

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_12_2018

Monday, November 12, 2018 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, November 12, 2018 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: Steve Pedigo with Eagle Creek Friends Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 10-22-18](#) | [Meeting Minutes 10-29-18](#)

Claims:

Documents: [Docket](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

NONE

Old Business:

Ordinance 18-17 Lindley Run PUD

Council Introduction: September 10, 2018

APC Public Hearing: October 1, 2018

APC Recommendation: November 5, 2018

Adoption Consideration: November 12, 2018

Documents: [Staff Report](#) | [Location Map](#) | [Project Narrative](#) | [Ordinance 18-17](#) | [Ordinance 18-17 Redline](#) | [Comp Plan](#) | [Concept Plan](#) | [District Map](#) | [Character Exhibit](#) | [Townhome Facade](#) | [Landscape Plan](#) | [Engineered Landscape Plan](#) | [Proposed Plant List](#) | [Amenity Exhibits](#) | [Neighborhood Meeting](#) | [Public Comments](#) | [APC Certification](#) | [Commitments](#) | [Presentation 11/12/18](#)

Ordinance 18-37: City of Westfield Transferring Funds

Council Introduction: September 24, 2018

Adoption Consideration: November 12, 2018

Documents: [Ordinance 18-37](#)

Ordinance 18-40: Grand Junction Plaza PUD

Council Introduction: September 10, 2018

APC Public Hearing: October 1, 2018

APC Recommendation: November 5, 2018

Adoption Consideration: November 12, 2018

Documents: [Ordinance 18-40](#) | [Staff Report](#) | [Location Map](#) | [Concept Plan](#)

Resolution 18-113: Fiscal Plan for Annexation Ord. 18-41 (Northpoint, Phase 1)

Adoption Consideration: November 12, 2018

Documents: [Resolution 18-113](#)

Ordinance 18-41: 100% Voluntary Annexation (Northpoint, Phase 1)

Council Introduction: October 8, 2018

Public Hearing: October 8, 2018

Adoption Consideration: November 12, 2018

Documents: [Ordinance 18-41](#) | [Location Map](#)

Resolution 18-114: Fiscal Plan for Annexation Ord.18-47 (Northpoint, Phase 2)

Adoption Consideration: November 12, 2018

Documents: [Resolution 18-114](#)

Ordinance 18-47: 100% Voluntary Annexation (Northpoint, Phase 2)

Council Introduction: October 8, 2018

Public Hearing: October 8, 2018

Adoption Consideration: November 12, 2018

Documents: [Ordinance 18-47](#) | [Location Map](#)

Ordinance 18-50: Amending Ord. 11-16 (Operation of Golf Carts Within the City of Westfield)

Council Introduction: October 22, 2018

Adoption Consideration: November 12, 2018

Documents: [Ordinance 18-50](#) | [Ordinance 11-16](#) | [GC Signage](#) | [GC Phase 1 Map](#)

New Business:

Ordinance 18-51: Chatham Hills PUD Amendment V

Council Introduction: November 12, 2018

APC Public Hearing: December 3, 2018

APC Recommendation: December 17, 2018

Adoption Consideration: January 14, 2019

Documents: [Ordinance 18-51](#) | [Concept Plan](#) | [Location Map](#)

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

Westfield City Council October 22, 2018

The Westfield City Council met on Monday October 22, 2018 at the Westfield City Hall. Members present were Jim Ake, Joe Edwards, Chuck Lehman, Bob Horkay, Steve Hoover, Cindy Spoljaric and Mark Keen. Also present were Mayor Andy Cook, Records Manager Kim Strang and City Attorney Brian Zaiger.

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

Approval of Minutes:

Cindy Spoljaric made a motion to approve October 8, 2018 as presented. Steve Hoover seconded.
Vote: Yes-7; No-0. Motion carries

Claims:

Mark Keen made a motion to approve the claims as presented. Bob Horkay seconded.
Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

John Robbins, Director of Hamilton County Leadership Academy gave update of things going on within the County and thank the City for their support.

Old Business:

Ordinance 18-38: Hahn Plaza PUD
Council Introduction- September 10, 2018
Public Hearing: October 1, 2018
APC Recommendation: October 15, 2018
Adoption Consideration- October 22, 2018

Daine Crabtree presented stating this is a request for a zoning change for approximately 12.5 acres located at the SE corner of 191st St. and Chad Hittle Drive. This would allow for commercial and or office development. Petitioner has revised the character exhibits and added language concerning wall mounted utility meters.

Joe Edwards made the motion to approve Ordinance 18-38 as presented. Bob Horkay seconded.
Vote: Yes-7; No-0. Motion carried.

Ordinance 18-39: Stuckey Farms PUD
Council Introduction: September 10, 2018
APC Public Hearing: October 1, 2018
APC Recommendation: October 15, 2018
Adoption Consideration: October 22, 2018

Caleb Ernest presented stating this is a request for a change in zoning of 40 plus acres (from AG-SF1 to the Stuckey Farm PUD District). Details of permitted uses were explained as well as the revisions to the Concept Plan since introduction.

Bob Horkay made the motion to approve Ordinance 18-39 as presented. Chuck Lehman seconded.
Vote: Yes-7; No-0. Motion carried.

Ordinance 18-42: 2019 Budget
Council Introduction: September 24, 2018
Budget Workshop: October 1, 2018
Public Hearing: October 8, 2018
Adoption Consideration: October 22, 2018

Tammy Havard presented explaining the details of the budget and how to view on OpenGov for additional inquires.

Mark Keen thanked everyone for their efforts on preparing the budget. There was Council discussion, and it was expressed there is a need for a 5 yr. strategic plan/and or direction that is desired for the projected future.

Mark Keen made the motion to approve Ordinance 18-42 as presented. Joe Edwards seconded.
Vote: Yes-7; No-0. Motion carried.

Ordinance 18-43: 2018 GO Bond
Council Introduction: September 24, 2019
Public Hearing: October 8, 2018
Adoption Consideration: October 22, 2018

John Rogers presented stating the need for the bonds to cover capital expenditures.

Steve Hoover made the motion to approve Ordinance 18-43 as presented. Cindy Spoljaric seconded.
Vote: Yes-7; No-0. Motion carried.

Ordinance 18-46: Appropriating the Proceeds of the City of Westfield GO Bonds
Council Introduction: September 24, 2018
Public Hearing: October 8, 2018
Adoption Consideration October 22, 2018

John Rogers presented stated this is the ordinance appropriating the above said bonds.

Joe Edwards made the motion to approve Ordinance 18-46 as presented. Bob Horkay seconded.
Vote: Yes-7; No-0. Motion carried.

Ordinance 18-48: Additional Appropriation
Council Introduction: October 8, 2018
Public Hearing: October 22, 2018
Adoption Consideration: October 22, 2018

John Rodgers presented stating this is for an additional appropriation within the approved budget to maintain the fiscal integrity of the finances of the City.

Public Hearing Opened: 7:32 PM

None

Public Hearing Closed: 7:33 PM

Bob Horkay made the motion to approve Ordinance 18-48 as presented. Mark Keen seconded.
Vote: Yes-7; No-0. Motion carried.

New Business:

Ordinance 18-44: 2019 Salary Ordinance (non-elected)
Council Introduction- October 22, 2018
Adoption Consideration- October 29, 2018

Mayor Cook presented stating that an outside company was retained to do a salary comparison between several other municipalities with the similar demographics as Westfield. Mayor Cook stated there is a fine line between offering competitive salaries and spending the City's monies wisely. In the future longevity and health care options will be looked at.

This will be up for adoption consideration at a special meeting on Monday October 29th at 7:30 am (City Service Building, main level meeting room)

Ordinance 18-49: Bordeaux Walk PUD District
Council Introduction: October 22, 2018
APC Public Hearing: November 5, 2018
APC Recommendation: December 3, 2018
Adoption Consideration: December 10, 2018

Jonathan Dorsey presented stating this is a request of zoning change on approximately 33 acres on the SE corner of 169th and Ditch Rd. This would accommodate a maximum of 72 single-family dwellings.

Rick Lawrence, representing petitioner detailed the zoning request stating the single-family dwelling would cater to the empty nesters, giving details of the amenities, architectural standards, and giving a price range for the homes of \$300,000-\$400,000.

There were comments and questions from council.

Moves on to APC

Ordinance 18-50: Amending Ordinance 11-23 (Golf carts within the City of Westfield)

Council Introduction- October 22, 2018

Adoption Consideration- November 12, 2018

Jeremy Lollar presented stating the changes are in section 8 and golf carts **will be allowed** on perimeter trails and designated named trails. Golf carts **will not** be permitted on any sidewalks, Non- designated named trails or Westfield City Park without prior written permission from the Westfield Parks Director.

Guests:

Ray Schneider voiced his disappointment in the transparency of the City.

Council Responses to Guest Comments:

None

CITY COUNCIL COMMENTS:

Bob Horkay gave APC update

Jim Ake brought up the topsoil preservation topic and if there was interest from Council to further pursue the issue within the City.

MAYOR COMMENTS:

Monon Trail ribbon cutting, completing trail from downtown Indianapolis thru Sheridan.

Success of bulk trash day

Barktoberfest this Saturday at Asa Bales Park from 11-3

Big Ten Soccer Championships (Men & Women) first 2 weekends in November at Grand Park

Without any further business, the meeting adjourned at 8:14 pm

Clerk-Treasurer

President

WESTFIELD CITY COUNCIL MEETING OCTOBER 29, 2018

Westfield City Council met on October 29, 2018 (7:30 AM) at the Westfield Public Service Main Conference Room. Present were Jim Ake, Chuck Lehman, Steve Hoover, Bob Horkay, Joe Edwards, and Mark Keen. Also present were Cindy Gossard, Clerk Treasurer and Paul Reis representing legal counsel.

Jim Ake opened the meeting at 7:30 AM

OLD BUSINEES:

Ordinance 18-44: 2019 Salary Ordinance (non-elected)

Council Introduction: October 22, 2018

Adoption Consideration: October 29, 2018

Todd Burtron presented stating these are the Archer survey results that we will be using as our guideline for our salaries in said positions.

Mark Keen made the motion to approve Ordinance 18-44 as presented. Steve Hoover seconded.

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

Meeting was adjourned at 7:38 AM

Clerk Treasurer

Council President

ORDINANCE NUMBER 18-XX

Chatham Hills PUD District Amendment V

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

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

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

WHEREAS, the Council enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015, and (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016, and (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017 (collectively, the "Chatham Hills Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 18XX-PUD-XX), 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") and graphically depicted in the Exhibit B attached hereto (the "Concept Plan");

WHEREAS, the Commission forwarded Petition No. 18XX-PUD-XX 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 ();

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

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

Section 1. **Applicability of Ordinance**

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

Section 2. **District Area Assignment**

- 2.1 The Real Estate is hereby assigned to District I: Residential District of Ordinance 13-24 (the “Assigned Area”). The standards of the Chatham Hills Planned Unit Development applicable to the Assigned Area shall apply to the development of the Real Estate.
- 2.2 The illustrative exhibits attached hereto and incorporated by reference as **Exhibit C**. The exhibits are a compilation of images designed to capture the intended quality of structures to be constructed in the added Real Estate. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the Real Estate’s intent and vision. 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.

Section 3. **Annexation**

- 3.1 The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. Prior to annexation, Parcel 1, as described in **Exhibit A**, shall be split to provide contiguity to the City’s corporate boundary of at least one-eighth (1/8) of the aggregate external boundary of the newly-created Parcel 1A, as described in **Exhibit A**. Following the split, Parcel 1A as well as the remaining parcels,

Parcel 1B, 2, 3 and 4, as described in **Exhibit A**, shall be successively annexed in accordance with all local and state procedures.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS 14TH DAY OF JANUARY, 2019.

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 18-XX** was delivered to the Mayor of Westfield
on the _____ day of November, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-XX**
this _____ day of January, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-XX**
this _____ day of January, 2019.

J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
20298 Tomlinson Road
Westfield, IN 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: Phil A. Sundling

EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

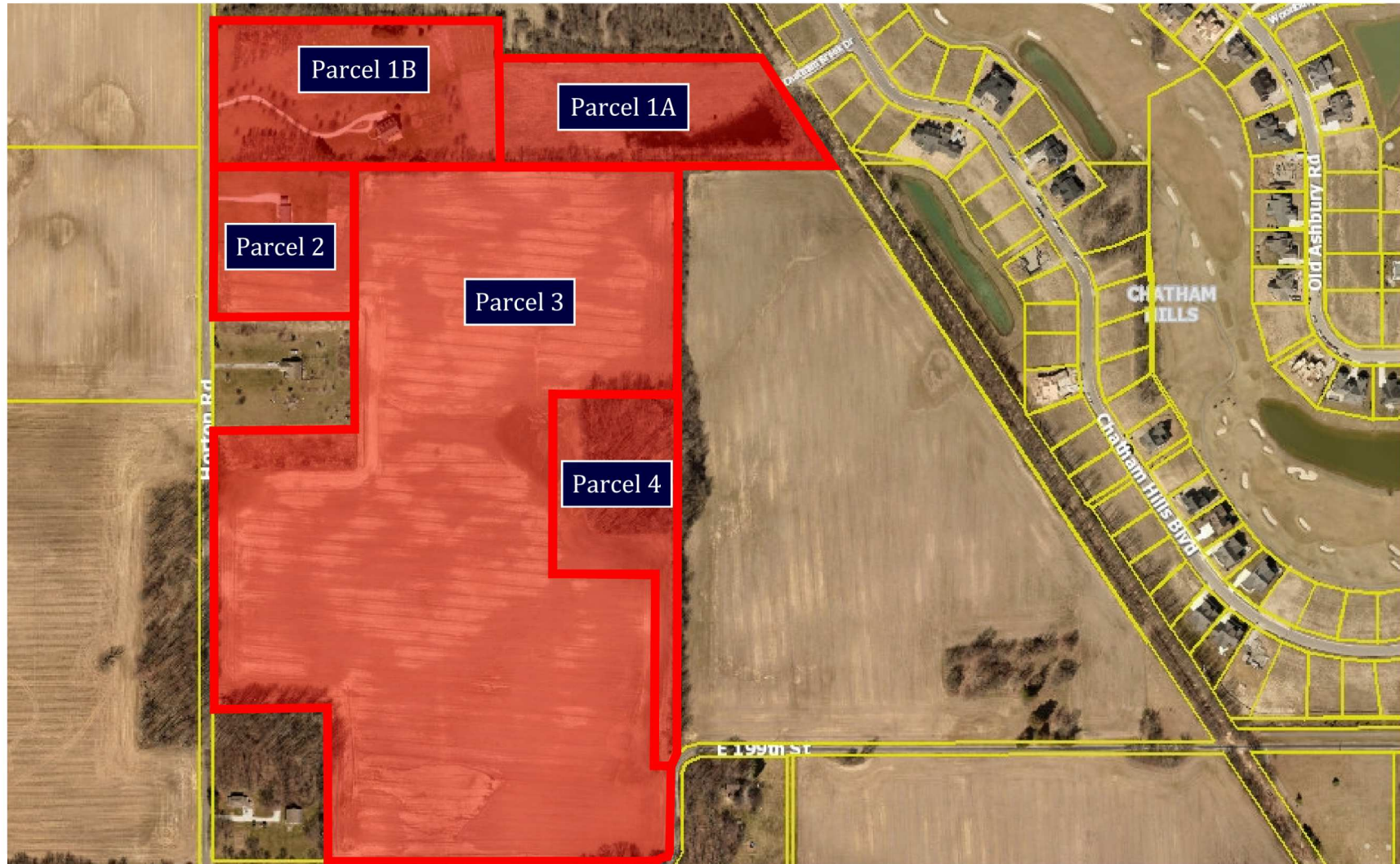


EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 1



Part of the Northwest Quarter and part of the Northeast Quarter of Section 23, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 23, Township 19 North, Range 3 East (stone found); thence North 89 degrees 44 minutes 20 seconds East (assumed bearing) 1,326.41 feet on and along the North line of said Northwest Quarter to the Northwest corner of the East Half of said Northwest Quarter, said corner being collinear with and equidistant from the Northwest corner and the Northeast corner (stone found) of said Northwest Quarter; thence South 00 degrees 05 minutes 36 seconds West 1,559.71 feet on and along the West line of the East Half of said Northwest Quarter to the point of beginning of this description; thence South 89 degrees 56 minutes 46 seconds East 822.61 feet; thence South 01 degree 36 minutes 03 seconds West 105.02 feet; thence South 89 degrees 50 minutes 44 seconds East 745.63 feet to a point on the Westerly right-of-way line of the Monon Railroad (32.5 foot, Half right-of-way), said point being North 33 degrees 29 minutes 09 seconds West 363.57 feet from the point of intersection of the Westerly right-of-way line of said railroad and the North line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 23; thence South 33 degrees 29 minutes 09 seconds East 363.57 feet on and along the Westerly right-of-way line of said railroad to it's point of intersection with the North line of the South Half of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 43 minutes 43 seconds West 438.83 feet on and along the North line of the South Half of the Southwest Quarter of said Northeast Quarter to it's Northwest corner of the East line of the East Half of said Northwest Quarter; thence South 00 degrees 03 minutes 15 seconds West 3.56 feet on and along the East line of the East Half of the Northwest Quarter to the Northeast corner of 20 acres off the South end of the East Half of said Northwest Quarter; thence South 89 degrees 40 minutes 09 seconds West 1,327.78 feet on and along the North line of said 20 acre tract of land to it's Northwest corner and the West line of the East Half of said Northwest Quarter; thence North 00 degrees 05 minutes 36 seconds East 424.30 feet on and along the West line of the East Half of said Northwest Quarter to the Point of Beginning. Containing 14.0 acres more or less.

Also 33 feet along the entire East side of above real estate of the abandoned CSX Railroad Corridor, as per Declaratory Judgment recorded October 13, 2003 as Instrument No. 2003-126946 and transferred by Affidavit of Auditor, recorded February 10, 2005 as Instrument No. 200500008159, in the Office of the Recorder of Hamilton County, Indiana.

Except that part conveyed to the City of Westfield, Indiana for Monon Trail, Phase 7, recorded March 24, 2016 as Instrument No. 2016012966, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

A part of the North Half of Section 23, Township 19 North, Range 3 East, Hamilton County, Indiana. Commencing at the Northwest corner of the East Half of the Northwest Quarter of said Section; thence South 00 degrees 08 minutes 16 seconds West 1,559.71 feet along the West line of said Half-Quarter Section to the Northwest corner of the grantors' land; thence South 89 degrees 54 minutes 06 seconds East 822.61 feet along a North line of the grantors' land to a corner of the grantors' land; thence South 01 degree 38 minutes 43 seconds West 105.02 feet along an East line of the grantors' land to a corner of the grantors' land; thence South 89 degrees 48 minutes 04 seconds East 783.48 feet along a north line of the grantors' land to the center line of the abandoned CSX (formerly Monon) Railroad and the point of beginning of this description; thence South 33 degrees 30 minutes 30 seconds East 363.57 feet along said center line and northeastern line of the grantors' land to the Southeast corner of the grantors' land; thence South 89 degrees 46 minutes 23 seconds West 39.47 feet along the South line of the grantors' land; thence North 33 degrees 30 minutes 30 seconds West 363.92 feet to a north line of the grantors' land; thence South 89 degrees 48 minutes 04 seconds East 39.67 feet along said north line to the point of beginning and containing 0.276 acres, more or less.



EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 2



A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING NORTH 00 DEGREES 05 MINUTES 37 SECONDS EAST (ASSUMED BEARING) 238.61 FEET FROM THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 00 DEGREES 05 MINUTES 37 SECONDS EAST 417.43 FEET, MORE OR LESS, ON END ALONG THE WEST LINE OF SAID EAST HALF TO A P.K. NAIL AT THE NORTHWEST CORNER OF 20 ACRES BY PARALLEL LINES OFF THE ENTIRE SOUTH SIDE OF SAID EAST HALF; THENCE NORTH 89 DEGREES 40 MINUTES 09 SECONDS EAST 417.43 FEET ON AND ALONG THE NORTH LINE OF SAID 20 ACRES TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE SOUTH 00 DEGREES 05 MINUTES 37 SECONDS WEST 417.43 FEET, MORE OR LESS, TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED S0083 THAT BEARS NORTH 89 DEGREES 40 MINUTES 09 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 09 SECONDS WEST 417.43 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.



EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 3



A part of the East Half of the Southwest Quarter of Section 23, Township 19 North, Range 3 East and a part of the East Half of the Northwest Quarter of Section 23, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 23, Township 19 North, Range 3 East; thence South 00 degrees 02 minutes 22 seconds West (assumed bearing) 74.46 feet on and along the West line of said Northeast Quarter of the Southwest Quarter to the Point of Beginning of this description; thence South 00 degrees 02 minutes 22 seconds West 805.59 feet, more or less, on and along said West line to the Northwest corner of a 3.293 acre tract of real estate described in Deed Record 257, page 50, said Northwest corner being North 00 degrees 02 minutes 22 seconds East 441.64 feet from the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence North 89 degrees 32 minutes 07 seconds East 323.07 feet to the Northeast corner of said 3.293 acre tract; thence South 00 degrees 20 minutes 45 seconds East 442.33 feet to the Southeast corner of said 3.293 acre tract, said Southeast corner being North 89 degrees 39 minutes 34 seconds East 326.04 feet from the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence North 89 degrees 39 minutes 34 seconds East 1000.30 feet, more or less, on and along the South line of the Northeast Quarter of said Southwest Quarter to the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North 00 degrees 06 minutes 10 seconds East 278.90 feet on and along the East line of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 53 minutes 50 seconds West 50.00 feet; thence North 00 degrees 06 minutes 10 seconds East 573.43 feet; thence South 89 degrees 39 minutes 59 seconds West 299.11 feet; thence North 00 degrees 06 minutes 10 seconds East 537.64 feet; thence North 89 degrees 39 minutes 59 seconds East 349.06 feet to a point on the East line of the Northwest Quarter of said Section 23, said point being North 00 degrees 03 minutes 41 seconds East 68.82 feet from the Southeast corner of said Northwest Quarter, thence North 00 degrees 03 minutes 41 seconds East 587.41 feet, more or less to the Northeast corner of 20 acres by parallel lines off the entire South side of the East Half of said Northwest Quarter, thence South 89 degrees 39 minutes 59 seconds West 910.00 feet, more or less on and along the North line of said 20 acre tract to a point, said point being North 89 degrees 39 minutes 59 seconds East 417.43 feet from the Northwest corner of said 20 acre tract; thence South 00 degrees 05 minutes 37 seconds West 730.72 feet, more or less, parallel with the West line of the East Half of said Northwest Quarter to a point that bears North 89 degrees 40 minutes 09 seconds East from the point of beginning; thence South 89 degrees 40 minutes 09 seconds West 417.35 feet to the point of beginning. Containing 45.00 acres, more or less.



EXHIBIT A

Real Estate

Chatham Hills PUD Amendment V

Parcel 4



A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS EAST (ASSUMED BEARING), 278.90 FEET ON AND ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, 50.00 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS EAST, 573.43 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST, 299.11 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS EAST, 537.64 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 59 SECONDS EAST, 349.06 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 03 MINUTES 41 SECONDS WEST, 68.82 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS WEST, 1042.63 FEET TO THE POINT OF BEGINNING, CONTAINING 4.967 ACRES, MORE OR LESS.



EXHIBIT B

Concept Plan

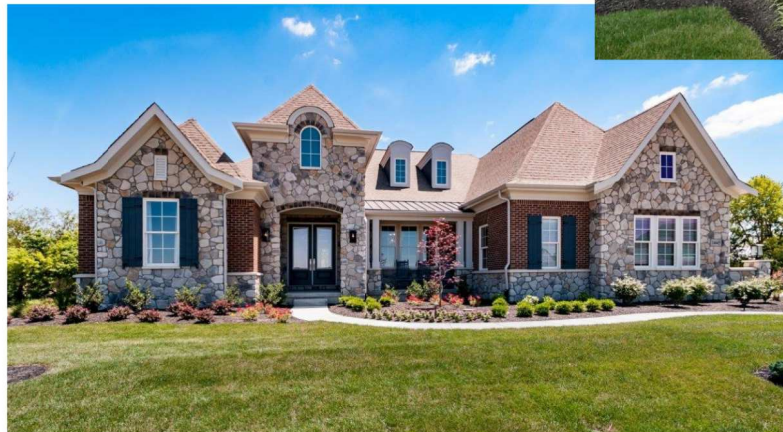
Chatham Hills PUD Amendment V



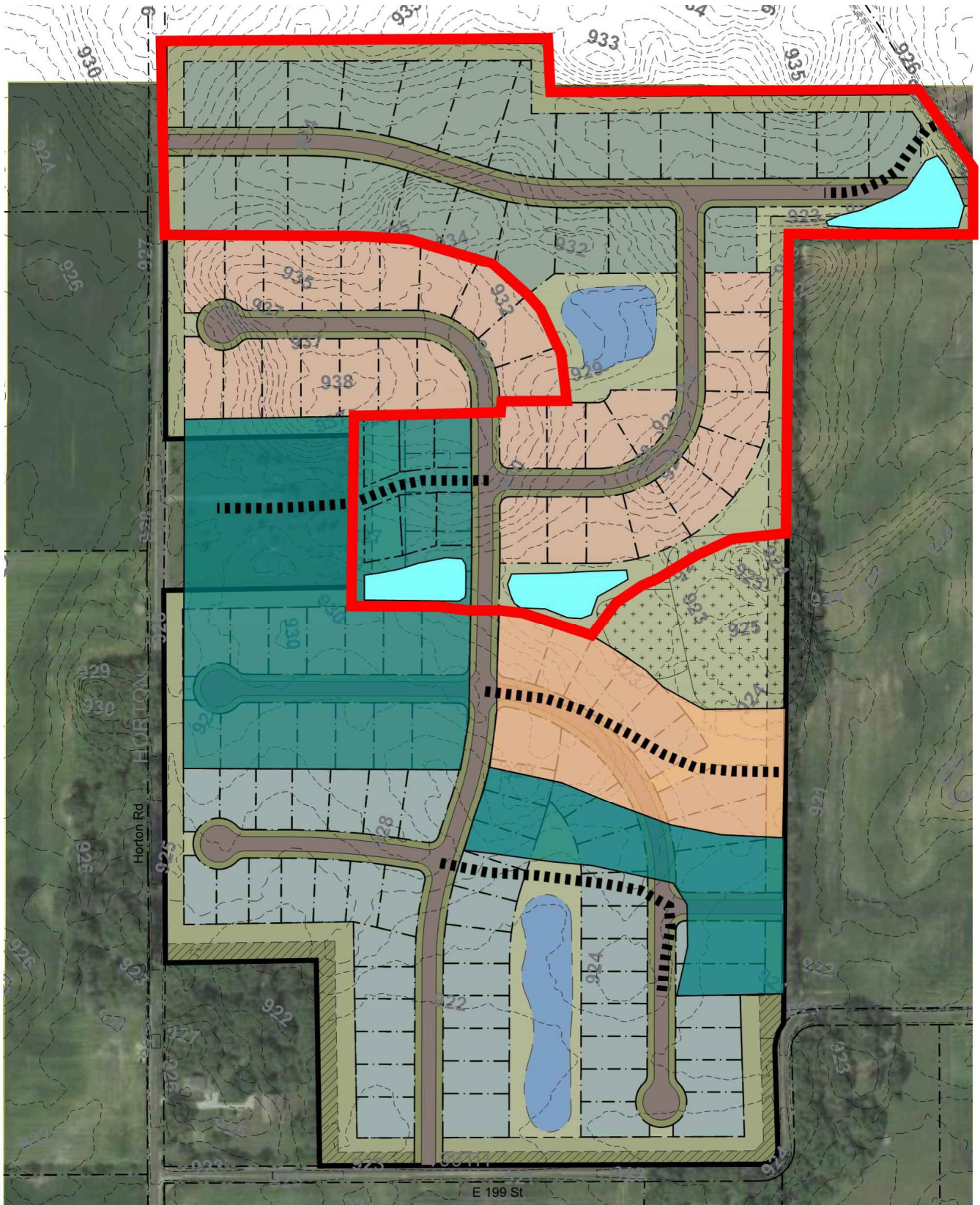
EXHIBIT C

Character Exhibits

Chatham Hills PUD Amendment V



Section 6
Concept Plan

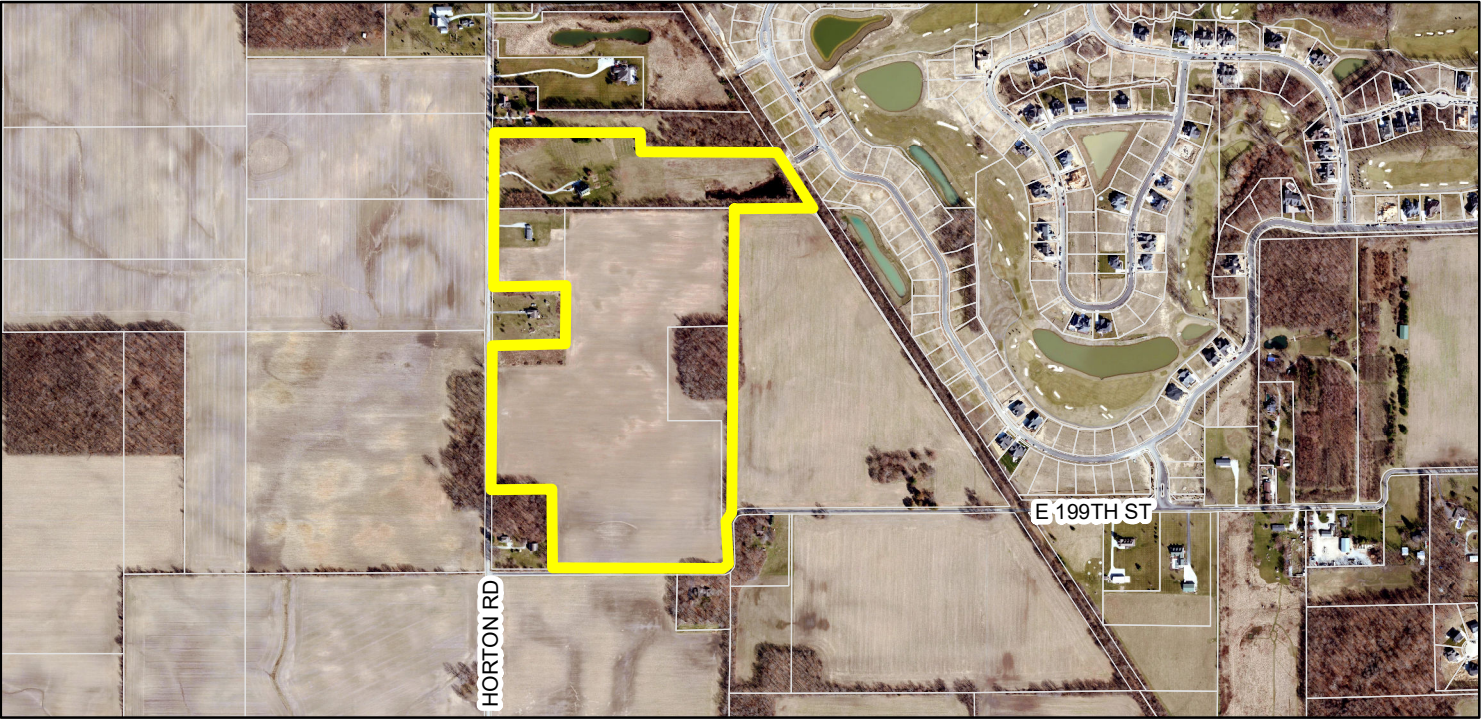




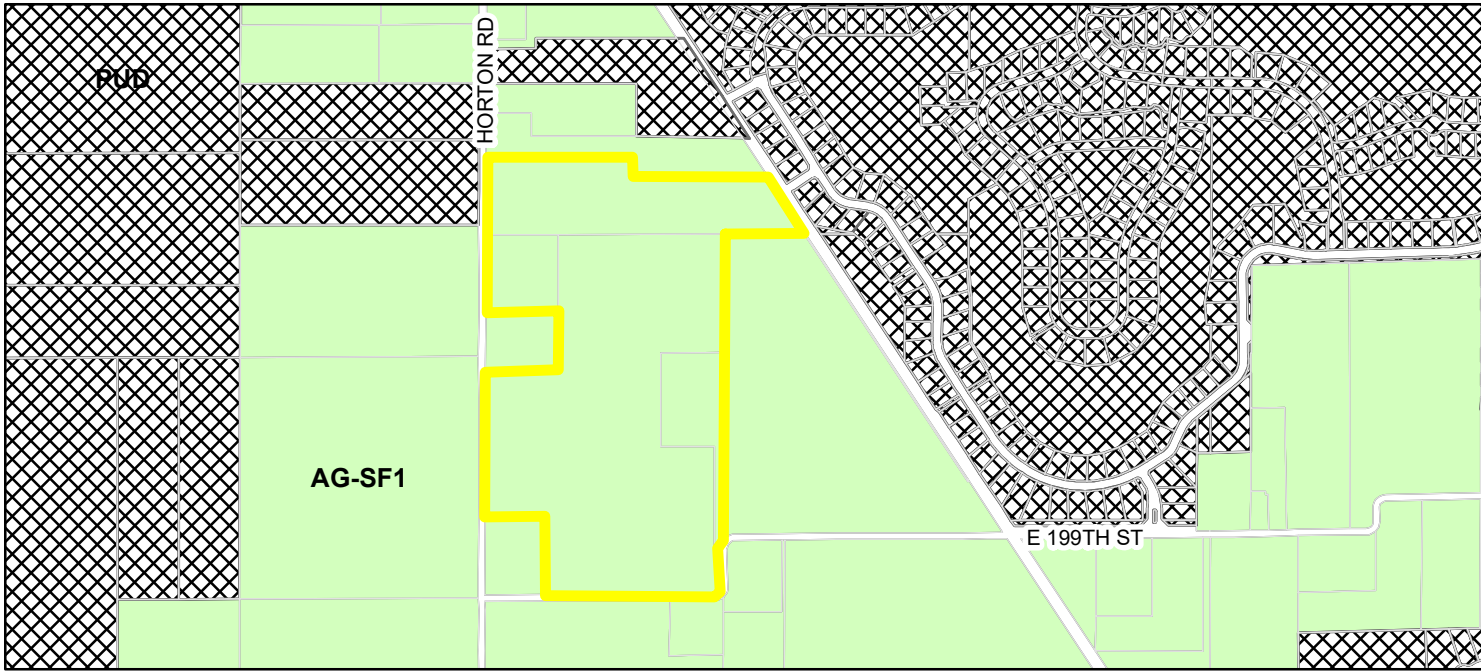
Property Location Map
Chatham Hills, Section 6
Planned Unit Development
1812-PUD-31



Aerial Location Map



Zoning Map



Parcel

Zoning

Zoning - All

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

ORDINANCE 11-16

AMENDMENT TO ORDINANCE 10-23 REGULATING THE OPERATION OF GOLF CARTS WITHIN THE CITY OF WESTFIELD, INDIANA

WHEREAS, the City of Westfield is governed by its duly elected City Council ("Council"); and,

WHEREAS, the Council has the responsibility and the duty to respond to requests from the citizens of the City who have requested the ability to operate golf carts within the City limits; and,

WHEREAS, as a means to address the possible public safety concerns and desires of the citizens the Council finds that this Ordinance is appropriate.

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

APPLICATION

Section 1. This Ordinance shall apply to the operation of golf carts on City roadways within the corporate limits of the City of Westfield. Only operation pursuant to the conditions contained herein and I.C. 9-21-1-3.3 shall be permitted.

DEFINITION AND SPECIFICATIONS

Section 2. "Golf Cart" shall be defined as an electric or gas vehicle that was originally designed and manufactured for operation on a golf course for sporting or recreational purposes and is not capable of exceeding speeds of 45 mph and does not include ATVs or Utility vehicles, segways, scooters, modified golf carts or any other motorized vehicle.

Section 3. Golf carts shall be equipped with headlights, taillights and turn signals. Between sunset and sunrise golf carts must include one of the following: slow moving vehicle sign, a bicycle flag or rear flashing light.

COPY

Section 4. All golf carts to be operated on city roadways and trails must be inspected. by the Westfield Police Department for compliance with this Ordinance. The Westfield Chief of Police is authorized to develop, implement and enforce those policies, procedures and forms necessary to assure compliance with this Ordinance of golf carts and operators for use on City roadways. The Westfield Chief of Police is specifically authorized to develop those policies and procedures necessary to maximize the safety of persons and property. Inspections remain valid for two (2) years. Golf carts that pass inspection shall display a permit sticker on the right rear fender issued by the City of Westfield. The cost of inspection will be \$25.00 dollars for a 2 year permit.

Section 5. Only golf carts described, equipped and insured as described herein, shall be allowed to operate within the Westfield City limits.

OPERATION

Section 6. Operators of golf carts within the corporate limits must be at least 16 years of age, possess a valid driver's license and be insured by liability insurance in an amount not less than the minimum the State of Indiana requires for automobiles.

Section 7. Operators of golf carts within the corporate limits shall obey all Indiana traffic laws, yield the right of way to all pedestrians and bicycles and only permitted to operate upon roadways with a speed limit of 25 MPH or less. Crossing of roadways with speed limits in excess of 25 MPH is permitted only where posted. The Department of Public Works is hereby authorized to place all necessary signage for regulation and access on or across City roadways. All necessary signage shall be placed upon the inventory as all other signage.

Section 8. ~~Golf carts are not permitted on any City owned or operated sidewalk, trail, walking path or perimeter trail unless posted for golf cart use. Golf carts are not to be used in any Westfield City Park without prior written permission from the Westfield Parks Director.~~

Section 9. This Ordinance construction ~~Section 8. Golf carts can be operated on all public perimeter trails and designated named trails (see Exhibit A). Golf carts shall not be operated on any owned or operated sidewalk, non-designated named trail, or park~~ courses, property.

Section 10. Golf carts in weather such ~~without written permission from the Westfield Director of Public Works.~~ element or snow on the ground. A golf cart may only accommodate as many passengers as originally designed.

Section 11. Any violation of the conditions imposed by this Ordinance shall be punishable by a fine not to exceed that for a Class C Infraction as defined by Indiana Code, per day, per incident as well as any and all fees associated with the enforcement of this Ordinance.

Section 12. This Ordinance shall be in full force and effect in accordance with Indiana Law, upon its passage by the City Council, its publication in accordance with law, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of this Ordinance later deemed invalid or void shall not operate as to invalidate the remaining portions. All acts undertaken to create this Ordinance are hereby ratified.

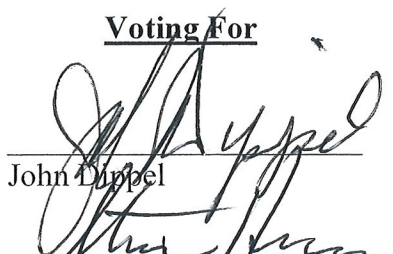
ALL OF WHICH IS ORDAINED THIS 11 DAY OF July 2011.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain


John Dippel

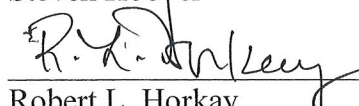
John Dippel

John Dippel


Steven Hoover

Steven Hoover

Steven Hoover


Robert L. Horkay

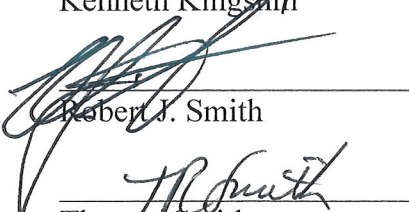
Robert L. Horkay

Robert L. Horkay


Kenneth Kingshill

Kenneth Kingshill

Kenneth Kingshill


Robert J. Smith

Robert J. Smith

Robert J. Smith


Thomas Smith

Thomas Smith

Thomas Smith

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:


Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 11-23 was delivered to the Mayor of Westfield

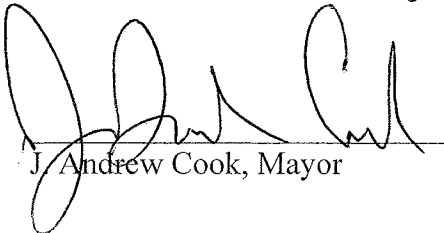
on the 12 day of July, 2011, at 9:00 am.



Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-23

this 12 day of July, 2011.



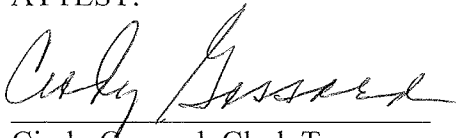
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-23

this _____ day of _____, 2011.

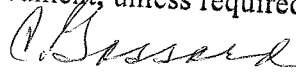
J. Andrew Cook, Mayor

ATTEST:



Cindy Gossard, Clerk Treasurer

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



Signed _____

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

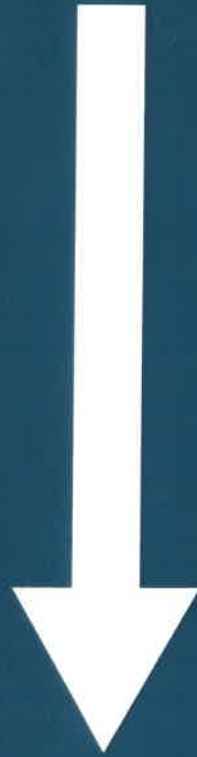


GOLF CART ROUTE





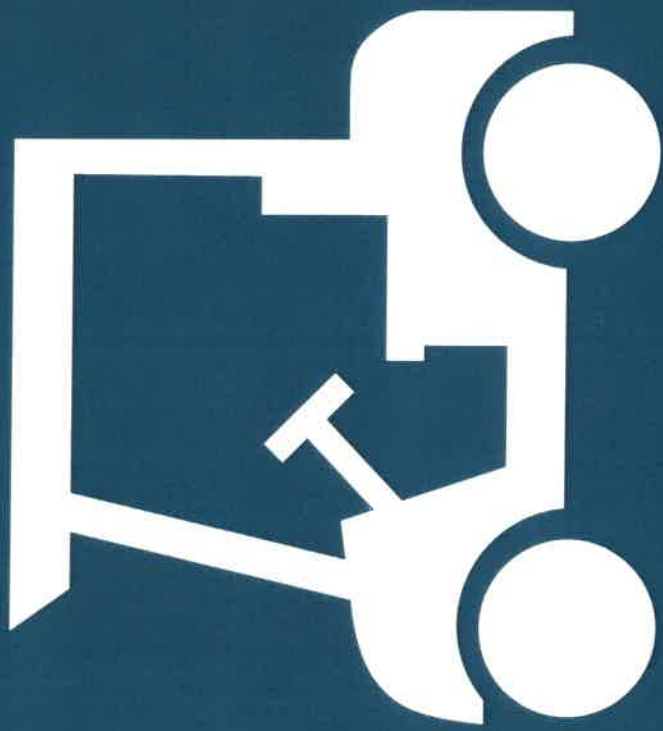
**GOLF CART
ROUTE**



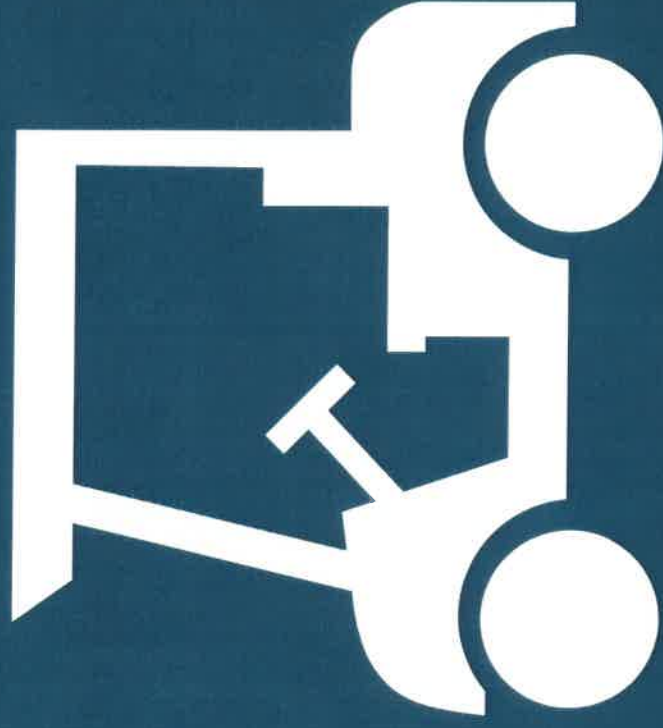


GOLF CART ROUTE



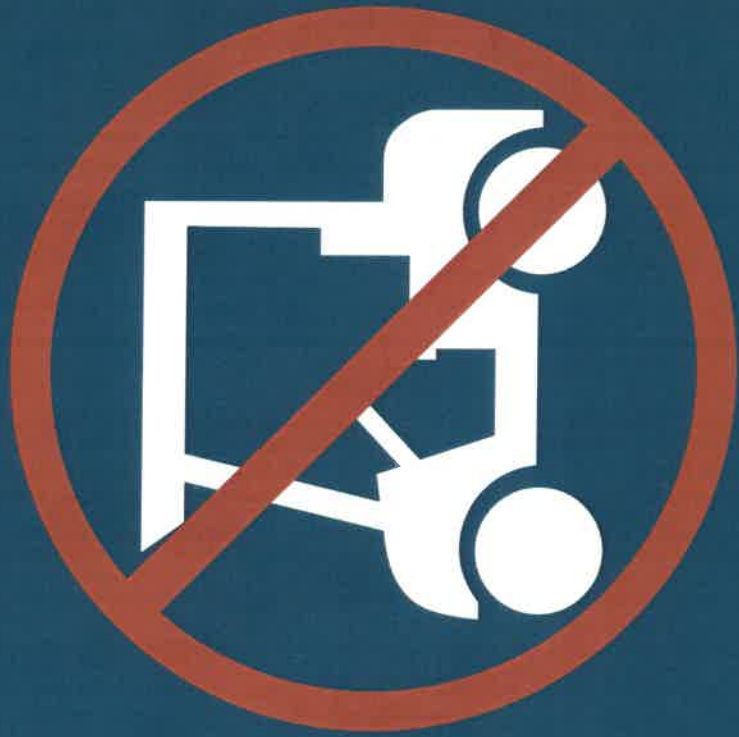


GOLF CART CROSSING

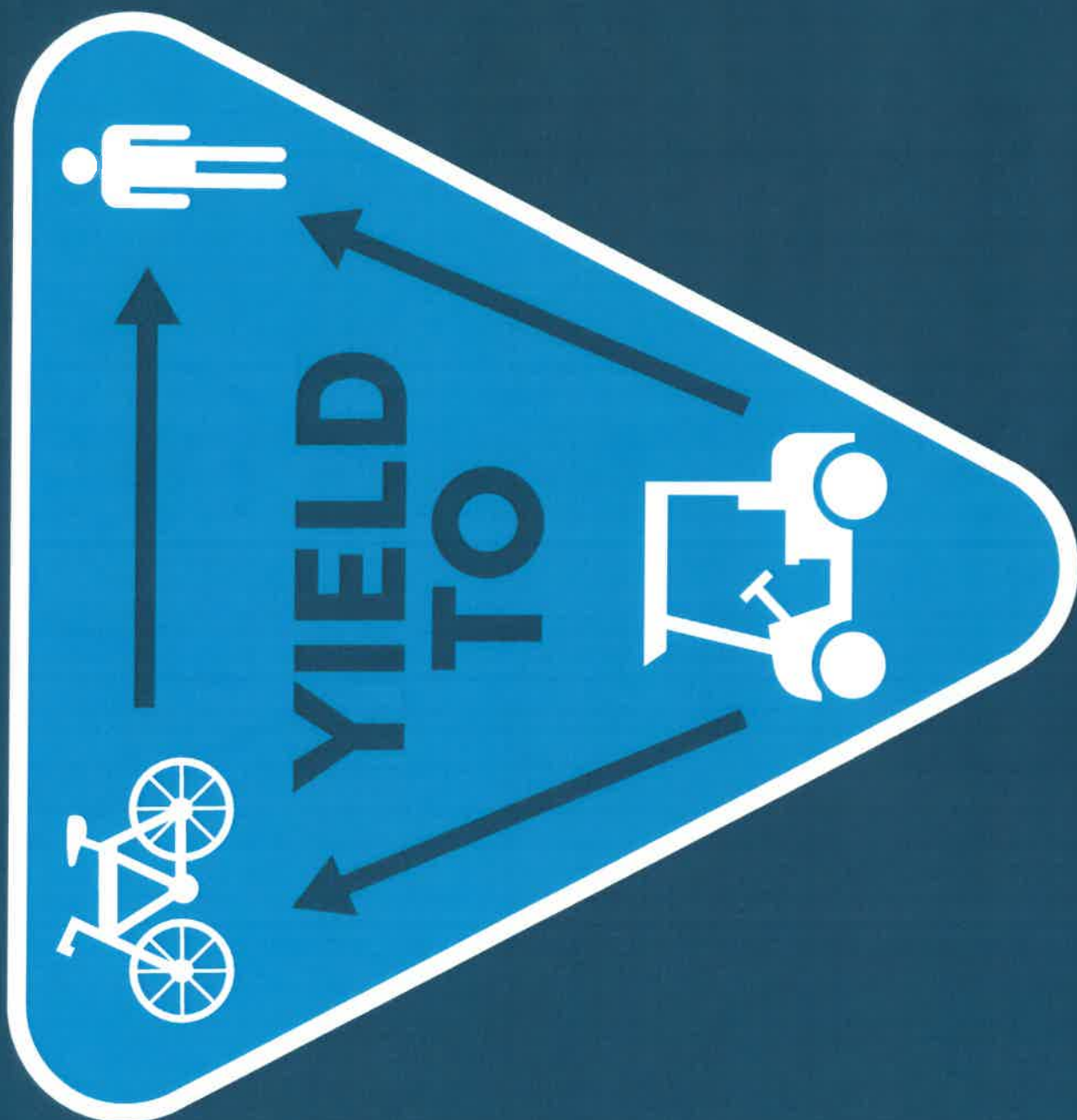


GOLF CART PARKING





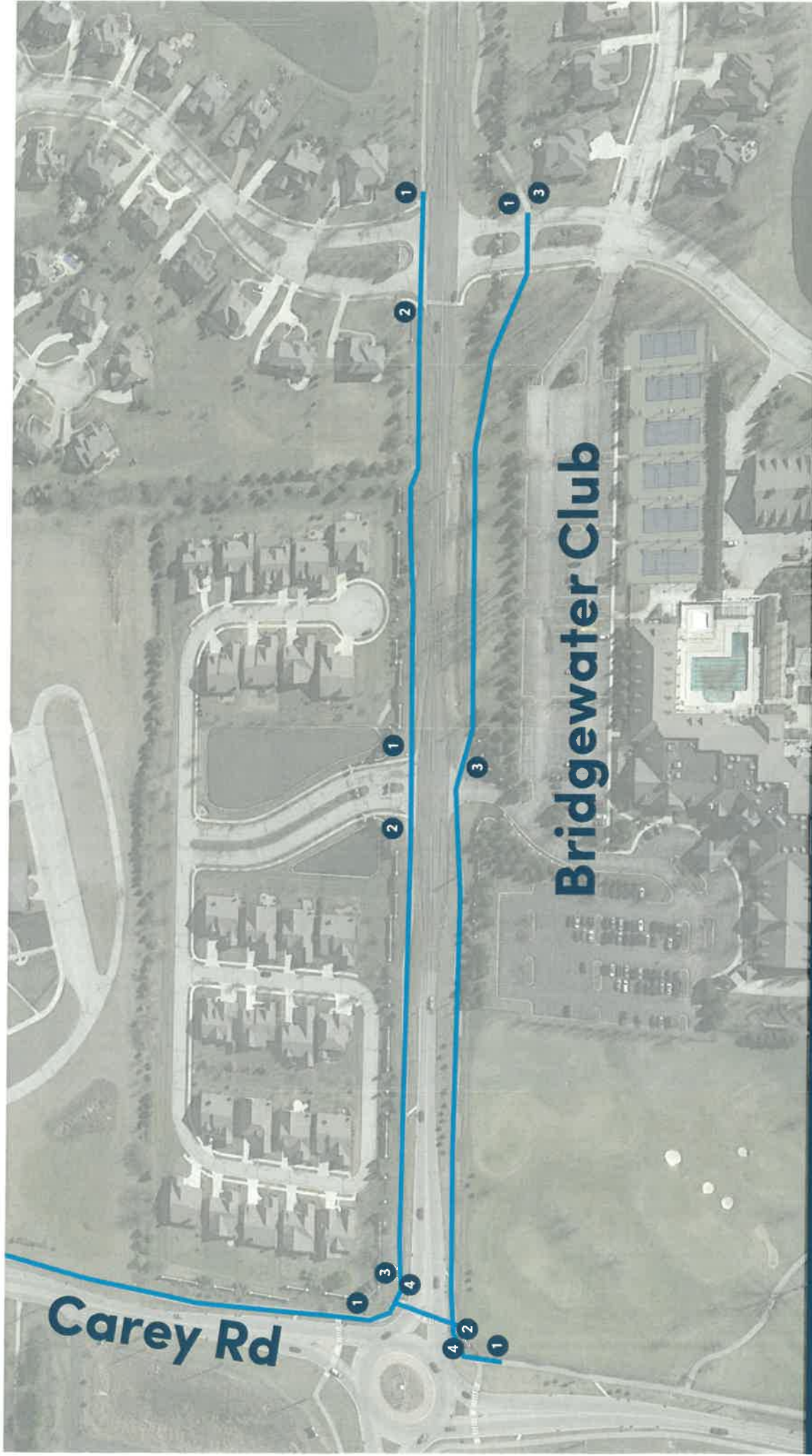
**NO
GOLF CARTS**





CITY OF
Westfield
INDIANA

GOLF CART ROUTE OVERVIEW MAP



Carey Rd

Bridgewater Club

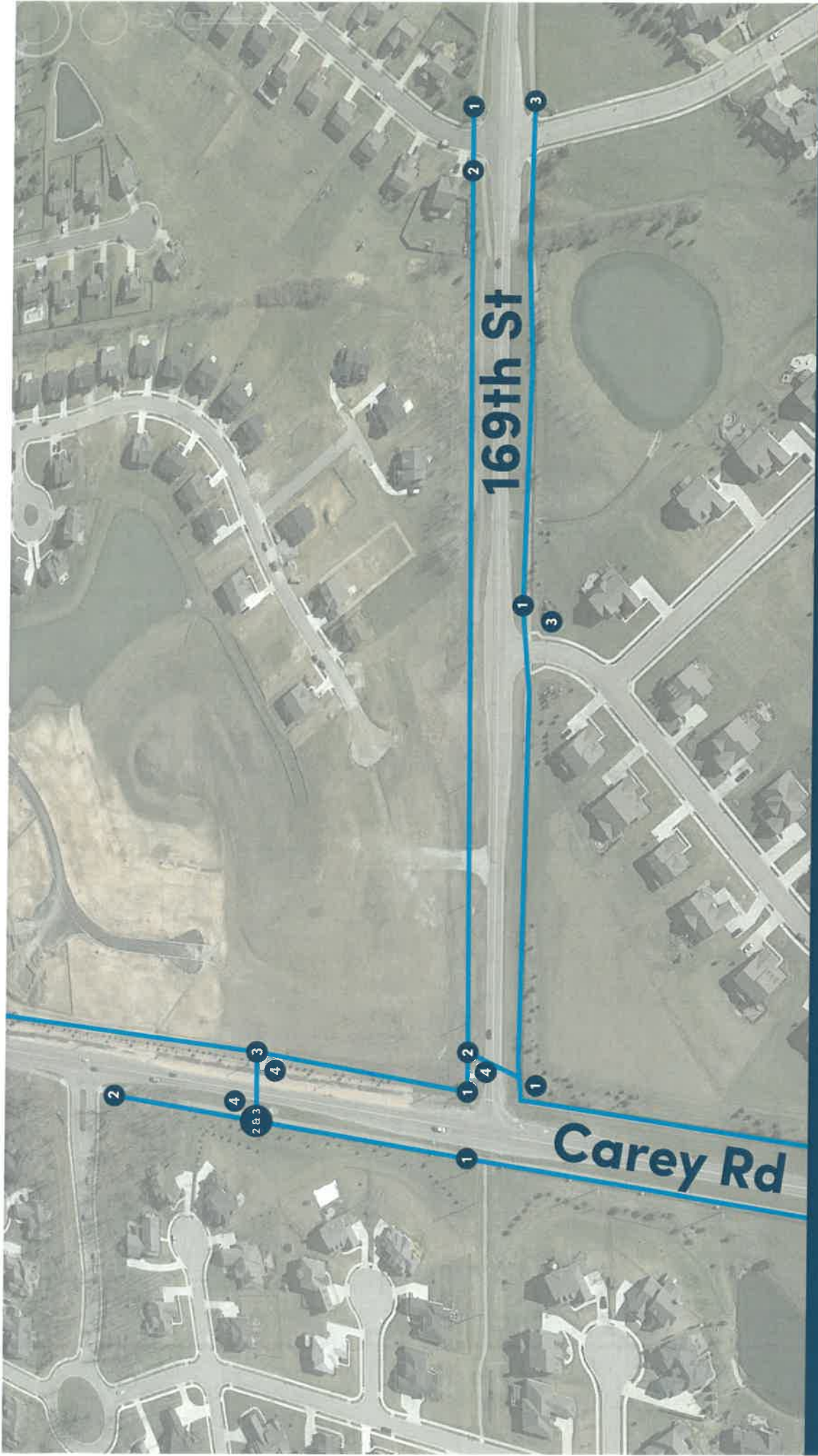
GOLF CART ROUTE MAP





GOLF CART ROUTE MAP





GOLF CART ROUTE MAP



Midland Trace Trail

Carey Rd

171st St

GOLF CART ROUTE MAP



**Midland
Cultural District**

Midland Trace Trail

Union St

GOLF CART ROUTE MAP



CITY OF
Westfield
INDIANA

ORDINANCE NUMBER 18-40

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 “**Grand Junction Plaza PUD District**”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1810-PUD-28**), 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. 1810-PUD-28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (6-0) 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 6, 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 (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Grand Junction Plaza 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 Special Events: The use of the Real Estate for activities and events that typically include cultural, community, entertainment, and other similar 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 is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area A, Area B, and Area C. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the LB-H: Local Business / Historical District (the “Underlying Zoning District”).

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

- 5.1 All uses listed as Permitted Uses in the Underlying Zoning District shall be permitted. All uses listed as Special Exceptions in the Underlying Zoning

District shall not be permitted unless otherwise permitted below.

5.2 Additional Uses: The following additional uses shall be permitted:

- A. Assembly halls / auditoriums
- B. Farm Stands.
- C. Park, public or private.
- D. Recreational Facility, Commercial.
- E. Special Events.

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.

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

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

Character Exhibit. New building(s) in Area A, as identified on the Concept Plan, shall be substantially similar in quality and character with the Character Exhibit, attached hereto as **Exhibit C**. If a provision of Article 6.3 Architectural Standards is in conflict with the Character Exhibit, then the Character Exhibit shall control. Area B, as identified on the Concept Plan, shall remain as a passive use Park area. No additional buildings are contemplated in Area B. Area C, as identified on the Concept Plan, shall be platted as public right-of-way.

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

- A. Article 6.8(H)(2) Service and Loading Areas: Shall not apply to the Real Estate.
- B. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Real Estate.
- C. Article 6.8(L) Foundation Plantings: Shall not apply to the Real Estate.
- D. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall

not apply to the Real Estate.

