk Treasurer							1,083.58		
Public Works									
VEN006285	Ceres Solutions Cooperative	APP047069	10/23/2017	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel	6,377.64	63437	10/23/2017
VEN005640	CC and T Construction	APP047126	10/26/2017	201013349	MVH-SERVICES	Concrete Patching in Westfiel	43,143.40		
VEN000843	Hamilton County Highway Dept	APP047127	10/26/2017	201013349	MVH-SERVICES	151st Street between Towne a	25,810.54		
VEN006285	Ceres Solutions Cooperative	APP047351	11/6/2017	201013226	MVH-VEHICLE GAS/ SUPPLI	Gas supplies	1,023.57		
VEN000223	Best Equipment Co Inc	APP047354	11/6/2017	201013345	MVH-EQUIP REPAIR	Equip repair	231.79		
VEN000223	Best Equipment Co Inc	APP047354	11/6/2017	201013345	MVH-EQUIP REPAIR	Equip repair	531.35		
VEN005640	CC and T Construction	APP047355	11/6/2017	201013349	MVH-SERVICES	151st St Market Center	20,000.00		
Subtotal for Public Works							97,118.29		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							98,201.87		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	2,839.11	500000259	10/31/2017
Subtotal for Clerk Treasurer							2,839.11		

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Fund No. Fund Name									
202	Local Road and Street (LRS)								
	Public Works								
VEN001778	Shelby Materials	APP047196	10/31/2017	202013432	LRS-SIDEWALK	Centennial sidewalk	335.00		
	Subtotal for Public Works						335.00		
Subtotal for Fund 202 Local Road and Street (LRS)							3,174.11		
Fund No. Fund Name									
203	Fire Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	3,195.70	500000259	10/31/2017
	Subtotal for Clerk Treasurer						3,195.70		
	Fire								
VEN006285	Ceres Solutions Cooperative	APP047069	10/23/2017	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	1,193.49	63437	10/23/2017
VEN002595	Macdesigns	APP047128	10/26/2017	203012229	FIRE-UNIFORMS	Breast Cancer Awareness Shi	397.00		
VEN004479	Symetra Life Insurance	APP047148	10/27/2017	203012119	FIRE-HEALTH AND DENTAL	Life Ins Prem	231.27	63439	10/27/2017
VEN001537	Payroll	APP047190	10/31/2017	203012111	FIRE-SALARY	sal	194,889.07	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	203012120	FIRE-FICA AND MEDICARE	fica	11,540.63	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	203012120	FIRE-FICA AND MEDICARE	med	2,699.03	500000258	10/31/2017
VEN001537	Payroll	APP047190	10/31/2017	203012121	FIRE-PERF	perf	30,668.13	500000258	10/31/2017
VEN005587	Kronos Inc	APP047193	10/31/2017	203012349	FIRE-SERVICES	Telestaff Development	1,871.40		
VEN001011	Infinisource	APP047202	10/31/2017	203012119	FIRE-HEALTH AND DENTAL	Cobra	291.83	63447	10/31/2017
VEN002336	Citizens Westfield	APP047204	10/31/2017	203012342	FIRE-WATER/SEWER	Sta 82	213.30	63446	10/31/2017
VEN006362	Anthem EAP	APP047221	10/31/2017	203012119	FIRE-HEALTH AND DENTAL	EAP	224.36	63448	10/31/2017
VEN000534	Delta Dental	APP047250	11/2/2017	203012119	FIRE-HEALTH AND DENTAL	Dental Ins Prem	4,680.23	63451	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047256	11/2/2017	203012119	FIRE-HEALTH AND DENTAL	Medical Ins Prem	81,618.41	63450	11/2/2017
VEN006043	ReadyRefresh by Nestle	APP047321	11/3/2017	203012224	FIRE-OPERATING SUPPLIES	Water and supplies	231.12		
VEN004843	Hamilton County	APP047322	11/3/2017	203012349	FIRE-SERVICES	Radio warrenty service	2,315.71		
VEN005006	Team Pride Athletic Apparel	APP047323	11/3/2017	203012229	FIRE-UNIFORMS	Tennis Shoes (3)	159.78		
VEN001942	The Uniform House, Inc	APP047324	11/3/2017	203012229	FIRE-UNIFORMS	belt for C. Mills	20.48		
VEN001341	MES-Indiana	APP047325	11/3/2017	203012229	FIRE-UNIFORMS	Gloves (12)	1,006.82		
VEN000682	Fastenal	APP047326	11/3/2017	203012360	FIRE-VEHICLE MAINT	vehicle maint. supply	12.00		
VEN000903	Hoosier Fire Equipment	APP047330	11/3/2017	203012360	FIRE-VEHICLE MAINT	L81 screws and gauges	679.70		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN001417	Napa Auto Parts	APP047333	11/3/2017	203012360	FIRE-VEHICLE MAINT	E82 maintenance	161.12		
VEN001417	Napa Auto Parts	APP047333	11/3/2017	203012360	FIRE-VEHICLE MAINT	Station 81 vehicle maintenanc	384.44		
VEN001846	Stoops Freightliner	APP047334	11/3/2017	203012360	FIRE-VEHICLE MAINT	E80 maintenance	138.31		
VEN001846	Stoops Freightliner	APP047335	11/3/2017	203012360	FIRE-VEHICLE MAINT	E80 maintenance	134.80		
VEN000903	Hoosier Fire Equipment	APP047337	11/3/2017	203012472	FIRE-EQUIP	Scotts Pak repair	40.00		
VEN000260	Boldens Cleaning and Restoration	APP047338	11/3/2017	203012229	FIRE-UNIFORMS	dry cleaning	91.20		
VEN000214	Behind The Seams	APP047339	11/3/2017	203012229	FIRE-UNIFORMS	turnout gear repair	75.00		
VEN001615	Public Safety Medical Services	APP047342	11/3/2017	203012354	FIRE-MEDICAL EXAMS/TEST	Testing for Gilliam and Harlin	207.02		
VEN005006	Team Pride Athletic Apparel	APP047386	11/6/2017	203012229	FIRE-UNIFORMS	tennis shoes	65.90		
VEN000865	Harvey's Collision Center	APP047390	11/6/2017	203012360	FIRE-VEHICLE MAINT	repair to Chief's vehicle	1,306.35		
VEN001942	The Uniform House, Inc	APP047391	11/6/2017	203012229	FIRE-UNIFORMS	Tactical pant- Groninger	226.20		
VEN001942	The Uniform House, Inc	APP047392	11/6/2017	203012229	FIRE-UNIFORMS	dress shirt- Maners	40.09		
VEN001942	The Uniform House, Inc	APP047393	11/6/2017	203012229	FIRE-UNIFORMS	belt- Moore	20.48		
VEN001942	The Uniform House, Inc	APP047394	11/6/2017	203012229	FIRE-UNIFORMS	Tactical pant- Green	226.20		
VEN002336	Citizens Westfield	APP047401	11/7/2017	203012342	FIRE-WATER/SEWER	water/sewer	351.91	63452	11/7/2017
VEN005587	Kronos Inc	APP047402	11/7/2017	203012349	FIRE-SERVICES	Telestaff Development	180.00		
VEN005845	Kinetrex Energy	APP047425	11/7/2017	203012328	FIRE-GAS/HEAT	Natural Gas	312.72		
VEN005845	Kinetrex Energy	APP047425	11/7/2017	203012328	FIRE-GAS/HEAT	Natural Gas	68.67		
VEN001361	Mid America Elevator	APP047442	11/7/2017	203012343	FIRE-BUILDING MAINTENAN	elevator repair	421.00		
VEN000739	Frontier	APP047444	11/7/2017	203012349	FIRE-SERVICES	Elevator and Postage machin	60.20		
VEN002336	Citizens Westfield	APP047454	11/7/2017	203012328	FIRE-GAS/HEAT	Gas Heat	289.80		
VEN002336	Citizens Westfield	APP047456	11/7/2017	203012328	FIRE-GAS/HEAT	Sta 83	108.76		
VEN002336	Citizens Westfield	APP047462	11/7/2017	203012342	FIRE-WATER/SEWER	Sta 83 Water	446.71		
Subtotal for Fire							340,300.64		
Subtotal for Fund 203 Fire Operating							343,496.34		
Fund No. Fund Name									
204 Park Impact									
Public Works									
VEN005848	Mader Design LLC	APP047249	11/2/2017	204013349	PARK IMPACT-SERVICES	Westfield Parks Master Plan	4,046.27		
Subtotal for Public Works							4,046.27		
Subtotal for Fund 204 Park Impact							4,046.27		

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Fund No. Fund Name									
206	Parks Programming/Events								
	Parks								
VEN006360	Stephen M Bernard	APP047192	10/31/2017	206005347	PARKS PROGRAM/PROMOTI	Photography for Barktoberfest	413.00		
VEN002613	Ermco Inc	APP047194	10/31/2017	206005347	PARKS PROGRAM/PROMOTI	Electrician Services for Barkto	1,100.00		
VEN000229	Beth Maier Photography	APP047200	10/31/2017	206005347	PARKS PROGRAM/PROMOTI	Fireside Tales Photography	100.00		
VEN000942	Imagery LLC	APP047207	10/31/2017	206005347	PARKS PROGRAM/PROMOTI	Frisbes	677.40		
VEN000942	Imagery LLC	APP047451	11/7/2017	206005347	PARKS PROGRAM/PROMOTI	Barktoberfest	272.95		
	Subtotal for Parks						2,563.35		
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	965.85	500000259	10/31/2017
	Subtotal for Clerk Treasurer						965.85		
	Subtotal for Fund 206 Parks Programming/Events						3,529.20		
Fund No. Fund Name									
239	Law Enforcement								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	307.14	500000259	10/31/2017
	Subtotal for Clerk Treasurer						307.14		
	Subtotal for Fund 239 Law Enforcement						307.14		
Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
	Public Works								
VEN005929	WSP USA Inc	APP047136	10/26/2017	264013349	ROAD IMPACT-SERVICES	HSIP Projects Various Locatio	1,255.00		
VEN002019	United Consulting Engineers	APP047246	11/2/2017	264013349	ROAD IMPACT-SERVICES	CE Ramp	764.88		
VEN002038	USI Consultants, Inc	APP047248	11/2/2017	264013349	ROAD IMPACT-SERVICES	Retaining wall and utility reloc	3,998.00		
VEN005929	WSP USA Inc	APP047449	11/7/2017	264013349	ROAD IMPACT-SERVICES	HSIP Projects Various Locatio	560.00		
	Subtotal for Public Works						6,577.88		
	Subtotal for Fund 264 Road and Street Improvement (Road Impact)						6,577.88		
Fund No. Fund Name									
268	Emergency Medical and Equip								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	418.04	500000259	10/31/2017
	Subtotal for Clerk Treasurer						418.04		

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Fund No. Fund Name									
268	Emergency Medical and Equip								
Fire									
VEN000266	Bound Tree Medical	APP047320	11/3/2017	268012224	EMS-OPERATING SUPPLIES	stethoscope	2.76		
VEN000266	Bound Tree Medical	APP047327	11/3/2017	268012224	EMS-OPERATING SUPPLIES	NaCO2	59.96		
VEN000266	Bound Tree Medical	APP047328	11/3/2017	268012224	EMS-OPERATING SUPPLIES	IV Solution, Epi, Caths, etc.	1,396.02		
VEN000266	Bound Tree Medical	APP047329	11/3/2017	268012224	EMS-OPERATING SUPPLIES	gloves	90.40		
VEN004879	Penn Care Inc	APP047331	11/3/2017	268012224	EMS-OPERATING SUPPLIES	Spacer lock switches	108.56		
VEN000065	Airgas Mid America	APP047332	11/3/2017	268012224	EMS-OPERATING SUPPLIES	Oxygen	14.64		
VEN000065	Airgas Mid America	APP047332	11/3/2017	268012224	EMS-OPERATING SUPPLIES	Oxygen	12.90		
VEN005584	The Accumed Group	APP047340	11/3/2017	268012349	EMS-SERVICES	Billing service fee	3,125.23		
VEN000266	Bound Tree Medical	APP047341	11/3/2017	268012224	EMS-OPERATING SUPPLIES	Hypodermic needles	23.50		
VEN000065	Airgas Mid America	APP047387	11/6/2017	268012224	EMS-OPERATING SUPPLIES	Cylinder rental	187.00		
VEN000065	Airgas Mid America	APP047388	11/6/2017	268012224	EMS-OPERATING SUPPLIES	Cylinder rental	74.44		
VEN000065	Airgas Mid America	APP047389	11/6/2017	268012224	EMS-OPERATING SUPPLIES	Cylinder rental	161.24		
Subtotal for Fire							5,256.65		
Subtotal for Fund 268 Emergency Medical and Equip							5,674.69		
Fund No. Fund Name									
269	Training Facility Center								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	679.59	500000259	10/31/2017
Subtotal for Clerk Treasurer							679.59		
Public Safety (Police and Fire)									
VEN000405	Citizens Energy Group	APP047070	10/23/2017	269014342	TRAINING FAC-WATER/SEW	Training Facility	33.05	63438	10/23/2017
VEN001062	Jack Laurie Floors LLC	APP047113	10/26/2017	269014349	TRAINING FAC-SERVICES	Training Facility	666.67		
VEN000589	Duke Energy	APP047233	11/1/2017	269014341	TRAINING FAC-ELECTRIC	Training Facility	331.90	63449	11/1/2017
VEN005845	Kinetrex Energy	APP047425	11/7/2017	269014328	TRAINING FAC-HEAT/GAS	Natural Gas	5.00		
VEN002191	City of Noblesville Utilities	APP047457	11/7/2017	269014342	TRAINING FAC-WATER/SEW	Training Facility	18.91		
VEN002048	Vectren	APP047460	11/7/2017	269014328	TRAINING FAC-HEAT/GAS	Training Facility	20.13		
Subtotal for Public Safety (Police and Fire)							1,075.66		
Subtotal for Fund 269 Training Facility Center							1,755.25		

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Fund No. Fund Name									
305	Grand Junction TIF								
	RDC								
VEN001469	O W Krohn and Associates	APP047114	10/26/2017	305018349	GRAND JUNCTION TIF-SER	TIF matters	6,037.50		
	Subtotal for RDC						6,037.50		
	Subtotal for Fund 305 Grand Junction TIF						6,037.50		
Fund No. Fund Name									
325	Eagletown TIF 2016 Capital Pro								
	Public Works								
VEN002225	Butler Fairman and Seufert	APP047129	10/26/2017	325018349	EAGLETOWN TIF BOND SV	Ditch Rd replaces PO3513	2,585.00		
	Subtotal for Public Works						2,585.00		
	Subtotal for Fund 325 Eagletown TIF 2016 Capital Pro						2,585.00		
Fund No. Fund Name									
582	SR32-216th TE Grant								
	Public Works								
VEN000562	DLZ	APP047245	11/2/2017	582013349	SR32-216TH TE GRANT SER	Monon 6 and 7 PE - Supplem	620.00		
	Subtotal for Public Works						620.00		
	Subtotal for Fund 582 SR32-216th TE Grant						620.00		
Fund No. Fund Name									
586	MPO Intersec Lighting Grant								
	Public Works								
VEN000010	A and F Engineering	APP047125	10/26/2017	586013349	MPO INTER LIGHTING GRA	HSIP Intersection Lighting	14,346.00		
	Subtotal for Public Works						14,346.00		
	Subtotal for Fund 586 MPO Intersec Lighting Grant						14,346.00		
Fund No. Fund Name									
597	MPO 186th-Springmill Grant								
	Public Works								
VEN002225	Butler Fairman and Seufert	APP047130	10/26/2017	597013349	MPO 186TH-SPRINGMILL GR	PE Services for 186th and Spr	1,305.00		
VEN002019	United Consulting Engineers	APP047247	11/2/2017	597013349	MPO 186TH-SPRINGMILL GR	CE Contract (Inspection) for 1	1,756.41		
	Subtotal for Public Works						3,061.41		
	Subtotal for Fund 597 MPO 186th-Springmill Grant						3,061.41		

