

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_08_11_2014

Monday, August 11, 2014 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, August 11, 2014 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

AGENDA

Pledge of Allegiance

Invocation

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Approval of City Council minutes of July 14, 2014 (regular meeting)

Documents: [Minutes- 7/14/14](#)

Guests:

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

Council Response to Guest Comments

Claims:

Approval of Claims

Documents: [Claims](#)

Miscellaneous Business/Special Recognition:

Special Presentation: Proclamation- White Castle and Shriners Hospitals for Children Day

Documents: [Proclamation- White Castle and Shriners Hospitals for Children Day](#)

Miscellaneous Business: Semi-Annual Update from Informatics Department

Old Business:

Resolution 14-119: Fiscal Plan for Annexation Ordinance 14-32

Adoption Consideration- August 11, 2014

Documents: [Res. 14-119](#)

Ordinance 14-32: 100% Voluntary Annexation of approximately 140 acres located south of 186th Street, between Shady Nook Road and Grassy Branch Road (Lakes of Westfield)

Council Introduction- July 14, 2014

Public Hearing- July 14, 2014

Adoption Consideration- August 11, 2014

Documents: [Ord. 14-32](#) | [Ref. Only: Location Map](#)

Resolution 14-118: Bridgewater Zoning Commitment Amendment - Ricker's Fuel Canopy

Council Introduction- June 9, 2014

APC Public Hearing- July 21, 2014

APC Recommendation- August 4, 2014

Adoption Consideration- August 11, 2014

Documents: [Res. 14-118](#) | [Ref. Only: Staff Report](#) | [Ref. Only: Aerial Location Map](#) | [Ref. Only: Commitments](#) | [Ref. Only: Perspective Renderings](#) | [Ref. Only: Proposed Site Plan](#) | [Ref. Only: APC Certification](#) | [Ref. Only: Public Comment](#)

Resolution 14-117: Frampton Estates Zoning Commitment Amendment

Adoption Consideration- August 11, 2014

Documents: [Res. 14-117 \(Clean\)](#) | [Res. 14-117 \(Red Line\)](#) | [Ref. Only: Staff Report](#) | [Ref. Only: Aerial Map](#) | [Ref. Only: Conceptual Plan](#) | [Ref. Only: Character Exhibits](#) | [Ref. Only: APC Certification](#)

New Business:

Ordinance 14-34: Springmill Trails PUD Amendment- Water's Edge Setback

Council Introduction- August 11, 2014

APC Public Hearing- August 18, 2014

APC Recommendation- September 2, 2014

Adoption Consideration- September 8, 2014

Documents: [Ord. 14-34](#) | [Ref. Only: Aerial Location Map](#) | [Ref. Only: Character Exhibits](#)

Resolution 14-121: Approval of Plan Commission Order and Declaratory Resolution 3-2014 creating the Springmill Station Economic Development Area Adoption Consideration- August 11, 2014

Documents: [Res. 14-121](#) | [Ref. Only: Econ. Dev. Area Map](#) | [Ref. Only: Redev. Comm. Declar. Res. 3-2014](#)

Ordinance 14-35: Grand Park Indoor Sports and Recreation Facility PUD

Council Introduction: August 11, 2014

APC Public Hearing: September 2, 2014

APC Recommendation: September 15, 2014

Council Adoption Consideration: September 22, 2014

Documents: [Ord. 14-35](#) | [Ref. Only: Elevations](#) | [Ref. Only: Interior Renderings](#) | [Ref. Only: Aerial-Zoning Map](#)

Ordinance 14-36: Lantern Commons PUD

Council Introduction: August 11, 2014

APC Public Hearing: September 2, 2014

APC Recommendation: September 15, 2014

Council Adoption Consideration: September 22, 2014

Documents: [Ord. 14-36](#) | [Ref. Only: Concept Plan](#) | [Ref. Only: Aerial-Zoning Map](#)

Resolution 14-122: Additional Appropriation- Utility Proceeds to General Construction

Adoption Consideration: August 11, 2014

Documents: [Res. 14-122](#)

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 July 14, 2014

The Westfield City Council met Monday July 14, 2014 at the Westfield City Hall. Members present were Jim Ake, Chuck Lehman, Steve Hoover, Cindy Spoljaric, Bob Smith, Bob Horkay and Rob Stokes. Also present were Clerk-Treasurer Cindy Gossard, Mayor Andy Cook and representing Legal Counsel Brian Zaiger.

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

President Jim Ake stated Resolution 14-120 would be moved to the beginning of this Council meeting.

Approval of Minutes:

Bob Smith made a motion to approve June 23, 2014 special meeting minutes. Bob Horkay seconded. Vote: Yes-7; No-0. Motion carries.

Guest:

None

Claims:

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

Miscellaneous Business/Special Presentations

Special Presentation: Bike It! 5th Annual Benefit Ride

Shaune Shelby was not present.

Special Presentation: Faith, Hope & Love Week

Mayor Cook presented Merlin Gonzales, President and CEO, FHL International/Community, Inc making July 20-26, 2014 as Faith, Hope & Love Week.

Special Proclamation: Summary of Utility Funds Investment

Matthew Coe from City Securities gave a brief summary of the Cities investments.

Miscellaneous Business: Quarterly Update from Downtown Westfield Association

Ken Kingshill gave a brief update of the Downtown Westfield Association.

Miscellaneous Business: Semi-Annual Update from Parks & Recreation Department

Melody Jones gave an in-depth presentation of the Parks and Recreation Department

Miscellaneous Business: Spring Mill Station Economic Development Area Update

Ryan Clark presented this item giving a brief update of the Spring Mill Station Area Development.

Old Business:**TABLED US 31 Landmarks**

Council Introduction – June 23, 2014

Public Hearing – June 23, 2014

Ordinance 14-15: Oak Park Rezone from AG-SF1 to SF-1

Council Introduction: January 13, 2014

APC Public Hearing – April 21, 2014

APC Recommendation – July 7, 2014

Adoption Consideration – July 14, 2014

Jennifer Miller presented this item stating it is a change in zoning and received favorable recommendations from the APC.

Cindy Spoljaric made a motion to approve Ordinance 14-15 as presented. Rob Stokes seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 14-21: Garden Market PUD

Council Introduction - May 12 2014

APC Public Hearing – June 2, 2014

APC Recommendation – June 16, 2014

Adoption Consideration – July 14, 2014

Jeffrey Lauer presented this item stating this involves approximately 16 acres at SW corner of 186th and Springmill and gave brief update on Conceptual Plan.

Bob Horkay made a motion to approve Ordinance 14-21 as presented. Bob Smith seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 14-22: The Junction PUD

Council Introduction – May 12, 2014

APC Public Hearing – June 2, 2014

APC Recommendation – July 7, 2014

Adoption Consideration – July 14, 2014

Kevin Todd presented this item stating it is a request for zoning changes in an area of approximately 14 acres on the NE corner of 31 & 32. The area (The Junction) will be a development that is zoned General Business and will contain medical offices, fitness, lodging, senior residential, restaurants, and entertainment.

Bob Horkay made a motion to approve Ordinance 14-22 as presented. Bob Smith seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 14-25: Re-establishment of Cumulative Capital Development Fund

Council Introduction – June 9, 2014

Public Hearing – July 14, 2014

Adoption Consideration – July 14, 2014

Brian Zaiger stated there were no cards for consideration.

Public Hearing opened: 8:10

None

Public Hearing closed: 8:11

Bob Smith made a motion to approve Ordinance 14-25 as presented. Steve Hoover seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 14-27: 151st Street Vacation of Right-of-Way

Council Introduction – June 9, 2014

Public Hearing – June 9, 2014

Adoption Consideration – July 14, 2014

Kevin Todd presented this item stating this is a re-alignment of roadway along 151st and Ditch.

Steve Hoover made a motion to approve Ordinance 14-27 as presented. Bob Horkay seconded.
Vote: Yes-7; No-0. Motion carries.

Resolution 14-116: Fiscal Plan for Ordinance 14-28

Adoption Consideration – July 14, 2014

Kevin Todd presented this item stating it is the Fiscal Plan required to be in place before Annexation of land associated with Ordinance 14-28.

Bob Horkay made a motion to approve Resolution 14-116 as presented. Rob Stokes seconded.
Vote: Yes-7; No-0. Motion carries.

Ordinance 14-28: 100% Voluntary Annexation of approximately 10 acres located northwest of the intersection of 171st Street and Oak Road (Kalorama Park)

Council Introduction – June 9, 2014

Public Hearing – June 9, 2014

Adoption Consideration – July 14, 2014

Kevin Todd presented this item stating it is a 100% voluntary annexation of approximately 10 acres (4 parcels) at 171st and Oak Road.

Ordinance 14-31: Amending the Statement of Investment Policy, Objectives & Guidelines for Utility Proceeds

Council Introduction – June 9, 2014

Adoption Consideration – July 14, 2014

Brian Zaiger presented this item stating Ordinance is for an Amendment (language change) to the current investment policy. No questions were received on this.

Cindy Spoljaric made a motion to approve Ordinance 13-31 as presented. Bob Smith seconded.
Vote: Yes-7; No-0. Motion carries.

New Business:

Ordinance 14-32: 100% Voluntary Annexation of approximately 140 acres located south of 186th Street between Shady Nook and Grassy Branch Road (Lakes of Westfield)

Introduction – July 14, 2014

Public Hearing – July 14, 2014

Adoption Consideration – August 11, 2014

Ryan Clark presented stating that this is 100% voluntary annexation.

Public Hearing opened: 8:19

None

Public Hearing closed: 8:20

Resolution 14-120: Authorization of Funds for Façade Improvements of the Westfield Playhouse

Adoption Consideration – July 14, 2014

(This item was moved to the beginning of the Old Business)

Brian Zaiger presented this item stating this Ordinance authorizes funds to improve façade of the Westfield Playhouse under the Façade Improvement Program.

Steve Hoover made a motion to approve Resolution 14-120 as presented. Bob Horkay seconded.
Vote: Yes-7; No-0. Motion carries.

Kroger Depot and Fuel Center PUD

Introduction – July 14, 2014

APC Public Hearing – August 4, 2014

APC Recommendation – August 18, 2014

Adoption Consideration – September 8, 2014

Ryan Clark presented this item and 161st Street and Springmill Northeast Quadrant PUD

Mark Salma spoke regarding the PUD.

Paula Gardner gave a brief overview

Matt Baylor spoke regarding the construction.

161st Street and Springmill Northeast Quadrant PUD

Introduction – July 14, 2014

APC Public Hearing – August 4, 2014

APC Recommendation – August 18, 2014

Adoption Consideration – September 8, 2014

Ryan Clark presented this item along with Kroger Depot and Fuel Center

CITY COUNCIL COMMENTS:

Steve Hoover gave a brief APC update

Jim Ake commented on the Family Circle Article

MAYOR COMMENTS

Diana Peyton is in the hospital from injuries due to an accident.

Commented on the Family Circle Article

Westfield is rated 7th safest City

Bob Horkay made a motion to adjourn. Steve Hoover seconded. Vote: Yes-7; No-0.
With no further business the meeting was adjourned at 8:47 p.m.

Clerk-Treasurer

President

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.

August 11, 2014

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS
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CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 30 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 11 day of August, 2014

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

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

Purchase Invoice Register

City of Westfield

Report Date Range: 07/10/14..08/05/14

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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									
VEN001537	Payroll	APP019460	7/15/2014	101001111	ADM-SALARY	sal	63,103.21	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101001120	ADM-FICA AND MEDICARE	fica	3,757.61	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101001120	ADM-FICA AND MEDICARE	med	878.93	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101001121	ADM-PERF	perf	7,752.12	100071514	7/16/2014
VEN000562	DLZ	APP019478	7/15/2014	101001990	ADM-CIRCUIT BREAKER	161st St and Carey Road Rou	22,508.00		
VEN002038	USI Consultants, Inc	APP019480	7/14/2014	101001990	ADM-CIRCUIT BREAKER	191st Street Reconstruct (To	14,025.00		
VEN000589	Duke Energy	APP019517	7/17/2014	101001341	ADM-ELECTRICITY	Electric	1,218.46		
VEN002050	Verizon Wireless	APP019525	7/17/2014	101001332	ADM-CELL/PAGERS/MOBILE	Cell phones	667.78	54619	7/17/2014
VEN001250	Lincoln National Life Insurance Co	APP019545	7/21/2014	101001119	ADM-HEALTH AND DENTAL	ins	40.69	54627	7/21/2014
VEN000405	Citizens Energy Group	APP019547	7/21/2014	101001328	ADM-HEAT/GAS	Gas bill at City Services	87.00	54629	7/21/2014
VEN000405	Citizens Energy Group	APP019547	7/21/2014	101001328	ADM-HEAT/GAS	Gas bill	71.54	54629	7/21/2014
VEN002016	UN Communications	APP019574	7/21/2014	101001333	ADM-POSTAGE	Postage for Your City Matters	2,491.13	54631	7/21/2014
VEN001653	Regions Insurance Inc	APP019594	7/21/2014	101001339	ADM-INSURANCE	3rd installment	3,305.00		
VEN000513	DavisVision	APP019610	7/23/2014	101001119	ADM-HEALTH AND DENTAL	ins	149.38	54634	7/23/2014
VEN000534	Delta Dental	APP019621	7/24/2014	101001119	ADM-HEALTH AND DENTAL	ins	812.46	54636	7/24/2014
VEN000052	Advantage HMO Health Plans	APP019692	7/28/2014	101001119	ADM-HEALTH AND DENTAL	med ins	9,736.74		
VEN001537	Payroll	APP019694	7/28/2014	101001111	ADM-SALARY	sal	61,236.62	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101001120	ADM-FICA AND MEDICARE	fica	3,642.66	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101001120	ADM-FICA AND MEDICARE	med	851.94	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101001121	ADM-PERF	perf	7,500.15	100073114	7/31/2014
VEN001940	The Times	APP019811	8/4/2014	101001349	ADM-SERVICES	Advertisement for hire	175.00		
VEN002016	UN Communications	APP019868	8/4/2014	101001337	ADM-PRINTING	Your City Matters newsletter f	3,132.65		
VEN000931	Ice Miller LLP	APP019874	8/4/2014	101001331	ADM-CONSULTING	Monthly retainers	5,000.00		
VEN000931	Ice Miller LLP	APP019874	8/4/2014	101001331	ADM-CONSULTING	Ancillary services/long dist, ph	0.00		
VEN000739	Frontier	APP019888	8/5/2014	101001343	ADM-BUILDING	City Hall Alarm	43.88		
VEN000739	Frontier	APP019888	8/5/2014	101001343	ADM-BUILDING	City Services elevator, fire ala	301.65		
VEN000589	Duke Energy	APP019895	8/5/2014	101001341	ADM-ELECTRICITY	Clinic House	153.91		
VEN000589	Duke Energy	APP019895	8/5/2014	101001341	ADM-ELECTRICITY	DWNA	54.85		
VEN000163	Aul Retirement	APP019901	7/17/2014	101001125	ADM-401A MATCHING	6 mon match	8,080.51		
VEN000307	Bureau Of Motor Vehicles	APP019903	7/15/2014	101001360	ADM-VEHICLE REPAIR	Registration App for titles on	15.00	54615	7/16/2014
VEN001953	Thomson West	APP019911	8/5/2014	101001330	ADM-ATTORNEY/CONSULT	West Information Charges	173.79		
VEN000263	Bose Public Affairs Group LLC	APP019913	8/5/2014	101001349	ADM-SERVICES	June Services	3,500.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 07/10/14..08/05/14

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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									
VEN001469	O W Krohn and Associates	APP019920	8/5/2014	101001349	ADM-SERVICES	Grand Park services for June	5,118.75		
VEN001940	The Times	APP019922	8/5/2014	101001338	ADM-LEGAL	Notice of Adoption	16.91		
VEN000312	Busy Bee Cleaning Service	APP019924	8/5/2014	101001343	ADM-BUILDING	Office cleaning at City Service	2,156.00		
VEN000312	Busy Bee Cleaning Service	APP019925	8/5/2014	101001343	ADM-BUILDING	Office cleaning at City Hall	372.00		
VEN002017	Unifirst Corporation	APP019928	8/5/2014	101001343	ADM-BUILDING	Mats for 7/17	133.65		
VEN002017	Unifirst Corporation	APP019928	8/5/2014	101001343	ADM-BUILDING	Mats for 7/3	133.65		
VEN002017	Unifirst Corporation	APP019929	8/5/2014	101001343	ADM-BUILDING	Mats 7/31	132.55		
VEN002017	Unifirst Corporation	APP019929	8/5/2014	101001343	ADM-BUILDING	Mats 7/24	139.15		
VEN002336	Citizens Westfield	APP019931	8/5/2014	101001342	ADM-WATER/SEWER	Clinic House	62.37		
VEN002336	Citizens Westfield	APP019931	8/5/2014	101001342	ADM-WATER/SEWER	City Hall	172.59		
VEN002336	Citizens Westfield	APP019931	8/5/2014	101001342	ADM-WATER/SEWER	Historical Society	63.47		
VEN002336	Citizens Westfield	APP019931	8/5/2014	101001342	ADM-WATER/SEWER	DWNA	63.50		
VEN000412	City of Westfield Utility	APP019933	8/5/2014	101001342	ADM-WATER/SEWER	Historical Society	15.00		
VEN000412	City of Westfield Utility	APP019933	8/5/2014	101001342	ADM-WATER/SEWER	DWNA	15.00		
VEN000412	City of Westfield Utility	APP019933	8/5/2014	101001342	ADM-WATER/SEWER	Clinic House	15.00		
VEN000412	City of Westfield Utility	APP019933	8/5/2014	101001342	ADM-WATER/SEWER	City Hall	15.00		
VEN000678	Faegre Baker Daniels	APP019935	8/5/2014	101001330	ADM-ATTORNEY/CONSULT	Sale of Water Utility	8,467.70		
VEN000348	CDW Government Inc	APP019949	8/5/2014	101001224	ADM-OPERATING SUPPLIES	Ipad air wi-fi	491.35		
Subtotal for Administration							242,051.30		
Police									
VEN001537	Payroll	APP019460	7/15/2014	101002111	POLICE-SALARY	sal	121,451.39	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101002120	POLICE-FICA AND MEDICAR	fica	7,302.60	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101002120	POLICE-FICA AND MEDICAR	med	1,707.84	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101002121	POLICE-PERF	perf	18,252.25	100071514	7/16/2014
VEN000589	Duke Energy	APP019517	7/17/2014	101002341	POLICE-ELECTRICITY	Electric	2,961.91		
VEN002050	Verizon Wireless	APP019525	7/17/2014	101002332	POLICE-CELL/PAGERS/MOBI	Cell phones	1,545.31	54619	7/17/2014
VEN001250	Lincoln National Life Insurance Co	APP019545	7/21/2014	101002119	POLICE-HEALTH AND DENT	ins	142.89	54627	7/21/2014
VEN000405	Citizens Energy Group	APP019547	7/21/2014	101002328	POLICE-HEAT/GAS	Gas bill	883.65	54629	7/21/2014
VEN002017	Unifirst Corporation	APP019548	7/21/2014	101002343	POLICE-BUILDING MAINTEN		66.41		
VEN000235	BGI FITNESS	APP019550	7/21/2014	101002229	POLICE-UNIFORMS		271.96		
VEN001555	Pet Supplies Plus	APP019554	7/21/2014	101002355	POLICE-K-9 MAINT		229.86		
VEN000480	CSI Signs	APP019555	7/21/2014	101002337	POLICE-PRINTING		158.53		