E. Article 6.8(N) Buffer Yard Requirements: Shall not apply to the Real Estate.

F. Article 6.8(O) Parking Area Landscaping: Shall not apply to the Real Estate.

7.3 Article 6.9 Lighting Standards: Shall not apply to the Real Estate. Lighting shall be installed in substantial compliance with the Lighting Plan, attached hereto as **Exhibit D**.

7.4 Article 6.12 Outside Storage and Display: Shall not apply to the Real Estate.

7.5 Article 6.14 Parking and Loading Standards: Shall not apply to the Real Estate.

7.6 Article 6.15 Performance Standards: Shall not apply to the Real Estate.

7.7 Article 6.17 Sign Standards: Shall apply to the Real Estate. In addition, the following signage shall also be permitted on the Real Estate:

A. Signs that are substantially similar to the concepts depicted in **Exhibit E**. Modifications to the signage depicted in **Exhibit E** may be made, as approved by the Director.

B. Temporary Signs, as approved by the Director.

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

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

8.1 Article 10.12 Subdivision: The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

Section 10. **Right-of-Way Vacation.** All portions of Park Street contained within Area A of the Concept Plan are hereby vacated.

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 18-40** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-40**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-40**

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

This document prepared by: Kevin M. Todd, Senior Planner; City of Westfield; 2728 E. 171st Street; Westfield, IN 46074; 317.804.3170.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Lighting Plan
Exhibit E	Signage Character Exhibit

EXHIBIT A
REAL ESTATE

Legal Description

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows: Commencing at northeast corner of said Section 1; thence South 0 degrees 19 minutes 13 seconds East (assumed) 375.60 feet along the east line of said quarter section to the point of beginning of this description: thence continuing along said east line, South 0 degrees 19 minutes 13 seconds East 673.93 feet to the northeast corner of that 0.86 acre parcel described in the Warranty Deed recorded as Instrument Number 9352599; thence South 89 degrees 58 minutes 9 seconds West 297.73 feet along the northern line of said 0.86 acre parcel to the northeast corner of that 0.198 acre parcel described in the Warranty Deed recorded as Instrument Number 2014057661; thence South 22 degrees 18 minutes 31 seconds West along the southeastern line of said 0.198 acre parcel and along the southeastern lines of "Parcels 6, 6A and 6B" as described in the Warranty Deed recorded as Instrument Number 2014018490, 323.26 feet to the southeast corner of said "Parcel 6"; thence South 89 degrees 49 minutes 12 seconds West 203.44 feet along the southern line of said "Parcel 6" to the eastern line of "Parcel 5A" as described in the Warranty Deed recorded as Instrument Number 2014022899; thence South 01 degree 50 minutes 41 seconds East 4.50 feet along the east line of said "Parcel 5A" to the southeast corner thereof; thence North 87 degrees 51 minutes 42 seconds West along the southern lines of said "Parcel 5A", "Parcel 4" as described in the Warranty Deed recorded as Instrument Number 2014018487 and "Parcel 5" as described in said Warranty Deed recorded as Instrument Number 2014022899, 399.87 feet to the southwest corner of said "Parcel 5"; thence North 20 degrees 18 minutes 3 seconds East along the northwestern line of said "Parcel 5", 61.26 feet to the western line of said "Parcel 4"; thence along the western, northern and eastern lines of said "Parcel 4" the following three (3) courses: 1) North 01 degree 20 minutes 5 seconds West 173.31 feet; 2) South 89 degrees 56 minutes 0 seconds East 93.39 feet; 3) South 01 degree 20 minutes 5 seconds East 77.12 feet to the northwest corner of the aforementioned "Parcel 5A"; thence along the northern lines of said "Parcel 5A" the following two (2) courses: 1) North 81 degrees 53 minutes 36 seconds East 230.60 feet; 2) North 49 degrees 3 minutes 4 seconds East 67.52 feet; thence North 01 degree 50 minutes 41 seconds West 180.03 feet; thence South 89 degrees 55 minutes 49 seconds East 38.34 feet; thence North 0 degrees 19 minutes 13 seconds West 186.07 feet, more or less, to the center of Park Street; thence South 89 degrees 55 minutes 49 seconds East 50.11 feet, more or less, to the centerline extension of Mill Street; thence North 0 degrees 16 minutes 56 seconds West along said centerline 367.85 feet, more or less, to the centerline of Jersey Street; thence South 89 degrees 55 minutes 49 seconds East 548.06 feet along said centerline to the point of beginning and containing 12.52 acres, more or less.

EXHIBIT B
CONCEPT PLAN



AREA "C"
Dedicated RW

AREA "A"
Active Use Park

AREA "B"
Passive Use Park

Roberts
Addition To
Westfield

Mill
Stream

I B
Anderson

Westfield
Original

Old Friends
Cemetery Park

Union Bible
College &
Academy

Parkway

EXHIBIT C
CHARACTER EXHIBIT



GRAND
**JUNC-
-TION**
PLAZA

LAND
COLLECTIVE



NARRATIVE AND PROJECT GOALS

Grand Junction Plaza, a new six acre park in Westfield, Indiana, is primed to become the landmark park of the Midwest. LAND COLLECTIVE has worked with the City of Westfield to design a civic space that will be the central focus of the City's development plan while mitigating regional stormwater and facilitating the restoration of Grassy Branch Creek to its pre - Swamp Act beauty. LAND COLLECTIVE and the City of Westfield have worked with the Army Corps of Engineers, Indiana Department of Environmental Management (IDEM), and the Hamilton Drainage Board to facilitate the remediation of the stream central to the site and to tie it into the regional stormwater mitigation system. Doing so has allowed the design of the park to engage the citizens of Westfield and their friends, giving everyone access to Grassy Branch Creek once more — an opportunity lost in Westfield's history but something for which the City was once known.

The park incorporates four key spaces, imaginatively extracted from a singular cube of limestone. They consist of three pavilions: an outdoor performance venue, a café, and a trailhead pavilion at the convergence of several highly utilized bicycle and pedestrian thoroughfares, and a children's play area defined by the fourth missing piece of the cube. In concert with these pavilions, the park features fountains, a winter ice skating loop, and age-specific child play areas. The Plaza area at the northwest quadrant of the park will become a central gathering place for festivals, markets, and other events hosted by the City throughout the year. In collaboration with the City, LAND COLLECTIVE has designed this signature park along with a team of extraordinary collaborators, including: Hollwich Kushner Architects (HWKN), Ratio Architects, Linnaea Tillett Lighting Design Associates, Bruce Mau Design, Stantec, ETM Associates, and FlatLand Resources.



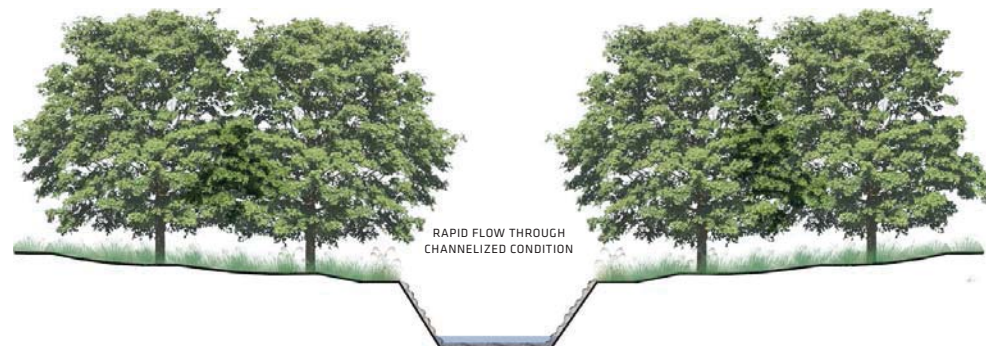
PROJECT ORIGINS STORMWATER MANAGEMENT, RIPARIAN RESTORATION AND THE SWAMP ACT OF 1850

In 1850, Indiana adopted the Swamp Act, channelizing streams as a way to turn “useless” wetland into profitable and productive agricultural fields. As a result, naturally stable stream conditions deteriorated rapidly and tons of topsoil has been lost to erosion in times since, affecting silt build-up as far south as the Mississippi Delta.

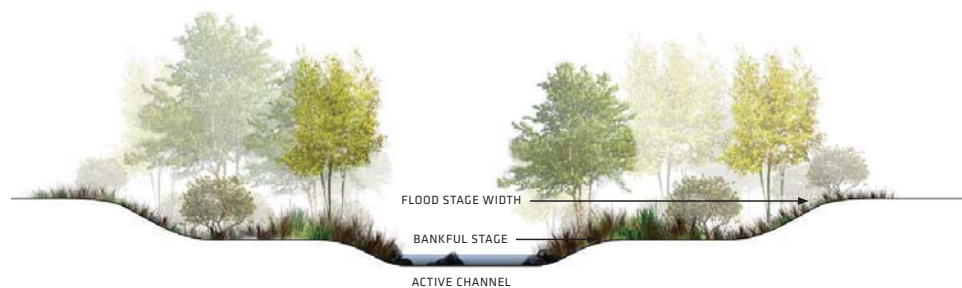
Upon accepting the commission for the design of Grand Junction Plaza, LAND COLLECTIVE identified the instability of Grassy Branch Creek’s channel as a condition in need of repair, if the project was to be successful. Although Westfield’s plans for a regional stormwater mitigation area were underway, its completion was months shy of the 500-year storm event that made evident the challenges of stream channelization undertaken 163 years earlier. In April 2013, a major storm event took place in Westfield. Debris in the channelized stream was constrained by a 48 inch pipe, blocking the flow of water downstream. As a result, a flash flood broke the levee and flooded the project site and significant portions of downtown Westfield. This event highlighted the necessity of the Grand Junction Plaza project and the restoration of the riparian corridor to its pre - Swamp Act conditions, as well as the establishment of a new levee, Mill Street, and weir. This opportunity for a healthy riparian corridor allows the citizens of Westfield to engage with the Grassy Branch Creek, turning the waterway into a public amenity once more.



STORM OF APRIL 10, 2013



CHANNELIZED SECTION, SWAMP LAND ACT OF 1850



PROPOSED CROSS SECTION OF RESTORED RIPARIAN CORRIDOR

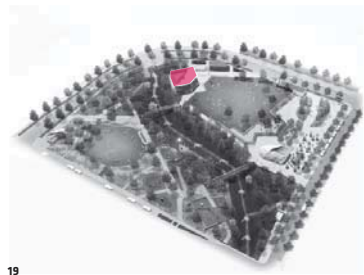
- 1 Stage Pavilion / Amphitheater
- 2 Riparian Corridor Restoration
- 3 Ice Skating Loop and Support Structure
- 4 Cafe Pavilion
- 5 Cascading Fountain
- 6 Trailhead Pavilion
- 7 Stage Support Structure / Green Room
- 8 Children's Play Area 5-12 Years
- 9 Children's Play Area 2-5 Years
- 10 Plaza Overlook and Terrace Seating
- 11 Wetland Amphitheater
- 12 Boardwalk
- 13 Confluence Seating
- 14 Jet Fountain
- 15 Plaza Garden and Seating
- 16 Northern Bridge
- 17 Southern Bridge
- 18 Meadow Overlook
- 19 Meadow Lawn
- 20 Plaza Lighting

Plaza Furniture
 Plaza Pillows
 Meadow Furniture
 Inflatable Movie Screen
 Benches
 Planting Areas / Gardens
 Trees



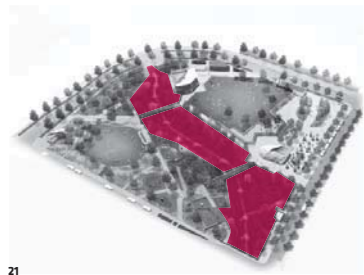
1 - STAGE PAVILION / AMPHITHEATER

Grand Junction Plaza will be one of the premiere outdoor performance venues in Indiana and the Midwest. The Stage Pavilion and Amphitheater Lawn are designed with careful thought to elevate the performance possibilities of an outdoor venue. Inspired by the breaking of a limestone block, the Stage Pavilion is comprised of thousands of square stones that form a unique aesthetic, but more importantly, an acoustic backdrop capable of diffusing sound efficiently, providing optimal sound for performers and attendees alike. This is an asset that will entice performers to frequent this new venue, including the Indianapolis Symphony Orchestra and other headliners. Supported by the Great Lawn, visitors will experience exceptional sound quality. The Lawn has the capacity to formally seat up to 3,000, but can also accommodate smaller events whilst providing ample space for people picnicking on blankets or relaxing on lawn chairs.



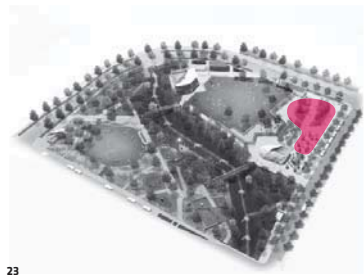
2 - RIPARIAN CORRIDOR RESTORATION

What makes Grand Junction Plaza one of the most unique parks in Indiana is the Grassy Branch Creek that bisects the site, creating two distinct sides. At the onset of this project, the Creek was challenged with ever-eroding banks, downed trees, and uncontrolled flooding. To make this park a success, the first step was to ensure the Riparian Corridor became a healthy, stable ecosystem and an amenity for the people of Westfield. To do this, the stream is undergoing rehabilitation with the implementation of a series of stone weirs that allow for pooling and rippling to slow and aerate the water, establishing new habitats for wildlife. At the same time, the Riparian Corridor will be widened to broaden stream banks, reconstituting the channelized creek allowing for the eradication of erosion. With these steps, the revitalized Riparian Corridor will become a place for everyone to engage with their natural environment.



3 - ICE SKATING LOOP AND SUPPORT STRUCTURE

In the cold winter weather, citizens of Westfield will stay warm gliding along Jersey Plaza's winter ice loop. Grand Junction Plaza will feature one of the first outdoor ice ribbons in the area. The loop allows for changing perspectives as you glide around under the warm glow of the catenary lights. Novices just starting out can learn to skate and practice their pirouettes in the small ellipse closest to the Café pavilion. The Ice Loop allows the community to engage in the park throughout the winter, whether skating or enjoying hot chocolate on the nearby terrace seating. The ice loop becomes a draw for people across the county to enjoy a winter outing filled with fun, laughter, holiday music and hot treats!



4 - CAFE PAVILION



The Café Pavilion will be one of the most iconic and functionally important structures in the park. While the outer facade displays the highly articulated stone pixel concept, the interior is lined with warm wood, embracing visitors in comfort. In the summer months, guests

can enjoy sandwiches, coffee, or cool iced tea, and in the winter the café will provide a plentiful supply of hot chocolate and homemade soups. It is here in the winter months where visitors will rent their skates and buy a ticket for an afternoon of fun on the Ice Loop.

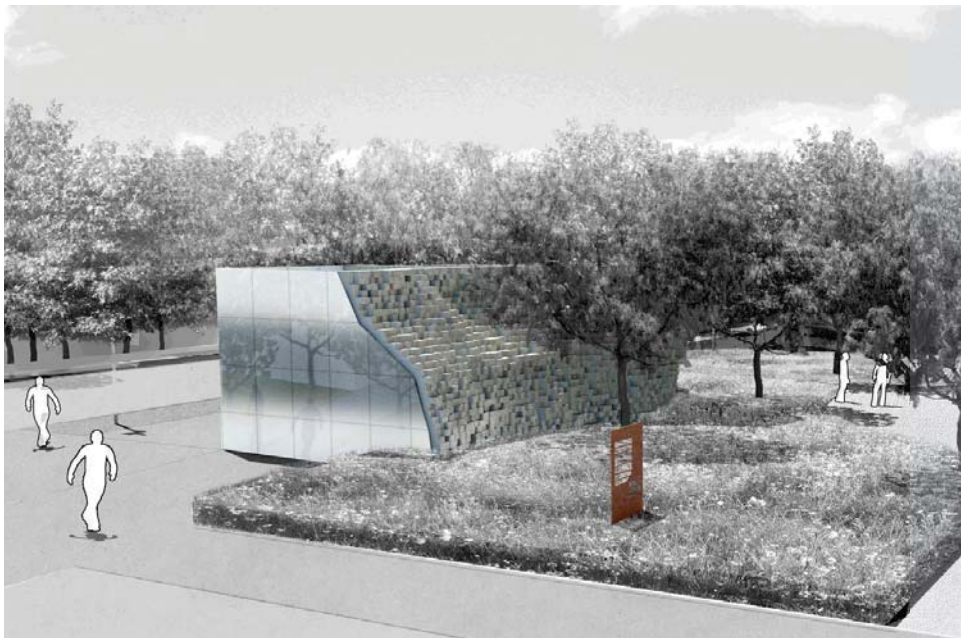
5 - CASCADING FOUNTAIN



The Cascading Fountain is a whimsical element that adds levity and play to the plaza. The water overflows from the top of the Café Pavilion and spills down the side of the facade falling onto hundreds of stone "pixels," creating an enchanting experience. At times the water will

well up, creating a deluge down the side; at other times it will gently cascade. Additional spouts in the wall shoot out water at unexpected intervals.

6 - TRAILHEAD PAVILION



The Trailhead Pavilion plays a key role in the southeast portion of the park. It sits at the intersection of the Midland Trace Trail and Natalie Wheeler Trail. As cyclists, runners, and walkers arrive, they will find respite at the Trailhead Pavilion. Here visitors will be able to find restroom facilities as well as information on local downtown restaurants, trail connections, and upcoming events in the park, region, and city. This pavilion will be the home of Welcome Westfield and be accessible year - round.

7 - STAGE SUPPORT STRUCTURE / GREEN ROOM



Although disguised in vines, the Stage Support Structure / Green Room houses extremely important functional equipment in support of the performance venue. It also houses highly flexible space to accommodate family and group gatherings, birthdays, wedding parties, or additional event space, as needed. During performances, this space becomes essential as a changing and green room space for performers.

8 - CHILDREN'S 5 - 12 YEAR PLAY AREA



Children need challenges to grow. When engaged in running, swinging, and climbing on the rope structure, they learn how to deal with challenges in a fun and interactive way. The Wave is a simple form that incorporates a range of obstacles and rope constructions.

Children (and adventurous adults) will love hanging upside down, scaling the rope ladders, sliding down the slick rubber mats, and relaxing in the rope "nests" hanging below.

9 - CHILDREN'S 2 - 5 YEAR PLAY AREA



Even younger visitors to the Park can engage in play specifically designed for their skill sets. This play area is designed for families with young children in the 2-5 year age range. Mom's, dad's and baby-sitters can sit on one of the many benches in the area and keep an

eye on their toddler while still seeing their older children playing on the adjacent Wave structure. The close proximity allows children to gradually expand their skills and move to the larger play structure when they feel ready.

10 - PLAZA OVERLOOK AND TERRACE SEATING



The southern side of the plaza is an articulated seating element that rises in three distinct tiers. Here, the community can gather to connect with one another and engage in conversation or simply people-watch. The tiered seating is a combination of local Indiana limestone and

wood slat seating that provides a comfortable material to sit upon. The terrace offers an elevated perspective over the plaza where one can observe the festivities below.

11 - WETLAND AMPHITHEATER



The Wetland Amphitheater offers space for people to gather nestled into the slope of the Riparian corridor. Very few places offer this unique engagement with the creek. The amphitheater allows for a new perspective and opportunities for performance with a stage

surrounded by wetland reeds. The intimacy of the space is ideal for small performances, Shakespearean readings, music events, or small weddings.

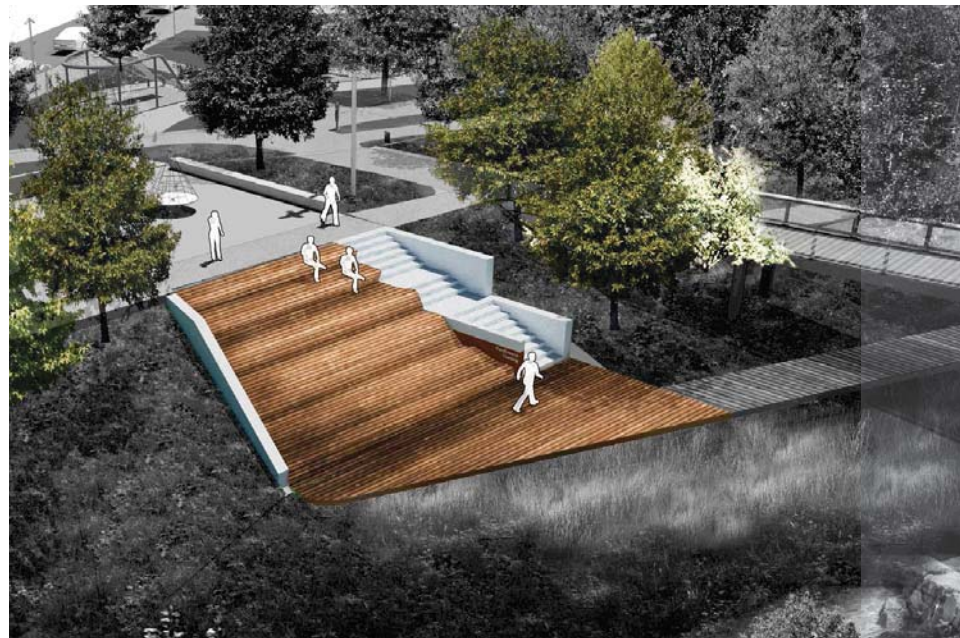
12 - BOARDWALK



The Riparian Boardwalk is one of the most important elements in the project, as it allows people to get down close to the Creek. The Boardwalk connects the Confluence Seating with the stage at the Wetland Amphitheater. Here children can see fish swimming and other

flora and fauna that comprise a healthy ecosystem. The boardwalk also provides a unique opportunity to walk within the riparian corridor and view the park from a new perspective.

13 - CONFLUENCE SEATING



The Confluence Seating is designed for the sole purpose of gathering and relaxation. This will be one of the most engaging elements in the park as the wood form pours down the side of the hill to create distinctive ergonomic seating. Here on the wooded hillside, your

body can melt into the sculpted forms, a perfect place to observe the confluence of the two streams whilst listening to the splashing of the creek below.

14 - JET FOUNTAIN



The Jet Fountain is a key element of the plaza design. The fountain is comprised of nine jets that will allow for varying heights set in a shallow skim of water. Lights integrated into the paving provide additional interest during the evening hours. The fountain provides a focal point in the Plaza area set under the dappled light of a grove of columnar Ginkgo trees.

15 - PLAZA GARDEN AND SEATING



Located within the heart of the Plaza, the Plaza Garden and Seating allows for small groups to gather in a quiet setting, separated from the offer a more intimate gathering experience. Surrounded by a grove of Quaking Aspen and a perennial garden, this inward-facing bench activity of the surrounding Plaza.

16 - NORTHERN BRIDGE



The Northern Bridge unites the childrens' play area with the Cafe Pavilion and Jersey Plaza across Grassy Branch Creek. At the same time, it provides a unique view above the Riparian Corridor for visitors to watch the Creek flowing by below.

17 - SOUTHERN BRIDGE



The Southern Bridge has a distinct humpback form to comply with flood regulations, and has a comfortable wood lean for people to observe the Riparian Corridor below. From this spot you can look out to the water below and beyond, observing friends in the Wetland Amphitheater or kids engaging in play along the creek edge.

18 - MEADOW OVERLOOK



The Meadow Overlook is an elevated plateau where visitors can observe the activity of the meadow and lawn. This overlook is set within a bosque of Yellowwood trees complete with Adirondack chairs.

19 - MEADOW AND MEADOW LAWN



The meadow lawn provides a space in the park that is tucked away, with Adirondack chairs scattered throughout and three long benches forming the perimeter. The meadow itself recalls the local prairie typologies that are ubiquitous across the Indiana landscape.

20 - PLAZA LIGHTING



Bringing the plaza to life after the sun has set is crucial for the success of Grand Junction Plaza. After enjoying a dinner at local restaurants, people will gather at the Plaza guided by the distinct illumination.

The unique quality and warm nature of the catenary lights provides memorable evening experiences and adds a festival vibe for visitors throughout the year.

JERSEY PLAZA DONOR WALL



The Donor Wall, located on the Ice Rink Support Structure green wall at Jersey Plaza, will be used to recognize those who helped make Grand Junction Plaza a reality. Individual Corten Steel plaques will be available for donors and memorial or legacy donation names.

PLAZA FURNITURE



Moveable tables, bistro chairs, and umbrellas allow for flexible seating and the accommodation of multiple events.

MEADOW FURNITURE



Adirondack Chairs offer a comfortable means to rest your feet and enjoy the beauty of the meadow. Name plaques located on the back of the chairs are available for recognition.

PLAZA PILLOWS



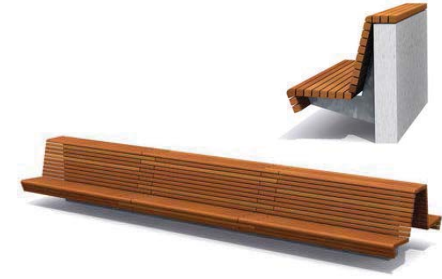
Branded pillows brighten the plaza in vibrant colors and heighten the comfort of the lounge experience.

INFLATABLE MOVIE SCREEN



Bring your living room into the park for movie nights, sporting events, concerts, and more!

BENCHES



Beautiful wood benches fold over concrete forms to provide unique linear seating where people can relax in the meadow. Plaques are available to memorialize / recognize donors.

TREES



What makes a public space more inviting than trees? Breathe new life into the park and leave a legacy for many generations to come. Name plaques are available for recognition.

PLANTING AREAS/ GARDENS



Enhance the project with lush plantings and scented blooms. Have your name or the name of a loved one located on a plaque within the garden.

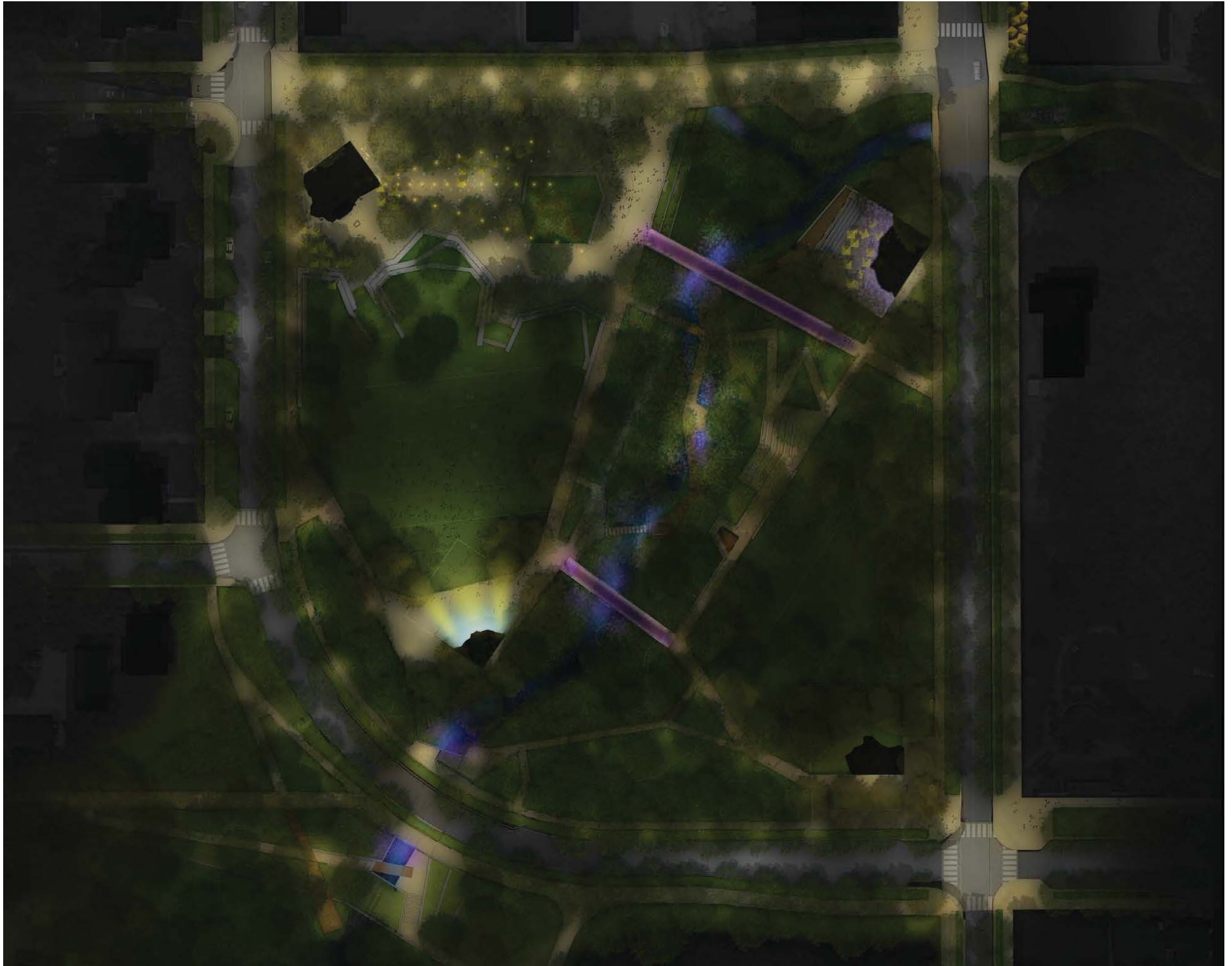
EXHIBIT D
LIGHTING PLAN

GRAND JUNCTION PLAZA

Schematic Design

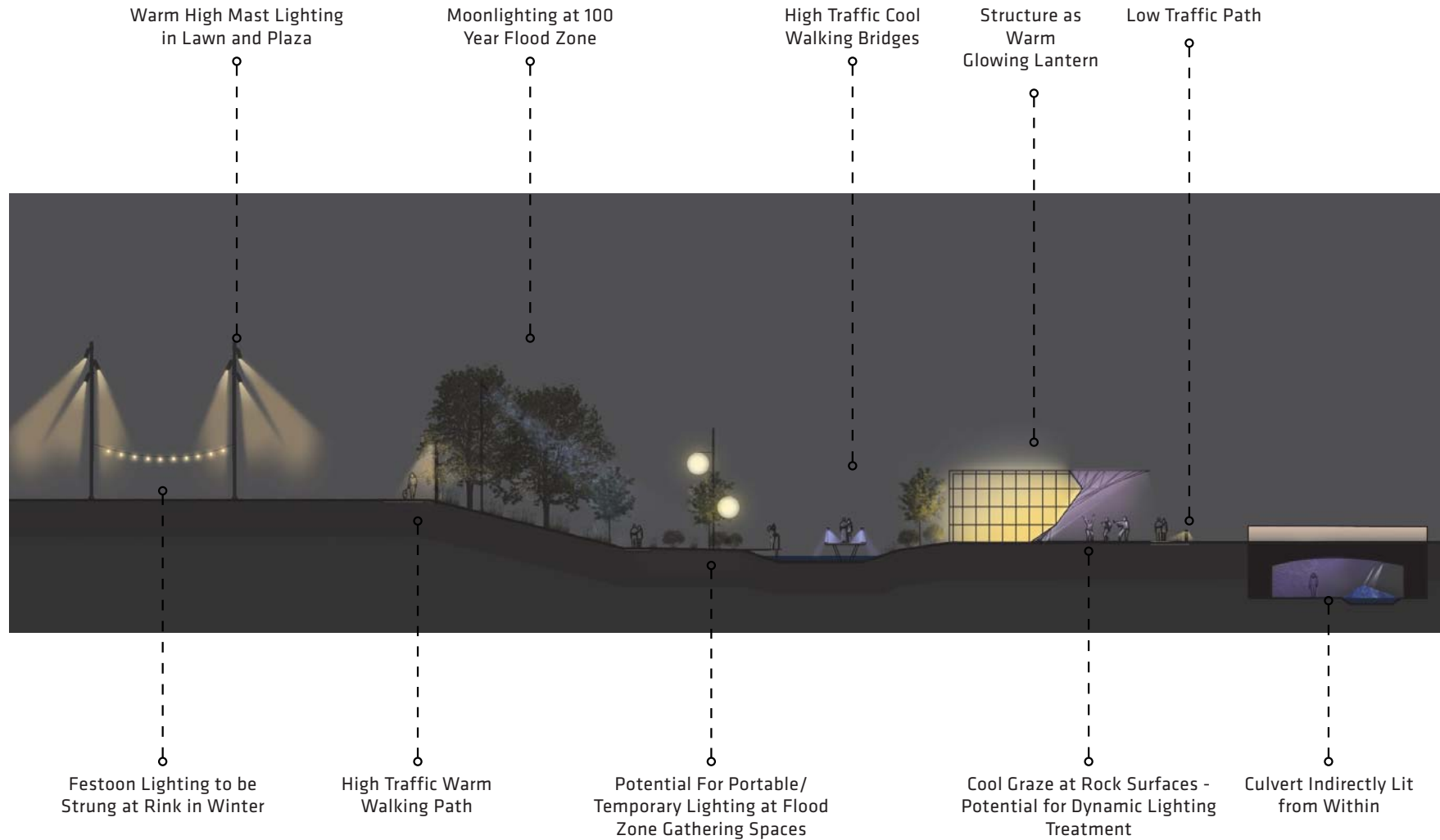
LAND
COLLECTIVE

LIGHTING PLAN

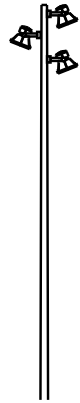


An aerial night view of a park with various lighting fixtures and circular callouts showing close-ups of the lighting effects. The park features a central path, a large open area, and a building on the right. The lighting includes warm white, cool white, and purple hues. Circular callouts provide detailed views of specific lighting elements: a path lamp, a building's interior light, a tree light, a path lamp, a building's interior light, a tree light, a path lamp, and a building's interior light.

LIGHTING KIT OF PARTS - ELEVATION

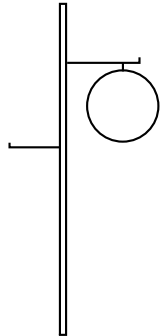


KIT OF PARTS - SITE LIGHTING



HIGH MAST LIGHTING

Stages, Great Lawn, Ice Rink, Moonlighting in Flood Zones



Portable Lighting



PORTABLE LIGHTING

For Flood Zones



PRIMARY PATHS

Shielded, high performance fixtures compliment landscape and allows Pavilions to stand out.



SECONDARY PATHS

Smaller more private paths that allow users to view landscape without any light obstruction.

KIT OF PARTS - STRUCTURE



PAVILION LIGHTING

Dynamic lighting to be integrated into architecture with controllability.



PAVILION LIGHTING

Dynamic lighting to be integrated into architecture with controllability.

CULVERT LIGHTING

Spot Lighting to accentuate caustic net.



BRIDGE LIGHTING

Lighting to create reflective image on water.

CULVERT LIGHTING AT MILL STREET



EXHIBIT E
SIGNAGE CHARACTER EXHIBIT

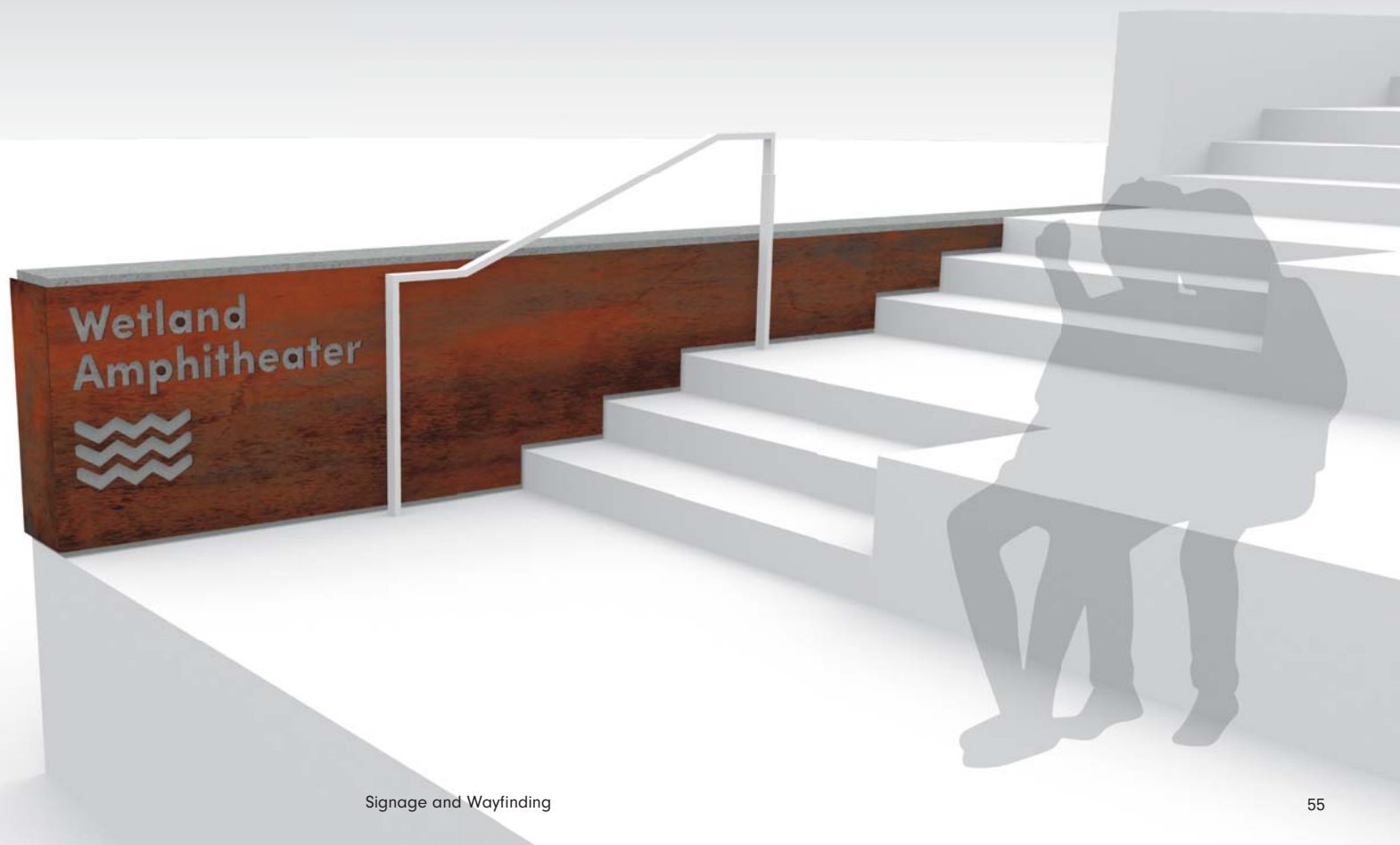
Entry ID



Entry ID — Trailhead Pavilion



Facility ID — Wetland Amphitheater



Facility ID — Jersey Plaza



Facility ID — The Great Lawn



Facility ID — Meadow Lawn



Facility ID — Stage Pavilion



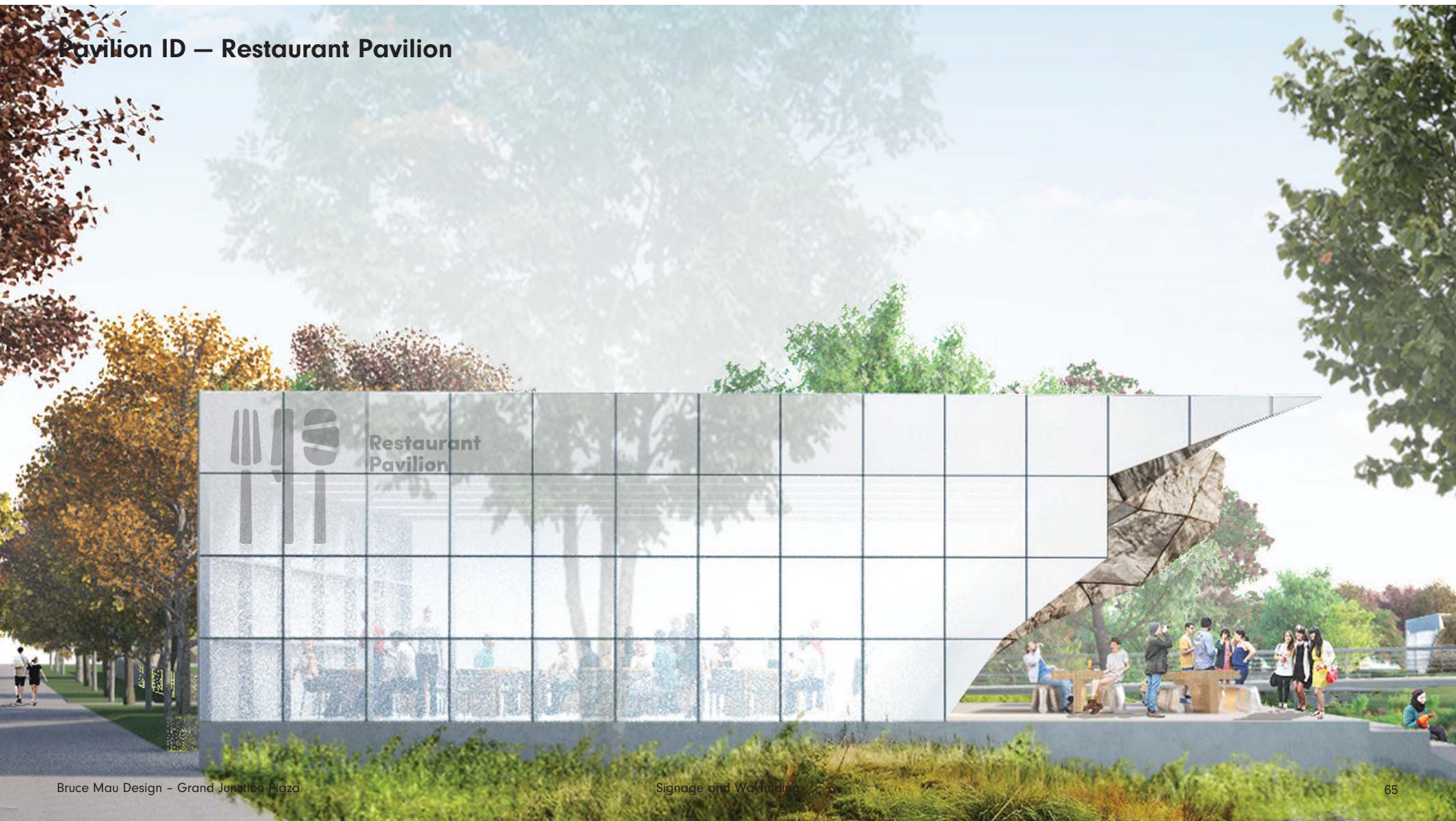
Wayfinding — Stackable System



Wayfinding — Large Pillar



Pavilion ID — Restaurant Pavilion



Pavilion ID — Cafe Pavilion



Brueggli Design - Grand Junction Plaza

Signage and Wayfinding



66

Pavilion ID — Trailhead Pavilion



Pavilion ID — Stage Pavilion





Westfield City Council Report

Ordinance Number:	18-40
APC Petition Number:	1810-PUD-28
Petitioner:	The City of Westfield (the “Petitioner”)
Requested Action:	A change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.
Current Zoning:	MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District
Current Land Use:	Vacant/Storm Water Detention
Acreage:	12.52 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. APC Certification
Staff Reviewer:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the [September 10, 2018, City Council meeting](#). The petition received a public hearing at the [October 1, 2018, Advisory Plan Commission](#) (the “Plan Commission”) meeting. The Plan Commission forwarded a unanimous favorable recommendation (6-0) to the City Council at its [November 5, 2018 meeting](#).

PROJECT OVERVIEW

Location: The subject properties (collectively, the “Property”) encompass approximately 12.52 acres +/- and includes real estate located at the southwest corner of Union Street and Jersey

Street (see [Exhibit 2](#)). The Property is currently zoned a combination of the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District.

Project Description and Analysis: The purpose of the proposed PUD Ordinance is to support the vision of the Westfield-Washington Township Comprehensive Plan's [Grand Junction Addendum](#). The proposed PUD Ordinance also establishes the regulatory framework to allow the Real Estate to be platted and developed in accordance with that vision. Having the entire Grand Junction Plaza area under a single zoning classification would simplify future platting of the Property.

The proposed PUD Ordinance establishes the underlying zoning of the Property to be LB-H: Local Business / Historical District ("LB-H"). The southern portion of the Property incorporates a large storm water detention area, and the northern portion of the Property will be home to the Grand Junction Plaza (the "Plaza"). The proposal accommodates the development of the Plaza by including character exhibits of the Plaza's design, development features, and signage.

MODIFICATIONS SINCE THE INTRODUCTION

Since the introduction on September 10, 2018, a couple modifications were made to the proposal in response to APC and City Council member comments. The modifications are highlighted below:

1. **Permitted Uses.** The Permitted Uses section was modified to clarify that all uses listed as Special Exceptions in the Underlying Zoning District are not permitted, unless otherwise allowed by the PUD Ordinance. The Permitted Uses section was also modified to allow Farm Stands and Special Events as permitted uses on the Real Estate.
2. **Lighting.** An exhibit which depicts the schematic lighting design for the Grand Junction Plaza was added and referenced as an exhibit to the PUD Ordinance. Lighting is to be installed in substantial compliance with this lighting plan.

COMPREHENSIVE PLAN

The Property falls within the "Junction Sub-District" of Downtown Westfield, as identified in the Westfield-Washington Township Comprehensive Plan's [Grand Junction Addendum](#). The Addendum describes the Grand Junction Plaza as the geographic and activity centers of downtown. It further describes the Plaza as follows:

Grand Junction Plaza is planned to include: an amphitheater and lawn gathering place for festivals, concerts and special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area. The plaza will provide programmable space throughout all seasons and will be the connecting point of the Grassy Branch and Midland Trace Trails, allowing for access to Westfield's

complete trail system and other points of interest throughout the community. Surrounding pedestrian-friendly streets will invite visitors and residents alike to explore both the plaza and area restaurants and shops.

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 October 1, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 10, 2018, City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 5, 2018, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 6 in favor, 0 opposed) (see **Exhibit 4**).

City Council

Introduction:	September 10, 2018
Eligible for Adoption:	November 12, 2018
Submitted by:	Kevin M. Todd, AICP Economic and Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, October 1, 2018, 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.	1810-PUD-28
Ordinance No.	18-40
Petitioner	City of Westfield
Description	A change of zoning of approximately 12.52 acres +/- from the MF-1: Multi-Family Low Density District, the LB-H: Local Business / Historical District, the GB: General Business District, and the EI: Enclosed Industrial District to the Grand Junction Plaza PUD District.

On November 5, 2018, a motion was made and passed to send a positive recommendation (Vote: 6 in favor, 0 opposed) of the proposal to the City Council:

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


Matthew S. Skelton, Secretary

November 6, 2018
Date

GRAND JUNCTION PLAZA PUD





AREA "C"
Dedicated RW

AREA "A"
Active Use Park

AREA "B"
Passive Use Park

Westfield
Original

Old Friends
Cemetery Park

Union Bible
College &
Academy

Roberts
Addition To
Westfield

Mill
Stream

I B
Anderson

RESOLUTION 18-113

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 18-34

WHEREAS, the City of Westfield (the “City”) desires to annex certain parcels as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) into the municipality; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and,

WHEREAS, the required fiscal plan, included as **Exhibit C** (the “Fiscal Plan”) and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF NOVEMBER, 2018, BY THE
WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 18-113 was delivered to the Mayor of Westfield
on the _____ day of November, 2018, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 18-113
this _____ day of November, 2018.

I hereby VETO Resolution 18-113
this _____ day of November, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

EXHIBIT A
ANNEXATION AREA

Annexation Area



EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes part of one (1) parcel of land:

Parcel No. 08-06-17-00-00-007.000

A part of the Northwest Quarter of Section 20, Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 20; thence South 00 degrees 00 minutes 54 seconds East (assumed bearing) 406.68 feet along the West line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 59 minutes 06 seconds East 16.50 feet to the east Right-of-way line of Grassy Branch Road and the East line of the 0.072 acre property (Parcel 14A, Code 4162) owned by State of Indiana as recorded in, Inst. No. 2006-041657, dated: July 20, 2006 in said Recorders Office; thence North 29 degrees 40 minutes 08 seconds East 101.82 feet along said East line to the Southwesterly Right-of-Way line for State Road 38; thence along the lines of said Southwesterly Right-of-Way, by the next two (2) courses: (1) thence South 60 degrees 41 minutes 09 seconds East 615.03 feet; (2) South 60 degrees 52 minutes 35 seconds East 345.98 feet to the East line of the 3.040 acre property owned by Alice E. Drexler et al, as recorded in Inst. No. 2007-063319, dated: November 9, 2007 in the Office of the Recorder, Hamilton County, Indiana; thence South 00 degrees 34 minutes 59 seconds West 1,306.76 feet to the East prolongation of the North line of the 9.15 acre property owned by The First Baptist Church of Westfield, Inc., as recorded in Inst. No. 2005-068167, dated: October 17, 2005 in said Recorders Office; thence North 88 degrees 51 minutes 00 seconds West 289.89 feet along the East prolongation of said North line, the North line and the West prolongation of said North line to the North prolongation of the East line of the three (3) acre property owned by William R. Stubbs as recorded in, Inst. No. 2003-028318, dated: March 24, 2003 in said Recorders Office; thence South 00 degrees 00 minutes 36 seconds East 0.75 feet along said North prolongation of the East line to the North line of said three (3) acre property; thence North 88 degrees 50 minutes 42 seconds West 240.38 feet along said North line to the South line of said 3.040 acre property; thence North 88 degrees 37 minutes 02 seconds West 361.62 feet along said South line to the West line of said Northwest Quarter; thence North 00 degrees 00 minutes 54 seconds West 1,669.09 feet to the Place of Beginning, containing 31.920 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of State Highway 38 (a/k/a Sheridan Road) and Grassy Branch Road.



Fiscal Plan for the Voluntary Annexation of Real Estate Contiguous to the City of Westfield, Indiana

**Described as real estate located at the Southeast corner of State Highway 38 and Grassy
Branch Road**

**This Fiscal Plan Supports
Ordinance 18-41**

**This Fiscal Plan is Exhibit C
of Resolution 18-113**

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield, Hamilton County, Indiana (the “City”) and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the “Annexation Area”, as further described herein, and is located adjacent to the existing corporate limits of the City. The annexation is one hundred percent (100%) voluntary.

The Indiana Statute (I.C. § 36-4-3-13(d)) governing annexation activity by the City requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to address the following, as further summarized herein and the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3**).
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the City’s corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6**).
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 3** and **Exhibit 4**).
8. Estimated impact on political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6**).
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5**).

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield Annexation Philosophy and Plan

A. Fiscal Policy of the City

The annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City.

B. General Philosophy and Plan

The philosophy and plan of the City is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City with a broad, stable and growing economic tax base; and,
2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,
3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,
4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is the preference of the City to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (I.C. § 36-4-3-5);
2. Enhance the existing assessed valuation of the municipality through voluntary annexations;
3. Consider any requests for voluntary annexation from existing parcels; and
4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

Parcel Analysis

A. Description

The Annexation Area is located at the Southeast corner of State Highway 38 and Grassy Branch Road (see attached **Exhibit 1**) and encompasses an area of approximately 31.920 acres.

B. Contiguity

Property contiguous with the City's corporate limits may be annexed into the City's corporate limits (I.C. § 36-4-3-1.5). I.C. § 36-4-3-1.5 provides that property is considered "contiguous" if at least one-eighth (1/8) of the aggregate external boundaries of the property coincides with the boundaries of the City's corporate limits. In determining if property is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the City's corporate limits to the Annexation Area is not considered a part of the boundaries of either the City's corporate limits or the property to be annexed. The Annexation Area meets the contiguity requirements of I.C. § 36-4-3-1.5.

C. Population and Structures

The Annexation Area has no inhabitants or structures.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is: Northpoint Planned Unit Development (PUD) District.

E. Property Tax Assessment

The 2017 pay 2018 total gross assessed valuation of all real property and its improvements located within the Annexation Area is \$57,589.08¹.

F. Municipal Property Tax Rate

The existing 2017 pay 2018 property tax rate assessed to all real property and its improvements within the Annexation Area is \$2.3453 per \$100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

¹ The Annexation Area is approximately 40.33 % of a larger, Parent Parcel. The Parent Parcel is approximately 79.15 acres +/- . The Annexation Area is approximately 31.92 acres +/- in size. The 2017 pay 2018 total gross assessed valuation of the Parent Parcel is \$142,800. The proportional (40.33 %) assessed valuation of the Annexation Area would be \$57,589.08.

H. Proposed Build-out

The build-out of the Annexation Area is planned to include industrial/commercial development pursuant to the Northpoint PUD District. Site construction for the Annexation Area is planned by the developer to be initiated in 2023. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Industrial/Commercial²:

- 2019: No vertical development.
- 2020: No vertical development.
- 2021: No vertical development.
- 2022: No vertical development.
- 2023: 31.92 acres +/- with an estimated market value of \$500,000 per acre.

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 3**, Table 1 and Table 2.

² Improvements are estimated to be comparable to South Oak Industrial Park, West Oak Industrial Park, and Custom Commerce Park in Westfield.

Municipal Services

The City currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments were analyzed to determine the extent of the effect of annexation. The Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development were identified as being affected by the annexation of new territory.

The cost estimates of planned services to be furnished to the Annexation Area have been computed based on the 2018 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet all the requirements of Indiana Code § 36-4-3. Each capital service was assessed by Department of Public Works and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the Annexation Area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the Annexation Area, in a manner equivalent in standard and scope to the services being providing within the City's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The fifty-nine (59) uniformed officers of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have not been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The City will provide police service to the Annexation Area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts pressure on the existing staffing levels.

Provision of planned services of a capital improvement nature within three years: Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

B. Fire Department

The seventy-two (72) Firefighters, EMS and Paramedics personnel employed by the Fire Department of the City respond to fire emergencies, chemical and hazardous material spills, and general life safety emergencies throughout the corporate limits of the City and throughout the remainder of Washington Township, Hamilton County (the “Township”).

The personnel of the Fire Department are assigned to three (3) fire stations located on Dartown Road (headquarters), 151st Street, and Grassy Branch Road. Each station is the primary respondent to emergencies within its assigned geographical area. Secondary response is provided by personnel and equipment by volunteer and paid city and town fire departments in adjacent communities.

The existing Fire Department currently has the entire responsibility for services throughout the Township; therefore, the annexation of this new territory will not change the impact or the need for additional personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3, and Table 4.

C. Public Works Department

a. Street Division

The Street Division is part of the Public Works Department of the City and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the corporate limits of the City. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and

replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and policing of rights-of-way to support safe travel.

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway (“MVH”) fund, the Local Road and Street Fund (“LR&S”), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S is estimated to be \$3.95 million in 2018, which is approximately \$17,955 per road mile³.

Provision of planned service of a non-capital nature within one year: Street Division services can be provided for the Annexation Area with existing personnel, based upon road miles of approximately 0.33 miles (1,325 feet) for existing Grassy Branch Road within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The intent of the City with respect to future road construction is to require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development. Potential road improvements are evaluated each year and the Annexation Area will be part of that annual review process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Water and Sewer Services

Citizens Westfield Water, LLC and Citizens Westfield Wastewater, LLC (collectively the “Utility”) operates the water and wastewater works within the City. Services for both water and sewer are provided within the corporate limits of the City and into portions of the Township. The Annexation Area is not currently served by the Utility’s water and sewer service.

The Utility provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. The Utility meets the parameters of providing access to water utility service, to a property, when a water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel.

Fire hydrants are generally supported by the user charge system of the Utility. The developer of any new development is generally responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire, unless otherwise provided by the Utility or the Utility’s policies.

The installation and extension of sewer service for any proposed development in the Annexation Area will be provided in accordance with the Utility’s policies. The Utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the City. The Utility meets the parameters of providing access to wastewater service when the parcel is within the drainage watershed of a major

³ Based on an estimated two hundred and twenty miles of road.

interceptor, trunk or lateral sewer which ultimately delivers wastewater to the wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when the Utility's sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

Property tax revenues are not a part of the Utility's budget. In addition to monthly service charges, the Utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending water and wastewater lines within the Utility's service area is done in accordance with the Utility's policies. The Utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

D. Parks and Recreation Department

Services by the Parks and Recreation Department of the City are funded out of the City's Parks and Recreation Department budget. The existing inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The existing inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The Annexation Area is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

Provision of planned service of a non-capital nature within one year: The Annexation Area will have full access to existing park facilities and will continue to be supported by the City. The incremental cost to maintain park facilities is set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The capital services required for future growth in parks will be accomplished through the annual budgeting process, and the collection of park impact fees from new development will defray the costs to maintain the community's current level of service of park facilities. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

E. Clerk-Treasurer's Office

The Clerk-Treasurer of the City is responsible for the maintenance of all City records.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

F. Economic and Community Development Department

a. Planning and Zoning Services

The Economic and Community Development Department of the City is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan Commission and the Westfield-Washington Township Board of Zoning Appeals. These

responsibilities currently involve the entire Township; therefore, no service level increases are expected for this division with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Economic Development Services

The Economic and Community Development Department of the City is responsible for all of the economic development functions within the corporate limits of the City. No service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

c. Building and Construction Services

The Economic and Community Development Department of the City currently processes building permits throughout the entire Township. It conducts inspections on new buildings and unsafe structures. Since this service is already being provided throughout the entire Township, no service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

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Financial Summary

The Annexation Area has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is \$57,589.08. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately 31.92 acres +/- of industrial/commercial development.

As a result of additional population and road miles, the City also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

Assuming the annexation is effective prior to January 1, 2019; the property within the Annexation Area will then be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2019, will not be realized until May and November of 2020. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

Currently, the Annexation Area is undeveloped and the City will receive nominal property taxes from the existing assessed value within the Annexation Area. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2018 is \$2.3453. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to \$2.776, an increase of \$0.4307. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction

Annexation Area



Exhibit 2

Annexation Area: Legal Description

This description includes part of one (1) parcel of land:

Parcel No. 08-06-17-00-00-007.000

A part of the Northwest Quarter of Section 20, Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 20; thence South 00 degrees 00 minutes 54 seconds East (assumed bearing) 406.68 feet along the West line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 59 minutes 06 seconds East 16.50 feet to the east Right-of-way line of Grassy Branch Road and the East line of the 0.072 acre property (Parcel 14A, Code 4162) owned by State of Indiana as recorded in, Inst. No. 2006-041657, dated: July 20, 2006 in said Recorders Office; thence North 29 degrees 40 minutes 08 seconds East 101.82 feet along said East line to the Southwesterly Right-of-Way line for State Road 38; thence along the lines of said Southwesterly Right-of-Way, by the next two (2) courses: (1) thence South 60 degrees 41 minutes 09 seconds East 615.03 feet; (2) South 60 degrees 52 minutes 35 seconds East 345.98 feet to the East line of the 3.040 acre property owned by Alice E. Drexler et al, as recorded in Inst. No. 2007-063319, dated: November 9, 2007 in the Office of the Recorder, Hamilton County, Indiana; thence South 00 degrees 34 minutes 59 seconds West 1,306.76 feet to the East prolongation of the North line of the 9.15 acre property owned by The First Baptist Church of Westfield, Inc., as recorded in Inst. No. 2005-068167, dated: October 17, 2005 in said Recorders Office; thence North 88 degrees 51 minutes 00 seconds West 289.89 feet along the East prolongation of said North line, the North line and the West prolongation of said North line to the North prolongation of the East line of the three (3) acre property owned by William R. Stubbs as recorded in, Inst. No. 2003-028318, dated: March 24, 2003 in said Recorders Office; thence South 00 degrees 00 minutes 36 seconds East 0.75 feet along said North prolongation of the East line to the North line of said three (3) acre property; thence North 88 degrees 50 minutes 42 seconds West 240.38 feet along said North line to the South line of said 3.040 acre property; thence North 88 degrees 37 minutes 02 seconds West 361.62 feet along said South line to the West line of said Northwest Quarter; thence North 00 degrees 00 minutes 54 seconds West 1,669.09 feet to the Place of Beginning, containing 31.920 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of State Highway 38 (a/k/a Sheridan Road) and Grassy Branch Road.