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Fund No. Fund Name									
640	Sports Campus Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	6,767.65	500000259	10/31/2017
	Subtotal for Clerk Treasurer						6,767.65		
	Grand Park								
VEN005243	Franklin Equipment	APP047105	10/26/2017	640015337	SPORTS CAMPUS-PRINTIN	Scissor lift	1,060.00		
VEN006329	Bullpen Tournaments	APP047106	10/26/2017	640015472	SPORTS CAMPUS-EQUIPME	Netting repair	10,600.00		
VEN001548	Pepsi	APP047146	10/27/2017	640015224	SPORTS CAMPUS-OPERATI	Water GP	622.00	1731	10/27/2017
VEN006362	Anthem EAP	APP047220	10/31/2017	640015349	SPORTS CAMPUS-SERVICE	EAP	18.96	1732	10/31/2017
VEN005403	BrightView Landscapes LLC	APP047414	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Grass field	45,822.28		
VEN005403	BrightView Landscapes LLC	APP047414	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Synthetic Grooming	14,943.39		
VEN005403	BrightView Landscapes LLC	APP047414	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Stripping	367.00		
VEN005403	BrightView Landscapes LLC	APP047414	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Irriag	3,572.52		
VEN005403	BrightView Landscapes LLC	APP047415	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Beetle Trmt	4,525.00		
VEN005403	BrightView Landscapes LLC	APP047415	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Pond IV and EV replacement	792.00		
VEN005403	BrightView Landscapes LLC	APP047415	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Head replacement	331.00		
VEN005403	BrightView Landscapes LLC	APP047415	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	BB D5 Zone 30	211.00		
VEN005403	BrightView Landscapes LLC	APP047415	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	DBR Y Inventory	156.00		
VEN005403	BrightView Landscapes LLC	APP047415	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Replacement Solenoids	298.00		
VEN002228	Indiana Sports Properties	APP047419	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Sales commission for August	13,672.31		
VEN000345	Cave and Company Printing	APP047420	11/7/2017	640015337	SPORTS CAMPUS-PRINTIN	GP OWWN Ad	45.00		
VEN001637	Ray's Trash Service	APP047421	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Field	653.64		
VEN006331	enVista llc	APP047422	11/7/2017	640015349	SPORTS CAMPUS-SERVICE	Wireless set up	5,480.00		
VEN006386	Westfield High School Dance	APP047423	11/7/2017	640015337	SPORTS CAMPUS-PRINTIN	Sponsorship	500.00		
VEN000739	Frontier	APP047459	11/7/2017	640015224	SPORTS CAMPUS-OPERATI	GP Diam	220.83		
VEN000739	Frontier	APP047459	11/7/2017	640015224	SPORTS CAMPUS-OPERATI	GP Field	232.57		
VEN000589	Duke Energy	APP047486	11/7/2017	640015341	SPORTS CAMPUS-ELECTRI	General	4,346.04		
VEN000589	Duke Energy	APP047486	11/7/2017	640015341	SPORTS CAMPUS-ELECTRI	Diam	2,541.58		
VEN000589	Duke Energy	APP047486	11/7/2017	640015341	SPORTS CAMPUS-ELECTRI	Field	3,973.23		
	Subtotal for Grand Park						114,984.35		

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Fund No. Fund Name									
640	Sports Campus Operating								
Sport Campus Indoor Event Ctr									
VEN003729	Metronet	APP047103	10/26/2017	640023349	GP INDOOR-SERVICES	Fiber speed internet	129.95	1730	10/26/2017
VEN000733	Freije Engineered Solutions Co	APP047416	11/7/2017	640023349	GP INDOOR-SERVICES	Admin bldg parking area	276.50		
VEN000733	Freije Engineered Solutions Co	APP047417	11/7/2017	640023349	GP INDOOR-SERVICES	Flex bldg unit not working	197.50		
VEN003999	Brody's Window Bright	APP047418	11/7/2017	640023349	GP INDOOR-SERVICES	Window cleaning at Grand Pa	850.00		
VEN003729	Metronet	APP047424	11/7/2017	640023349	GP INDOOR-SERVICES	Fiber GPIndoor	247.30		
VEN005845	Kinetrex Energy	APP047426	11/7/2017	640023328	GP INDOOR-NATURAL GAS	Natural Gas	885.72		
VEN002336	Citizens Westfield	APP047458	11/7/2017	640023342	GP INDOOR-WAT AND SEW	GP Indoor	582.60		
VEN002336	Citizens Westfield	APP047458	11/7/2017	640023342	GP INDOOR-WAT AND SEW	GP Indoor	135.66		
VEN002336	Citizens Westfield	APP047461	11/7/2017	640023328	GP INDOOR-NATURAL GAS	GP Indoor	1,306.57		
VEN000589	Duke Energy	APP047465	11/7/2017	640023341	GP INDOOR-ELECTRIC	GP Indoor	10,739.26		
Subtotal for Sport Campus Indoor Event Ctr							15,351.06		
Subtotal for Fund 640 Sports Campus Operating							137,103.06		
Fund No. Fund Name									
651	Infrastructure Improv								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	4,882.40	500000259	10/31/2017
Subtotal for Clerk Treasurer							4,882.40		
Public Works									
VEN005405	Millennium Contractors LLC	APP047227	11/1/2017	651013474	INFRASTRUCTURE IMPRO	Westfield Boulevard Extensio	92,206.31		
VEN000780	Glidden Fence Company	APP047448	11/7/2017	651013474	INFRASTRUCTURE IMPRO	Fence for target wall- target w	7,148.00		
Subtotal for Public Works							99,354.31		
Subtotal for Fund 651 Infrastructure Improv							104,236.71		

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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									
VEN001174	Kerri Gagnon	APP047068	10/23/2017	701008110	PAYROLL-NET SALARIES	Overpmt on HSA	221.34	16828	10/23/2017
VEN000008	77 Police and Fire Fund	APP047137	10/26/2017	701008133	PAYROLL-PERF	Non civilian PERF	48,604.98	700000331	10/26/2017
VEN001550	PERF	APP047138	10/26/2017	701008133	PAYROLL-PERF	Civilian PERF	38,821.13	700000332	10/26/2017
VEN000920	Huntington National Bank	APP047188	10/31/2017	701008131	PAYROLL-EMPLOYER'S FIC	fica	29,849.23		
VEN000920	Huntington National Bank	APP047188	10/31/2017	701008132	PAYROLL-EMPLOYER'S ME	med	6,980.87		
VEN000920	Huntington National Bank	APP047188	10/31/2017	701008921	PAYROLL-FEDERAL WITHH	fed	58,416.09		
VEN000920	Huntington National Bank	APP047188	10/31/2017	701008921	PAYROLL-FEDERAL WITHH	fica	29,849.25		
VEN000920	Huntington National Bank	APP047188	10/31/2017	701008922	PAYROLL-EMPLOYEE FICA	med	6,980.92		
VEN000959	Indiana Dept Of Revenue	APP047189	10/31/2017	701008923	PAYROLL-STATE WITHHOL	state	0.00		
VEN000959	Indiana Dept Of Revenue	APP047189	10/31/2017	701008923	PAYROLL-STATE WITHHOL	coit	5,481.91		
VEN001537	Payroll	APP047191	10/31/2017	701008110	PAYROLL-NET SALARIES	net sal	340,915.35	700000	10/31/2017
VEN000948	IN Family and Social Services Admin	APP047214	10/31/2017	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,704.24		
VEN000163	Aul Retirement	APP047215	10/31/2017	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	21,871.03		
VEN001583	Police and Firemens Insurance	APP047216	10/31/2017	701008930	PAYROLL-INS. DED	Police Fire Ins	81.26	16831	10/31/2017
VEN001864	Supporting Heroes	APP047217	10/31/2017	701008991	PAYROLL-MISC	Supporting heroes	116.26	16832	10/31/2017
VEN000703	Fire Fighters Credit Union	APP047218	10/31/2017	701008141	PAYROLL-UNION DUES	Union Dues	1,996.65	16829	10/31/2017
VEN004836	Nationwide Retirement Solutions	APP047219	10/31/2017	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	1,295.13	16830	10/31/2017
VEN000534	Delta Dental	APP047252	11/2/2017	701008930	PAYROLL-INS. DED	Dental Ins Prem	4,067.33	16835	11/2/2017
VEN005722	Aflac Premium Holding	APP047253	11/2/2017	701008930	PAYROLL-INS. DED	Group Disability	2,421.90	16833	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047254	11/2/2017	701008930	PAYROLL-INS. DED	Medical Ins Prem	6,882.22	16834	11/2/2017
VEN000008	77 Police and Fire Fund	APP047318	11/3/2017	701008133	PAYROLL-PERF	Non Civilian PERF	48,011.97		
VEN001550	PERF	APP047319	11/3/2017	701008133	PAYROLL-PERF	Civilian PERF	38,761.63		
VEN000058	AFLAC	APP047464	11/7/2017	701008930	PAYROLL-INS. DED	Disability Ins	7,139.04		
Subtotal for Clerk Treasurer							700,469.73		
Subtotal for Fund 701 Payroll							700,469.73		
Fund No. Fund Name									
900	Stormwater								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP047231	10/30/2017	101965	PCARD PAYABLE	Pcard closing 093017	106.98	500000259	10/31/2017
Subtotal for Clerk Treasurer							106.98		

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Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN004479	Symetra Life Insurance	APP047149	10/27/2017	900016119	STORM-HEALTHDENTAL	Life Ins Prem	26.00	37905	10/27/2017
VEN001537	Payroll	APP047187	10/31/2017	900016111	STORM-SALARY	sal	16,219.36	90000107	10/31/2017
VEN001537	Payroll	APP047187	10/31/2017	900016120	STORM-FICA AND MEDICAR	fica	951.54	90000107	10/31/2017
VEN001537	Payroll	APP047187	10/31/2017	900016120	STORM-FICA AND MEDICAR	med	222.54	90000107	10/31/2017
VEN001537	Payroll	APP047187	10/31/2017	900016121	STORM-PERF	perf	1,782.51	90000107	10/31/2017
VEN000534	Delta Dental	APP047251	11/2/2017	900016119	STORM-HEALTHDENTAL	Dental Ins Prem Storm	630.95	37907	11/2/2017
VEN000126	Anthem Blue Cross Blue Shield	APP047255	11/2/2017	900016119	STORM-HEALTHDENTAL	Medical Ins Prem	9,850.79	37906	11/2/2017
VEN000517	Daystar Directional Drilling	APP047347	11/6/2017	900016433	STORM-INFRASTRUCTURE	Sump line connection as part	4,624.09		
VEN006364	Charles and Anita Bechtel	APP047356	11/6/2017	900016370	STORMWATER-REFUND		6.10		
VEN006365	Kevin Brokamp	APP047357	11/6/2017	900016370	STORMWATER-REFUND		6.38		
VEN006366	Ramona Evoy	APP047358	11/6/2017	900016370	STORMWATER-REFUND		10.04		
VEN006367	Stacy Moll	APP047359	11/6/2017	900016370	STORMWATER-REFUND		29.84		
VEN006368	Bud Moll	APP047360	11/6/2017	900016370	STORMWATER-REFUND		9.09		
VEN006369	Alexander Huff	APP047361	11/6/2017	900016370	STORMWATER-REFUND		9.90		
VEN006370	Patty Williamson	APP047362	11/6/2017	900016370	STORMWATER-REFUND		8.95		
VEN005762	Robert Behring	APP047363	11/6/2017	900016370	STORMWATER-REFUND		8.55		
VEN006371	Danny Wert	APP047364	11/6/2017	900016370	STORMWATER-REFUND		9.90		
VEN006372	Gerry Bush	APP047365	11/6/2017	900016370	STORMWATER-REFUND		8.95		
VEN006373	Bunita King	APP047366	11/6/2017	900016370	STORMWATER-REFUND		10.85		
VEN006374	Greg Lloyd	APP047367	11/6/2017	900016370	STORMWATER-REFUND		10.45		
VEN006375	Jose Santos	APP047368	11/6/2017	900016370	STORMWATER-REFUND		2.38		
VEN006376	Cristina Stilts	APP047369	11/6/2017	900016370	STORMWATER-REFUND		9.36		
VEN006377	Michael Blount	APP047370	11/6/2017	900016370	STORMWATER-REFUND		8.95		
VEN006378	Katie Mcaslan	APP047371	11/6/2017	900016370	STORMWATER-REFUND		29.17		
VEN006379	Store Here Springmill LLC	APP047372	11/6/2017	900016370	STORMWATER-REFUND		360.55		
VEN006380	Rick and Tracy Huff	APP047373	11/6/2017	900016370	STORMWATER-REFUND		8.41		
VEN006381	Charles Devries	APP047374	11/6/2017	900016370	STORMWATER-REFUND		8.41		
VEN006382	Kathleen Tilton	APP047375	11/6/2017	900016370	STORMWATER-REFUND		8.27		
VEN006382	Kathleen Tilton	APP047375	11/6/2017	900016370	STORMWATER-REFUND	OP	0.46		
VEN005665	Chad Fife	APP047376	11/6/2017	900016370	STORMWATER-REFUND		8.55		
VEN006383	Vanessa Windsor	APP047377	11/6/2017	900016370	STORMWATER-REFUND		9.50		
VEN005893	Anna Scarlavai	APP047378	11/6/2017	900016370	STORMWATER-REFUND		8.00		

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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								
VEN006384	Lisa Eileen Picek	APP047379	11/6/2017	900016370	STORMWATER-REFUND		8.00		
VEN006385	David and Pamela Stererick	APP047380	11/6/2017	900016370	STORMWATER-REFUND		10.85		
	Subtotal for Stormwater						34,917.64		
	Subtotal for Fund 900 Stormwater						35,024.62		
Fund No.	Fund Name								
950	Trash								
	Trash								
VEN006364	Charles and Anita Bechtel	APP047356	11/6/2017	950017370	TRASH-REFUND		1.47		
VEN006364	Charles and Anita Bechtel	APP047356	11/6/2017	950017370	TRASH-REFUND		16.96		
VEN006365	Kevin Brokamp	APP047357	11/6/2017	950017370	TRASH-REFUND		1.53		
VEN006365	Kevin Brokamp	APP047357	11/6/2017	950017370	TRASH-REFUND		17.71		
VEN006366	Ramona Evoy	APP047358	11/6/2017	950017370	TRASH-REFUND		2.41		
VEN006366	Ramona Evoy	APP047358	11/6/2017	950017370	TRASH-REFUND		27.87		
VEN006367	Stacy Moll	APP047359	11/6/2017	950017370	TRASH-REFUND		7.17		
VEN006367	Stacy Moll	APP047359	11/6/2017	950017370	TRASH-REFUND		82.87		
VEN006368	Bud Moll	APP047360	11/6/2017	950017370	TRASH-REFUND		2.18		
VEN006368	Bud Moll	APP047360	11/6/2017	950017370	TRASH-REFUND		25.24		
VEN006369	Alexander Huff	APP047361	11/6/2017	950017370	TRASH-REFUND		2.38		
VEN006369	Alexander Huff	APP047361	11/6/2017	950017370	TRASH-REFUND		27.50		
VEN006370	Patty Williamson	APP047362	11/6/2017	950017370	TRASH-REFUND		2.15		
VEN006370	Patty Williamson	APP047362	11/6/2017	950017370	TRASH-REFUND		24.86		
VEN005762	Robert Behring	APP047363	11/6/2017	950017370	TRASH-REFUND		2.05		
VEN005762	Robert Behring	APP047363	11/6/2017	950017370	TRASH-REFUND		23.73		
VEN006371	Danny Wert	APP047364	11/6/2017	950017370	TRASH-REFUND		2.38		
VEN006371	Danny Wert	APP047364	11/6/2017	950017370	TRASH-REFUND		27.50		
VEN006372	Gerry Bush	APP047365	11/6/2017	950017370	TRASH-REFUND		2.15		
VEN006372	Gerry Bush	APP047365	11/6/2017	950017370	TRASH-REFUND		24.86		
VEN006373	Bunita King	APP047366	11/6/2017	950017370	TRASH-REFUND		2.61		
VEN006373	Bunita King	APP047366	11/6/2017	950017370	TRASH-REFUND		30.13		
VEN006374	Greg Lloyd	APP047367	11/6/2017	950017370	TRASH-REFUND		2.51		
VEN006374	Greg Lloyd	APP047367	11/6/2017	950017370	TRASH-REFUND		29.00		