Purchase Invoice Register

City of Westfield

Report Date Range: 07/10/14..08/05/14

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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								
	Police								
VEN002690	MCNC	APP019556	7/21/2014	101002334	POLICE-TRAVEL/TRAINING/		350.00		
VEN002035	US Uniform and Supply	APP019558	7/21/2014	101002229	POLICE-UNIFORMS		421.65		
VEN001264	Love At First Sight	APP019559	7/21/2014	101002224	POLICE-OPERATING SUPPLI		89.00		
VEN001635	Ray O'herron Co. Inc.	APP019560	7/21/2014	101002360	POLICE-VEHICLE REPAIR		240.34		
VEN001826	Staples	APP019561	7/21/2014	101002223	POLICE-OFFICE SUPPLIES		13.42		
VEN001455	Noblesville Police Dept.	APP019562	7/21/2014	101002334	POLICE-TRAVEL/TRAINING/		222.50		
VEN000312	Busy Bee Cleaning Service	APP019563	7/21/2014	101002349	POLICE-SERVICES		672.00		
VEN000080	Almost Home Boarding Kennel	APP019564	7/21/2014	101002355	POLICE-K-9 MAINT		75.00		
VEN000685	FBI NAA Of Indiana	APP019571	7/21/2014	101002350	POLICE-SUBSCRIPTIONS/D		450.00	54630	7/21/2014
VEN001035	Interstate Battery	APP019572	7/18/2014	101002360	POLICE-VEHICLE REPAIR		229.90		
VEN000163	Aul Retirement	APP019575	7/17/2014	101002125	POLICE-401A MATCHING	police 6 mon match	112,189.40	103071714	7/17/2014
VEN000345	Cave and Company Printing	APP019578	7/21/2014	101002337	POLICE-PRINTING		183.28		
VEN001815	Speedway Superamerica	APP019579	7/21/2014	101002226	POLICE-VEHICLE GAS/SUPP		567.65		
VEN002028	UPS	APP019580	7/21/2014	101002333	POLICE-POSTAGE		38.73		
VEN001653	Regions Insurance Inc	APP019594	7/21/2014	101002339	POLICE-INSURANCE	3rd installment	12,376.50		
VEN000513	DavisVision	APP019610	7/23/2014	101002119	POLICE-HEALTH AND DENT	ins	429.68	54634	7/23/2014
VEN000534	Delta Dental	APP019621	7/24/2014	101002119	POLICE-HEALTH AND DENT	ins	2,324.15	54636	7/24/2014
VEN001704	Roto-Rooter	APP019625	7/24/2014	101002343	POLICE-BUILDING MAINTEN		100.59		
VEN000301	Buckeye Power Sales Co	APP019626	7/24/2014	101002343	POLICE-BUILDING MAINTEN		280.25		
VEN000644	Enviro-max Inc	APP019627	7/24/2014	101002343	POLICE-BUILDING MAINTEN		807.23		
VEN001856	Sun Badge Co.	APP019628	7/24/2014	101002229	POLICE-UNIFORMS		51.00		
VEN000644	Enviro-max Inc	APP019629	7/24/2014	101002343	POLICE-BUILDING MAINTEN		171.48		
VEN001704	Roto-Rooter	APP019630	7/24/2014	101002343	POLICE-BUILDING MAINTEN		453.00		
VEN002028	UPS	APP019631	7/24/2014	101002333	POLICE-POSTAGE		51.14		
VEN000406	Citizens Water	APP019632	7/24/2014	101002342	POLICE-WATER/SEWER		201.72	54637	7/24/2014
VEN001877	T and T Sales promotions	APP019649	7/17/2014	101002229	POLICE-UNIFORMS		212.00		
VEN000052	Advantage HMO Health Plans	APP019692	7/28/2014	101002119	POLICE-HEALTH AND DENT	med ins	25,371.48		
VEN001537	Payroll	APP019694	7/28/2014	101002111	POLICE-SALARY	sal	121,181.26	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101002120	POLICE-FICA AND MEDICAR	fica	7,283.29	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101002120	POLICE-FICA AND MEDICAR	med	1,703.31	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101002121	POLICE-PERF	perf	18,689.34	100073114	7/31/2014
VEN000471	Creative Product Sourcing	APP019714	7/29/2014	101002347	POLICE-PROMOTIONS		1,520.41		

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								
	Police								
VEN001484	On-Duty Depot	APP019715	7/29/2014	101002360	POLICE-VEHICLE REPAIR		75.00		
VEN001417	Napa Auto Parts	APP019716	7/29/2014	101002360	POLICE-VEHICLE REPAIR		72.50		
VEN000434	Comcast Cable	APP019717	7/29/2014	101002349	POLICE-SERVICES		48.98	54644	7/29/2014
VEN002353	Boldens Cleaners	APP019719	7/29/2014	101002229	POLICE-UNIFORMS		501.25		
VEN000345	Cave and Company Printing	APP019720	7/29/2014	101002337	POLICE-PRINTING		68.19		
VEN002346	R Adams Roofing Inc	APP019810	8/4/2014	101002343	POLICE-BUILDING MAINTEN		905.39		
VEN000739	Frontier	APP019888	8/5/2014	101002335	POLICE-TELEPHONE	Elevator, postage machine, ch	59.54		
VEN000163	Aul Retirement	APP019901	7/17/2014	101002125	POLICE-401A MATCHING	6 mon match	1,023.18		
VEN001459	North Central Co-Op	APP019923	8/5/2014	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel for July	12,468.13		
Subtotal for Police							479,147.46		

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Fund No. Fund Name									
101	General								
Economic and Community Development									
VEN001537	Payroll	APP019460	7/15/2014	101003111	ECD-SALARY	sal	24,631.53	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101003120	ECD-FICA AND MEDICARE	fica	1,482.52	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101003120	ECD-FICA AND MEDICARE	med	346.71	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101003121	ECD-PERF	perf	3,325.26	100071514	7/16/2014
VEN002050	Verizon Wireless	APP019525	7/17/2014	101003332	ECD-CELL/PAGERS/MOBILE	Cell phones	403.31	54619	7/17/2014
VEN001250	Lincoln National Life Insurance Co	APP019545	7/21/2014	101003119	ECD-HEALTH AND DENTAL	ins	25.04	54627	7/21/2014
VEN001940	The Times	APP019590	7/21/2014	101003338	ECD-LEGAL	Notice of Adoption/Ordinance	25.36		
VEN001653	Regions Insurance Inc	APP019594	7/21/2014	101003339	ECD-INSURANCE	3rd installment	1,836.25		
VEN000513	DavisVision	APP019610	7/23/2014	101003119	ECD-HEALTH AND DENTAL	ins	57.54	54634	7/23/2014
VEN000534	Delta Dental	APP019621	7/24/2014	101003119	ECD-HEALTH AND DENTAL	ins	311.51	54636	7/24/2014
VEN000052	Advantage HMO Health Plans	APP019692	7/28/2014	101003119	ECD-HEALTH AND DENTAL	med ins	3,789.02		
VEN001537	Payroll	APP019694	7/28/2014	101003111	ECD-SALARY	sal	24,808.48	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101003120	ECD-FICA AND MEDICARE	fica	1,493.49	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101003120	ECD-FICA AND MEDICARE	med	349.29	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101003121	ECD-PERF	perf	3,349.14	100073114	7/31/2014
VEN001940	The Times	APP019878	8/5/2014	101003338	ECD-LEGAL	BZA notice	25.76		
VEN000832	Hamilton Co Leadership Academy	APP019879	8/5/2014	101003334	ECD-TRAVEL/TRAINING/SE	Jeffrey Lauer	1,500.00		
VEN001912	The Brickman Group LTD LLC	APP019880	8/5/2014	101003349	ECD-SERVICES	15606 Buena Vista Mowing	122.50		
VEN000163	Aul Retirement	APP019901	7/17/2014	101003125	ECD-401A MATCHING	6 mon match	7,047.87		
VEN001459	North Central Co-Op	APP019923	8/5/2014	101003226	ECD-VEHICLE GAS/SUPPLIE	Unleaded fuel for July	90.74		
VEN001826	Staples	APP019954	8/4/2014	101003223	ECD-OFFICE SUPPLIES	Office Supplies	46.46		
Subtotal for Economic and Community Development							75,067.78		
ECD - Building									
VEN002050	Verizon Wireless	APP019525	7/17/2014	101004332	BLDG-CELL/PAGERS/MOBIL	Cell phones	150.72	54619	7/17/2014
VEN001250	Lincoln National Life Insurance Co	APP019545	7/21/2014	101004119	BLDG-HEALTH AND DENTA	ins	9.39	54627	7/21/2014
VEN000513	DavisVision	APP019610	7/23/2014	101004119	BLDG-HEALTH AND DENTA	ins	29.56	54634	7/23/2014
VEN000534	Delta Dental	APP019621	7/24/2014	101004119	BLDG-HEALTH AND DENTA	ins	154.00	54636	7/24/2014
VEN000052	Advantage HMO Health Plans	APP019692	7/28/2014	101004119	BLDG-HEALTH AND DENTA	med ins	3,652.83		
VEN000163	Aul Retirement	APP019901	7/17/2014	101004125	BLDG-401A MATCHING	6 mon match	1,985.15		
VEN001459	North Central Co-Op	APP019923	8/5/2014	101004226	BLDG-VEHICLE GAS	Unleaded fuel for July	282.03		
Subtotal for ECD - Building							6,263.68		

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Fund No. Fund Name									
101	General								
Parks									
VEN001537	Payroll	APP019460	7/15/2014	101005111	PARKS-SALARY	sal	17,106.98	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101005120	PARKS-FICA AND MEDICAR	fica	1,040.21	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101005120	PARKS-FICA AND MEDICAR	med	243.27	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	101005121	PARKS-PERF	perf	2,071.17	100071514	7/16/2014
VEN002336	Citizens Westfield	APP019475	7/16/2014	101005342	PARKS-WATER/SEWER	Asa Baies Park Irrig	235.04	54618	7/16/2014
VEN000405	Citizens Energy Group	APP019508	7/17/2014	101005349	PARKS-SERVICES	330 E Main	6.20	54624	7/17/2014
VEN000405	Citizens Energy Group	APP019508	7/17/2014	101005349	PARKS-SERVICES	340 E Main	7.73	54624	7/17/2014
VEN000229	Beth Maier Photography	APP019514	7/17/2014	101005347	PARKS-PROMOTION	2014 WR4 Photography	150.00		
VEN001336	Melrose Pyrotechnics	APP019515	7/17/2014	101005347	PARKS-PROMOTION	2014 WR4 Fireworks	15,400.00		
VEN000589	Duke Energy	APP019517	7/17/2014	101005341	PARKS-ELECTRIC	Electric	443.78		
VEN002632	Musselman Fams Landscape Supply	APP019521	7/17/2014	101005224	PARKS-OPERATING SUPPLI	Playground mulch replaceme	1,562.00		
VEN002632	Musselman Fams Landscape Supply	APP019521	7/17/2014	101005224	PARKS-OPERATING SUPPLI	Playground mulch replaceme	1,560.00		
VEN002050	Verizon Wireless	APP019525	7/17/2014	101005332	PARKS-CELL/PAGERS/MOBI	Cell phones	502.40	54619	7/17/2014
VEN000412	City of Westfield Utility	APP019539	7/17/2014	101005342	PARKS-WATER/SEWER	Quaker Park/restrooms	15.00		
VEN001475	Office 360	APP019543	7/18/2014	101005223	PARKS-OFFICE SUPPLIES	Three 4" Notebooks, 1 Case	28.72		
VEN001250	Lincoln National Life Insurance Co	APP019545	7/21/2014	101005119	PARKS-HEALTH AND DENT	ins	21.91	54627	7/21/2014
VEN002016	UN Communications	APP019583	7/17/2014	101005333	PARKS-POSTAGE	Fall Grand Guide	2,560.15	54632	7/21/2014
VEN000949	IN.GOV	APP019591	7/21/2014	101005349	PARKS-SERVICES	New employee background ck	15.00		
VEN001523	Party Time Rental	APP019592	7/21/2014	101005347	PARKS-PROMOTION	WR4	1,462.08		
VEN001653	Regions Insurance Inc	APP019594	7/21/2014	101005339	PARKS-INSURANCE	3rd installment	1,195.00		
VEN000513	DavisVision	APP019610	7/23/2014	101005119	PARKS-HEALTH AND DENT	ins	50.68	54634	7/23/2014
VEN000589	Duke Energy	APP019620	7/24/2014	101005341	PARKS-ELECTRIC	17415 Oak Ridge Rd	14.15	54635	7/24/2014
VEN000534	Delta Dental	APP019621	7/24/2014	101005119	PARKS-HEALTH AND DENT	ins	231.73	54636	7/24/2014
VEN000381	Cherry Street Plaza LLC	APP019659	7/28/2014	101005366	PARKS-BUILDING LEASE	Aug rent	1,630.35	100073014	7/30/2014
VEN000794	Indy Portables	APP019667	7/28/2014	101005476	PARKS-EQUIP LEASES	500 Deerwalk Trace July	80.00		
VEN000794	Indy Portables	APP019667	7/28/2014	101005476	PARKS-EQUIP LEASES	Little Eagle Creek July	80.00		
VEN000052	Advantage HMO Health Plans	APP019692	7/28/2014	101005119	PARKS-HEALTH AND DENT	med ins	3,162.73		
VEN001537	Payroll	APP019694	7/28/2014	101005111	PARKS-SALARY	sal	13,210.98	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101005120	PARKS-FICA AND MEDICAR	fica	798.67	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101005120	PARKS-FICA AND MEDICAR	med	186.80	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	101005121	PARKS-PERF	perf	1,567.48	100073114	7/31/2014
VEN001912	The Brickman Group LTD LLC	APP019872	8/4/2014	101005349	PARKS-SERVICES	Landscape maint July	28,646.88		

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Fund No. Fund Name									
101	General								
Parks									
VEN001912	The Brickman Group LTD LLC	APP019872	8/4/2014	101005349	PARKS-SERVICES	Landscape maint July	13,346.00		
VEN000589	Duke Energy	APP019891	8/5/2014	101005341	PARKS-ELECTRIC	Midland Bridge	16.41		
VEN000163	Aul Retirement	APP019901	7/17/2014	101005125	PARKS-401A MATCHING	6 mon match	1,476.23		
VEN001475	Office 360	APP019904	8/5/2014	101005223	PARKS-OFFICE SUPPLIES	100 pk Laminating Pouches -	23.99		
VEN001459	North Central Co-Op	APP019923	8/5/2014	101005226	PARKS-VEHICLE GAS	Unleaded fuel for July	797.04		
VEN002707	Colin Shumake	APP019936	8/5/2014	101005226	PARKS-VEHICLE GAS	Gas reim for conducting tree i	163.52		
VEN001764	Sepro	APP019937	8/5/2014	101005345	PARKS-EQUIP REPAIR	Dye	550.76		
VEN000312	Busy Bee Cleaning Service	APP019938	8/5/2014	101005343	PARKS-BUILDING MAINTEN	Office cleaning at Parks bldg	260.00		
VEN001236	Leedy s Trophy Center Inc	APP019966	8/5/2014	101005347	PARKS-PROMOTION	WR4 Headliner Car Show	767.00		
Subtotal for Parks							112,688.04		
Informatics									
VEN000707	Inside Connect Cable LLC	APP019520	7/17/2014	101007335	IT-TELEPHONE	Land lines and long distance	1,226.31	54620	7/17/2014
VEN000707	Inside Connect Cable LLC	APP019520	7/17/2014	101007335	IT-TELEPHONE	Land lines and long distance	82.92	54620	7/17/2014
VEN000707	Inside Connect Cable LLC	APP019520	7/17/2014	101007335	IT-TELEPHONE	Land lines and long distance	84.80	54620	7/17/2014
VEN000707	Inside Connect Cable LLC	APP019520	7/17/2014	101007335	IT-TELEPHONE	Land lines and long distance	640.80	54620	7/17/2014
VEN000707	Inside Connect Cable LLC	APP019520	7/17/2014	101007335	IT-TELEPHONE	Land lines and long distance	616.29	54620	7/17/2014
VEN000707	Inside Connect Cable LLC	APP019520	7/17/2014	101007335	IT-TELEPHONE	Land lines and long distance	236.42	54620	7/17/2014
VEN000707	Inside Connect Cable LLC	APP019520	7/17/2014	101007335	IT-TELEPHONE	Land lines and long distance	99.55	54620	7/17/2014
VEN000707	Inside Connect Cable LLC	APP019520	7/17/2014	101007335	IT-TELEPHONE	Land lines and long distance	1,247.12	54620	7/17/2014
VEN000707	Inside Connect Cable LLC	APP019520	7/17/2014	101007335	IT-TELEPHONE	Land lines and long distance	32.67	54620	7/17/2014
VEN000707	Inside Connect Cable LLC	APP019520	7/17/2014	101007335	IT-TELEPHONE	Land lines and long distance	281.77	54620	7/17/2014
VEN001807	SolarWinds	APP019523	7/17/2014	101007389	IT-SOFTWARE LICENSING		539.00		
VEN002050	Verizon Wireless	APP019525	7/17/2014	101007332	IT-CELLULAR/PAGERS/MOBI	Air Cards	3,881.35	54619	7/17/2014
VEN002050	Verizon Wireless	APP019525	7/17/2014	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones	384.56	54619	7/17/2014
VEN001250	Lincoln National Life Insurance Co	APP019545	7/21/2014	101007119	IT-HEALTH AND DENTAL	ins	21.91	54627	7/21/2014
VEN001653	Regions Insurance Inc	APP019594	7/21/2014	101007339	IT-INSURANCE	3rd installment	1,397.50		
VEN000513	DavisVision	APP019610	7/23/2014	101007119	IT-HEALTH AND DENTAL	ins	65.98	54634	7/23/2014
VEN000534	Delta Dental	APP019621	7/24/2014	101007119	IT-HEALTH AND DENTAL	ins	289.86	54636	7/24/2014
VEN000882	HHPA	APP019677	7/28/2014	101007349	IT-SERVICES	Services for July	1,025.00		
VEN001231	Leane Kmetz	APP019678	7/28/2014	101007334	IT-TRAVEL/TRAINING/SEMIN	International User Conf in San	1,328.14		
VEN002044	Van Ausdall and Farrar	APP019679	7/28/2014	101007337	IT-PRINTING	Services for May	699.37		
VEN002044	Van Ausdall and Farrar	APP019679	7/28/2014	101007337	IT-PRINTING	Services for June	1,198.17		

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Fund No. Fund Name									
101	General								
Informatics									
VEN001231	Leane Kmetz	APP019684	7/24/2014	101007334	IT-TRAVEL/TRAINING/SEMIN	International User Conf milea	40.68		
VEN000052	Advantage HMO Health Plans	APP019692	7/28/2014	101007119	IT-HEALTH AND DENTAL	med ins	4,665.83		
VEN000348	CDW Government Inc	APP019837	8/4/2014	101007451	IT-COMPUTER/EQUIP		2,917.77		
VEN000348	CDW Government Inc	APP019881	8/5/2014	101007335	IT-TELEPHONE	Polycom phone communicato	4,329.10		
VEN000348	CDW Government Inc	APP019882	8/5/2014	101007335	IT-TELEPHONE	Polycom IP Phone	265.36		
VEN000348	CDW Government Inc	APP019883	8/5/2014	101007335	IT-TELEPHONE	Polycom phone	4,559.05		
VEN002012	U.S. Bank Equipment Finance	APP019884	8/5/2014	101007337	IT-PRINTING	Copy machine at Training Fac	87.72		
VEN002012	U.S. Bank Equipment Finance	APP019884	8/5/2014	101007337	IT-PRINTING	Copy machine rental	1,315.74		
VEN000348	CDW Government Inc	APP019898	8/5/2014	101007451	IT-COMPUTER/EQUIP	Havis Keyboard Mount and M	632.56		
VEN000163	Aul Retirement	APP019901	7/17/2014	101007125	IT-401A MATCHING	6 mon match	4,512.21		
VEN001459	North Central Co-Op	APP019923	8/5/2014	101007226	IT-VEHICLE GAS	Unleaded fuel for July	186.38		
Subtotal for Informatics							38,891.89		
Clerk Treasurer									
VEN001537	Payroll	APP019524	7/17/2014	101008331	CT-CONSULTING	Processing charges and credi	1,816.17	100071714	7/17/2014
VEN002050	Verizon Wireless	APP019525	7/17/2014	101008332	CT-CELLULAR/PAGERS/MO	Cell phones	308.05	54619	7/17/2014
VEN000837	Hamilton County Auditor Courthouse	APP019535	7/15/2014	101008349	CT-SERVICES	transfer	20.00	54612	7/15/2014
VEN000847	Hamilton County Recorder	APP019536	7/15/2014	101008349	CT-SERVICES	recorder/ ordinances, annexat	157.00	54613	7/15/2014
VEN001250	Lincoln National Life Insurance Co	APP019545	7/21/2014	101008119	CT-HEALTH AND DENTAL	ins	18.78	54627	7/21/2014
VEN001537	Payroll	APP019577	7/21/2014	101008331	CT-CONSULTING	Processing charges for period	835.97	102071714	7/21/2014
VEN001653	Regions Insurance Inc	APP019594	7/21/2014	101008339	CT-INSURANCE	3rd installment	1,312.50		
VEN000942	Imagery LLC	APP019602	7/22/2014	101008347	CT-PROMOTIONS	Jackets with City Logo	333.94	54633	7/22/2014
VEN000513	DavisVision	APP019610	7/23/2014	101008119	CT-HEALTH AND DENTAL	ins	65.98	54634	7/23/2014
VEN000534	Delta Dental	APP019621	7/24/2014	101008119	CT-HEALTH AND DENTAL	ins	287.81	54636	7/24/2014
VEN001637	Ray's Trash Service	APP019623	7/24/2014	101008349	CT-SERVICES	Cross shredder for CT office	39.20		
VEN001469	O W Krohn and Associates	APP019624	7/24/2014	101008349	CT-SERVICES	Services for June	5,126.25		
VEN000052	Advantage HMO Health Plans	APP019692	7/28/2014	101008119	CT-HEALTH AND DENTAL	med ins	3,651.05		
VEN001537	Payroll	APP019801	8/4/2014	101008331	CT-CONSULTING	Processing charges for period	828.52	100080414	8/4/2014
VEN000163	Aul Retirement	APP019901	7/17/2014	101008125	CT-401A MATCHING	6 mon match	4,964.16		
Subtotal for Clerk Treasurer							19,765.38		