CITY OF WESTFIELD, INDIANA

"Resolution No. 18-113"

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Computation of Estimated Property Taxes

-1-

<u>Year</u>	<u>Estimated Assessed Value</u>	<u>Exemptions</u>	<u>Estimated Net Assessed Value</u>	<u>Tax Rate</u>	<u>Estimated Tax Revenue</u>
1st	\$ 57,589 (1)	\$ -	\$ 57,589	\$ 0.7955 (2)	\$ 458
2nd	57,589	-	57,589	0.7955	458
3rd	57,589	-	57,589	0.7955	458
4th	57,589	-	57,589	0.7955	458
5th	15,960,000	-	15,960,000	0.7955	126,962

(1) Assumes build out of \$500,000 per acre, based on similar developments including South Oak Industrial Park, West Oak Industrial Park and Custom Commerce Park.

(2) Assumes the final tax rate for 2018

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Estimated Revenue Generated

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Net Assessed Value	\$ 57,589	\$ 57,589	\$ 57,589	\$ 57,589	\$ 15,960,000
Property Tax Revenue	458	458	458	458	126,962
Income Tax - COIT	-	183	183	183	46
Excise Tax/CVET	18	18	18	5	1,270
Circuit Breaker Reduction (1)	(102)	(102)	(102)	(102)	(102)
Motor Vehicle Highway	-	1,991	1,991	1,991	1,991
Local Roads & Streets	-	833	833	833	833
Total Revenue	<u>\$ 374</u>	<u>\$ 3,382</u>	<u>\$ 3,382</u>	<u>\$ 3,368</u>	<u>\$ 131,000</u>

(1) Estimated Circuit Breaker reduction based upon Pay 2018 tax rate and estimated build out

General Notes

- Five years is considered a standard planning period for annexation analysis.
- Population based revenue will not go up unless a Census occurs or a Special Census is prepared.

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Estimated Non-Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Police (1)	\$ 5,481	\$ 5,755	\$ 6,043	\$ 6,345	\$ 23,019
Fire (1)	3,001	3,151	3,309	3,474	17,372
Lighting (2)	-	-	-	-	-
Fire Hydrants (2)	-	-	-	-	-
Streets & Road Maint. (1)	1,700	1,785	1,874	1,968	2,066
Park (1)	103	124	148	178	214
<u>Admin. & General Dpts. (1)</u>					
Administrative	103	108	130	156	187
Community Dev. Planning	29	30	37	44	53
Building Dept.	7	7	9	11	13
Information Tech.	45	47	57	68	82
Clerk	17	18	21	26	31
Mayor	4	4	5	6	7
City Council	4	4	5	6	7
Street Dept	<u>83</u>	<u>87</u>	<u>105</u>	<u>125</u>	<u>151</u>
Total Non-Capital Costs	<u>\$ 10,577</u>	<u>\$ 11,121</u>	<u>\$ 11,742</u>	<u>\$ 12,407</u>	<u>\$ 43,201</u>

(1) Assumes allocation of the specific budget; in the event you need further information, please contact the City.

(2) No additional cost is estimated to be incurred.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Estimated Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Street Department (1)	\$ -	\$ -	\$ -	\$ -	\$ -
Street Lighting (1)	-	-	-	-	-
Wastewater (1)	-	-	-	-	-
Water (1)	-	-	-	-	-
Electric (1)	-	-	-	-	-
Cumulative Capital (1)	-	-	-	-	-
Cumulative Fire (1)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Capital Costs	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(1) No capital costs are expected to occur, in this time period, in the Area.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 5**CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"****Fiscal Plan Summary**

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>	<u>Total</u>
Revenue	\$ 374	\$ 3,382	\$ 3,382	\$ 3,368	\$ 131,000	\$ 141,506
Non-Capital Costs	10,577	11,121	11,742	12,407	43,201	89,048
Capital Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net	<u>\$ (10,203)</u>	<u>\$ (7,739)</u>	<u>\$ (8,360)</u>	<u>\$ (9,039)</u>	<u>\$ 87,799</u>	<u>\$ 52,458</u>
Percentage	<u>-2728.1%</u>	<u>-228.8%</u>	<u>-247.2%</u>	<u>-268.4%</u>	<u>67.0%</u>	<u>37.1%</u>

General Notes

- Five years is considered a standard planning period for annexation analysis.
- To be funded by the General Fund balance

CITY OF WESTFIELD, INDIANA

"Resolution No. 18-113"

EXHIBIT 4

Property Tax Impact & Circuit Breaker Report by Parcel

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-06-17-00-00-007.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural Portion</u>		
Net Assessed Value	\$ 57,589	\$ 57,589
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ 1,483	\$ 1,235
Circuit Breaker Credit - (2% Cap)	331	83
Estimated Net Property Taxes Paid by Owner	\$ 1,152	\$ 1,152
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 1,152	\$ 1,152
Plus School Referendum (Tax Rate .2000)	\$ 115	\$ 115
Total Estimated Net Property Taxes Paid by Owner	\$ 1,267	\$ 1,267

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-06-17-00-00-007.000

<u>Before Annexation</u>					
	<u>Pay 2018 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credit</u>	<u>Estimated Net Property Tax</u>
Hamilton County	\$ 0.2814	13.12%	\$ 162	\$ 11	\$ 151
Washington Township	0.3741	17.44%	215	14	201
Westfield Library	0.0365	1.70%	21	1	20
Westfield School Corporation	1.4501	67.59%	835	56	779
Solid Waste District	0.0032	0.15%	2	-	2
Total	<u>\$ 2.1453</u>	<u>100.00%</u>	<u>\$ 1,235</u>	<u>\$ 82</u>	<u>\$ 1,153</u>
<u>After Annexation</u>					
	<u>Pay 2018 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credit</u>	<u>Estimated Net Property Tax</u>
Hamilton County	\$ 0.2814	10.92%	\$ 162	\$ 36	\$ 126
Washington Township	0.0093	0.36%	5	1	4
Westfield Library	0.0365	1.42%	21	5	16
Westfield School Corporation	1.4501	56.29%	836	185	651
Solid Waste District	0.0032	0.12%	2	-	2
City of Westfield	0.7955	30.88%	458	102	356
Total	<u>\$ 2.5760</u>	<u>100.00%</u>	<u>\$ 1,484</u>	<u>\$ 329</u>	<u>\$ 1,155</u>

NOTE: The School Corporation tax rate does not include .2000 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-06-17-00-007.000 FUTURE**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Commercial Portion</u>		
Net Assessed Value	\$ 15,960,000	\$ 15,960,000
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ 411,130	\$ 342,390
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ 411,130	\$ 342,390
Total Estimated Net Property Taxes Paid by Owner	\$ 411,130	\$ 342,390
Plus School Referendum (Tax Rate .2000)	\$ 31,920	\$ 31,920
Total Estimated Net Property Taxes Paid by Owner	\$ 443,050	\$ 374,310

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit

Parcel #08-06-17-00-00-007.000 - Future

<u>Before Annexation</u>	Pay 2018 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	13.12%	\$ 44,906	\$ -	\$ 44,906
Washington Township	0.3741	17.44%	59,707	-	59,707
Westfield Library	0.0365	1.70%	5,825	-	5,825
Westfield School Corporation	1.4501	67.59%	231,441	-	231,441
Solid Waste District	0.0032	0.15%	511	-	511
Total	<u>\$ 2.1453</u>	<u>100.00%</u>	<u>\$ 342,390</u>	<u>\$ -</u>	<u>\$ 342,390</u>
<u>After Annexation</u>	Pay 2018 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.92%	\$ 44,911	\$ -	\$ 44,911
Washington Township	0.0093	0.36%	1,484	-	1,484
Westfield Library	0.0365	1.42%	5,825	-	5,825
Westfield School Corporation	1.4501	56.29%	231,437	-	231,437
Solid Waste District	0.0032	0.12%	511	-	511
City of Westfield	0.7955	30.88%	126,962	-	126,962
Total	<u>\$ 2.5760</u>	<u>100.00%</u>	<u>\$ 411,130</u>	<u>\$ -</u>	<u>\$ 411,130</u>

NOTE: The School Corporation tax rate does not include .2000 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

"Resolution No. 18-113"

EXHIBIT 5

Parcel Listing

CITY OF WESTFIELD, INDIANA

Parcel Listing

"Resolution No. 18-113"

Parcel ID	Owner	Parcel Address	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Net AV
08-06-17-00-00-007.000	Drexler, Alice E	0 Grassy Branch Rd Westfield 46074	\$ -	\$ 57,589	\$ -	\$ 57,589	\$ -	\$ -	\$ -	\$ 57,589
			-		-	-	-	-	-	-
			\$ -	\$ 57,589	\$ -	\$ 57,589	\$ -	\$ -	\$ -	\$ 57,589

CITY OF WESTFIELD, INDIANA

"Resolution No. 18-113"

EXHIBIT 6

Estimated Impact to Other Governmental Entities

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Calculation of Estimated District Tax Rate Impact

<u>District Tax Rate Impact - Year 1 of Annexation</u>	Washington Twp.	Westfield City
Estimated District Tax Rate (1)	\$ 2.4250	\$ 2.8704
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Estimated Tax Rate Change (2)	\$ -	\$ -
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	<u>\$ 2.4250</u>	<u>\$ 2.8704</u>
Estimated Tax Rate Increase/(Decrease) due to Annexation - Year 1	<u>\$ -</u>	<u>\$ -</u>
Estimated Percentage Increase/(Decrease) - Year 1	<u>0.00%</u>	<u>0.00%</u>
<u>District Tax Rate Impact - Year 5 of Annexation</u>		
Estimated District Tax Rate	\$ 2.4250	\$ 2.8704
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	<u>\$ 2.4250</u>	<u>\$ 2.8704</u>
Estimated Tax Rate Increase/(Decrease) due to Annexation - Year 5	<u>\$ -</u>	<u>\$ -</u>
Estimated Percentage Increase/(Decrease) - Year 5	<u>0.00%</u>	<u>0.00%</u>

(1) Based upon certified Pay 2018 tax rates plus an estimated 3.4% statewide growth factor

(2) The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Estimated Tax Rate Impact by Political Subdivision

<u>Before Annexation</u>	Estimated Pay 2019 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2910	\$ 0.2910	\$ 0.2910	\$ 0.2910	\$ 0.2910
Washington Township	0.3868	0.3868	0.3868	0.3868	0.3868
Westfield Library	0.0377	0.0377	0.0377	0.0377	0.0377
Westfield School Corporation	1.4994	1.4994	1.4994	1.4994	1.4994
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	-	-	-	-	-
Total	<u>\$ 2.2182</u>	<u>\$ 2.2182</u>	<u>\$ 2.2182</u>	<u>\$ 2.2182</u>	<u>\$ 2.2182</u>
<u>After Annexation</u>	Estimated Pay 2019 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2910	\$ 0.2910	\$ 0.2910	\$ 0.2910	\$ 0.2910
Washington Township	0.0096	0.0096	0.0096	0.0096	0.0096
Westfield Library	0.0377	0.0377	0.0377	0.0377	0.0377
Westfield School Corporation	1.4994	1.4994	1.4994	1.4994	1.4994
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	0.8225	0.8225	0.8225	0.8225	0.8225
Total	<u>\$ 2.6636</u>	<u>\$ 2.6636</u>	<u>\$ 2.6636</u>	<u>\$ 2.6636</u>	<u>\$ 2.6636</u>

NOTE

The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Residential

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2020 Total Taxes (Year 1)</u>	<u>Estimated 2019 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 100,000.00	\$ 819.66	\$ 819.66	\$ -	0.00%
City of Westfield	100,000.00	1,000.00	1,000.00	-	0.00%

NOTES

Assumes residential property is homestead property and receives homestead, supplemental homestead and mortgage deductions

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Agricultural (100 Acres)

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2020 Total Taxes (Year 1)</u>	<u>Estimated 2019 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 161,000.00	\$ 3,220.00	\$ 3,220.00	\$ -	0.00%
City of Westfield	161,000.00	3,220.00	3,220.00	-	0.00%

NOTES

Agricultural property is limited to a 2% maximum property tax rate.

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Commercial

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2020 Total Taxes (Year 1)</u>	<u>Estimated 2019 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 500,000.00	\$ 12,125.20	\$ 12,125.20	\$ -	0.00%
City of Westfield	500,000.00	14,351.92	14,351.92	-	0.00%

NOTE: The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Summary of Estimated Impact on Auto Excise and Commercial Vehicle Taxes

Government Unit	Estimated 2018	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,698,209	\$ 3,698,206	\$ (3)	\$ 3,698,203	\$ (3)	\$ 3,698,201	\$ (3)	\$ 3,698,200	\$ (1)
Adams Township	20,963	20,963	(0)	20,963	(0)	20,963	(0)	20,963	(0)
Clay Township	367,028	367,027	(0)	367,027	(0)	367,027	(0)	367,027	(0)
Delaware Township	38,699	38,699	(0)	38,699	(0)	38,699	(0)	38,699	(0)
Fall Creek Township	37,337	37,337	(0)	37,337	(0)	37,337	(0)	37,337	(0)
Jackson Township	39,091	39,090	(0)	39,090	(0)	39,090	(0)	39,090	(0)
Noblesville Township	112,177	1,049	(0)	1,049	(0)	1,049	(0)	1,049	(0)
Washington Township	57,735	57,735	(0)	57,735	(0)	57,735	(0)	57,735	(0)
Wayne Township	19,498	19,498	(0)	19,498	(0)	19,498	(0)	19,498	(0)
White River Township	23,648	23,648	(0)	23,648	(0)	23,648	(0)	23,648	(0)
Carmel Civil City	3,568,244	1,531	(3)	1,528	(3)	1,526	(3)	1,525	(1)
Noblesville Civil City	1,769,789	1,769,787	(1)	1,769,786	(1)	1,769,785	(1)	1,769,784	(0)
Arcadia Civil Town	33,548	33,548	(0)	33,548	(0)	33,548	(0)	33,548	(0)
Atlanta Civil Town	10,310	3,461	(0)	3,461	(0)	3,461	(0)	3,461	(0)
Cicero Civil Town	96,903	96,903	(0)	96,903	(0)	96,903	(0)	96,903	(0)
Fishers Civil Town	1,952,736	1,952,735	(1)	1,952,733	(1)	1,952,732	(1)	1,952,732	(0)
Sheridan Civil Town	74,903	74,903	(0)	74,903	(0)	74,902	(0)	74,902	(0)
Westfield Civil Town	1,092,560	1,092,579	18	1,092,597	18	1,092,615	18	1,092,620	5
Carmel Schools	3,245,300	3,245,298	(2)	3,245,295	(2)	3,245,293	(2)	3,245,292	(1)
Hamilton Heights Schools	572,000	572,000	(0)	571,999	(0)	571,999	(0)	571,999	(0)
HSE Schools	3,339,814	3,339,812	(2)	3,339,809	(2)	3,339,807	(2)	3,339,806	(1)
Noblesville Schools	1,877,000	1,876,999	(1)	1,876,997	(1)	1,876,996	(1)	1,876,996	(0)
Sheridan Schools	293,886	293,886	(0)	293,886	(0)	293,885	(0)	293,885	(0)
Westfield Schools	1,835,115	1,835,114	(1)	1,835,112	(1)	1,835,111	(1)	1,835,111	(0)
Hamilton North Public Library	26,142	26,142	(0)	26,142	(0)	26,142	(0)	26,142	(0)
Carmel-Clay Public Library	362,540	400,692	(0)	400,691	(0)	400,691	(0)	400,691	(0)
Hamilton East Public Library	401,933	401,933	(0)	401,933	(0)	401,932	(0)	401,932	(0)
Sheridan Public Library	14,794	14,794	(0)	14,794	(0)	14,793	(0)	14,793	(0)
Westfield Public Library	44,142	44,142	(0)	44,142	(0)	44,141	(0)	44,141	(0)
Hamilton County Solid Waste	42,248	42,248	(0)	42,248	(0)	42,248	(0)	42,248	(0)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Summary of Estimated Impact on County Option Income Taxes

Government Unit	Certified 2018 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 40,786,847	\$ 40,786,847	\$ -	\$ 40,786,798	\$ (49)	\$ 40,786,750	\$ (49)	\$ 40,786,701	\$ (49)
Adams Township	231,194	231,194	-	231,194	(0)	231,193	(0)	231,193	(0)
Clay Township	4,047,879	4,047,879	-	4,047,874	(5)	4,047,869	(5)	4,047,865	(5)
Delaware Township	426,801	426,801	-	426,800	(1)	426,800	(1)	426,799	(1)
Fall Creek Township	411,780	411,780	-	411,780	(0)	411,779	(0)	411,779	(0)
Jackson Township	431,122	431,122	-	431,121	(1)	431,121	(1)	431,120	(1)
Noblesville Township	1,237,182	1,237,182	-	1,237,181	(1)	1,237,179	(1)	1,237,178	(1)
Washington Township	636,748	636,748	-	636,747	(1)	636,746	(1)	636,746	(1)
Wayne Township	215,039	215,039	-	215,039	(0)	215,038	(0)	215,038	(0)
White River Township	260,809	260,809	-	260,809	(0)	260,808	(0)	260,808	(0)
Carmel Civil City	39,353,494	39,353,494	-	39,353,447	(47)	39,353,400	(47)	39,353,353	(47)
Noblesville Civil City	19,518,665	19,518,665	-	19,518,642	(23)	19,518,618	(23)	19,518,595	(23)
Arcadia Civil Town	369,993	369,993	-	369,993	(0)	369,992	(0)	369,992	(0)
Atlanta Civil Town	113,709	113,709	-	113,709	(0)	113,709	(0)	113,709	(0)
Cicero Civil Town	1,068,730	1,068,730	-	1,068,729	(1)	1,068,727	(1)	1,068,726	(1)
Fishers Civil Town	21,536,360	21,536,360	-	21,536,334	(26)	21,536,309	(26)	21,536,283	(26)
Sheridan Civil Town	826,087	826,087	-	826,086	(1)	826,085	(1)	826,084	(1)
Westfield Civil Town	12,049,643	12,049,643	-	12,049,826	183	12,050,009	183	12,050,193	183
Hamilton North Public Library	288,312	288,312	-	288,312	(0)	288,311	(0)	288,311	(0)
Carmel-Clay Public Library	3,998,388	3,998,388	-	3,998,383	(5)	3,998,378	(5)	3,998,374	(5)
Hamilton East Public Library	4,432,845	4,432,845	-	4,432,840	(5)	4,432,834	(5)	4,432,829	(5)
Sheridan Public Library	163,155	163,155	-	163,155	(0)	163,155	(0)	163,154	(0)
Westfield Public Library	486,829	486,829	-	486,828	(1)	486,828	(1)	486,827	(1)
Hamilton County Airport	92,588	92,588	-	92,588	(0)	92,588	(0)	92,588	(0)
Hamilton County Solid Waste	465,946	465,946	-	465,945	(1)	465,945	(1)	465,944	(1)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Summary of Estimated Impact on Circuit Breaker Credits

Government Unit	Estimated 2018	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,876,843	\$ 3,876,863	\$ 20	\$ 3,876,863	\$ -	\$ 3,876,863	\$ -	\$ 3,876,863	\$ -
Adams Township	5,791	5,791	-	5,791	-	5,791	-	5,791	-
Clay Township	117,455	117,455	-	117,455	-	117,455	-	117,455	-
Delaware Township	6,014	6,014	-	6,014	-	6,014	-	6,014	-
Fall Creek Township	16,783	16,783	-	16,783	-	16,783	-	16,783	-
Jackson Township	13,676	13,676	-	13,676	-	13,676	-	13,676	-
Noblesville Township	49,903	49,903	-	49,903	-	49,903	-	49,903	-
Washington Township	110,550	110,551	1	110,551	-	110,551	-	110,551	-
Wayne Township	4,726	4,726	-	4,726	-	4,726	-	4,726	-
White River Township	62	62	-	62	-	62	-	62	-
Carmel Civil City	1,132,485	1,132,485	-	1,132,485	-	1,132,485	-	1,132,485	-
Noblesville Civil City	5,155,218	5,155,218	-	5,155,218	-	5,155,218	-	5,155,218	-
Arcadia Civil Town	33,004	33,004	-	33,004	-	33,004	-	33,004	-
Atlanta Civil Town	6,434	6,434	-	6,434	-	6,434	-	6,434	-
Cicero Civil Town	99,068	99,068	-	99,068	-	99,068	-	99,068	-
Fishers Civil Town	1,431,012	1,431,012	-	1,431,012	-	1,431,012	-	1,431,012	-
Sheridan Civil Town	256,430	256,430	-	256,430	-	256,430	-	256,430	-
Westfield Civil Town	3,430,772	3,430,874	102	3,430,874	-	3,430,874	-	3,430,874	-
Carmel Schools	1,002,043	1,002,043	-	1,002,043	-	1,002,043	-	1,002,043	-
Hamilton Heights Schools	198,047	198,047	-	198,047	-	198,047	-	198,047	-
HSE Schools	2,562,340	2,562,340	-	2,562,340	-	2,562,340	-	2,562,340	-
Noblesville Schools	4,423,662	4,423,662	-	4,423,662	-	4,423,662	-	4,423,662	-
Sheridan Schools	178,342	178,342	-	178,342	-	178,342	-	178,342	-
Westfield Schools	7,986,350	7,986,493	143	7,986,493	-	7,986,493	-	7,986,493	-
Hamilton North Public Library	17,168	17,168	-	17,168	-	17,168	-	17,168	-
Carmel-Clay Public Library	121,645	121,645	-	121,645	-	121,645	-	121,645	-
Hamilton East Public Library	450,084	450,084	-	450,084	-	450,084	-	450,084	-
Sheridan Public Library	14,657	14,657	-	14,657	-	14,657	-	14,657	-
Westfield Public Library	195,986	195,987	1	195,987	-	195,987	-	195,987	-
Hamilton County Solid Waste	43,724	43,724	-	43,724	-	43,724	-	43,724	-

NOTE: Assumes all non-annexation levies grow at the same rate as assessed value growth

ORDINANCE 18-41

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

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

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

WHEREAS, the Council has conducted a public hearing on October 8, 2018, as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 18-113); and,

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

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

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

Section 1. The Annexation Area, generally located Southeast of the intersection of State Highway 38 and Grassy Branch Road, and adjacent to the existing corporate limits along the western boundary of the Annexation Area, is hereby annexed to and declared to be a part of the City.

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

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 18-41** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 18-41
this _____ day of _____, 2018.

I hereby VETO Ordinance 18-41
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

EXHIBIT A
ANNEXATION AREA

Annexation Area



EXHIBIT LEGEND

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

Not To Scale

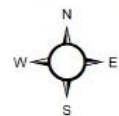


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes part of one (1) parcel of land:

Parcel No. 08-06-17-00-00-007.000

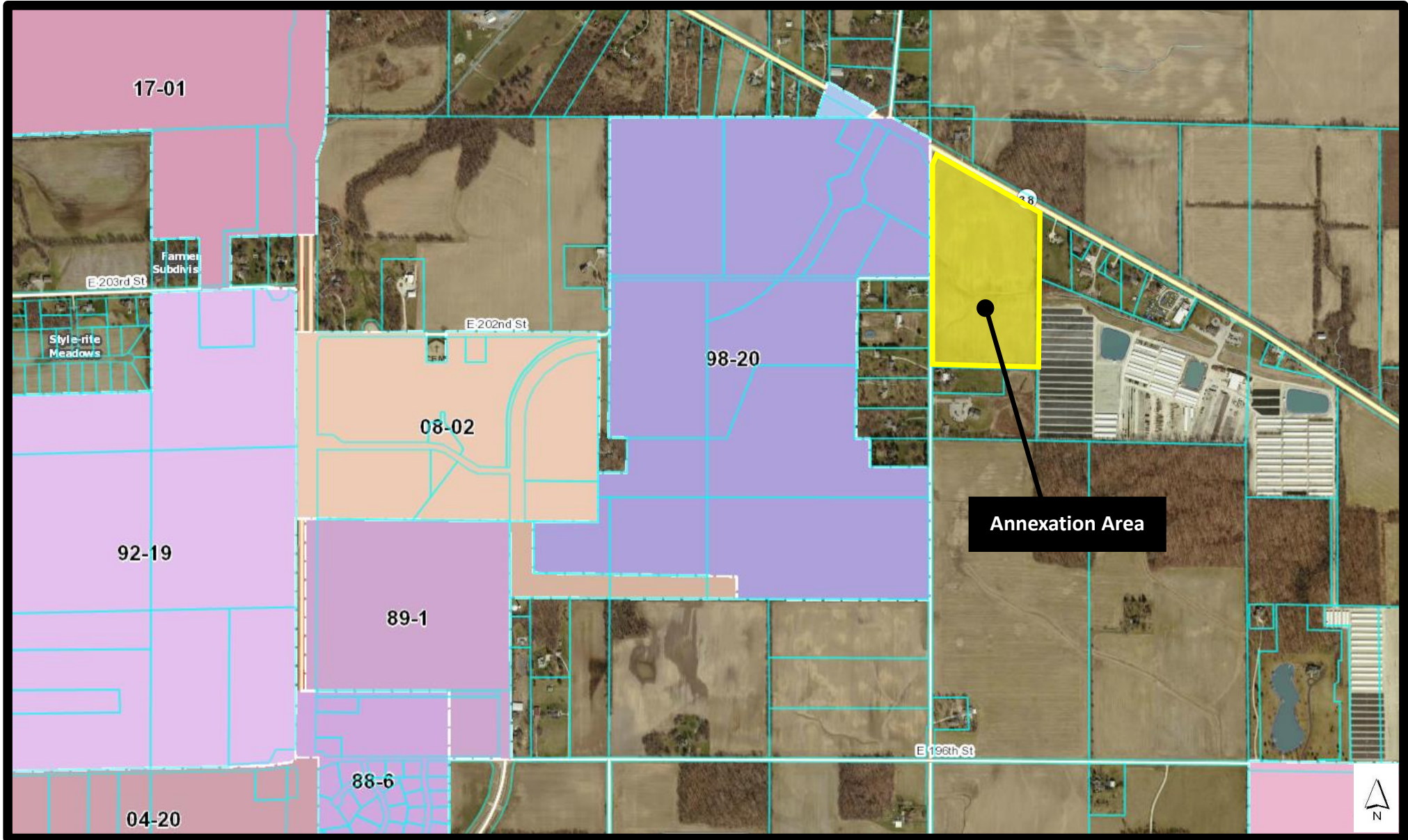
A part of the Northwest Quarter of Section 20, Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 20; thence South 00 degrees 00 minutes 54 seconds East (assumed bearing) 406.68 feet along the West line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 59 minutes 06 seconds East 16.50 feet to the east Right-of-way line of Grassy Branch Road and the East line of the 0.072 acre property (Parcel 14A, Code 4162) owned by State of Indiana as recorded in, Inst. No. 2006-041657, dated: July 20, 2006 in said Recorders Office; thence North 29 degrees 40 minutes 08 seconds East 101.82 feet along said East line to the Southwesterly Right-of-Way line for State Road 38; thence along the lines of said Southwesterly Right-of-Way, by the next two (2) courses: (1) thence South 60 degrees 41 minutes 09 seconds East 615.03 feet; (2) South 60 degrees 52 minutes 35 seconds East 345.98 feet to the East line of the 3.040 acre property owned by Alice E. Drexler et al, as recorded in Inst. No. 2007-063319, dated: November 9, 2007 in the Office of the Recorder, Hamilton County, Indiana; thence South 00 degrees 34 minutes 59 seconds West 1,306.76 feet to the East prolongation of the North line of the 9.15 acre property owned by The First Baptist Church of Westfield, Inc., as recorded in Inst. No. 2005-068167, dated: October 17, 2005 in said Recorders Office; thence North 88 degrees 51 minutes 00 seconds West 289.89 feet along the East prolongation of said North line, the North line and the West prolongation of said North line to the North prolongation of the East line of the three (3) acre property owned by William R. Stubbs as recorded in, Inst. No. 2003-028318, dated: March 24, 2003 in said Recorders Office; thence South 00 degrees 00 minutes 36 seconds East 0.75 feet along said North prolongation of the East line to the North line of said three (3) acre property; thence North 88 degrees 50 minutes 42 seconds West 240.38 feet along said North line to the South line of said 3.040 acre property; thence North 88 degrees 37 minutes 02 seconds West 361.62 feet along said South line to the West line of said Northwest Quarter; thence North 00 degrees 00 minutes 54 seconds West 1,669.09 feet to the Place of Beginning, containing 31.920 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of State Highway 38 (a/k/a Sheridan Road) and Grassy Branch Road.

NORTHPONT, PHASE 1 ANNEXATION (Ord. 18-41)



RESOLUTION 18-114

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 18-34

WHEREAS, the City of Westfield (the “City”) desires to annex certain parcels as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) into the municipality; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and,

WHEREAS, the required fiscal plan, included as **Exhibit C** (the “Fiscal Plan”) and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF NOVEMBER, 2018, BY THE
WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 18-114 was delivered to the Mayor of Westfield
on the _____ day of November, 2018, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 18-114
this _____ day of November, 2018.

I hereby VETO Resolution 18-114
this _____ day of November, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

EXHIBIT A
ANNEXATION AREA

Annexation Area

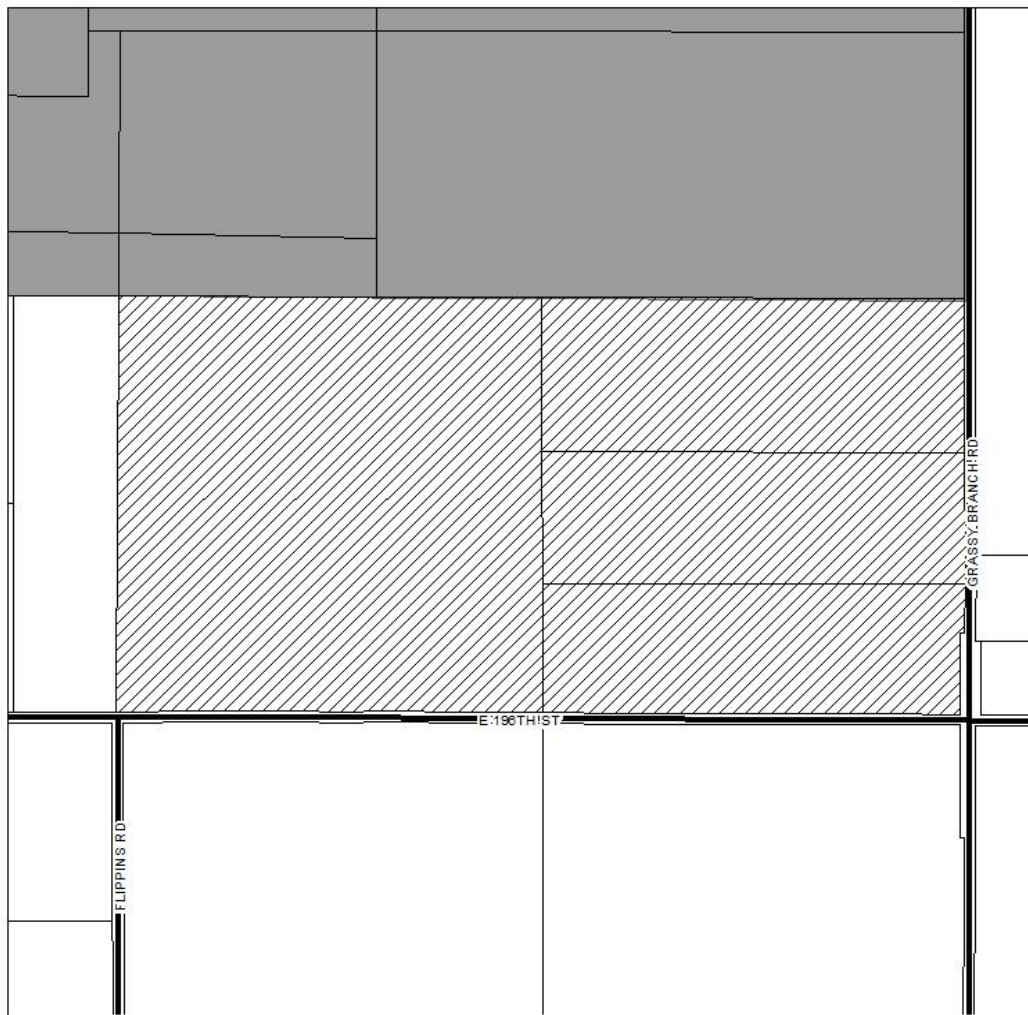


EXHIBIT LEGEND

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

Not To Scale

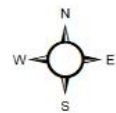


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes four (4) parcels of land:

**Parcel Nos. 008-06-19-00-00-006.000; 08-06-19-00-00-007.000; 08-06-19-00-00-008.000; and
 08-06-19-00-00-009.000**

The South Half of the Southeast Quarter of Section 19, Township 19 North, Rang 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of said Section 19; thence North 89 degrees 48 minutes 08 seconds West (assumed bearing) 2,671.48 feet along the South line of said Southeast Quarter to the Southwest corner thereof; thence North 00 degrees 01 minutes 23 seconds East 1,338.82 feet along the West line of said Southeast Quarter to the Northwest corner of said South Half; thence South 89 degrees 48 minutes 08 seconds East 2,671.17 feet along the North line of said South Half to the Northeast corner of said South Half; thence South 00 degrees 00 minutes 35 seconds East 1,338.82 feet along the East line of said Southeast Quarter to the place of beginning, containing 82.102 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of 196th Street and Grassy Branch Road.



Fiscal Plan for the Voluntary Annexation of Real Estate Contiguous to the City of Westfield, Indiana

**Described as real estate located at the Northwest corner of 196th Street and Grassy Branch
Road**

**This Fiscal Plan Supports
Ordinance 18-47**

**This Fiscal Plan is Exhibit C
of Resolution 18-114**

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield, Hamilton County, Indiana (the “City”) and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the “Annexation Area”, as further described herein, and is located adjacent to the existing corporate limits of the City. The annexation is one hundred percent (100%) voluntary.

The Indiana Statute (I.C. § 36-4-3-13(d)) governing annexation activity by the City requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to address the following, as further summarized herein and the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3**).
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the City’s corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6**).
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 3** and **Exhibit 4**).
8. Estimated impact on political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6**).
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5**).

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield Annexation Philosophy and Plan

A. Fiscal Policy of the City

The annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City.

B. General Philosophy and Plan

The philosophy and plan of the City is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City with a broad, stable and growing economic tax base; and,
2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,
3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,
4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is the preference of the City to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (I.C. § 36-4-3-5);
2. Enhance the existing assessed valuation of the municipality through voluntary annexations;
3. Consider any requests for voluntary annexation from existing parcels; and
4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

Parcel Analysis

A. Description

The Annexation Area is located at the Northwest corner of 196th Street and Grassy Branch Road (see attached **Exhibit 1**) and encompasses an area of approximately 82.102 acres.

B. Contiguity

Property contiguous with the City's corporate limits may be annexed into the City's corporate limits (I.C. § 36-4-3-1.5). I.C. § 36-4-3-1.5 provides that property is considered "contiguous" if at least one-eighth (1/8) of the aggregate external boundaries of the property coincides with the boundaries of the City's corporate limits. In determining if property is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the City's corporate limits to the Annexation Area is not considered a part of the boundaries of either the City's corporate limits or the property to be annexed. The Annexation Area meets the contiguity requirements of I.C. § 36-4-3-1.5.

C. Population and Structures

The Annexation Area has an estimated three (3) inhabitants and contains one (1) residential structure and one (1) accessory structure.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is: Northpoint Planned Unit Development (PUD) District.

E. Property Tax Assessment

The 2017 pay 2018 total gross assessed valuation of all real property and its improvements located within the Annexation Area is \$206,600.

F. Municipal Property Tax Rate

The existing 2017 pay 2018 property tax rate assessed to all real property and its improvements within the Annexation Area is \$2.3453 per \$100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

The build-out of the Annexation Area is planned to include industrial/commercial development pursuant to the Northpoint PUD District. Site construction for the Annexation Area is planned by the developer to be initiated in 2023. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Industrial/Commercial¹:

- 2019: No vertical development.
- 2020: No vertical development.
- 2021: No vertical development.
- 2022: No vertical development.
- 2023: 82.102 acres +/- with an estimated market value of \$500,000 per acre.

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 3**, Table 1 and Table 2.

¹ Improvements are estimated to be comparable to Custom Commerce Park in Westfield.

Municipal Services

The City currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments were analyzed to determine the extent of the effect of annexation. The Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development were identified as being affected by the annexation of new territory.

The cost estimates of planned services to be furnished to the Annexation Area have been computed based on the 2018 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet all the requirements of Indiana Code § 36-4-3. Each capital service was assessed by Department of Public Works and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the Annexation Area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the Annexation Area, in a manner equivalent in standard and scope to the services being providing within the City's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The fifty-nine (59) uniformed officers of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have not been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The City will provide police service to the Annexation Area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts pressure on the existing staffing levels.

Provision of planned services of a capital improvement nature within three years: Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

B. Fire Department

The seventy-two (72) Firefighters, EMS and Paramedics personnel employed by the Fire Department of the City respond to fire emergencies, chemical and hazardous material spills, and general life safety emergencies throughout the corporate limits of the City and throughout the remainder of Washington Township, Hamilton County (the “Township”).

The personnel of the Fire Department are assigned to three (3) fire stations located on Dartown Road (headquarters), 151st Street, and Grassy Branch Road. Each station is the primary respondent to emergencies within its assigned geographical area. Secondary response is provided by personnel and equipment by volunteer and paid city and town fire departments in adjacent communities.

The existing Fire Department currently has the entire responsibility for services throughout the Township; therefore, the annexation of this new territory will not change the impact or the need for additional personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3, and Table 4.

C. Public Works Department

a. Street Division

The Street Division is part of the Public Works Department of the City and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the corporate limits of the City. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and

replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and policing of rights-of-way to support safe travel.

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway (“MVH”) fund, the Local Road and Street Fund (“LR&S”), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S is estimated to be \$3.95 million in 2018, which is approximately \$17,955 per road mile².

Provision of planned service of a non-capital nature within one year: Street Division services can be provided for the Annexation Area with existing personnel, based upon road miles of approximately 0.25 miles (1,325 feet) for existing Grassy Branch Road and approximately 0.50 miles (2,670 feet) for existing 196th Street, both within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The intent of the City with respect to future road construction is to require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development. Potential road improvements are evaluated each year and the Annexation Area will be part of that annual review process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Water and Sewer Services

Citizens Westfield Water, LLC and Citizens Westfield Wastewater, LLC (collectively the “Utility”) operates the water and wastewater works within the City. Services for both water and sewer are provided within the corporate limits of the City and into portions of the Township. The Annexation Area is not currently served by the Utility’s water and sewer service.

The Utility provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. The Utility meets the parameters of providing access to water utility service, to a property, when a water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel.

Fire hydrants are generally supported by the user charge system of the Utility. The developer of any new development is generally responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire, unless otherwise provided by the Utility or the Utility’s policies.

The installation and extension of sewer service for any proposed development in the Annexation Area will be provided in accordance with the Utility’s policies. The Utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the City. The Utility meets the parameters of providing

² Based on an estimated two hundred and twenty miles of road.

access to wastewater service when the parcel is within the drainage watershed of a major interceptor, trunk or lateral sewer which ultimately delivers wastewater to the wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when the Utility's sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

Property tax revenues are not a part of the Utility's budget. In addition to monthly service charges, the Utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending water and wastewater lines within the Utility's service area is done in accordance with the Utility's policies. The Utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

D. Parks and Recreation Department

Services by the Parks and Recreation Department of the City are funded out of the City's Parks and Recreation Department budget. The existing inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The existing inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The Annexation Area is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

Provision of planned service of a non-capital nature within one year: The Annexation Area will have full access to existing park facilities and will continue to be supported by the City. The incremental cost to maintain park facilities is set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The capital services required for future growth in parks will be accomplished through the annual budgeting process, and the collection of park impact fees from new development will defray the costs to maintain the community's current level of service of park facilities. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

E. Clerk-Treasurer's Office

The Clerk-Treasurer of the City is responsible for the maintenance of all City records.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

F. Economic and Community Development Department

a. Planning and Zoning Services

The Economic and Community Development Department of the City is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan

Commission and the Westfield-Washington Township Board of Zoning Appeals. These responsibilities currently involve the entire Township; therefore, no service level increases are expected for this division with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Economic Development Services

The Economic and Community Development Department of the City is responsible for all of the economic development functions within the corporate limits of the City. No service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

c. Building and Construction Services

The Economic and Community Development Department of the City currently processes building permits throughout the entire Township. It conducts inspections on new buildings and unsafe structures. Since this service is already being provided throughout the entire Township, no service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

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Financial Summary

The Annexation Area has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is \$206,600. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately 82.102 acres +/- of industrial/commercial development.

As a result of additional population and road miles, the City also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

Assuming the annexation is effective prior to January 1, 2019; the property within the Annexation Area will then be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2019, will not be realized until May and November of 2020. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

Currently, the Annexation Area is not subdivided and the City will receive nominal property taxes from the existing assessed value within the Annexation Area. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2018 is \$2.3453. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to \$2.776, an increase of \$0.4307. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction

Annexation Area

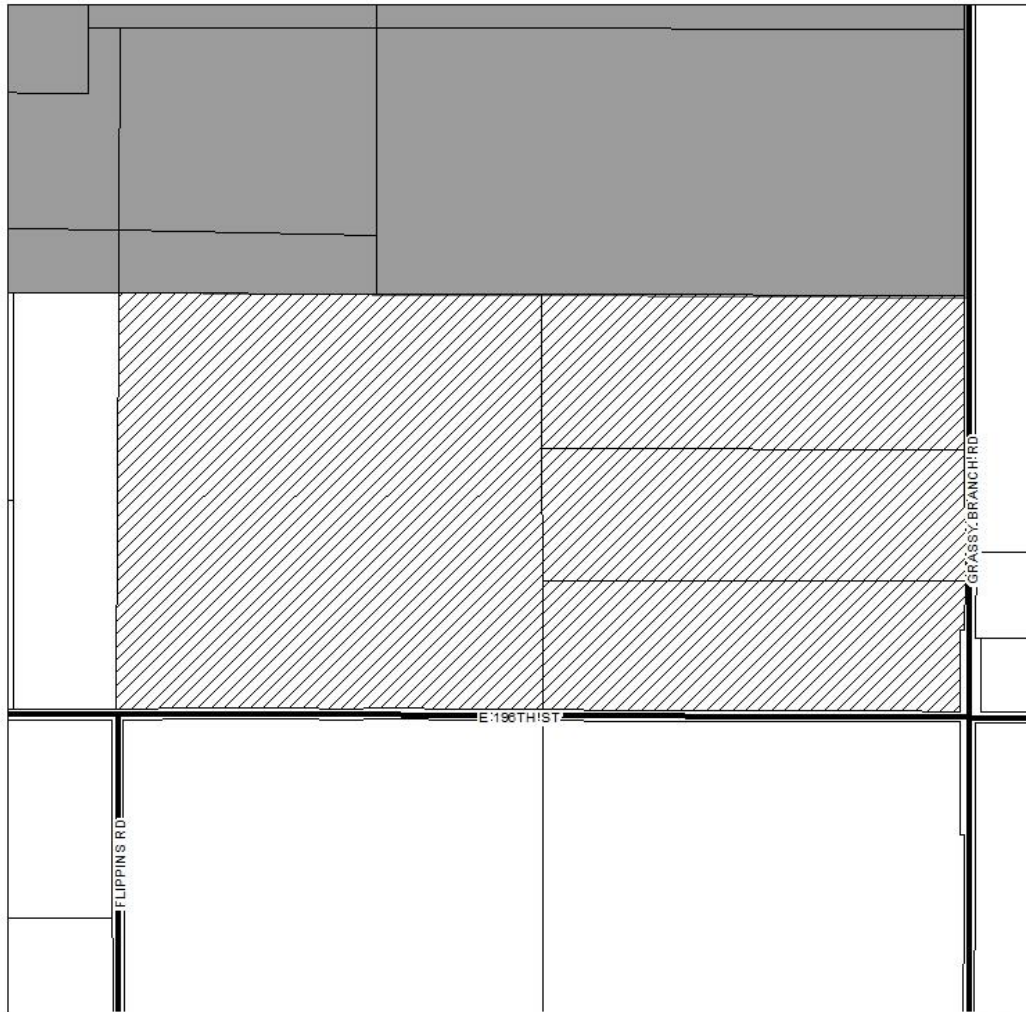


EXHIBIT LEGEND

	ANNEXATION AREA		PARCELS
	EXISTING CITY LIMITS		STREETS

Not To Scale

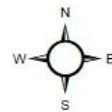


Exhibit 2

Annexation Area: Legal Description

This description includes four (4) parcels of land:

Parcel Nos. 008-06-19-00-00-006.000; 08-06-19-00-00-007.000; 08-06-19-00-00-008.000; and 08-06-19-00-00-009.000

The South Half of the Southeast Quarter of Section 19, Township 19 North, Rang 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of said Section 19; thence North 89 degrees 48 minutes 08 seconds West (assumed bearing) 2,671.48 feet along the South line of said Southeast Quarter to the Southwest corner thereof; thence North 00 degrees 01 minutes 23 seconds East 1,338.82 feet along the West line of said Southeast Quarter to the Northwest corner of said South Half; thence South 89 degrees 48 minutes 08 seconds East 2,671.17 feet along the North line of said South Half to the Northeast corner of said South Half; thence South 00 degrees 00 minutes 35 seconds East 1,338.82 feet along the East line of said Southeast Quarter to the place of beginning, containing 82.102 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of 196th Street and Grassy Branch Road.

CITY OF WESTFIELD, INDIANA

"Resolution No. 18-113"

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Computation of Estimated Property Taxes

-1-

<u>Year</u>	<u>Estimated Assessed Value</u>	<u>Exemptions</u>	<u>Estimated Net Assessed Value</u>	<u>Tax Rate</u>	<u>Estimated Tax Revenue</u>
1st	\$ 57,589 (1)	\$ -	\$ 57,589	\$ 0.7955 (2)	\$ 458
2nd	57,589	-	57,589	0.7955	458
3rd	57,589	-	57,589	0.7955	458
4th	57,589	-	57,589	0.7955	458
5th	15,960,000	-	15,960,000	0.7955	126,962

(1) Assumes build out of \$500,000 per acre, based on similar developments including South Oak Industrial Park, West Oak Industrial Park and Custom Commerce Park.

(2) Assumes the final tax rate for 2018

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Estimated Revenue Generated

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Net Assessed Value	\$ 57,589	\$ 57,589	\$ 57,589	\$ 57,589	\$ 15,960,000
Property Tax Revenue	458	458	458	458	126,962
Income Tax - COIT	-	183	183	183	46
Excise Tax/CVET	18	18	18	5	1,270
Circuit Breaker Reduction (1)	(102)	(102)	(102)	(102)	(102)
Motor Vehicle Highway	-	1,991	1,991	1,991	1,991
Local Roads & Streets	-	833	833	833	833
Total Revenue	<u>\$ 374</u>	<u>\$ 3,382</u>	<u>\$ 3,382</u>	<u>\$ 3,368</u>	<u>\$ 131,000</u>

(1) Estimated Circuit Breaker reduction based upon Pay 2018 tax rate and estimated build out

General Notes

- Five years is considered a standard planning period for annexation analysis.
- Population based revenue will not go up unless a Census occurs or a Special Census is prepared.

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Estimated Non-Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Police (1)	\$ 5,481	\$ 5,755	\$ 6,043	\$ 6,345	\$ 23,019
Fire (1)	3,001	3,151	3,309	3,474	17,372
Lighting (2)	-	-	-	-	-
Fire Hydrants (2)	-	-	-	-	-
Streets & Road Maint. (1)	1,700	1,785	1,874	1,968	2,066
Park (1)	103	124	148	178	214
<u>Admin. & General Dpts. (1)</u>					
Administrative	103	108	130	156	187
Community Dev. Planning	29	30	37	44	53
Building Dept.	7	7	9	11	13
Information Tech.	45	47	57	68	82
Clerk	17	18	21	26	31
Mayor	4	4	5	6	7
City Council	4	4	5	6	7
Street Dept	<u>83</u>	<u>87</u>	<u>105</u>	<u>125</u>	<u>151</u>
Total Non-Capital Costs	<u>\$ 10,577</u>	<u>\$ 11,121</u>	<u>\$ 11,742</u>	<u>\$ 12,407</u>	<u>\$ 43,201</u>

(1) Assumes allocation of the specific budget; in the event you need further information, please contact the City.

(2) No additional cost is estimated to be incurred.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Estimated Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Street Department (1)	\$ -	\$ -	\$ -	\$ -	\$ -
Street Lighting (1)	-	-	-	-	-
Wastewater (1)	-	-	-	-	-
Water (1)	-	-	-	-	-
Electric (1)	-	-	-	-	-
Cumulative Capital (1)	-	-	-	-	-
Cumulative Fire (1)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Capital Costs	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(1) No capital costs are expected to occur, in this time period, in the Area.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 5**CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"****Fiscal Plan Summary**

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>	<u>Total</u>
Revenue	\$ 374	\$ 3,382	\$ 3,382	\$ 3,368	\$ 131,000	\$ 141,506
Non-Capital Costs	10,577	11,121	11,742	12,407	43,201	89,048
Capital Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net	<u>\$ (10,203)</u>	<u>\$ (7,739)</u>	<u>\$ (8,360)</u>	<u>\$ (9,039)</u>	<u>\$ 87,799</u>	<u>\$ 52,458</u>
Percentage	<u>-2728.1%</u>	<u>-228.8%</u>	<u>-247.2%</u>	<u>-268.4%</u>	<u>67.0%</u>	<u>37.1%</u>

General Notes

- Five years is considered a standard planning period for annexation analysis.
- To be funded by the General Fund balance

CITY OF WESTFIELD, INDIANA

"Resolution No. 18-113"

EXHIBIT 4

Property Tax Impact & Circuit Breaker Report by Parcel

CITY OF WESTFIELD, INDIANA

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-06-17-00-00-007.000

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural Portion</u>		
Net Assessed Value	\$ 57,589	\$ 57,589
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ 1,483	\$ 1,235
Circuit Breaker Credit - (2% Cap)	331	83
Estimated Net Property Taxes Paid by Owner	\$ 1,152	\$ 1,152
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 1,152	\$ 1,152
Plus School Referendum (Tax Rate .2000)	\$ 115	\$ 115
Total Estimated Net Property Taxes Paid by Owner	\$ 1,267	\$ 1,267

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-06-17-00-00-007.000

<u>Before Annexation</u>					
	<u>Pay 2018 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credit</u>	<u>Estimated Net Property Tax</u>
Hamilton County	\$ 0.2814	13.12%	\$ 162	\$ 11	\$ 151
Washington Township	0.3741	17.44%	215	14	201
Westfield Library	0.0365	1.70%	21	1	20
Westfield School Corporation	1.4501	67.59%	835	56	779
Solid Waste District	0.0032	0.15%	2	-	2
Total	<u>\$ 2.1453</u>	<u>100.00%</u>	<u>\$ 1,235</u>	<u>\$ 82</u>	<u>\$ 1,153</u>

<u>After Annexation</u>					
	<u>Pay 2018 Tax Rate</u>	<u>Percentage of Total Rate</u>	<u>Estimated Gross Property Tax</u>	<u>Estimated Circuit Breaker Credit</u>	<u>Estimated Net Property Tax</u>
Hamilton County	\$ 0.2814	10.92%	\$ 162	\$ 36	\$ 126
Washington Township	0.0093	0.36%	5	1	4
Westfield Library	0.0365	1.42%	21	5	16
Westfield School Corporation	1.4501	56.29%	836	185	651
Solid Waste District	0.0032	0.12%	2	-	2
City of Westfield	0.7955	30.88%	458	102	356
Total	<u>\$ 2.5760</u>	<u>100.00%</u>	<u>\$ 1,484</u>	<u>\$ 329</u>	<u>\$ 1,155</u>

NOTE: The School Corporation tax rate does not include .2000 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-06-17-00-007.000 FUTURE**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Commercial Portion</u>		
Net Assessed Value	\$ 15,960,000	\$ 15,960,000
Pay 2018 Tax Rate	\$ 2.5760	\$ 2.1453
Gross Taxes before Circuit Breaker	\$ 411,130	\$ 342,390
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ 411,130	\$ 342,390
Total Estimated Net Property Taxes Paid by Owner	\$ 411,130	\$ 342,390
Plus School Referendum (Tax Rate .2000)	\$ 31,920	\$ 31,920
Total Estimated Net Property Taxes Paid by Owner	\$ 443,050	\$ 374,310

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit

Parcel #08-06-17-00-00-007.000 - Future

<u>Before Annexation</u>	Pay 2018 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	13.12%	\$ 44,906	\$ -	\$ 44,906
Washington Township	0.3741	17.44%	59,707	-	59,707
Westfield Library	0.0365	1.70%	5,825	-	5,825
Westfield School Corporation	1.4501	67.59%	231,441	-	231,441
Solid Waste District	0.0032	0.15%	511	-	511
Total	<u>\$ 2.1453</u>	<u>100.00%</u>	<u>\$ 342,390</u>	<u>\$ -</u>	<u>\$ 342,390</u>
<u>After Annexation</u>	Pay 2018 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.92%	\$ 44,911	\$ -	\$ 44,911
Washington Township	0.0093	0.36%	1,484	-	1,484
Westfield Library	0.0365	1.42%	5,825	-	5,825
Westfield School Corporation	1.4501	56.29%	231,437	-	231,437
Solid Waste District	0.0032	0.12%	511	-	511
City of Westfield	0.7955	30.88%	126,962	-	126,962
Total	<u>\$ 2.5760</u>	<u>100.00%</u>	<u>\$ 411,130</u>	<u>\$ -</u>	<u>\$ 411,130</u>

NOTE: The School Corporation tax rate does not include .2000 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

"Resolution No. 18-113"

EXHIBIT 5

Parcel Listing

CITY OF WESTFIELD, INDIANA

Parcel Listing

"Resolution No. 18-113"

Parcel ID	Owner	Parcel Address	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Net AV
08-06-17-00-00-007.000	Drexler, Alice E	0 Grassy Branch Rd Westfield 46074	\$ -	\$ 57,589	\$ -	\$ 57,589	\$ -	\$ -	\$ -	\$ 57,589
			-		-	-	-	-	-	-
			\$ -	\$ 57,589	\$ -	\$ 57,589	\$ -	\$ -	\$ -	\$ 57,589

CITY OF WESTFIELD, INDIANA

"Resolution No. 18-113"

EXHIBIT 6

Estimated Impact to Other Governmental Entities

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Calculation of Estimated District Tax Rate Impact

<u>District Tax Rate Impact - Year 1 of Annexation</u>	Washington Twp.	Westfield City
Estimated District Tax Rate (1)	\$ 2.4250	\$ 2.8704
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Estimated Tax Rate Change (2)	\$ -	\$ -
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	<u>\$ 2.4250</u>	<u>\$ 2.8704</u>
Estimated Tax Rate Increase/(Decrease) due to Annexation - Year 1	<u>\$ -</u>	<u>\$ -</u>
Estimated Percentage Increase/(Decrease) - Year 1	<u>0.00%</u>	<u>0.00%</u>
<u>District Tax Rate Impact - Year 5 of Annexation</u>		
Estimated District Tax Rate	\$ 2.4250	\$ 2.8704
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	<u>\$ 2.4250</u>	<u>\$ 2.8704</u>
Estimated Tax Rate Increase/(Decrease) due to Annexation - Year 5	<u>\$ -</u>	<u>\$ -</u>
Estimated Percentage Increase/(Decrease) - Year 5	<u>0.00%</u>	<u>0.00%</u>

(1) Based upon certified Pay 2018 tax rates plus an estimated 3.4% statewide growth factor

(2) The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Estimated Tax Rate Impact by Political Subdivision

<u>Before Annexation</u>	Estimated Pay 2019 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2910	\$ 0.2910	\$ 0.2910	\$ 0.2910	\$ 0.2910
Washington Township	0.3868	0.3868	0.3868	0.3868	0.3868
Westfield Library	0.0377	0.0377	0.0377	0.0377	0.0377
Westfield School Corporation	1.4994	1.4994	1.4994	1.4994	1.4994
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	-	-	-	-	-
Total	<u>\$ 2.2182</u>	<u>\$ 2.2182</u>	<u>\$ 2.2182</u>	<u>\$ 2.2182</u>	<u>\$ 2.2182</u>
<u>After Annexation</u>	Estimated Pay 2019 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2910	\$ 0.2910	\$ 0.2910	\$ 0.2910	\$ 0.2910
Washington Township	0.0096	0.0096	0.0096	0.0096	0.0096
Westfield Library	0.0377	0.0377	0.0377	0.0377	0.0377
Westfield School Corporation	1.4994	1.4994	1.4994	1.4994	1.4994
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	0.8225	0.8225	0.8225	0.8225	0.8225
Total	<u>\$ 2.6636</u>	<u>\$ 2.6636</u>	<u>\$ 2.6636</u>	<u>\$ 2.6636</u>	<u>\$ 2.6636</u>

NOTE

The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Residential

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2020 Total Taxes (Year 1)</u>	<u>Estimated 2019 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 100,000.00	\$ 819.66	\$ 819.66	\$ -	0.00%
City of Westfield	100,000.00	1,000.00	1,000.00	-	0.00%

NOTES

Assumes residential property is homestead property and receives homestead, supplemental homestead and mortgage deductions

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Agricultural (100 Acres)

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2020 Total Taxes (Year 1)</u>	<u>Estimated 2019 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 161,000.00	\$ 3,220.00	\$ 3,220.00	\$ -	0.00%
City of Westfield	161,000.00	3,220.00	3,220.00	-	0.00%

NOTES

Agricultural property is limited to a 2% maximum property tax rate.