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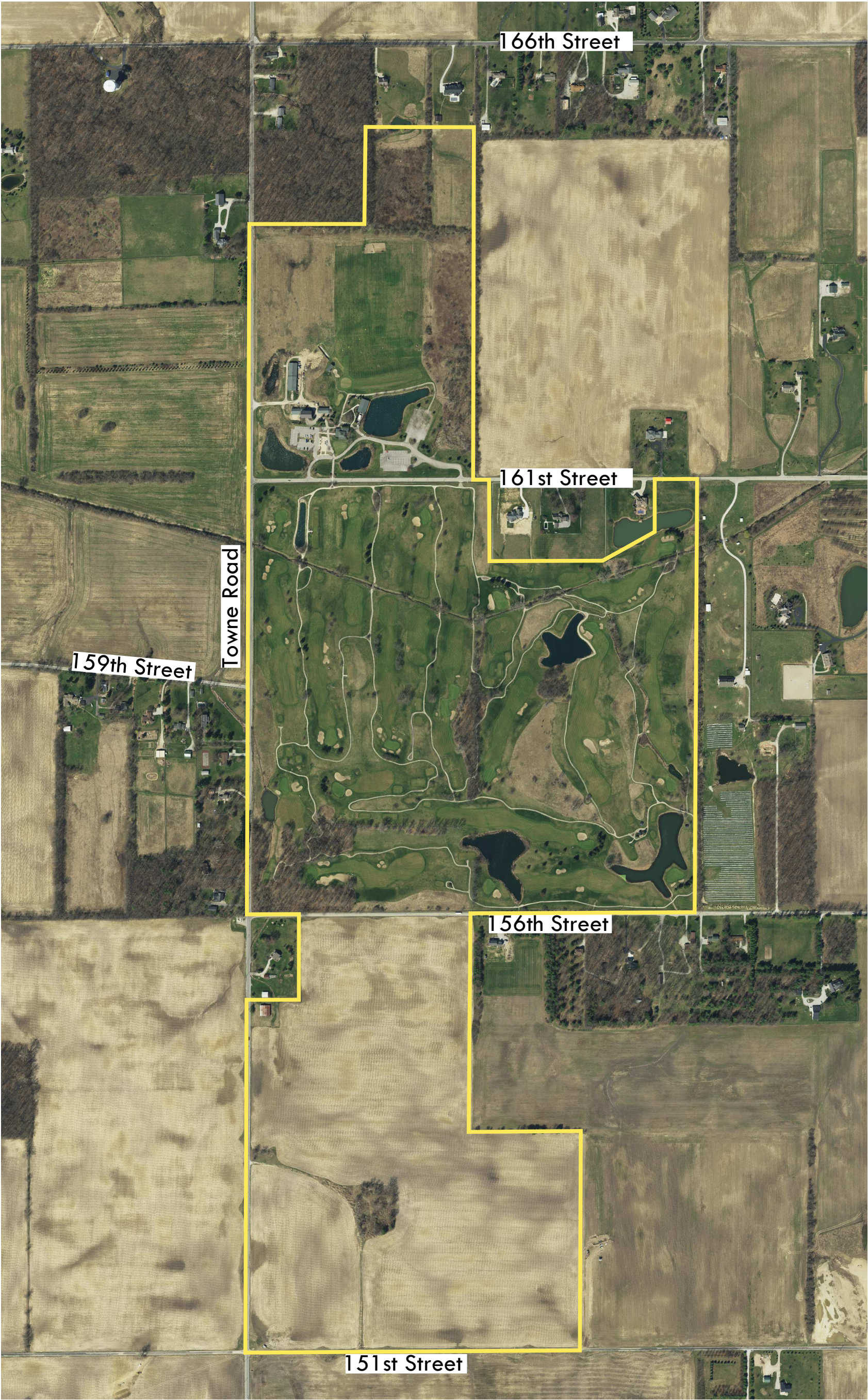
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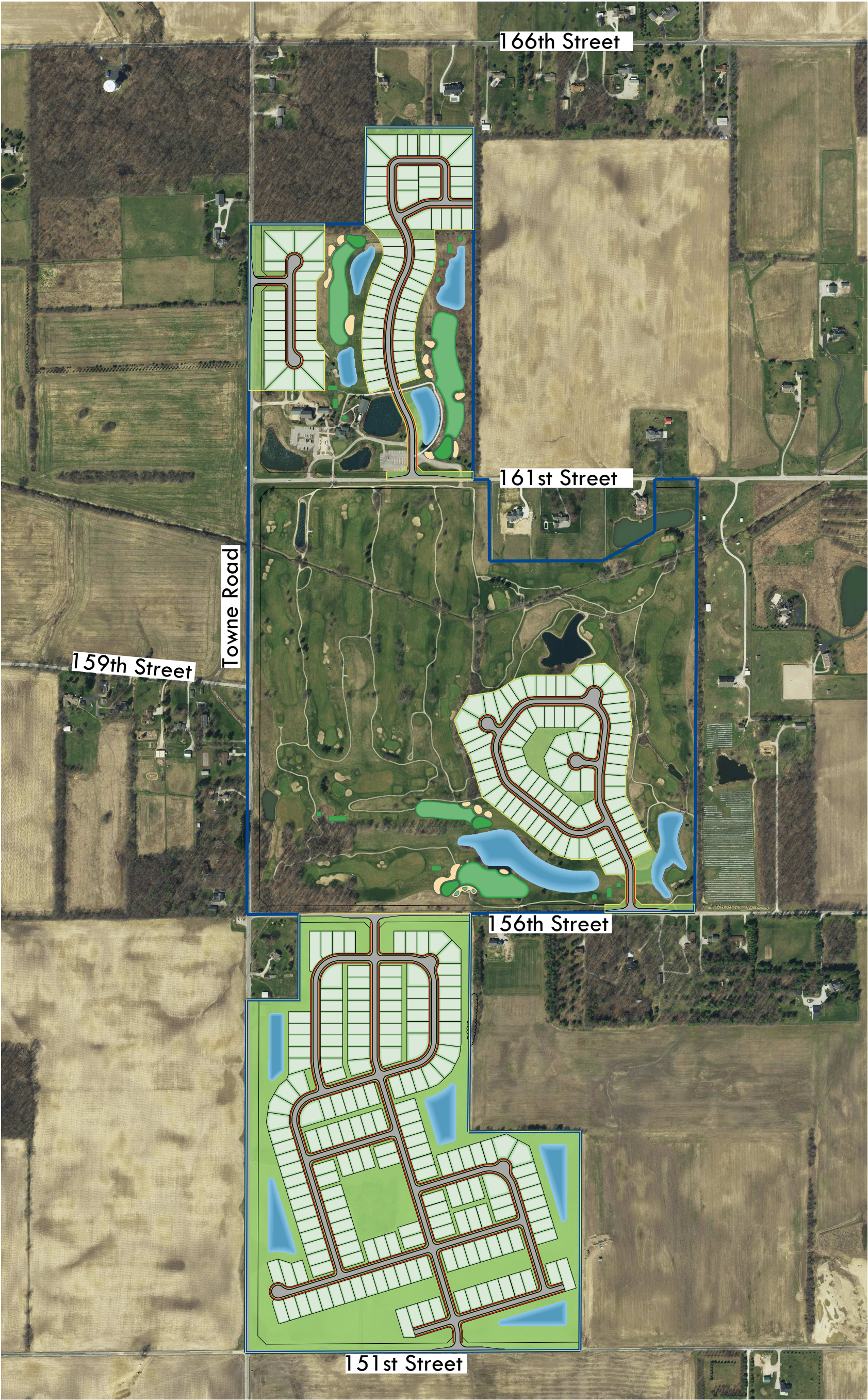
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Buy-From Vendor No.		Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name									
950	Trash									
	Trash									
	VEN006375	Jose Santos	APP047368	11/6/2017	950017370	TRASH-REFUND		16.58		
	VEN006376	Cristina Stilts	APP047369	11/6/2017	950017370	TRASH-REFUND		2.25		
	VEN006376	Cristina Stilts	APP047369	11/6/2017	950017370	TRASH-REFUND		25.99		
	VEN006377	Michael Blount	APP047370	11/6/2017	950017370	TRASH-REFUND		2.15		
	VEN006377	Michael Blount	APP047370	11/6/2017	950017370	TRASH-REFUND		24.86		
	VEN006378	Katie Mcaslan	APP047371	11/6/2017	950017370	TRASH-REFUND		7.01		
	VEN006378	Katie Mcaslan	APP047371	11/6/2017	950017370	TRASH-REFUND		80.98		
	VEN006380	Rick and Tracy Huff	APP047373	11/6/2017	950017370	TRASH-REFUND		2.02		
	VEN006380	Rick and Tracy Huff	APP047373	11/6/2017	950017370	TRASH-REFUND		23.36		
	VEN006381	Charles Devries	APP047374	11/6/2017	950017370	TRASH-REFUND		2.02		
	VEN006381	Charles Devries	APP047374	11/6/2017	950017370	TRASH-REFUND		23.36		
	VEN006382	Kathleen Tilton	APP047375	11/6/2017	950017370	TRASH-REFUND		1.99		
	VEN006382	Kathleen Tilton	APP047375	11/6/2017	950017370	TRASH-REFUND		22.98		
	VEN005665	Chad Fife	APP047376	11/6/2017	950017370	TRASH-REFUND		2.05		
	VEN005665	Chad Fife	APP047376	11/6/2017	950017370	TRASH-REFUND		23.73		
	VEN006383	Vanessa Windsor	APP047377	11/6/2017	950017370	TRASH-REFUND		2.28		
	VEN006383	Vanessa Windsor	APP047377	11/6/2017	950017370	TRASH-REFUND		26.37		
	VEN005893	Anna Scarlavai	APP047378	11/6/2017	950017370	TRASH-REFUND		1.92		
	VEN005893	Anna Scarlavai	APP047378	11/6/2017	950017370	TRASH-REFUND		22.23		
	VEN006384	Lisa Eileen Picek	APP047379	11/6/2017	950017370	TRASH-REFUND		1.92		
	VEN006384	Lisa Eileen Picek	APP047379	11/6/2017	950017370	TRASH-REFUND		22.23		
	VEN006385	David and Pamela Stermerick	APP047380	11/6/2017	950017370	TRASH-REFUND		2.61		
	VEN006385	David and Pamela Stermerick	APP047380	11/6/2017	950017370	TRASH-REFUND		30.13		
	VEN003986	Accela Inc	APP047384	11/6/2017	950017349	TRASH-ADM SERVICES	Web pmt online bills	1,033.00		
	Subtotal for Trash							1,793.24		
Subtotal for Fund 950 Trash								1,793.24		
Posted Invoices Total								2,154,556.65		

Credit Memos

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





Area A Home Illustrations





Area B Home Illustrations













WESTCHESTER PLANNED UNIT DEVELOPMENT ORDINANCE
PROJECT NARRATIVE

The Westchester Planned Unit Development District (the “Westchester PUD”) pertains to real estate that is generally located east of and adjacent to Towne Road, south of 166th Street and north of and adjacent to 151st Street and consists of approximately 309 acres (the “Real Estate”). Included in this change of zoning/rezone application is a site location map which outlines the location of the Real Estate.

The applicant, Platinum Properties Management Company, LLC, desires to develop a residential community on the Real Estate, as well as maintain the existing Wood Wind golf course that is located on the Real Estate.

The Real Estate is currently zoned AGSF-1 pursuant to the City of Westfield’s Unified Development Ordinance. If approved, the Westchester PUD would rezone a portion of the Real Estate to SF4 – Single Family High Density to permit the residential community and the remaining portion of the Real Estate that consists of the current Wood Wind golf course would retain its AGSF-1 zoning.

As shown on the District Map that is included as Exhibit B to the Westchester PUD, the community will consist of three (3) distinct Areas which include the following:

1. Area A will contain a maximum of 190 single-family homes with a R4 Residential as the Underlying Zoning District.
2. Area B will contain a maximum of 170 single-family homes with a R4 Residential as the Underlying Zoning District.
3. Area C is the portion of the Real Estate that consists of the Wood Wind golf course which will retain AGSF-1 as the Underlying Zoning District.

The Westchester PUD also provides that street connections and paths be provided as generally shown on the Concept Plan and Proposed Trail Plan, Exhibits C and D respectively.

The Westchester PUD, under also contains specific architectural standards, including but not limited to, the types of permitted building materials, window treatment, overhand treatment, roof pitches and the garage design requirements for the homes to be constructed in the community. In addition Exhibits E and F to the PUD provide character home imagery examples depicting the intended home architecture for Westchester. Further, the Westchester PUD also includes specific landscape standards for minimum lot landscaping, external street frontage landscaping and buffer yard planting requirements.

ORDINANCE NUMBER 17-40

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 “**PARK STREET IN THE JUNCTION II 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. 1711-PUD-22**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 1711-PUD-22** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a favorable recommendation (7-0) 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 November 7, 2017;

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 “**Park Street in the Junction II**” or “**Park Street II**” (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. **District Intent.** The District is intended to support the vision of the Westfield-Washington Township Comprehensive Plan, as amended by the Grand Junction Implementation Plan 2013 (Resolution 13-112) and the Grand Junction Addendum: Sub-Districts of the Grand Junction (Resolution 15-119, as amended by Resolution 16-106) (the “Sub-District Addendum”). This Ordinance further creates the regulatory framework to encourage and permit the Real Estate to be developed and used in accordance with the vision of the Sub-District Addendum.

Section 3. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 3.1 Building, Existing: A Building constructed prior to the effective date of this Ordinance, as generally depicted on the Concept Plan and Existing Character Exhibit.

- 3.2 Building, New: A Building constructed after the effective date of this Ordinance.

Section 4. **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 5. **Underlying Zoning District.** The Underlying Zoning District shall be the GB: General Business District (the “Underlying Zoning District”).

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

- 6.1 Prohibited Uses: A Gasoline Service Station and other automobile-dominated uses with a drive-through or pick-up window (e.g., restaurant, pharmacy, and financial institution).

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 Minimum Lot Frontage: No minimum.

- 7.2 Minimum Lot Size: No minimum.

- 7.3 Minimum Building Setback Lines:

A. Front Yard: No minimum

B. Side Yard: Five (5) feet

C. Rear Yard: Ten (10) feet

- 7.4 Maximum Front Yard Building Setback Line for a Principal Building: Forty (40) feet

- 7.5 Minimum Principal Building Separation: Twenty (20) feet

- 7.6 Building Size: No minimum or maximum size; however, to maintain and enhance the desired character of the Park Street corridor, a single use or tenant shall not exceed five thousand (5,000) square feet per Building and there shall be a maximum of two (2) tenants per Building.

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards shall apply, except as otherwise modified below.

- 8.1 Article 6.1 Accessory Use and Building Standards: Shall apply, except as otherwise modified below.
- A. Article 6.1(D) Building Location: Accessory Buildings shall be subject to the Minimum Building Setback Lines set forth herein.
 - B. Article 6.1(H) Screening of Receptacles and Loading Areas: Shall apply, except as otherwise modified below:
 - (1) Article 6.1(H)(2) shall be amended to require that enclosures shall not be located in an Established Front Yard and shall have a minimum setback of two (2) feet from a Side or Rear Lot Line.
 - (2) Article 6.1(H)(3) shall be amended to permit materials for an enclosure that matches and complements the character and materials of the Principal Building.
 - (3) Article 6.1(H)(6) shall not apply. Dumpster enclosures shall not be required to have pedestrian access openings (dumpster man-doors).
- 8.2 Article 6.3 Architectural Standards: Shall not apply except as otherwise set forth below. The following shall apply, as incorporated from the recommendations of the Sub-District Addendum.
- A. Franchise and Prototype Architecture: Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.
 - B. Existing Building:
 - (1) The Existing Building, as characterized in the Existing Character Exhibit, attached hereto as **Exhibit C**, shall not be required to comply with the Architectural Standards of this Ordinance, unless otherwise provided herein.
 - (2) Renovations and new improvements to the Existing Building shall be required to comply with the Architectural Standards set forth herein, as architecturally appropriate. Renovations and new improvements shall be done in a way that enhances the Existing Building and furthers the objectives of the Sub-District Addendum.