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Fund No. Fund Name									
101	General								
Mayor									
VEN002050	Verizon Wireless	APP019525	7/17/2014	101009332	MAYOR-CELL/PAGERS/MOBI	Cell phones/Mayor had device	-39.76	54619	7/17/2014
VEN001250	Lincoln National Life Insurance Co	APP019545	7/21/2014	101009119	MAYOR-HEALTH AND DENT	ins	3.13	54627	7/21/2014
VEN000513	DavisVision	APP019610	7/23/2014	101009119	MAYOR-HEALTH AND DENT	ins	12.14	54634	7/23/2014
VEN000534	Delta Dental	APP019621	7/24/2014	101009119	MAYOR-HEALTH AND DENT	ins	45.97	54636	7/24/2014
VEN000052	Advantage HMO Health Plans	APP019692	7/28/2014	101009119	MAYOR-HEALTH AND DENT	med ins	657.60		
VEN000163	Aul Retirement	APP019901	7/17/2014	101009125	MAYOR-401A MATCHING	6 mon match	1,965.02		
Subtotal for Mayor							2,644.10		
City Council									
VEN002050	Verizon Wireless	APP019525	7/17/2014	101010332	CITY COUNCIL-CELL/PAGER	Cell phones	371.68	54619	7/17/2014
VEN001117	Jim Ake	APP019910	8/5/2014	101010347	CITY COUNCIL-PROMOTION	Lunch meetings for Towers	20.31		
VEN001767	Sextant Marketing Group	APP019917	8/5/2014	101010347	CITY COUNCIL-PROMOTION	For the Love of Cities present	2,500.00		
VEN001117	Jim Ake	APP019918	8/5/2014	101010347	CITY COUNCIL-PROMOTION	Tower meeting and Chamber	47.43		
VEN002728	Fallen Hoosier Heroes	APP019926	8/5/2014	101010347	CITY COUNCIL-PROMOTION	Fallen Hoosier Heroes Mem	1,000.00		
Subtotal for City Council							3,939.42		

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Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Public Works									
VEN000307	Bureau Of Motor Vehicles	APP019470	7/15/2014	201013360	MVH-VEHICLE REPAIR	Registration App for Trailer titl	45.00	54616	7/16/2014
VEN000030	Ace-Pak Products	APP019510	7/17/2014	201013226	MVH-VEHICLE GAS/ SUPPLI	Toilet paper aand Paper towel	284.90		
VEN001367	Midwest Toxicology Servic	APP019512	7/17/2014	201013349	MVH-SERVICES	Drug testing new employees	100.00		
VEN000589	Duke Energy	APP019517	7/17/2014	201013341	MVH-ELECTRIC	Electric	1,485.46		
VEN000949	IN.GOV	APP019591	7/21/2014	201013349	MVH-SERVICES	New employee background ck	91.00		
VEN001363	Mid-state Truck Equipment	APP019660	7/28/2014	201013360	MVH-VEHICLE REPAIR	Pintei hitches for new trucks	625.00		
VEN001940	The Times	APP019661	7/28/2014	201013349	MVH-SERVICES	Wage rate hearing Resurfacin	16.10		
VEN001731	Sagamore Ready Mix LLC	APP019662	7/28/2014	201013231	MVH-SUBGRADE MATERIAL	15203 Declaration Dr	391.50		
VEN000975	Indiana Oxygen Company	APP019663	7/28/2014	201013226	MVH-VEHICLE GAS/ SUPPLI	Acetylene and Oxygen	22.74		
VEN001459	North Central Co-Op	APP019664	7/28/2014	201013226	MVH-VEHICLE GAS/ SUPPLI	Diesel	2,284.50		
VEN001778	Shelby Materials	APP019665	7/28/2014	201013231	MVH-SUBGRADE MATERIAL	211 S Union St	568.00		
VEN001384	Milestone Contractors LLP	APP019666	7/28/2014	201013231	MVH-SUBGRADE MATERIAL	Surface	172.71		
VEN001705	Roudebush Equipment	APP019674	7/28/2014	201013345	MVH-EQUIP REPAIR	New Holland mower repair	1,574.28		
VEN001044	Irving Materials	APP019683	7/28/2014	201013231	MVH-SUBGRADE MATERIAL	Riprap and Stone	2,336.47		
VEN002691	Road Widener LLC	APP019836	8/4/2014	201013990	MVH-MISC	Road Widner attachment for t	24,500.00		
VEN001671	Rieth-Riley Construction	APP019869	8/4/2014	201013231	MVH-SUBGRADE MATERIAL	Patches	84.15		
VEN001887	TC Property's	APP019890	8/5/2014	201013360	MVH-VEHICLE REPAIR	decals for two vehicle and nu	138.00		
VEN000062	Aim Right Inc	APP019893	8/5/2014	201013472	MVH-EQUIP	Sign Stand Brackets an Cross	219.36		
VEN000589	Duke Energy	APP019894	8/5/2014	201013341	MVH-ELECTRIC	Farr Hills Hwy lights	48.80		
VEN000589	Duke Energy	APP019894	8/5/2014	201013341	MVH-ELECTRIC	Farr Hills	70.61		
VEN000307	Bureau Of Motor Vehicles	APP019903	7/15/2014	201013360	MVH-VEHICLE REPAIR	Registration App for titles on n	90.00	54615	7/16/2014
VEN000062	Aim Right Inc	APP019907	8/5/2014	201013472	MVH-EQUIP	5 Boxes of Gloves: 4 Boxes of	108.66		
VEN000062	Aim Right Inc	APP019907	8/5/2014	201013472	MVH-EQUIP	Freight charges for prior invo	31.14		
VEN001459	North Central Co-Op	APP019923	8/5/2014	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel for July	8,970.97		
VEN001676	Riverview Hospital	APP019950	8/5/2014	201013349	MVH-SERVICES	CDL exam Binter	65.00		
VEN002706	KJM Trucking Inc	APP019955	8/5/2014	201013231	MVH-SUBGRADE MATERIAL	Springmill & SR 32	4,086.81		
VEN002706	KJM Trucking Inc	APP019955	8/5/2014	201013231	MVH-SUBGRADE MATERIAL	Springmill & SR 32	1,293.41		
VEN001044	Irving Materials	APP019956	8/5/2014	201013231	MVH-SUBGRADE MATERIAL	Stone	454.68		
VEN001044	Irving Materials	APP019956	8/5/2014	201013231	MVH-SUBGRADE MATERIAL	Stone	535.23		
VEN001044	Irving Materials	APP019956	8/5/2014	201013231	MVH-SUBGRADE MATERIAL	Stone	2,117.98		
VEN001459	North Central Co-Op	APP019957	8/5/2014	201013226	MVH-VEHICLE GAS/ SUPPLI	Diesel	342.62		
VEN001459	North Central Co-Op	APP019957	8/5/2014	201013226	MVH-VEHICLE GAS/ SUPPLI	Diesel	653.44		

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN001940	The Times	APP019958	8/5/2014	201013349	MVH-SERVICES	Notice for bidders Fall resurfa	25.36		
VEN001384	Milestone Contractors LLP	APP019960	8/5/2014	201013231	MVH-SUBGRADE MATERIAL	Surface	448.40		
VEN001622	Quality Truck and Trailer	APP019961	8/5/2014	201013345	MVH-EQUIP REPAIR	New Holland	15.12		
VEN001622	Quality Truck and Trailer	APP019961	8/5/2014	201013345	MVH-EQUIP REPAIR	1191 KW	1,433.93		
VEN001622	Quality Truck and Trailer	APP019961	8/5/2014	201013345	MVH-EQUIP REPAIR	1192 KW	387.33		
VEN002234	Land Collective LLC	APP019967	8/5/2014	201013349	MVH-SERVICES	Grand Junction Landscape C	16,675.94		
Subtotal for Public Works							72,794.60		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							72,794.60		
Fund No. Fund Name									
202 Local Road and Street (LRS)									
Public Works									
VEN001368	Midwestern Electric	APP019669	7/28/2014	202013349	LRS-SERVICES	Signal flash at 161st Spring M	303.00		
Subtotal for Public Works							303.00		
Subtotal for Fund 202 Local Road and Street (LRS)							303.00		
Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN001537	Payroll	APP019460	7/15/2014	203012111	FIRE-SALARY	sal	170,472.64	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	203012120	FIRE-FICA AND MEDICARE	fica	10,080.70	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	203012120	FIRE-FICA AND MEDICARE	med	2,357.52	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	203012121	FIRE-PERF	perf	32,724.96	100071514	7/16/2014
VEN001738	Sams Club	APP019484	7/17/2014	203012224	FIRE-OPERATING SUPPLIES	Late fee	40.99		
VEN002689	Brandon Taylor	APP019485	7/17/2014	203012334	FIRE-TRAVEL/TRAINING/SE	Reimbursement for shoes	50.00		
VEN000575	Donley Safety	APP019486	7/17/2014	203012360	FIRE-VEHICLE MAINT	Checked outriggers - inspecte	95.00		
VEN000251	Bob Block Fitness Equipment	APP019487	7/17/2014	203012472	FIRE-EQUIP	Fixed treadmill at 83's	109.00		
VEN000974	Indiana Newspapers	APP019488	7/17/2014	203012350	FIRE-SUBSCRIPTIONS/DUE	july	32.00		
VEN000094	American Eagle Equipment	APP019489	7/17/2014	203012472	FIRE-EQUIP	Floor mats - battalion chief tru	98.00		
VEN000903	Hoosier Fire Equipment	APP019491	7/17/2014	203012229	FIRE-UNIFORMS	Amkus protective boot	94.00		
VEN001573	Pitney Bowes	APP019492	7/17/2014	203012333	FIRE-POSTAGE	rental-april, may, june	126.50		
VEN000065	Airgas Mid America	APP019493	7/17/2014	203012224	FIRE-OPERATING SUPPLIES	oxygen	12.30		

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Fund No. Fund Name									
203	Fire Operating								
Fire									
VEN001826	Staples	APP019494	7/17/2014	203012223	FIRE-OFFICE SUPPLIES	office supplies	113.73		
VEN000073	Alert-all	APP019496	7/17/2014	203012244	FIRE-PREVENTION/PUBLIC	Pub Ed products for the kids	965.00		
VEN001846	Stoops Freightliner	APP019497	7/17/2014	203012360	FIRE-VEHICLE MAINT		5.08		
VEN000976	Indiana Paging Network	APP019498	7/17/2014	203012332	FIRE-CELL/PAGERS/MOBILE	July	4.99		
VEN002148	Witmer Public Safety Group	APP019499	7/17/2014	203012229	FIRE-UNIFORMS	Gloves, pants, boots, etc	1,035.68		
VEN001264	Love At First Sight	APP019500	7/17/2014	203012347	FIRE-PROMOTIONS	flowers for funeral	72.00		
VEN001942	The Uniform House, Inc	APP019501	7/17/2014	203012229	FIRE-UNIFORMS	Misc. items	1,005.52		
VEN001459	North Central Co-Op	APP019502	7/17/2014	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	3,622.39		
VEN001417	Napa Auto Parts	APP019503	7/17/2014	203012360	FIRE-VEHICLE MAINT		480.17		
VEN002046	Van's Electrical Systems	APP019504	7/17/2014	203012360	FIRE-VEHICLE MAINT	2 - truecharge	393.53		
VEN001385	Miller Emergency Vehicle Service LLC	APP019505	7/17/2014	203012360	FIRE-VEHICLE MAINT	Pump Testing for each appar	1,070.00		
VEN000405	Citizens Energy Group	APP019507	7/17/2014	203012328	FIRE-GAS/HEAT	Sta 83	242.32	054624	7/17/2014
VEN000412	City of Westfield Utility	APP019509	7/17/2014	203012342	FIRE-WATER/SEWER	Sta 82	15.00	54623	7/17/2014
VEN000412	City of Westfield Utility	APP019509	7/17/2014	203012342	FIRE-WATER/SEWER	Sta 83	15.00	54623	7/17/2014
VEN002048	Vectren	APP019516	7/17/2014	203012328	FIRE-GAS/HEAT	Sta 82	76.86	54622	7/17/2014
VEN000589	Duke Energy	APP019517	7/17/2014	203012341	FIRE-ELECTRIC	Electric	4,856.31		
VEN002050	Verizon Wireless	APP019525	7/17/2014	203012332	FIRE-CELL/PAGERS/MOBILE	Cell phones	783.18	54619	7/17/2014
VEN001250	Lincoln National Life Insurance Co	APP019545	7/21/2014	203012119	FIRE-HEALTH AND DENTAL	ins	219.10	54627	7/21/2014
VEN000405	Citizens Energy Group	APP019547	7/21/2014	203012328	FIRE-GAS/HEAT	Gas bill	883.65	54629	7/21/2014
VEN000949	IN.GOV	APP019591	7/21/2014	203012349	FIRE-SERVICES	New employee background ck	45.00		
VEN001653	Regions Insurance Inc	APP019594	7/21/2014	203012339	FIRE-INSURANCE	3rd installment	9,125.00		
VEN000513	DavisVision	APP019610	7/23/2014	203012119	FIRE-HEALTH AND DENTAL	ins	729.48	54634	7/23/2014
VEN000534	Delta Dental	APP019621	7/24/2014	203012119	FIRE-HEALTH AND DENTAL	ins	4,158.81	54636	7/24/2014
VEN001704	Roto-Rooter	APP019625	7/24/2014	203012343	FIRE-BUILDING MAINTENAN		100.59		
VEN000301	Buckeye Power Sales Co	APP019626	7/24/2014	203012343	FIRE-BUILDING MAINTENAN		280.25		
VEN000644	Enviro-max Inc	APP019627	7/24/2014	203012343	FIRE-BUILDING MAINTENAN		807.23		
VEN000644	Enviro-max Inc	APP019629	7/24/2014	203012343	FIRE-BUILDING MAINTENAN		171.48		
VEN000406	Citizens Water	APP019632	7/24/2014	203012342	FIRE-WATER/SEWER		302.58	54637	7/24/2014
VEN000163	Aul Retirement	APP019640	7/17/2014	203012125	FIRE-401A MATCHING	6 mon match	27,195.56	101071714	7/17/2014
VEN002028	UPS	APP019643	7/24/2014	203012333	FIRE-POSTAGE		9.16		
VEN000903	Hoosier Fire Equipment	APP019644	7/24/2014	203012229	FIRE-UNIFORMS	Helmets, Boots	1,663.04		
VEN001637	Ray's Trash Service	APP019647	7/24/2014	203012350	FIRE-SUBSCRIPTIONS/DUE	Shredding	67.20		

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Fund No. Fund Name									
203	Fire Operating								
Fire									
VEN000052	Advantage HMO Health Plans	APP019692	7/28/2014	203012119	FIRE-HEALTH AND DENTAL	med ins	49,561.93		
VEN001537	Payroll	APP019694	7/28/2014	203012111	FIRE-SALARY	sal	172,759.10	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	203012119	FIRE-HEALTH AND DENTAL	hsa	1,875.00	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	203012120	FIRE-FICA AND MEDICARE	fica	10,219.83	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	203012120	FIRE-FICA AND MEDICARE	med	2,390.11	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	203012121	FIRE-PERF	perf	32,695.88	100073114	7/31/2014
VEN001935	The Overhead Door Co.	APP019707	7/10/2014	203012343	FIRE-BUILDING MAINTENAN	Door in Fire Bay	155.97		
VEN000412	City of Westfield Utility	APP019718	7/29/2014	203012342	FIRE-WATER/SEWER	Stormwater	15.00	54645	7/29/2014
VEN002353	Boldens Cleaners	APP019719	7/29/2014	203012229	FIRE-UNIFORMS		103.35		
VEN001935	The Overhead Door Co.	APP019721	7/29/2014	203012343	FIRE-BUILDING MAINTENAN	Center bay	889.97		
VEN002148	Witmer Public Safety Group	APP019723	7/29/2014	203012229	FIRE-UNIFORMS	Shields and pants	290.00		
VEN001573	Pitney Bowes	APP019725	7/29/2014	203012333	FIRE-POSTAGE	rental	108.99		
VEN000724	Frakes Industrial Sales and Service	APP019727	7/29/2014	203012343	FIRE-BUILDING MAINTENAN	Repair on motor	213.00		
VEN000214	Behind The Seams	APP019728	7/29/2014	203012229	FIRE-UNIFORMS	repairs on turnout gear	2,890.00		
VEN001376	Mike Sherley	APP019729	7/29/2014	203012360	FIRE-VEHICLE MAINT	Reimburse for pymt on vehicl	120.00	54647	7/29/2014
VEN000644	Enviro-max Inc	APP019730	7/29/2014	203012343	FIRE-BUILDING MAINTENAN	Quarterly Maint. Station 83	875.00		
VEN002695	Caleb Foster	APP019732	7/29/2014	203012334	FIRE-TRAVEL/TRAINING/SE	Reimbursement for shoes	50.00	54646	7/29/2014
VEN000682	Fastenal	APP019806	8/4/2014	203012472	FIRE-EQUIP	Misc.	100.71		
VEN001140	Josh Southerland	APP019807	8/4/2014	203012334	FIRE-TRAVEL/TRAINING/SE	Summer -2014	483.45		
VEN002727	Steve Miller	APP019808	8/4/2014	203012334	FIRE-TRAVEL/TRAINING/SE	shoes	41.18		
VEN002346	R Adams Roofing Inc	APP019810	8/4/2014	203012343	FIRE-BUILDING MAINTENAN		905.39		
VEN001940	The Times	APP019811	8/4/2014	203012349	FIRE-SERVICES	Advertisement for hire	175.00		
VEN000739	Frontier	APP019888	8/5/2014	203012343	FIRE-BUILDING MAINTENAN	Elevator	59.54		
VEN002336	Citizens Westfield	APP019896	8/5/2014	203012342	FIRE-WATER/SEWER	Sta 82	242.05		
VEN002336	Citizens Westfield	APP019896	8/5/2014	203012342	FIRE-WATER/SEWER	Sta 83 Domestic	350.16		
VEN002336	Citizens Westfield	APP019896	8/5/2014	203012342	FIRE-WATER/SEWER	Sta 83 Fire Fill	121.84		
VEN000163	Aul Retirement	APP019901	7/17/2014	203012125	FIRE-401A MATCHING	6 mon match	2,601.30		
VEN001459	North Central Co-Op	APP019923	8/5/2014	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel for July	1,728.96		
Subtotal for Fire							558,831.21		
Subtotal for Fund 203 Fire Operating							558,831.21		