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Commercial

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2020 Total Taxes (Year 1)</u>	<u>Estimated 2019 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 500,000.00	\$ 12,125.20	\$ 12,125.20	\$ -	0.00%
City of Westfield	500,000.00	14,351.92	14,351.92	-	0.00%

NOTE: The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Summary of Estimated Impact on Auto Excise and Commercial Vehicle Taxes

Government Unit	Estimated 2018	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,698,209	\$ 3,698,206	\$ (3)	\$ 3,698,203	\$ (3)	\$ 3,698,201	\$ (3)	\$ 3,698,200	\$ (1)
Adams Township	20,963	20,963	(0)	20,963	(0)	20,963	(0)	20,963	(0)
Clay Township	367,028	367,027	(0)	367,027	(0)	367,027	(0)	367,027	(0)
Delaware Township	38,699	38,699	(0)	38,699	(0)	38,699	(0)	38,699	(0)
Fall Creek Township	37,337	37,337	(0)	37,337	(0)	37,337	(0)	37,337	(0)
Jackson Township	39,091	39,090	(0)	39,090	(0)	39,090	(0)	39,090	(0)
Noblesville Township	112,177	1,049	(0)	1,049	(0)	1,049	(0)	1,049	(0)
Washington Township	57,735	57,735	(0)	57,735	(0)	57,735	(0)	57,735	(0)
Wayne Township	19,498	19,498	(0)	19,498	(0)	19,498	(0)	19,498	(0)
White River Township	23,648	23,648	(0)	23,648	(0)	23,648	(0)	23,648	(0)
Carmel Civil City	3,568,244	1,531	(3)	1,528	(3)	1,526	(3)	1,525	(1)
Noblesville Civil City	1,769,789	1,769,787	(1)	1,769,786	(1)	1,769,785	(1)	1,769,784	(0)
Arcadia Civil Town	33,548	33,548	(0)	33,548	(0)	33,548	(0)	33,548	(0)
Atlanta Civil Town	10,310	3,461	(0)	3,461	(0)	3,461	(0)	3,461	(0)
Cicero Civil Town	96,903	96,903	(0)	96,903	(0)	96,903	(0)	96,903	(0)
Fishers Civil Town	1,952,736	1,952,735	(1)	1,952,733	(1)	1,952,732	(1)	1,952,732	(0)
Sheridan Civil Town	74,903	74,903	(0)	74,903	(0)	74,902	(0)	74,902	(0)
Westfield Civil Town	1,092,560	1,092,579	18	1,092,597	18	1,092,615	18	1,092,620	5
Carmel Schools	3,245,300	3,245,298	(2)	3,245,295	(2)	3,245,293	(2)	3,245,292	(1)
Hamilton Heights Schools	572,000	572,000	(0)	571,999	(0)	571,999	(0)	571,999	(0)
HSE Schools	3,339,814	3,339,812	(2)	3,339,809	(2)	3,339,807	(2)	3,339,806	(1)
Noblesville Schools	1,877,000	1,876,999	(1)	1,876,997	(1)	1,876,996	(1)	1,876,996	(0)
Sheridan Schools	293,886	293,886	(0)	293,886	(0)	293,885	(0)	293,885	(0)
Westfield Schools	1,835,115	1,835,114	(1)	1,835,112	(1)	1,835,111	(1)	1,835,111	(0)
Hamilton North Public Library	26,142	26,142	(0)	26,142	(0)	26,142	(0)	26,142	(0)
Carmel-Clay Public Library	362,540	400,692	(0)	400,691	(0)	400,691	(0)	400,691	(0)
Hamilton East Public Library	401,933	401,933	(0)	401,933	(0)	401,932	(0)	401,932	(0)
Sheridan Public Library	14,794	14,794	(0)	14,794	(0)	14,793	(0)	14,793	(0)
Westfield Public Library	44,142	44,142	(0)	44,142	(0)	44,141	(0)	44,141	(0)
Hamilton County Solid Waste	42,248	42,248	(0)	42,248	(0)	42,248	(0)	42,248	(0)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Summary of Estimated Impact on County Option Income Taxes

Government Unit	Certified 2018 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 40,786,847	\$ 40,786,847	\$ -	\$ 40,786,798	\$ (49)	\$ 40,786,750	\$ (49)	\$ 40,786,701	\$ (49)
Adams Township	231,194	231,194	-	231,194	(0)	231,193	(0)	231,193	(0)
Clay Township	4,047,879	4,047,879	-	4,047,874	(5)	4,047,869	(5)	4,047,865	(5)
Delaware Township	426,801	426,801	-	426,800	(1)	426,800	(1)	426,799	(1)
Fall Creek Township	411,780	411,780	-	411,780	(0)	411,779	(0)	411,779	(0)
Jackson Township	431,122	431,122	-	431,121	(1)	431,121	(1)	431,120	(1)
Noblesville Township	1,237,182	1,237,182	-	1,237,181	(1)	1,237,179	(1)	1,237,178	(1)
Washington Township	636,748	636,748	-	636,747	(1)	636,746	(1)	636,746	(1)
Wayne Township	215,039	215,039	-	215,039	(0)	215,038	(0)	215,038	(0)
White River Township	260,809	260,809	-	260,809	(0)	260,808	(0)	260,808	(0)
Carmel Civil City	39,353,494	39,353,494	-	39,353,447	(47)	39,353,400	(47)	39,353,353	(47)
Noblesville Civil City	19,518,665	19,518,665	-	19,518,642	(23)	19,518,618	(23)	19,518,595	(23)
Arcadia Civil Town	369,993	369,993	-	369,993	(0)	369,992	(0)	369,992	(0)
Atlanta Civil Town	113,709	113,709	-	113,709	(0)	113,709	(0)	113,709	(0)
Cicero Civil Town	1,068,730	1,068,730	-	1,068,729	(1)	1,068,727	(1)	1,068,726	(1)
Fishers Civil Town	21,536,360	21,536,360	-	21,536,334	(26)	21,536,309	(26)	21,536,283	(26)
Sheridan Civil Town	826,087	826,087	-	826,086	(1)	826,085	(1)	826,084	(1)
Westfield Civil Town	12,049,643	12,049,643	-	12,049,826	183	12,050,009	183	12,050,193	183
Hamilton North Public Library	288,312	288,312	-	288,312	(0)	288,311	(0)	288,311	(0)
Carmel-Clay Public Library	3,998,388	3,998,388	-	3,998,383	(5)	3,998,378	(5)	3,998,374	(5)
Hamilton East Public Library	4,432,845	4,432,845	-	4,432,840	(5)	4,432,834	(5)	4,432,829	(5)
Sheridan Public Library	163,155	163,155	-	163,155	(0)	163,155	(0)	163,154	(0)
Westfield Public Library	486,829	486,829	-	486,828	(1)	486,828	(1)	486,827	(1)
Hamilton County Airport	92,588	92,588	-	92,588	(0)	92,588	(0)	92,588	(0)
Hamilton County Solid Waste	465,946	465,946	-	465,945	(1)	465,945	(1)	465,944	(1)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 18-113"

Hamilton County, Indiana

Summary of Estimated Impact on Circuit Breaker Credits

Government Unit	Estimated 2018	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,876,843	\$ 3,876,863	\$ 20	\$ 3,876,863	\$ -	\$ 3,876,863	\$ -	\$ 3,876,863	\$ -
Adams Township	5,791	5,791	-	5,791	-	5,791	-	5,791	-
Clay Township	117,455	117,455	-	117,455	-	117,455	-	117,455	-
Delaware Township	6,014	6,014	-	6,014	-	6,014	-	6,014	-
Fall Creek Township	16,783	16,783	-	16,783	-	16,783	-	16,783	-
Jackson Township	13,676	13,676	-	13,676	-	13,676	-	13,676	-
Noblesville Township	49,903	49,903	-	49,903	-	49,903	-	49,903	-
Washington Township	110,550	110,551	1	110,551	-	110,551	-	110,551	-
Wayne Township	4,726	4,726	-	4,726	-	4,726	-	4,726	-
White River Township	62	62	-	62	-	62	-	62	-
Carmel Civil City	1,132,485	1,132,485	-	1,132,485	-	1,132,485	-	1,132,485	-
Noblesville Civil City	5,155,218	5,155,218	-	5,155,218	-	5,155,218	-	5,155,218	-
Arcadia Civil Town	33,004	33,004	-	33,004	-	33,004	-	33,004	-
Atlanta Civil Town	6,434	6,434	-	6,434	-	6,434	-	6,434	-
Cicero Civil Town	99,068	99,068	-	99,068	-	99,068	-	99,068	-
Fishers Civil Town	1,431,012	1,431,012	-	1,431,012	-	1,431,012	-	1,431,012	-
Sheridan Civil Town	256,430	256,430	-	256,430	-	256,430	-	256,430	-
Westfield Civil Town	3,430,772	3,430,874	102	3,430,874	-	3,430,874	-	3,430,874	-
Carmel Schools	1,002,043	1,002,043	-	1,002,043	-	1,002,043	-	1,002,043	-
Hamilton Heights Schools	198,047	198,047	-	198,047	-	198,047	-	198,047	-
HSE Schools	2,562,340	2,562,340	-	2,562,340	-	2,562,340	-	2,562,340	-
Noblesville Schools	4,423,662	4,423,662	-	4,423,662	-	4,423,662	-	4,423,662	-
Sheridan Schools	178,342	178,342	-	178,342	-	178,342	-	178,342	-
Westfield Schools	7,986,350	7,986,493	143	7,986,493	-	7,986,493	-	7,986,493	-
Hamilton North Public Library	17,168	17,168	-	17,168	-	17,168	-	17,168	-
Carmel-Clay Public Library	121,645	121,645	-	121,645	-	121,645	-	121,645	-
Hamilton East Public Library	450,084	450,084	-	450,084	-	450,084	-	450,084	-
Sheridan Public Library	14,657	14,657	-	14,657	-	14,657	-	14,657	-
Westfield Public Library	195,986	195,987	1	195,987	-	195,987	-	195,987	-
Hamilton County Solid Waste	43,724	43,724	-	43,724	-	43,724	-	43,724	-

NOTE: Assumes all non-annexation levies grow at the same rate as assessed value growth

ORDINANCE 18-47

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

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

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

WHEREAS, the Council has conducted a public hearing on October 8, 2018, as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 18-114); and,

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

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

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

Section 1. The Annexation Area, generally located Northwest of the intersection of 191st Street and Grassy Branch Road, and adjacent to the existing corporate limits along the northern boundary of the Annexation Area, is hereby annexed to and declared to be a part of the City.

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

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 18-47** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 18-47
this _____ day of _____, 2018.

I hereby VETO Ordinance 18-47
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

EXHIBIT A
ANNEXATION AREA

Annexation Area

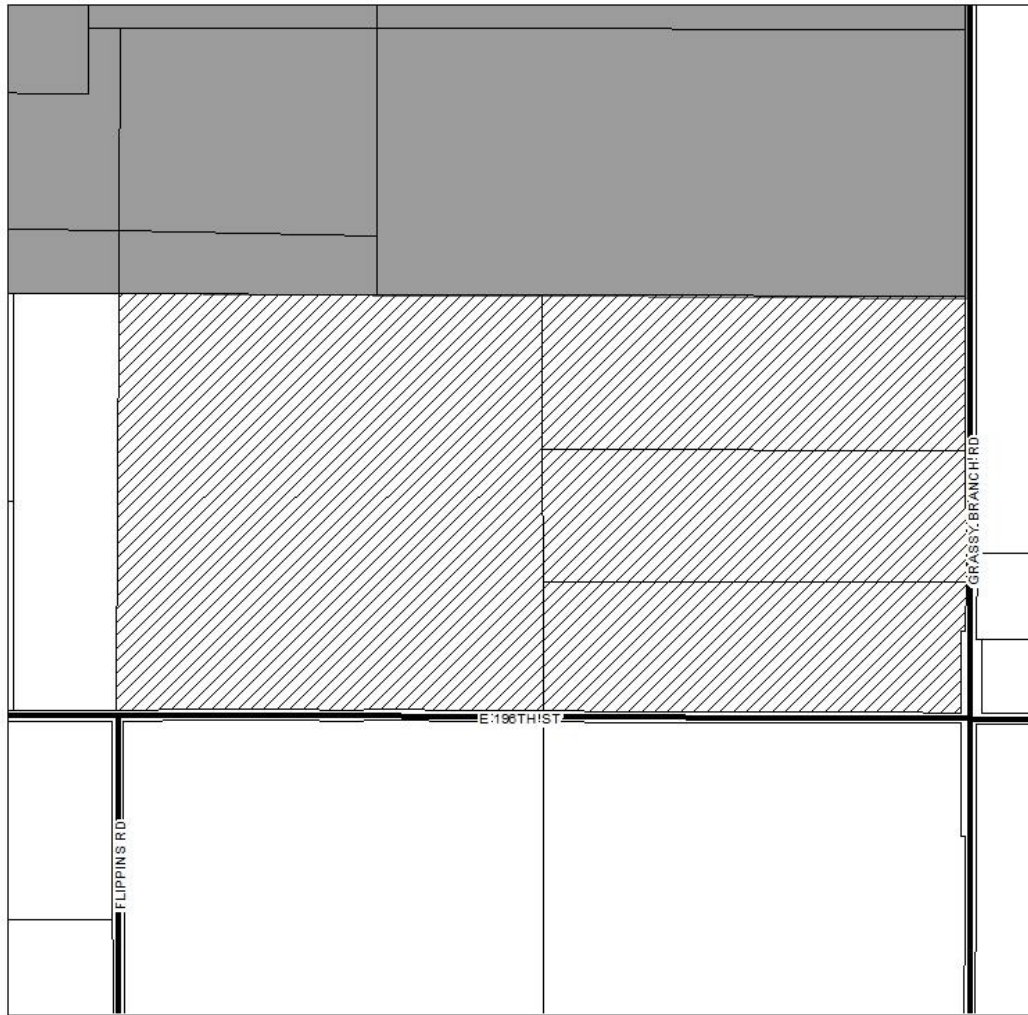


EXHIBIT LEGEND

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

Not To Scale

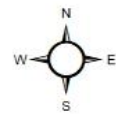


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes four (4) parcels of land:

**Parcel Nos. 008-06-19-00-00-006.000; 08-06-19-00-00-007.000; 08-06-19-00-00-008.000; and
 08-06-19-00-00-009.000**

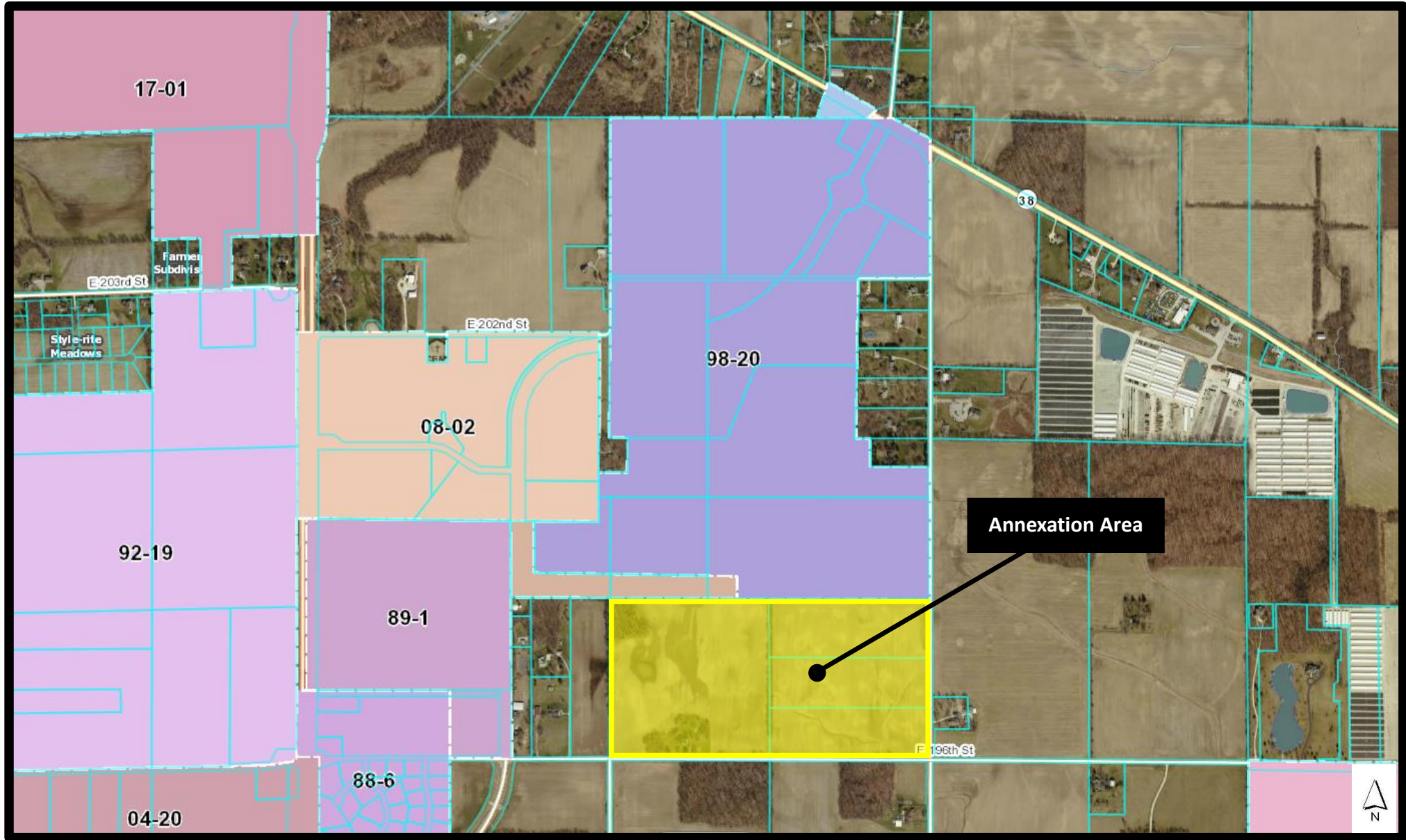
The South Half of the Southeast Quarter of Section 19, Township 19 North, Rang 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of said Section 19; thence North 89 degrees 48 minutes 08 seconds West (assumed bearing) 2,671.48 feet along the South line of said Southeast Quarter to the Southwest corner thereof; thence North 00 degrees 01 minutes 23 seconds East 1,338.82 feet along the West line of said Southeast Quarter to the Northwest corner of said South Half; thence South 89 degrees 48 minutes 08 seconds East 2,671.17 feet along the North line of said South Half to the Northeast corner of said South Half; thence South 00 degrees 00 minutes 35 seconds East 1,338.82 feet along the East line of said Southeast Quarter to the place of beginning, containing 82.102 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of 196th Street and Grassy Branch Road.

NORTHPOINT, PHASE 2 ANNEXATION (Ord. 18-47)



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 12, 2018

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 12 day of November, 2018

Signatures of Governing Board

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

Purchase Invoice Register

City of Westfield

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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									
101 General									
Administration									
VEN001011	Infinisource	APP056492	10/25/2018	101001119	ADM-HEALTH AND DENTAL	Cobra	10.38	65623	10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101001119	ADM-HEALTH AND DENTAL	Life Ins	6.50	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101001119	ADM-HEALTH AND DENTAL	Medical Ins	2,142.89	65626	10/26/2018
VEN000534	Delta Dental	APP056622	10/31/2018	101001119	ADM-HEALTH AND DENTAL	Dental Ins	112.70	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101001111	ADM-SALARY	sal	8,417.68	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101001120	ADM-FICA AND MEDICARE	fica	500.93	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101001120	ADM-FICA AND MEDICARE	med	117.16	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101001121	ADM-PERF	perf	949.61	500000386	11/1/2018
VEN000589	Duke Energy	APP056672	11/2/2018	101001341	ADM-ELECTRICITY	Admin Bldgs	188.25	65630	11/2/2018
Subtotal for Administration							12,446.10		

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Fund No.	Fund Name								
101	General								
	Police								
VEN000648	Eric Grimes	APP056461	10/24/2018	101002226	POLICE-VEHICLE GAS/SUPP	Reimbursement for gas - gas	20.00	65618	10/24/2018
VEN000281	Brett Bays	APP056462	10/24/2018	101002226	POLICE-VEHICLE GAS/SUPP	Reimbursement for gas - gas	43.73	65617	10/24/2018
VEN001138	Josh Harrell	APP056464	10/24/2018	101002229	POLICE-UNIFORMS	Sew on Chevrons	48.00	65620	10/24/2018
VEN002035	US Uniform and Supply	APP056465	10/24/2018	101002229	POLICE-UNIFORMS	Uniform Pants - Meier	179.97		
VEN002035	US Uniform and Supply	APP056465	10/24/2018	101002229	POLICE-UNIFORMS	Uniforms - Harrell	290.75		
VEN005007	Herrmann Veterinary Clinic	APP056466	10/24/2018	101002355	POLICE-K-9 MAINT	Added Fecal to invoice - Coco	34.87		
VEN006222	SuperFleet Master Card	APP056467	10/24/2018	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	1,005.49		
VEN000747	Galls	APP056468	10/24/2018	101002229	POLICE-UNIFORMS	Mace Case	34.00		
VEN000747	Galls	APP056468	10/24/2018	101002229	POLICE-UNIFORMS	Magazine Case	107.77		
VEN000266	Bound Tree Medical	APP056469	10/24/2018	101002472	POLICE-EQUIPMENT	Naloxone & Atomization Devic	191.88		
VEN001877	T and T Sales promotions	APP056470	10/24/2018	101002355	POLICE-K-9 MAINT	K9 Clothing	645.00		
VEN004234	Agency360	APP056471	10/24/2018	101002350	POLICE-SUBSCRIPTIONS/D	FTO Tracker Yearly Service	597.00		
VEN001011	Infinisource	APP056492	10/25/2018	101002119	POLICE-HEALTH AND DENT	Cobra	219.52	65623	10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101002119	POLICE-HEALTH AND DENT	Life Ins	182.00	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101002119	POLICE-HEALTH AND DENT	Medical Ins	49,509.71	65626	10/26/2018
VEN000747	Galls	APP056585	10/31/2018	101002229	POLICE-UNIFORMS	Prodry Rev Coat W/Hood Sna	495.35		
VEN000747	Galls	APP056585	10/31/2018	101002472	POLICE-EQUIPMENT	CPR Mask	111.98		
VEN000747	Galls	APP056586	10/31/2018	101002229	POLICE-UNIFORMS	Body Armour	1,535.72		
VEN000080	Almost Home Boarding Kennel	APP056587	10/31/2018	101002355	POLICE-K-9 MAINT	K9 Boarding - Pilot	189.00		
VEN000109	Amk Services	APP056588	10/31/2018	101002360	POLICE-VEHICLE REPAIR	Relay 75 AMP	132.00		
VEN000314	C.A.R. Clinic	APP056589	10/31/2018	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	2,938.26		
VEN006285	Ceres Solutions Cooperative	APP056607	10/31/2018	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded	10,517.06		
VEN000534	Delta Dental	APP056622	10/31/2018	101002119	POLICE-HEALTH AND DENT	Dental Ins	2,840.01	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101002111	POLICE-SALARY	sal	152,224.05	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101002119	POLICE-HEALTH AND DENT	hsa	250.00	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101002120	POLICE-FICA AND MEDICAR	fica	9,085.87	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101002120	POLICE-FICA AND MEDICAR	med	2,124.90	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101002121	POLICE-PERF	perf	24,073.85	500000386	11/1/2018
VEN002336	Citizens Westfield	APP056728	11/6/2018	101002342	POLICE-WATER/SEWER	water/sewer	247.74		
	Subtotal for Police						259,875.48		

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Fund No.	Fund Name								
101	General								
	Economic and Community Development								
VEN001011	Infinisource	APP056492	10/25/2018	101003119	ECD-HEALTH AND DENTAL	Cobra	54.88	65623	10/25/2018
VEN006234	CarisDesign	APP056530	10/26/2018	101003347	ECD-PROMOTIONS	ED promo video 2nd inst	2,400.00		
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101003119	ECD-HEALTH AND DENTAL	Life Ins	45.50	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101003119	ECD-HEALTH AND DENTAL	Medical Ins	7,917.50	65626	10/26/2018
VEN000534	Delta Dental	APP056622	10/31/2018	101003119	ECD-HEALTH AND DENTAL	Dental Ins	395.70	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101003111	ECD-SALARY	sal	27,516.77	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101003119	ECD-HEALTH AND DENTAL	hsa	83.34	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101003120	ECD-FICA AND MEDICARE	fica	1,660.98	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101003120	ECD-FICA AND MEDICARE	med	388.47	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101003121	ECD-PERF	perf	3,907.38	500000386	11/1/2018
	Subtotal for Economic and Community Development						44,370.52		
	Parks								
VEN001011	Infinisource	APP056492	10/25/2018	101005119	PARKS-HEALTH AND DENT	Cobra	15.68	65623	10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101005119	PARKS-HEALTH AND DENT	Life Ins	9.75	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101005119	PARKS-HEALTH AND DENT	Medical Ins	3,115.96	65626	10/26/2018
VEN000534	Delta Dental	APP056622	10/31/2018	101005119	PARKS-HEALTH AND DENT	Dental Ins	112.70	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101005111	PARKS-SALARY	sal	7,452.53	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101005120	PARKS-FICA AND MEDICARE	fica	450.04	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101005120	PARKS-FICA AND MEDICARE	med	105.24	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101005121	PARKS-PERF	perf	1,058.28	500000386	11/1/2018
VEN000345	Cave and Company Printing	APP056735	11/6/2018	101005223	PARKS-OFFICE SUPPLIES	Business cards	178.80		
VEN005717	Background Investigation Bureau	APP056754	11/6/2018	101005349	PARKS-SERVICES	Background Ck	227.05		
VEN005709	Service Sanitation Inc	APP056774	11/6/2018	101005476	PARKS-EQUIP LEASES	Deer Walk and W 166th St	186.00		
	Subtotal for Parks						12,912.01		

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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								
101	General								
	Informatics								
VEN003729	Metronet	APP056475	10/24/2018	101007335	IT-TELEPHONE	Sept land lines and long dista	2,217.01	65621	10/24/2018
VEN003729	Metronet	APP056475	10/24/2018	101007335	IT-TELEPHONE	Oct land lines and long distan	2,283.07	65621	10/24/2018
VEN001011	Infinisource	APP056492	10/25/2018	101007119	IT-HEALTH AND DENTAL	Cobra	23.52	65623	10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101007119	IT-HEALTH AND DENTAL	Life Ins	19.50	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101007119	IT-HEALTH AND DENTAL	Medical Ins	5,742.73	65626	10/26/2018
VEN000604	Eastern Engineering Supply	APP056600	10/31/2018	101007224	IT-OPERATING SUPPLIES	Supplies	362.81		
VEN000534	Delta Dental	APP056622	10/31/2018	101007119	IT-HEALTH AND DENTAL	Dental Ins	405.37	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101007111	IT-SALARY	sal	14,618.23	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101007120	IT-FICA AND MEDICARE	fica	867.59	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101007120	IT-FICA AND MEDICARE	med	202.89	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101007121	IT-PERF	perf	2,075.80	500000386	11/1/2018
VEN000739	Frontier	APP056725	11/6/2018	101007335	IT-TELEPHONE	PSB and City Services	927.46		
VEN003729	Metronet	APP056731	11/6/2018	101007335	IT-TELEPHONE	Long distance and land lines	2,224.53		
VEN004591	Virtusa Corporation	APP056746	11/6/2018	101007331	IT-CONSULTING	Oct services	4,027.00		
VEN005146	Konica Minolta Business	APP056753	11/6/2018	101007337	IT-PRINTING	Click charges	100.49		
VEN005996	Konica Minolta Premier Fin	APP056758	11/6/2018	101007337	IT-PRINTING	Copy machine rentals	1,053.89		
VEN005272	SHI International	APP056854	11/7/2018	101007389	IT-SOFTWARE LICENSING	Annual Netmotion VPN Rene	11,314.45		
Subtotal for Informatics							48,466.34		

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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								
101	General								
	Clerk Treasurer								
VEN001011	Infinisource	APP056492	10/25/2018	101008119	CT-HEALTH AND DENTAL	Cobra	23.52	65623	10/25/2018
VEN000847	Hamilton County Recorder	APP056504	10/25/2018	101008338	CT-LEGAL NOTICES	agreement	25.00	65624	10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101008119	CT-HEALTH AND DENTAL	Life Ins	18.46	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101008119	CT-HEALTH AND DENTAL	Medical Ins	4,232.60	65626	10/26/2018
VEN000534	Delta Dental	APP056622	10/31/2018	101008119	CT-HEALTH AND DENTAL	Dental Ins	297.17	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101008111	CT-SALARY	sal	17,256.64	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101008120	CT-FICA AND MEDICARE	fica	1,006.70	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101008120	CT-FICA AND MEDICARE	med	235.37	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101008121	CT-PERF	perf	2,047.56	500000386	11/1/2018
VEN001349	Micha Farrar	APP056670	11/2/2018	101008334	CT-TRAVEL/TRAINING/SEMI	Serenic Conf	39.24	65631	11/2/2018
VEN000847	Hamilton County Recorder	APP056716	11/5/2018	101008338	CT-LEGAL NOTICES	ordinances	250.00	65632	11/5/2018
VEN000837	Hamilton County Auditor Courthouse	APP056717	11/5/2018	101008338	CT-LEGAL NOTICES	warr deed	5.00	65633	11/5/2018
VEN000428	CNA Surety	APP056727	11/6/2018	101008340	CT-OFFICAL BOND	Surety Bond	1,275.00		
VEN002123	Westfield-Washington Schools	APP056773	11/6/2018	101008223	CT-OFFICE SUPPLIES	Paper	21.15		
VEN002123	Westfield-Washington Schools	APP056779	11/6/2018	101008223	CT-OFFICE SUPPLIES	Paper	21.15		
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		42,871.89		
VEN000267	Boyce Forms/systems	APP056852	11/7/2018	101008349	CT-SERVICES	Annual Data Access Fee 2019	1,035.00		
	Subtotal for Clerk Treasurer						70,661.45		
	Mayor								
VEN001011	Infinisource	APP056492	10/25/2018	101009119	MAYOR-HEALTH AND DENT	Cobra	3.92	65623	10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101009119	MAYOR-HEALTH AND DENT	Life Ins	2.21	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101009119	MAYOR-HEALTH AND DENT	Medical Ins	1,116.64	65626	10/26/2018
VEN000534	Delta Dental	APP056622	10/31/2018	101009119	MAYOR-HEALTH AND DENT	Dental Ins	47.80	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101009111	MAYOR-SALARY	sal	4,329.69	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101009120	MAYOR- FICA AND MEDICAR	fica	263.60	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101009120	MAYOR- FICA AND MEDICAR	med	61.65	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101009121	MAYOR-PERF	perf	614.82	500000386	11/1/2018
VEN002097	Westfield Chamber Of Commerce	APP056780	11/6/2018	101009347	MAYOR-PROMOTIONS	October Luncheon	20.00		
	Subtotal for Mayor						6,460.33		
	City Council								
VEN002097	Westfield Chamber Of Commerce	APP056781	11/6/2018	101010347	CITY COUNCIL-PROMOTION	October luncheon	20.00		
	Subtotal for City Council						20.00		

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Fund No.	Fund Name								
101	General								
	Public Works								
VEN002048	Vectren	APP056440	10/23/2018	101013349	PW-CONTRACTUAL SERVIC	1438 151st	18.57	65616	10/23/2018
VEN003838	Harding Group Inc	APP056447	10/23/2018	101013345	PW-EQUIP REPAIR	Crack sealing	12,986.00		
VEN001011	Infinisource	APP056492	10/25/2018	101013119	PW-HEALTH AND DENTAL	Cobra	168.56	65623	10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101013119	PW-HEALTH AND DENTAL	Life Ins	112.71	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101013119	PW-HEALTH AND DENTAL	Medical Ins	28,144.64	65626	10/26/2018
VEN006426	DISA Inc	APP056610	10/31/2018	101013349	PW-CONTRACTUAL SERVIC	Drug testing	113.00		
VEN006426	DISA Inc	APP056617	10/31/2018	101013349	PW-CONTRACTUAL SERVIC	Drug testing	81.50		
VEN000534	Delta Dental	APP056622	10/31/2018	101013119	PW-HEALTH AND DENTAL	Dental Ins	1,456.67	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101013111	PW-SALARY	sal	65,098.00	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101013119	PW-HEALTH AND DENTAL	hsa	83.34	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101013120	PW-FICA AND MEDICARE	fica	3,859.60	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101013120	PW-FICA AND MEDICARE	med	902.66	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101013121	PW-PERF	perf	9,198.00	500000386	11/1/2018
VEN002336	Citizens Westfield	APP056675	11/2/2018	101013342	PW-WATER/SEWER	PW	724.22	65629	11/2/2018
VEN005403	BrightView Landscapes LLC	APP056764	11/6/2018	101013349	PW-CONTRACTUAL SERVIC	US 31 Janitorial and City	72,550.56		
VEN003051	Bentley Systems	APP056775	11/6/2018	101013389	PW-SOFTWARE LICENSING	Open Roads Designer Qtl	1,546.75		
VEN002123	Westfield-Washington Schools	APP056779	11/6/2018	101013223	PW-OFFICE SUPPLIES	Paper	9.38		
VEN006426	DISA Inc	APP056811	11/6/2018	101013349	PW-CONTRACTUAL SERVIC	Drug testing	51.50		
	Subtotal for Public Works						197,105.66		
	Communications								
VEN001011	Infinisource	APP056492	10/25/2018	101020119	COMM-INSURANCE	Cobra	11.76	65623	10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101020119	COMM-INSURANCE	Life Ins	9.75	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101020119	COMM-INSURANCE	Medical Ins	1,557.98	65626	10/26/2018
VEN000534	Delta Dental	APP056622	10/31/2018	101020119	COMM-INSURANCE	Dental Ins	88.87	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101020111	COMM-SALARY	sal	6,454.03	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101020120	COMM-FICA	fica	393.07	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101020120	COMM-FICA	med	91.93	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101020121	COMM-PERF	perf	916.47	500000386	11/1/2018
VEN002123	Westfield-Washington Schools	APP056779	11/6/2018	101020223	COMM- OFFICE SUPP	Paper	6.47		
	Subtotal for Communications						9,530.33		

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Fund No.	Fund Name									
101	General									
Customer Service										
VEN005006	Team Pride Athletic Apparel	APP056479	10/24/2018	101021347	CUST SERV- PROMO	Wearables embroidery	192.78			
VEN001011	Infinisource	APP056492	10/25/2018	101021119	CUSTOMER SERV- INSURAN	Cobra	19.60	65623		10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101021119	CUSTOMER SERV- INSURAN	Life Ins	9.75	65627		10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101021119	CUSTOMER SERV- INSURAN	Medical Ins	2,663.98	65626		10/26/2018
VEN000534	Delta Dental	APP056622	10/31/2018	101021119	CUSTOMER SERV- INSURAN	Dental Ins	160.64	65628		10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101021111	CUSTOMER SERV-SALARY	sal	7,658.01	500000386		11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101021120	CUSTOMER SERV- FICA/ME	fica	459.64	500000386		11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101021120	CUSTOMER SERV- FICA/ME	med	107.49	500000386		11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101021121	CUSTOMER SERV- PERF	perf	1,087.43	500000386		11/1/2018
VEN002123	Westfield-Washington Schools	APP056779	11/6/2018	101021223	CUSTOMER SERV- OFFICE	Paper	5.30			
Subtotal for Customer Service							12,364.62			
Human Resources										
VEN001011	Infinisource	APP056492	10/25/2018	101022119	HR-HEALTH & DENTAL	Cobra	7.84	65623		10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	101022119	HR-HEALTH & DENTAL	Life Ins	6.50	65627		10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	101022119	HR-HEALTH & DENTAL	Medical Ins	2,717.16	65626		10/26/2018
VEN000534	Delta Dental	APP056622	10/31/2018	101022119	HR-HEALTH & DENTAL	Dental Ins	145.31	65628		10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	101022111	HR -SALARY	sal	4,987.78	500000386		11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101022120	HR-FICA & MEDICARE	fica	295.26	500000386		11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101022120	HR-FICA & MEDICARE	med	69.06	500000386		11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	101022121	HR PERF	perf	708.26	500000386		11/1/2018
Subtotal for Human Resources							8,937.17			
Subtotal for Fund 101 General							683,150.01			
Fund No.	Fund Name									
201	Motor Vehicle Highway (MVH)									
Clerk Treasurer										
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		1,048.36			
Subtotal for Clerk Treasurer							1,048.36			

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	201013119	MVH-HEALTH AND DENTAL	Life Ins	13.00	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	201013119	MVH-HEALTH AND DENTAL	Medical Ins	3,158.50	65626	10/26/2018
VEN006285	Ceres Solutions Cooperative	APP056607	10/31/2018	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded	8,480.46		
VEN000332	Cargill	APP056616	10/31/2018	201013231	MVH-SUBGRADE MATERIAL	Salt	28,887.65		
VEN000534	Delta Dental	APP056622	10/31/2018	201013119	MVH-HEALTH AND DENTAL	Dental Ins	283.89	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	201013111	MVH-SALARY	sal	7,379.40	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	201013120	MVH-FICA AND MEDICARE	fica	439.92	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	201013120	MVH-FICA AND MEDICARE	med	102.89	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	201013121	MVH-PERF	perf	1,047.88	500000386	11/1/2018
VEN000589	Duke Energy	APP056671	11/2/2018	201013341	MVH-ELECTRIC	Streets	41.45	65630	11/2/2018
VEN000332	Cargill	APP056747	11/6/2018	201013231	MVH-SUBGRADE MATERIAL	Deicer	6,085.24		
VEN001778	Shelby Materials	APP056748	11/6/2018	201013231	MVH-SUBGRADE MATERIAL	Stone	1,142.50		
VEN001044	Irving Materials	APP056749	11/6/2018	201013231	MVH-SUBGRADE MATERIAL	Riprap	309.50		
VEN001858	Sunbelt Rentals	APP056750	11/6/2018	201013472	MVH-EQUIP	Concrete blankets	35.00		
VEN001072	James H Drew Corp	APP056751	11/6/2018	201013349	MVH-SERVICES	Wood posts	21,150.00		
VEN001708	RPM Machinery	APP056759	11/6/2018	201013345	MVH-EQUIP REPAIR	Backhoe Loader and Roller	3,058.03		
VEN002123	Westfield-Washington Schools	APP056772	11/6/2018	201013226	MVH-VEHICLE GAS/ SUPPLI	Diesel fuel	1,079.17		
VEN003284	Practical Property Group	APP056776	11/6/2018	201013349	MVH-SERVICES	161st Carey RAB	1,485.00		
VEN006285	Ceres Solutions Cooperative	APP056777	11/6/2018	201013226	MVH-VEHICLE GAS/ SUPPLI	Fuel	575.30		
Subtotal for Public Works							84,754.78		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							85,803.14		
Fund No. Fund Name									
202 Local Road and Street (LRS)									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		6,277.44		
Subtotal for Clerk Treasurer							6,277.44		

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Fund No. Fund Name									
202 Local Road and Street (LRS)									
Public Works									
VEN002038	USI Consultants Inc	APP056494	10/25/2018	202013349	LRS-SERVICES	Preliminary Engineering for 1	4,880.00		
VEN005917	The Etica Group Inc	APP056496	10/25/2018	202013349	LRS-SERVICES	161st and Union	15,054.00		
VEN006223	Sundown Gardens	APP056771	11/6/2018	202013349	LRS-SERVICES	191st Tomlinson RAB	41,974.00		
Subtotal for Public Works							61,908.00		
Subtotal for Fund 202 Local Road and Street (LRS)							68,185.44		
Fund No. Fund Name									
203 Fire Operating									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		3,061.45		
Subtotal for Clerk Treasurer							3,061.45		

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Fund No.	Fund Name								
203	Fire Operating								
	Fire								
VEN002048	Vectren	APP056441	10/23/2018	203012328	FIRE-GAS/HEAT	Sta 82	64.38	65616	10/23/2018
VEN001011	Infinisource	APP056492	10/25/2018	203012119	FIRE-HEALTH AND DENTAL	Cobra	278.32	65623	10/25/2018
VEN004479	Symetra Life Insurance	APP056531	10/26/2018	203012119	FIRE-HEALTH AND DENTAL	Life Ins	234.00	65627	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056535	10/26/2018	203012119	FIRE-HEALTH AND DENTAL	Medical Ins	70,406.86	65626	10/26/2018
VEN006285	Ceres Solutions Cooperative	APP056607	10/31/2018	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded	1,458.40		
VEN000534	Delta Dental	APP056622	10/31/2018	203012119	FIRE-HEALTH AND DENTAL	Dental Ins	4,666.38	65628	10/31/2018
VEN001537	Payroll	APP056635	10/31/2018	203012111	FIRE-SALARY	sal	201,134.80	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	203012120	FIRE-FICA AND MEDICARE	fica	11,921.34	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	203012120	FIRE-FICA AND MEDICARE	med	2,788.12	500000386	11/1/2018
VEN001537	Payroll	APP056635	10/31/2018	203012121	FIRE-PERF	perf	31,206.75	500000386	11/1/2018
VEN002336	Citizens Westfield	APP056676	11/2/2018	203012342	FIRE-WATER/SEWER	Sta 82	278.82	65629	11/2/2018
VEN002336	Citizens Westfield	APP056728	11/6/2018	203012342	FIRE-WATER/SEWER	water/sewer	371.60		
VEN002123	Westfield-Washington Schools	APP056779	11/6/2018	203012223	FIRE-OFFICE SUPPLIES	Paper	21.15		
VEN001464	Northside Garage Door System	APP056794	11/6/2018	203012343	FIRE-BUILDING MAINTENAN	Station 82 garage door	106.00		
VEN005587	Kronos Inc	APP056795	11/6/2018	203012349	FIRE-SERVICES	Telestaff	1,871.40		
VEN000689	Federal Field Services LLC	APP056796	11/6/2018	203012346	FIRE-TORNADO SIREN	tornado sirens	3,200.00		
VEN005980	Fire Services Inc	APP056797	11/6/2018	203012360	FIRE-VEHICLE MAINT	A81 battery	592.80		
VEN000644	Enviro-max Inc	APP056798	11/6/2018	203012343	FIRE-BUILDING MAINTENAN	Station 82 HVAC	351.95		
VEN002028	UPS	APP056799	11/6/2018	203012333	FIRE-POSTAGE	postage	7.61		
VEN002148	Witmer Public Safety Group	APP056800	11/6/2018	203012229	FIRE-UNIFORMS	gloves (14)	402.84		
VEN005006	Team Pride Athletic Apparel	APP056801	11/6/2018	203012229	FIRE-UNIFORMS	Tennis shoes	61.36		
VEN005006	Team Pride Athletic Apparel	APP056802	11/6/2018	203012229	FIRE-UNIFORMS	tennis shoes	61.04		
VEN001417	Napa Auto Parts	APP056803	11/6/2018	203012360	FIRE-VEHICLE MAINT	A81 maint., supply	164.24		
VEN000214	Behind The Seams	APP056804	11/6/2018	203012229	FIRE-UNIFORMS	turnout gear repairs	900.00		
VEN001846	Stoops Freightliner	APP056805	11/6/2018	203012360	FIRE-VEHICLE MAINT	E83 maintenance	90.97		
VEN001264	Love At First Sight	APP056807	11/6/2018	203012347	FIRE-PROMOTIONS	flowers	139.00		
VEN005006	Team Pride Athletic Apparel	APP056808	11/6/2018	203012229	FIRE-UNIFORMS	tennis shoes	60.56		
VEN006043	ReadyRefresh by Nestle	APP056809	11/6/2018	203012224	FIRE-OPERATING SUPPLIES	water	64.44		
VEN006426	DISA Inc	APP056811	11/6/2018	203012354	FIRE-MEDICAL EXAMS/TEST	Alcohol and Drug testing	159.00		
	Subtotal for Fire						333,064.13		
	Subtotal for Fund 203 Fire Operating						336,125.58		

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Fund No. Fund Name									
206 Parks Programming/Events									
Parks									
VEN000229	Beth Maier Photography	APP056736	11/6/2018	206005349	PARKS PROGRAM-SERVICE	Fireside Tales	100.00		
VEN002613	Ermco Inc	APP056737	11/6/2018	206005347	PARKS PROGRAM-PROMOT	Barktoberfest	1,200.00		
VEN006360	Stephen M Bernard	APP056738	11/6/2018	206005347	PARKS PROGRAM-PROMOT	Barktoberfest	630.00		
VEN002205	Big Bounce Fun House Rentals	APP056743	11/6/2018	206005347	PARKS PROGRAM-PROMOT	Big Ten Soccert Darts	362.00		
VEN001716	Runyon Equipment Rental	APP056744	11/6/2018	206005347	PARKS PROGRAM-PROMOT	Barktoberfest	434.12		
VEN005925	Mane Event Carriages	APP056756	11/6/2018	206005347	PARKS PROGRAM-PROMOT	Final balance for carriage	410.00		
VEN000917	Humane Society for Hamilton	APP056757	11/6/2018	206005347	PARKS PROGRAM-PROMOT	Barktoberfest ticket sales	3,153.00		
VEN001795	Silly Safari Shows Inc	APP056760	11/6/2018	206005347	PARKS PROGRAM-PROMOT	WIL live reindeer	1,500.00		
VEN007018	Whitney Moore Photography	APP056761	11/6/2018	206005347	PARKS PROGRAM-PROMOT	WIL	200.00		
VEN001523	Party Time Rental	APP056762	11/6/2018	206005347	PARKS PROGRAM-PROMOT	WIL	3,490.42		
Subtotal for Parks							11,479.54		
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		1,012.82		
Subtotal for Clerk Treasurer							1,012.82		
Subtotal for Fund 206 Parks Programming/Events							12,492.36		
Fund No. Fund Name									
239 Law Enforcement									
Police									
VEN000648	Eric Grimes	APP056461	10/24/2018	239002334	LAW ENFORCE-TRAVEL/TR	Reimbursement for highway t	34.16	65618	10/24/2018
VEN001125	Joel Rush	APP056463	10/24/2018	239002334	LAW ENFORCE-TRAVEL/TR	Baggage Fees	25.00	65619	10/24/2018
VEN000685	FBINAA Of Indiana	APP056518	10/26/2018	239002334	LAW ENFORCE-TRAVEL/TR	Fall Business Meeting	45.00	65625	10/26/2018
VEN007115	Pyramid Combatives LLC	APP056584	10/31/2018	239002334	LAW ENFORCE-TRAVEL/TR	Femal Law Enforcement Offic	600.00		
Subtotal for Police							704.16		
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		4,787.76		
Subtotal for Clerk Treasurer							4,787.76		
Subtotal for Fund 239 Law Enforcement							5,491.92		

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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									
241 Police Donation									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		1,194.75		
Subtotal for Clerk Treasurer							1,194.75		
Subtotal for Fund 241 Police Donation							1,194.75		
Fund No. Fund Name									
264 Road and Street Improvement (Road Impact)									
Public Works									
VEN002709	Lochmueller Group Inc	APP056593	10/31/2018	264013349	ROAD IMPACT-SERVICES	Towne Road - Environmental	2,485.15		
VEN006495	Northpoint Owners LLC	APP056718	11/5/2018	264013349	ROAD IMPACT-SERVICES	Temporary Access Way (Basti	3,862.80		
VEN000103	American Structurepoint Inc	APP056719	11/5/2018	264013349	ROAD IMPACT-SERVICES	East Street North Ext - PE and	7,753.00		
VEN002067	VS Engineering	APP056726	11/6/2018	264013349	ROAD IMPACT-SERVICES	East Street North Ext - Survey	3,159.00		
Subtotal for Public Works							17,259.95		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							17,259.95		
Fund No. Fund Name									
268 Emergency Medical and Equip									
Fire									
VEN001849	Stryker Sales	APP056729	11/6/2018	268012472	EMS-LEASE EQUIPMENT	Upgrade to ambulances to av	19,208.00		
VEN000266	Bound Tree Medical	APP056784	11/6/2018	268012224	EMS-OPERATING SUPPLIES	EMS supplies	820.06		
VEN000266	Bound Tree Medical	APP056785	11/6/2018	268012224	EMS-OPERATING SUPPLIES	EMS supplies	107.94		
VEN000266	Bound Tree Medical	APP056786	11/6/2018	268012224	EMS-OPERATING SUPPLIES	EMS supplies	221.00		
VEN000266	Bound Tree Medical	APP056787	11/6/2018	268012224	EMS-OPERATING SUPPLIES	EMS supplies	999.83		
VEN000266	Bound Tree Medical	APP056788	11/6/2018	268012224	EMS-OPERATING SUPPLIES	EMS supplies	26.78		
VEN000266	Bound Tree Medical	APP056789	11/6/2018	268012224	EMS-OPERATING SUPPLIES	EMS supplies	71.96		
VEN000266	Bound Tree Medical	APP056790	11/6/2018	268012224	EMS-OPERATING SUPPLIES	EMS supplies	135.98		
VEN000266	Bound Tree Medical	APP056791	11/6/2018	268012224	EMS-OPERATING SUPPLIES	EMS supplies	70.79		
VEN001395	Moore Medical LLC	APP056793	11/6/2018	268012224	EMS-OPERATING SUPPLIES	Flu shots	1,792.74		
VEN000065	Airgas Mid America	APP056806	11/6/2018	268012224	EMS-OPERATING SUPPLIES	oxygen	35.74		
Subtotal for Fire							23,490.82		
Subtotal for Fund 268 Emergency Medical and Equip							23,490.82		

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Fund No. Fund Name									
269	Training Facility Center								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		230.00		
	Subtotal for Clerk Treasurer						230.00		
	Public Safety (Police and Fire)								
VEN000405	Citizens Energy Group	APP056439	10/23/2018	269014342	TRAINING FAC-WATER/SEW	Training Facility	43.44	65615	10/23/2018
	Subtotal for Public Safety (Police and Fire)						43.44		
	Subtotal for Fund 269 Training Facility Center						273.44		
Fund No. Fund Name									
344	Go Bond 2017								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		3,136.00		
	Subtotal for Clerk Treasurer						3,136.00		
	Subtotal for Fund 344 Go Bond 2017						3,136.00		
Fund No. Fund Name									
346	Go Bond 2018								
	Fire								
VEN004879	Penn Care Inc	APP056437	10/23/2018	346012473	GO BOND 2018 FD VEHICLE	New Ambulance	234,805.00	65614	10/23/2018
	Subtotal for Fire						234,805.00		
	Subtotal for Fund 346 Go Bond 2018						234,805.00		
Fund No. Fund Name									
595	Monon Trail Grant								
	Public Works								
VEN002019	United Consulting	APP056472	10/24/2018	595013349	MONON TRAIL GRANT 191-2	Monon 7 - Constructin Inspect	6,133.38		
	Subtotal for Public Works						6,133.38		
	Subtotal for Fund 595 Monon Trail Grant						6,133.38		
Fund No. Fund Name									
640	Sports Campus Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		15,685.78		
	Subtotal for Clerk Treasurer						15,685.78		

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640	Sports Campus Operating										
	Grand Park										
		VEN007111	Caitlin Davis	APP056473	10/24/2018	640015349	SPORTS CAMPUS-SERVICE	Big 10 Statisticians	525.00	2220	10/24/2018
		VEN007112	Scott Burns	APP056474	10/24/2018	640015349	SPORTS CAMPUS-SERVICE	Big 10 Statisticians	525.00	2221	10/24/2018
		VEN007113	Crossfit Thrive Inc	APP056511	10/24/2018	640015347	SPORTS CAMPUS-PROMOTI	Grand Games	3,500.00	2222	10/25/2018
		VEN006591	William Knox	APP056581	10/31/2018	640015347	SPORTS CAMPUS-PROMOTI	Big 10 Event ticket sales cash	1,000.00	2224	10/31/2018
		VEN007114	Nicholas Sult	APP056582	10/31/2018	640015349	SPORTS CAMPUS-SERVICE	Big Ten PA announcer	600.00	2223	10/31/2018
		VEN005403	BrightView Landscapes LLC	APP056590	10/31/2018	640015349	SPORTS CAMPUS-SERVICE	F10 Decoder Replacement In	234.00		
		VEN005403	BrightView Landscapes LLC	APP056590	10/31/2018	640015349	SPORTS CAMPUS-SERVICE	F10 and F31 decoder module	713.00		
		VEN000910	HP Products	APP056591	10/31/2018	640015349	SPORTS CAMPUS-SERVICE	Cleaning supplies	410.05		
		VEN000970	Indiana Golf Car	APP056595	10/31/2018	640015349	SPORTS CAMPUS-SERVICE	Golf cart maint	1,151.60		
		VEN001277	Macallister Machinery Co	APP056596	10/31/2018	640015472	SPORTS CAMPUS-EQUIPME	Rec field project	212.75		
		VEN007110	United Group LLC	APP056597	10/31/2018	640015349	SPORTS CAMPUS-SERVICE	Big 10 soccer 2018	6,500.00		
		VEN004793	Nussli LLC	APP056599	10/31/2018	640015349	SPORTS CAMPUS-SERVICE	Big 10 bleachers	9,200.00		
		VEN000051	Advanced Turf Solutions	APP056602	10/31/2018	640015472	SPORTS CAMPUS-EQUIPME	Seed Fert Straw etc for Rec F	2,116.20		
		VEN000905	Hoosier Portable Restroom	APP056603	10/31/2018	640015347	SPORTS CAMPUS-PROMOTI	LAX USA reimbursement	360.00		
		VEN000897	Home City Ice Co	APP056604	10/31/2018	640015349	SPORTS CAMPUS-SERVICE	Colts Camp ice truck	11,915.00		
		VEN000733	Freije Engineered Solutions Co	APP056606	10/31/2018	640015349	SPORTS CAMPUS-SERVICE	C1 AC fix	2,055.51		
		VEN005403	BrightView Landscapes LLC	APP056733	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	Grass Field	50,922.92		
		VEN005403	BrightView Landscapes LLC	APP056733	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	Stripping Field	281.25		
		VEN005403	BrightView Landscapes LLC	APP056733	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	Irrigation Field	3,572.52		
		VEN005403	BrightView Landscapes LLC	APP056734	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	CL field	9,320.25		
		VEN005403	BrightView Landscapes LLC	APP056734	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	CAI Field	1,599.94		
		VEN005403	BrightView Landscapes LLC	APP056734	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	CAM field	13,451.55		
		VEN001637	Ray's Trash Service	APP056739	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	Field	750.00		
		VEN001257	Logo USA	APP056740	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	Wearables	259.00		
		VEN001257	Logo USA	APP056740	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	GrandGames Wearables	1,909.30		
		VEN001257	Logo USA	APP056741	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	Grandgames wearables	716.25		
		VEN001257	Logo USA	APP056741	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	Wearables	170.05		
		VEN006141	Westfield Restaurant Group LLC	APP056742	11/6/2018	640015347	SPORTS CAMPUS-PROMOTI	GrandGames	920.13		
		VEN007011	Methodist Sports Medicine	APP056745	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	GP Youth Fest AT	3,105.00		
		VEN005717	Background Investigation Bureau	APP056755	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	Background Ck	11.95		
		VEN000970	Indiana Golf Car	APP056763	11/6/2018	640015349	SPORTS CAMPUS-SERVICE	Rental sales	254.00		
		VEN006329	Bulpen Tournaments	APP056765	11/6/2018	640015337	SPORTS CAMPUS-PRINTIN	Sponsorship banners	458.00		

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Fund No.	Fund Name								
640	Sports Campus Operating								
	Grand Park								
VEN001548	Pepsi	APP056766	11/6/2018	640015345	SPORTS CAMPUS-EQUIP R	BIG VIP beverages	149.14		
VEN000345	Cave and Company Printing	APP056767	11/6/2018	640015337	SPORTS CAMPUS-PRINTIN	Big tickets	718.06		
VEN004670	Hamilton County Tourism	APP056768	11/6/2018	640015350	SPORTS CAMPUS-DUES/SU	Connect Conference	1,800.00		
VEN000480	CSI Signs	APP056770	11/6/2018	640015337	SPORTS CAMPUS-PRINTIN	Big directional signs	270.92		
VEN005243	Franklin Equipment	APP056778	11/6/2018	640015472	SPORTS CAMPUS-EQUIPME	Sub Indy Forklifts	5,845.00		
	Subtotal for Grand Park						137,503.34		
	Sport Campus Indoor Event Ctr								
VEN003729	Metronet	APP056446	10/23/2018	640023349	GP INDOOR-SERVICES	GP Indoor	129.95	2219	10/23/2018
VEN005006	Team Pride Athletic Apparel	APP056460	10/24/2018	640023229	GP INDOOR-UNIFORMS	Staff shirt embroidery	134.49		
VEN000910	HP Products	APP056591	10/31/2018	640023349	GP INDOOR-SERVICES	Cleaning supplies	199.14		
VEN006898	Supply Warehouse Inc	APP056598	10/31/2018	640023349	GP INDOOR-SERVICES	Janitorial supplies	176.96		
VEN006390	Ecolab Pest	APP056601	10/31/2018	640023343	GP INDOOR-BLDG MAINT	Pest Control	395.00		
VEN007012	Elwood Fire Equipment	APP056605	10/31/2018	640023343	GP INDOOR-BLDG MAINT	Fire Extinguisher installs	40.95		
VEN003729	Metronet	APP056730	11/6/2018	640023224	GP INDOOR-OPERATING SU	GPIndoor	242.76		
VEN005403	BrightView Landscapes LLC	APP056732	11/6/2018	640023349	GP INDOOR-SERVICES	Interior GPIndoor	6,597.50		
VEN005403	BrightView Landscapes LLC	APP056732	11/6/2018	640023349	GP INDOOR-SERVICES	Exterior GPIndoor	1,822.08		
VEN001637	Ray's Trash Service	APP056739	11/6/2018	640023349	GP INDOOR-SERVICES	GPIndoor	881.00		
VEN002036	USAutomatic Fire and Security	APP056769	11/6/2018	640023349	GP INDOOR-SERVICES	Annual inspection GPIndoor	971.30		
	Subtotal for Sport Campus Indoor Event Ctr						11,591.13		
	Subtotal for Fund 640 Sports Campus Operating						164,780.25		
Fund No.	Fund Name								
651	Infrastructure Improv								
	Public Works								
VEN002038	USI Consultants Inc	APP056495	10/25/2018	651013474	INFRASTRUCTURE IMPRO	Additional Fee from Original	3,265.80		
	Subtotal for Public Works						3,265.80		
	Subtotal for Fund 651 Infrastructure Improv						3,265.80		

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN001550	PERF	APP056502	10/25/2018	701008133	PAYROLL-PERF	Contributions and loan pmts	40,470.09	700000530	11/1/2018
VEN000008	77 Police and Fire Fund	APP056503	10/25/2018	701008133	PAYROLL-PERF	Contributions and loan pmts	53,121.64	700000529	10/30/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056533	10/26/2018	701008930	PAYROLL-INS. DED	Medical Ins	2,469.45	17026	10/26/2018
VEN005722	Aflac Premium Holding	APP056538	10/26/2018	701008930	PAYROLL-INS. DED	Disb Ins Prem	2,483.10	17028	10/26/2018
VEN000058	AFLAC	APP056539	10/26/2018	701008930	PAYROLL-INS. DED	Disb Ins Prem	6,777.70	17027	10/26/2018
VEN000163	Aul Retirement	APP056621	10/31/2018	701008931	PAYROLL-401A MATCHING-E	Contributions and loan pmts	23,379.10	700000531	10/31/2018
VEN000534	Delta Dental	APP056623	10/31/2018	701008930	PAYROLL-INS. DED	Dental Ins	3,909.62	17029	10/31/2018
VEN004836	Nationwide Retirement Solutions	APP056625	10/31/2018	701008931	PAYROLL-401A MATCHING-E	Contributions and Loan pmts	1,857.13	17032	10/31/2018
VEN002177	Indiana Members Credit Union	APP056626	10/31/2018	701008930	PAYROLL-INS. DED	Emplor HSA portion	416.68	17031	10/31/2018
VEN000948	IN Family and Social Services	APP056627	10/31/2018	701008140	PAYROLL-SUPPORT WITHH	Child Support	1,565.02	700000533	11/1/2018
VEN000703	Fire Fighters Credit Union	APP056628	10/31/2018	701008141	PAYROLL-UNION DUES	Union dues	2,066.31	17030	10/31/2018
VEN001864	Supporting Heroes	APP056629	10/31/2018	701008991	PAYROLL-MISC	Supporting Heroes	116.26	17034	10/31/2018
VEN001583	Police and Firemens Insurance	APP056630	10/31/2018	701008930	PAYROLL-INS. DED	Police and Fire Ins	11.03	17033	10/31/2018
VEN000959	Indiana Dept Of Revenue	APP056631	10/31/2018	701008923	PAYROLL-STATE WITHHOL	state	15,788.33	700000534	11/1/2018
VEN000959	Indiana Dept Of Revenue	APP056631	10/31/2018	701008923	PAYROLL-STATE WITHHOL	coit	6,010.19	700000534	11/1/2018
VEN000920	Huntington National Bank	APP056632	10/31/2018	701008131	PAYROLL-EMPLOYER'S FIC	fica	32,172.45	700000532	11/1/2018
VEN000920	Huntington National Bank	APP056632	10/31/2018	701008132	PAYROLL-EMPLOYER'S MED	med	7,524.20	700000532	11/1/2018
VEN000920	Huntington National Bank	APP056632	10/31/2018	701008921	PAYROLL-FEDERAL WITHH	fed	52,353.55	700000532	11/1/2018
VEN000920	Huntington National Bank	APP056632	10/31/2018	701008922	PAYROLL-EMPLOYEE FICA	med	7,524.27	700000532	11/1/2018
VEN000920	Huntington National Bank	APP056632	10/31/2018	701008922	PAYROLL-EMPLOYEE FICA	fica	32,172.41	700000532	11/1/2018
VEN001537	Payroll	APP056633	10/31/2018	701008110	PAYROLL-NET SALARIES	net sal	377,857.80	700000535	11/1/2018
VEN000008	77 Police and Fire Fund	APP056673	11/1/2018	701008133	PAYROLL-PERF	Non Civilian PERF	53,121.64		
VEN001550	PERF	APP056674	11/1/2018	701008133	PAYROLL-PERF	PERF	40,937.06		
Subtotal for Clerk Treasurer							764,105.03		
Subtotal for Fund 701 Payroll							764,105.03		
Fund No. Fund Name									
900 Stormwater									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP056843	10/25/2018	101965	PCARD PAYABLE		684.00		
Subtotal for Clerk Treasurer							684.00		