- C. Architectural Theme: A New Building or renovation/addition of an Existing Building shall enhance and be compatible with surrounding buildings. Sensitivity shall be given to the character of the building in relation to the Park Street corridor and adjacent buildings.
- D. Roofs: Article 6.3(F)(7) Roof Design shall apply; however, flat roofs shall be prohibited. Exceptions for Accessory Buildings or ancillary roofs may be permitted, as architecturally appropriate.
- E. Street Level Architecture: The street level of a Principal Building shall be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.
- F. Pedestrian Scale: Pedestrian scale detailing shall be incorporated on the Front Building Façade. Particularly, the street level of the Front Building Façade shall incorporate a higher level of visual interest and richer architectural detailing. Overall façade composition shall break the building down into smaller distinct portions to provide a small-scale impression.
- G. Building Materials for Existing Buildings: Existing buildings on the Real Estate and in the Park Street corridor include a variety of shake shingles, clapboard siding, brick and stone. Expansions or renovations of existing buildings on the Real Estate shall utilize existing building materials that complement an Existing Building.
- H. Building Materials for New Buildings: The following shall apply to new buildings on the Real Estate.
 - (1) Permitted Materials: New buildings shall be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block shall be prohibited.
 - (2) Alternate Materials: The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).
 - (3) Durability: Building materials shall be selected for long-term durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) shall only be used above the first story.
 - (4) Foundations: Exposed foundations shall be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.

- I. Material Variation: The building material selection for all Building Facades shall be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).
- J. Material Transitions: If material changes are proposed, then they shall generally occur at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material shall always be placed beneath the lighter material.
- K. Trim Details: Trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces shall be wood, or at a minimum, imitate traditional wood, as architecturally appropriate.
- L. Building Orientation: All Principal Buildings shall face Park Street, with a primary entrance visible from Park Street.
- M. Building Entrances: Entrances shall include a functional overhead weather protection such as porches, vestibules, awnings or building recesses. Awnings shall comply with Article 6.3(F)(10) Awnings and shall not be internally illuminated.
- N. Windows:
 - (1) All window designs shall be compatible with the style, materials, color, details and proportion of the existing or proposed building and desired pedestrian scale.
 - (2) The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.
 - (3) When a window design has been selected for a building, then the same design shall be used on all Building Facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.
 - (4) Window trim and other architectural design elements designed to accent the windows shall be on all new windows (e.g., shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim). Exceptions for Existing Buildings may be appropriate.
 - (5) When shutters are used, they do not necessarily need to be used on all elevations. When used, shutters shall be solid-paneled or louvered and they shall be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
 - (6) Window frames shall be of wood and may have either vinyl or aluminum cladding on the exterior.

- O. Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
 - P. Mechanical Screening: Article 6.3(F)(1) Mechanical Screening shall apply.
 - Q. Accessory Buildings: Article 6.3(F)(12) Accessory Buildings shall apply.
- 8.3 Article 6.5 Fence Standards: Shall apply. In addition, the following shall apply.
- A. The design of fencing, sound walls, enclosures and similar site elements should replicate the architecture of the Principal Building in construction material and detailing.
 - B. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in the Established Front Yard to further define the streetscape.
 - C. Wrought iron, wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall shall only be permitted in Side and Rear Yards.
 - D. Chain link fencing shall be prohibited.
- 8.4 Article 6.8 Landscaping Standards: The Minimum Lot Landscaping Requirements (Article 6.8(K)), Foundation Plantings (Article 6.8(L)), External Street Frontage Landscaping Requirements (Article 6.8(M)), Buffer Yard Requirements (Article 6.8(N)), and Parking Area Landscaping (Article 6.8(O)) shall not apply; rather, the following shall apply.
- A. Landscape Plan: Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit D**.
 - B. Landscape Plan Modifications: The Landscape Plan implements the recommendations of the Sub-District Addendum; however, it is contemplated that alternatives that accomplish the design intent of the Sub-District Addendum and intended character of the Park Street corridor may be appropriate. As a result, modifications to the Landscape Plan may be approved by the Department if the modifications further the following objectives:
 - (1) The primary focus for landscaping is within the area immediately abutting the street, where the highest pedestrian activity will occur. This area shall be landscaped with vegetation and/or hardscaped.
 - (2) If hardscaping is proposed, then window or ground planters shall be considered to enhance the Building Facade and soften the streetscape.

- (3) The density of trees and flowers or shrubs will depend on the setback of the building from the street. Spaces abutting the right-of-way shall be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character. The building placement will dictate whether a lawn or hardscape is more appropriate.
- (4) Outdoor dining areas abutting non-restaurant uses shall incorporate barriers or screening to minimize the impact on adjoining properties.

8.5 Article 6.9 Lighting Standards: Shall apply, except as otherwise modified below.

- A. Lighting shall be designed so that light is not directed off the Real Estate and the light source is shielded from direct offsite viewing.
- B. Exterior lighting may overflow to adjacent properties and rights-of-way; however, for any use abutting Single-family District, illumination levels should not exceed 0.5 foot candles at the Lot Line. The minimum amount of light possible for lighting sidewalks shall be used to not wash out Building Facades but still maintain a safe environment.
- C. Exterior lighting shall be decorative (e.g., gooseneck) and fixtures shall be architecturally integrated with the building style, material and color. Fixtures shall not obscure any building ornamentation. Rooftop lighting is prohibited.
- D. All exterior architectural, display, decorative and sign lighting shall be generated from concealed, low level fixtures.

8.6 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below.

- A. Article 6.14(G)(11) Off-street Parking; Required Spaces: No off-street Parking Spaces shall be required for the Real Estate.

8.7 Article 6.17 Sign Standards: Shall apply; however, permanent signs shall be regulated as follows.

A. General Sign Standards:

- (1) Design: Signs shall be primarily oriented and scaled to the pedestrian, as regulated herein. Sign colors and materials shall be restrained and harmonious with the building architecture. Signs shall be compatible with adjacent signs and shall not compete for attention, such as use of excessively bright colors or disproportionally sized letters. Signs shall be durable, well-designed and act as unique expressions of the business, as illustrated in the Illustrative Sign Exhibit, attached hereto as **Exhibit E**.
- (2) Electronic Signs: Electronic signs shall be prohibited.

- (3) Setbacks: All Signs shall conform to the Minimum Building Setback Lines set forth herein; however, the minimum Front Yard setback requirement shall be five (5) feet from the Front Lot Line or Right-of-way line, which is greater.
 - (4) Lighting: Internally illuminated signs shall not be permitted. Externally lit with decorative (e.g., gooseneck) light fixtures shall be permitted.
- B. Permitted Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) lineal foot of Lot Frontage. The total permitted Sign Area Allocation may be divided between Monument, Wall, Awning, and Projecting Signs. Both sides of a Monument Sign and Projecting Sign shall count against the total Sign Area Allocation.
- C. Monument Signs: One (1) Monument Sign shall be permitted for each Principal Building in accordance with the following:
 - (1) Design: The design shall be unique to the business and match the style and materials of the corresponding building, as illustrated in the Illustrative Sign Exhibit, attached hereto as **Exhibit E**. Monument Signs shall primarily consist of wood and may include support structures as depicted in the Illustrate Sign Exhibit.
 - (2) Maximum Sign Area: Ten (10) square feet.
 - (3) Maximum Sign Height: Six (6) feet.
 - (4) Landscaping: Landscaping shall be integrated with the sign to soften its appearance and not create a site or visual obstruction.
- D. Wall Signs: Wall Signs shall be permitted in accordance with the following:
 - (1) Design: Projecting raceways or pins that cause a Wall Sign to protrude from the wall shall be prohibited. Channel letters may be flush-mounted to the building.
 - (2) Maximum Sign Height: Twenty-four (24) inches.
- E. Projecting Signs: Projecting Signs shall be permitted in accordance with the following:
 - (1) Maximum Sign Area: Sixteen (16) square feet.
 - (2) Location: Projecting signs shall be positioned along the first-floor level of the Building Facade.

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

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

10.1 Article 8.7 Pedestrian Network Standards: Shall apply; except as otherwise modified below:

- A. Article 8.7(C) Internal Pedestrian Network Standards: Shall apply, and shall be generally located as depicted on the Illustrative Site Layout.
- B. Article 8.7(D) Perimeter/External Pedestrian Network Standards: Shall not apply.

Section 11. **Development Plan Review.** Article 10.7 Development Plan Review shall apply; however, the review and approval process of the District's Detailed Development Plan(s) shall be delegated to the Department. The Department shall determine whether a Detailed Development Plan complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS 13TH DAY OF NOVEMBER, 2017.

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 17-40** was delivered to the Mayor of Westfield

on the _____ day of November, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-40**

this _____ day of November, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-40**

this _____ day of November, 2017.

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: Jesse M. Pohlman

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Grand Junction Properties, LLC
16405 Westfield Boulevard, Westfield, Indiana 46074

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Existing Character Exhibit
Exhibit D	Landscape Plan
Exhibit E	Illustrative Sign Exhibit

EXHIBIT A
REAL ESTATE

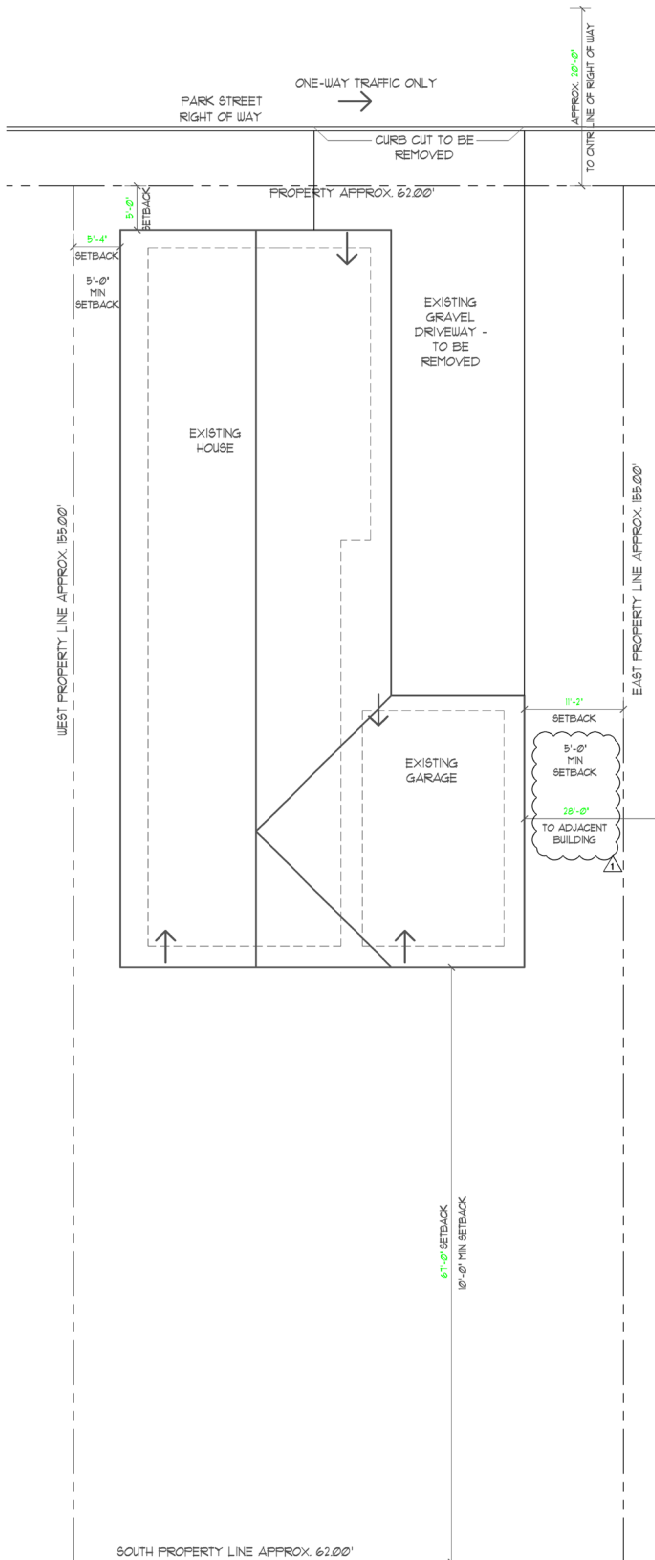
231 PARK STREET (PARCEL NO: 09-09-01-02-07-009.000)

A LOT 62 FEET IN WIDTH OFF THE WEST SIDE OF THE FOLLOWING
DESCRIBED TRACK OF LAND:

BEGINNING 49.46 RODS WEST AND 44.46 RODS SOUTH OF THE
NORTHEAST CORNER OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18)
NORTH, RANGE THREE (3) EAST; THENCE SOUTH 11.27 RODS TO THE
MIDDLE OF THE MIDLAND RAILWAY TRACK; THENCE WEST 8.64
RODS; THENCE NORTH 11.27 RODS; THENCE EAST 8.64 RODS TO THE
PLACE OF BEGINNING IN HAMILTON COUNTY, INDIANA.

EXHIBIT B **CONCEPT PLAN**

EXISTING SITE PLAN



CONCEPT PLAN

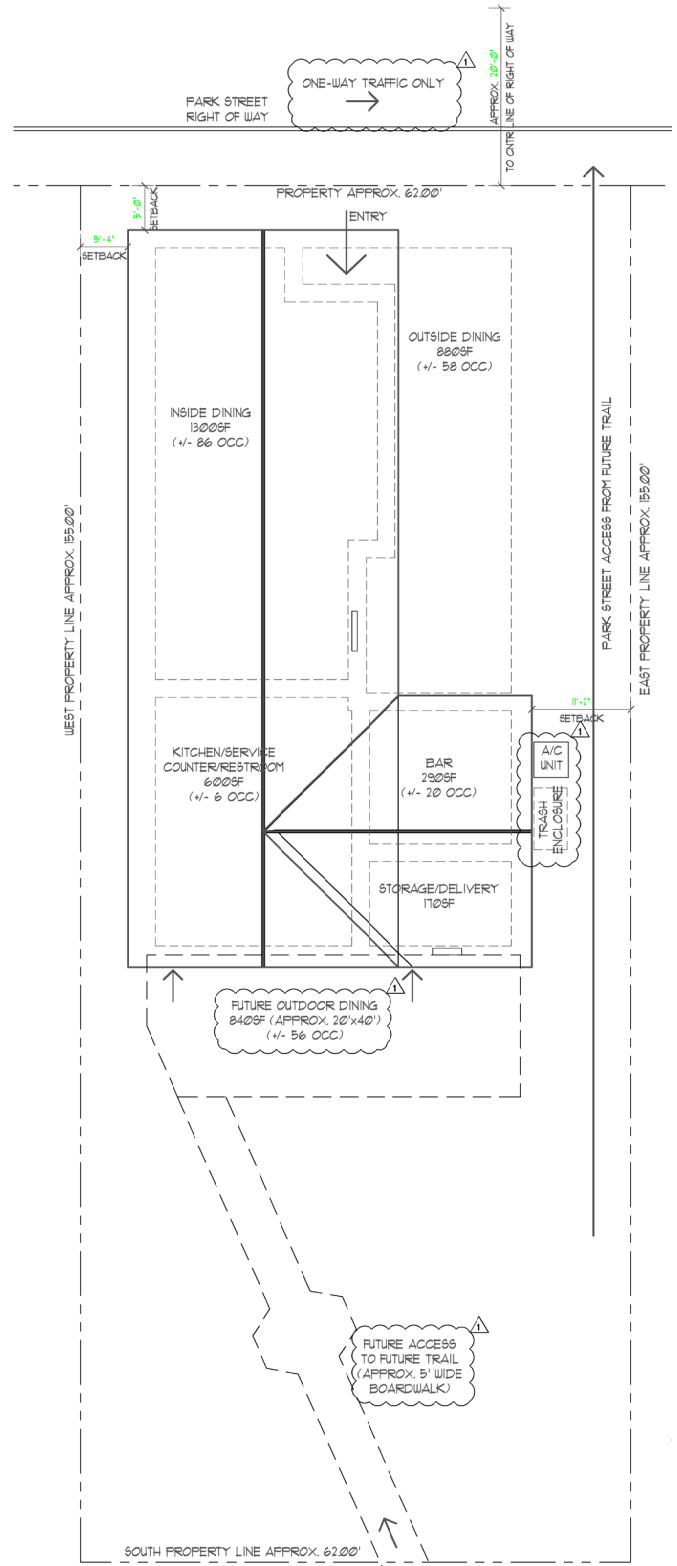


EXHIBIT C
EXISTING CHARACTER EXHIBIT

VIEW FROM PARK STREET (NORTH)