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Fund No. Fund Name									
204	Park Impact								
Parks									
VEN001879	T.M.T Inc	APP019889	8/5/2014	204005349	PARK IMPACT-SERVICES	Tree removal and relocation fr	850.00		
VEN001912	The Brickman Group LTD LLC	APP019952	8/4/2014	204005349	PARK IMPACT-SERVICES	201 Mill Steet clean up	870.00		
VEN002234	Land Collective LLC	APP019967	8/5/2014	204005349	PARK IMPACT-SERVICES	Grand Junction Landscape C	24,406.31		
Subtotal for Parks							26,126.31		
Subtotal for Fund 204 Park Impact							26,126.31		
Fund No. Fund Name									
206	Parks Programming/Events								
Parks									
VEN000345	Cave and Company Printing	APP019637	7/24/2014	206005347	PARKS PROGRAM/PROMOT	Voices from the past posters	86.18		
Subtotal for Parks							86.18		
Subtotal for Fund 206 Parks Programming/Events							86.18		
Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN002019	United Consulting Engineers	APP019527	7/17/2014	264013349	ROAD IMPACT-SERVICES	Supplemental Agreement #1	2,617.35		
VEN002019	United Consulting Engineers	APP019581	7/21/2014	264013349	ROAD IMPACT-SERVICES	Supplemental Agreement #1	2,825.19		
VEN000893	HNTB-Great Lakes Division	APP019873	8/4/2014	264013349	ROAD IMPACT-SERVICES	2014 invoice on 2011 contract	47,350.00		
VEN000201	Baumgartner and Co	APP019908	8/5/2014	264013349	ROAD IMPACT-SERVICES	Casey Road stabilization	830.00		
VEN000201	Baumgartner and Co	APP019908	8/5/2014	264013349	ROAD IMPACT-SERVICES	Added striping for edge lines	1,270.00		
Subtotal for Public Works							54,892.54		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							54,892.54		

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Fund No. Fund Name									
268	Emergency Medical and Equip								
Fire									
VEN001135	Jones and Bartlett Learning LLC	APP019490	7/17/2014	268012224	EMS-OPERATING SUPPLIES	NAEMT Instructor Course boo	1,250.36		
VEN000266	Bound Tree Medical	APP019495	7/17/2014	268012224	EMS-OPERATING SUPPLIES	restraint straps, IV Solution	59.93		
VEN001849	Stryker Sales	APP019645	7/24/2014	268012472	EMS-EQUIPMENT	EMS Cot	12,340.00		
VEN000403	Ciproms Inc	APP019646	7/24/2014	268012349	EMS-SERVICES	June	1,135.94		
VEN000065	Airgas Mid America	APP019722	7/29/2014	268012224	EMS-OPERATING SUPPLIES	oxygen and rental	192.70		
VEN000266	Bound Tree Medical	APP019724	7/29/2014	268012224	EMS-OPERATING SUPPLIES	supplies	1,208.44		
VEN001050	IU Health Ball Memorial Hospital	APP019726	7/29/2014	268012224	EMS-OPERATING SUPPLIES	Meds	149.66		
VEN002701	Kindred Healthcare	APP019731	7/29/2014	268012349	EMS-SERVICES	Reimbursement - They paid w	3,113.71		
VEN000126	Anthem Blue Cross Blue Shield	APP019733	7/29/2014	268012349	EMS-SERVICES		105.30		
VEN002696	Harry Bolton	APP019734	7/29/2014	268012349	EMS-SERVICES		186.89		
VEN002697	Arthur Box	APP019735	7/29/2014	268012349	EMS-SERVICES	Patient Reimbursement	75.97		
VEN002698	Virginia Clarke	APP019736	7/29/2014	268012349	EMS-SERVICES	patient reimbursement	465.47		
VEN002699	Judith Hallam	APP019737	7/29/2014	268012349	EMS-SERVICES	patient reimbursement	87.74		
VEN002700	William McVey	APP019738	7/29/2014	268012349	EMS-SERVICES	patient reimbursement	438.94		
VEN002692	Catherine Purves	APP019739	7/29/2014	268012349	EMS-SERVICES	patient reimbursement	589.00		
VEN002516	Margaret York	APP019740	7/29/2014	268012349	EMS-SERVICES	patient reimbursement	90.61		
VEN000065	Airgas Mid America	APP019804	8/4/2014	268012224	EMS-OPERATING SUPPLIES	Oxygen	13.29		
VEN000266	Bound Tree Medical	APP019805	8/4/2014	268012224	EMS-OPERATING SUPPLIES	meds	49.88		
Subtotal for Fire							21,553.83		
Subtotal for Fund 268 Emergency Medical and Equip							21,553.83		

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Fund No. Fund Name									
269	Training Facility Center								
	Public Safety (Police and Fire)								
VEN000405	Citizens Energy Group	APP019546	7/21/2014	269014342	TRAINING FAC-WATER/SE	Training Facility Water Consu	15.12	54628	7/25/2014
VEN000480	CSI Signs	APP019877	8/5/2014	269014349	TRAINING FAC-SERVICES	Training Facility trailers graph	475.00		
VEN000891	Hittle Landscaping	APP019885	8/5/2014	269014349	TRAINING FAC-SERVICES	Brown mulch for Training Faci	316.00		
VEN000891	Hittle Landscaping	APP019886	8/5/2014	269014349	TRAINING FAC-SERVICES	Mulch at Training Facility	316.00		
VEN000589	Duke Energy	APP019892	8/5/2014	269014341	TRAINING FAC-ELECTRIC	Fire Dept	405.48		
VEN000589	Duke Energy	APP019892	8/5/2014	269014341	TRAINING FAC-ELECTRIC	Const Temp	61.59		
VEN000905	Hoosier Portable Restroom	APP019897	8/5/2014	269014349	TRAINING FAC-SERVICES	5/3/14-7/12/14	180.00		
VEN001199	Kurt Aikman	APP019899	8/5/2014	269014223	TRAINING FAC-OPERATING	Supplies	14.95		
	Subtotal for Public Safety (Police and Fire)						1,784.14		
	Subtotal for Fund 269 Training Facility Center						1,784.14		
Fund No. Fund Name									
301	Eastside TIF								
	RDC								
VEN000186	Bank Of New York Mellon	APP019582	7/21/2014	301018280	EASTSIDE TIF DEBT SERVIC	Tax Increment Rev Bond of 20	308,117.50	101073014	7/30/2014
VEN001469	O W Krohn and Associates	APP019921	8/5/2014	301018349	EASTSIDE TIF SERVICES	Redevelopment services for J	7,516.25		
VEN001469	O W Krohn and Associates	APP019921	8/5/2014	301018349	EASTSIDE TIF SERVICES	Redevelopment services for A	2,787.50		
	Subtotal for RDC						318,421.25		
	Subtotal for Fund 301 Eastside TIF						318,421.25		

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Fund No. Fund Name									
313	2012 and 2013 COIT BAN Construction								
Grand Park									
VEN001362	Mid-America Golf and Landscape	APP019461	7/15/2014	313015474	2012-13 COIT BAN-CONSTR	TSGR - Baseball Finishes CO	1,000.00	54614	7/15/2014
VEN001362	Mid-America Golf and Landscape	APP019461	7/15/2014	313015474	2012-13 COIT BAN-CONSTR	TSGR - Baseball Finishes CO	102,695.84	54614	7/15/2014
VEN000589	Duke Energy	APP019518	7/17/2014	313015474	2012-13 COIT BAN-CONSTR	Construction Temp Power	201.02	54625	7/19/2014
VEN002356	Natural Sand Company Inc	APP019540	7/17/2014	313015474	2012-13 COIT BAN-CONSTR	Natural Baseball Field Materia	813.02		
VEN002356	Natural Sand Company Inc	APP019540	7/17/2014	313015474	2012-13 COIT BAN-CONSTR	Natural Baseball Field Materia	70,186.98		
VEN000480	CSI Signs	APP019541	7/17/2014	313015474	2012-13 COIT BAN-CONSTR	Site Signage	5,257.00		
VEN000480	CSI Signs	APP019541	7/17/2014	313015474	2012-13 COIT BAN-CONSTR	Site Signage CO#1	63,854.00		
VEN000480	CSI Signs	APP019541	7/17/2014	313015474	2012-13 COIT BAN-CONSTR	Site Signage CO#2	9,385.00		
VEN000304	Bullseye Fence Design Inc	APP019542	7/17/2014	313015474	2012-13 COIT BAN-CONSTR	Fencing Repair for TSGR	1,000.00		
VEN000304	Bullseye Fence Design Inc	APP019542	7/17/2014	313015474	2012-13 COIT BAN-CONSTR	Fencing Repair for TSGR CO	6,599.50		
VEN001547	Penrod Lumber Co	APP019611	7/23/2014	313015474	2012-13 COIT BAN-CONSTR	Wood Fences & Gates	72,360.00		
VEN000348	CDW Government Inc	APP019670	7/28/2014	313015474	2012-13 COIT BAN-CONSTR	IT Equipment for Internet	1,375.66		
VEN002259	Central Indiana Hardware	APP019671	7/28/2014	313015474	2012-13 COIT BAN-CONSTR	Permanent Cores for Doors	441.12		
VEN002613	ERMCO Inc	APP019672	7/28/2014	313015474	2012-13 COIT BAN-CONSTR	Misc. Electrical Services	1,000.50		
VEN002613	ERMCO Inc	APP019672	7/28/2014	313015474	2012-13 COIT BAN-CONSTR	Weather Alert System Modific	2,799.00		
VEN002357	OnSite Services of North Central IN	APP019676	7/28/2014	313015474	2012-13 COIT BAN-CONSTR	Temporary Port-o-lets	5,687.00		
VEN000203	BD Managed Services LLC	APP019681	7/28/2014	313015474	2012-13 COIT BAN-CONSTR	IT Equipment Installation	1,040.00		
VEN001912	The Brickman Group LTD LLC	APP019686	7/28/2014	313015474	2012-13 COIT BAN-CONSTR	Bermuda Grass Repair	19,966.00		
VEN001912	The Brickman Group LTD LLC	APP019687	7/28/2014	313015474	2012-13 COIT BAN-CONSTR	Soccer Sod & Seed Repairs	58,422.90		
VEN002613	ERMCO Inc	APP019688	7/28/2014	313015474	2012-13 COIT BAN-CONSTR	Electrical Troubleshooting Se	702.00		
VEN000197	Barton Electric	APP019747	7/30/2014	313015474	2012-13 COIT BAN-CONSTR	Exterior Athletic Lighting	58,740.00		
VEN000197	Barton Electric	APP019747	7/30/2014	313015474	2012-13 COIT BAN-CONSTR	Exterior Athletic Lighting CO#	3,139.00		
VEN001362	Mid-America Golf and Landscape	APP019776	7/31/2014	313015474	2012-13 COIT BAN-CONSTR	Irrigation & Soccer Fields	14,112.00		
VEN001362	Mid-America Golf and Landscape	APP019776	7/31/2014	313015474	2012-13 COIT BAN-CONSTR	CO#05 for Soccer and Baseb	446,500.50		
VEN001410	Myers Construction Mgmt Inc	APP019802	8/4/2014	313015474	2012-13 COIT BAN-CONSTR	Maintenance Buildings & Con	3,356.75		
VEN001410	Myers Construction Mgmt Inc	APP019802	8/4/2014	313015474	2012-13 COIT BAN-CONSTR	Maint Bldg & Concessions C	185,000.00		
VEN001671	Rieth-Riley Construction	APP019803	8/4/2014	313015474	2012-13 COIT BAN-CONSTR	Roadways, Parking Lots & Sit	363,584.75		
Subtotal for Grand Park							1,499,219.54		
Subtotal for Fund 313 2012 and 2013 COIT BAN Construction							1,499,219.54		

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Fund No. Fund Name									
500	Sports Campus Grant								
Grand Park									
VEN000450	Context	APP019746	7/30/2014	500015474	GRAND PARK GRANT-CON	TSGR Constr. Admin & Obser	25,500.00		
VEN000450	Context	APP019746	7/30/2014	500015474	GRAND PARK GRANT-CON	TSGR CA & Observation CO#	5,592.50		
VEN001054	J and D Turf	APP019777	8/1/2014	500015474	GRAND PARK GRANT-CON	Bermuda Re-Seeding Observ	2,625.00		
Subtotal for Grand Park							33,717.50		
Subtotal for Fund 500 Sports Campus Grant							33,717.50		
Fund No. Fund Name									
640	Sports Campus Operating								
Grand Park									
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	C4 & Commons	167.43	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	F2-4 Sports Lights	302.60	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	C1 & Commons	748.60	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	C2 & Commons	444.16	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	Field Sports HQ	1,503.09	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	C9 & Commons	644.35	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	C7 & Commons	671.76	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	D2-5 Sports Lights	1,656.36	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	Pump House	1,872.83	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	D13-16 Sports Lights	502.89	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	D1 Sports Lights	415.61	1029	7/18/2014
VEN000589	Duke Energy	APP019506	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	C4 & Commons	996.78	1029	7/18/2014
VEN001653	Regions Insurance Inc	APP019513	7/17/2014	640015339	SPORTS CAMPUS-INSURAN	Added passenger carts	41.00		
VEN000589	Duke Energy	APP019519	7/17/2014	640015341	SPORTS CAMPUS-ELECTRI	Admin Bldg	1,123.61	1029	7/18/2014
VEN001653	Regions Insurance Inc	APP019593	7/21/2014	640015339	SPORTS CAMPUS-INSURAN	1st, 2nd and 3rd installment, n	16,380.00		
VEN000739	Frontier	APP019648	7/23/2014	640015224	SPORTS CAMPUS-OPERATI	5 E 191st St	62.02	1030	7/25/2014
VEN000739	Frontier	APP019648	7/23/2014	640015224	SPORTS CAMPUS-OPERATI	711 E 191st St	70.05	1030	7/25/2014
VEN002228	Indiana Sports Properties	APP019809	8/4/2014	640015349	SPORTS CAMPUS-SERVICE	Property Management for Gra	21,500.00		
VEN001912	The Brickman Group LTD LLC	APP019909	8/5/2014	640015349	SPORTS CAMPUS-SERVICE	April Grand Park Commons	54,181.25		
VEN001912	The Brickman Group LTD LLC	APP019909	8/5/2014	640015349	SPORTS CAMPUS-SERVICE	April Grand Park Soccer	76,201.13		
VEN001459	North Central Co-Op	APP019915	8/5/2014	640015224	SPORTS CAMPUS-OPERATI	Grand Park Lot B	603.99		
VEN001637	Ray's Trash Service	APP019916	8/5/2014	640015224	SPORTS CAMPUS-OPERATI	571 E 191st St June	603.64		
VEN001637	Ray's Trash Service	APP019916	8/5/2014	640015224	SPORTS CAMPUS-OPERATI	5 E 191st St June	1,455.52		

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Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN000877	Henke Development LLC	APP019927	8/5/2014	640015349	SPORTS CAMPUS-SERVICE	Management fee for July	7,500.00		
VEN000877	Henke Development LLC	APP019927	8/5/2014	640015349	SPORTS CAMPUS-SERVICE	Advisory fee for July	12,500.00		
VEN001637	Ray's Trash Service	APP019930	8/5/2014	640015349	SPORTS CAMPUS-SERVICE	5 E 191st St 6/27-7/10	1,568.10		
VEN001637	Ray's Trash Service	APP019930	8/5/2014	640015349	SPORTS CAMPUS-SERVICE	711 E 191st 6/30-7/7	675.18		
VEN002336	Citizens Westfield	APP019932	8/5/2014	640015349	SPORTS CAMPUS-SERVICE	943 E 191st GP Bldg 10	281.67		
VEN002336	Citizens Westfield	APP019932	8/5/2014	640015349	SPORTS CAMPUS-SERVICE	5 E 191st St	271.83		
VEN002336	Citizens Westfield	APP019932	8/5/2014	640015349	SPORTS CAMPUS-SERVICE	720 E 186th St	249.78		
VEN002336	Citizens Westfield	APP019932	8/5/2014	640015349	SPORTS CAMPUS-SERVICE	711 E 191st	258.05		
Subtotal for Grand Park							205,453.28		
Subtotal for Fund 640 Sports Campus Operating							205,453.28		
Fund No. Fund Name									
641 Supplemental Reserv									
Administration									
VEN002619	Moore Restoration Inc	APP019476	7/16/2014	641001349	SUPPLE RESERV CONTR S	City Services water leak/resto	33,878.17	54617	7/16/2014
VEN000832	Hamilton Co Leadership Academy	APP019919	8/5/2014	641001349	SUPPLE RESERV CONTR S	Water damage City Services	3,574.88		
Subtotal for Administration							37,453.05		
Subtotal for Fund 641 Supplemental Reserv							37,453.05		
Fund No. Fund Name									
646 WestfieldConnects									
WestfieldConnects									
VEN000965	Indiana Fiber Network	APP019912	8/5/2014	646019349	WESTFIELDCONNECTS-SE	Network Monitoring for July	140.00		
VEN001462	Northern Lights	APP019914	8/5/2014	646019349	WESTFIELDCONNECTS-SE	Utility locating for June	9,745.50		
Subtotal for WestfieldConnects							9,885.50		
Subtotal for Fund 646 WestfieldConnects							9,885.50		

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Fund No. Fund Name									
651 Infrastructure Improv									
Public Works									
VEN002123	Westfield-Washington Schools	APP019477	7/16/2014	651013474	INFRASTRUCTURE IMPRO	School property/athletic fields	1,500,000.00	100071614	7/16/2014
VEN002019	United Consulting Engineers	APP019526	7/17/2014	651013474	INFRASTRUCTURE IMPRO	Midland Monon Trail Anna Ke	30,877.00		
VEN002019	United Consulting Engineers	APP019528	7/17/2014	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	1,500.00		
VEN002225	Butler Fairman and Seufert Inc	APP019673	7/28/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2142 156th Spri	4,750.00		
VEN002038	USI Consultants, Inc	APP019675	7/28/2014	651013474	INFRASTRUCTURE IMPRO	191st Street and Tomlinson R	11,630.00		
VEN000359	CHA Consulting Inc	APP019682	7/28/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2209/Union St E	3,766.50		
VEN000562	DLZ	APP019685	7/28/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2125 corr appr n	26,101.28		
VEN000839	Hamilton County Clerk	APP019744	7/29/2014	651013474	INFRASTRUCTURE IMPRO	Sandra & Leah Vincent Cause	61,678.00	54642	7/30/2014
VEN000839	Hamilton County Clerk	APP019745	7/29/2014	651013474	INFRASTRUCTURE IMPRO	Sandra & Leah Vincent Cause	136,549.00	54643	7/30/2014
VEN000562	DLZ	APP019754	7/30/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2168/Wheeler R	26,965.00		
VEN000359	CHA Consulting Inc	APP019906	8/5/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2209/Union St E	7,025.78		
VEN001879	T.M.T Inc	APP019943	8/5/2014	651013474	INFRASTRUCTURE IMPRO	Spruce Tree Relocate 161st a	1,050.00		
VEN002733	Doyle Mahan and Chase	APP019944	8/5/2014	651013474	INFRASTRUCTURE IMPRO	161st St Parcel 3	4,569.33		
VEN002734	Joanna Mahan and Chase	APP019945	8/5/2014	651013474	INFRASTRUCTURE IMPRO	161st St Parcel 3	4,569.33		
VEN002732	Joanna Mahan	APP019946	8/5/2014	651013474	INFRASTRUCTURE IMPRO	161st Street parcel 3	8,555.67		
VEN002731	Doyle Mahan	APP019947	8/5/2014	651013474	INFRASTRUCTURE IMPRO	161st parcel 3	8,555.67		
VEN002038	USI Consultants, Inc	APP019951	8/5/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2277/can not fin	61,150.00		
VEN002705	Phillip L Stewart	APP019962	8/5/2014	651013474	INFRASTRUCTURE IMPRO	156th St Parcel 1	175,000.00		
VEN002704	Throgmartin-Henke Develop	APP019963	8/4/2014	651013474	INFRASTRUCTURE IMPRO	191st & Tomlinson Rd Round	605,050.00		
VEN002703	C Adam Compton	APP019964	8/4/2014	651013474	INFRASTRUCTURE IMPRO	156th St Parcel 2	69,154.51		
VEN002729	C Adam Compton and Hamilton Co	APP019965	8/4/2014	651013474	INFRASTRUCTURE IMPRO	156th St parcel 2	1,805.49		
Subtotal for Public Works							2,750,302.56		
Subtotal for Fund 651 Infrastructure Improv							2,750,302.56		
Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN000163	Aul Retirement	APP019455	7/15/2014	701008931	PAYROLL-401A MATCHING-	RETIREMENT/ LOAN	4,285.70	100071514	7/15/2014
VEN000163	Aul Retirement	APP019456	7/15/2014	701008931	PAYROLL-401A MATCHING-	RETIREMENT	11,263.76	101071514	7/15/2014
VEN001537	Payroll	APP019457	7/15/2014	701008110	PAYROLL-NET SALARIES	net sal	313,762.49	105071514	7/16/2014
VEN000920	Huntington National Bank	APP019458	7/15/2014	701008131	PAYROLL-EMPLOYER'S FIC	fica	27,109.80	102071514	7/16/2014
VEN000920	Huntington National Bank	APP019458	7/15/2014	701008132	PAYROLL-EMPLOYER'S ME	med	6,340.20	102071514	7/16/2014