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Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN003987	Indiana Reclamation and Excavating	APP056448	10/23/2018	900016309	STORM-CONSULTING FEES	Repair broken curbs and com	10,866.00		
VEN004479	Symetra Life Insurance	APP056532	10/26/2018	900016119	STORM-HEALTHDENTAL	Life Ins	22.75	38659	10/26/2018
VEN000126	Anthem Blue Cross Blue Shield	APP056536	10/26/2018	900016119	STORM-HEALTHDENTAL	Medical Ins Storm	6,891.27	38658	10/26/2018
VEN006285	Ceres Solutions Cooperative	APP056608	10/31/2018	900016226	STORM-VEHICLE GAS	Unleaded	230.67		
VEN007098	Work Zone Cam LLC	APP056609	10/31/2018	900016451	STORM-COMPUTER EQUIP	Drainage Pond Project	99.00		
VEN003987	Indiana Reclamation and Excavating	APP056611	10/31/2018	900016434	STORM-STORMWATER MIS	203rd Grassy Branch	2,388.25		
VEN003987	Indiana Reclamation and Excavating	APP056612	10/31/2018	900016434	STORM-STORMWATER MIS	Sinkholes	6,625.32		
VEN003987	Indiana Reclamation and Excavating	APP056613	10/31/2018	900016434	STORM-STORMWATER MIS	15227 Valley View	2,898.00		
VEN003987	Indiana Reclamation and Excavating	APP056613	10/31/2018	900016434	STORM-STORMWATER MIS	Burntwood Way	2,297.25		
VEN003987	Indiana Reclamation and Excavating	APP056613	10/31/2018	900016434	STORM-STORMWATER MIS	Jersey and Union	1,420.00		
VEN003987	Indiana Reclamation and Excavating	APP056614	10/31/2018	900016434	STORM-STORMWATER MIS	319 Park St	3,988.00		
VEN003987	Indiana Reclamation and Excavating	APP056615	10/31/2018	900016434	STORM-STORMWATER MIS	Sinkholes repairs	12,327.83		
VEN000534	Delta Dental	APP056624	10/31/2018	900016119	STORM-HEALTHDENTAL	Dental Ins	535.35	38660	10/31/2018
VEN001537	Payroll	APP056634	10/31/2018	900016111	STORM-SALARY	net sal	16,297.60	900000147	11/1/2018
VEN001537	Payroll	APP056634	10/31/2018	900016120	STORM-FICA AND MEDICAR	fica	967.91	900000147	11/1/2018
VEN001537	Payroll	APP056634	10/31/2018	900016120	STORM-FICA AND MEDICAR	med	226.37	900000147	11/1/2018
VEN001537	Payroll	APP056634	10/31/2018	900016121	STORM-PERF	perf	1,604.03	900000147	11/1/2018
VEN000517	Daystar Directional Drilling	APP056752	11/6/2018	900016434	STORM-STORMWATER MIS	Cherry St	8,200.27		
VEN000962	Indiana Dept Of Workforce	APP056783	11/6/2018	900016349	STORM-SERVICE	unemployment	1,344.00		
	Subtotal for Stormwater						79,229.87		
	Subtotal for Fund 900 Stormwater						79,913.87		
Fund No.	Fund Name								
901	SW 2017 Construction								
	Stormwater								
VEN001339	Merrell Bros	APP056594	10/31/2018	901016474	STORM-2017 BD CONSTRU	Lagoon Closure Project	400,075.10		
VEN006748	V3 Companies	APP056853	11/7/2018	901016349	STORM-2017 BD SERVICES	Westfield Park Culvert Replac	2,420.00		
	Subtotal for Stormwater						402,495.10		
	Subtotal for Fund 901 SW 2017 Construction						402,495.10		

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Fund No. Fund Name									
950	Trash								
Trash									
VEN001637	Ray's Trash Service	APP056477	10/24/2018	950017349	TRASH-ADM SERVICES	Overage Bags	378.00		
VEN000480	CSI Signs	APP056478	10/24/2018	950017349	TRASH-ADM SERVICES	Trash Pick up day 2018	174.23		
VEN004882	Technology Recyclers	APP056529	10/26/2018	950017349	TRASH-ADM SERVICES	CRT Tvs and monitor recyclin	660.00		
Subtotal for Trash							1,212.23		
Subtotal for Fund 950 Trash							1,212.23		
Posted Invoices Total							2,893,314.07		
Un-Posted Invoices									
Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status	
Fund No. Fund Name									
101	General								
Administration									
VEN006910	KSM Business Technology LLC	API0003744	10/23/2018	101001331	Adm-Consulting	Adm-Consulting	5,262.40	Approval Pending	
VEN001469	O W Krohn and Associates	API0003747	10/26/2018	101001331	Adm-Consulting	Adm-Consulting	330.00	Approval Pending	
VEN001469	O W Krohn and Associates	API0003747	10/26/2018	101001331	Adm-Consulting	Adm-Consulting	3,300.00	Approval Pending	
VEN001469	O W Krohn and Associates	API0003747	10/26/2018	101001331	Adm-Consulting	Adm-Consulting	8,220.00	Approval Pending	
VEN001469	O W Krohn and Associates	API0003747	10/26/2018	101001331	Adm-Consulting	Adm-Consulting	730.00	Approval Pending	
VEN006821	Archer Company	API0003748	10/29/2018	101001331	Adm-Consulting	Adm-Consulting	10,000.00	Approval Pending	
VEN000998	City of Indianapolis	API0003753	10/31/2018	101001350	Adm-Sub/Dues/Members	Adm-Subscript/Dues	530.00	Approval Pending	
Subtotal for Administration							28,372.40		
Economic and Community Development									
VEN007024	Adam Massey	API0003749	10/30/2018	101003334	ECD-Travel/Training/Seminar	ECD-Travel/Training/Seminar	16.17	Approval Pending	
Subtotal for Economic and Community Development							16.17		
Subtotal by Fund 101 General							28,388.57		
Fund No. Fund Name									
301	Eastside TIF								
RDC									
VEN001469	O W Krohn and Associates	API0003747	10/26/2018	301018349	Eastside TIF Services	Eastside TIF Services	495.00	Approval Pending	
Subtotal for RDC							495.00		
Subtotal by Fund 301 Eastside TIF							495.00		

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Un-Posted Invoices

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20 of 20

WESTFIELD\kgagnon

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	Fund Name							
950	Trash							
	Trash							
	VEN003986 Accela Inc	API0003756	11/5/2018	950017349	Trash-Adm Services	Trash-Services	32.00	Approval Pending
	VEN003986 Accela Inc	API0003758	11/5/2018	950017349	Trash-Adm Services	Trash-Services	1,147.00	Approval Pending
	Subtotal for Trash						1,179.00	
	Subtotal by Fund 950 Trash						1,179.00	
	Un-Posted Invoices Total						30,682.57	

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
203	Fire Operating						
	Fire						
VEN000314	C.A.R. Clinic	ACP001549	10/31/2018	203012360	Fire-Vehicle Maint	Fire-Vehicle Maint	47.25
VEN000488	Custom Truck and Auto	ACP001551	10/22/2018	203012360	Fire-Vehicle Maint	Fire-Vehicle Maint	47.25
	Subtotal for						94.50
Subtotal by Fund 203 Fire Operating							94.50
Credit Memo Total							94.50



Westfield City Council Report

Ordinance Number:	18-17
APC Petition Number:	1806-PUD-14
Petitioner:	Olthof Homes, LLC by Nelson & Frankenberger (the "Petitioner")
Requested Action:	A change of zoning of 106.5 acres +/- from the SF2: Single-Family Low Density District to the Lindley Run Planned Unit Development (PUD) District to allow for single-family detached, townhome and duplex dwellings
Current Zoning:	SF2: Single-Family Low Density
Current Land Use:	Undeveloped/Agriculture
Exhibits:	1. Staff Report 2. Location Map 3. Project Narrative 4. Proposed Ordinance 18-17 5. Proposed Ordinance 18-17 (Redline Version) 6. Comprehensive Plan Exhibit 7. Concept Plan 8. District Map 9. Character Exhibits 10. Townhome Façade Exhibits 11. Landscape Plan (PUD Exhibit) 12. Engineered Landscape Plan 13. Proposed Plant List 14. Amenity Exhibits 15. Neighborhood Meeting Summary 16. Public Comments 17. APC Certification 18. Proposed Commitments
Prepared by:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the September 10, 2018, City Council meeting. The petitioner held a neighborhood meeting on September 19, 2018, at the Crossroads Church in Westfield. The petition received a public hearing at the October 1, 2018, Advisory Plan Commission (the “APC”) meeting. This petition received a unanimous favorable recommendation at the November 5, 2018, APC meeting (see **Exhibit 17**).

PROJECT OVERVIEW

Location: This subject properties (collectively, the “Property”) encompass approximately one hundred six and a half (106.5) acres and includes real estate east of Grassy Branch Road between 191st and 196th Street (see **Exhibit 2**).

The Property is zoned SF2: Single-Family Low Density but is currently vacant or used for agricultural purposes. Other properties to the west and south of the Property are zoned SF2 while AG-SF1: Agriculture/Single-Family zoned properties exist to the north and south, the Northpoint PUD (residential (SF4 underlying zoning) and industrial uses) exist to the northwest, and the Scofield Farms PUD (residential (SF4 underlying zoning)) exists to the east.

ZONING REQUEST

The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Lindley Run” which plans for 130 single-family detached homes and approximately 300 attached for sale duplexes and townhomes.

The proposed ordinance establishes three (3) areas for the development of the property, as generally illustrated on the District Map (see **Exhibit 8**):

- **Area A:** ‘The Villas’ – ranch-style homes
- **Area B:** Mix of ranches and two-story homes
- **Area C:** Duplexes (aka ‘Paired Villas’) and townhomes

Concept Plan: A Concept Plan (see **Exhibit 7**) is made a part of the PUD, in which the Real Estate must be developed in substantial compliance.

Underlying Zoning: The proposed underlying zoning of the PUD is SF4: Single-Family High Density for Areas A & B, while Area C proposes an underlying zoning of SFA: Single-Family Attached.

Maximum Dwelling Units: The PUD proposes a maximum number of dwelling units for each area:

- **Area A:** 45 Single-family dwellings
- **Area B:** 85 Single-family dwellings
- **Area C:** 60 Duplex dwellings, 240 Townhome dwellings

The PUD also states that the maximum number of dwellings permitted throughout the entire district is four hundred and twenty-five (**425**).

General Regulations: The PUD sets forth specific lot area, frontage, width, building setback, height and living area standards. The tables below outline the lot standards for each area as compared to the Westfield-Washington Township Unified Development Ordinance (the “UDO”) requirements for SF4 lots and SFA lots.

	Area A	Area B	UDO (SF4)
Min. Lot Area	6,700 SF	8,400 SF	9,000 SF
Min. Lot Frontage	35'	35'	40'
Min. Lot Width	55'	70'	50'
Min. Front Yard Setback	20'	20'	25'
Min. Side Yard Setback	5'	6'	8'
Min. Rear Yard Setback	20'	20'	25'
Max. Building Height	1 Story	2 ½ Stories	25 Feet
Min. Living Area – Single Story	1,400 SF	1,900 SF	1,000 SF
Min. Living Area – Two Story	N/A	2,000 SF	750 SF (Ground Floor)

	Paired Villas	Townhomes	UDO (SFA)
Min. Lot Area	5,000 SF	1,700 SF	None
Min. Lot Frontage	40'	20'	None
Min. Lot Width	45'	20'	None
Min. Front Yard Setback	25'	20'	20' - 50'
Min. Front Yard Setback Facing Perimeter Streets	N/A	0'	20' – 50'
Min. Side Yard Setback	5'	0'	None
Min. Rear Yard Setback	20'	0'	None
Min. Distance Between Buildings	10'	30'	25' – 30'
Max. Lot Coverage	No Max	No Max	No Max
Max. Dwelling Units Per Building	2	12	4
Min. Living Area (Total) Per Dwelling	1,300 SF	1,000 SF	Single: 1,300 SF Two Story: 1,800 SF

Development Standards

Architectural Standards: Article 6.3 of the UDO ('Architectural Standards') shall apply except for the following:

- **Character Exhibit:** The PUD includes a Character Exhibit which sets a benchmark for quality in the development.
- Article 6.3(C) of the UDO ('Single-Family Districts (Residential Uses)') shall apply to Areas A & B except that the PUD proposes modifications and/or commitments regarding Building Materials (vinyl & aluminum siding prohibited), Overhangs, Garage Compositions and Orientation, Front Building Façade and Side Building Façade (implementation of a pick-list) standards. The UDO's Streetscape Diversity standards will be followed.
- Article 6.3(C) of the UDO shall not apply to Area C. Rather, the following shall apply:
 - o **Building Materials:** Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters shall be permitted.
 - o **Overhang:** The primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of Masonry Materials.
 - o **Paired Villas:** The PUD proposes modifications and/or commitments regarding Streetscape Diversity (specific diversity requirements implemented), Garage Composition and Trim, Roof Pitch, and Front, Side, and Rear Building Façade requirements.
 - o **Townhomes:** The PUD proposes modifications and/or commitments regarding Garages (alley-load and overhang), Roof Pitch, and Front, Side, and Rear Building Façade standards.

Landscaping: Article 6.8 of the UDO ('Landscaping Standards') shall apply, except that

- The PUD proposes a modified Landscape Plan (see **Exhibit 11**) and references a more detailed, engineered Landscape Plan (see **Exhibits 12** and **13**) that is applicable to the Real Estate.
- **Lot Landscaping:** The PUD modifies lot landscaping requirements for each home product type including specific landscaping requirements for the Townhome area. The tables below outlines the landscaping standards proposed for Single-Family Residential Lots and Paired Villas as compared to the UDO requirements.

	Area A Single-Family	UDO (Under 8,000 SF)	Area B Single-Family	UDO (Over 8,000 SF)
Shade Tree	2*	2	2	4
Ornamental Tree	2*	1	2	2
Shrub	8	4	8	4

*Lots that are within 100 feet of the 191st Street Right of Way of Area A shall have a minimum of two (2) evergreen and one (1) shade tree in the Rear Yard.

	Paired Villa	UDO (Under 8,000 SF)
Shade Tree	1*	2
Ornamental Tree	1*	1
Shrub	8	4

*Corner lots are required to have at least one (1) additional tree in either Front Yard.

Open Space and Amenity Standards: The PUD sets forth a twenty-five percent (25%) Open Space requirement. Twenty-five percent (25%) is an increase from the fifteen percent (15%) required by the UDO for SF4 Districts, but a decrease from the thirty-five percent (35%) required by the UDO for SFA Districts.

A commitment to providing amenities including a dog park, swimming pool and clubhouse, passive amenities, a playground, picnic shelter, fitness trail and community fire pit are required by the PUD.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “New Suburban”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Per the Comprehensive Plan, detached dwellings and attached dwellings are considered appropriate land uses in New Suburban areas.¹

The Northwest and Northeast Suburban Residential area contains single-family residences, open farmland, artisan farms, and some businesses, especially agribusiness and rural-related businesses. Because of the natural topography, streams, hedgerows, and wooded areas, this area has a rural feel and character. This area will continue to have rural uses and a rural feel into

¹ Comprehensive Plan, page 41

the immediate future: natural open spaces, trees, fields and streams. However, the long-range plan is to provide sanitary sewers in the entire township, which will have the effect of creating pressure for more dense development in this area. It is expected that over time, the large commodity farms in this area will be converted to residential development, and this area is identified to absorb future suburban density and type of development. While the development of this area for suburban uses is envisioned in the long term, it is also important to keep the overall policy of contiguity in mind: development is encouraged to occur in a way that is contiguous with existing development, meaning that new growth should radiate out from existing suburban areas, and should not sprawl piecemeal throughout new suburban areas².

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Road: 196th Street, (ii) Primary Arterials: 191st Street, Grassy Branch Road, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

MODIFICATIONS SINCE THE SEPTEMBER 10, 2018 CITY COUNCIL INTRODUCTION

The Petitioner has added PUD language requiring a minimum one-half acre dog park as well as a swimming pool and clubhouse as amenities for the Real Estate (see Exhibit 14 for visual depictions of amenities).

The petitioner has revised the Landscape Plan made a part of the PUD to include the entirety of required Landscaping instead of only Perimeter Landscaping. The PUD language references a detailed, engineered Landscape Plan and proposed planting list which can be viewed as Exhibits 12 and 13. Additionally, the petitioner has added language requiring that lots within 100 feet of the 191st Street Right of Way in Area A install a minimum of two (2) evergreen and one (1) shade tree in the Rear Yard.

Several grammatical and formatting changes were made for clarification purposes.

The Petitioner has provided a copy of the proposed Commitments concerning the use and development of the Property (see Exhibit 18).

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the October 1, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

² Comprehensive Plan, page 40

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.
6. Responsible growth and development.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 5, 2018, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 6 in favor, 0 opposed) (see **Exhibit 17**)

City Council

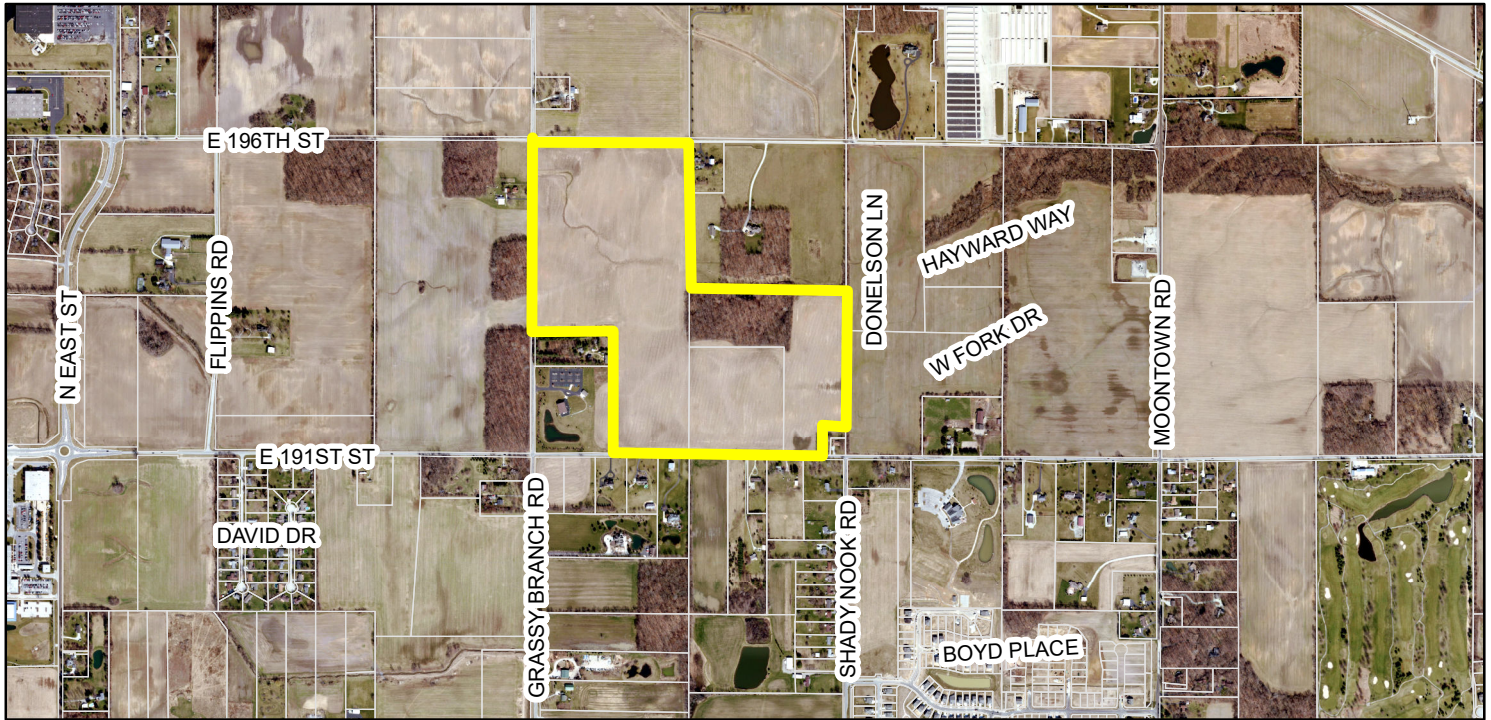
Introduction: September 10, 2018

Eligible for Adoption: November 12, 2018

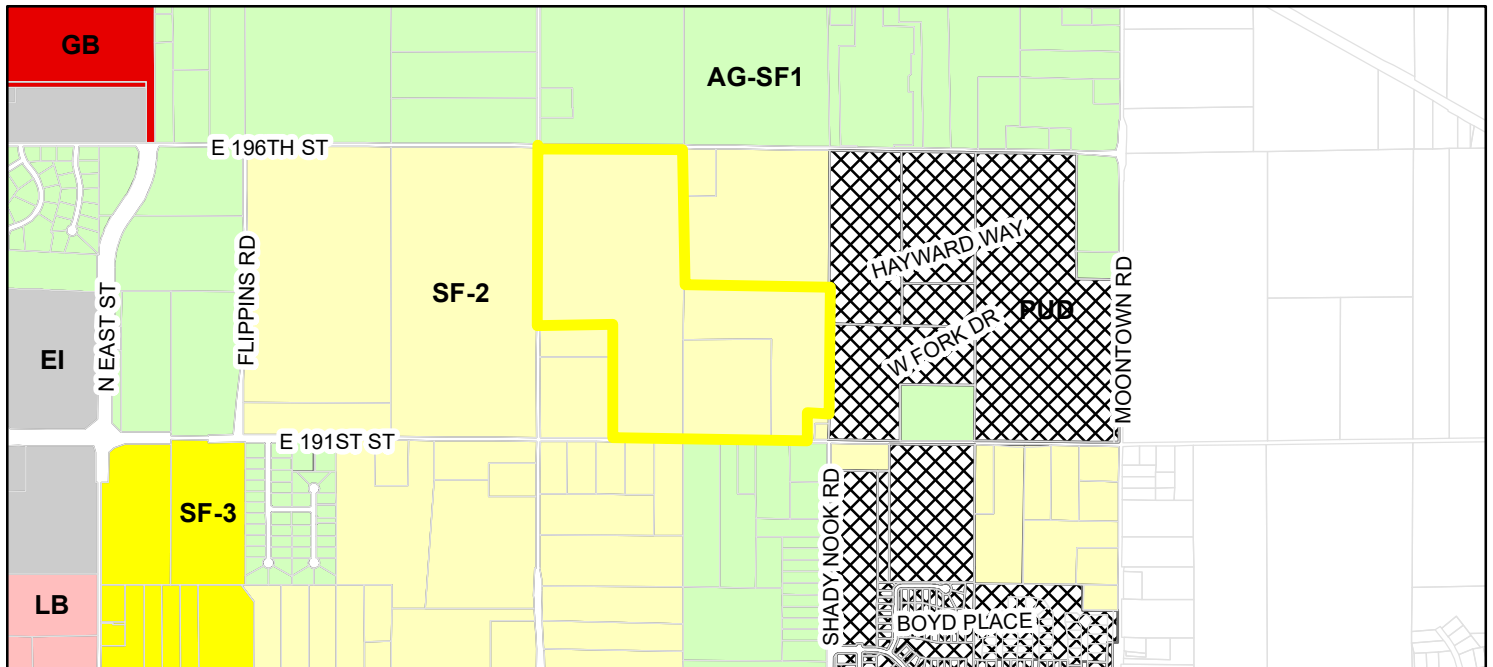
Submitted by: Daine Crabtree, Associate Planner
Economic and Community Development Department

Aerial Location Map

Site



Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - EI (Enclosed Industrial)
 - GB (General Business)
 - LB (Local Business)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)
 - SF-3 (Single Family - 3)

NARRATIVE STATEMENT

“Lindley Run” is a proposed residential Planned Development consisting of approximately 107 acres +/- . The site is generally located between 191st Street and 196th Street, east of and adjacent to Grassy Branch Road and across from the Northpoint PUD, and west of and adjacent to the Scofield Farms development and is shown on the aerial photograph (see **Exhibit A** page 2) included with this application. The property is currently zoned AGSF-1 and the applicant, Olthof Homes, LLC, is seeking rezone approval to a Planned Development District to permit the neighborhood layout including the associated architectural and site plan standards as provided in the PUD.

As proposed, Lindley Run will incorporate a diverse mix of residential home offerings within three districts (see page 5) including approximately 130 single-family detached homes and 300 attached for-sale homes (townhomes and duplex dwellings) as shown on the Concept Plan and attached as **Exhibit B** (see page 3). The development will connect with the neighboring Scofield Farms.

This proposed Lindley Run will provide over 25% open space, both passive and active amenities, and provide a unique landscaping plan that will include specifically positioned native plantings and a detailed four-board fence. The Lindley Run PUD is proposing to provide: a large picnic shelter, a community firepit, a fitness trail that will include multiple fitness stations, and a large playground. These amenities, found on **Exhibit D** (pages 13-15), will be open to the entire development maintained by an HOA.

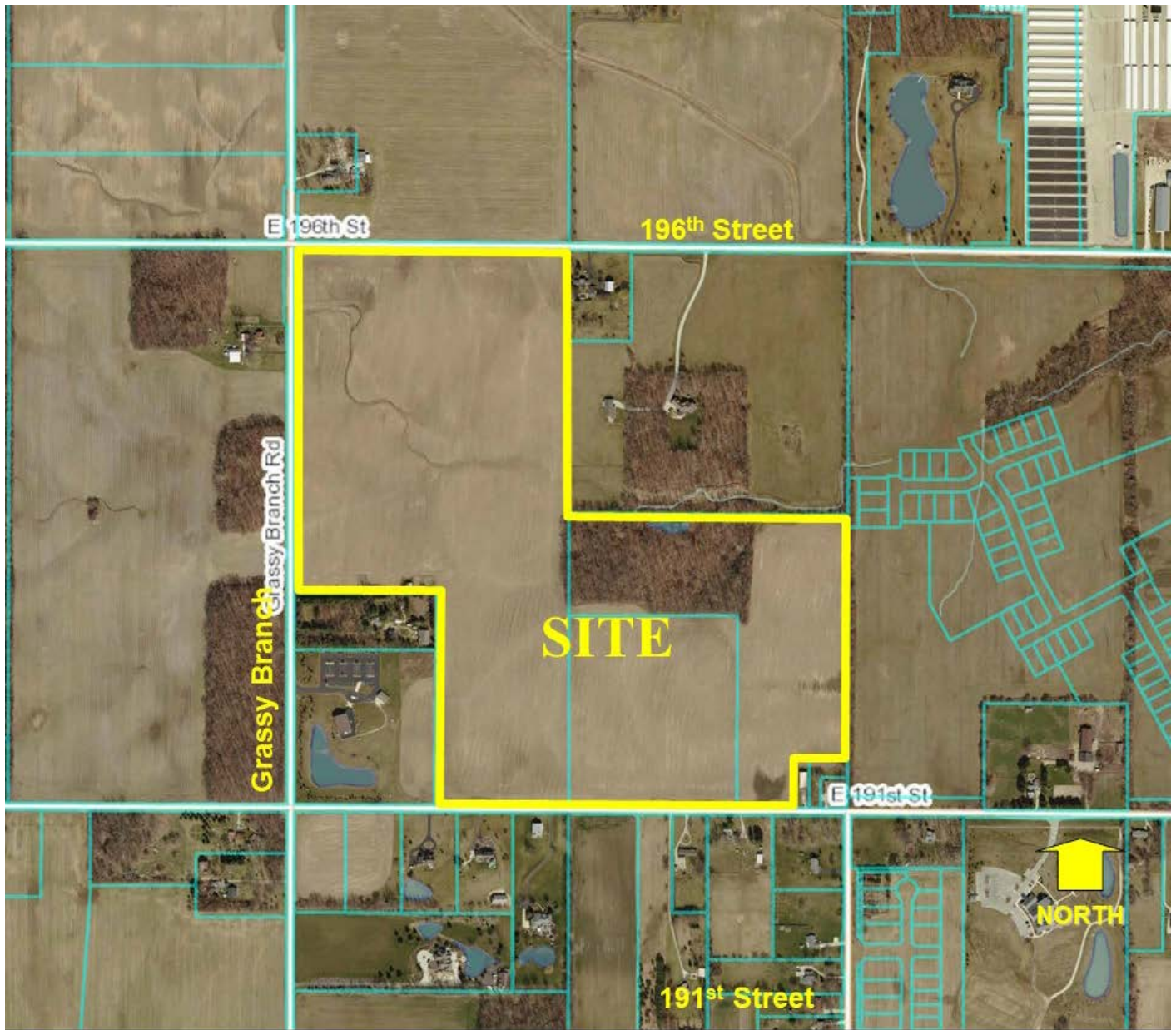
The residential product types associated in this proposal will satisfy the goal of “aging in place” by offering diverse housing options. These options include townhomes, duplexes, detached ranch homes, and two-story detached homes to capture all homebuying stages from first-time homebuyers to second and third homes, to downsizing for the empty-nester community. Examples of the home products have been included in **Exhibit C** (see page 6).

The duplexes, also called “Paired Villas”, and the townhomes can be found within Area C. The Paired Villas (see pages 9-10) are anticipated to sell in the low \$200,000’s. The individually for sale townhomes offer a variety of colors and building materials complimented with an extensive landscape plan as required by the proposed PUD which will result in an attractive and desirable investment. Each townhome will include detached alley-load two-car garage for each unit and provide extra parking for guests. A townhome dwelling (see pages 11-12) is expected to have an average sales price in the high \$100,000’s.

The Area A and Area B will have high architectural standards (see page 6). The Villas, a ranch style home, will be located in Area A and are anticipated to sell in the mid \$200,000’s. The homes within Area B will be a mix of ranches and two-story homes that can accommodate a three-car garage (see pages 7-8). The average home price within Area B is anticipated to be in the low-mid \$300,000’s.

In conclusion, Lindley Run will foster and encourage the concept of “aging in place”, provide diverse active and passive amenities unique to Westfield, and implement multiple housing options lacking in Westfield today. With over 50 years of homebuilding experience, Olthof Homes accommodates homes for multiple stages in life while maintaining the quality of product and lifestyle. We are excited for this development to be included in the Westfield community. As always, if you should have any questions, please feel free to contact us throughout this zoning review process.

EXHIBIT A
LOCATION MAP



Lindley Run
Site Location Map

EXHIBIT B
CONCEPT PLAN

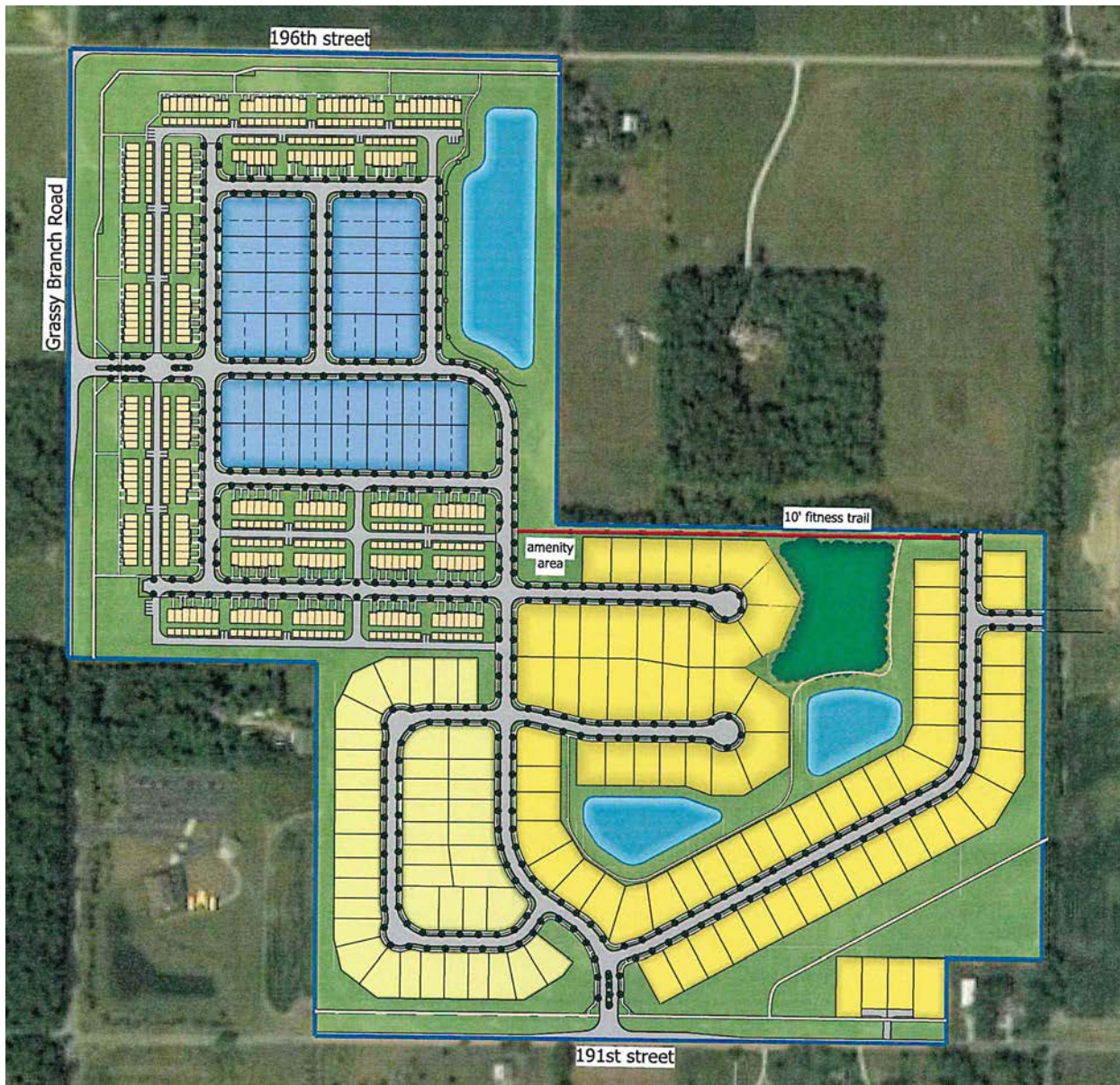


EXHIBIT B
CONCEPT PLAN

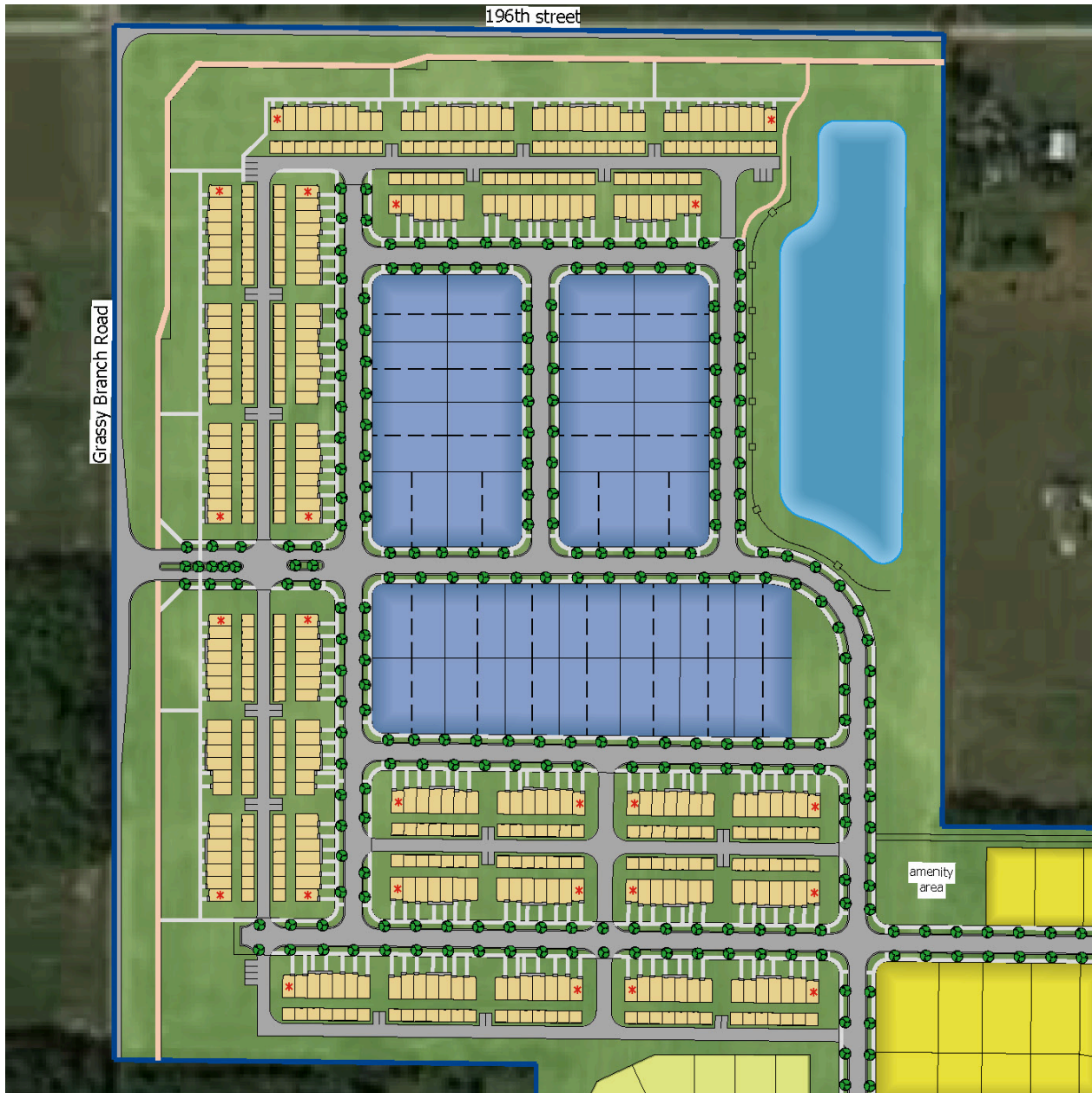


EXHIBIT B
District Map

AREA MAP

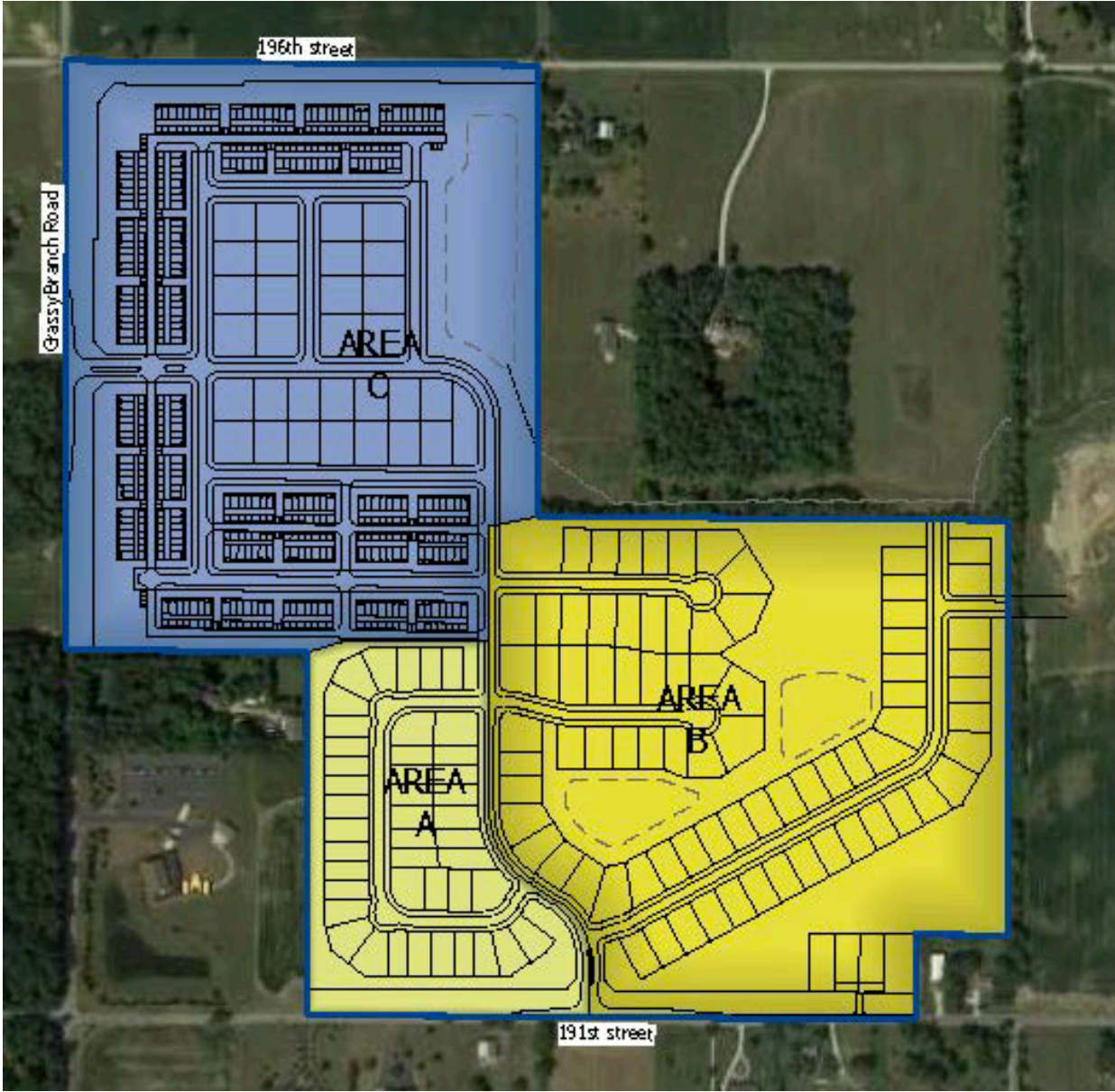


EXHIBIT C
CHARACTER EXHIBITS

AREA A



EXHIBIT C
CHARACTER EXHIBITS

AREA B



EXHIBIT C
CHARACTER EXHIBITS

AREA B



EXHIBIT C
CHARACTER EXHIBITS

AREA C – Paired Villas



EXHIBIT C
CHARACTER EXHIBITS

AREA C – Paired Villas



EXHIBIT C
CHARACTER EXHIBITS

AREA C - Townhomes



EXHIBIT C
Townhome Façade Exhibit

Abutting Common Area or ROW



EXHIBIT D Perimeter Landscape Plan

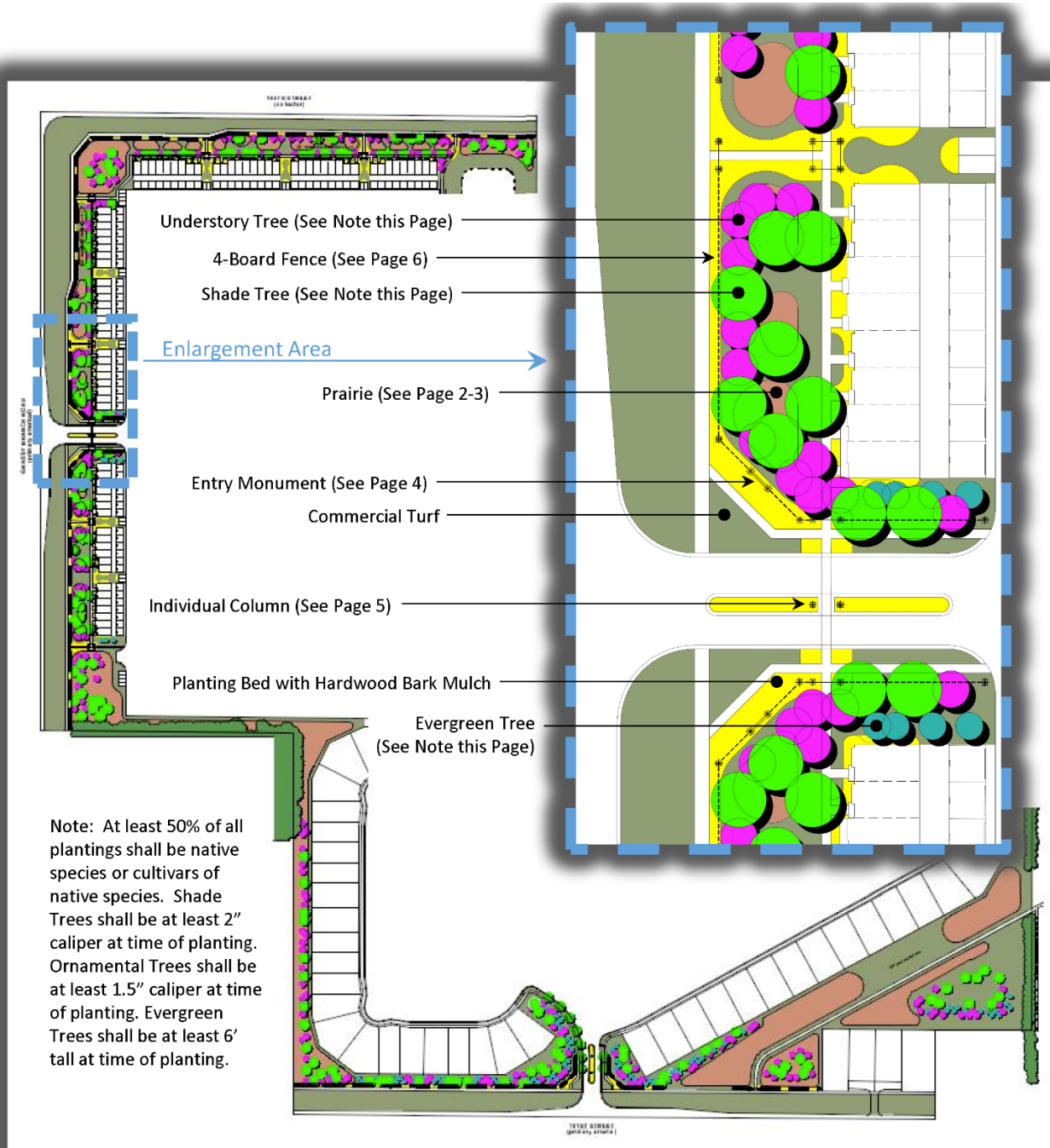


EXHIBIT D
Perimeter Landscape Plan



Note: At least 50% of total fence length shall be fronted with planting bed and plantings.



EXHIBIT D
Amenity Exhibit



ORDINANCE NUMBER 18-17

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 "**LINDLEY RUN 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. 1806-PUD-14**), 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. 1806-PUD-14** 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 "**Lindley Run 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 C** which outlines the three (3) individual Areas of the District.
- 2.2 Duplex Dwelling / Paired Villas: A Building consisting of a total of two (2) Dwelling Units.
- 2.3 Single-family Residential Lots: Lots consisting of Single-Family homes in Area A and Area B.
- 2.4 Private Courtyard: Within the Townhomes, the area located between the unit and the alley-loaded garage.
- 2.5 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.6 Area B: The part of the Real Estate depicted on the District Map as Area B
- 2.7 Area C: The part of the Real Estate depicted on the District Map as Area C.

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.

- 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 Concept Plan 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 District shall be set forth below as illustrated on the attached Concept Plan.

4.1 Area A and Area B: SF4: Single-Family High Density District.

4.2 Area C: SFA: Single-Family Attached District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C	
45 Single-Family Dwelling Units	85 Single-Family Dwelling Units	60 Duplex Dwelling Units	240 Townhome Dwelling Units

5.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed four hundred and twenty-five (425).

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

6.2 The following standards for Area A and Area B shall be applied to the Areas as depicted on the District Map:

Standard	Area A	Area B
Minimum Lot Area	6,700sqft	8,400sqft
Minimum Lot Frontage	35'	35'
Minimum Building Setback		
Front Yard	20'	20'
Side Yard	5'	6'
Rear Yard	20'	20'
Minimum Lot Width	55'	70'
Maximum Building Height	1 Story	2 ½ Stories
Minimum Living Area (Total)		
Single Story	1,400sqft	1,900sqft
Two Story	N/A	2,000sqft

6.3 The following standards for Area C shall be applied to the Area as depicted on the

District Map:

Standard	Paired Villas	Townhomes
Minimum Lot Area	5,000sqft	1,700sqft
Minimum Lot Frontage	40'	20'
Fronting Common Area	N/A	0'
Minimum Building Setback		
Front Yard	25'	20'
Front Yard Facing Perimeter Streets	N/A	0'
Side Yard	5'	0'
Rear Yard	20'	0'
Minimum Distance Between Buildings	10'	30'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	45'	20'
Maximum Dwelling Units Per Building	2	12
Minimum Living Area (Total) Per Dwelling	1,300sqft	1,000sqft

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

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

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:
 - i. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
 - iii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.

- b) Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling.
 - c) A minimum of two (2) garage door styles shall be utilized. Different windows and door hardware do not count as a different style. Examples are illustrated on **Exhibit D**.
 - d) All garage doors shall be cased with either masonry or trim not less than a nominal six (6) inches wide.
 - e) If constructing a side-extended garage or a three (3) car garage, then a six (6) foot offset shall apply as viewed from the Side Building Façade. A gabled end, hip roof, or jerkinhead roof shall be required.
- iv. **Front Building Façade Requirements:** At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
- a) At a minimum, the Front Building Façade shall have a two (2) foot knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - b) A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - c) All front door entranceways shall be covered by not less than a four (4) foot deep by six (6) foot wide roof measured prior to the installation of any siding, cladding, and/or Masonry Materials.
 - d) The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes. Examples of designs are illustrated on page 10 of **Exhibit D**.
- v. **Side Building Façade Requirements:** Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum

of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:

- a) Architecturally-enhanced trim a minimum of a nominal six (6) inches wide.
- b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- c) Sunroom or morning room with a minimum 100 square feet of additional living space located on Side or Rear Façade.
- d) A window bay or box out not less than six (6) feet wide.
- e) Hip roof.
- f) Roofline direction change, roofline height change, or two (2) or more roof planes.
- g) A minimum of two (2) or more windows per each Side Building Façade.
- h) A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) deep offset which is a minimum height equivalent to one-story.

C. Additional Architectural Standards – Area C: Article 6.3(C) shall not apply to Area C, rather, the following shall apply:

- i. Building Materials: Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- ii. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- iii. Paired Villas: The following standards shall apply to the Paired Villas of Area C:
 - a) Streetscape Diversity Standards: Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or most directly across the street shall not have the same elevation or color package.
 - b) Garages:

- i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package, as generally depicted on the Character Exhibits attached hereto as page 5 of **Exhibit D**.
 - iii. All garage doors shall have trim of not less than six (6) inch nominal width.
- c) **Roof Pitch:** The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.
- d) **Front Building Façade Requirements:** At a minimum, each Duplex Dwelling shall utilize the following architectural elements on the Front Building Façade:
- i. The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - ii. All windows shall have either shutters or a nominal six inch (6") trim board.
 - iii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
 - iv. The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- e) **Side Building Façade Requirements:** At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:

- i. A minimum of two (2) windows shall apply to each Exterior Side Elevation.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern.
- f) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:
 - i. A minimum of five (5) windows shall apply to each Dwelling.
 - ii. All windows shall have a minimum four (4) inches nominal width trim.
- iv. Townhomes: The following standards shall apply to the Townhomes of Area C:
 - a) Garages:
 - i. All Dwellings shall have an alley-loaded two (2) car detached garage.
 - ii. The garage buildings shall have a twelve (12) inch overhang on all façades.
 - b) Roof Pitch:
 - i. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12.
 - ii. Shed roof dormer accents shall be no less than 3:12.
 - c) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:
 - i. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.

- ii. Shutters or a six (6) inch nominal trim board on all operable windows shall apply unless wrapped in masonry.
 - iii. A minimum of one (1) offset at least one (1) foot deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - iv. A minimum of five (5) windows. Faux shutters that appear closed may be used on Dwelling units in each building for architectural appeal of the overall building. This element shall qualify as one (1) window.
 - v. Front door entranceways shall be covered by a porch not less than a three (3) feet deep by five (5) feet wide (prior to installation of any Masonry Material).
 - vi. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.
 - vii. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four (4) inch nominal width or composite veneer panels.
- d) Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
- i. A minimum of two (2) windows.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. A two (2) foot wide return of Masonry Material extending from the front on the first floor, as shown on page 2 of **Exhibit E**.
 - iv. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends and shall be required on the corresponding end unit's garage side elevation.

- v. For all Townhomes abutting a Common Area or Public Street, as identified with an asterisk (“*”) on **Exhibit B**, a two-foot (2’) masonry knee wall shall apply to the exposed façade(s) and garages, as generally depicted on page 1 of **Exhibit E**.
 - e) **Rear Building Façade Requirements:** At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:
 - i. A minimum of three (3) windows and a patio door.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
- 7.2. **Article 6.8 Landscaping Standards:** Shall apply, except as otherwise modified or enhanced below.
- A. **Landscape Plan Standard:** Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit E**. If a provision of Article 6.8 Landscaping Standards is in conflict with the Landscape Plan, then the Landscape Plan shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
 - B. **Lot Landscaping:** Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. **Single-Family Residential Lots:** The following shall apply to all Single-Family Residential Lots:
 - a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
 - b) Lots that are within 100 feet of the 191st Street Right-of-Way of Area A shall have a minimum of two (2) evergreens and one (1) shade tree in the Rear Yard.
 - iii. **Paired Villas:** The following shall apply to the Paired Villas within Area C:
 - a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa Lot.
 - b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either Front Yards.

- iv. Townhomes: The following shall apply to the Townhomes within Area C:
 - a) The Front and Side Yard landscaping shall be substantially compliant to the landscaping as depicted in **Exhibit E**.
 - b) Private Courtyards shall include a minimum ten-foot-wide by ten-foot-deep (10' X 10') concrete patio. Mulch shall be placed in any remaining areas.
 - c) The Private Courtyard shall include a white PVC privacy fence between units (including end units) that extend from the Dwellings rear façade to the garage façade.

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

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

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

A. Minimum Open Space: Shall be a minimum of twenty-five (25%) percent of the Real Estate, as generally shown on the Concept Plan.

B. Amenities: The following amenities shall be provided:

- i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. That portion of the trails labeled Fitness Trail on the Concept Plan shall be 10' in width. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.
- ii. Playground. Playground equipment, as generally depicted on **Exhibit G**, shall be provided within the area labeled "amenity area" as depicted on the Concept Plan.
- iii. Picnic Shelter. A picnic shelter, as generally depicted on **Exhibit G**, with a minimum of five (5) picnic tables and five (5) grills shall be

provided within the area labeled “amenity area” as depicted on the Concept Plan.

- iv. Fitness Stations. A minimum of five (5) fitness stations and related signage, as generally depicted on **Exhibit G**, shall be located along the Fitness Trail as labeled on the Concept Plan.
- v. Dog Park / Dog Service Stations/Benches: A minimum one-half acre (1/2 ac) dog park, as generally depicted on **Exhibit G**, shall be provided within the labeled “dog park” area as depicted on the Concept Plan. The dog park shall be enclosed with a decorative fence (a chain-link fence shall be prohibited) with a minimum height of thirty-six (36) inches and provide a minimum of two (2) benches. A minimum of two (2) dog service stations shall be provided in Area C.
- vi. Community Firepit. A large sunken outdoor community firepit as a community gathering place, as generally depicted on **Exhibit G**, shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.
- vii. Clubhouse Building. A common indoor facility, as generally depicted on **Exhibit G**, shall be provided as depicted on the Concept Plan. The following shall apply:
 - a) Elevations: The Clubhouse Building shall be a one (1) story building, a minimum 1,500 square feet and will include a front and rear porch, multi-purpose room, exercise room and related equipment, restrooms and pool equipment. The structure shall be of Craftsman style architecture. All windows shall have a minimum four (4) inch nominal width trim.
 - b) Materials: The Clubhouse Building shall consist of a combination of Masonry Material, lap and shake siding, vinyl shutters and composite trim. A masonry knee-wall shall wrap around the entire building exclusive of the area under the porch on the rear elevation. Vinyl siding shall be prohibited.
 - c) Roof: The main roof pitch shall be a minimum of 6:12.
 - d) Overhangs: The Clubhouse Building shall have a minimum twelve (12) inch overhangs as measured prior to installation of masonry materials.
 - e) Mechanical Equipment: Shall not be located in the front of the building. Exposed metal flues and vents shall be painted to match the roof color.

viii. Community Pool: A swimming pool, as generally depicted on **Exhibit G**, shall be provided within the labeled “amenity area” as depicted on the Concept Plan. The following shall apply:

- a) The Community Pool shall be a minimum sixteen (16) feet wide and forty-two (42) feet long and encompassed by a pool deck. The deck area and swimming pool shall be enclosed by decorative fencing.