VIEW FROM REAR YARD (SOUTH)



VIEW FROM PARK STREET (NORTH WEST)



EXHIBIT D
LANDSCAPE PLAN EXHIBIT

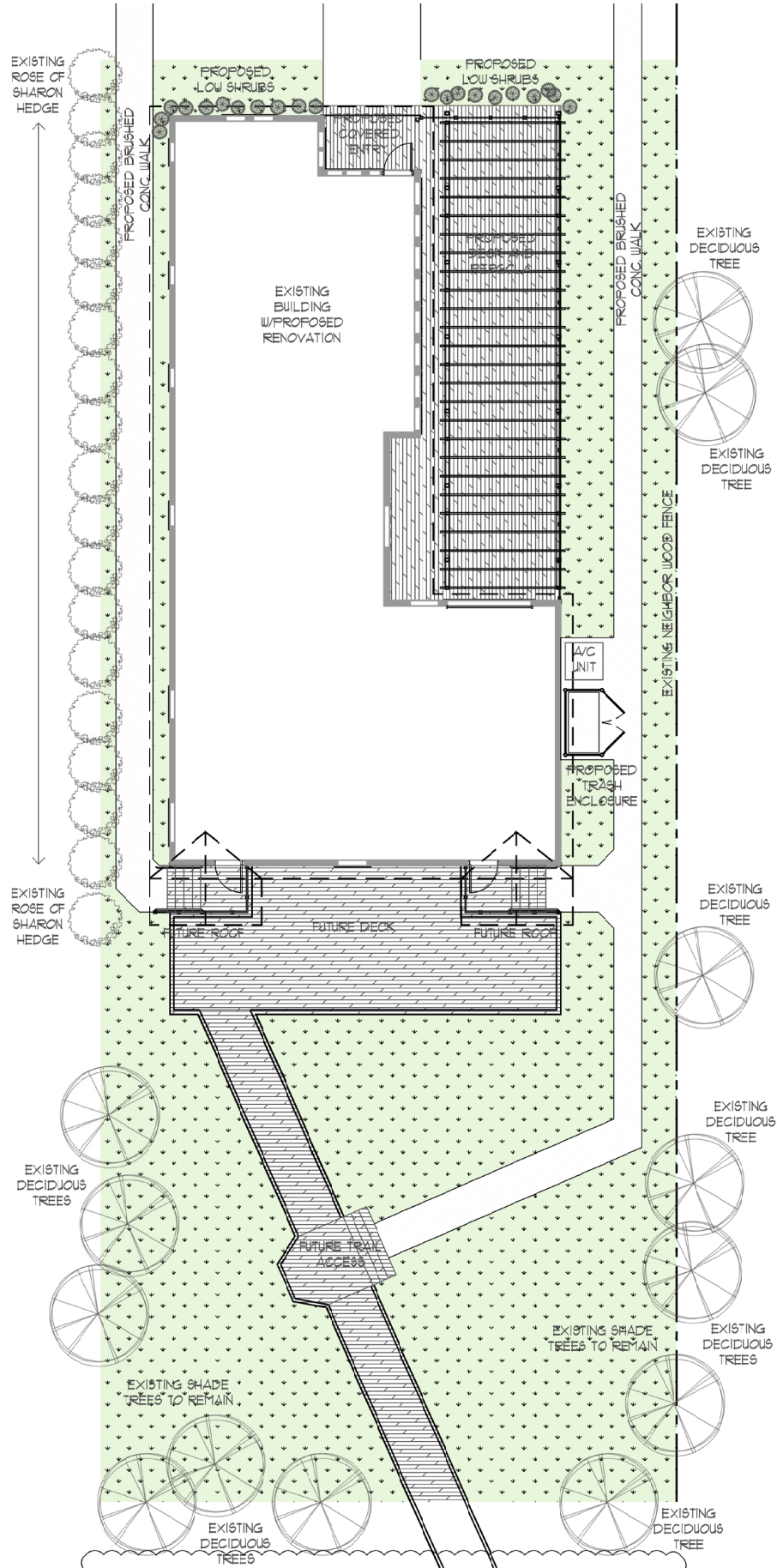


EXHIBIT E
ILLUSTRATIVE SIGN EXHIBIT





Westfield City Council Report

Ordinance Number:	17-40
APC Petition Number:	1711-PUD-22
Petitioner:	Grand Junction Properties, LLC by OnPointe Land Matters, LLC
Requested Action:	A change of zoning from the GB: General Business District to the Park Street in the Junction II Planned Unit Development (PUD) District.
Current Zoning:	GB: General Business
Current Land Use:	Residential
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 4. Property Context Exhibit 5. Concept Plan 6. Illustrative Elevations 7. Grand Junction Task Group Support Letter 8. APC Certification
Prepared by:	Daine Crabtree, Associate Planner

PETITION HISTORY

The petition was introduced at the October 9, 2017, City Council meeting and received a public hearing at the November 6, 2017 Advisory Plan Commission (the "APC") meeting. This petition was forwarded to the City Council with a favorable (7-0) recommendation following the public hearing at the aforementioned November 6, 2017, APC meeting.

PROJECT OVERVIEW

Project Location: The subject property (the "property") is located at 231 Park Street, consisting of 0.24 acres +/- . The property includes an existing single-family residential structure, which is currently zoned the GB: General Business District. The Comprehensive Plan's Grand Junction

Sub-District Addendum, as further summarized herein, identifies the property as being located within the “Park Street Sub-Area” of the “Junction Sub-District” of the “Grand Junction District”.

ZONING REQUEST

Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Park Street in the Junction II¹”, that would allow for the adaptive reuse of the existing single-family structure for commercial uses, as illustrated on the Concept Plans in the proposed ordinance. The proposed renovations are intended to be consistent with the character of the petitioner’s other renovated properties in the corridor. The proposed renovations are consistent with the Grand Junction Sub-District Addendum for the Park Street corridor.

Underlying Zoning District: The proposed PUD District Ordinance (the “PUD Ordinance”) defaults to the Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the GB: General Business District² as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District; however, restricts and prohibits uses that are automobile-dominated with a drive-through or pick-up window (e.g., gasoline service station, fast food restaurants), consistent with the recommendations of the Grand Junction Sub-District Addendum.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications would codify the existing lot and existing buildings (e.g., setbacks, lot sizes). The proposed modifications also incorporate as standards the guidelines (e.g., architecture, landscaping, parking, signs) from the Grand Junction Sub-District Addendum that better accommodate the desired character of the Park Street corridor.

Design Standards: As proposed, the PUD Ordinance defaults to the UDO for the applicable infrastructure and design standards (Chapter 8 of the UDO).

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the property within the “Downtown” land use classification. The “Downtown” area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the “Implementation Plan”), an amendment to the Comprehensive Plan

¹ The Grand Junction Sub-District Addendum (page 64) recommends the following naming convention for PUD Districts within the Junction Sub-District: “[Project Name] in the Junction PUD District”.

² The Grand Junction Sub-District Addendum (page 64) recommends the GB: General Business District as the appropriate underlying zoning district for PUD District ordinances in the Junction Sub-District.

adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May, 2016, to include the Junction Sub-District (the "[Sub-District Addendum](#)"). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as being located within the "Park Street Corridor" sub-area. The Sub-District Addendum provides a detailed vision for the Junction Sub-Districts, as established by the Implementation Plan, and the various sub-areas established by the Sub-District Addendum.



The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the "**Park Street Corridor**" sub-area is characterized as follows (pg. 19 of the Sub-District Addendum):

Due to its separation from Main Street (SR32), this corridor is anticipated to have less vehicular traffic than Jersey Street to the north, which lends itself to a more pedestrian-oriented design and streetscape that embraces the Midland Trace Trail and related land uses.

The overarching vision for this sub-area is a village character that includes the adaptive reuse of existing structures (see Figure 2.3: Existing Adaptively Reused Buildings) while encouraging new construction on individual lots that is contextually appropriate.

Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement the Midland Trace Trail. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street streetscape and/or that embrace and are aesthetically sensitive to the Midland Trace Trail.

The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street. The north edge of the corridor near Jersey Street and the Main Street Corridor may provide for shared parking opportunities for uses within this sub-area.

The Sub-District Addendum further establishes recommended design requirements (e.g., parking (pg. 44) landscaping (pg. 48), lighting (pg. 55), signage (pg. 52), architecture (pg. 56, pg. 60), land uses (pg. 23) for development within the Park Street Corridor.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the November 6, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

The petitioner hosted an open house on October 17, 2017, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. Only one set of neighbors supportive of the project attended.

Statutory Considerations:

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

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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 6, 2017, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed) (see **Exhibit 8**).

City Council

Introduction: October 9, 2017

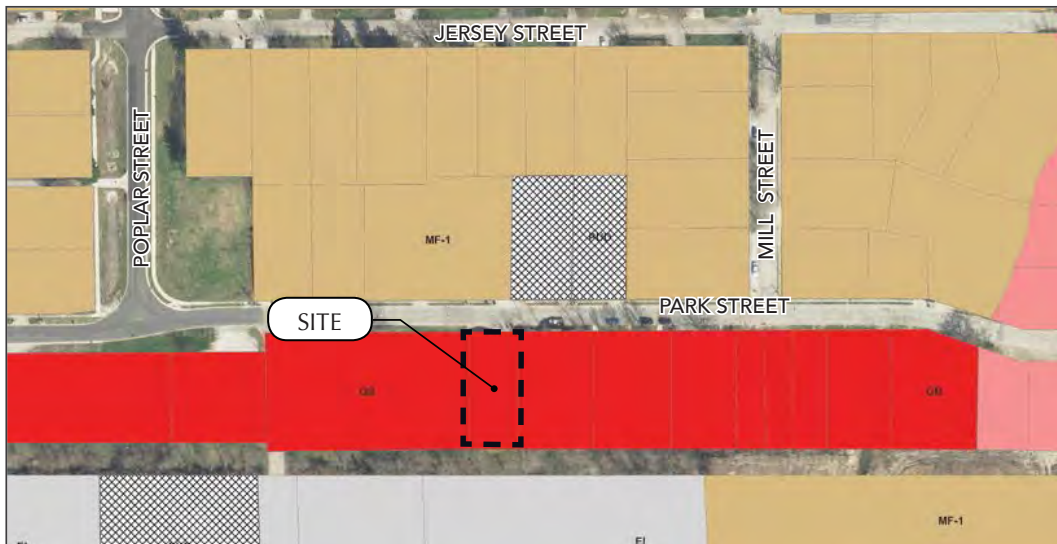
Eligible for Adoption: November 13, 2017

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

LOCATION MAP

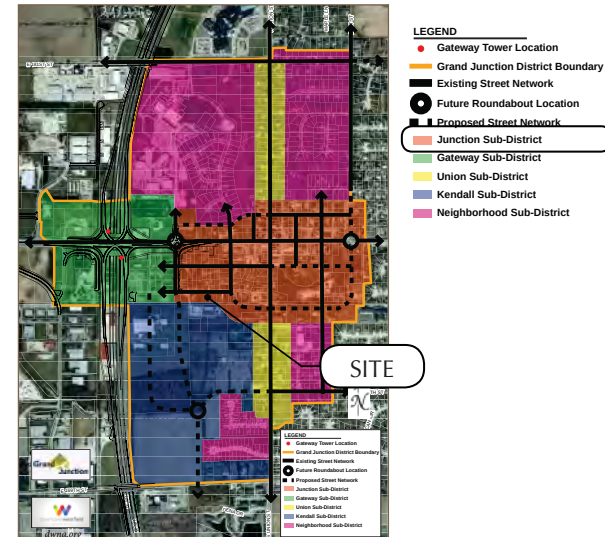


ZONING MAP



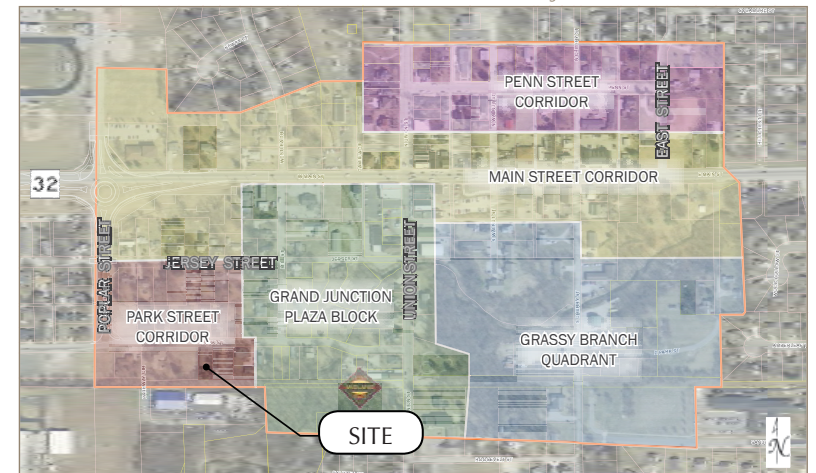
COMPREHENSIVE PLAN

Figure A: Grand Junction Sub-District Map
(Source: Grand Junction Implementation Plan 2013)



2. junction sub-district

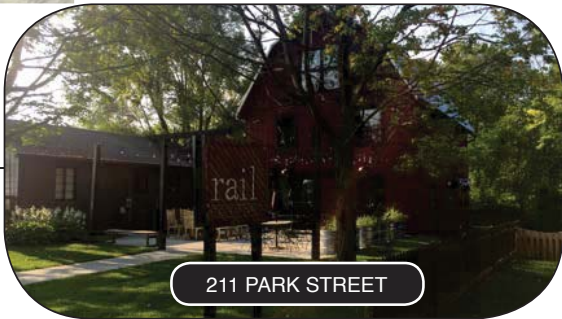
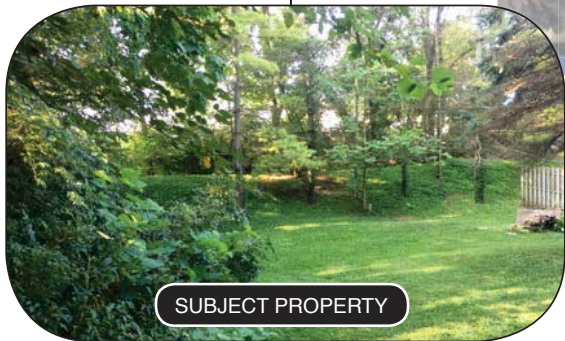
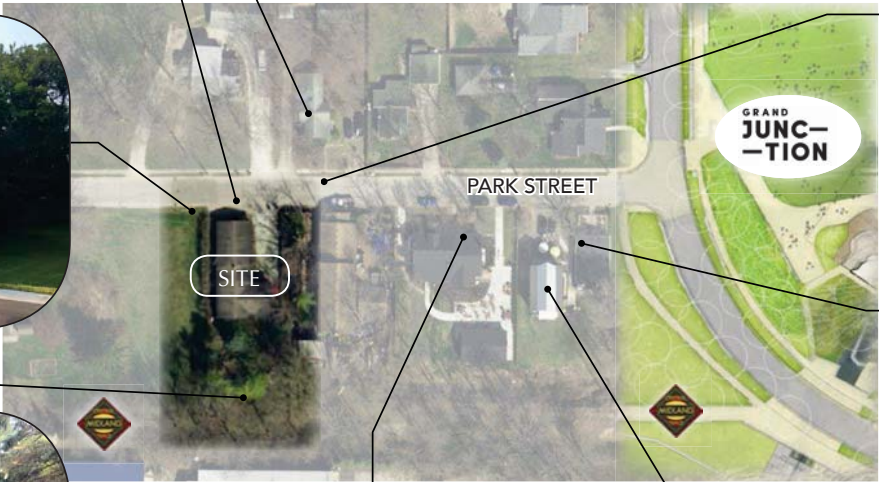
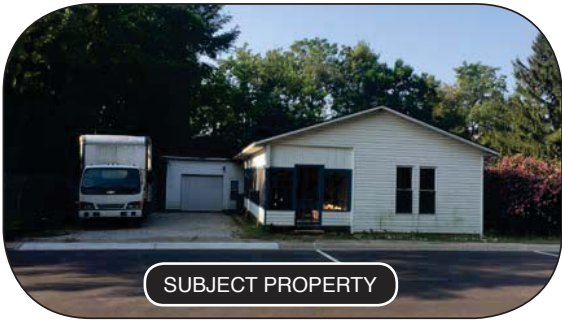
Figure 2.2: Junction Sub-District Sub-Areas