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN000920	Huntington National Bank	APP019458	7/15/2014	701008921	PAYROLL-FEDERAL WITHH	fed	52,198.44	102071514	7/16/2014
VEN000920	Huntington National Bank	APP019458	7/15/2014	701008922	PAYROLL-EMPLOYEE FICA	med	6,340.12	102071514	7/16/2014
VEN000920	Huntington National Bank	APP019458	7/15/2014	701008922	PAYROLL-EMPLOYEE FICA	fica	27,109.79	102071514	7/16/2014
VEN000959	Indiana Dept Of Revenue	APP019459	7/15/2014	701008923	PAYROLL-STATE WITHHOL	state	14,274.85	104071514	7/16/2014
VEN000959	Indiana Dept Of Revenue	APP019459	7/15/2014	701008923	PAYROLL-STATE WITHHOL	coit	4,582.11	104071514	7/16/2014
VEN000703	Fire Fighters Credit Union	APP019471	7/16/2014	701008141	PAYROLL-UNION DUES	union dues	1,801.31	16216	7/16/2014
VEN001583	Police and Firemen's Insurance	APP019472	7/16/2014	701008930	PAYROLL-INS. DED	insurance	69.12	16217	7/16/2014
VEN001864	Supporting heroes	APP019473	7/16/2014	701008991	PAYROLL-MISC	contributions	130.12	16218	7/16/2014
VEN000948	IN Family and Social Services Admin	APP019474	7/16/2014	701008140	PAYROLL-SUPPORT WITHH	child support	2,222.42	103071514	7/16/2014
VEN001550	PERF	APP019537	7/17/2014	701008133	PAYROLL-PERF	CIVILIAN PERF	34,562.06	107071514	7/17/2014
VEN000008	77 Police and Fire Fund	APP019538	7/17/2014	701008133	PAYROLL-PERF	NON CIVILIAN PERF	47,237.21	106071514	7/17/2014
VEN000058	AFLAC	APP019576	7/18/2014	701008930	PAYROLL-INS. DED	insurance	7,973.78	54626	7/30/2014
VEN000534	Delta Dental	APP019622	7/24/2014	701008930	PAYROLL-INS. DED	ins	2,395.85	16219	7/24/2014
VEN000052	Advantage HMO Health Plans	APP019693	7/28/2014	701008930	PAYROLL-INS. DED	med ins	2,774.27	16220	7/28/2014
VEN000920	Huntington National Bank	APP019695	7/28/2014	701008131	PAYROLL-EMPLOYER'S FIC	fica	26,763.97	101072914	7/30/2014
VEN000920	Huntington National Bank	APP019695	7/28/2014	701008132	PAYROLL-EMPLOYER'S ME	med	6,259.31	101072914	7/30/2014
VEN000920	Huntington National Bank	APP019695	7/28/2014	701008921	PAYROLL-FEDERAL WITHH	fed	51,188.20	101072914	7/30/2014
VEN000920	Huntington National Bank	APP019695	7/28/2014	701008922	PAYROLL-EMPLOYEE FICA	med	6,259.23	101072914	7/30/2014
VEN000920	Huntington National Bank	APP019695	7/28/2014	701008922	PAYROLL-EMPLOYEE FICA	fica	26,763.99	101072914	7/30/2014
VEN000959	Indiana Dept Of Revenue	APP019696	7/28/2014	701008923	PAYROLL-STATE WITHHOL	state	14,073.71	103072914	7/30/2014
VEN000959	Indiana Dept Of Revenue	APP019696	7/28/2014	701008923	PAYROLL-STATE WITHHOL	coit	4,526.68	103072914	7/30/2014
VEN001537	Payroll	APP019697	7/28/2014	701008110	PAYROLL-NET SALARIES	net sal	310,060.19	104072914	7/30/2014
VEN000163	Aul Retirement	APP019706	7/29/2014	701008931	PAYROLL-401A MATCHING-	JUL contributions	11,198.76	100072914	7/30/2014
VEN000163	Aul Retirement	APP019706	7/29/2014	701008931	PAYROLL-401A MATCHING-	JUL Loan	4,094.02	100072914	7/30/2014
VEN000948	IN Family and Social Services Admin	APP019711	7/29/2014	701008140	PAYROLL-SUPPORT WITHH	Child support	2,222.42	102072914	7/30/2014
VEN002177	Indiana Members Credit Union	APP019712	7/29/2014	701008930	PAYROLL-INS. DED	Employer HSA Contributions	4,687.50	16221	7/30/2014
VEN000703	Fire Fighters Credit Union	APP019741	7/29/2014	701008141	PAYROLL-UNION DUES	union dues	1,801.31	16222	7/30/2014
VEN001864	Supporting heroes	APP019742	7/29/2014	701008991	PAYROLL-MISC	contributions	130.12	16223	7/30/2014
VEN001583	Police and Firemen's Insurance	APP019743	7/29/2014	701008930	PAYROLL-INS. DED	police, fire ins	69.12	16224	7/30/2014
VEN001550	PERF	APP019815	8/4/2014	701008133	PAYROLL-PERF	civilian perf	33,828.58	101073114	8/5/2014
VEN000008	77 Police and Fire Fund	APP019816	8/4/2014	701008133	PAYROLL-PERF	non civilian perf	37,878.56	100073114	8/5/2014
Subtotal for Clerk Treasurer							1,108,239.07		

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Subtotal for Fund 701 Payroll							1,108,239.07		
Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN001537	Payroll	APP019460	7/15/2014	900016111	STORM-SALARY	sal	2,784.50	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	900016120	STORM-FICA AND MEDICAR	fica	142.50	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	900016120	STORM-FICA AND MEDICAR	med	33.32	100071514	7/16/2014
VEN001537	Payroll	APP019460	7/15/2014	900016121	STORM-PERF	perf	310.28	100071514	7/16/2014
VEN002040	Utility Pipe Sales of IN	APP019529	7/17/2014	900016434	STORM-STORMWATER MIS	7 inlet castings	2,415.00		
VEN000608	Eco-Infrastructure Solution	APP019668	7/28/2014	900016231	STORM-SUBGRADE MATERI	Jet & Vac flooded storm catch	640.00		
VEN001537	Payroll	APP019694	7/28/2014	900016111	STORM-SALARY	sal	2,298.40	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	900016120	STORM-FICA AND MEDICAR	fica	142.50	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	900016120	STORM-FICA AND MEDICAR	med	33.33	100073114	7/31/2014
VEN001537	Payroll	APP019694	7/28/2014	900016121	STORM-PERF	perf	287.30	100073114	7/31/2014
VEN002714	Brett Yonkus	APP019779	8/1/2014	900016370	STORMWATER-REFUND	refund	54.03		
VEN002711	Michael Teets	APP019780	8/1/2014	900016370	STORMWATER-REFUND		4.52		
VEN002715	Deena Young	APP019781	8/1/2014	900016370	STORMWATER-REFUND		100.57		
VEN002716	John Henne	APP019782	8/1/2014	900016370	STORMWATER-REFUND		38.71		
VEN002713	Christopher Robbins	APP019783	8/1/2014	900016370	STORMWATER-REFUND		2.75		
VEN002717	Matthew and Sarah Wilkes	APP019784	8/1/2014	900016370	STORMWATER-REFUND		37.52		
VEN002712	Steven Prines	APP019785	8/1/2014	900016370	STORMWATER-REFUND		360.78		
VEN002575	Erica Parker	APP019786	8/1/2014	900016370	STORMWATER-REFUND		100.17		
VEN002719	Wedgewood	APP019787	8/1/2014	900016370	STORMWATER-REFUND		9.80		
VEN002710	Michael Stout	APP019788	8/1/2014	900016370	STORMWATER-REFUND	Refund for a duplicate accout	231.00		
VEN002720	Martin Short	APP019789	8/1/2014	900016370	STORMWATER-REFUND		0.89		
VEN002721	Bart and Sherry Gilbert	APP019790	8/1/2014	900016370	STORMWATER-REFUND		29.25		
VEN002722	Dennis and Lori Couch	APP019791	8/1/2014	900016370	STORMWATER-REFUND		35.66		
VEN002723	David Schanz	APP019792	8/1/2014	900016370	STORMWATER-REFUND		92.69		
VEN002724	Esaoe North America	APP019793	8/1/2014	900016370	STORMWATER-REFUND		28.34		
VEN002725	Fred Vilinskis	APP019794	8/1/2014	900016370	STORMWATER-REFUND		25.14		
VEN002726	Erin Howe	APP019795	8/1/2014	900016370	STORMWATER-REFUND		5.41		
VEN002574	Chris Robbins	APP019817	8/4/2014	900016370	STORMWATER-REFUND		22.45		
VEN002599	Laura Fleischman	APP019818	8/4/2014	900016370	STORMWATER-REFUND		7.01		
VEN002600	Christa Baxter	APP019819	8/4/2014	900016370	STORMWATER-REFUND		0.79		
VEN002601	Michael Cox	APP019820	8/4/2014	900016370	STORMWATER-REFUND		0.80		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN002602	Stacy Jacobs	APP019821	8/4/2014	900016370	STORMWATER-REFUND		6.46		
VEN002603	Sean Kirkpatrick	APP019822	8/4/2014	900016370	STORMWATER-REFUND		1.07		
VEN002604	Nelson Schuman	APP019823	8/4/2014	900016370	STORMWATER-REFUND		9.83		
VEN002605	Glenn McNeely	APP019824	8/4/2014	900016370	STORMWATER-REFUND		0.80		
VEN002606	Jonathan Reynolds	APP019825	8/4/2014	900016370	STORMWATER-REFUND		0.80		
VEN002607	David and Denna Fox	APP019826	8/4/2014	900016370	STORMWATER-REFUND		0.89		
VEN002576	Randy Graham	APP019827	8/4/2014	900016370	STORMWATER-REFUND		1.69		
VEN002577	Scott Presley	APP019828	8/4/2014	900016370	STORMWATER-REFUND		1.15		
VEN002578	Tyler Campbell	APP019829	8/4/2014	900016370	STORMWATER-REFUND		1.07		
VEN002578	Tyler Campbell	APP019829	8/4/2014	900016370	STORMWATER-REFUND		1.07		
VEN002580	Tammy Johnson	APP019830	8/4/2014	900016370	STORMWATER-REFUND		0.79		
VEN002584	Richard and Tina Pedigo	APP019831	8/4/2014	900016370	STORMWATER-REFUND		7.08		
VEN002585	Rhonda McName	APP019832	8/4/2014	900016370	STORMWATER-REFUND		1.07		
VEN002586	David Adams	APP019833	8/4/2014	900016370	STORMWATER-REFUND		6.46		
VEN002588	Efrain Zavala	APP019834	8/4/2014	900016370	STORMWATER-REFUND		5.97		
VEN002590	Amanda Arnold	APP019835	8/4/2014	900016370	STORMWATER-REFUND		74.65		
VEN002524	Rhonda Keller	APP019838	8/4/2014	900016370	STORMWATER-REFUND		2.66		
VEN002521	Alan Virgin	APP019839	8/4/2014	900016370	STORMWATER-REFUND		10.00		
VEN002520	Stephen Ramsey	APP019840	8/4/2014	900016370	STORMWATER-REFUND		1.06		
VEN002525	Catherine Ambos	APP019841	8/4/2014	900016370	STORMWATER-REFUND		2.93		
VEN002526	Brady Gibson	APP019842	8/4/2014	900016370	STORMWATER-REFUND		1.34		
VEN002527	Jennifer Hamlet	APP019843	8/4/2014	900016370	STORMWATER-REFUND		2.30		
VEN002529	Lisa Baker	APP019844	8/4/2014	900016370	STORMWATER-REFUND		1.77		
VEN002528	Sara Hosteng	APP019845	8/4/2014	900016370	STORMWATER-REFUND		2.57		
VEN002532	Susan Mathews	APP019846	8/4/2014	900016370	STORMWATER-REFUND		2.66		
VEN002533	Vineet Gupta	APP019847	8/4/2014	900016370	STORMWATER-REFUND		1.41		
VEN002536	Clare Dunn	APP019848	8/4/2014	900016370	STORMWATER-REFUND		1.07		
VEN002537	Woods Edge Partners	APP019849	8/4/2014	900016370	STORMWATER-REFUND		2.30		
VEN002539	Pulte Group	APP019850	8/4/2014	900016370	STORMWATER-REFUND		8.09		
VEN002538	Jan and Brad Smith	APP019851	8/4/2014	900016370	STORMWATER-REFUND		2.22		
VEN002541	Christina Clayton	APP019852	8/4/2014	900016370	STORMWATER-REFUND		2.93		
VEN002542	Tom Cain	APP019853	8/4/2014	900016370	STORMWATER-REFUND		1.15		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
900	Stormwater								
Stormwater									
VEN002544	Jason Derybowski	APP019854	8/4/2014	900016370	STORMWATER-REFUND		74.63		
VEN002547	Farley Chalk	APP019855	8/4/2014	900016370	STORMWATER-REFUND		1.07		
VEN002548	Don Farrell	APP019856	8/4/2014	900016370	STORMWATER-REFUND		10.10		
VEN002550	Lee and Tamara Meidl	APP019857	8/4/2014	900016370	STORMWATER-REFUND		8.33		
VEN002556	Jayne Ryall	APP019858	8/4/2014	900016370	STORMWATER-REFUND		12.06		
VEN002562	Jeff McDonald	APP019859	8/4/2014	900016370	STORMWATER-REFUND		62.45		
VEN002614	Crystal Treadwell	APP019860	8/4/2014	900016370	STORMWATER-REFUND		15.00		
VEN002523	Angie and Steve Bell	APP019861	8/4/2014	900016370	STORMWATER-REFUND		2.57		
VEN002546	Tim Keller	APP019862	8/4/2014	900016370	STORMWATER-REFUND		1.41		
VEN002535	Monica Kang	APP019863	8/4/2014	900016370	STORMWATER-REFUND		2.04		
VEN002534	Michele Upright	APP019864	8/4/2014	900016370	STORMWATER-REFUND		1.41		
VEN001469	O W Krohn and Associates	APP019866	8/4/2014	900016309	STORM-CONSULTING FEES	Krohn services for April	145.00		
VEN000517	Daystar Directional Drilling	APP019905	8/5/2014	900016475	STORM-INFRASTRUCTURE	Sump repair @ 1028 Waterto	550.00		
VEN000517	Daystar Directional Drilling	APP019905	8/5/2014	900016475	STORM-INFRASTRUCTURE	Invoice came in higher due to	400.00		
VEN002730	Jennifer Alter	APP019959	8/5/2014	900016475	STORM-INFRASTRUCTURE	Reim for irrigation pipe repair	250.00		
Subtotal for Stormwater							11,978.79		
Subtotal for Fund 900 Stormwater							11,978.79		
Fund No. Fund Name									
950	Trash								
Trash									
VEN002711	Michael Teets	APP019780	8/1/2014	950017349	TRASH-ADM SERVICES		0.89		
VEN002711	Michael Teets	APP019780	8/1/2014	950017370	TRASH-REFUND		17.90		
VEN002720	Martin Short	APP019789	8/1/2014	950017349	TRASH-ADM SERVICES		0.17		
VEN002720	Martin Short	APP019789	8/1/2014	950017370	TRASH-REFUND		4.57		
VEN002726	Erin Howe	APP019795	8/1/2014	950017349	TRASH-ADM SERVICES		1.06		
VEN002726	Erin Howe	APP019795	8/1/2014	950017370	TRASH-REFUND		21.41		
VEN002574	Chris Robbins	APP019817	8/4/2014	950017349	TRASH-ADM SERVICES		0.51		
VEN002574	Chris Robbins	APP019817	8/4/2014	950017370	TRASH-REFUND		10.18		
VEN002599	Laura Fleischman	APP019818	8/4/2014	950017349	TRASH-ADM SERVICES		0.26		
VEN002599	Laura Fleischman	APP019818	8/4/2014	950017370	TRASH-REFUND		5.26		
VEN002600	Christa Baxter	APP019819	8/4/2014	950017349	TRASH-ADM SERVICES		0.16		