Section 9. **Annexation.** The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

[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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 18-17** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-17**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-17**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	Townhome Façade Exhibits
Exhibit F	Landscape Plan
Exhibit G	Amenity Exhibit

EXHIBIT A
REAL ESTATE

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

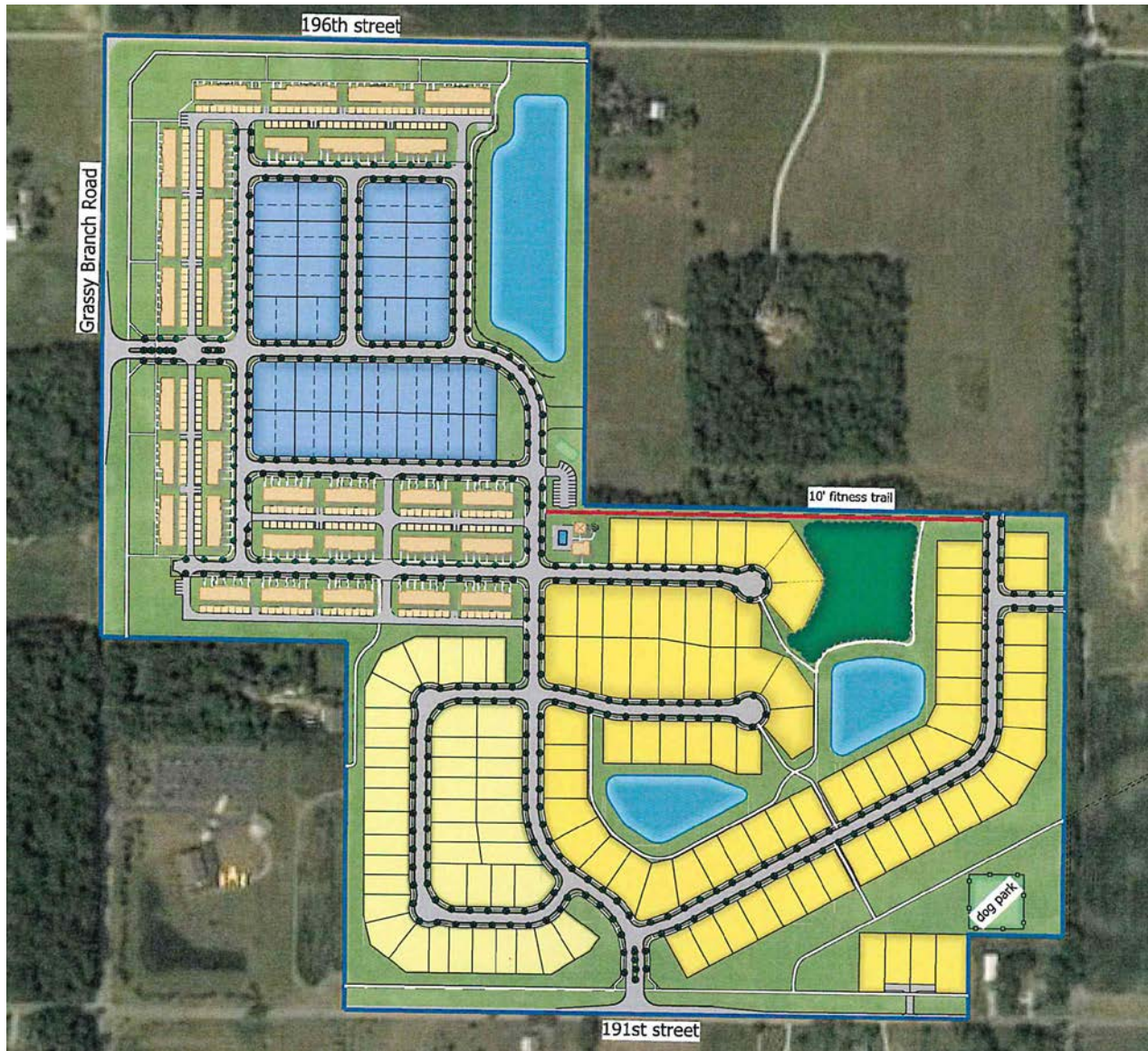
Beginning at the Northwest corner of the Northwest Quarter of said Section 29; thence South 89 degrees 24 minutes 45 seconds East (assumed bearing) 1,325.85 feet along the North line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence South 00 degrees 05 minutes 23 seconds West 1,266.53 feet along the East line of said Quarter-Quarter Section to the Northwest corner of the 42.50 acre parcel owned by Thomas E. Goins as recorded in Instrument No. 85-014694 in the Office of the Recorder of Hamilton County, Indiana; thence the next two (2) courses are along the North and East lines of said 42.50 acre parcel: (1) South 89 degrees 32 minutes 57 seconds East 1,323.26 feet; (2) South 00 degrees 06 minutes 33 seconds West 1,163.50 feet along the East line of said Northeast Quarter to the Northeast corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300, in the Office of the Recorder of Hamilton County, Indiana; thence along the boundary of said Parcel II for the next two (2) courses: (1) North 89 degrees 32 minutes 57 seconds West 182.00 feet; (2) South 00 degrees 06 minutes 33 seconds West 239.00 feet to the South line of said Northwest Quarter; thence North 89 degrees 32 minutes 57 seconds West 1,140.78 feet along the South line of said Northwest Quarter to the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence North 89 degrees 36 minutes 46 seconds West 647.49 feet along the South line of the Southwest Quarter of said Northwest Quarter to the Southeast corner of the 11.62 acre parcel owned by Crossroads Church at Westfield, Inc. as recorded in Instrument No. 2006-058047 in said Recorder's Office; thence North 00 degrees 01 minutes 04 seconds East 1,018.22 feet along the East line of said 11.62 acre parcel and the prolonged East line to the Northeast corner of 4.18 acre parcel owned by Mark T. Nigh et ux as recorded in Instrument No. 85-012054 in said Recorder's Office; thence North 89 degrees 21 minutes 16 seconds West 675.00 feet along the North line of said 4.18 acre parcel to the West line of said Northwest Quarter; thence North 00 degrees 01 minutes 04 seconds East 1,652.42 feet along said West line to the place of beginning, containing 107.000 acres, more or less.

EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 29; thence North 89 degrees 32 minutes 57 seconds West (assumed bearing) 182.00 feet along the South line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 32 minutes 57 seconds West along said South line, 75.05 feet; thence North 00 degrees 06 minutes 33 seconds East 239.00 feet; thence South 89 degrees 32 minutes 57 seconds East 75.05 feet to the Northwest corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 06 minutes 33 seconds West 239.00 feet along the West line of said Parcel II to the place of beginning, containing 0.412 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP

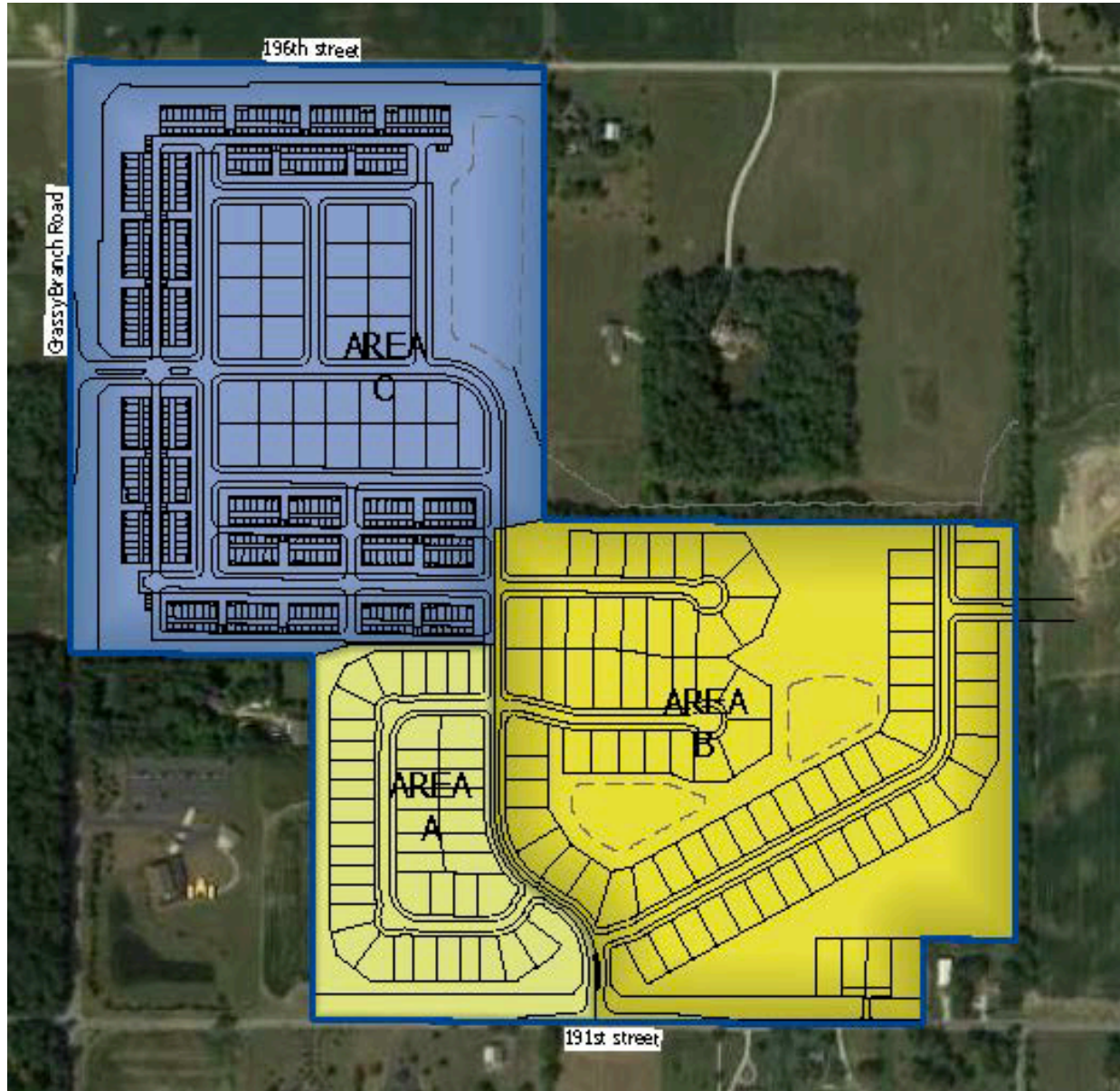


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 10)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 10)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 10)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 5 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 10)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 10)

AREA C – Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 10)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 10 of 10)

a. Hip roof



e. Shed roof accent



b. Dormer



f. Cornice returns (Full & partial shown)



c. Dutch hip (Gable over hip roof)



g. Multiple gables



d. Jerkinhead (Hip over gable roof)



h. Two or more roof planes



EXHIBIT E
Townhome Façade Exhibit
(Page 1 of 5)

Abutting Common Area or ROW



EXHIBIT E
Townhome Façade Exhibit
(Page 2 of 5)

Interior Elevation

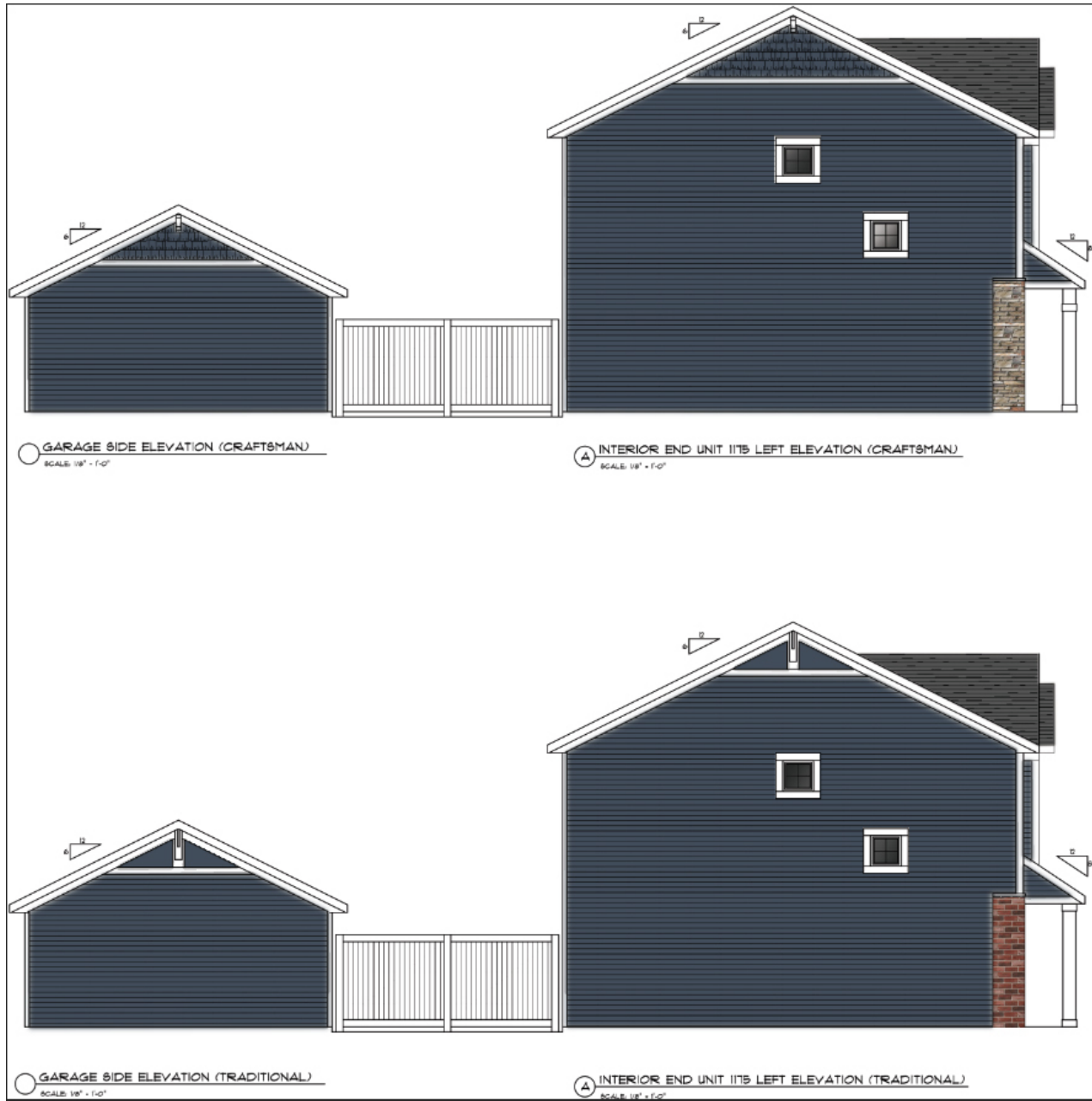


EXHIBIT E
Townhome Façade Exhibit
(Page 3 of 5)

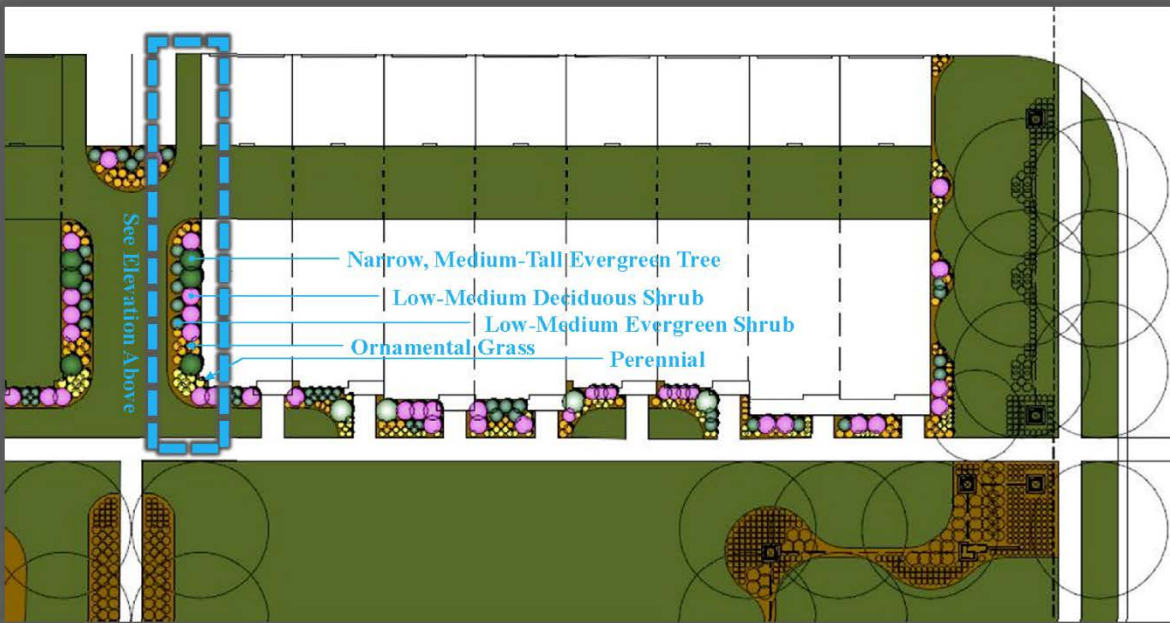
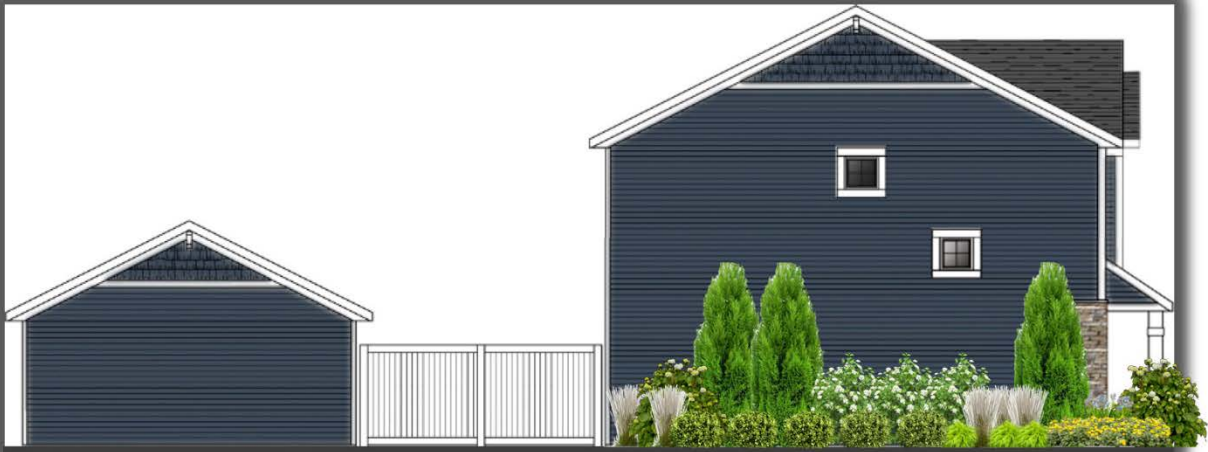


EXHIBIT E
Townhome Façade Exhibit
(Page 4 of 5)

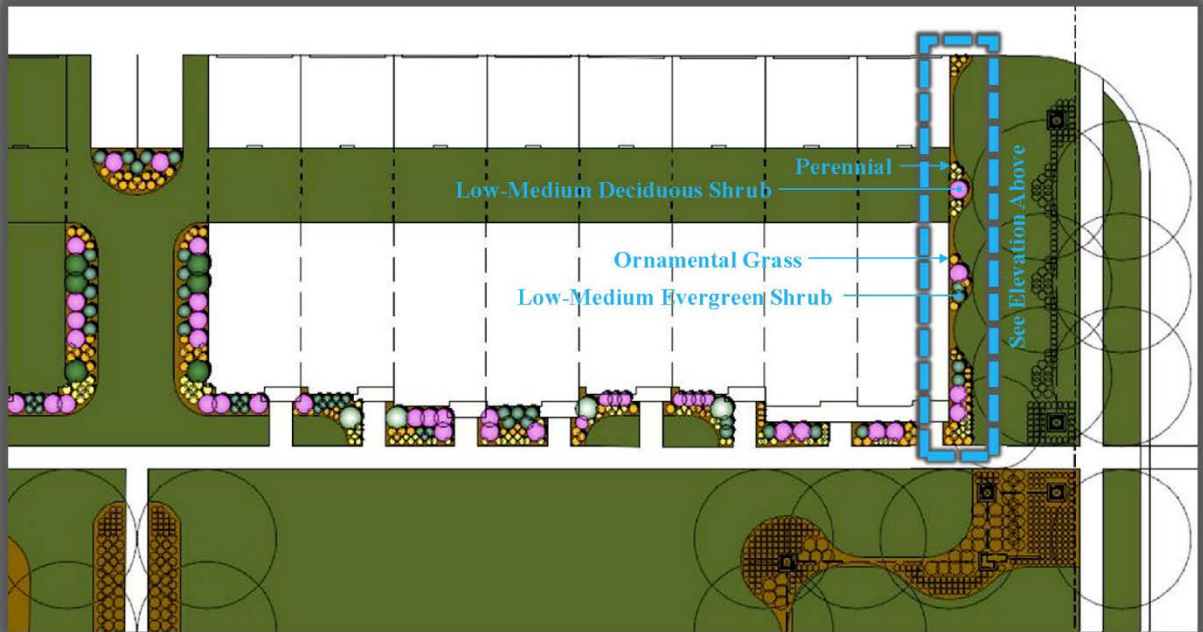


EXHIBIT E
Townhome Façade Exhibit
(Page 5 of 5)

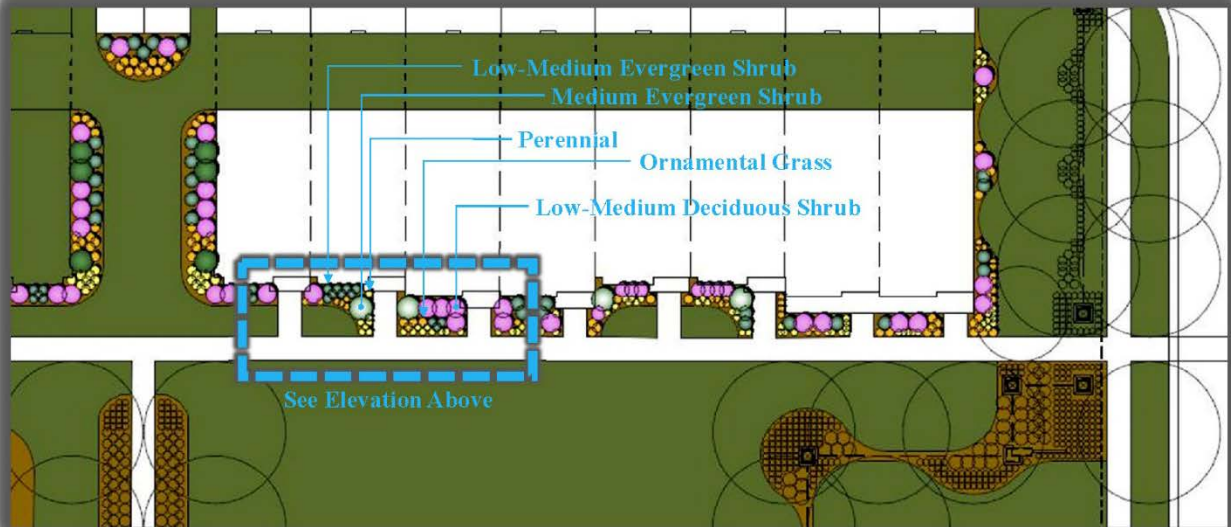
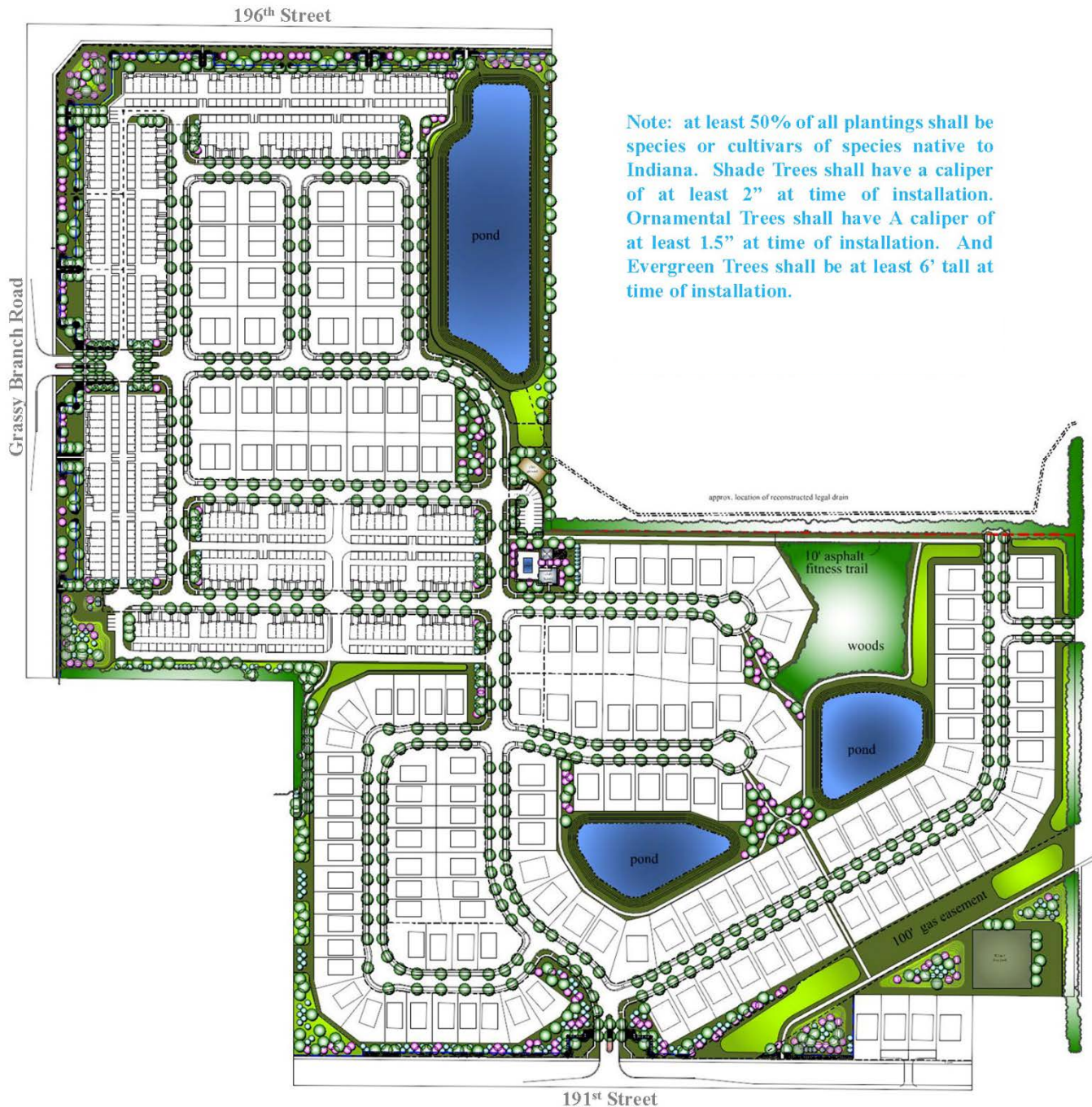


EXHIBIT F
Landscape Plan
 (Page 1 of 2)



Note: Larger scale paper, digital copies, and engineered plan of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT F
Landscape Plan
(Page 2 of 2)



Note: At least 50% of
total fence length shall
be fronted with planting
bed and plantings.



EXHIBIT G
Amenity Exhibit
(Page 1 of 5)



EXHIBIT G
Amenity Exhibit
(Page 2 of 5)



EXHIBIT G
Amenity Exhibit
(Page 3 of 5)



EXHIBIT G
Amenity Exhibit
(Page 4 of 5)

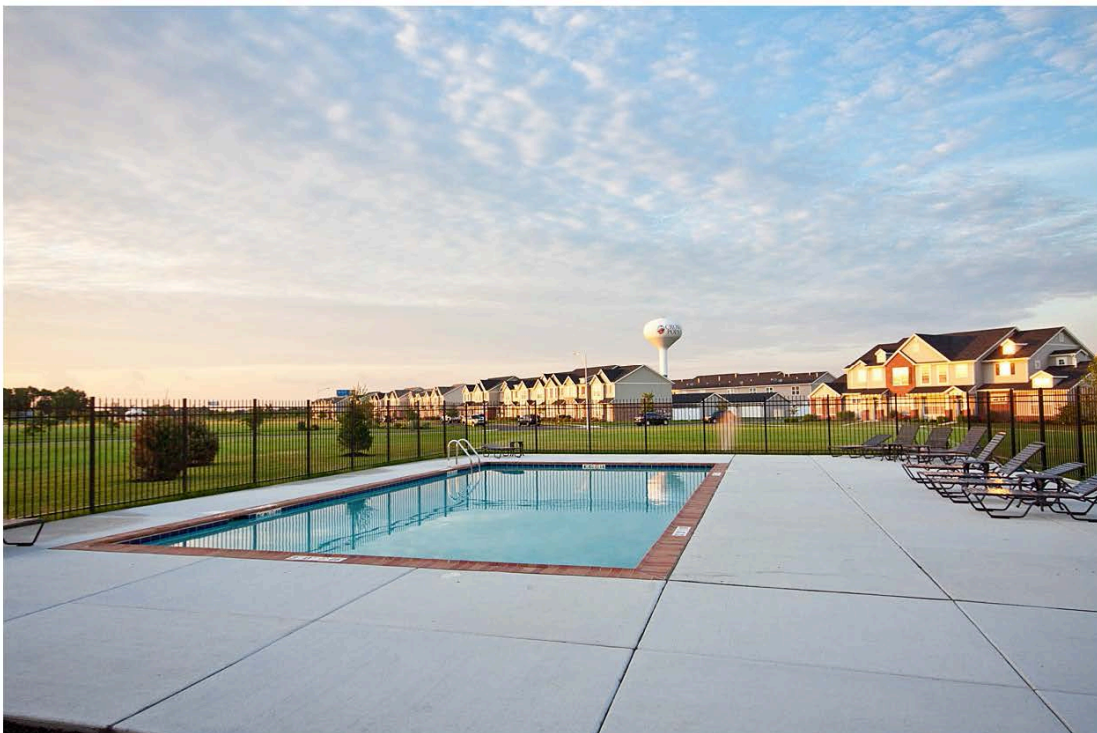


EXHIBIT G
Amenity Exhibit
(Page 5 of 5)



ORDINANCE NUMBER 18-17

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 "**LINDLEY RUN 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. 1806-PUD-14**), 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. 1806-PUD-14** 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 "**Lindley Run 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 C** which outlines the ~~four~~ (4)three (3) individual Areas of the District.
- 2.2 Duplex Dwelling / Paired Villas: A Building consisting of a total of two (2) ~~living units~~ Dwelling Units.
- 2.3 Single-family Residential Lots: Lots consisting of Single-Family homes in Area A and Area B.
- 2.4 Private Courtyard: Within the Townhomes, the area located between the unit and the alley-loaded garage.
- 2.5 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.6 Area B: The part of the Real Estate depicted on the District Map as Area B
- 2.7 Area C: The part of the Real Estate depicted on the District Map as Area C.

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.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- ~~3.2~~ 3.2—The District is hereby divided into three (3) areas as illustrated on the Concept Plan 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 District shall be set forth below as illustrated on the attached Concept Plan.

4.1 Area A and Area B: SF4: Single-Family High Density District.

4.2 Area C: SFA: Single-Family Attached District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C	
45 Single-Family Dwellings <u>Dwelling</u> Units	85 Single-Family Dwellings <u>Dwelling</u> Units	60 Duplex Dwellings <u>Dwelling</u> Units	240 Townhome Dwelling Units

5.3 Maximum Dwellings: The total number of ~~Dwellings~~Dwelling Units permitted in the District shall not exceed four hundred and twenty-five (425).

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

6.2 The following standards for Area A and Area B shall be applied to the Areas as depicted on the District Map:

Standard	Area A	Area B
Minimum Lot Area	6,700sqft	8,400sqft
Minimum Lot Frontage	35'	35'
Minimum Building Setback		
Front Yard	20'	20'
Side Yard	5'	6'
Rear Yard	20'	20'
Minimum Lot Width	55'	70'
Maximum Building Height	1 Story	2 ½ Stories
Minimum Living Area (Total)		
Single Story	1,400sqft	1,900sqft
Two Story	N/A	2,000sqft

6.3 The following standards for Area C shall be applied to the Area as depicted on the

District Map:

Standard	Paired Villas	Townhomes
Minimum Lot Area	5,000sqft	1,700sqft
Minimum Lot Frontage	40'	20'
<u>Fronting Common Area</u>	<u>N/A</u>	<u>0'</u>
Minimum Building Setback		
Front Yard	25'	20'
Front Yard Facing Perimeter Streets	N/A	0'
Side Yard	5'	0'
Rear Yard	20'	0'
Minimum Distance Between Buildings	10'	30'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	45'	20'
Maximum Dwellings <u>Dwelling Units</u> Per Building	2 Dwellings	12 Dwellings
Minimum Living Area (Total) Per Dwelling	1,300sqft	1,000sqft

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

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

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:

~~i.~~ Building Materials:

~~a)i.~~ In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.

iii. Garage Composition and Orientation:

- a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling.
 - c) A minimum of two (2) garage door styles ~~will~~shall be utilized. Different windows and door hardware do not count as a different style. Examples are illustrated on Exhibit D.
 - d) All garage doors shall be cased with either masonry or trim not less than a nominal six (6) inches wide.
 - e) If constructing a side-extended garage or a three (3) car garage, then a six (6) foot offset shall apply as viewed from the Side Building Façade. ~~Both designs shall include a~~ gabled end, hip roof, or jerkinhead roof. ~~7.1(B)(iii)(b) of this Ordinance shall also apply be required.~~
- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
- ~~a) Wood, Composite, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.~~
 - a) At a minimum, the Front Building Façade shall have a two (2) foot knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - b) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - c) All front door entranceways shall be covered by not less than a four (4) foot deep by six (6) foot wide roof measured prior to the installation of any siding, cladding, and/or Masonry Materials.
 - d) The roof design shall consist of at least one of the following features: a hip roof_; dormer_; Dutch hip, jerkinhead roof, shed

roof accent, cornice returns, multiple gables, or two (2) or more roof planes. Examples of designs are illustrated on page 10 of Exhibit D.

- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:

- a) Architecturally-enhanced trim a minimum of a nominal six (6) inches wide.
- b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- c) Sunroom or morning room ~~(square footage range of with a~~ minimum 100 square feet ~~to 160 square feet~~ of additional living space) located on Side or Rear Façade.
- d) A window bay or box out not less than six (6) feet wide.
- e) Hip roof.
- f) Roofline direction change, roofline height change, or two (2) or more roof planes.
- g) A minimum of two (2) or more windows per each Side Building Façade.
- h) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.
- ~~i) Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted above on the Side Building Façade that adjoins the internal street.~~

- C. Additional Architectural Standards – Area C: Article 6.3(C) shall not apply to Area C, rather, the following shall apply:

~~i.~~ Building Materials:

- ~~a)~~ i. Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels,

vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.

~~ii.~~ Minimum Overhang:

~~a)ii.~~ The primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of any Masonry Materials.

iii. Paired Villas: The following standards shall apply to the Paired Villas of Area C:

~~a)~~ Streetscape Diversity Standards:

~~i.a)~~ Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or most directly across the street shall not have the same elevation or color package.

b) Garages:

i. All Dwellings shall have a minimum two (2) car attached garage.

ii. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors ~~will~~shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package, as generally depicted on the Character Exhibits attached hereto as page 5 of **Exhibit D.**

iii. All garage doors shall have trim of not less than six (6) inch nominal width.

~~e)~~ Roof Pitch:

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

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

- i. The exterior Building Materials shall consist of ~~not less than three (3)~~ Masonry Material and two (2) of the following ~~material combinations one of which shall be of Masonry Material~~ materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding, ~~and Masonry Materials~~.
 - ii. All windows shall have either shutters or a nominal six inch (6") trim board.
 - iii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
 - iv. The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- e) Side Building Façade Requirements: At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:
 - i. A minimum of two (2) windows shall apply to each ~~Dwelling~~ Exterior Side Elevation.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. ~~Architectural treatment, which includes~~ Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern, ~~shall be utilized on gable ends~~.
- f) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:
 - i. A minimum of five (5) windows shall apply to each Dwelling.
 - ii. All windows shall have a minimum four (4) inches nominal width trim.
- iv. Townhomes: The following standards shall apply to the Townhomes of Area C:

a) Garages:

- i. All Dwellings shall have an alley-loaded two (2) car detached garage.
- ii. The garage buildings shall have a twelve (12) inch overhang on all façades.

b) Roof Pitch:

- i. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12-~~other than shed~~.

~~i.ii.~~ Shed roof dormer accents-~~which~~ shall be no less than 3:12.

c) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:

- i. Shall consist of ~~not less than three (3)~~Masonry Material and two (2) of the following ~~material combinations one of which shall be masonry: masonry (brick or cultured stone); materials:~~ composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
- ii. Shutters or a six (6) inch nominal trim board on all operable windows shall apply unless wrapped in masonry.
- iii. A minimum of one (1) offset at least one (1) foot deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
- ~~iv.~~ A minimum of five (5) windows.
- ~~iv.~~ Faux shutters that appear closed may be used on Dwelling units in each building for architectural appeal of the overall building. This element shall qualify as one (1) window.
- v. Front door entranceways shall be covered by a porch not less than a three (3) feet deep by five (5) feet wide (prior to installation of any ~~masonry—material~~Masonry Material).

- vi. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.
- vii. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four (4) inch nominal width or composite veneer panels.
- ~~viii.i. Faux shutters may be used on Dwelling units in each building for architectural appeal of the overall building. This element shall qualify as one (1) window.~~
- d) Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
 - i. A minimum of two (2) windows ~~shall apply.~~
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. A two (2) foot wide return of ~~masonry material~~ Masonry Material extending from the front on the first floor, as shown on page 2 of Exhibit E.
 - iv. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends ~~of end units that and~~ shall be required on the corresponding end unit's garage side elevation.
 - v. For all Townhomes abutting a Common Area or Public ~~Streets~~ Street, as identified with an asterisk ~~"*"~~ ("*") on Exhibit B, a two-foot (2') masonry knee wall shall apply to the exposed façade(s) and garages, as generally depicted on page 1 of Exhibit E.
- e) Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:
 - i. A minimum of three (3) windows and a patio door.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.

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

- A. ~~Perimeter~~-Landscape Plan Standard: Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit F**. If a provision of Article 6.8 Landscaping Standards is in conflict with the ~~Perimeter~~-Landscape Plan, then the ~~Perimeter~~-Landscape Plan shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. Single-Family Residential Lots: The following shall apply to all Single-Family Residential Lots:
 - a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
 - b) Lots that are within 100 feet of the 191st Street Right-of-Way of Area A shall have a minimum of two (2) evergreens and one (1) shade tree in the Rear Yard.
 - iii. Paired Villas: The following shall apply to the Paired Villas within Area C:
 - a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa ~~Dwelling lot~~Lot.
 - b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either ~~the front yard or in the side yard adjoining the street~~Front Yards.
 - iv. Townhomes: The following shall apply to the Townhomes within Area C:
 - a) The Front and Side Yard landscaping shall be substantially compliant to the landscaping as depicted in **Exhibit E**.
 - b) Private Courtyards shall ~~not be subject to 7.2(i)(a) of this Ordinance, rather, the Private Courtyard shall~~ include a minimum ten-foot-wide by ten-foot-deep (10' X 10') concrete patio. Mulch shall be placed in any remaining areas.

- c) The Private Courtyard shall include a white PVC privacy fence between units (including end units) that extend from the Dwellings rear façade to the garage façade.

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

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

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

A. Minimum Open Space: Shall be ~~enhanced to require~~ a minimum of twenty-five (25%) ~~percent~~ of the Real Estate, as generally shown on the Concept Plan.

B. Amenities: The following amenities shall be provided:

- i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. That portion of the trails labeled Fitness ~~Path~~Trail on the Concept Plan shall ~~by~~be 10' in width. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations ~~may~~shall be approved by the Director ~~that still provide access and connectivity to the District's Open Space.~~
- ii. Playground. Playground equipment, as generally depicted on Exhibit G, shall be provided within the area labeled "amenity area" as depicted on the Concept Plan.
- iii. Picnic Shelter. A picnic shelter, as generally depicted on Exhibit G, with a minimum of five (5) picnic tables and five (5) grills shall be provided within the area labeled "amenity area" as depicted on the Concept Plan.
- iv. Fitness Stations. A minimum of five (5) ~~Fitness Stations~~fitness stations and related signage, as generally depicted on Exhibit G, shall be located along the Fitness Trail as labeled on the Concept Plan.
- v. Dog Park / Dog Service Stations/Benches: ~~A minimum one-half acre (1/2 ac) dog park, as generally depicted on Exhibit G, shall be provided~~

within the labeled “dog park” area as depicted on the Concept Plan. The dog park shall be enclosed with a decorative fence (a chain-link fence shall be prohibited) with a minimum height of thirty-six (36) inches and provide a minimum of two (2) benches. A minimum of two (2) dog service stations shall be provided in Area C.

vi. Community Firepit. A large sunken outdoor community firepit as a community gathering place, as generally depicted on **Exhibit G**, shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.

vii. Clubhouse Building. A common indoor facility, as generally depicted on **Exhibit G**, shall be provided as depicted on the Concept Plan. The following shall apply:

a) Elevations: The Clubhouse Building shall be a one (1) story building, a minimum 1,500 square feet and will include a front and rear porch, multi-purpose room, exercise room and related equipment, restrooms and pool equipment. The structure shall be of Craftsman style architecture. All windows shall have a minimum four (4) inch nominal width trim.

b) Materials: The Clubhouse Building shall consist of a combination of Masonry Material, lap and shake siding, vinyl shutters and composite trim. A masonry knee-wall shall wrap around the entire building exclusive of the area under the porch on the rear elevation. Vinyl siding shall be prohibited.

c) Roof: The main roof pitch shall be a minimum of 6:12.

d) Overhangs: The Clubhouse Building shall have a minimum twelve (12) inch overhangs as measured prior to installation of masonry materials.

e) Mechanical Equipment: Shall not be located in the front of the building. Exposed metal flues and vents shall be painted to match the roof color.

viii. Community Pool: A swimming pool, as generally depicted on **Exhibit G**, shall be provided within the labeled “amenity area” as depicted on the Concept Plan. The following shall apply:

a) The Community Pool shall be a minimum sixteen (16) feet wide and forty-two (42) feet long and encompassed by a pool deck. The deck area and swimming pool shall be enclosed by decorative fencing.

Section 9. Annexation. The Real Estate, or parts thereof that may be the subject of a

~~secondary plat~~Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

[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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 18-17** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-17**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-17**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	Townhome Façade Exhibits
Exhibit F	Perimeter Landscape Plan
Exhibit G	Amenity Exhibit

EXHIBIT A
REAL ESTATE

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

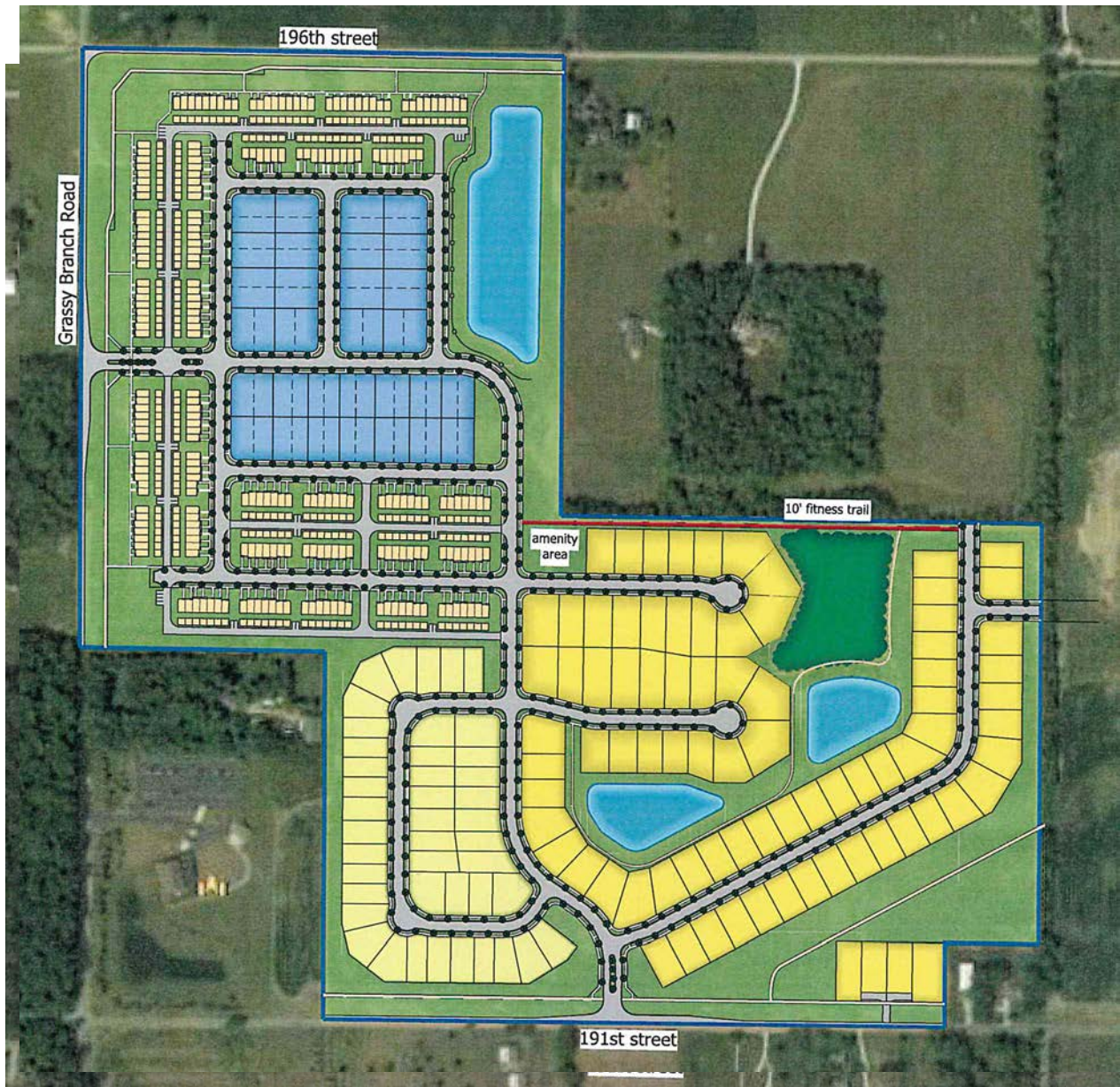
Beginning at the Northwest corner of the Northwest Quarter of said Section 29; thence South 89 degrees 24 minutes 45 seconds East (assumed bearing) 1,325.85 feet along the North line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence South 00 degrees 05 minutes 23 seconds West 1,266.53 feet along the East line of said Quarter-Quarter Section to the Northwest corner of the 42.50 acre parcel owned by Thomas E. Goins as recorded in Instrument No. 85-014694 in the Office of the Recorder of Hamilton County, Indiana; thence the next two (2) courses are along the North and East lines of said 42.50 acre parcel: (1) South 89 degrees 32 minutes 57 seconds East 1,323.26 feet; (2) South 00 degrees 06 minutes 33 seconds West 1,163.50 feet along the East line of said Northeast Quarter to the Northeast corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300, in the Office of the Recorder of Hamilton County, Indiana; thence along the boundary of said Parcel II for the next two (2) courses: (1) North 89 degrees 32 minutes 57 seconds West 182.00 feet; (2) South 00 degrees 06 minutes 33 seconds West 239.00 feet to the South line of said Northwest Quarter; thence North 89 degrees 32 minutes 57 seconds West 1,140.78 feet along the South line of said Northwest Quarter to the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence North 89 degrees 36 minutes 46 seconds West 647.49 feet along the South line of the Southwest Quarter of said Northwest Quarter to the Southeast corner of the 11.62 acre parcel owned by Crossroads Church at Westfield, Inc. as recorded in Instrument No. 2006-058047 in said Recorder's Office; thence North 00 degrees 01 minutes 04 seconds East 1,018.22 feet along the East line of said 11.62 acre parcel and the prolonged East line to the Northeast corner of 4.18 acre parcel owned by Mark T. Nigh et ux as recorded in Instrument No. 85-012054 in said Recorder's Office; thence North 89 degrees 21 minutes 16 seconds West 675.00 feet along the North line of said 4.18 acre parcel to the West line of said Northwest Quarter; thence North 00 degrees 01 minutes 04 seconds East 1,652.42 feet along said West line to the place of beginning, containing 107.000 acres, more or less.

EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

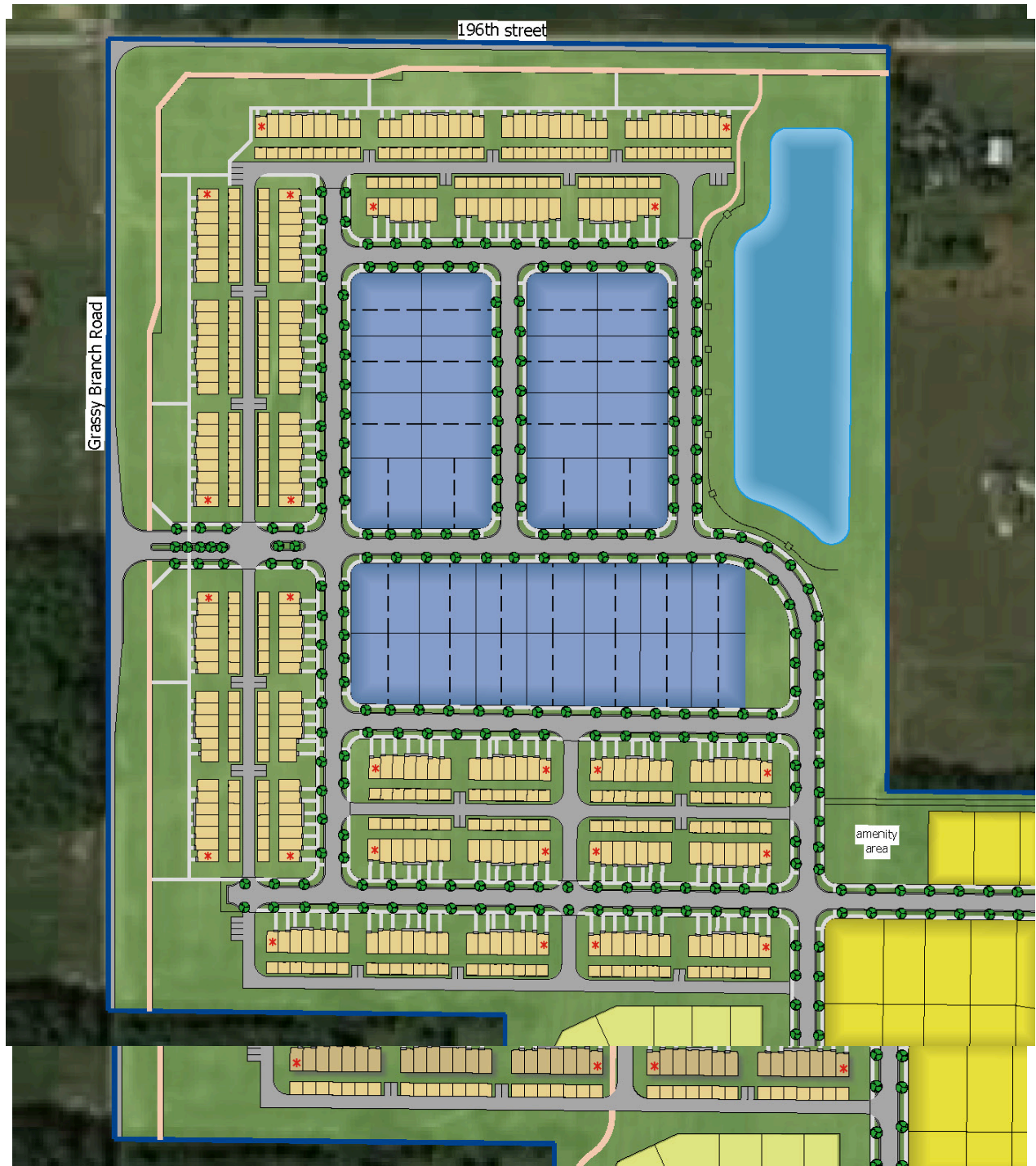
Commencing at the Southeast corner of the Northwest Quarter of said Section 29; thence North 89 degrees 32 minutes 57 seconds West (assumed bearing) 182.00 feet along the South line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 32 minutes 57 seconds West along said South line, 75.05 feet; thence North 00 degrees 06 minutes 33 seconds East 239.00 feet; thence South 89 degrees 32 minutes 57 seconds East 75.05 feet to the Northwest corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 06 minutes 33 seconds West 239.00 feet along the West line of said Parcel II to the place of beginning, containing 0.412 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP

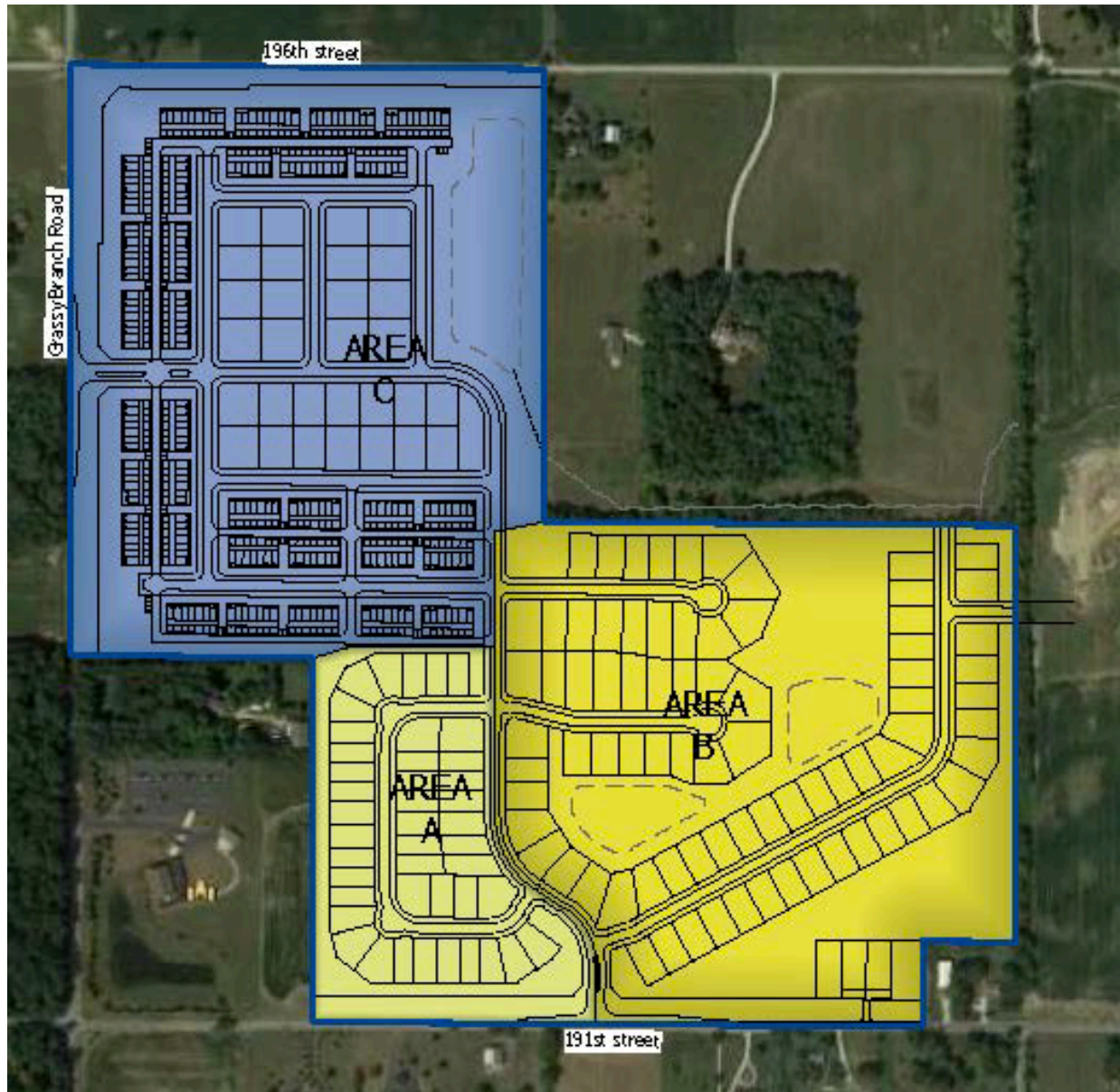


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 910)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 910)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 910)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 910)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 5 of 910)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 910)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 910)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 910)

AREA C – Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 910)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 10 of 10)

a. Hip roof



b. Dormer



c. Dutch hip (Gable over hip roof)



d. Jerkinhead (Hip over gable roof)



e. Shed roof accent



f. Cornice returns (Full & partial shown)



g. Multiple gables



h. Two or more roof planes



EXHIBIT E
Townhome Façade Exhibit
(Page 1 of 5)

Abutting Common Area or ROW



EXHIBIT E
Townhome Façade Exhibit
(Page 2 of 5)

Interior Elevation

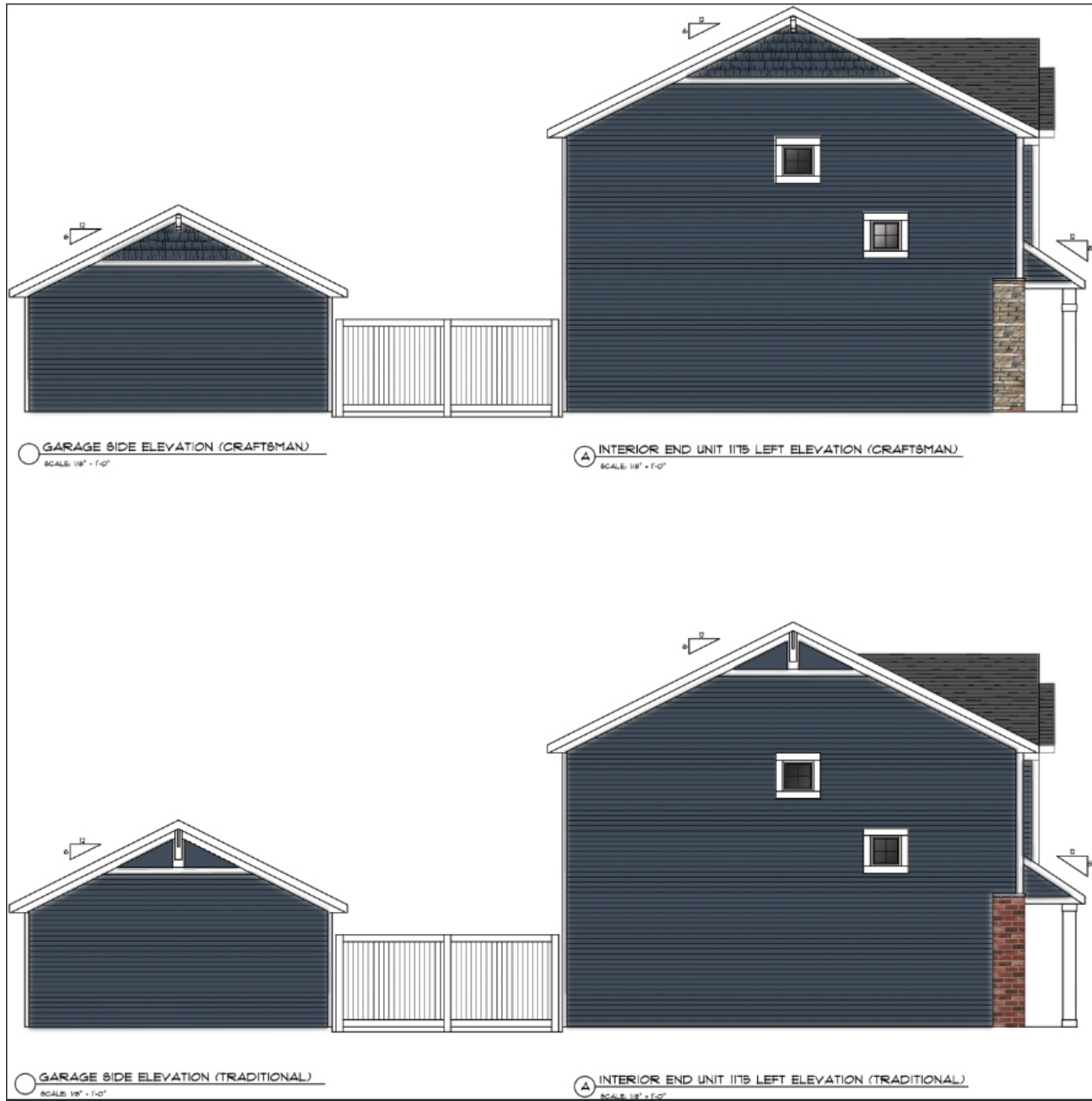


EXHIBIT E
Townhome Façade Exhibit
(Page 3 of 5)