PARK STREET IN THE JUNCTION II

PLANNED UNIT DEVELOPMENT DISTRICT

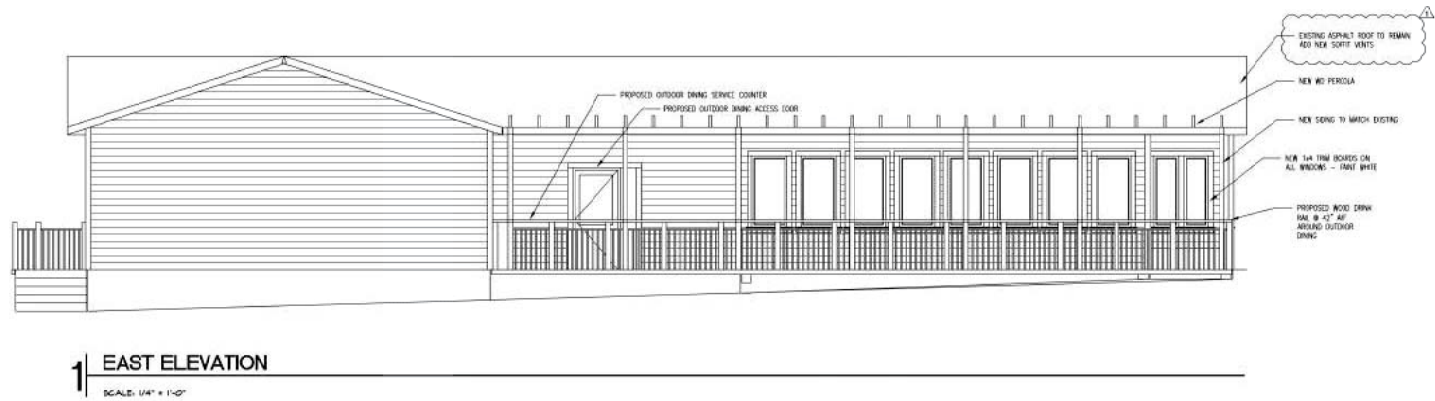
PROPERTY CONTEXT EXHIBIT



PARK STREET IN THE JUNCTION II
PLANNED UNIT DEVELOPMENT DISTRICT

This site plan illustrates the proposed building renovation and future deck area. The existing building, labeled "EXISTING BUILDING UNPROPOSED RENOVATION", is shown with a "COVERED ENTRY" and a "PROPOSED LOW SHADES" area. The future deck area is labeled "FUTURE DECK" and includes "FUTURE BALCONY" and "FUTURE BAL ACCESS" sections. The plan also shows "EXISTING DECIDUOUS TREES" and "EXISTING SHADE TREES TO REMAIN" along the perimeter. A "PROPOSED TRASH ENCLOSURE" and "MIC UNIT" are located near the building. The site is bordered by "EXISTING ROSE OF SHARON HEDGE" and "PROPOSED BRUSHED CONC. WALLS".

[illegible]



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



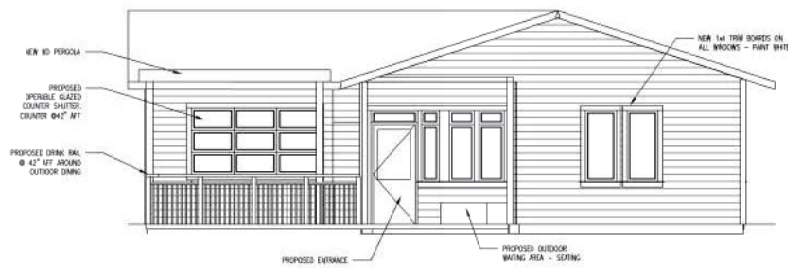
EXISTING VIEW OF SOUTHEAST GARAGE LOOKING NORTH



EXISTING EAST ELEVATION



EXISTING VIEW OF NORTH EAST CORNER

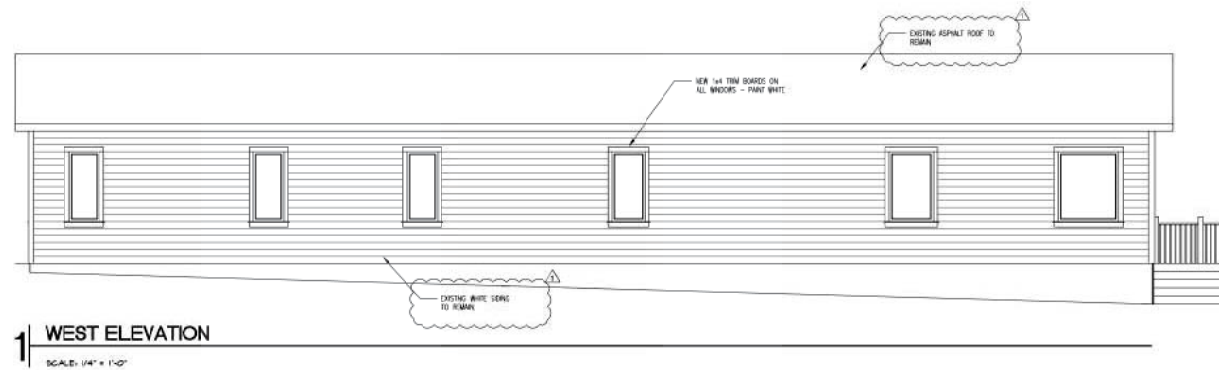


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION - 231 PARK STREET

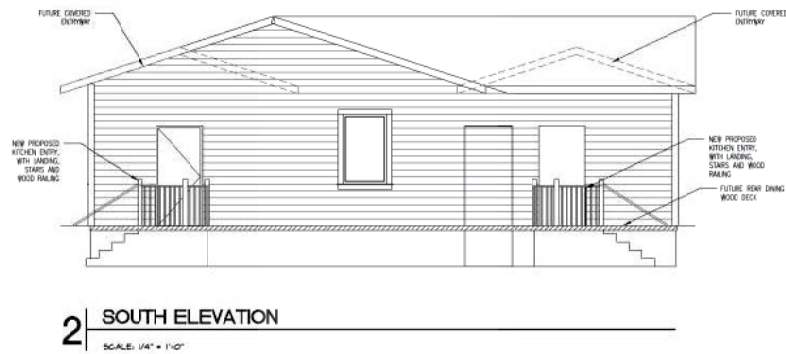
ILLUSTRATIVE ELEVATION EXHIBIT



EXISTING VIEW OF NORTHWEST CORNER LOOKING SOUTH (LEFT)



EXISTING VIEW OF SOUTHWEST CORNER LOOKING NORTH (LEFT)



EXISTING SOUTH ELEVATION (ABOVE)
EXISTING VIEW OF SOUTHWEST CORNER OF PROPERTY (LEFT)



GRAND JUNCTION TASK GROUP

MEETING OCTOBER 10, 2017

AT THE DOWNTOWN WESTFIELD ASSOCIATION OFFICE

The Grand Junction Task Group (GJTG) met Tuesday October 10, 2017 at 9:00 A.M. There were approximately 15 present to hear the presentation of the relocation and renovation of Greeks Pizza at 231 Park Street. The owners of Greeks pizza (Jon and Julie Wright) have outgrown their current location. Planning consultant Jesse Pohlman was available to demonstrate the location as well as describing the "Park Street Corridor". Bob Beauchamp was present. Bob and his wife Michelle own both the current location of Greeks as well as 231 Park Street.

Items of discussion from the group were:

1. How is the connection to the future Midland Trace Trail going to be connected?
2. What will become of the current Greeks location?

These were answered satisfactorily and the GJTG is in full support of moving forward through the process while pursuing a rezone from General Business (GB) to Planned Unit Development (PUD).

Someone from the GJTG will be present at the November 6th Public Hearing.

As always feel free to contact me with any questions you may have.

Thanks for your service to our Downtown Westfield!

Teresa Skelton, Executive Director
Downtown Westfield Association
(317) 508-3392

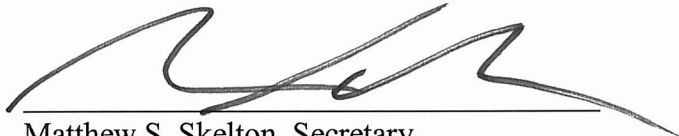
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, November 6, 2017, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1711-PUD-22
Ordinance No.	17-40
Petitioner	Grand Junction Properties, LLC by OnPointe Land Matters, LLC
Description	A change of zoning of 0.24 acres +/- from the GB: General Business District to the Park Street in the Junction II Planned Unit Development (PUD) District.

On November 7, 2017, a motion was made and passed to send a favorable recommendation (Vote: 7 in favor, 0 opposed) to the City Council regarding this petition.

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


Matthew S. Skelton, Secretary

November 7, 2017

Date

RESOLUTION 17-134

A RESOLUTION OF THE CITY OF WESTFIELD ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN

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 approve any and all changes to the Westfield-Washington Comprehensive Plan; and,

WHEREAS, it has become necessary to amend the Comprehensive Plan by the addition of a new and revised Zone Improvement Plan which was adopted and certified by the Westfield-Washington Advisory Plan Commission (“APC”) on November 6, 2017.

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

- Section 1.** The Council has reviewed the amendment to the Comprehensive Plan regarding the new Zone Improvement Plan and certified by the APC and hereby approves the same.
- Section 2.** This Resolution shall be in full force and effect immediately and remain in effect until further action by the Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2017.

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 17-134 was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 17-134 I hereby VETO RESOLUTION 17-134
this _____ day of _____, 2017. this _____ day of _____, 2017.

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

**AN INTERLOCAL AGREEMENT BETWEEN
THE CITY OF WESTFIELD, INDIANA
AND
HAMILTON COUNTY INDIANA DRAINAGE BOARD**

WHEREAS, the Hamilton County Drainage Board (“the Drainage Board”) has jurisdiction over the discharge of stormwater into the regulated drains of Hamilton County, Indiana, (“the County”) and has passed regulations concerning stormwater detention and discharges within the County; and,

WHEREAS, the City of Westfield (“the City”) maintains planning and zoning jurisdiction within its corporate limits and throughout Washington Township, Indiana through a Joinder Agreement; and,

WHEREAS, the Drainage Board regulates floodplain management and has established regulations for the mitigation of loss of floodplain areas due to development throughout the County; and,

WHEREAS, I.C. 36-1-7-2 allows for political subdivisions to jointly exercise powers granted to each of them; and

WHEREAS, the City is requesting a Waiver of the County’s floodplain mitigation standards for a development of a parcel of land within the City (“the Real Estate”) and the Drainage Board agrees to approve such mitigation under the terms set out herein.

NOW THEREFORE, the Drainage Board and City jointly agree to the following terms:

- 1) The Drainage Board has a standard of 3:1 floodplain mitigation for any floodplain loss throughout the County including the Real Estate as described in Exhibit “A”.

- 2) The City is requesting a Waiver of the County's mitigation standard for the development of the Real Estate and is proposing an initial ratio of 1:1 floodplain mitigation upon the Real Estate ("the Initial Mitigation").
- 3) The City also proposes constructing additional mitigation project ("the Additional Mitigation") which will be constructed off site and upstream of the Real Estate to result in total mitigation benefiting the Real Estate of 2:1 floodplain mitigation, which Additional Mitigation shall be complete by December 31, 2020.
- 4) The City shall pay the costs of the construction and design of the Initial Mitigation and the Additional Mitigation, and all necessary engineering, designs, and testing at the City's sole expense.
- 5) All plans and construction for the Initial Mitigation and the Additional Mitigation shall be approved by the Drainage Board.
- 6) The City shall pay all costs of the Additional Mitigation; including acquisition of the necessary drainage easement to the Drainage Board for the construction of the Additional Mitigation; and all of the engineering review fees incurred by the Drainage Board. The Additional Mitigation shall be completed before December 31, 2020.
- 7) In the event the City does not complete the Additional Mitigation prior to December 31, 2020, the Drainage Board may, after notice to the City, complete the Additional Mitigation and shall be reimbursed by the City for all costs of the Additional Mitigation, including land acquisition, design,

construction, and reasonable attorney's fees if said costs are not reimbursed within ninety (90) days of demand.

- 8) The City shall indemnify, defend, and hold harmless the Drainage Board, the County, their officials, agents, and employees ("the County Parties") from and against any and all claims, damages and other liability of any kind resulting from any claim against the County, which is the result, or allegedly the result, of the failure to provide floodplain mitigation at the Drainage Board standards upon, serving, and benefiting the Real Estate.
- 9) This Agreement shall remain in full force and effect unless or until the City provides proof to the Drainage Board that the County's 3:1 mitigation standard for the project on the Real Estate has been achieved.
- 10) The City may delegate the design and construction of the mitigation project(s) described herein, but that delegation shall not relieve the City from any obligation contained in this Agreement.
- 11) In the event there is a dispute concerning any issues in this Agreement, the dispute shall be discussed by a dispute resolution committee consisting of the Mayor of the City, the City Engineer; a Commissioner appointed from the Board of Commissioners; and the Hamilton County Surveyor.
- 12) In the event there is any additional dispute concerning this Agreement that cannot be resolved by the dispute resolution committee, the parties agree to submit the issue to mediation pursuant to the Indiana Rules of Alternative Dispute Resolution prior to initiating litigation.

ALL OF WHICH IS AGREED THIS _____ DAY OF _____ 2017.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that THIS INTERLOCAL AGREEMENT was delivered to the Mayor of Westfield

on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE this Interlocal Agreement

this _____ day of _____,
2017.

J. Andrew Cook, Mayor

I hereby VETO this Interlocal Agreement

this _____ day of _____,
2017.

J. Andrew Cook, Mayor

ALL OF WHICH IS AGREED by the Hamilton County Drainage Board on the
____ day of November, 2017.