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Fund No. Fund Name									
950	Trash								
Trash									
VEN002600	Christa Baxter	APP019819	8/4/2014	950017370	TRASH-REFUND		3.16		
VEN002601	Michael Cox	APP019820	8/4/2014	950017349	TRASH-ADM SERVICES		0.21		
VEN002601	Michael Cox	APP019820	8/4/2014	950017370	TRASH-REFUND		4.21		
VEN002602	Stacy Jacobs	APP019821	8/4/2014	950017349	TRASH-ADM SERVICES		0.16		
VEN002602	Stacy Jacobs	APP019821	8/4/2014	950017370	TRASH-REFUND		3.16		
VEN002603	Sean Kirkpatrick	APP019822	8/4/2014	950017349	TRASH-ADM SERVICES		0.21		
VEN002603	Sean Kirkpatrick	APP019822	8/4/2014	950017370	TRASH-REFUND		4.21		
VEN002604	Nelson Schuman	APP019823	8/4/2014	950017349	TRASH-ADM SERVICES		0.82		
VEN002604	Nelson Schuman	APP019823	8/4/2014	950017370	TRASH-REFUND		16.50		
VEN002605	Glenn McNeely	APP019824	8/4/2014	950017349	TRASH-ADM SERVICES		0.16		
VEN002605	Glenn McNeely	APP019824	8/4/2014	950017370	TRASH-REFUND		3.16		
VEN002606	Jonathan Reynolds	APP019825	8/4/2014	950017349	TRASH-ADM SERVICES		0.16		
VEN002606	Jonathan Reynolds	APP019825	8/4/2014	950017370	TRASH-REFUND		3.16		
VEN002607	David and Denna Fox	APP019826	8/4/2014	950017349	TRASH-ADM SERVICES		0.17		
VEN002607	David and Denna Fox	APP019826	8/4/2014	950017370	TRASH-REFUND		3.51		
VEN002576	Randy Graham	APP019827	8/4/2014	950017349	TRASH-ADM SERVICES		0.33		
VEN002576	Randy Graham	APP019827	8/4/2014	950017370	TRASH-REFUND		6.67		
VEN002577	Scott Presley	APP019828	8/4/2014	950017349	TRASH-ADM SERVICES		0.23		
VEN002577	Scott Presley	APP019828	8/4/2014	950017370	TRASH-REFUND		4.56		
VEN002578	Tyler Campbell	APP019829	8/4/2014	950017349	TRASH-ADM SERVICES		0.21		
VEN002578	Tyler Campbell	APP019829	8/4/2014	950017349	TRASH-ADM SERVICES		0.21		
VEN002578	Tyler Campbell	APP019829	8/4/2014	950017370	TRASH-REFUND		4.21		
VEN002578	Tyler Campbell	APP019829	8/4/2014	950017370	TRASH-REFUND		4.21		
VEN002580	Tammy Johnson	APP019830	8/4/2014	950017349	TRASH-ADM SERVICES		0.16		
VEN002580	Tammy Johnson	APP019830	8/4/2014	950017370	TRASH-REFUND		3.16		
VEN002584	Richard and Tina Pedigo	APP019831	8/4/2014	950017349	TRASH-ADM SERVICES		0.28		
VEN002584	Richard and Tina Pedigo	APP019831	8/4/2014	950017370	TRASH-REFUND		5.62		
VEN002585	Rhonda McName	APP019832	8/4/2014	950017349	TRASH-ADM SERVICES		0.21		
VEN002585	Rhonda McName	APP019832	8/4/2014	950017370	TRASH-REFUND		4.21		
VEN002586	David Adams	APP019833	8/4/2014	950017349	TRASH-ADM SERVICES		0.16		
VEN002586	David Adams	APP019833	8/4/2014	950017370	TRASH-REFUND		3.16		
VEN002588	Efrain Zavala	APP019834	8/4/2014	950017349	TRASH-ADM SERVICES		0.11		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
950	Trash								
Trash									
VEN002588	Efrain Zavala	APP019834	8/4/2014	950017370	TRASH-REFUND		2.33		
VEN002590	Amanda Arnold	APP019835	8/4/2014	950017349	TRASH-ADM SERVICES		0.09		
VEN002590	Amanda Arnold	APP019835	8/4/2014	950017370	TRASH-REFUND		1.95		
VEN002524	Rhonda Keller	APP019838	8/4/2014	950017349	TRASH-ADM SERVICES		0.52		
VEN002524	Rhonda Keller	APP019838	8/4/2014	950017370	TRASH-REFUND		10.53		
VEN002521	Alan Virgin	APP019839	8/4/2014	950017349	TRASH-ADM SERVICES		0.33		
VEN002521	Alan Virgin	APP019839	8/4/2014	950017370	TRASH-REFUND		6.67		
VEN002520	Stephen Ramsey	APP019840	8/4/2014	950017349	TRASH-ADM SERVICES		0.21		
VEN002520	Stephen Ramsey	APP019840	8/4/2014	950017370	TRASH-REFUND		4.21		
VEN002525	Catherine Ambos	APP019841	8/4/2014	950017349	TRASH-ADM SERVICES		0.57		
VEN002525	Catherine Ambos	APP019841	8/4/2014	950017370	TRASH-REFUND		11.58		
VEN002526	Brady Gibson	APP019842	8/4/2014	950017349	TRASH-ADM SERVICES		0.26		
VEN002526	Brady Gibson	APP019842	8/4/2014	950017370	TRASH-REFUND		5.26		
VEN002527	Jennifer Hamlet	APP019843	8/4/2014	950017349	TRASH-ADM SERVICES		0.45		
VEN002527	Jennifer Hamlet	APP019843	8/4/2014	950017370	TRASH-REFUND		9.13		
VEN002529	Lisa Baker	APP019844	8/4/2014	950017349	TRASH-ADM SERVICES		0.35		
VEN002529	Lisa Baker	APP019844	8/4/2014	950017370	TRASH-REFUND		7.02		
VEN002528	Sara Hosteng	APP019845	8/4/2014	950017349	TRASH-ADM SERVICES		0.51		
VEN002528	Sara Hosteng	APP019845	8/4/2014	950017370	TRASH-REFUND		10.18		
VEN002532	Susan Mathews	APP019846	8/4/2014	950017349	TRASH-ADM SERVICES		0.52		
VEN002532	Susan Mathews	APP019846	8/4/2014	950017370	TRASH-REFUND		10.53		
VEN002533	Vineet Gupta	APP019847	8/4/2014	950017349	TRASH-ADM SERVICES		0.28		
VEN002533	Vineet Gupta	APP019847	8/4/2014	950017370	TRASH-REFUND		5.62		
VEN002536	Clare Dunn	APP019848	8/4/2014	950017349	TRASH-ADM SERVICES		0.21		
VEN002536	Clare Dunn	APP019848	8/4/2014	950017370	TRASH-REFUND		4.21		
VEN002537	Woods Edge Partners	APP019849	8/4/2014	950017349	TRASH-ADM SERVICES		0.45		
VEN002537	Woods Edge Partners	APP019849	8/4/2014	950017370	TRASH-REFUND		9.13		
VEN002539	Pulte Group	APP019850	8/4/2014	950017349	TRASH-ADM SERVICES		1.60		
VEN002539	Pulte Group	APP019850	8/4/2014	950017370	TRASH-REFUND		31.99		
VEN002538	Jan and Brad Smith	APP019851	8/4/2014	950017349	TRASH-ADM SERVICES		0.43		
VEN002538	Jan and Brad Smith	APP019851	8/4/2014	950017370	TRASH-REFUND		8.77		
VEN002541	Christina Clayton	APP019852	8/4/2014	950017349	TRASH-ADM SERVICES		0.57		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
950	Trash								
	Trash								
VEN002541	Christina Clayton	APP019852	8/4/2014	950017370	TRASH-REFUND		11.58		
VEN002542	Tom Cain	APP019853	8/4/2014	950017349	TRASH-ADM SERVICES		0.23		
VEN002542	Tom Cain	APP019853	8/4/2014	950017370	TRASH-REFUND		4.56		
VEN002544	Jason Derybowski	APP019854	8/4/2014	950017349	TRASH-ADM SERVICES		0.33		
VEN002544	Jason Derybowski	APP019854	8/4/2014	950017370	TRASH-REFUND		6.67		
VEN002547	Farley Chalk	APP019855	8/4/2014	950017349	TRASH-ADM SERVICES		0.21		
VEN002547	Farley Chalk	APP019855	8/4/2014	950017370	TRASH-REFUND		4.21		
VEN002548	Don Farrell	APP019856	8/4/2014	950017349	TRASH-ADM SERVICES		0.87		
VEN002548	Don Farrell	APP019856	8/4/2014	950017370	TRASH-REFUND		17.55		
VEN002550	Lee and Tamara Meidl	APP019857	8/4/2014	950017349	TRASH-ADM SERVICES		0.52		
VEN002550	Lee and Tamara Meidl	APP019857	8/4/2014	950017370	TRASH-REFUND		10.53		
VEN002556	Jayne Ryall	APP019858	8/4/2014	950017349	TRASH-ADM SERVICES		1.25		
VEN002556	Jayne Ryall	APP019858	8/4/2014	950017370	TRASH-REFUND		25.27		
VEN002562	Jeff McDonald	APP019859	8/4/2014	950017349	TRASH-ADM SERVICES		1.13		
VEN002562	Jeff McDonald	APP019859	8/4/2014	950017370	TRASH-REFUND		22.81		
VEN002614	Crystal Treadwell	APP019860	8/4/2014	950017349	TRASH-ADM SERVICES		0.33		
VEN002614	Crystal Treadwell	APP019860	8/4/2014	950017370	TRASH-REFUND		6.67		
VEN002523	Angie and Steve Bell	APP019861	8/4/2014	950017349	TRASH-ADM SERVICES		0.51		
VEN002523	Angie and Steve Bell	APP019861	8/4/2014	950017370	TRASH-REFUND		10.18		
VEN002546	Tim Keller	APP019862	8/4/2014	950017349	TRASH-ADM SERVICES		0.28		
VEN002546	Tim Keller	APP019862	8/4/2014	950017370	TRASH-REFUND		5.62		
VEN002535	Monica Kang	APP019863	8/4/2014	950017349	TRASH-ADM SERVICES		0.40		
VEN002535	Monica Kang	APP019863	8/4/2014	950017370	TRASH-REFUND		8.07		
VEN002534	Michele Upright	APP019864	8/4/2014	950017349	TRASH-ADM SERVICES		0.28		
VEN002534	Michele Upright	APP019864	8/4/2014	950017370	TRASH-REFUND		5.62		
VEN001469	O W Krohn and Associates	APP019865	8/4/2014	950017349	TRASH-ADM SERVICES	Services for May	290.00		
VEN001469	O W Krohn and Associates	APP019867	8/4/2014	950017349	TRASH-ADM SERVICES	Krohn services for April	326.25		
VEN001637	Ray's Trash Service	APP019870	8/4/2014	950017349	TRASH-ADM SERVICES	July trash payments	139,649.74		
VEN001637	Ray's Trash Service	APP019871	8/4/2014	950017349	TRASH-ADM SERVICES	June Trash payments	15,663.59		
Subtotal for Trash							156,364.75		
Subtotal for Fund 950 Trash							156,364.75		
Posted Invoices Total							8,022,685.30		

PROCLAMATION

White Castle and Shriners Hospitals for Children Day

August 20, 2014

WHEREAS, Shriners Hospitals for Children is a national non-profit organization committed to giving children the opportunity to live a more normal life; and

WHEREAS, Shriners Hospitals for Children gives children the opportunity to receive treatment for orthopedic problems, severe burns and spinal cord injuries and provides them with a head-start in developing a normal life, regardless of the patients ability to pay, that is essential to becoming successful and contributing adults; and

WHEREAS, on August 20, 2014, Shriners Hospitals for Children and White Castle will join together to encourage people to donate to Shriners Hospitals for Children.

BE IT RESOLVED that I, Andy Cook, Mayor of the City of Westfield, in recognition of this important event, do hereby proclaim August 20, 2014, as *White Castle and Shriners Hospitals for Children Day*.

IN WITNESS WHEREOF, I, Andy Cook, have hereunto set my hand and caused to be affixed the great seal of the City of Westfield, Indiana, on this 11th day of August, 2014.

(City Seal)

J. Andrew Cook, Mayor
City of Westfield

RESOLUTION 14-119

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 14-32

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 AUGUST, 2014, 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

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 14-119 was delivered to the Mayor of Westfield
on the _____ day of August, 2014, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 14-119
this _____ day of August, 2014.

J. Andrew Cook, Mayor

I hereby VETO Resolution 14-119
this _____ day of August, 2014.

J. Andrew Cook, Mayor

EXHIBIT A **ANNEXATION AREA**

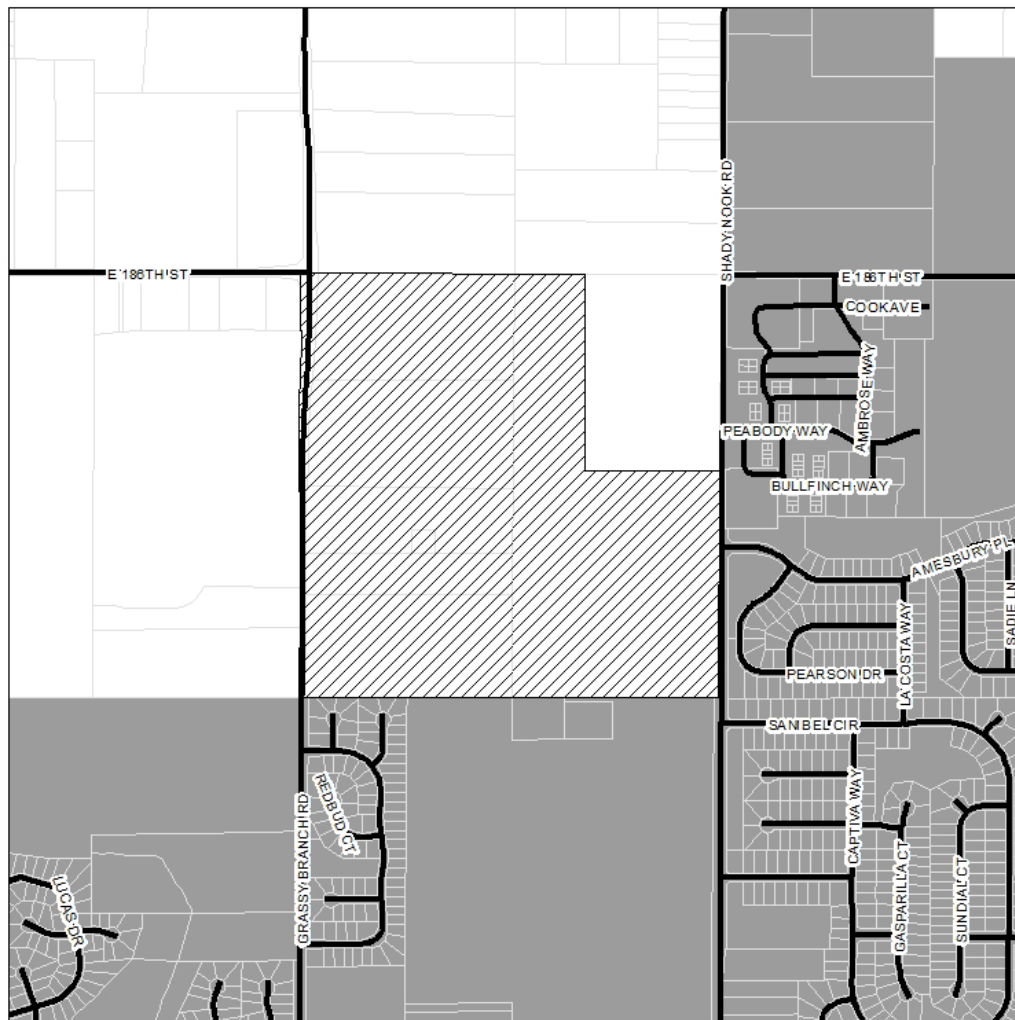


EXHIBIT LEGEND

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

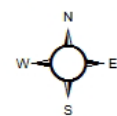


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTIONS

This description includes seven (7) parcels of land:

Parcel No. 08-06-32-00-00-001.002

Parcel No. 08-06-32-00-00-001.001

Parcel No. 08-06-32-00-00-001.114

Parcel No. 08-06-32-00-00-001.004

Parcel No. 08-06-32-00-00-001.104

Parcel No. 08-06-32-00-00-001.003

Parcel No. 08-06-32-00-00-002.000 (part of)

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

Beginning at the Southeast corner of said Northwest quarter; thence North 89 degrees 53 minutes 48 seconds West 2,647.50 feet along the South line of said Northwest quarter; thence North 00 degrees 19 minutes 07 seconds East 1,281.59 feet along the West line of said Northwest quarter to the Right of Way Taking described in Instrument Numbers 2005-0084246 and 2005-0084247 recorded in the Office of the Recorder of Hamilton County, Indiana by the next seven (7) courses: 1) South 89 degrees 43 minutes 44 seconds East 17.42 feet; 2) North 09 degrees 40 minutes 51 seconds East 50.68 feet; 3) North 04 degrees 06 minutes 12 seconds East 150.31 feet to a point on a non-tangent curve concave easterly, the radius point of said curve being South 89 degrees 41 minutes 56 seconds East 6,565.00 feet from said point; 4) northerly along said curve 348.14 feet to the point of non-tangency of said curve, said point being North 86 degrees 39 minutes 38 seconds West 6,565.00 feet from the radius point of said curve; 5) North 05 degrees 44 minutes 52 seconds East 476.97 feet; 6) North 00 degrees 10 minutes 09 seconds West 376.71 feet to the North line of said Northwest quarter; thence South 89 degrees 41 minutes 06 seconds East 1,746.60 feet along said North line; thence South 00 degrees 19 minutes 22 seconds West 1,197.96 feet; thence South 89 degrees 39 minutes 38 seconds East 814.88 feet to the East line of said Northwest quarter; thence South 00 degrees 20 minutes 22 seconds West 1,473.00 feet along said East line to the place of beginning, containing 138.331 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 Grassy Branch Road, Shady Nook Road and East 186th Street.



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

**Generally described as the real estate located south of 186th Street,
Between Shady Nook Road and Grassy Branch Road**

**This Fiscal Plan Supports
Ordinance 14-32**

**This Fiscal Plan is Exhibit C
of Resolution 14-119**

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 present cost estimates and a plan for the extension of municipal services to the area proposed for annexation. Municipal services of a non-capital nature are required 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. Municipal services of a capital improvement nature are required 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.

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
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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 generally described as the real estate located south of 186th Street, between Shady Nook Road and Grassy Branch Road, (see attached **Exhibit 1**) and encompasses an area of approximately one hundred and forty (140) 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 two (2) inhabitants and contains one (1) residential 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 Planned Unit Development District (Andover PUD District Ordinance No. 03-40, as amended).

E. Property Tax Assessment

The 2013 pay 2014 total net assessed valuation of all real property and its improvements located within the Annexation Area is \$290,220¹.

F. Municipal Property Tax Rate

The existing 2013 pay 2014 property tax rate assessed to all real property and its improvements within the Annexation Area is \$2.64780 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.

¹ Only part of Parcel No. 08-06-32-00-00-002.000 is located within the Annexation Area. As a result, this assessed valuation assumes a partial valuation of land (80%) and no improvements for Parcel No. 08-06-32-00-00-002.000.

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 a residential neighborhood to be known as “The Lakes of Westfield” that received primary plat approval by the Westfield-Washington Township Advisory Plan Commission on March 3, 2014. The primary plat consists of one hundred and ninety-nine (199) single-family residential lots and approximately forty-three (43) acres of common area/open space. In addition, the primary plat set aside two (2) acres to be developed for a childcare facility, as permitted by the Andover PUD District.

Site construction for the single-family homes is planned by the developer to be initiated in 2014. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

Single-family Homes²: Forty (40) units in 2015; forty (40) units in 2016; forty (40) units in 2017; and forty (40) units in 2018.

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 the following subdivision in Westfield: Oak Manor.

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 2013 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 forty (40) 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 addition 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 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.

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.

B. Fire Department

The seventy (70) 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.

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 approximately \$980,000 for 2014, which is approximately \$5,280 per road mile.

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 the road miles of approximately 0.79 miles (4,129 feet) for Shady Nook Road and Grassy Branch Road and the estimated 2.85 miles of new road miles to be built by the developer 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 of Westfield Water, LLC (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 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.

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. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

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.

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.

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.

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.

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.

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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 \$290,220. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately one hundred and twenty (120) single-family residential homes.

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 March 1, 2015; 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 March 1, 2015, will not be realized until May and November of 2016. 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 2014 is \$2.64780. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to \$3.09600, an increase of \$0.4482 or fifteen percent (15%). A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction

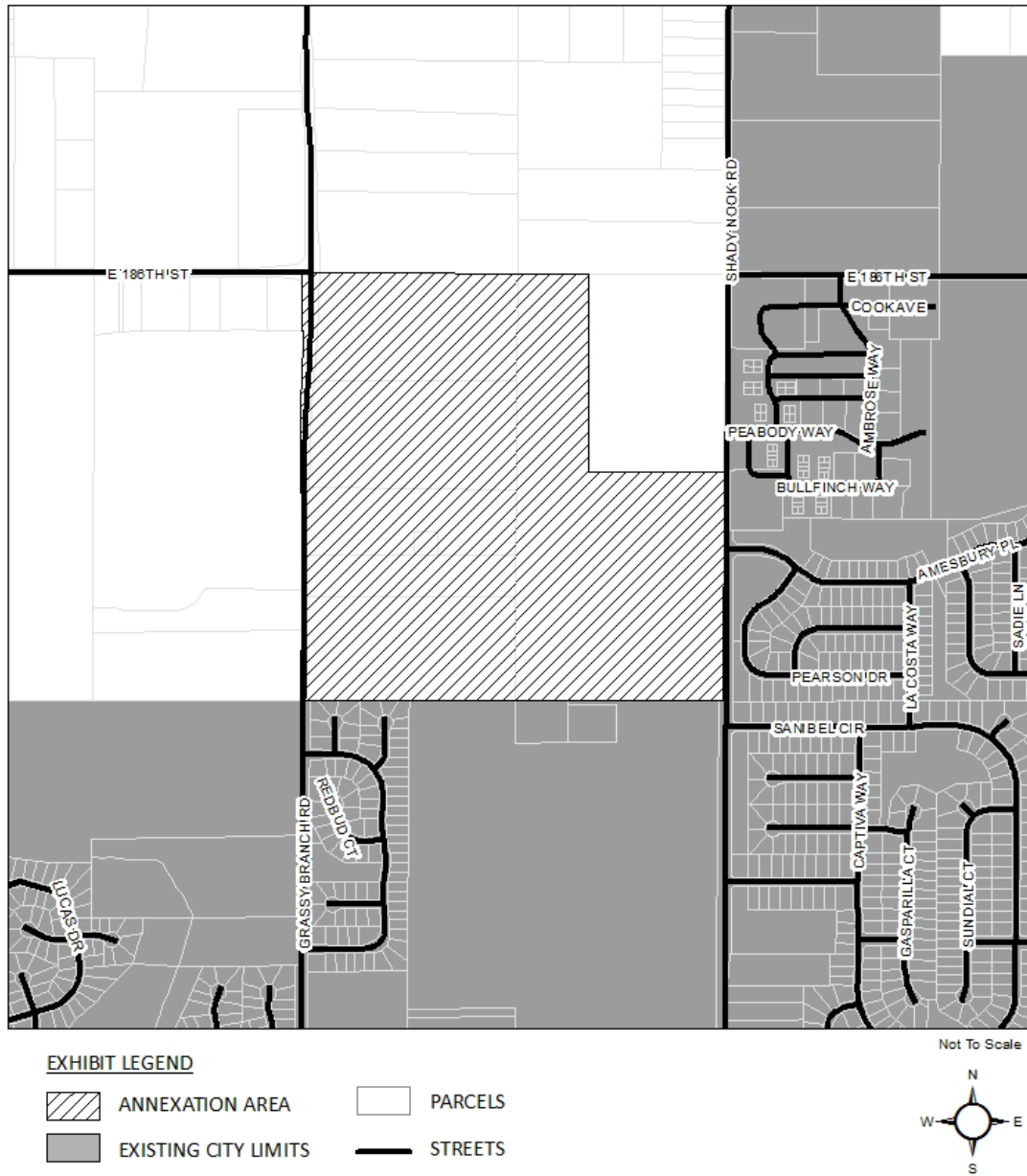


Exhibit 2

Annexation Area: Legal Description

This description includes seven (7) parcels of land:

Parcel No. 08-06-32-00-00-001.002

Parcel No. 08-06-32-00-00-001.001

Parcel No. 08-06-32-00-00-001.114

Parcel No. 08-06-32-00-00-001.004

Parcel No. 08-06-32-00-00-001.104

Parcel No. 08-06-32-00-00-001.003

Parcel No. 08-06-32-00-00-002.000 (part of)

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

Beginning at the Southeast corner of said Northwest quarter; thence North 89 degrees 53 minutes 48 seconds West 2,647.50 feet along the South line of said Northwest quarter; thence North 00 degrees 19 minutes 07 seconds East 1,281.59 feet along the West line of said Northwest quarter to the Right of Way Taking described in Instrument Numbers 2005-0084246 and 2005-0084247 recorded in the Office of the Recorder of Hamilton County, Indiana by the next seven (7) courses: 1) South 89 degrees 43 minutes 44 seconds East 17.42 feet; 2) North 09 degrees 40 minutes 51 seconds East 50.68 feet; 3) North 04 degrees 06 minutes 12 seconds East 150.31 feet to a point on a non-tangent curve concave easterly, the radius point of said curve being South 89 degrees 41 minutes 56 seconds East 6,565.00 feet from said point; 4) northerly along said curve 348.14 feet to the point of non-tangency of said curve, said point being North 86 degrees 39 minutes 38 seconds West 6,565.00 feet from the radius point of said curve; 5) North 05 degrees 44 minutes 52 seconds East 476.97 feet; 6) North 00 degrees 10 minutes 09 seconds West 376.71 feet to the North line of said Northwest quarter; thence South 89 degrees 41 minutes 06 seconds East 1,746.60 feet along said North line; thence South 00 degrees 19 minutes 22 seconds West 1,197.96 feet; thence South 89 degrees 39 minutes 38 seconds East 814.88 feet to the East line of said Northwest quarter; thence South 00 degrees 20 minutes 22 seconds West 1,473.00 feet along said East line to the place of beginning, containing 138.331 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 Grassy Branch Road, Shady Nook Road and East 186th Street.