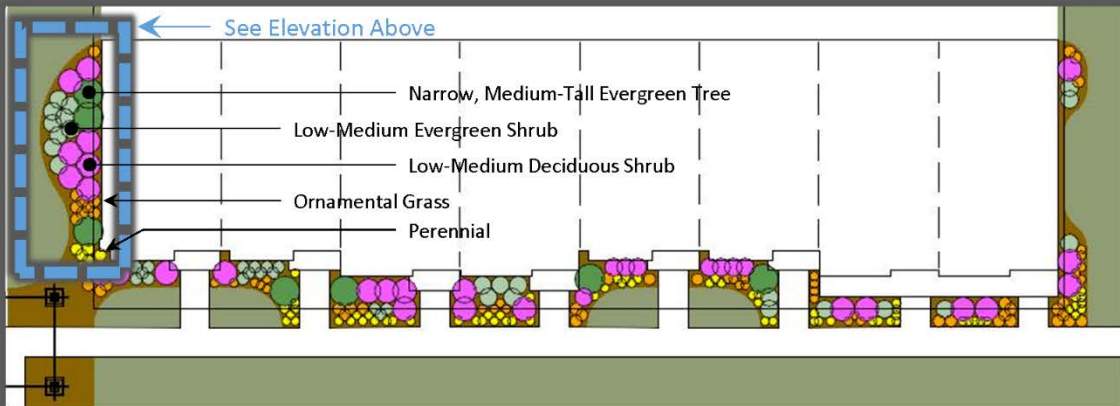


EXHIBIT E
Townhome Façade Exhibit
(Page 4 of 5)

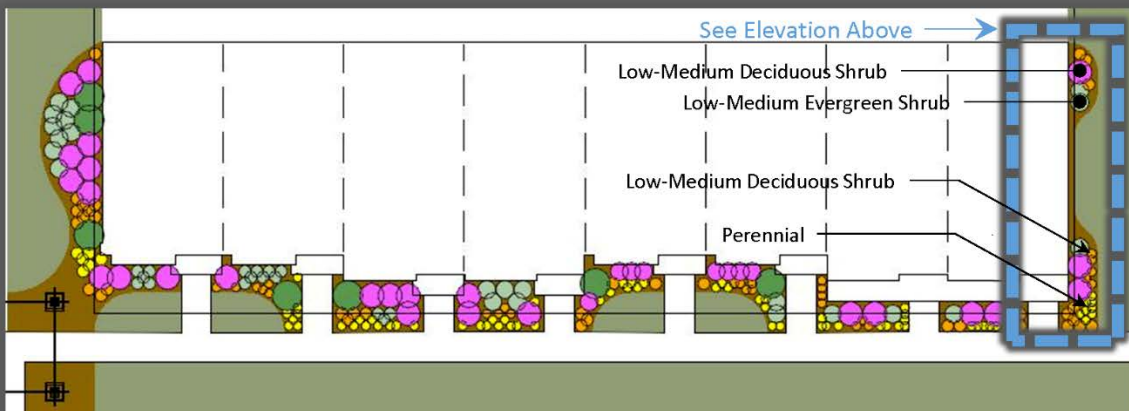
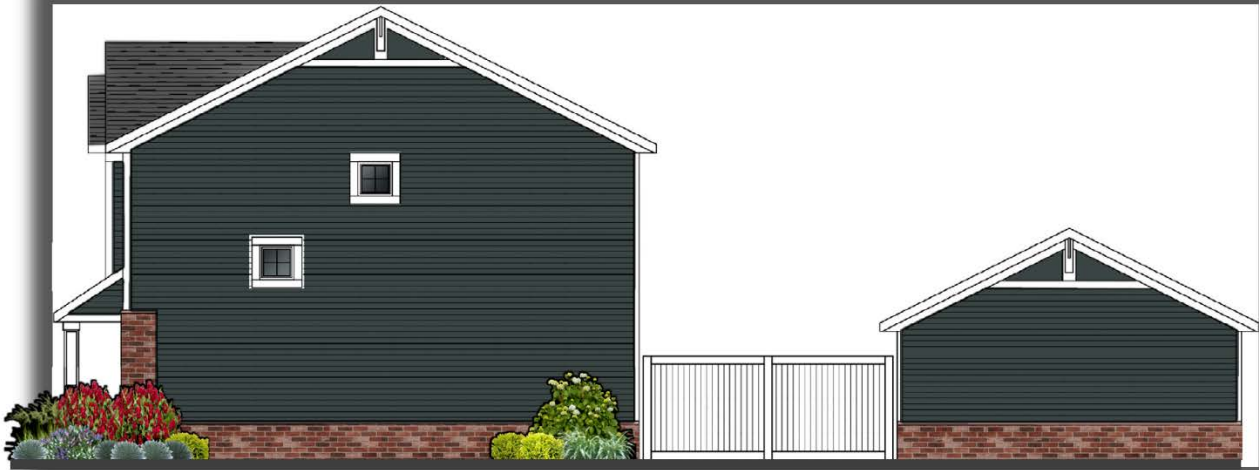


EXHIBIT E
Townhome Façade Exhibit
(Page 5 of 5)

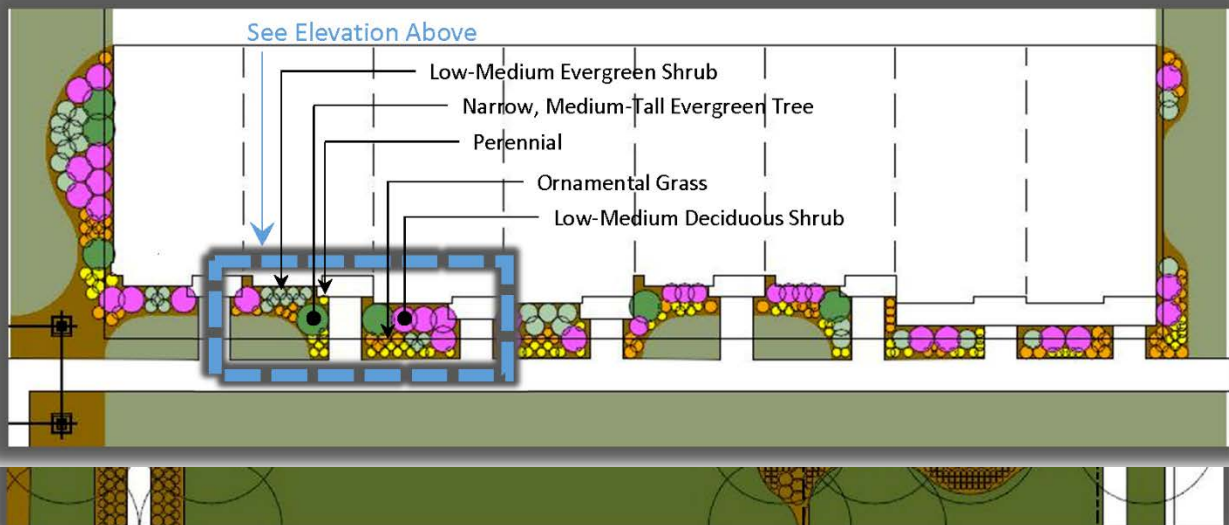
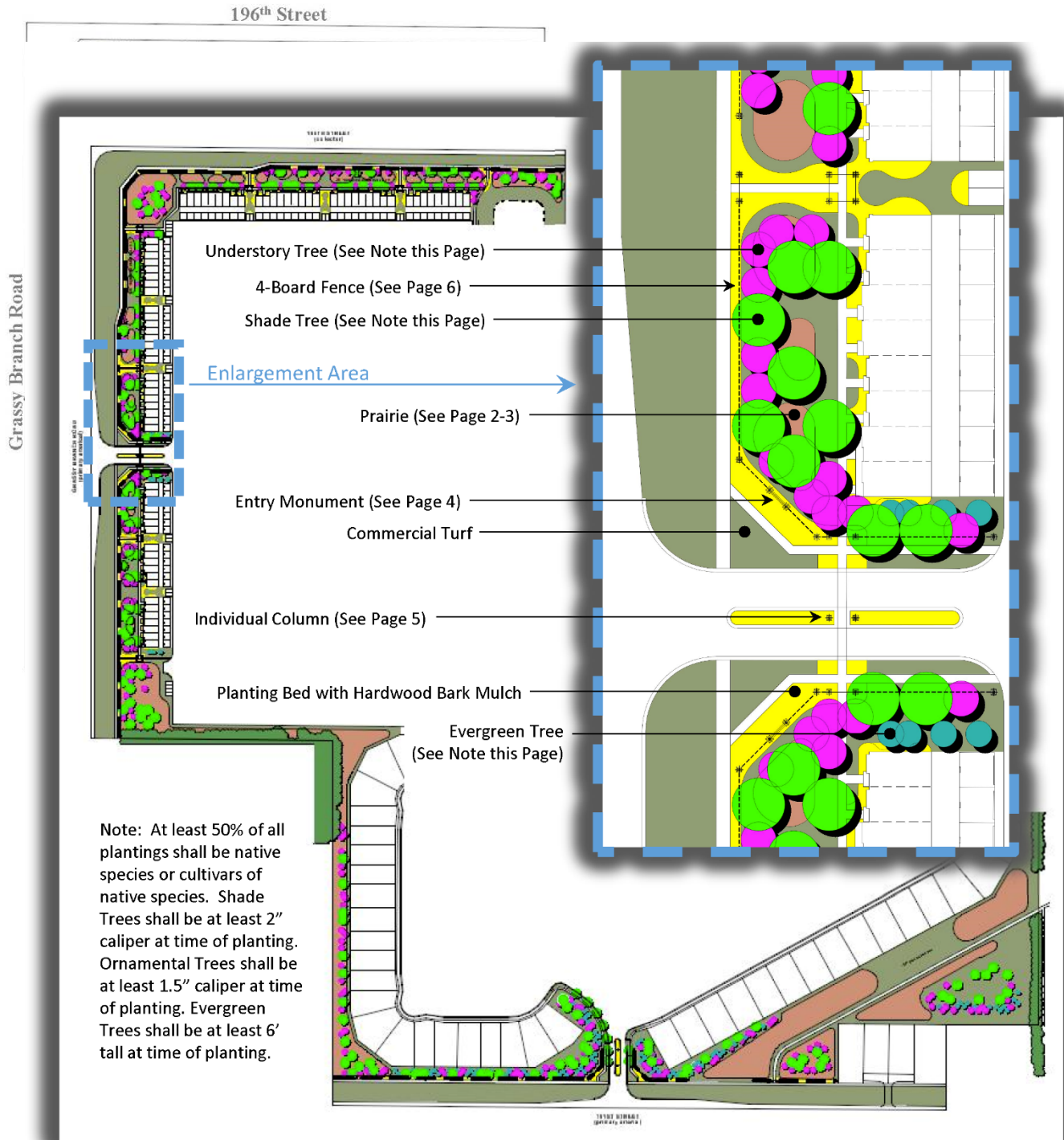


EXHIBIT F
Perimeter Landscape Plan
 (Page 1 of 2)



Note: Larger scale paper, digital copies, and engineered plan of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT F
~~Perimeter~~ Landscape Plan
(Page 2 of 2)





Note: At least 50% of total fence length shall be fronted with planting bed and plantings.

EXHIBIT G
Amenity Exhibit
(Page 1 of 25)

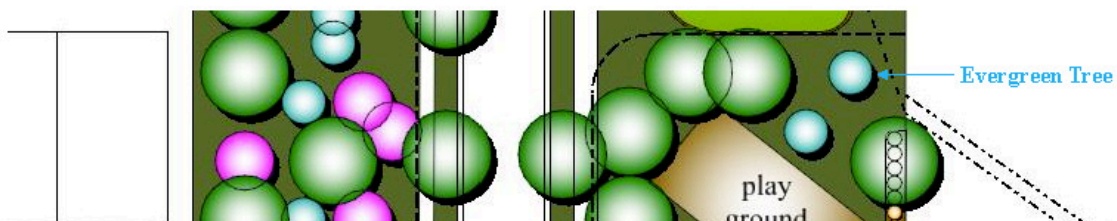




EXHIBIT G
Amenity Exhibit
(Page 2 of 25)



EXHIBIT G
Amenity Exhibit
(Page 3 of 5)



EXHIBIT G
Amenity Exhibit
(Page 4 of 5)

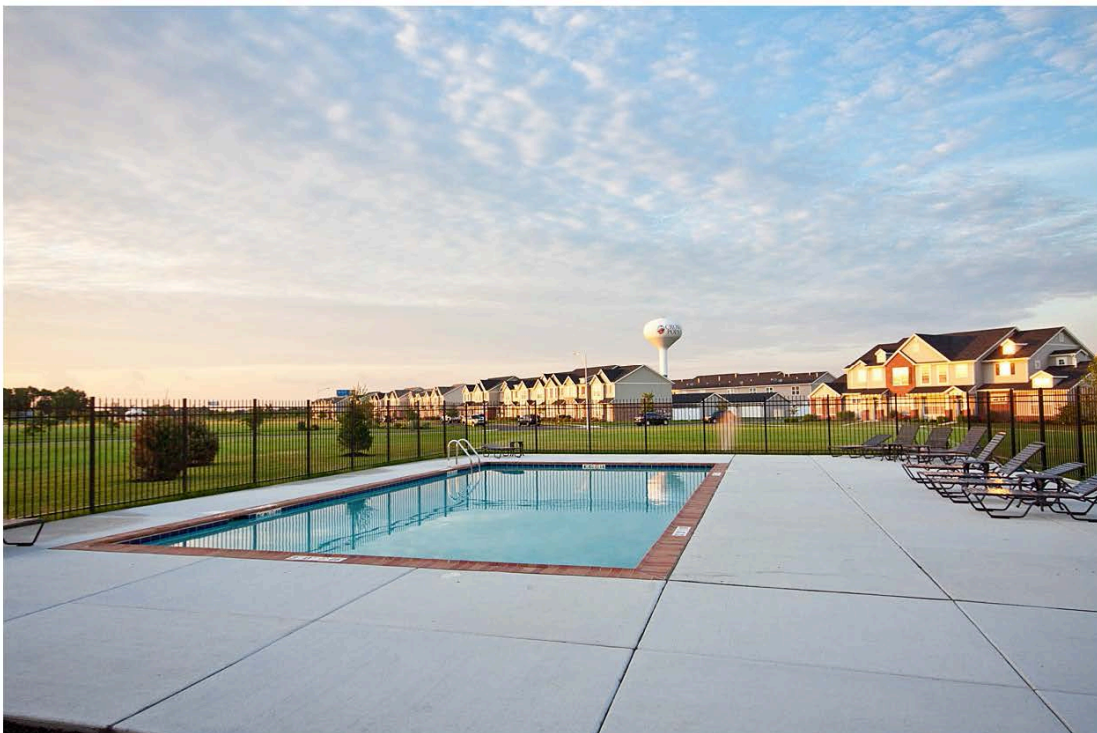
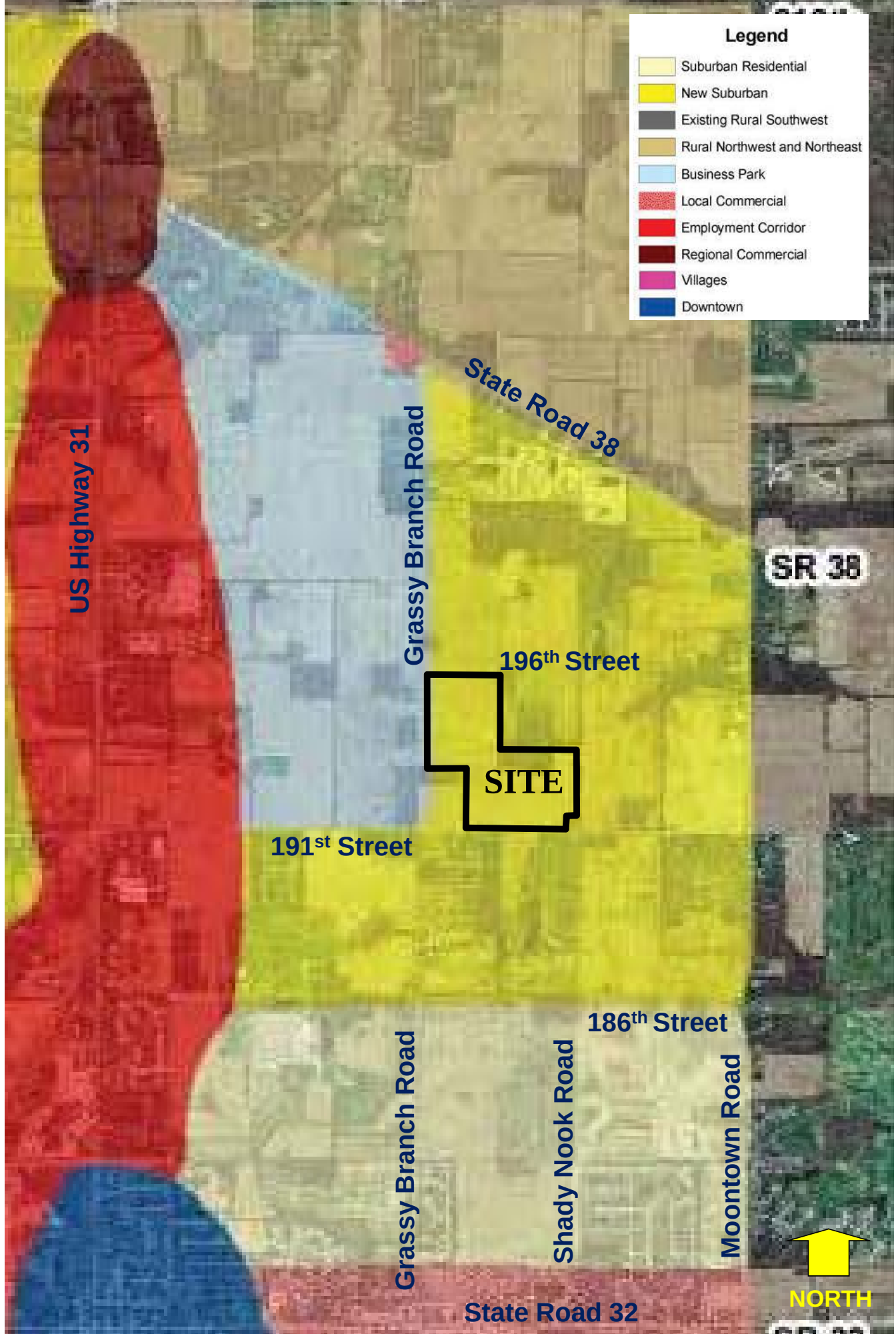


EXHIBIT G
Amenity Exhibit
(Page 5 of 5)





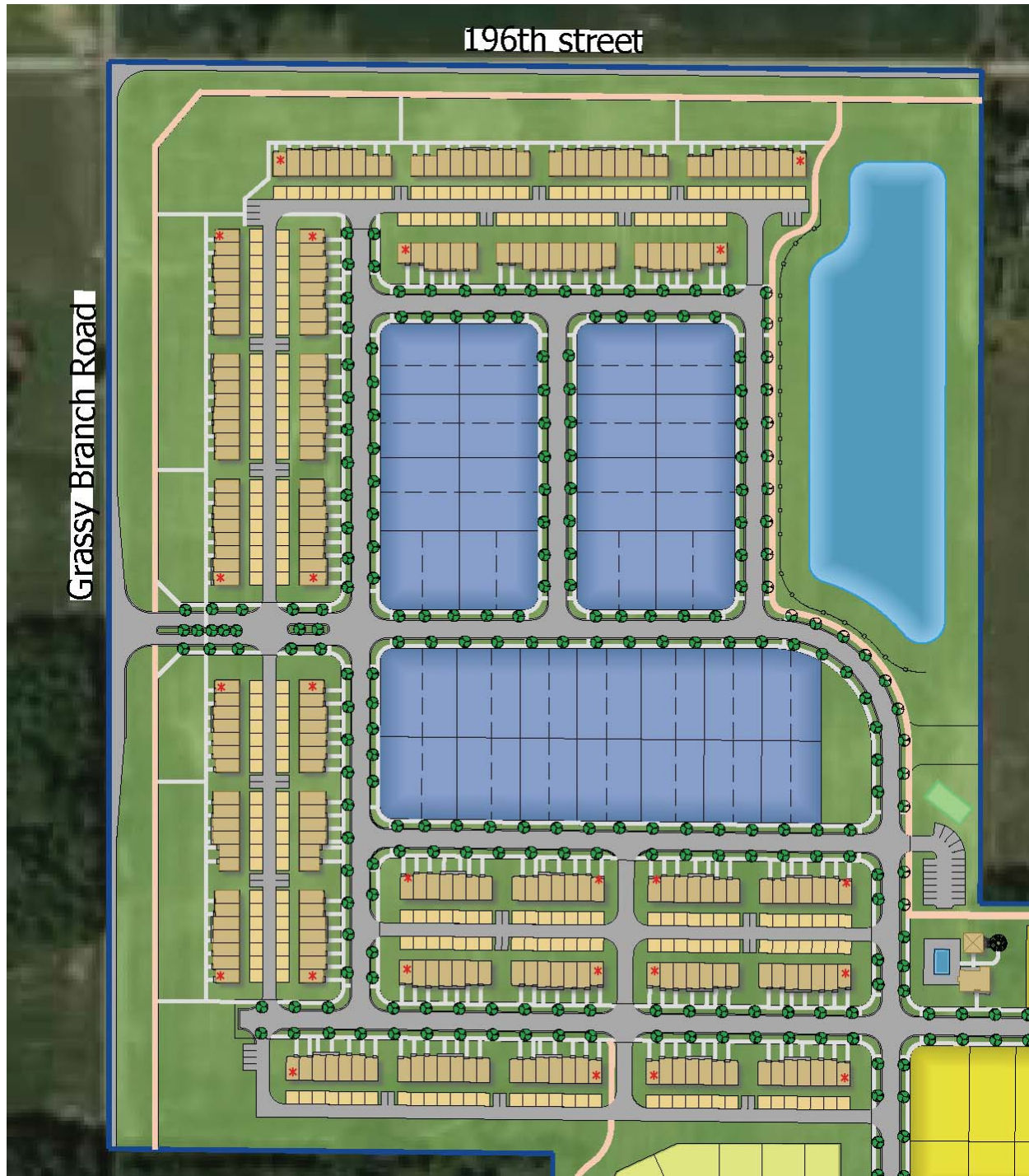
Lindley Run- Westfield Comprehensive Plan

EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



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EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



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EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP

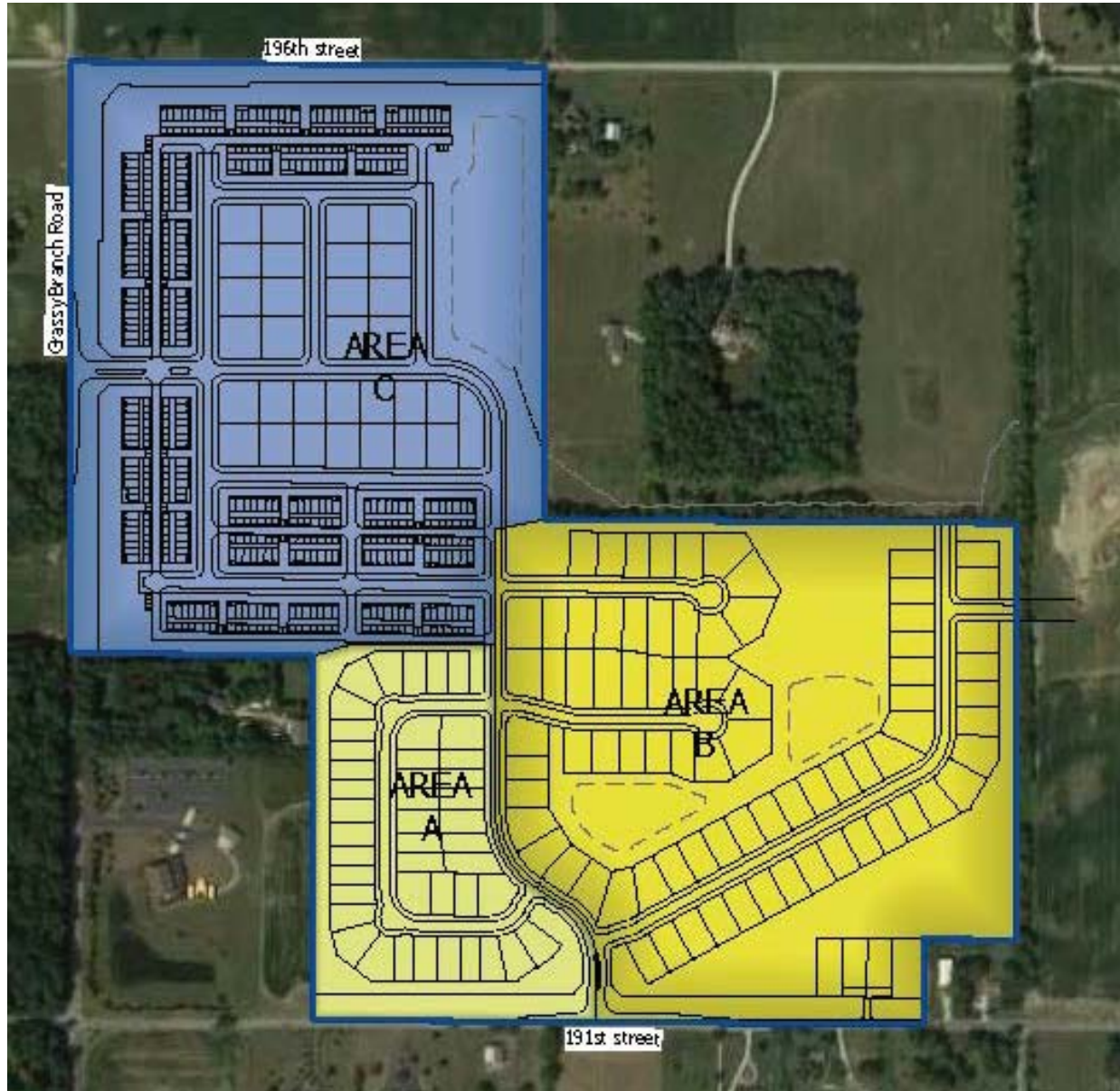


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 10)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 10)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 10)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 5 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 10)

AREA C – Paired Villas



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 10)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 10)

AREA C – Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 10)

AREA C - Townhomes



EXHIBIT D
CHARACTER EXHIBITS
(Page 10 of 10)

a. Hip roof



b. Dormer



c. Dutch hip (Gable over hip roof)



d. Jerkinhead (Hip over gable roof)



e. Shed roof accent



f. Cornice returns (Full & partial shown)



g. Multiple gables



h. Two or more roof planes



EXHIBIT E
Townhome Façade Exhibit
(Page 1 of 5)

Abutting Common Area or ROW



EXHIBIT E
Townhome Façade Exhibit
(Page 2 of 5)

Interior Elevation

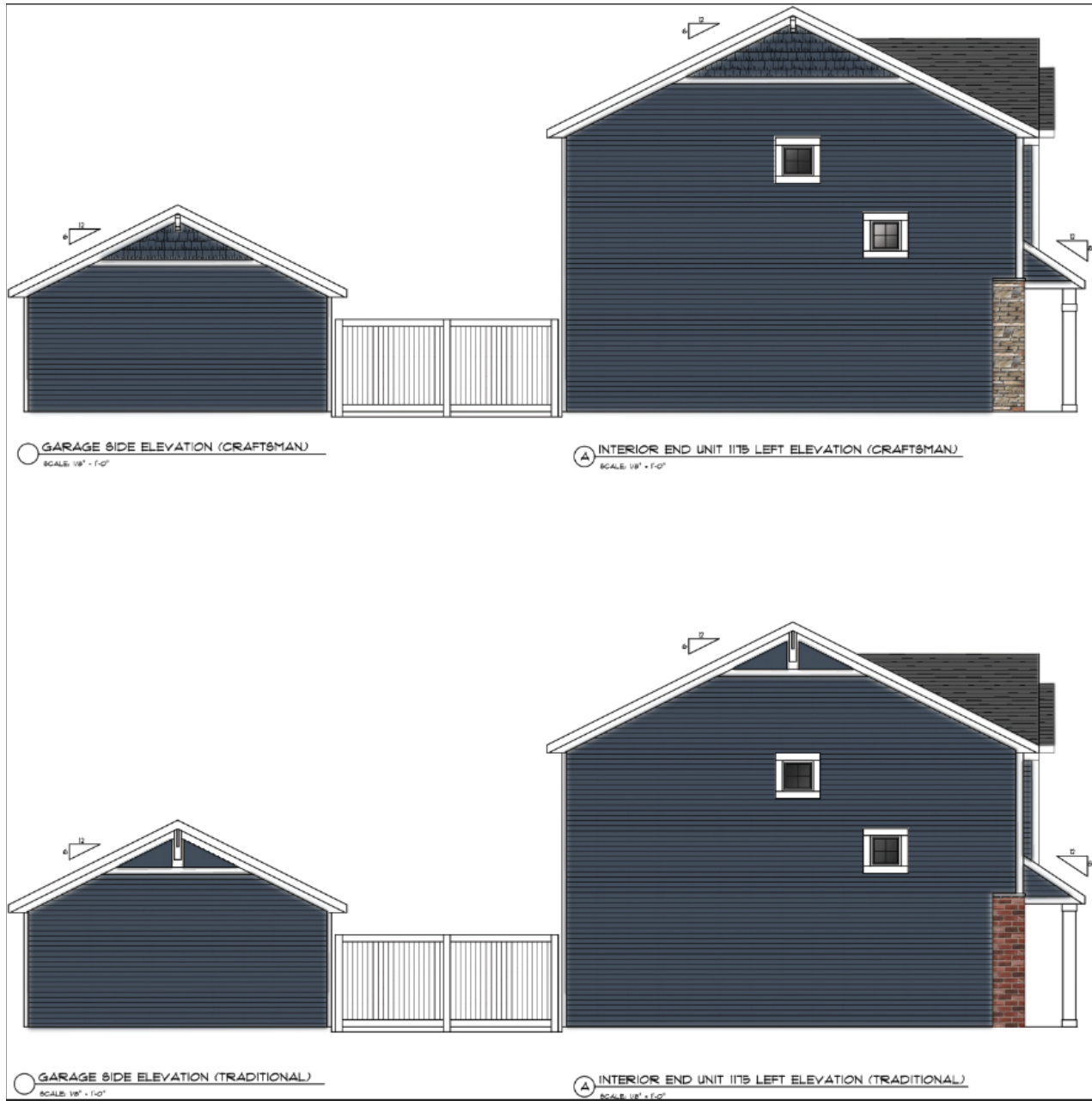


EXHIBIT E
Townhome Façade Exhibit
(Page 3 of 5)

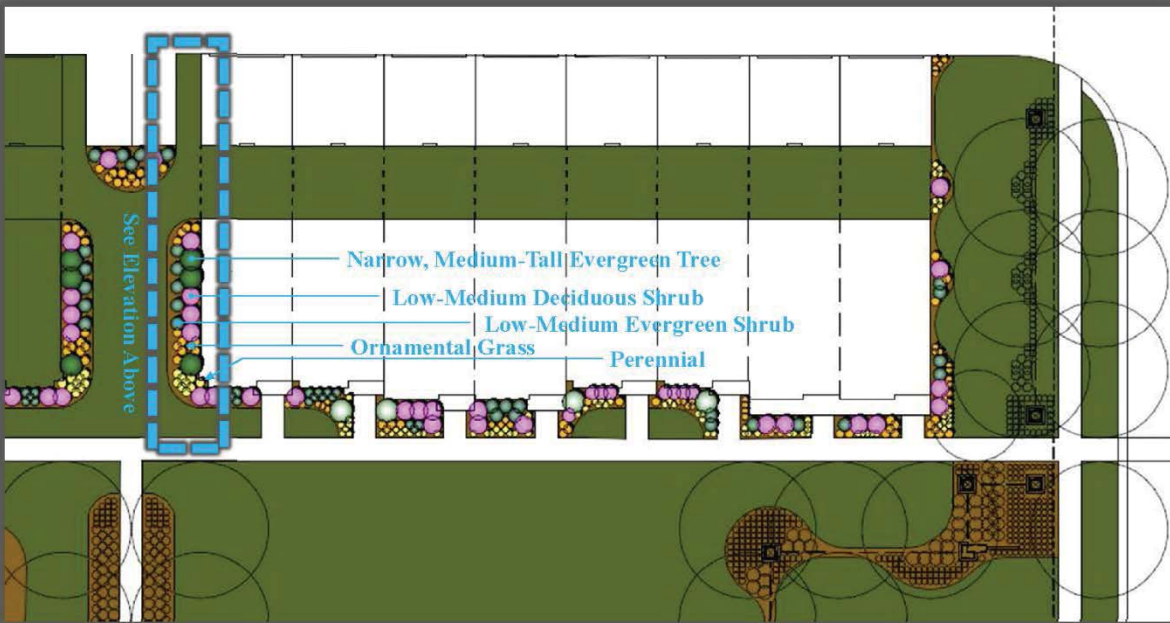
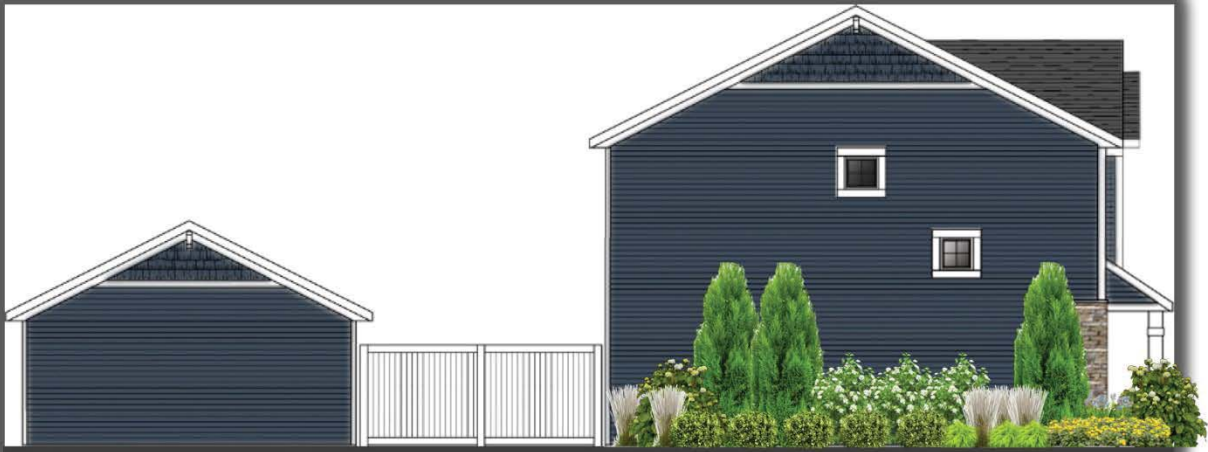


EXHIBIT E
Townhome Façade Exhibit
(Page 4 of 5)

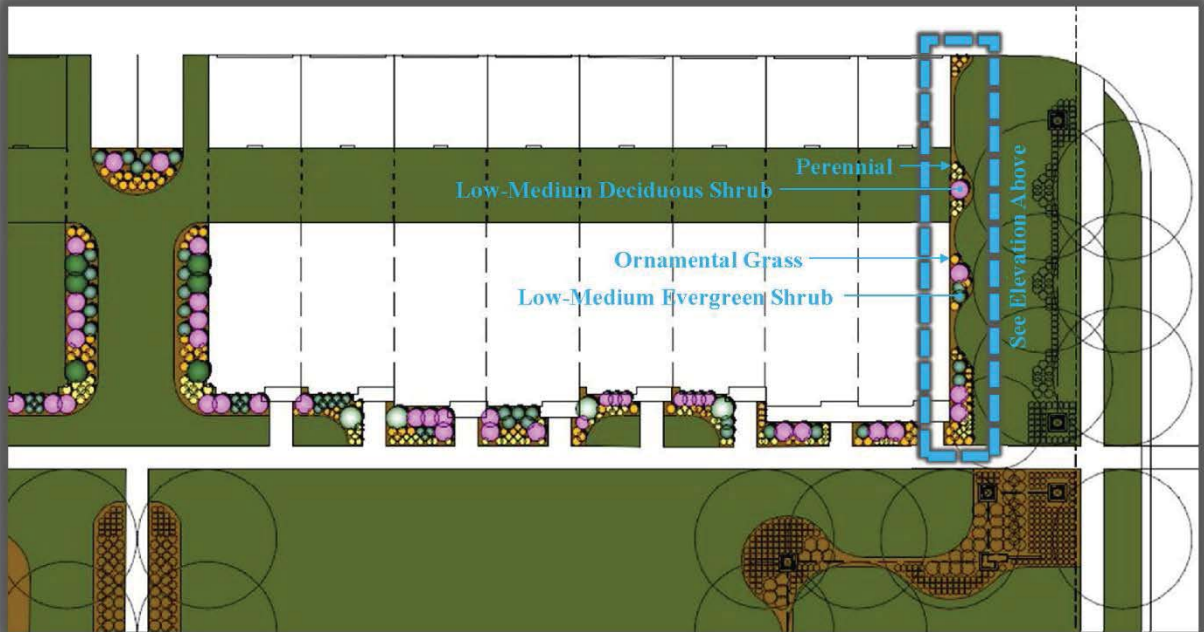


EXHIBIT E
Townhome Façade Exhibit
(Page 5 of 5)

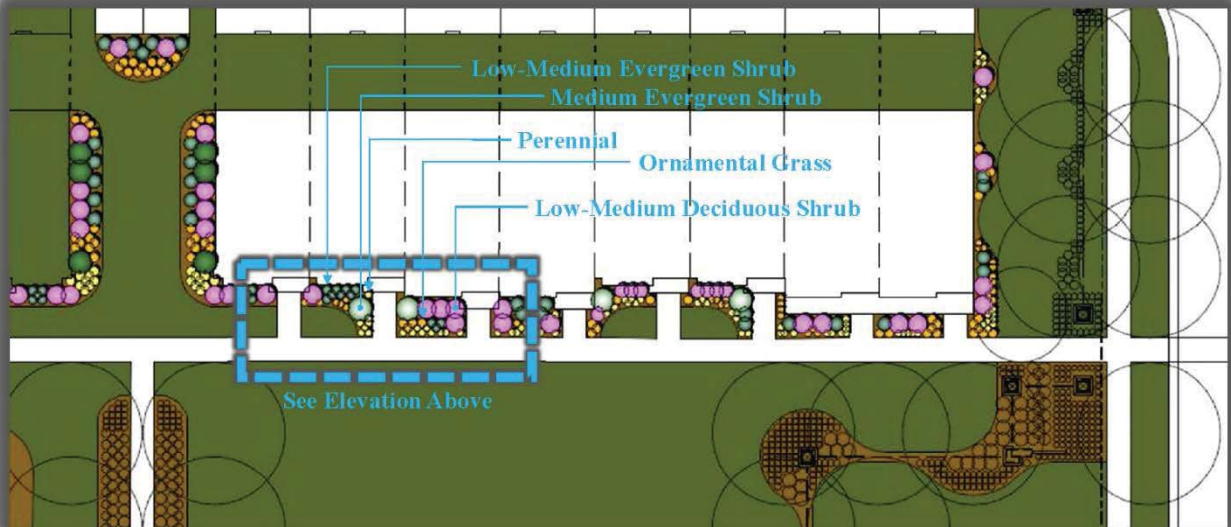
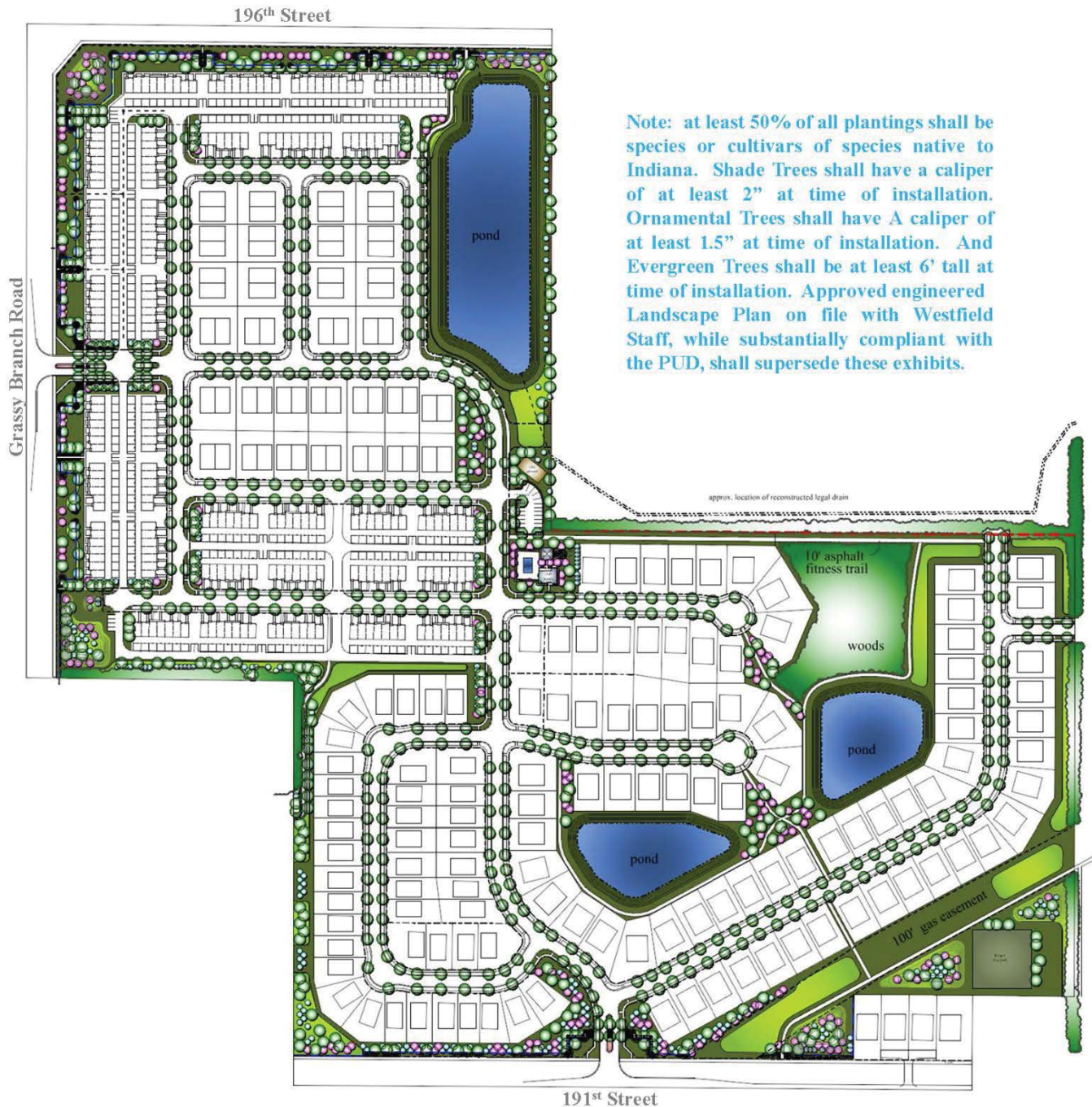


EXHIBIT F
Landscape Plan
 (Page 1 of 2)



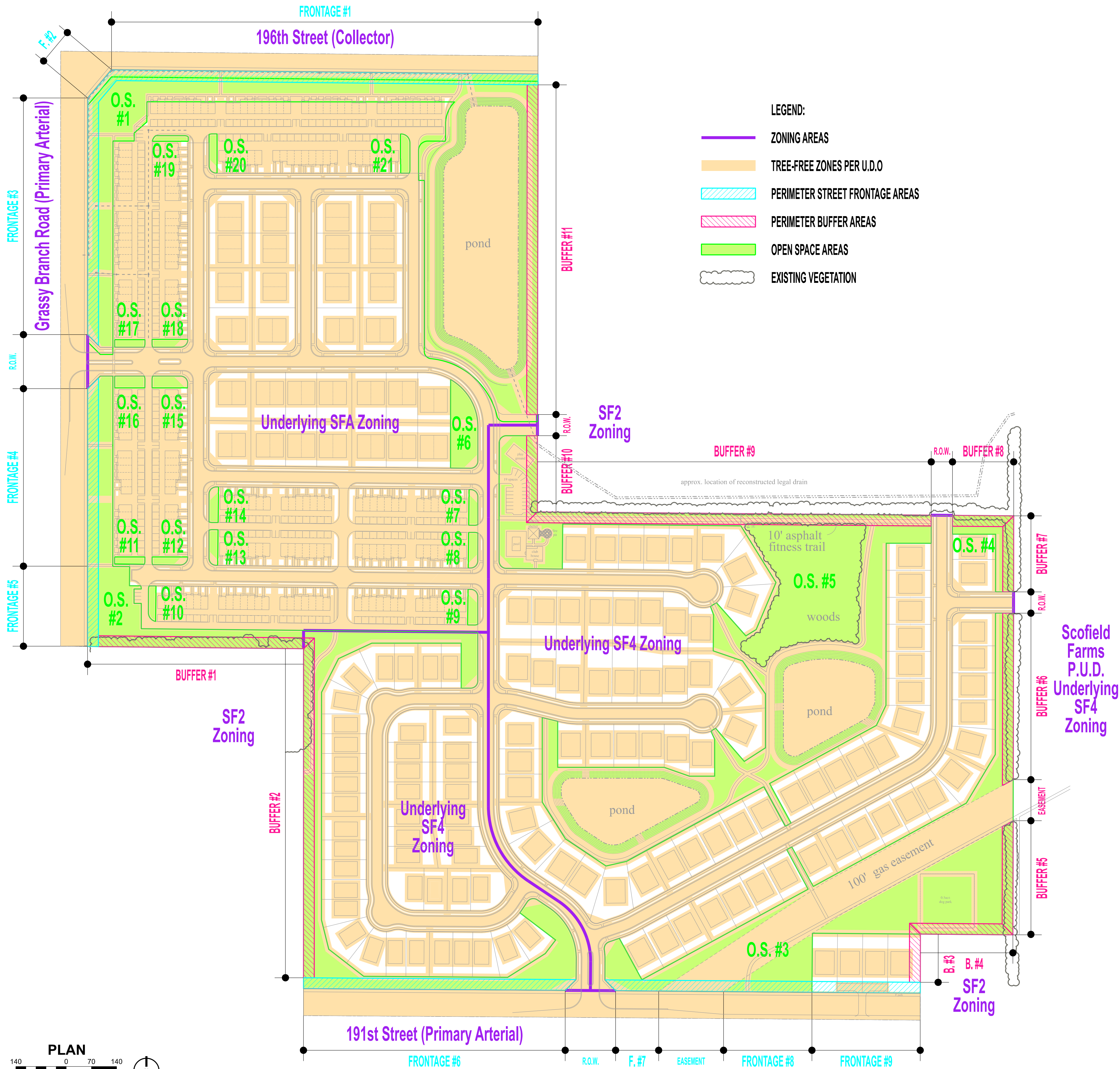
Note: Larger scale paper, digital copies, and engineered plan of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1806-PUD-14.

EXHIBIT F
Landscape Plan
(Page 2 of 2)



Note: At least 50% of total fence length shall be fronted with planting bed and plantings.





LANDSCAPING STRATEGY FOR LINDLEY RUN P.U.D.

AREA	ZONING OF ADJACENT PARCEL	DISTANCE/AREA	PROPOSED STRATEGY
FRONTAGE #1	196TH STREET (COLLECTOR)	1,185 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #2	INTERSECTION (PRIMARY ARTERIALS)	103 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #3	GRASSY BRANCH ROAD (PRIMARY ARTERIAL)	657 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #4	GRASSY BRANCH ROAD (PRIMARY ARTERIAL)	493 LF	DWELLINGS FACE PERIMETER STREET. INSTALL FENCING AND NATURALIZED PLANTING ARRAYS ALONG FRONTAGE AND OVERLAPPING OPEN SPACE PER CHARACTER ESTABLISHED IN EXHIBIT-F OF THE LINDLEY RUN P.U.D.
FRONTAGE #5	GRASSY BRANCH ROAD (PRIMARY ARTERIAL)	222 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #6	191ST STREET (PRIMARY ARTERIAL)	572 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #7	191ST STREET (PRIMARY ARTERIAL)	120 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #8	191ST STREET (PRIMARY ARTERIAL)	245 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
FRONTAGE #9	191ST STREET (PRIMARY ARTERIAL)	301 LF	DWELLINGS FACE AND PERIMETER STREET. NO PLANTINGS PROPOSED.
BUFFER #1	SF2	600 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
BUFFER #2	SF2	914 LF	COMPLY WITH U.D.O. REQUIREMENTS WITH EXCEPTION THAT ORNAMENTAL GRASSES AND/OR A NATIVE PRAIRIE SEED MIX MAY BE INSTALLED IN LIEU OF THE REQUIRED SHRUBS.
BUFFER #3	SF2	134 LF	NO BUFFER PLANTINGS PROPOSED.
BUFFER #4	SF2	257 LF	NO BUFFER PLANTINGS PROPOSED.
BUFFER #5	P.U.D. (SF4 UNDERLYING)	317 LF	PROVIDE MINIMUM THIRTY (30) FOOT YARD IN ORDER TO MAINTAIN EXISTING HEDGE ROW WHERE PROPOSED RIGHTS-OF-WAY DO NOT TRANSECT ABUTTING COMMON AREAS.
BUFFER #6	P.U.D. (SF4 UNDERLYING)	463 LF	PROVIDE MINIMUM THIRTY (30) FOOT YARD IN ORDER TO MAINTAIN EXISTING HEDGE ROW WHERE PROPOSED RIGHTS-OF-WAY DO NOT TRANSECT ABUTTING COMMON AREAS.
BUFFER #7	P.U.D. (SF4 UNDERLYING)	211 LF	PROVIDE MINIMUM THIRTY (30) FOOT YARD IN ORDER TO MAINTAIN EXISTING HEDGE ROW WHERE PROPOSED RIGHTS-OF-WAY DO NOT TRANSECT ABUTTING COMMON AREAS.
BUFFER #8	SF2	170 LF	INSTALL SIX FOOT TALL PRIVACY FENCE PER P.U.D.
BUFFER #9	SF2	1,094 LF	INSTALL SIX FOOT TALL PRIVACY FENCE PER P.U.D.
BUFFER #10	SF2	212 LF	PROVIDE THIRTY (30) FOOT YARD AND INSTALL TREES, SHRUBS AND GRASSES PER P.U.D.
BUFFER #11	SF2	915 LF	PROVIDE THIRTY (30) FOOT YARD AND INSTALL TREES, SHRUBS AND GRASSES PER P.U.D.
OPEN SPACE #1	N/A	8.76 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #2	N/A	4.96 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #3	N/A	6.29 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #4	N/A	0.39 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #5	N/A	10.22 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
OPEN SPACE #6	N/A	0.36 AC	COMPLY WITH U.D.O. REQUIREMENTS, EXCEPT THAT DECLARANT RESERVES THE RIGHT TO REDISTRIBUTE UP TO 25% OF NON-BUFFER TREES FROM ANY GIVEN OPEN SPACE TO ANOTHER OPEN SPACE TO MAXIMIZE A DESIRED EFFECT. IN NO CASE, HOWEVER, SHALL THE TOTAL NUMBER OF PROPOSED TREES BE REDUCED.
STREET TREES	N/A	VARIABLE	ONE (1) TREE PER SIDE PER FIFTY (50) LINEAL FEET OF DOUBLED LOADED STREET SPACED TWENTY-SIXTY (20-60) FEET O.C.

- NOTE: 1) NO TREE SHALL BE INSTALLED WITHIN VISION CLEARANCE TRIANGLES OR TOP OF BANK EASEMENTS.
- 2) NO TREE SHALL BE PLANTED CLOSER THAN FOUR (4) FEET O.C. TO ANY CURB, SIDEWALK, PATH, DRIVEWAY OR MAILBOX.
- 3) NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET O.C. FROM ANY STORM PIPE, SUB-SURFACE DRAIN, FIRE HYDRANT OR MAILBOX.
- 4) TREES SHALL BE PLANTED SO THAT WHEN THEY REACH MATURITY, THERE WILL BE A MINIMUM OF FIVE (5) FEET OF CLEARANCE BETWEEN TREE TRUNKS AND ANY VERTICAL STRUCTURES OR OTHER TREE TRUNKS.
- 5) AT THE TIME OF INSTALLATION THE MINIMUM PLANT SIZE SHALL BE TWO (2) INCH CALIPER FOR SHADE/STREET TREES, ONE AND ONE HALF (1.5) INCH CALIPER OR EIGHT (8) FEET TALL FOR CLUMP FORMS FOR ORNAMENTAL/UNDERSTORY TREES, SIX (6) FEET TALL FOR EVERGREEN TREES, EIGHTEEN (18) INCHES FOR SHRUBS, TWO (2) GALLON CONTAINER FOR MEDIUM-LARGE STATURE ORNAMENTAL GRASSES, ONE (1) QUART FOR LOW STATURE ORNAMENTAL GRASSES AND FORBS, AND TWO AND FIVE EIGHTHS (2-5/8) INCH POTS FOR GROUNDCOVERS.

CERTIFIED:

STOEPPELWERTH

LANDSCAPING CONSTRAINTS & STRATEGY

PREPARED FOR:

SECTION: 29 TOWNSHIP: 19N RANGE: 4E
DRAWN BY: EWS DATE: 10-15-18
SHEET NO. C900
S & A JOB NO. 81635OLF

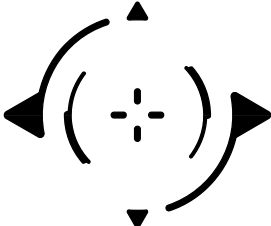
LINDLEY RUN

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

7905 East 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5955 Fax: (317) 849-5942

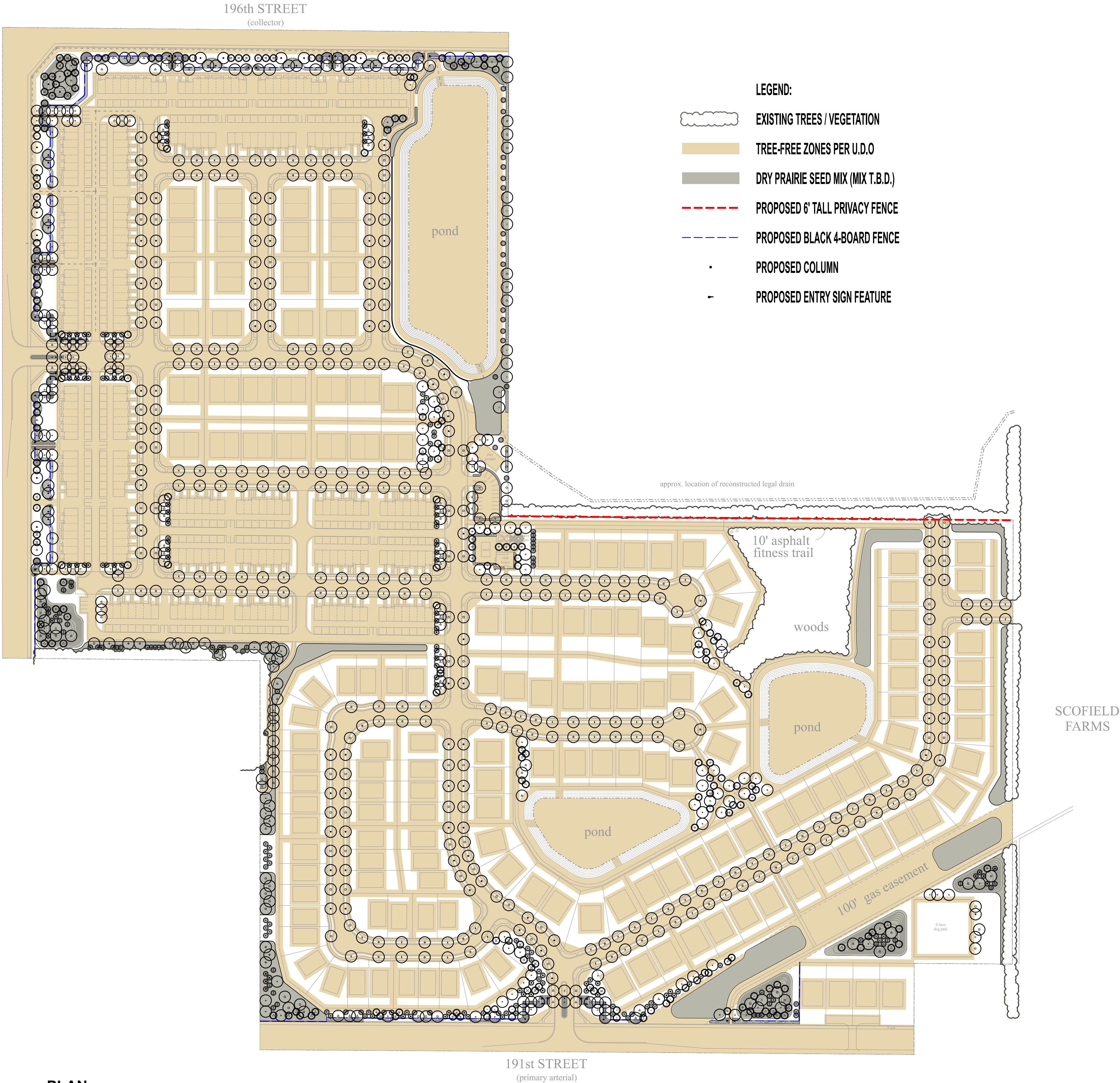
ALWAYS ON.