HAMILTON COUNTY DRAINAGE
BOARD

Mark Heirbrandt

Christine Altman

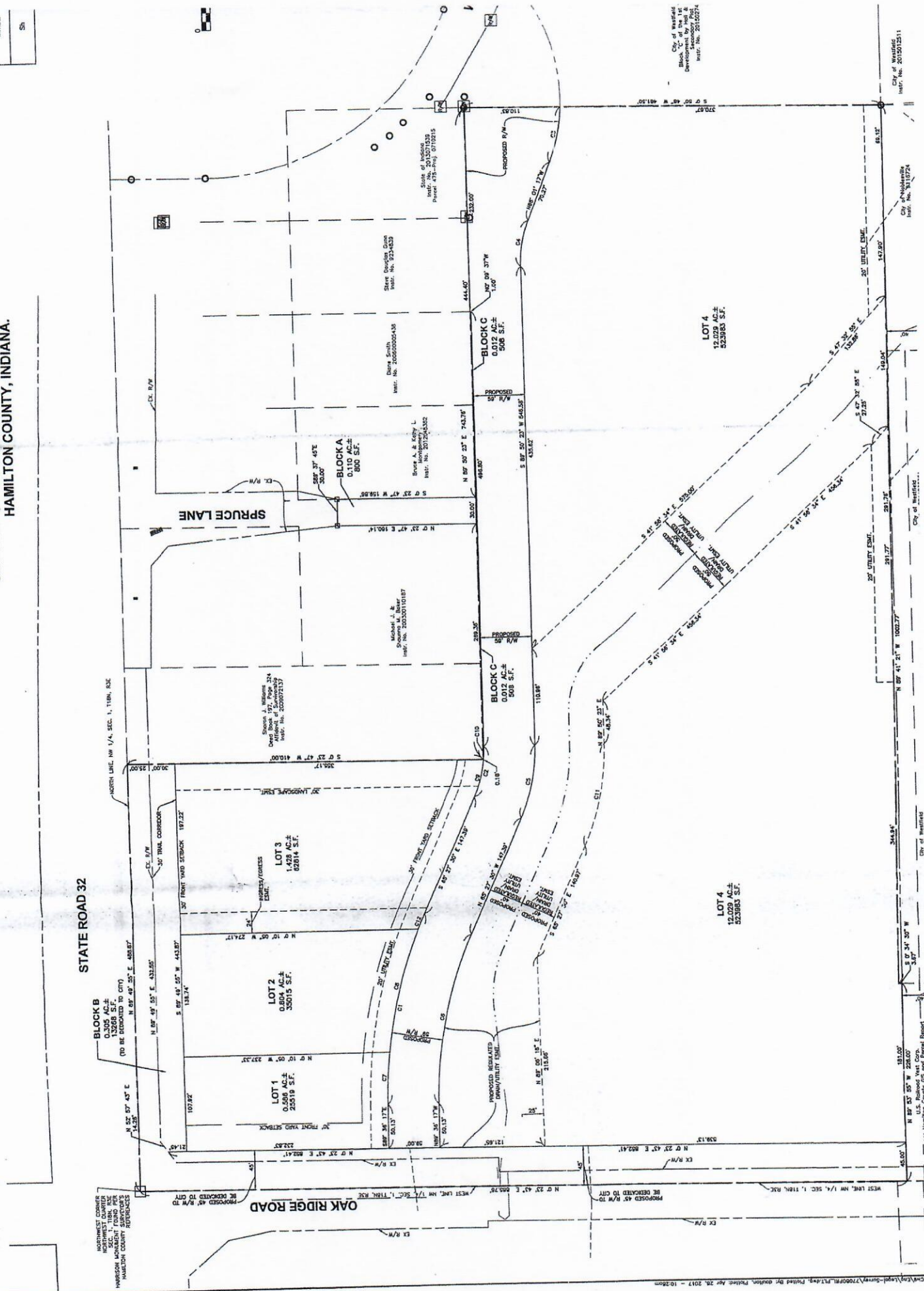
Steven C. Dillinger

ATTEST:

Lynette Mosbaugh, Secretary

**THE TRAILS
PLANNED UNIT DEVELOPMENT**
BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST
HAMILTON COUNTY, INDIANA.

S	MAP UNIT SYMBOL
	Br
	CrA
	Mm32
	Sh



ORDINANCE NUMBER 17-46

WESTCHESTER PUD

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 "**Westchester 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. ____-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

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

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 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 "**Westchester PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.
- 2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

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

- 4.1 Area A: SF4: Single Family High Density District.
- 4.2 Area B: SF4: Single Family High Density District.
- 4.3 Area C: AGSF1: Agriculture / Single-Family Rural 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 Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 Area A. The total number of Dwellings permitted in Area A shall not exceed one hundred and ninety (190) Single-family Dwellings
- 5.4 Area B. The total number of Dwellings permitted in Area B shall not exceed one hundred and seventy (170) Single-family Dwellings.
- 5.5 Area C.
- A. Development Amenities shall be permitted in addition to those uses permitted in the Underlying Zoning District.
- B. Single-family dwellings shall be prohibited.

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

- 6.1 Area A and Area B. The standards for Area A and Area B shall be as follows.

Standard	AREA A	AREA B
Minimum Lot Area	9,000 SF	7,200 SF
Minimum Lot Frontage	40'	35'
Minimum Building Setback Lines		
Front Yard	25'	25'
Side Yard (minimum separation between dwellings)	0' (10')	0' (10')
Rear Yard	25'	20'
Minimum Lot Width	70'	60'
Maximum Building Height	2 ½ stories	2 ½ stories
Minimum Living Area (Total)		
One Story Dwellings	1,400 SF	1,200 SF
Two Story Dwelling	1,600 SF	1,400 SF
Story and one-half Dwellings	1,400 SF	1,200 SF

- 6.2 Area C. A Major Subdivision shall be permitted in Area C.

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

- 7.1 Area A and Area B: Article 6.3 Architectural Standards: Shall apply to all dwellings, except as modified below:

- A. Character Exhibit: The Character Exhibits, attached hereto as **Exhibit E** and **Exhibit F**, are hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area A and Area B respectively. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings.
- B. Building Materials: In addition to the standards of Article 6.3.C.3 (Building Materials), vinyl and aluminum siding shall be prohibited.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of four inches (4") wide.
- D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- E. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.
- F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- G. Shingles: All homes shall have dimensional or architectural grade shingles.
- H. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, a two-bay garage door width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
 - iv. Garage elevations shall (i) include a variety of design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the dominant exterior material or a color to accent the dominant exterior material. Design elements include the

garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

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

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

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

A. Area B shall be subject to only the Street Trees, Minimum Lot Landscaping Requirements and External Street Frontage Landscaping Requirements of Article 6.8.

B. Area C shall be exempt from the requirements of Article 6.8.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.

8.1 Street Centerline Radius: The minimum street centerline radius shall be fifty (50) feet.

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

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

- A. Minimum Open Space: Area B and Area C shall be exempt from the minimum open space requirement. Area C includes the existing Golf Course as depicted on the Concept Plan and permits open space as part of a Major Subdivision, the Golf Course use and Development Amenities surrounding and adjacent to Area B.
 - B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(C) shall apply.
 - C. Amenities. The existing 18-hole Golf Course and associated facilities within Area C shall provide the minimum amenity package for Area A and Area B. Additional amenities may be added to the District.
- 9.2 The Article 8.7 (D) Perimeter / External Pedestrian Network Standards: Shall be provided in substantial compliance with the locations as illustrated on Exhibit D (Pedestrian Circulation Plan). The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as shown, then alternative path locations may be approved by the Director that still provide comparable access and connectivity.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2018.

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 18-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-__**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-__**

this _____ day of _____, 2018.

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

Westchester - PUD District Ordinance 3 110217

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	District Map
Exhibit C	Concept Plan
Exhibit D	Pedestrian Circulation Plan
Exhibit E	Area A – Single Family Dwelling Character Exhibit
Exhibit F	Area B – Single Family Dwelling Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

Parcel 1:

A part of the West Half of Section 9, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning Southwest corner of the Northwest Quarter of said Section 9; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 1,554; thence North 89 degrees 58 minutes 59 seconds East 697 feet; thence North 00 degrees 41 minutes 38 seconds East 588 feet; thence South 89 degrees 53 minutes 53 seconds East 657 feet; thence South 00 degrees 07 minutes 47 seconds West 2,135 feet to a point on the north line of the Southwest Quarter of said Section 9; thence North 89 degrees 47 minutes 37 seconds East along said South line 97 feet; thence South 00 degrees 16 minutes 03 seconds East 493 feet; thence North 89 degrees 48 minutes 16 seconds East 685 feet; thence North 60 degrees 59 minutes 58 seconds East 361 feet; thence North 00 degrees 00 minutes 00 seconds East 319 feet to a point on the aforesaid north line; thence North 89 degrees 47 minutes 37 seconds East 257 feet to the Northeast corner of the Southwest Quarter of said Section 9; thence South 00 degrees 19 minutes 14 seconds West along the east line thereof 2,624 feet to the Southeast corner of the Southwest Quarter; thence South 89 degrees 44 minutes 11 seconds West along the south line thereof 2,713 feet to the Southwest corner of the Southwest Quarter; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 2,627 feet to the place of beginning, containing 210 acres, more or less.

Parcel 2:

A part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter Section; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 2,137 feet; thence North 90 degrees 00 minutes 00 seconds East 317 feet; thence North 00 degrees 02 minutes 36 seconds East 519 feet to a point on the north line of said Quarter Section; thence North 89 degrees 44 minutes 11 seconds East along said north line 1,040 feet; thence South 00 degrees 27 minutes 13 seconds West 1,324 feet; thence North 89 degrees 33 minutes 23 seconds East 680 feet; thence South 00 degrees 14 minutes 39 seconds West 1,329 feet to a point on the south line of said Quarter Section; thence South 89 degrees 36 minutes 47 seconds West along said south line 2,027 feet to the place of beginning, containing 99, more or less.

EXHIBIT A
REAL ESTATE

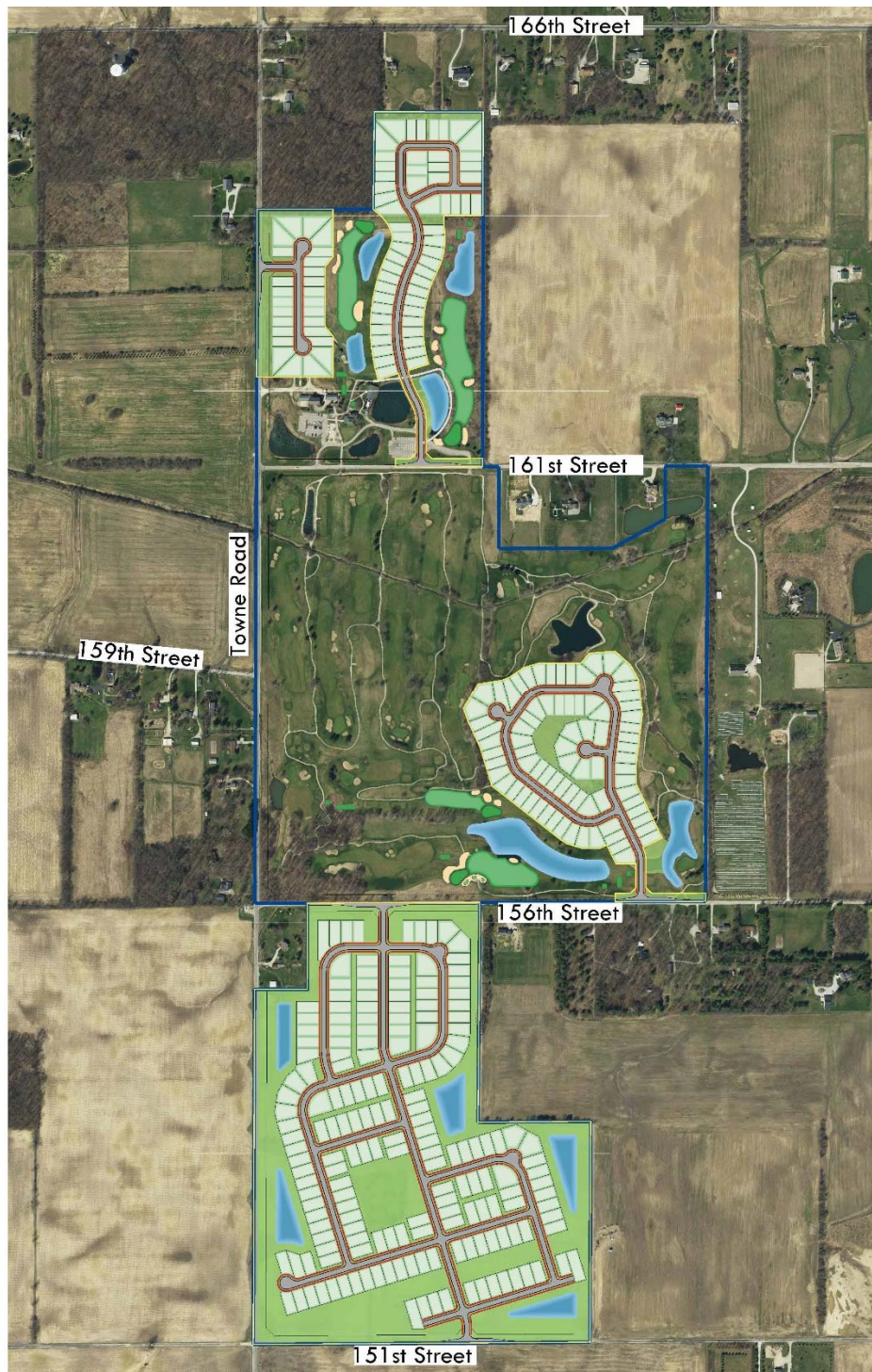
(Page 2 of 2 - Location Map)



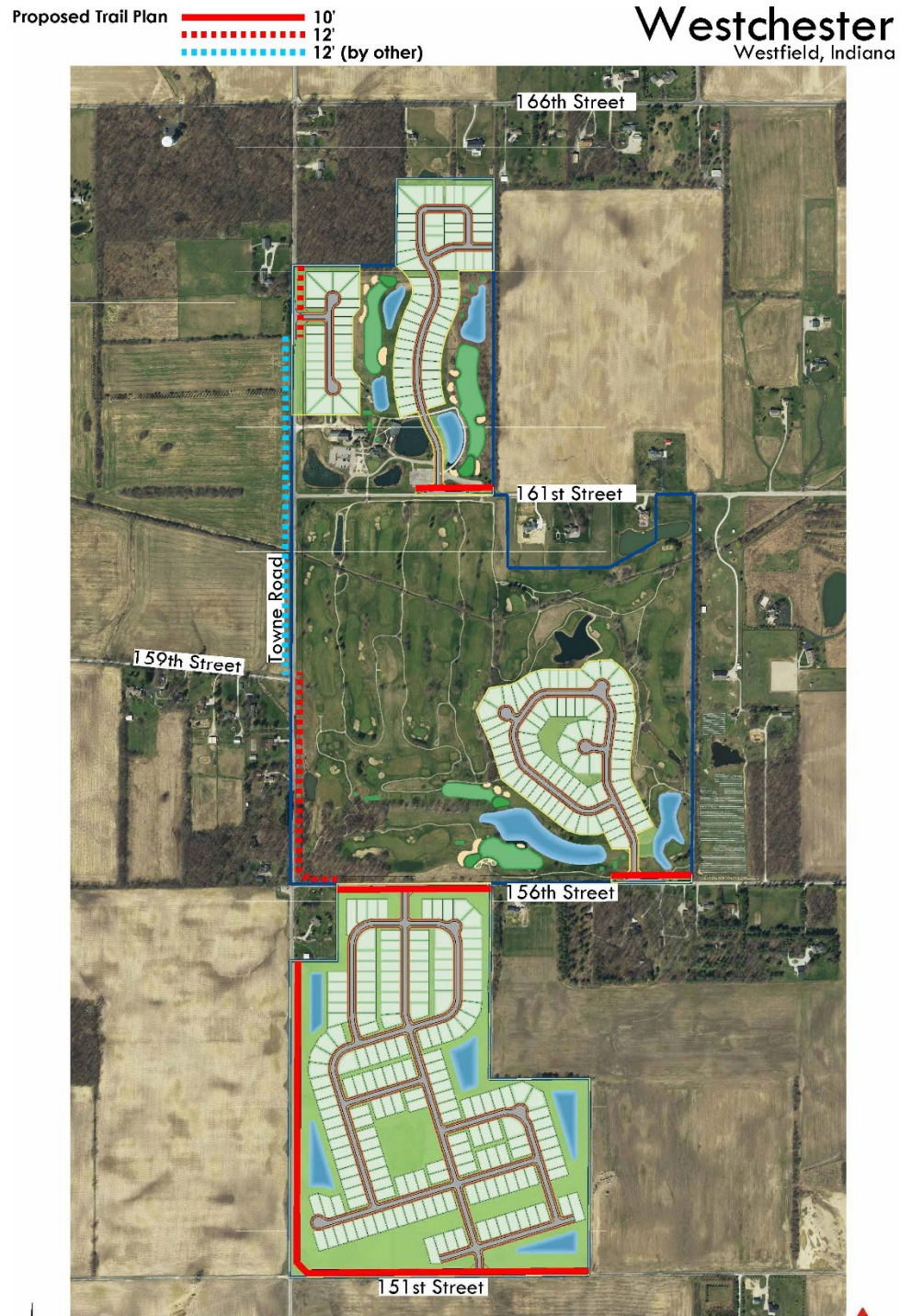
EXHIBIT B
DISTRICT MAP



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 ____-PUD-17.

EXHIBIT D**PEDESTRIAN CIRCULATION PLAN**

Note: Larger scale paper and digital copies of the Pedestrian Connectivity Plan is on file with the Department of Economic and Community Development under Docket Number ____-PUD-17.