Exhibit 3

Fiscal Plan Tables

[The remainder of page intentionally left blank.]

TABLE 1

CITY OF WESTFIELD, INDIANA "THE LAKES OF WESTFIELD"

Computation of Estimated Property Taxes

<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	\$ 290,212 (1)	\$ - (2)	\$ 290,212	\$ 0.8075 (3)	\$ 2,343
2nd	10,290,212	5,252,000	5,038,212	0.8075	40,684
3rd	20,290,212	10,504,000	9,786,212	0.8075	79,024
4th	30,290,212	15,756,000	14,534,212	0.8075	117,364
5th	40,290,212	21,008,000	19,282,212	0.8075	155,704

(1) Assumes 40 homes completed each year, beginning in the 2nd year, with a total of 160 homes.

(2) Assumes homestead, supplemental homestead and mortgage deductions on all homes

(3) Assumes the final tax rate for 2014

TABLE 2

CITY OF WESTFIELD, INDIANA "THE LAKES OF WESTFIELD"

Estimated Revenue Generated

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Net Assessed Value	\$ 290,212	\$ 5,038,212	\$ 9,786,212	\$ 14,534,212	\$ 19,282,212
Property Tax Revenue	2,343	40,684	79,024	117,364	155,704
Circuit Breaker Reduction (1)	(1,111)	(19,296)	(37,480)	(55,664)	(73,848)
Motor Vehicle Highway	-	-	-	-	-
Local Roads & Street	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenue	<u>\$ 1,232</u>	<u>\$ 21,388</u>	<u>\$ 41,544</u>	<u>\$ 61,700</u>	<u>\$ 81,856</u>

(1) Estimated Circuit Breaker Reduction based upon Pay 2014 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 "THE LAKES OF WESTFIELD"

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)	\$ 1,670	\$ 6,678	\$ 15,582	\$ 22,260	\$ 27,602
Fire (1)	2,863	10,306	18,036	25,122	31,151
Lighting (2)	-	-	-	-	-
Fire Hydrants (2)	-	-	-	-	-
Streets & Road Maint. (1)	1,250	2,870	3,700	4,650	5,580
Park (2)	-	-	-	-	-
<u>Admin. & General Dpts. (1)</u>					
Administrative	145	218	1,960	3,920	4,704
Community Dev. Planning	30	44	400	799	959
Building Dept.	8	13	113	227	272
Information Tech.	54	80	724	1,447	1,737
Clerk	21	32	284	569	683
Mayor	5	8	70	140	168
City Council	6	8	76	151	181
Street Dept	74	110	994	1,987	2,385
Total Non-Capital Costs	<u>\$ 6,125</u>	<u>\$ 20,368</u>	<u>\$ 41,939</u>	<u>\$ 61,273</u>	<u>\$ 75,423</u>

(1) Assumes allocation of the specific budget; in the event you need further information, please contact the City. The increase in Street cost is due to the increase in homes.

(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 "THE LAKES OF WESTFIELD"

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>\$ -</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.

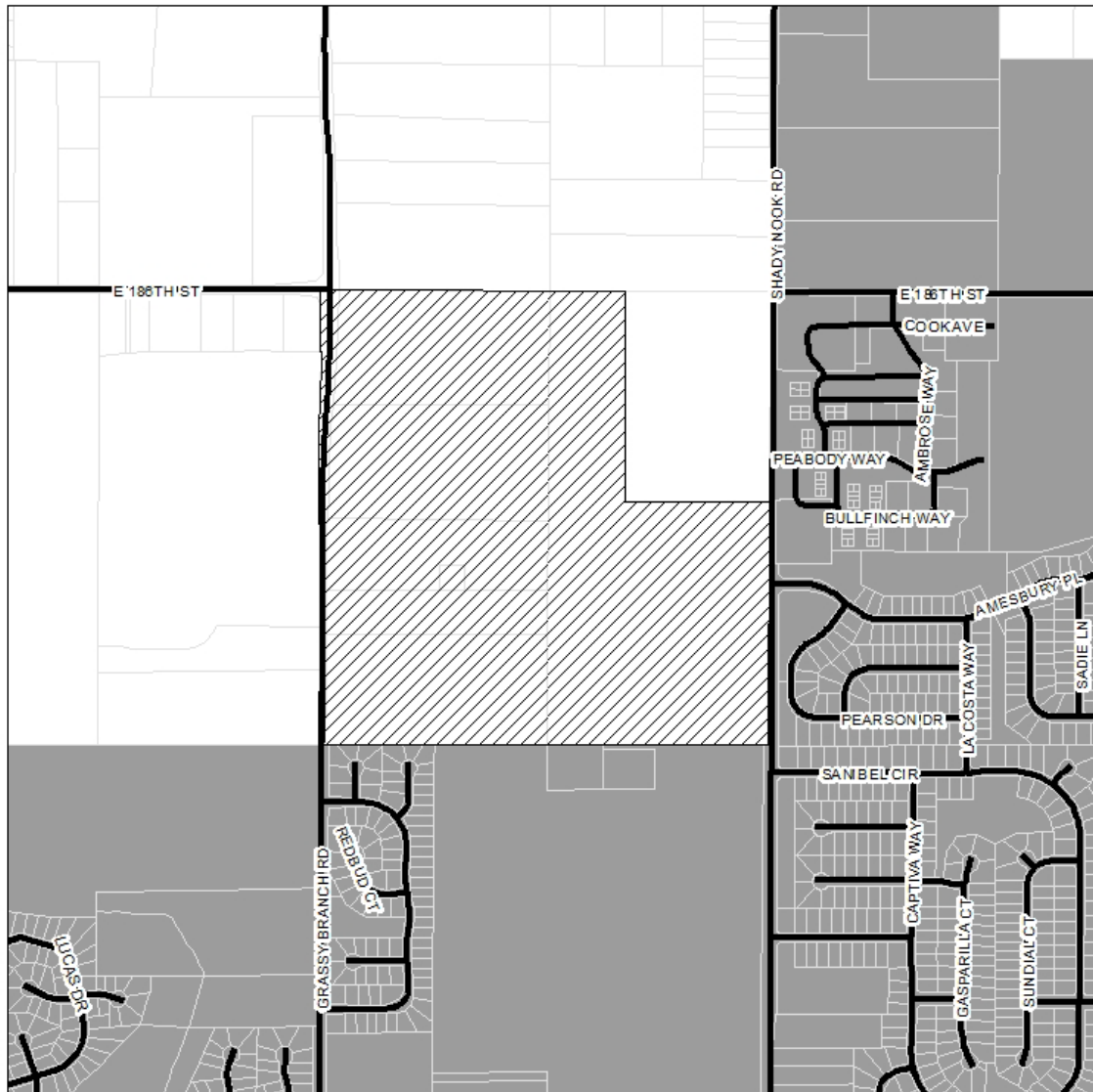
TABLE 5**CITY OF WESTFIELD, INDIANA "THE LAKES OF WESTFIELD"****Fiscal Plan Summary**

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>	<u>Total</u>
Revenue	\$ 1,232	\$ 21,388	\$ 41,544	\$ 61,700	\$ 81,856	\$ 207,720
Non-Capital Costs	6,125	20,368	41,939	61,273	75,423	205,128
Capital Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net	<u>\$ (4,893)</u>	<u>\$ 1,020</u>	<u>\$ (395)</u>	<u>\$ 427</u>	<u>\$ 6,433</u>	<u>\$ 2,592</u>
Percentage	<u>-397.2%</u>	<u>4.8%</u>	<u>-1.0%</u>	<u>0.7%</u>	<u>7.9%</u>	<u>1.2%</u>

General Notes

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

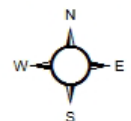
EXHIBIT A ANNEXATION AREA



Not To Scale

EXHIBIT LEGEND

	ANNEXATION AREA		PARCELS
	EXISTING CITY LIMITS		STREETS



RESOLUTION NUMBER 14-121

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING THE ORDER OF THE WESTFIELD PLAN COMMISSION AND THE DECLARATORY RESOLUTION BY THE WESTFIELD REDEVELOPMENT COMMISSION FOR THE SPRING MILL STATION ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission (the “Redevelopment Commission”) of the City of Westfield, Indiana (the “City”) has investigated, studied and surveyed economic development areas within the corporate boundaries of the City; and

WHEREAS, the Redevelopment Commission has selected an economic development area to be developed under Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”);

WHEREAS, on July 21, 2014, the Redevelopment Commission adopted its Declaratory Resolution No. 3-2014 (the “Declaratory Resolution”), establishing the Spring Mill Station Economic Development Area, the boundaries of which are described in the Declaratory Resolution (the “Spring Mill Station Economic Development Area”); and,

WHEREAS, the Declaratory Resolution approved the Economic Development Plan for the Spring Mill Station Economic Development Area (the “Plan”) presented at the July 21, 2014 meeting of the Redevelopment Commission, which plan contained recommendations for development and economic development of the Spring Mill Station Economic Development Area including road, infrastructure and pedestrian improvements in the Spring Mill Station Economic Development Area and related improvements serving the Spring Mill Station Economic Development Area as further described in the Plan; and

WHEREAS, the Redevelopment Commission submitted the Declaratory Resolution and supporting data, as required by the Act, to the Westfield-Washington Plan Commission (the “Plan Commission”) and on August 4, 2014, the Plan Commission adopted its Order Number 14-02 approving the Declaratory Resolution, the Spring Mill Station Economic Development Area and the Plan; and,

WHEREAS, the Redevelopment Commission has caused to be prepared a factual report dated July 21, 2014 (the “Report”) in support of the findings contained in the Declaratory Resolution, which Report was attached to and made a part of the Declaratory Resolution and is incorporated by reference in this resolution; and,

WHEREAS, Section 16(b) of the Act requires the Common Council of the City (the “Common Council”) to approve the Order of the Plan Commission; and,

WHEREAS, Section 16(c) of the Act requires that a determination that a geographic area is an economic development area be approved by the Common Council; and

WHEREAS, the Declaratory Resolution adopted by the Redevelopment Commission and the Order of the Plan Commission regarding the Declaratory Resolution have been submitted to the Common Council for approval; and,

WHEREAS, after being fully advised in the matter,

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

SECTION I. The Declaratory Resolution and the Plan are each, in all respects, approved, ratified and confirmed by the Common Council.

SECTION II. The Order of the Plan Commission, Number 14-02, adopted on August 4, 2014, approving the Declaratory Resolution and the Plan is, in all respects, approved, ratified and confirmed by the Common Council.

SECTION III. The establishment of an economic development area known as the Spring Mill Station Economic Development Area as described in the Declaratory Resolution, including the Exhibits thereto, is, in all respects, approved, ratified and confirmed by the Common Council.

SECTION IV. The Clerk-Treasurer of the City is hereby directed to file a copy of the Declaratory Resolution and the Order of the Plan Commission with the permanent minutes of this meeting.

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ADOPTED AND PASSED THIS 11TH DAY OF AUGUST, 2014, BY THE
WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL
Hamilton County, Indiana

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer
City of Westfield, Indiana

I hereby certify that RESOLUTION 14-121 was delivered to the Mayor of Westfield
on the ____ day of _____, 2014, at __:__.m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 14-121
this ____ day of _____, 2014.
at __:__.m.

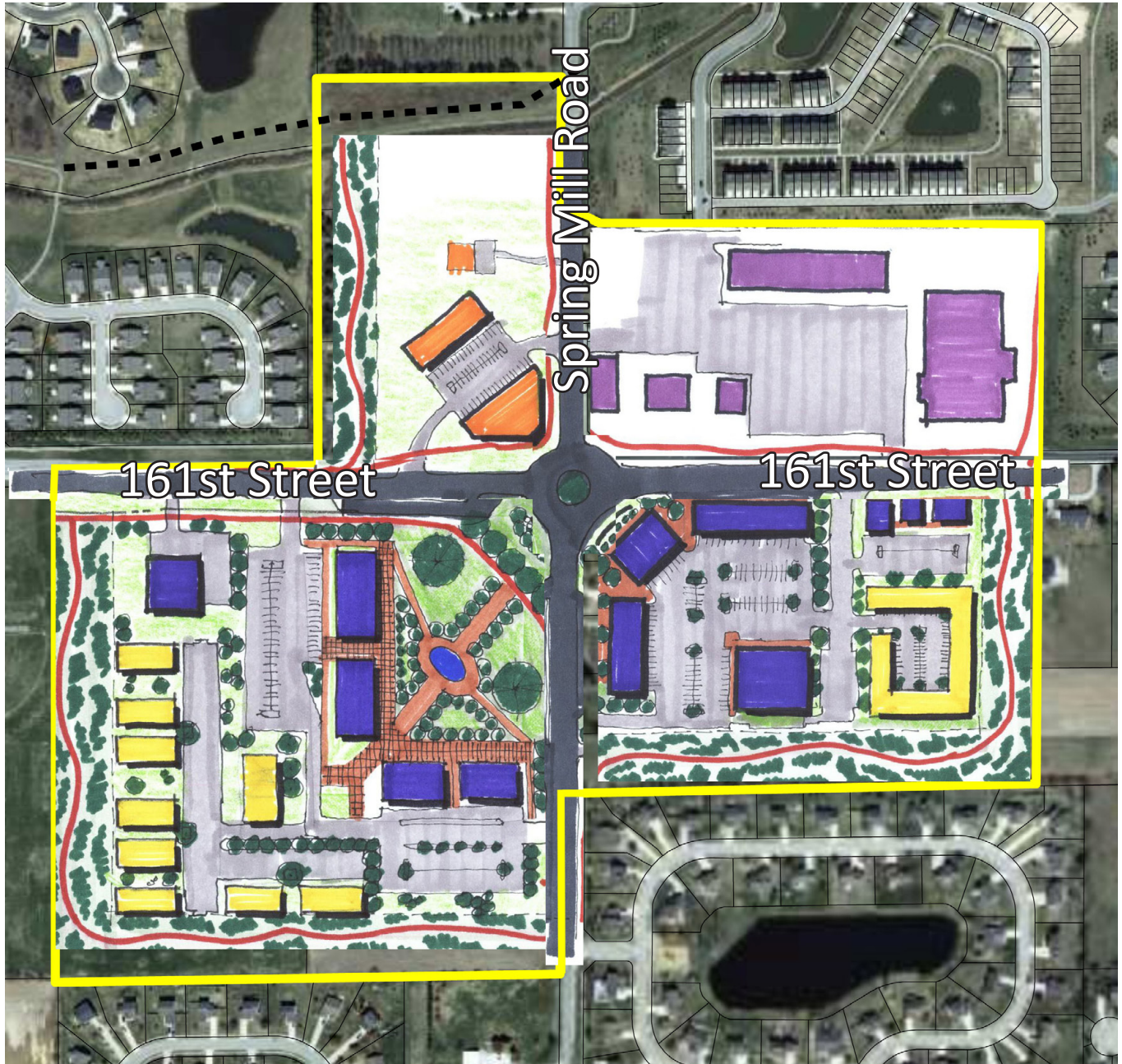
J. Andrew Cook, Mayor

I hereby VETO Resolution 14-121
this ____ day of _____, 2014.
at __:__.m.

J. Andrew Cook, Mayor

This document prepared by:
Ryan Clark
City of Westfield
Economic and Community Development
317-674-6599

Spring Mill Station EDA:
Economic Development Plan



**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 3-2014**

**DECLARATORY RESOLUTION OF THE WESTFIELD REDEVELOPMENT
COMMISSION REGARDING THE SPRING MILL STATION ECONOMIC
DEVELOPMENT AREA**

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission") of the City of Westfield, Indiana (the "City") has investigated, studied and surveyed economic development areas within the corporate boundaries of the City; and

WHEREAS, the Redevelopment Commission has selected an economic development area to be developed under Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the "Act");

WHEREAS, the Redevelopment Commission has prepared an economic development plan (the "Plan") for the selected economic development area, which the Plan is attached to and incorporated by reference as Exhibit A; and

WHEREAS, the Redevelopment Commission has caused to be prepared:

- 1) Maps and plats showing:
 - a. The boundaries of the area in which property would be acquired for, or otherwise affected by, the establishment of a redevelopment project area;
 - b. The location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning or redevelopment of the area, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the redevelopment project area;
 - c. The parts of the area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Plan (as defined herein); and
- 2) Lists of the owners of the various parcels of property proposed to be acquired; and
- 3) An estimate of the cost of acquisition, redevelopment and economic development.