REVISIONS

DATE

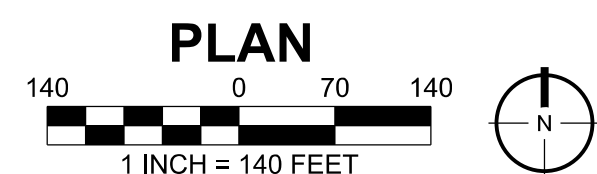
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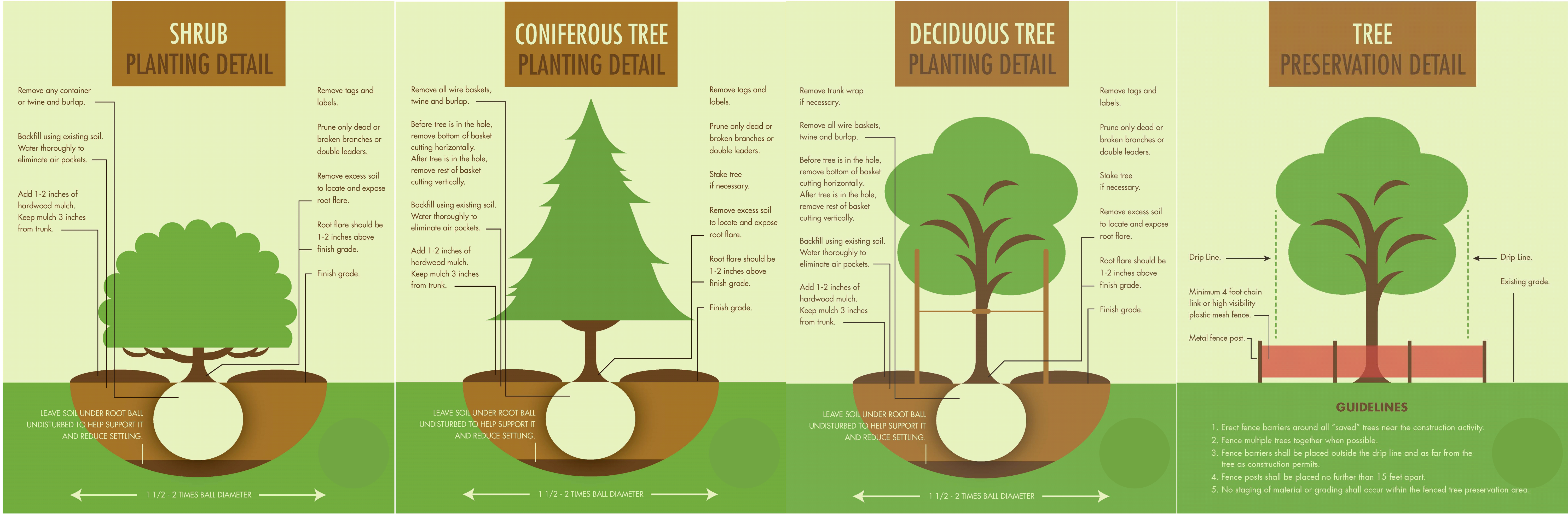


- PLANT SCHEDULE:
- Street / Shade Trees (Minimum 2" Caliper):
- Acer rubra - 10 @ 12' Tall (Red Maple)
 - Acer saccharum 'Legacy' - 111 (Legacy Sugar Maple)
 - Gleditsia triacanthos var. inermis 'Skycole' - 10 @ 12' Tall (Skyline Honeylocust)
 - Gleditsia triacanthos var. inermis 'Street Keeper' - 103 (Street Keeper Honeylocust)
 - Liquidambar styraciflua 'Worplesdon' - 100 (Worplesdon Sweetgum)
 - Liriodendron tulipifera - 105 (Tulip Tree)
 - Quercus bicolor - 110 (Swamp White Oak)
 - Quercus coccinea - 106 (Scarlet Oak)
 - Quercus x warei 'Long' - 90 (Regal Prince English Oak)
- Ornamental / Understory Trees (Minimum 1.5" Caliper or 8' Tall):
- Amelanchier laevis - 55 (Allegheny Serviceberry)
 - Carpinus caroliniana - 55 (Ironwood)
 - Cercis canadensis 'Greswan' - 58 @ 8' Clump Form (Burgandy Hearts Eastern Redbud)
 - Crataegus viridis 'Winer King' - 55 (Winter King Hawthorn)
- Evergreen Trees (Minimum 6' Tall):
- Abies concolor - 69 (White Fir)
 - Juniperus virginiana 'Canaertii' - 23 (Canaerti Eastern Red Cedar)
 - Picea abies - 20 @ 10' (Norway Spruce)
 - Picea glauca var. densata - 80 (Black Hills White Spruce)
 - Pinus virginiana - 26 (Virginian Pine)
 - Thuja plicata 'Green Giant' - 19 (Green Giant Western White Cedar)

- NOTES:
- All Street Trees are to match the current City of Westfield Master Tree List.
 - Street Trees shall not be within 4 feet of any pavement.
 - There shall be no trees within 10 feet of any storm sewer pipe or subsurface drain.
 - Actual tree locations may be adjusted in the field to accommodate currently unknown but future utilities and/or driveway locations.

SECTION: 29			TOWNSHIP: 19N			RANGE: 4E		
DRAWN BY: EWS			DATE: 10-15-18			SHEET NO.		
LANDSCAPING PLAN (TREES)			PREPARED FOR: LINDLEY RUN			WASHINGTON TOWNSHIP		
STOEPPELWERTH			ALWAYS ON			HAMILTON CO., INDIANA		
CERTIFIED:			7905 East 100th Street, Fishers, IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942			REVISONS		
						DATE		
						BY		

[illegible]



PROPOSED PLANT LIST FOR LINDLEY RUN

	Street/Canopy Trees		Ornamental/Understory Trees		Evergreen Trees		Shrubs		Graminoids/Ornamental Grasses		Forbs/Perennials
10	Acer rubra - 12' (Red Maple)	55	Amelanchier laevis (Allegheny Serviceberry)	69	Abies concolor (White Fir)	48	Aronia melanocarpa 'Viking' (Viking Black Chokeberry)	171	Calamagrostis x acutifolia 'Karl Foerster' (Karl Foerster Feather Reed Grass)	495	Asclepias tuberosa (Butterfly Weed)
111	Acer saccharum 'Legacy' (Legacy Sugar Maple)	55	Carpinus caroliniana (Ironwood)	23	Juniperus virginana 'Canaertii' (Canaerti Eastern Red Cedar)	76	Ceanothus americanus (New Jersey Tea)	877	Festuca ovina glauca 'Elijah Blue' (Elijah Blue Fescue)	468	Aster novi-belgii 'Professor Kippenburg' (Professor Kippenburg New York Aster)
10	Gleditsia t. var. inermis 'Skycole' - 12' (Skyline Honeylocust)	58	Cercis canadensis 'Greswan' (Burgandy Hearts Eastern Redbud)	20	Picea abies - 10' (Norway Spruce)	177	Itea virginica 'Little Henry' (Little Henry Sweetspire)	102	Helictotrichon sempervirens 'Saphirsprudel' (Sapphire Blue Oat Grass)	170	Baptisia alba (White False Indigo)
103	Gleditsia t. var. inermis 'Street Keeper' (Street Keeper Honeylocust)	55	Crataegus viridis 'Winter King' (Winter King Hawthorn)	80	Picea glauca var. densata (Black Hills Spruce)	78	Physocarpus opulifolius 'Seward' (Summer Wine Ninebark)	35	Miscanthus sinensis 'Morning Light' (Morning Light Maiden Grass)	722	Coreopsis verticulata 'Zagreb' (Zagreb Tickseed)
100	Liquidambar styraciflua 'Worplesdon' (Worpleson Sweetgum)			26	Pinus virginiana (Virginia Pine)	187	Potentilla 'Goldfinger' (Goldfinger Bush Cinquefoil)	51	Miscanthus sinensis 'Variegatus' (Variegated Japanese Silver Grass)	298	Echinacea purpurea 'Magnus' (Magnus Purple Coneflower)
105	Liriodendron tulipifera (Tuliptree)			19	Thuja plicata 'Green Giant' (Green Giant Arborvitae)	10	Rhus aromatica (Fragrant Sumac)	61	Panicum 'Shenandoah' (Shenandoah Switch Grass)	402	Liatris spicata 'Kobold' (Kolbold Spiked Gayfeather)
110	Qercus bicolor (Swamp White Oak)					24	Sambucus nigra 'Gerda' (Black Beauty Elderberry)	168	Schizchyrium scoparium 'The Blues' (The Blues Little Bluestem)	129	Nepeta faassenii 'Walkers Low' (Walkers Low Catmint)
106	Quercus coccinea (Scarlet Oak)					50	Viburnum dentatum 'Christom' (Blue Muffin Arrowwood Viburnum)	108	Sporobolus heterolepis (Prairie Dropseed)	129	Penstemon digitalis 'Husker Red' (Huskers Red Beadrtongue)
90	Quercus x warei 'Long' (Regal Prince English Oak)									35	Rudbeckia fulgida 'Golstrum' (Goldstrum Black-Eyed Susan)
											Groundcover
										3140	Sedum spurium 'Dragons Blood' (Dragons Blood Stonecrop)
745		223		237		650		1573		5988	
1205						2223				5988	

EXHIBIT G
Amenity Exhibit
(Page 1 of 5)



EXHIBIT G
Amenity Exhibit
(Page 2 of 5)



EXHIBIT G
Amenity Exhibit
(Page 3 of 5)



EXHIBIT G
Amenity Exhibit
(Page 4 of 5)



EXHIBIT G
Amenity Exhibit
(Page 5 of 5)



September 19, 2018 Lindley Run PUD - Neighborhood Meeting Summary

Project: Proposed Lindley Run Planned Unit Development

Ordinance Number: 18-17

Docket Number: 1806-PUD-14

Date: September 19, 2018 at 6:30pm

Location: Crossroads Church, 19201 Grassy Branch Rd., Westfield, Indiana.

Attendees: Jon Dobosiewicz, Jim Shinaver, and Matt Pleasant – Nelson & Frankenberger
Jeffrey Pape – Olthof Homes
Gordan Kritz – Stoeppelwerth & Associates, Inc.
Daine Crabtree – Westfield Planning Staff
Joe Edwards – City Council
See **Exhibit A: Sign In Sheet**

Meeting began at 6:30pm. Jon Dobosiewicz provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. From my estimate, there will be over 840 cars in and out of the development. Will there be widening on 191st Street?

Response: We went through TAC and improvements at the entrance will be required, as well as road impact fees to offset traffic impacts.

2. 191st Street needs improvements. The intersection at 191st Street and Shady Nook Road needs to be addressed.

Response: We will share the concerns with Staff and the City prioritizes the road improvements.

3. High density will have more cars in the area. 196th Street and Grassy Branch Road and 191st Street are dangerous right now.

Response: Our understanding is that a roundabout is planned for the intersection of Grassy Branch Road and 191st Street.

4. Who is the target housing?

Response: Empty-nesters, first-time homebuyers, and all stages of life with multiple product types.

5. I am concerned about first-time homebuyers being low-income people

Response: The homes will be from \$150,000 range in the mid to high \$100s for the townhomes.

6. When will the engineered drawings be available?

Response: If zoning is approved then a Primary Plat and Overall Development Plan will be filed. If you received a letter for this request, you will receive a letter in the mail just as you did for this proposal.

7. Explain the ponds and the drainage issues.

Response: We are responsible to keep all water on the development discharged into an approved outlet.

8. We are in the County and we have guns and pigs. What will you do to address the people coming in?

Response: The project will be annexed into the City. We can consider adding language in the CCRs recognizing the surrounding area.

9. How will the trash be taken care of in Area C?

Response: There will be individual pick up from the City.

10. I do not like high density homes in this area.

Response: We understand. The proposal is responsive to the Comprehensive Plan and a gap in available housing in Westfield.

11. Does the pipeline need to approve it?

Response: All plans will need to comply with the pipeline easement requirements.

12. Drainage in section A?

Response: We will capture all water and put it into ponds. We can also allow some water if you request it for your existing pond.

13. What improvements are being done with the legal drain.

Response: Currently goes through the middle of the site. The legal drain will be moved to the north side of the property and redirected.

14. What are the lot dimensions of the duplexes?

Responses: 45' lot widths and 5,000sqft lots per home.

15. We don't want any rentals.

Response: The plan will include language in the CCRs that only 15% can be rented and the owners must show hardship.

16. What is the background of Olthof.

Response: Jon and Jeff provided a summary of information of the background of Olthof.

17. It is my experience that first-time homebuyers don't take care of their property. They will lose the house and it will be boarded up.

Response: These owners will have the same responsibilities for property. The HOA will maintain the landscaping and lawns of Area C.

18. Are there other communities in Westfield that Olthof has?

Response: Yes. Shelton Cove on the southeast corner of Casey Road and 186th Street behind the church.

19. Has Olthof ever done townhomes?

Response: Yes, Olthof currently has two active projects in Northwest Indiana.

20. Will there be a pool?

Response: Council has asked us to provide a pool and is being considered.

21. Where would the pool go?

Response: Within the central amenity area if the decision is made to provide a pool.

The meeting ended at 7:36p

Neighborhood Meeting Sign In-Sheet

Proposed Lindley Run Planned Unit Development

Olthof Homes, LLC

Ordinance Number: 18-17

Docket Number: 1806-PUD-14

Wednesday, September 19, 2018 at 6:30 p.m., Crossroads Church, 19201 Grassy Branch Rd., Westfield, IN.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Joe Edward			joe.
2. Linda Bocchetta	19002 Shadybrook Rd		lnb55b@frontier.com
3. Mary Kathleen Whitaker	3702 East 196 th St.	317 349 9497	Katmilwh@gmail.com
4. Joseph R. Roberts		317 896 3380	
5. Jeff Strickland	4130 PONCE DE LEON CT	317-289034	
6. Downy McKinnon	19629 Grassy Branch Rd	317-690-2120	dmmckinnon@att.net
7. JESHA MORRIS	19024 SHADY BROOK RD.		jeshua.morristy@gmail.com
8. JANIS & TOM MORRIS	3501 E 191st St		TGMORRIS99@GMAIL.COM
9. MICK SCHNEZ	270 E. CARMEL DR.	317-418-9878	MSCHNEZ@CZ1SCHNEZ.COM
10. Michael Todd McQueen	19329 Grassy Branch	317-880-3117	MTMFB@MNTB.COM
11. Jeff Roudabush	3911 E 191	317 896 3088	Jroudebush1150@gmail.com
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			

WRITTEN PUBLIC COMMENTS

Docket Number: 1806-PUD-14

Petitioner: Olthof Homes, LLC by Nelson & Frankenberger (the "Petitioner")

Request: A change in zoning of 106.5 acres +/- from the SF2: Single-Family Low Density District to the Lindley Run Planned Unit Development (PUD) District to allow for single-family detached, townhome, and duplex dwellings

Enclosed Attachments:

November 5, 2018 Advisory Plan Commission Meeting

- | | |
|---------------------------------------|--------------|
| 1. Brian/Melissa Johnson Email/Letter | (10/3/2018) |
| 2. Brian/Melissa Johnson Email/Letter | (10/19/2018) |
| 3. Tom and Doris Wimmer Email | (10/31/2018) |

Daine Crabtree

From: Brian Johnson <brian.johnson1966@gmail.com>
Sent: Wednesday, October 3, 2018 9:32 AM
To: APC
Subject: Lindley Run project
Attachments: Westfield planning Lindley project.docx

My name is Brian Johnson. My wife Melissa and I were at the meeting on Oct 1 regarding the Lindley Run project but did not make public comment.

My wife and I put together the attached letter in hopes to fix that mistake and let you know our feelings/observations regarding the project.

I appreciate your time and consideration as you make decisions about the future of this project.

Brian Johnson
3801 E 196th St
Westfield, IN
317-654-4554

Re: Lindley Run Project

My name is Brian Johnson. My wife Melissa and I live on land that will be highly impacted by Lindley Run. Our address is 3801 E 196th St. The Lindley Run project runs the entirety of our west and southern property lines. Melissa and I attended the October 1 meeting but did not speak up. . .which we now realize was a mistake. Please understand we are not practiced how this is handled and should have aired our concerns. A representative from Olthoff Homes had reached out to us and we believe we had gotten some “concessions” and were concerned that we might reduce our opportunity to protect our property. We realize that we should have spoken up at the meeting and hope this letter will express our concerns.

Melissa and I had a vision to buy and build on a place that allowed us to create our dream home. We wanted a piece of land where we could have horses, dogs, maybe some goats. A piece of land where we could have privacy . We found that piece of land in 2000 in Westfield, IN. We invested a year working every weekend to clean the property. We took down old fences, cut down dead trees and started to mow and care for the land. We then invested everything we had in 2001 to begin building our dream. It was a tough go we had a baby on the way and we still owned a house in Fishers right in the middle of the housing crash. Once we recovered some we were able to build the barn put the fence and finally bring in our first horse.

We have invested a lot of ourselves and our money in this property and we are deathly afraid that these Lindley Run and Scofield developments will hurt what we have worked so hard to build.

We appreciate progress and believe it is a good thing (in most cases). We acknowledge that our property and our voice will not stop the progress of land around us. Our goal with this letter/plea is to ask you to help minimize the impact on us.

I would prefer that the zoning not go to the SF4 density. While we understand the desire for lower cost housing we are concerned that this has been tried before and has not been successful. When townhomes are built but not selling, I do not want to see them turn to apartments. We were surprised that no one brought up Andover as part of the discussion last night.

With that being said we have 4 main concerns outside the zoning change; 1. good borders/blockage of sight of the townhomes from our property, 2. light pollution from the safety/street lighting that will most assuredly be in place, 3. drainage of Ellis Barker and 4. trespass.

1. Borders/Buffers – seeing other homes or buildings is not what is nice about the countryside. We love the sunsets over the fields and the woods and these townhomes will be dead west of us. I would like to make sure there are some good buffer zones and substantial trees and plantings to shield us from the buildings as much as possible. The standard for trees in this buffer zone I believe is 8 feet for shade and 6 feet for evergreen. I would like to see if we could up the shade tree to 12 feet and evergreen to 10. I think the spacing should be greater to ensure the health of the trees long-term but that can be filled in with shrubs and grasses. The retention pond is a good buffer but some tall trees would make that view much nicer.
2. Lighting – street and building lighting create a tremendous amount of light pollution. We are avid star gazers and bat watchers and the street light emissions will make it difficult if not impossible. I know there are some very good directional lighting options that put more light down on the streets and less into the sky. We would like to see requirements for more of that kind of lighting so we can still enjoy the nights.

3. Ellis Barker – we have struggled with the drainage of the Ellis Barker drain since we bought the property. Heavy spring and/or fall rains would create big holes, heavy surface flow and ponding. The holes were often so big that we had to call the surveyor to fix. This often took many weeks since the surveyor was busy with not just our job. I would really like to see a plan that takes the Ellis Barker entirely onto the Lindley Run property. They stand to be enriched the most by this project and if the drain/ditch stays on our property, we have less usable land with no compensation for that lack of use. Not to mention the additional extensive tree loss on our property to put drain on the proposed path. We have already lost a good section of our woods to previous drainage maintenance and would like to keep as much of our privacy/sanctuary as possible intact.
4. Trespass – We currently have some very nice tree lines that border the property with a mix of healthy and sick trees that still work very well as borders. All of the development pictures I see have the trees taken down (even in the area that was designated as wetlands). This lack of trees will leave open our property lines and the ease of people and their dogs or other animals to access our property is a concern. (Dr. Kelleher mentioned a dog park and I can guess that our property will become an impromptu dog park without some definitive borders). We would like to see a fence of some substance on the north border of sections A and B. We have requested the developer provide a fence along the southern border of the property. We have not gotten confirmation and we would appreciate your assistance in adding this into the plan. We have four dogs and they have free roam of the property. We are concerned for their safety as well as others who might want to wander onto our property.

Again, we realize we should have spoken up last evening and we apologize for our naivete in these matters.

Thank you for your time and hearing our concerns. We truly appreciate anything you can do to help us preserve our dream. The Scofield project steamrolled us. We are trying to stand up for ourselves a little better on this one.

Sincerely,

Brian & Melissa Johnson
3801 E 196th St
Westfield, IN 46062
Brian: 317-654-4554
Melissa: 317-654-5445

Daine Crabtree

From: mel.bri0803@gmail.com
Sent: Friday, October 19, 2018 10:04 AM
To: APC
Cc: 'Joe Lenehan'; 'Jeffery Pape'
Subject: Melissa and Brian Johnson & Lindley Run project
Attachments: Johnson Letter - Lindley Run.docx; Johnson-Olthof Agreement Letter executed.pdf; Lindley Run buffers-landscape plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Westfield APC,

After working closely with Olthoff Homes on our concerns regarding the Lindley Run project Melissa and I have reached an agreement with the Olthoff Homes people.

That agreement is attached along with an exhibit regarding the desired landscaping and fence that is referenced in the agreement.

As a result of the negotiations and the agreement, Melissa and I are in support of the Lindley Run project with the accommodations of the agreement.

If you have any questions about our position or the attachments, please do not hesitate to contact us.

Thank you,

Brian Johnson
3801 E 196th St
Westfield, IN 46062
Mel.bri0803@gmail.com
317-654-4554

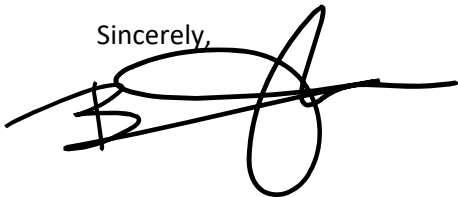
October _19__, 2018

Dear City of Westfield Staff and Area Plan Commission Members:

My name is Brian Johnson and on October 3, 2018 I sent you a letter expressing concerns my wife Melissa and I shared about the Lindley Run Project and objecting to the proposed zoning classification being requested. Based on discussions and agreement with the Olthof Homes reached since that time, I would like to withdraw my prior letter and acknowledge support for the project at this time.

Thank you

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'B' followed by a large loop and a horizontal line extending to the right.

Brian & Melissa Johnson
3801 E. 196th Street
Westfield, IN 46062



This Letter Agreement is hereby made this 16 day of October, 2018 by and between Brian & Melissa Johnson (3801 E. 196th Street, Westfield, IN 46074) hereinafter referred to as "Neighboring Property Owner" and Olthof Homes, LLC (8051 Wicker Avenue, Suite A, St. John, IN 46373) hereinafter referred to as "Developer" to address concerns expressed by Neighboring Property Owner with respect to the Lindley Run Project proposed by Developer:

1. Borders/Buffers – Developer agrees to submit a landscaping plan on or before October 19, 2018 as a part of its resubmittal of its proposed PUD Ordinance for the City of Westfield's review and approval that includes the landscaping and fencing shown on Exhibit A attached hereto.
2. Lighting – Developer agrees to comply with Chapter 6.9 of the Westfield-Washington Township Unified Development Ordinance with respect to Lighting for its proposed Lindley Run project (copy attached hereto).
3. Elis Barker Legal Drain – Developer and Neighboring Property Owner acknowledge that the Hamilton County Surveyor's Office ("Surveyor's Office") has provided notification of proposed improvements to the subject legal drain. Based on discussions with the Surveyor's Office it was the original intent that the legal drain improvements would consist of an open ditch across both the Developer's proposed project area and Neighboring Property Owner's parcel(s) as well across a portion of the Scofield project. Developer has proactively met on several occasions with the Hamilton County Surveyor's Office regarding its proposed Lindley Run project and has proposed a closed (piped) system as it relates that portion of the legal drain improvements that impact its project area. While official approval of any such proposed improvements will not come until later (detailed development plan and construction drawing phases of the project), if Developer's proposed improvements across its project area are ultimately approved they would provide the following benefits: (a) the legal drain improvements proposed by Developer would be constructed by the Developer at Developer's expense resulting in less improvement cost and associated assessments to all parties affected by the legal drain improvements (including Neighboring Property Owner); and (b) the closed (piped) system would discharge into a retention pond proposed by Developer with an outfall/overflow discharging downstream at a more controlled rate. During the course of discussions with the Surveyor's Office, at the request of Neighboring Property Owner, Developer expressed to the Surveyor's Office that the portion of the open ditch that was shown in some very preliminary stages of design across Neighboring property Owner's parcel(s) was a concern to Neighboring Property Owner with respect to location and impact on their parcel(s). The Surveyor's Office was open to working with Neighboring Property Owner with respect to the final location of the open ditch and Developer put the parties in touch with each other to further discuss the final location. Since Developer's understanding of the proposed improvements is that they would occur and were already planned as an open ditch across Neighboring Property Owner's parcel(s) prior to our Lindley





Johnson-Olthof Letter Agreement
October 16, 2018
Page 2

Run project being proposed, and absent the Lindley Run project, would likely occur as originally planned, the Developer will not commit to moving the entirety of the legal drain within the Lindley Run project area. However, Developer is willing to continue to work with Neighboring Property Owner and encourage the Surveyor's Office to work with the Neighboring Property Owner to come to a mutually agreeable location for legal drain improvements as its impacts their parcel(s).

4. Trespass/Fence/Dog Park - Developer agrees to submit a landscaping plan on or before October 19, 2018 as a part of its resubmittal of its proposed PUD Ordinance that includes a six (6) foot tall board on board fence along the entirety of the length Neighboring Property Owner's south property line where it adjoins the proposed project. Developer and Neighboring Property Owner will work together once Developer takes title to the property to resolve a deed gap of approximately 28 feet in width x 1320 feet in length along the south property line of Neighboring Property Owner's parcel(s) and split this subject property equally. When and if this occurs (presuming no unknown title issues that would prevent it from occurring), then Neighboring Property Owner acknowledges that Developer may locate the fence within the area resolved by the deed gap correction as described. Should the City of Westfield not approve the fence, then the Developer agrees to install landscaping consistent to with what is described in item #1 herein along with shrubbery between trees to deter trespass to Neighboring Property.

Developer agrees to submit a landscaping plan on or before October 19, 2018 and related amenity commitment as a part of its resubmittal of its proposed PUD Ordinance that includes a Dog Park area within the Developer's proposed project area.

5. Developer and Neighboring Property Owner acknowledge that the foregoing agreements contained herein are conditioned on the following:
 - (a) Agreements contained herein being approved by the requisite governmental authorities, agencies and utilities having jurisdiction over the proposed Lindley Run project;
 - (b) The Developer actually taking title to property for the Lindley Run proposed project;
 - (c) The timing of any improvements discussed herein would occur when the respective section(s) of the development occur (fence improvement to be installed within 90 days (or as soon as reasonably possible due to any delays related to weather and resulting ground conditions) following completion of paving of the 10' Asphalt Fitness Trail shown on the attached Exhibit A and landscape improvements to be installed during the next Planting Season (defined as those periods between April 1st and June 30th or September 1st through November 30th of each calendar year) following completion of construction of the Pond, and ownership of the property is vested in Developer's name, it being acknowledged that Development activities occur in phases. It being noted that the Pond referenced herein is



Johnson-Olthof Letter Agreement
October 16, 2018
Page 3

the Pond running parallel to the Neighboring Property Owner's westernmost property line and,

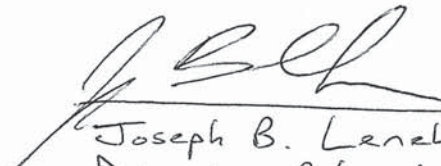
- (d) Neighboring Property Owner sending the attached letter to the Area Plan Commission and Staff of City of Westfield on or before October 19, 2018 withdrawing their prior written objections and concerns about the project in the letter sent to City Officials and Staff on October 3, 2018 (same recipients).
- (e) This agreement is binding upon, and inures to the benefit of, the parties and their respective successors and assigns.

By signature below the parties hereto accept and acknowledge the agreements contained herein.

~~"Developer"~~

~~Jeffery L. Pape
Land Acquisition & Entitlement Manager
Olthof Homes, LLC~~

~~Date: _____~~



Joseph B. Lenehan
Director of Land Development
Olthof Homes LLC
10-17-18

Date

~~"Neighboring Property Owner"~~

~~Brian Johnson~~

~~Date: 10/16/18~~

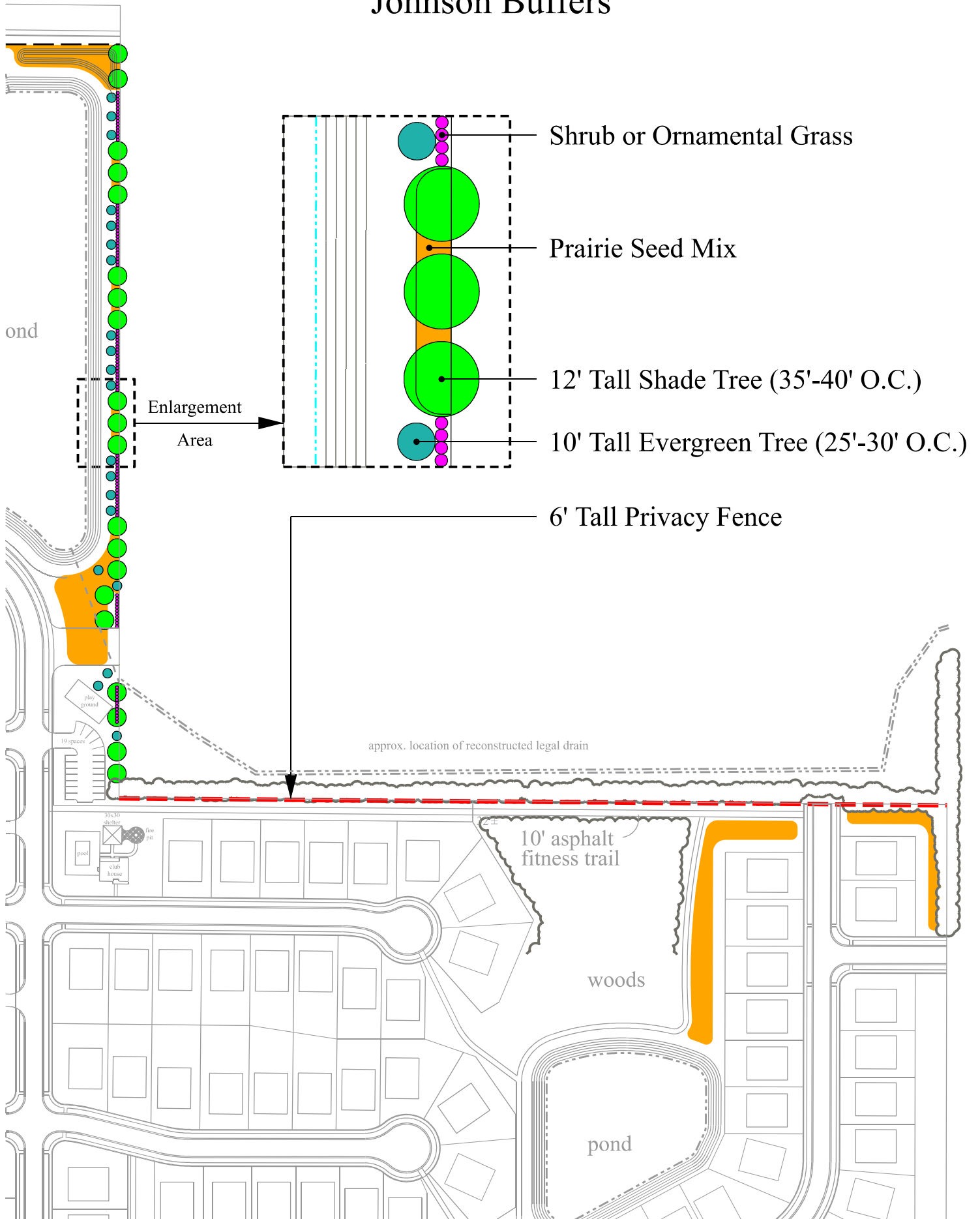
~~Melissa Johnson~~

~~Date: 10/16/18~~



EXHIBIT-A

Johnson Buffers



Daine Crabtree

From: twimmer53@aol.com
Sent: Wednesday, October 31, 2018 7:01 PM
To: Daine Crabtree
Cc: twimmer53@aol.com
Subject: Re: Zoning Board Meeting of October 1, 2018

Hello,
Please forward to the members of the APC:

As landowners across from the proposed development of Lindley Run on 106.5 acres between 196th and 191st Streets on the north and south, and adjacent to Grassy Branch Road, we would like to voice concerns of the proposed development. We are also proposing appropriate changes that will enhance the development and our current neighborhood. We have been residents at our current location, 3733 East 191st Street, since 1988 and have pride in the development of this area.

Concerns

- Negative impact on the image of Westfield and Grand Park - high density, clustered housing along the main corridors to the park will detract from what Westfield is trying to establish, a community with attractive and desirable homes
- Increase in Traffic Flow - since the development of Grand Park and the US 31 and 191st street interchange, traffic has easily tripled on 191st with up to 10 minute waits before there is a break to enter the roadway
- Proposal of Affordable Housing for Future Developments - if more affordable housing is going to be included in all future developments, why is there such a heavy concentration of townhomes in this one development
- Safety - an increase in the population leads to an increase crime
- Drainage - added housing will increase the water runoff due to infrastructure
- Contradicts the approved growth and development plan set forth in the Master Plan for the entire Westfield Community
- \$150,000 Townhouses - below Westfield standards, leading to lower quality structures
- Decrease in Property Value - clustered, high density housing negatively impacts existing homes and future housing decisions
- Maintenance of Proposed Town homes - proposed development does not guarantee an ongoing quality of maintenance, impacting property values of the neighborhood
- Snow Removal - it's unclear who's responsible

Proposals

- Add Entrance and Exit to 196th - direct link to East Street
- Reduce Density of Town Homes From 300 units to 100 Units
- Increase Town Home Pricing to \$200,000
- Upgrade Exterior Siding and Trim on the Town Homes in Area C
- Increase Lot Size to Reduce Density
- Eliminate the 4 Cluster Home Sites in Area B on 191st - safety issue with the intersection of 191st and Shady Nook
- Add more Trails and Parks for continuity of the 3 separate building style sites

Conclusions

- Provides Needed Affordable Housing
- Maintains Image of Desirable Westfield Neighborhoods
- Ensures Quality Structures and Green Space

- Reduces Traffic Flow vs. the Proposed Developments
- Maintains Property Values and Tax Base
- Reduces Density and supports a Safer and more Manageable Neighborhood

As the committee tasked with the responsibility of reviewing and recommending housing developments, we hope you seriously consider the above concerns and proposals.

Thank you for your consideration.

Tom and Doris Wimmer

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, October 1, 2018, 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. 1806-PUD-14

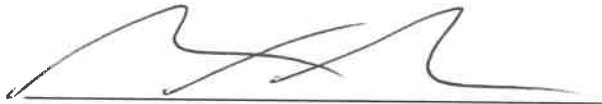
Ordinance No. 18-17

Petitioner Olthof Homes, LLC by Nelson & Frankenberger

Description A change of zoning for 106.5 acres +/- from the SF2: Single-Family Low Density District to the Lindley Run Planned Unit Development (PUD) District to allow for single-family detached, townhome, and duplex dwellings

On November 5, 2018, a motion was made and passed to send a favorable recommendation (Vote: 6 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, 2018

Date

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos. _____,
_____ and _____.

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

WHEREAS, the Developer filed a petition under Docket Number 1806-PUD-14 (Ordinance 18-17) with the Plan Commission and City Council to rezone parcels as the same are more particularly described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the “Real Estate”) from SF2: Single Family Residential District to the Lindley Run Planned Unit Development Ordinance (the “Lindley Run PUD”);

WHEREAS, the Developer is requesting the City Council to consider approval of the Lindley Run PUD subject to the following commitments (“Commitments”);

NOW THEREFORE, the Developer makes the following Commitments to the City Council regarding the use and development of the Real Estate:

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

- A. **Renting and Leasing:** The following text shall be included in Commitments Covenants and Restrictions (CCR’S) applicable to Area C of the Lindley Run PUD:

Renting and Leasing. Notwithstanding anything to the contrary herein, at least eighty-five percent (85%) of the Residential Units shall be Owner occupied. Owner occupancy includes ownership by an immediate family member of at least one person residing in the Residential Unit or a trust of which the occupant is settlor, grantor, trustee or beneficiary. As long as one Residential Unit satisfies the definition of Owner occupancy, the adjacent Residential Unit may be used to support independent living arrangements for the residents in the other Residential Unit. No renting or leasing of the Residential Units to a third party for income shall be permitted except in the case of (i) hardship as defined in this paragraph and (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the Owner shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that without allowing renting or leasing of a Residential Unit significant financial harm shall occur to the Owner. The Owner must inform the Association of the specific circumstances of the hardship, and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an initial term of less than one year, nor for less than thirty (30) days for any term thereafter.

- B. Overnight On-Street Parking: The following text shall be included in Commitments Covenants and Restrictions (CCR'S) applicable to Area C of the PUD:

Parking of motor vehicles shall be prohibited between the hours of 2:00am and 5:00am within the public right-of-way of all public streets in Area C of the Lindley Run PUD. This prohibition shall be subject to all applicable local ordinances regulating on-street parking.

Section 2. Definitions.

1. Developer. Olthof Homes, LLC, and its successors and assigns.
2. Department. The Economic and Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Council in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon the Council's approval of the Lindley Run PUD.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Lindley Run PUD. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Council.

Section 7. Binding on Successors. These Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the City Council pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, Olthof Homes, LLC and Thomas E. Goins have caused these Commitments to be executed as of the dates identified below.

“Developer”

Olthof Homes, LLC

By: _____

Name: Todd Olthof

Title: Managing Member

Date: _____, 2018

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared Todd Olthof (name), as Managing Member (title) of Olthof Homes, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2018 for and on behalf of said entity.

My Commission Expires: _____
 _____ Notary Public

Residing in _____
County of _____ Printed Name _____

“Owner”

By: _____

Name: Thomas E. Goins

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Thomas E. Goins (name), as Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2018 for and on behalf of said entity

WITNESS my hand and Notarial Seal this _____ day of _____, 2018.

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A
REAL ESTATE

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 29; thence South 89 degrees 24 minutes 45 seconds East (assumed bearing) 1,325.85 feet along the North line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence South 00 degrees 05 minutes 23 seconds West 1,266.53 feet along the East line of said Quarter-Quarter Section to the Northwest corner of the 42.50 acre parcel owned by Thomas E. Goins as recorded in Instrument No. 85-014694 in the Office of the Recorder of Hamilton County, Indiana; thence the next two (2) courses are along the North and East lines of said 42.50 acre parcel: (1) South 89 degrees 32 minutes 57 seconds East 1,323.26 feet; (2) South 00 degrees 06 minutes 33 seconds West 1,163.50 feet along the East line of said Northeast Quarter to the Northeast corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300, in the Office of the Recorder of Hamilton County, Indiana; thence along the boundary of said Parcel II for the next two (2) courses: (1) North 89 degrees 32 minutes 57 seconds West 182.00 feet; (2) South 00 degrees 06 minutes 33 seconds West 239.00 feet to the South line of said Northwest Quarter; thence North 89 degrees 32 minutes 57 seconds West 1,140.78 feet along the South line of said Northwest Quarter to the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence North 89 degrees 36 minutes 46 seconds West 647.49 feet along the South line of the Southwest Quarter of said Northwest Quarter to the Southeast corner of the 11.62 acre parcel owned by Crossroads Church at Westfield, Inc. as recorded in Instrument No. 2006-058047 in said Recorder's Office; thence North 00 degrees 01 minutes 04 seconds East 1,018.22 feet along the East line of said 11.62 acre parcel and the prolonged East line to the Northeast corner of 4.18 acre parcel owned by Mark T. Nigh et ux as recorded in Instrument No. 85-012054 in said Recorder's Office; thence North 89 degrees 21 minutes 16 seconds West 675.00 feet along the North line of said 4.18 acre parcel to the West line of said Northwest Quarter; thence North 00 degrees 01 minutes 04 seconds East 1,652.42 feet along said West line to the place of beginning, containing 107.000 acres, more or less.

EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 29; thence North 89 degrees 32 minutes 57 seconds West (assumed bearing) 182.00 feet along the South line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 32 minutes 57 seconds West along said South line, 75.05 feet; thence North 00 degrees 06 minutes 33 seconds East 239.00 feet; thence South 89 degrees 32 minutes 57 seconds East 75.05 feet to the Northwest corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 06 minutes 33 seconds West 239.00 feet along the West line of said Parcel II to the place of beginning, containing 0.412 acres, more or less.

ORDINANCE 18-37

ORDINANCE OF THE CITY OF WESTFIELD TRANSFERRING FUNDS

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

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

WHEREAS, sometimes becomes necessary to transfer funds from one fund to another for the fiscal integrity of the City.

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

Section 1. That the Council now recognizes the need to transfer all funds from EMS Fund #268 into Fire Fund #203 thereby eliminating EMS Fund #268.

Section 2. This transfer shall be effective January 1, 2019.

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. All acts undertaken to develop this Ordinance are hereby ratified.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS ORDAINED 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 Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 18-37 was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 18-37

this _____ day of _____, 2018.

I hereby VETO ORDINANCE 18-37

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ORDINANCE 18-50 AMENDING ORDINANCES 11-23 and 10-23

ORDINANCE AMENDING THE OPERATION OF GOLF CARTS WITHIN THE CITY OF WESTFIELD, INDIANA

WHEREAS, the City of Westfield is governed by its duly elected City Council (“Council”); and,

WHEREAS, the Council has the responsibility and the duty to respond to requests from the citizens of the City who have requested the ability to operate golf carts within the City limits; and,

WHEREAS, as a means to address the possible public safety concerns and desires of the citizens of Westfield the Council finds that an amendment of Ordinance 11-23 regulating the use of golf carts is necessary.

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

APPLICATION

Section 1. This Ordinance shall apply to the operation of golf carts on City roadways within the corporate limits of the City of Westfield. Only operation pursuant to the conditions contained herein and I.C. 9-21-1-3.3 shall be permitted.

DEFINITION AND SPECIFICATIONS

Section 2. “Golf Cart” shall be defined as an electric or gas vehicle that was originally designed and manufactured for operation on a golf course for sporting or recreational purposes and is not capable of exceeding speeds of 45 mph and does not include ATVs or Utility vehicles, Segway’s, scooters, modified golf carts or any other motorized vehicle.

Section 3. Golf carts shall be equipped with headlights, taillights and turn signals. Golf carts must include one or more of the following: slow moving vehicle sign, a bicycle flag or rear flashing light.

Section 4. All golf carts to be operated on city roadways and trails must be inspected by the Westfield Police Department for compliance with this Ordinance. The Westfield Chief of Police is authorized to develop, implement and

enforce those policies, procedures and forms necessary to assure compliance with this Ordinance of golf carts and operators for use on City roadways. The Westfield Chief of Police is specifically authorized to develop those policies and procedures necessary to maximize the safety of persons and property. Inspections remain valid for two (2) years. Golf carts that pass inspection shall display a permit sticker on the right rear fender issued by the City of Westfield. The cost of inspection will be \$25.00 dollars for a 2 year permit.

Section 5. Only golf carts described, equipped and insured as described herein, shall be allowed to operate within the Westfield City limits.

OPERATION

Section 6. Operators of golf carts within the corporate limits must be at least 16 years of age, possess a valid driver's license and be insured by liability insurance in an amount not less than the minimum the State of Indiana requires for automobiles.

Section 7. Operators of golf carts within the corporate limits shall obey all Indiana traffic laws, yield the right of way to all pedestrians and bicycles and only permitted to operate upon roadways with a speed limit of 25 MPH or less. Crossing of roadways with speed limits in excess of 25 MPH is permitted only where posted. The Department of Public Works is hereby authorized to place all necessary signage for regulation and access on or across City roadways. All necessary signage shall be placed upon the inventory as all other signage.

Section 8. .Golf carts may be operated on all perimeter trails and designated named trails as described in Exhibit "A" attached hereto and incorporated herein. Golf carts shall not be permitted on any sidewalk, non designated named trail or any Westfield City Park without prior written permission from the Westfield Parks Director.

Section 9. This Ordinance shall not apply to public or private golf courses, construction sites, retail golf cart outlets or operation upon private property.

Section 10. Golf carts may not be operated on public roadways during inclement weather such as rain, fog, or when there is an accumulation of ice or snow on the ground. A golf cart may only accommodate as many passengers as originally designed.

Section 11. Any violation of the conditions imposed by this Ordinance shall be punishable by a fine not to exceed that for a Class C Infraction as defined by Indiana Code, per day, per incident as well as any and all fees associated with the enforcement of this Ordinance.

Section 12. This Ordinance shall be in full force and effect in accordance with Indiana Law, upon its passage by the City Council, its publication in accordance with law, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of this Ordinance later deemed invalid or void shall not operate as to invalidate the remaining portions. All acts undertaken to create this Ordinance are hereby ratified.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2018.

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 ORDINANCE 18-50 was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 18-50
this _____ day of _____,
2018.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 18-50
this _____ day of _____,
2018.

J. Andrew Cook, Mayor

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



LINDLEY RUN CONCEPT PLAN



LINDLEY RUN – LANDSCAPE PLAN



PERIMETER LANDSCAPING EXHIBITS



LINDLEY RUN – REQUIRED AMENITIES



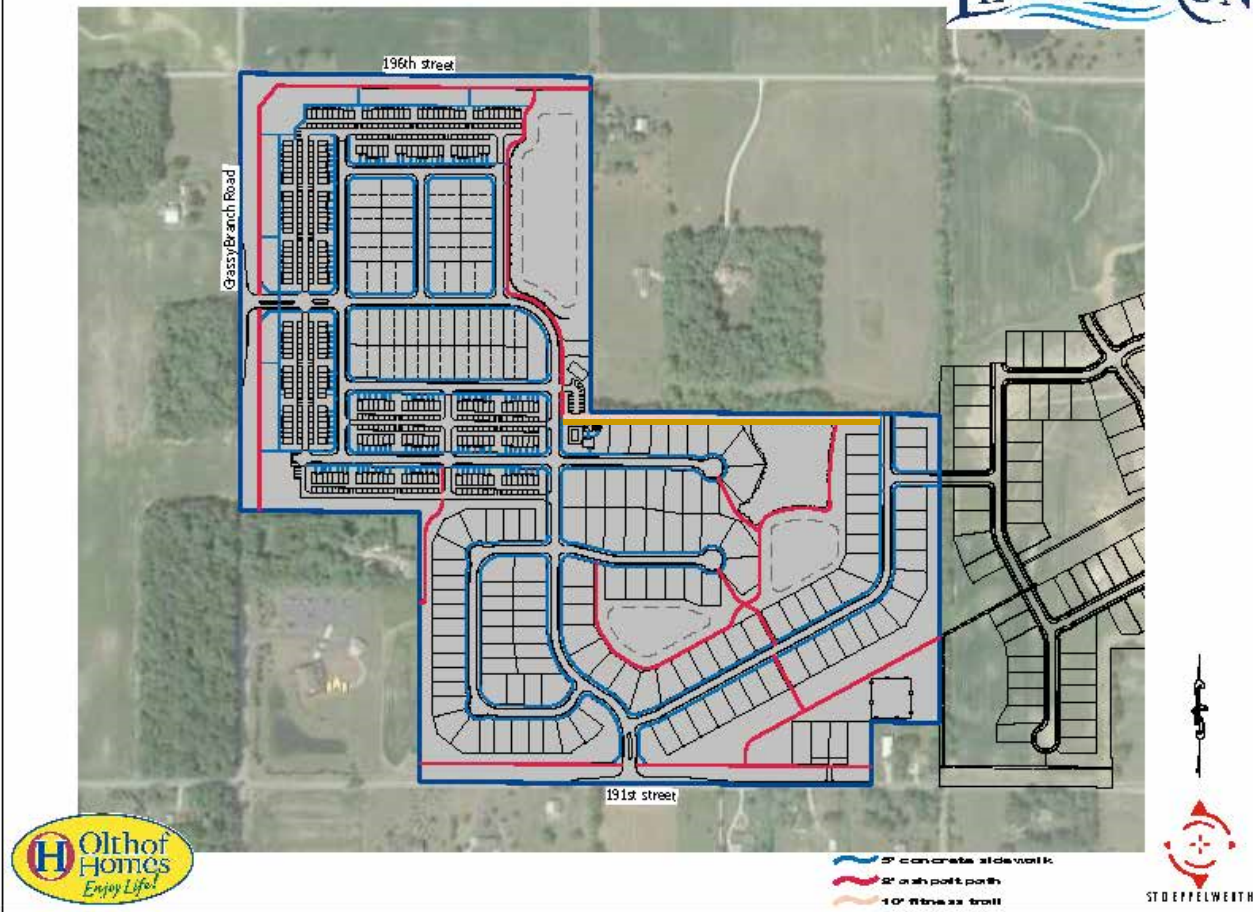
LINDLEY RUN – ADDITIONAL REQUIRED AMENITIES



LINDLEY RUN – ADDITIONAL REQUIRED AMENITIES

Pedestrian Connectivity Plan

LINDLEY RUN



LINDLEY RUN – Pedestrian Connectivity



LINDLEY RUN CONCEPT PLAN



LINDLEY RUN – LANDSCAPE PLAN

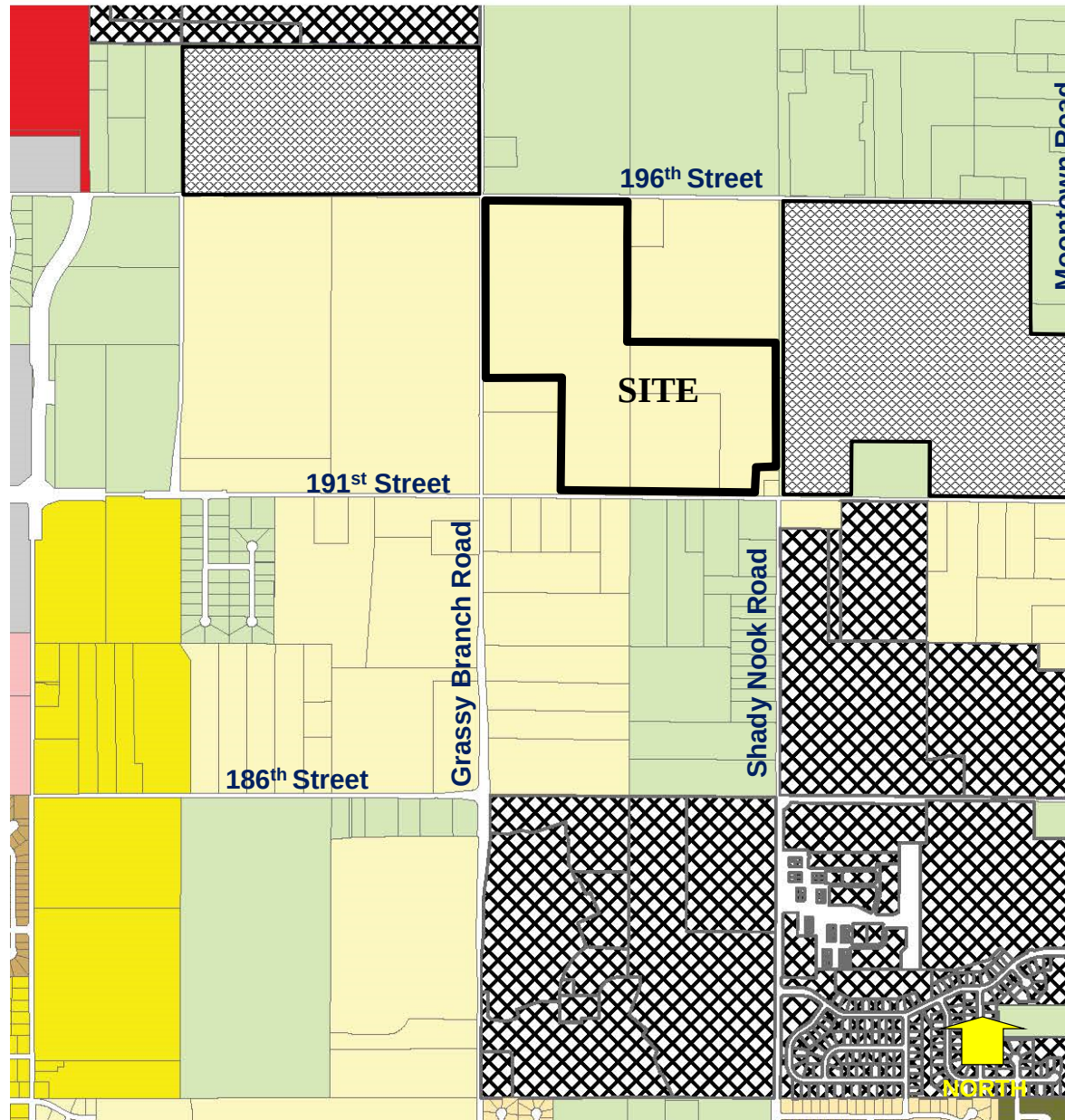


LINDLEY RUN – ORIGINAL CONCEPT PLAN

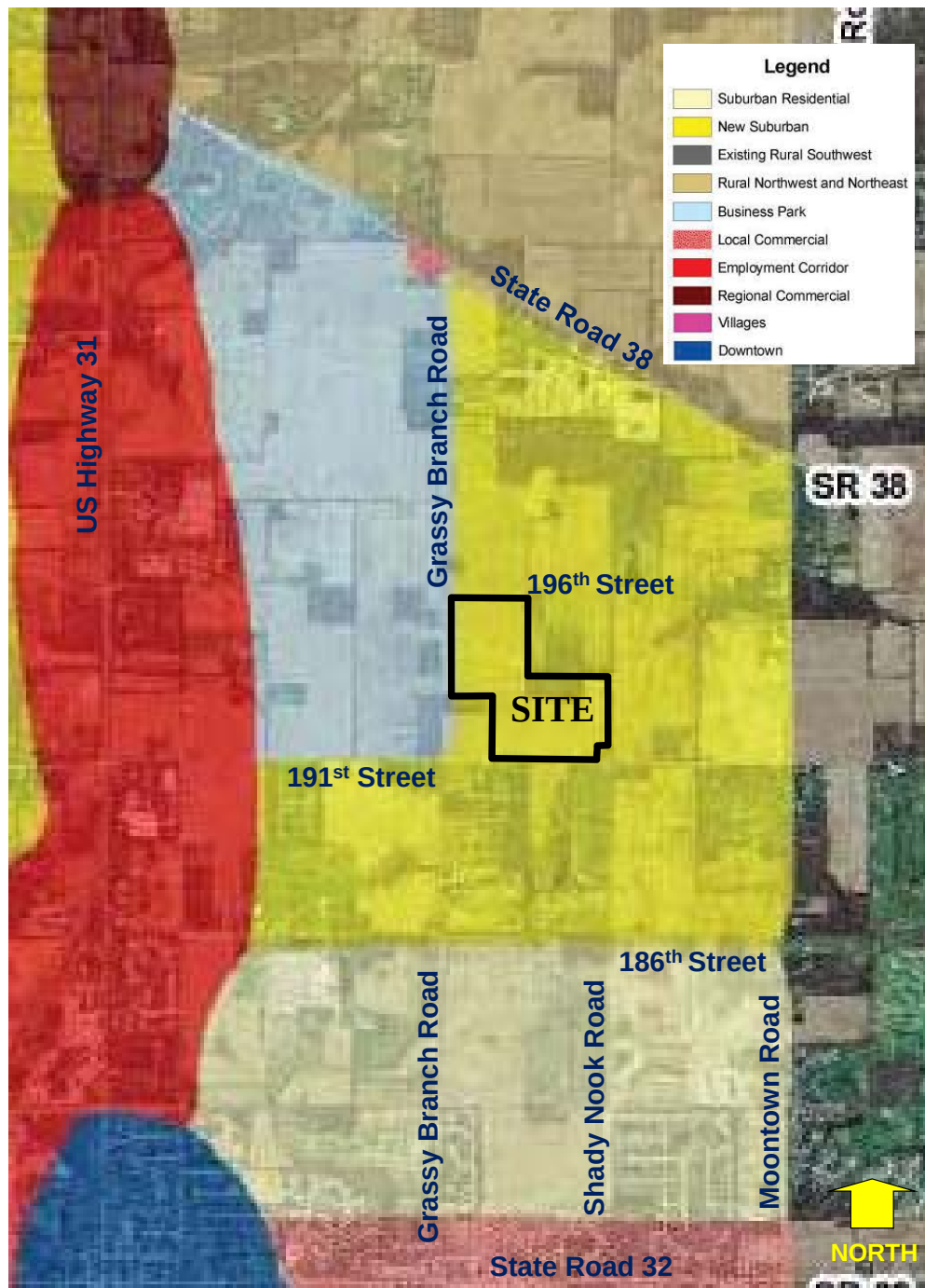


total open space
33.5ac± (31,899)

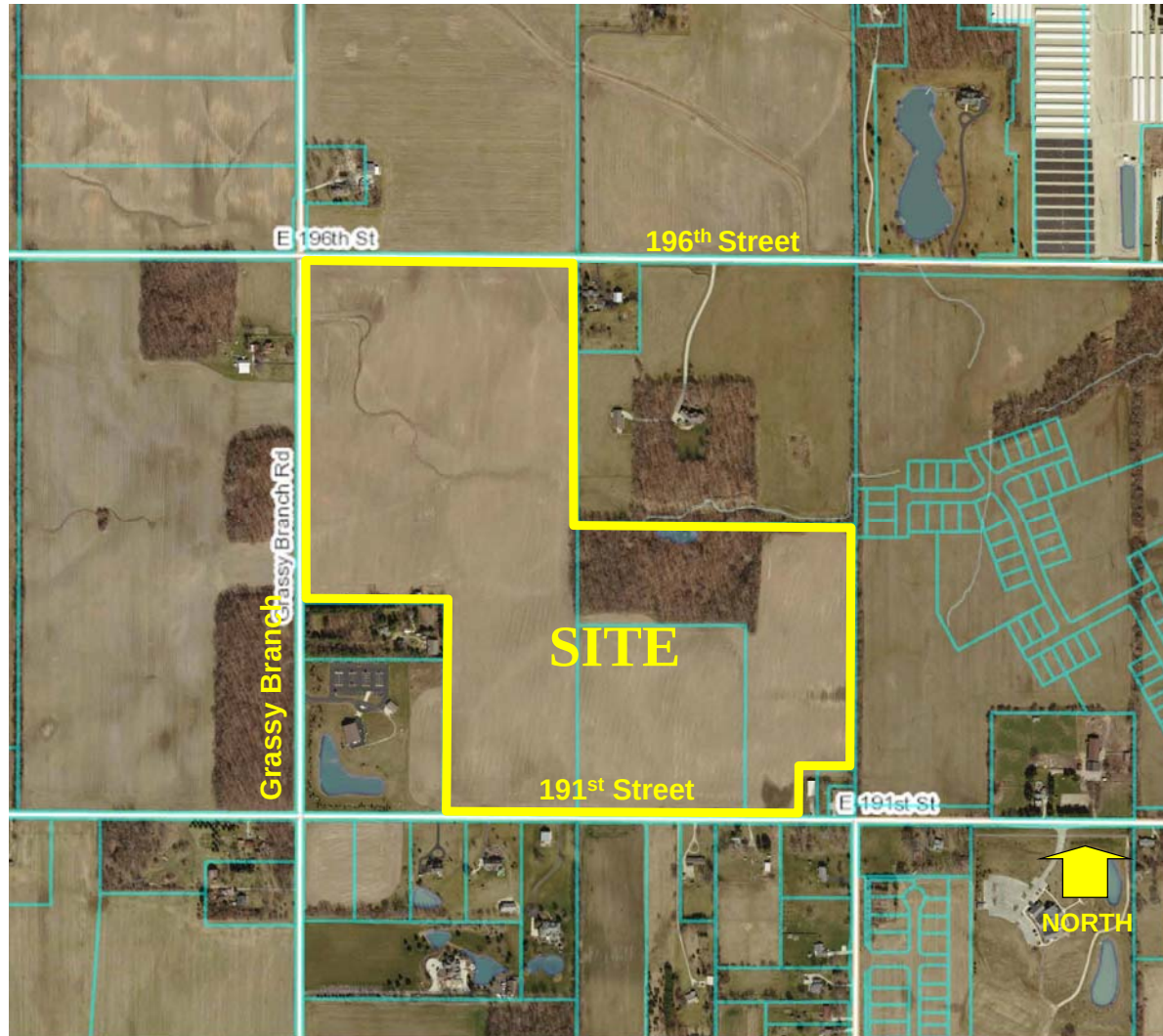
LINDLEY RUN – OPEN SPACE EXHIBIT



LINDLEY RUN – ZONING MAP



LINDLEY RUN – COMPREHENSIVE PLAN MAP



LINDLEY RUN – SITE LOCATION MAP