EXHIBIT E

AREA A - SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT F

AREA B – SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT F

AREA B – SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT F

AREA B – SINGLE FAMILY DWELLING CHARACTER EXHIBIT



ORDINANCE 17-43

AN ORDINANCE ESTABLISHING AN EQUITABLE IMPACT FEE FOR THE PURPOSE OF PLANNING AND FINANCING ROAD AND STREET INFRASTRUCTURE NEEDED TO SERVE NEW DEVELOPMENT IN THE CITY OF WESTFIELD

WHEREAS, the City Common Council (the “Council”) of the City of Westfield, Indiana (the “City”) finds that it is reasonable and necessary to promote and accommodate orderly growth and development and to protect the public health, safety and general welfare of the citizens of the City by providing for an equitable program to fund the capital costs of new road and street infrastructure necessary to serve newly developing areas of the City; and

WHEREAS, the Council finds that it is reasonable and necessary to promote the orderly development of the City by establishing standards by which the City may require that new development shall pay a road impact fee, in accordance with Ind. Code § 36-7-4-1300 *et seq.*, (the “Impact Fee”) representing the development’s proportionate share of the capital cost of new road and street infrastructure necessary to serve new development in the City; and

WHEREAS, the Council finds that new development should not be required to pay a fee for the capital costs of new road and street infrastructure greater than the development’s proportionate share of the capital costs of such infrastructure, which is needed to serve such development; and

WHEREAS, the City has caused to be prepared the Westfield Road Impact Fee Zone Improvement Plan (the “Zone Improvement Plan”) prepared by A&F Engineering (“A&F”) and adopted by the Council in its Resolution 17-134; and

WHEREAS, because of the size of the City, considering both its population and geographic area, as well as the distribution of public and private institutions, services, and other facilities throughout the City, any road or street improvement benefits all citizens of the City equally; and

WHEREAS, it has been the stated objective of the City that the analysis contained in the Zone Improvement Plan supports and should result in the implementation of an Impact Fee, which meets the requirements of Indiana law; and

WHEREAS, the Westfield Advisory Plan Commission properly noticed, advertised and conducted a public hearing on this Ordinance on November 6, 2017; and

WHEREAS, having given due deliberation to the Zone Improvement Plan prepared by A&F, which provides the basis for this Ordinance, the Westfield Advisory Plan Commission has recommended adoption of this Ordinance to the Council; and

WHEREAS, the purpose of this Ordinance is declared as expressly not to deter growth, remedy existing infrastructure deficiencies, or pay for maintenance or other “non-capital costs.”

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Common Council of the City of Westfield, Hamilton County, Indiana as follows:

Section 1. Conditional Repeal and Limitation on Imposition of Impact Fee. This Ordinance shall expire and become void five (5) years after its effective date, as required by Ind. Code § 36-7-4-1340, unless action is undertaken to replace it consistent with the provisions of Indiana law, which contemplates a replacement impact fee ordinance.

Section 2. Establishment of Impact Zone.

- a. There is hereby established for the City a road and street infrastructure Impact Zone (as defined in Ind. Code § 36-7-4-1307), the borders of which are co-terminus with the existing corporate boundary of the City of Westfield, Hamilton County, Indiana, as they may be extended from time to time through annexation, over all of which the City exercises planning and zoning jurisdiction. The Council specifically finds that there is a functional relationship between the components of the road and street thoroughfare element of the Zone Improvement Plan and that such road and street improvement recommendations provide a reasonably uniform benefit to all of the citizens of the City throughout the Impact Zone as of the effective date of this Ordinance. The City further finds that all areas within the Impact Zone are contiguous, as required by Ind. Code § 36-7-4-1316.
- b. Except as provided below, this Ordinance shall apply uniformly to all developments within the Impact Zone hereby established for which the City may require a structural building permit and which create a need for new or additional road and street infrastructure. This Ordinance shall not apply to:
 - i. Development meeting the requirements set for in Ind. Code § 36-7-4-1322(g);
 - ii. Improvements which do not require a structural building permit;
 - iii. Improvements which do not create a need for new or additional road and street infrastructure, including the erection of a sign, structures or fences, or the alteration, renovation, or expansion of an improvement where the use, or intensity thereof, has not changed; and
 - iv. The replacement of a destroyed or partially destroyed improvement; provided, however, that the replacement improvement does not create a need for new

and additional road and street infrastructure over and above the infrastructure needed for the original improvement prior to the destruction or partial destruction thereof.

Section 3: Establishment of Impact Fee.

- a. Based upon the analyses contained in the Zone Improvement Plan, the City finds, determines, establishes, and adopts that the cost per twenty-four hour trip within the Impact Zone is in the amount of (See Exhibit A). This equates to (See Exhibit A) per single-family detached residence, and this amount is hereby adopted as the Impact Fee for the City. Otherwise, the numbers of twenty-four (24) hour trips are to be based upon calculations taken from the latest version of the ITE Trip Generation Manual, a study published by the Institute of Transportation Engineers ("ITE").
- b. The City hereby makes as a part of the record of these proceedings all of the data collected, calculations made, and conclusions reached by A&F in the process of developing the Zone Improvement Plan, and specifically instructs the employees of the City to make such data and all other information gathered and used in preparing the Zone Improvement Plan publically available as a public record of the City for review during the City's regular business hours. The City further authorizes A&F to sell or otherwise distribute copies of the Zone Improvement Plan and any of the other data collected upon which it relied, at a cost reasonably intended to compensate them for the cost of reproduction only. The City makes the specific finding that this Ordinance is the result of the advice it received from A&F.
- c. In the event that any parcel of real estate considered in the creation of the Zone Improvement Plan undergoes a change in use, redevelopment, or modification, which requires an improvement location permit, and creates a need for new infrastructure, an Impact Fee will only be assessed for the increase in the burden on infrastructure.

Section 4: Credit in Lieu of Payment; Exemptions.

- a. Any person or entity obligated to pay a fee pursuant to the terms of this Ordinance shall have the option of financing, constructing, and dedicating actual road and street thoroughfare infrastructure instead of paying all or part of the Impact Fee, which may be due, so long as such financing, construction, and dedication are accomplished pursuant to the Thoroughfare Plan of the City and in accordance with the road and street specifications for such road or street to be improved in force within the City at that time. Such fee payer, or other person or entity providing the infrastructure or improvement, shall be given credit upon a verified certification from a registered engineer, architect, or contractor of the actual costs of planning, financing, construction, and dedicating such road and street thoroughfare improvements or infrastructure to the City. Such certification shall be presented prior to the issuance of any structural building

or improvement location permit. In the event the actual cost of such planning, financing, construction and dedication do not equal the amount of the Impact Fee due pursuant to the calculation provided for in the schedule set forth in Section 3 hereof, the remaining balance shall be due by such fee payer to the City in accordance with the provisions of this Ordinance.

- b. Credits against Impact Fees otherwise due shall be allowed pursuant to this Section 4 for all infrastructure and improvements constructed or furnished in accordance with Ind. Code §§ 36-7-4-1313 and 1335. A fee payer or other person or entity responsible for installing infrastructure or improvements may designate in writing a method of allocating its credits to future fee payers who may be successors in interest to the credits earned by the fee payer or others, as part of the certification provided above.
- c. Any person or entity otherwise obligated to pay the fee established by this Ordinance whose property was totally or partially destroyed by fire, storm, or other casualty beyond their control, shall be exempt from paying the Impact Fee if they repair or replace the destroyed structure without creating a burden on infrastructure greater than the burden imposed by the destroyed structure. In the event it creates any additional burden, the Impact Fee shall be calculated based only on the increased burden created by the structure.

Section 5: Impact Fee Due Upon Issuance of Structural Building Permit. The Impact Fee imposed pursuant to the terms of this Ordinance shall be due and payable upon the issuance of a structural building permit by the City. It is understood that a structural building permit is synonymous with the term “structural building permit” as used in Ind. Code § 36-7-4-1323, in that the issuance of a structural building permit authorizes the applicant to commence construction activities, structural and otherwise. The entire Impact Fee, which is calculated pursuant to the terms of this Ordinance shall be due at the time of permit issuance unless the amount of the fee upon calculation is greater than Five Thousand Dollars (\$5,000), in which case an installment plan may be requested by the applicant in accordance with the terms of Ind. Code § 36-7-4-1324.

The Westfield Impact Fee Review Board (the “Review Board”), as identified in Section 11 herein, shall establish specific rules for installment payments consistent with Indiana law. The interest rate on any installment plan or deferred payment shall be the pre-judgment rate of interest set forth in the Indiana Code.

If a fee payer so requests, the amount of the Impact Fee shall be assessed upon the voluntary submission of a development plan or upon the issuance of the structural building permit, whichever is earlier. For purposes of this Section 5, “assessment” means the act of calculating the amount of the Impact Fee, which shall be due. The City shall make such assessment within thirty (30) days of the date of such voluntary request or at the issuance of the structural building permit with or without a request.

Section 6. Lien of Rights Established. Pursuant to Ind. Code § 36-7-4-1325, the City acquires a lien against the real estate, which is the subject of the Impact Fee on the date the structural building permit is issued. Upon final adoption, this Ordinance shall be recorded and, thereafter, it shall constitute constructive notice of the lien rights of the City. The City may, in its discretion, file a specific instrument setting forth its statutory lien rights with respect to a parcel of real estate, which is the subject of an installment payment of an Impact Fee, and such instrument shall constitute actual notice in addition to the constructive notice provided for by the recording of this Ordinance.

Section 7. Form of Receipt. The Clerk-Treasurer of the City shall issue a receipt for any and all Impact Fees collected, and the form of such receipt shall be as follows:

RECEIPT Office of Clerk-Treasurer		
	Fund	
Westfield, IN	20	
RECEIVED FROM THE SUM OF ON ACCOUNT OF		
Clerk-Treasurer		
Payment type & amount		
Cash	Check	M.O.
E.F.T.	C.C./B.C.	Other

Section 8. Appeals.

- a. Any fee payer who believes itself to be aggrieved by the calculation of the Impact Fee may appeal from such calculation to the Review Board and the Review Board shall conduct a hearing with regard thereto. At such hearing, the fee payer shall bear the burden of presenting either of the following propositions:
 - i. A fact assumption used in determining the amount of the Impact Fee is incorrect; or
 - ii. The amount of the Impact Fee is greater than the amount allowed under Ind. Code §§ 36-7-4-1320, 1321, and 1322.

Upon conclusion of the presentation of evidence, the Review Board shall make a determination within not more than thirty (30) days, upon the facts presented and may

make such adjustments in the Impact Fee as they believe are appropriate under the circumstances, if any.

- b. An appeal under this Section 8 must be filed not later than thirty (30) days after the issuance of the structural building permit. The appeal shall be initiated with the filing of a Petition for Review with the Clerk-Treasurer's office, together with a filing fee in the amount of One Hundred Dollars (\$100). The filing fee shall be refunded in full (1) if the Petition for Review is granted and the Impact Fee is eliminated, reduced, or adjusted by the Review Board, by independent action of the City, or by a court having jurisdiction, and (2) if the reviewing body determines that the amount of the fee, reductions, or credits was arbitrary or capricious. The Petition for Review shall be in a form calculated to inform the Review Board of the nature of the complaint, the parties to the action, and the relief requested. In addition, the petition shall describe the new development on which the Impact Fee has been assessed, all facts relating to the assessment of the Impact Fee, and the reasons petitioner believes that the amount of the Impact Fee assessed is erroneous or is greater than the amount allowed by the fee limitations set forth in the enabling statute.
- c. The City shall not deny the issuance of a structural building permit on the basis that the Impact Fee has not been paid or condition issuance of the permit on the payment of the Impact Fee. If the Impact Fee totals One Thousand Dollars (\$1,000) or less, the City may require the fee payer to pay the Impact Fee or initiate an appeal under this Section 8 before the structural building permit is issued.

Section 9. Road and Street Thoroughfare Fund.

- a. The City has established a Road and Street Thoroughfare Fund (the "Fund") in compliance with Ind. Code § 36-7-4-1329.
- b. Pursuant to Ind. Code § 36-7-4-1332, the Clerk-Treasurer is designated as the City Official responsible for acting upon refund requests. In order to facilitate refunds when they may be due, the Clerk-Treasurer is directed to identify the purpose of any Impact Fee paid in order that a refund, if any, may be paid from the Fund or account into which the fee was originally deposited.

Section 10. Use of Impact Fees Collected Pursuant to this Ordinance. Any and all fees collected pursuant to the provisions of this Ordinance may be utilized for the purposes identified in Ind. Code S 36-7-4-1330, only by the City, which, for purpose of this Ordinance, is identified as the "infrastructure agency" contemplated by Ind. Code S 36-7-4-1317.

Section 11. Westfield Impact Fee Review Board. The City has established an impact fee review board, the Westfield Impact Fee Review Board (the "Review Board"), in accordance with the Ind. Code § 36-7-4-1338.

Section 12. 1300 Series Impact Fees. The Council specifically acknowledges the existence of Ind. Code §§ 36-7-4-1300 through 36-7-4-1342 (the “1300 Series”) which regulates the imposition of Impact Fee ordinances by municipal corporations within the State of Indiana. It is the intent of the Council and the City to comply with this law, and this Ordinance shall be construed in all respects to be consistent with it. The substantive and procedural requirements of the 1300 Series shall control in the event of any conflicts with this Ordinance.

Section 13. Effective Date. This Ordinance shall be effective on May 13, 2018, at least six (6) months following its adoption as required by Indiana law.

Section 14. Savings Clause. If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 15. Construction of Clause Headings. The clause headings appearing herein have been provided for convenience and reference and do not purport to and shall not be deemed to define, limit or extend the scope or intent of the clause to which they pertain.

REMAINDER OF PAGE LEFT BLANK INTENTIONALLY

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2017.

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steve Hoover

Steve Hoover

Steve Hoover

Chuck Lehman

Chuck Lehman

Chuck Lehman

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Robert Horkay

Robert Horkay

Robert Horkay

Joe Edwards

Joe Edwards

Joe Edwards

Mark Keen

Mark Keen

Mark Keen

I hereby certify that ORDINANCE 17-43 was delivered to the Mayor of Westfield on the

_____ day of _____, 2017, at _____ p.m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 17-43

This ____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 17-43

This _____ day of _____, 2017.

J. Andrew Cook, Mayor

ATTEST:

Cindy Gossard, Clerk-Treasurer

Exhibit A

Road Impact Fee Schedule

	Per Trip	Per Single Family Detached Residence
January 1, 2018 to December 31, 2018 fee:	<u>\$299.00</u>	<u>\$2930.20</u>
January 1, 2019 to December 31, 2019 fee:	<u>\$308.00</u>	<u>\$3018.40</u>
January 1, 2020 to December 31, 2020 fee:	<u>\$317.00</u>	<u>\$3106.60</u>
January 1, 2021 to December 31, 2021 fee:	<u>\$327.00</u>	<u>\$3204.60</u>
January 1, 2022 to December 31, 2022 fee:	<u>\$337.00</u>	<u>\$3302.60</u>

ORDINANCE 17-47

ORDINANCE FOR ADDITIONAL APPROPRIATION

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, it is the duty and the responsibility of the Council to maintain fiscal integrity of the finances of the City; and,

WHEREAS, at times it becomes necessary to appropriate additional funds within the approved budget as contemplated and authorized under I.C. 36-4-7-8 to maintain that fiscal integrity.

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

Section 1. That for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

<u>Fire Fund 203</u>	<u>Budget Classification</u>	<u>Amount Requested</u>	<u>Amount Approved by Fiscal Body</u>
	10000 Personal Services	\$230,000	
	30000 Other Services & Charges	<u>\$40,000</u>	
TOTAL for Fire Fund 203 (DLGF Fund 1111)		\$270,000	

Section 2. Said funds shall only be disbursed pursuant to the procedures and policies outlines by Statutes of Indiana, the Ordinances of the City of Westfield and the Indiana Department of Local Government Finance.

Section 3. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All Ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. Any portion of this Ordinance later deemed invalid shall not operate to invalidate the remaining portions.

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2017.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 17-47 was delivered to the Mayor of Westfield

on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 17-47

I hereby VETO ORDINANCE 17-47

this _____ day of _____, 2017. this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