WHEREAS, the Redevelopment Commission has caused to be prepared a factual report (the "Report") in support of the findings contained in the resolution, which the Report is attached as and incorporated by reference as Exhibit B;

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission, as follows:

- 1) The Redevelopment Commission has selected as an economic development area an area within its corporate boundaries, which area the Redevelopment Commission is hereby designating as the Spring Mill Station Economic Development Area (the "Economic Development Area"), and which the Economic Development Area is described in Exhibit C.
- 2) The Redevelopment Commission finds that the Plan for the Economic Development Area:
 - a. Promotes significant opportunities for the gainful employment of citizens of the City.
 - b. Assists in the attraction of new business enterprises to the City.
 - c. Provides for local public improvements in the Area.
 - d. Attracts permanent jobs.
 - e. Increases the property tax base.
 - f. Improves the diversity of the economic base of the City.
- 3) The Redevelopment Commission finds that the Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resorting to the powers allowed by the Redevelopment Commission under IC § 36-7-14 because of the following:
 - a. The lack of local public improvements;
 - b. The undeveloped and rural nature of the area nearby and the City's ability to compete for private development.
 - c. The lack of regulatory process available to building the infrastructure that will facilitate and encourage the economic development growth contemplated in the Plan.
- 4) The Redevelopment Commission finds that the accomplishment of the Plan will be of public utility and benefit as measured by:
 - a. The attraction and retention of permanent jobs;
 - b. An increase in the property tax base;

- c. Improved diversity of the economic base; and
 - d. Other similar benefits that specifically serve as a basis for making future public capital expenditures.
- 5) The Plan for the Economic Development Area conforms to other development and redevelopment plans for the City.
 - 6) The Redevelopment Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the Plan and, therefore, the Redevelopment Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
 - 7) This paragraph shall be considered the allocation provision for the purposes of IC § 36-7-14-39. The entire Economic Development Area shall constitute an allocation area as defined in IC § 36-7-14-39. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the allocation area shall be allocated and distributed in accordance with IC § 36-7-14-39. The base assessment date for property in the allocation area shall be March 1, 2014. The Redevelopment Commission directs the presiding officer to notify the Indiana Department of Local Government Finance of the designation of the Economic Development Area as an allocation area.
 - 8) All of the rights, powers, privileges and immunities that may be exercised by the Redevelopment Commission in a Redevelopment Area or Urban Renewal Area may be exercised by the Redevelopment Commission in the Economic Development Area, subject to the limitations in IC § 36-7-14-43.
 - 9) The presiding officer of the Redevelopment Commission is hereby authorized and directed to submit this resolution, the Plan, and the Report to the Westfield-Washington Advisory Plan Commission (the "Plan Commission") for its approval.
 - 10) The Redevelopment Commission also directs the presiding officer, upon receipt of the written order of approval of the Plan Commission and the approval of the Plan Commission's order by the Common Council of the City, to publish notice of the adoption and substance of this resolution in accordance with IC § 5-3-1-4 and to file notice with the Plan Commission, Board of Zoning Appeals, Board of Public Works, the Park Board, the building commissioner and any other departments or agencies of the City concerned with City planning, zoning variances, land use or the issuance of building permits. The notice must state the maps and plats have been prepared and can be reviewed at the office of the City's Economic and Community Development Department and must establish a date when the Redevelopment Commission will receive and hear remonstrance and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to

fix budgets, tax rates and tax levies under IC § 6-1.1-17-5 for each taxing unit that is either wholly or partly located with the proposed allocation area.

11) The Redevelopment Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the allocation area, including the following:

- a. The estimated economic benefit and costs incurred by the allocation area, as measured by increase employment and anticipated growth of real property, personal property and inventory assessed values; and
- b. The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located with the allocation area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the public hearing described in Section 10 of this Resolution.

12) The Redevelopment Commission further directs the presiding officer to submit this resolution to the Common Council of the City for its approval of the establishment of the Economic Development Area.

13) This Resolution shall be effective upon its adoption and passage.

[Remainder of page intentionally left blank.]

ADOPTED AND PASSED THIS 21st DAY OF JULY, 2014,
BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA.

By: Joseph Plankis
Joseph Plankis, President

By: Joseph E. Ingalls
Joseph E. Ingalls, Vice President

By: _____
Scott Robison, Secretary

By: Jill Doyle
Jill Doyle, Member

By: Douglas Holz
Doug Holz, Member

ATTEST:

Matthew S. Skelton
Matthew S. Skelton, Esq.

This resolution prepared by:

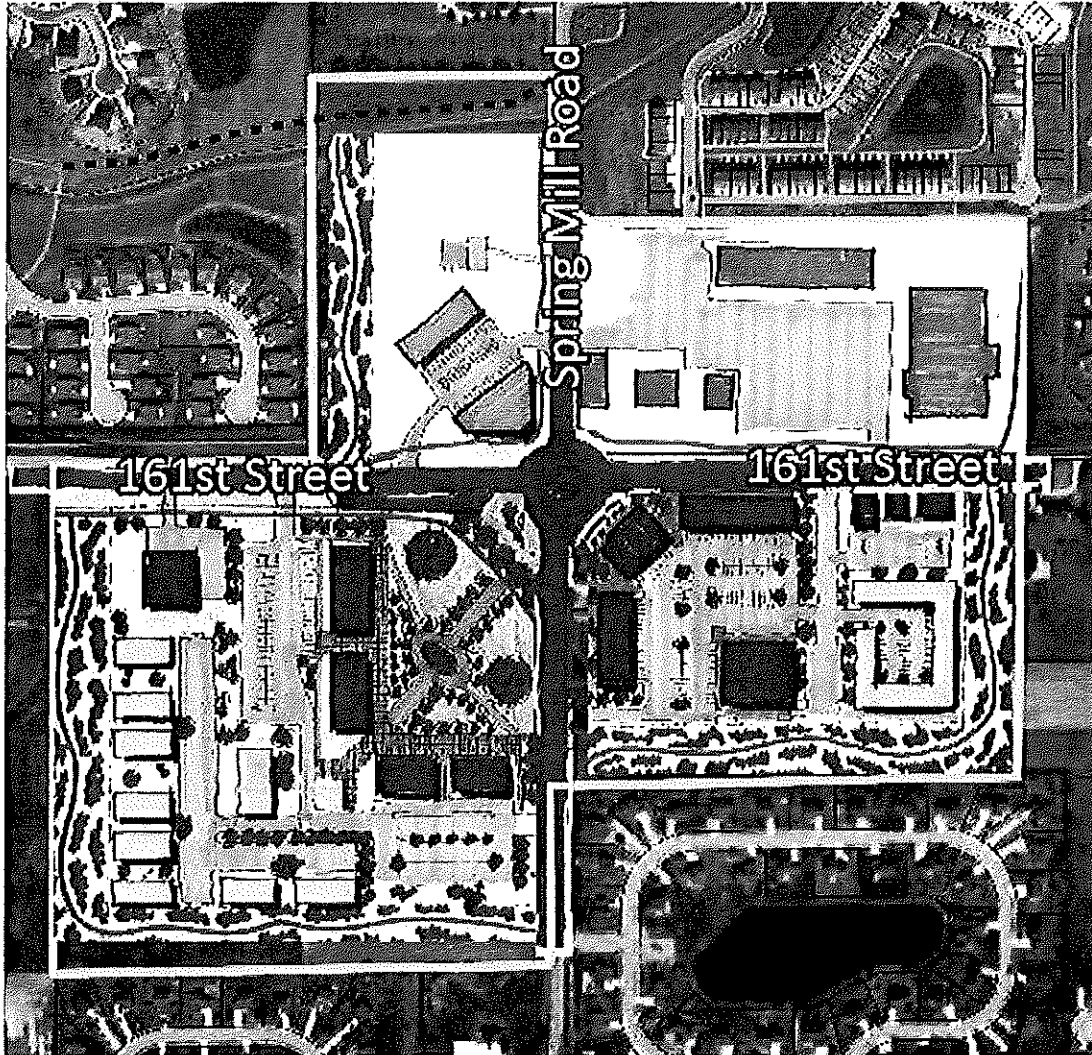
Ryan Clark
City of Westfield
Economic & Community Development
317.674.6599

Table of Exhibits

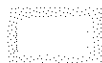
Exhibit A	Spring Mill Station Economic Development Area: Economic Development Plan (5 pages)
Exhibit B	Spring Mill Station Economic Development Area: Factual Report (4 pages)
Exhibit C	Spring Mill Station Economic Development Area: Legal Description (1 page)
Exhibit D	Spring Mill Station Economic Development Area: Property Description (3 pages)



Spring Mill Station EDA:
Economic Development Plan



Spring Mill Station EDA



WESTFIELD REDEVELOPMENT COMMISSION

SPRING MILL STATION ECONOMIC DEVELOPMENT PLAN

Purpose and Introduction.

This document creates the Spring Mill Station Economic Development Plan (the "Plan") for the Spring Mill Station Economic Development Area (the "Area") for the City of Westfield, Indiana (the "City").

The City wishes to provide for the recently approved Spring Mill Station Comprehensive Plan Amendment (the "Spring Mill Station Plan").

The Spring Mill Station Plan is an approximately 94 acre comprehensive plan amendment located on all four corners of the 161st Street and Spring Mill Road intersection. Proposed land uses for the Spring Mill Station Plan include retail sales including but not limited to banks, restaurants, drug stores, and general and medical office. Multi-family uses include but are not limited to apartments, condominiums, and assisted living facilities. The planning area already includes an existing grocery store, several b-shoppes, and a gas station.

Over the next 25 years, the area around the intersection of 161st Street and Spring Mill Road, identified in Exhibit A, will lead to new permanent jobs, an increase in the real property tax base within the Area and diversify the City's economic base.

The Plan and Area are intended for approval by the Westfield Redevelopment Commission, the Westfield-Washington Township Advisory Plan Commission and the Westfield City Council, in conformance with IC § 36-7-14.

Plan Objectives.

The purposes of this Plan are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to do the following:

1. Promote significant opportunities for the gainful employment of citizens of the City.
2. Assist in the attraction of new business enterprises to the City.
3. Provide for local public improvements in the Area.
4. Attract permanent jobs.
5. Increase the property tax base.
6. Improve the diversity of the economic base of the City.

The factual report attached to this resolution as Exhibit B contains the supporting data for the above declared purposes of the Plan.

Description of Project Area.

The Area is located in the City and is legally described in Exhibit C. The Area includes the parcels identified in Exhibit D to Declaratory Resolution 3-2014 to which the Plan is attached.

Project Description.

The economic development of the Area will include but not be limited to the following improvements in, serving or benefiting the Area (the "Projects"):

1. Road improvements within and/or serving the Area.
2. Road construction within and/or serving the Area.
3. Repair of existing road and utility infrastructure.
4. Construction of private facilities.
5. Expansion or extension of utility facilities as well as recapitalization cost for facilities that serve the Area.
6. Construction and improvements to drainage and retention facilities.
7. Construction and improvement of public amenities within or serving the Area shall include, but not be limited to, trailheads, playgrounds, plazas, parks, benches, water fountains and bike racks.
8. Construction and improvement of parking facilities.
9. Installation and maintenance of landscaping within the Area.
10. Expansion or extension of fiber optic network to serve the Area.

Acquisition of Property.

The Westfield Redevelopment Commission has no present plans to acquire real property. The Westfield Redevelopment Commission shall follow procedures in IC § 36-7-14-19 in future acquisition of property.

Procedures with respect to the Projects

In accomplishing the Projects, the Westfield Redevelopment Commission may proceed with the Projects before the acquisition of all interests in land, if any are later determined to be needed, in the Area.

All contracts for material or labor in the accomplishment of the Projects shall be let under IC § 36-1, if applicable.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation and improvement of public ways; and the construction, relocation and improvement of sewers and utility services; the Westfield Redevelopment Commission shall proceed in the same manner as private owners of the property. The Westfield Redevelopment Commission may negotiate with the proper officers and agencies of the City to secure the proper orders, approvals and consents.

Any construction work required in connection with the Projects may be carried out by the appropriate municipal or county department or agency. The Westfield Redevelopment Commission may carry out the construction work if all plans, specifications and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Westfield Redevelopment Commission.

The Westfield Redevelopment Commission may pay any charges or assessments made on account of orders, approval, consents and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, parking facilities, sewers, levees, parks or other public purposes until the Westfield Redevelopment Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Disposal of Property

The Westfield Redevelopment Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Department of Redevelopment.

The Westfield Redevelopment Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with IC § 5-3-1. The Westfield Redevelopment Commission will follow the procedures of IC § 36-7-14-22 in making a sale or lease of real property acquired.

Financing of the Projects

It is the intention of the Westfield Redevelopment Commission to issue bonds, if necessary, payable from incremental ad valorem property taxes allocated under IC § 36-7-14-39 and other sources in order to raise money for completion of the Projects in the Area. The amount of these bonds may not exceed the total, as estimated by the Westfield Redevelopment Commission of all expenses reasonably incurred in connection with the Projects, including:

1. The total cost of all land, rights-of-way, and other property to be acquired and developed.
2. All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expense related to the acquisition and development of the Projects or the issuance of bonds.
3. Interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve to the extent that the Westfield Redevelopment Commission determines that a debt service reserve is reasonably required.
4. Expenses that the Westfield Redevelopment Commission is required or permitted to pay under IC § 8-23-17.

In the issuance of bonds the Westfield Redevelopment Commission will comply with IC § 36-7-14-25.1.

As an alternative to the issuance of bonds or in conjunction with it, the Westfield Redevelopment Commission may enter into a lease of any property that could be financed with the proceeds of bonds under IC § 36-7-14. The lease is subject to the provisions of IC § 36-7-14-25.2 and IC § 36-7-14-25.3.

Amendment of the Spring Mill Station Economic Development Plan

By following the procedures specified in IC § 36-7-14-17.5, the Redevelopment Commission may amend the Original Plan for the Spring Mill Station EDA. However, any enlargement of the boundary of the Spring Mill Station EDA must be approved by the Westfield City Council pursuant to IC § 36-7-14-41.

EXHIBIT B

Exhibit B
Page 1 of 4

WESTFIELD REDEVELOPMENT COMMISSION

**FACTUAL REPORT IN SUPPORT OF FINDINGS OF FACT CONTAINED IN DECLARATORY
RESOLUTION NO. 3-2014, RELATED TO THE SPRING MILL STATION ECONOMIC DEVELOPMENT
AREA**

This report is prepared to support the Declaratory Resolution No. 3-2014 adopted on July 21,
2014.

1. The Westfield Redevelopment Commission (the "Redevelopment Commission") has investigated, studied and surveyed additional economic development areas within the corporate boundaries of the City of Westfield (the "City").
2. The Redevelopment Commission has selected Spring Mill Station Economic Development Area (the "Area") as an additional economic development area to be developed under IC § 36-7-14 and IC § 36-7-25 et seq., and all acts supplemental and amendatory thereto (the "Act").
3. The Redevelopment Commission proposes to establish the Area, as described in Exhibit A attached hereto.
4. The Redevelopment Commission has prepared an economic development plan (the "Plan") for the Area.
5. The Redevelopment Commission has caused to be prepared:
 - a. Maps and plats showing:
 - i. the boundaries of the Area in which property would be acquired for, or otherwise affected by, the establishment of a redevelopment project area;
 - ii. the location of the various parcels of property, streets, alleys and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning or redevelopment of the Area, and any parcels of

EXHIBIT B

Exhibit B
Page 2 of 4

- property to be excluded from the acquisition or otherwise excluded from the effects of the establishment of the redevelopment project area;
- iii. the parts of the Area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other purposes under the Plan.
- b. Lists of the owners of the various parcels of property proposed to be acquired, if any are known at this time;
- c. An estimate of the cost of acquisition, redevelopment and economic development of the Area.
6. The proposed Plan for the Area will promote significant opportunities for the gainful employment and benefit to citizens of the City. The Plan describes the development of commercial, retail and multi-family facilities creating new job opportunities, as well as infrastructure improvements that will spur the potential for new development in and around the Area.
7. The Plan details new public and private projects that are anticipated to be developed and constructed within the Area over the coming months and years. The Plan also estimates that the estimated tax revenue generated will result in at least \$1,700,000 annually by the end of 25 years in additional tax revenue to the City. Further, the projects described within the Plan are not all-inclusive. Other development is anticipated throughout the Area subject to the City's ability to construct the necessary road and infrastructure improvements noted in the Plan and the rate of private investment within the Area.
8. The Plan will assist in the attraction of new business enterprises and facilitate the orderly development of the City's targeted areas for commercial development. Road, building, utility and walkway projects, as well as other infrastructure and equipment acquisition will facilitate the continued orderly development of major projects within the Area. The projects may include general office, medical office, grocery, drug stores, restaurants and other similar retail uses.
9. The planning and redevelopment of the Area will benefit the public health, safety and welfare; increase the economic well-being of the City and the State of Indiana and serve

EXHIBIT B

Exhibit B
Page 3 of 4

to protect and increase property values in the City and the State of Indiana by promoting development with the construction of roads, utilities and other infrastructure improvements in, serving or benefiting the Area, thereby encouraging development and increasing property values.

10. The proposed Area will enhance the public health, safety and welfare of the City from a public safety standpoint by improving traffic flow into and out of the Area and providing capacity for new development to occur. The area will also incorporate key elements of the City of Westfield Thoroughfare Plan herein.
11. The current revenues of the City alone are insufficient to generate the financing necessary to support the economic development of the Area contemplated by the Redevelopment Commission. Therefore, the Redevelopment Commission finds it is apparent that another form of revenue be generated or created in order to help the City facilitate successful economic development in the proposed Area.
12. The City has other limited means of funding the necessary roads and infrastructure needs to facilitate the orderly development of the Area. The establishment of the Area will provide the means to accomplish the Plan. The expected projects outlined in the Plan could result in an estimated \$60,000,000 in assessed value. Expected improvements for 161st Street and Spring Mill Road intersection include a roundabout, road improvements, pedestrian paths and enhanced pedestrian crossings, right-of-way acquisition, street furniture, and other related improvements.
13. The accomplishment of the Plan's initial objectives for the Area will be of public utility and benefit as measured by:
 - a. The attraction of new permanent jobs;
 - b. The increase in real property tax base within the Area; and
 - c. The possibility of improved diversity of the economic base by the addition of commercial, retail and industrial development, thereby diversifying the City's economic base.

EXHIBIT B

Exhibit B
Page 4 of 4

14. The Plan for the Area cannot be achieved by regulatory processes or by ordinary operation of private enterprise without resort to the Act because of the lack of local public improvements and the lack of regulatory process available to build the infrastructure that will facilitate and encourage the economic development growth contemplated in the Plan.
15. The Westfield Redevelopment Commission estimates that it may need to issue bonds or enter into lease financings in the estimated aggregate principal amount of approximately \$10,500,000 in order to implement some of the Plan's initial projects referenced in item 12 above as public investments. It is anticipated that the Plan will require several, additional projects. As additional tax increment materializes within the Area, future projects can be addressed.

EXHIBIT C

LEGAL DESCRIPTION

Legal Description

Beginning at the NW corner of the SW quarter of Section 11, 18N 3E

Direction: N 62-46-6 E Distance: 1348.064

To the point of beginning.

Direction: S 0-0-4 E Distance: 582.07

Direction: S 13-46-58 W Distance: 36.223

Direction: S 0-7-6 W Distance: 522.771

Direction: S 0-49-11 E Distance: 301.495

Direction: S 89-10-30 W Distance: 1185.827

Direction: S 0-44-15 W Distance: 475.567

Direction: S 89-52-11 W Distance: 427.03

Direction: S 89-6-39 W Distance: 887.427

Direction: N 10-38-12 W Distance: 14.031

Direction: N 0-3-51 W Distance: 1260.991

Direction: N 88-30-26 E Distance: 659.882

Direction: N 0-31-42 E Distance: 1030.562

Direction: N 89-57-25 E Distance: 693.44

Direction: S 0-0-0 W Distance: 382.632

Direction: N 89-34-48 E Distance: 1152.991

Containing 94.03 acres – more or less.

Description of Economic Development Area and Map

Location Map



Not To Scale



Economic Development Area

**PARCELS CONSTITUTING THE SPRING MILL STATION ECONOMIC DEVELOPMENT
AREA**

object	Parcel No.	Deeded Owner	Address
1	08-09-10-00-00-015.000	Executive Investments LLC	16102 Spring Mill Road
2	08-09-10-00-00-014.000	Delong, Kurt E	16130 Spring Mill Road 155500
3	08-09-10-00-00-013.000	Executive Investments LLC	414 W. 161st Street
4	08-09-10-00-00-012.000	Executive Investments LLC	432 W 161st Street
5	08-09-10-00-00-011.000	Mark A & Brenda L Foster	446 W 161st Street
6	08-09-10-00-00-010.000	Kasa, Julious & Rozalia	16155 Spring Mill Road
7	08-09-10-00-00-009.000	Executive Investments LLC	16226 Spring Mill Road
8	08-09-11-00-00-001.000	CrossRoads Church of Westfield INC	16201 Spring Mill Road 191400
9	09-09-11-00-00-001.113	Kroger Limited Partnership I	0 Spring Mill Road
10	09-09-11-00-00-001.103	Commercial Development Properties LLC	110 E 161st Street
11	09-09-11-00-00-001.123	CDP Capital LLC	0 161st Street
12	08-09-11-00-00-023.006	Ruddock, John M & Carol S	141 W 161st Street
13	08-09-11-00-00-023.007	Carmel Bible Methodist Church	219 W 161st Street
14	08-09-11-00-00-023.008	Boyer, Fred H & Maureen A	0 W 161st Street
15	08-09-11-00-00-023.004	Boyer, Fred H & Maureen A	223 W 161st St
16	08-09-11-00-00-023.000	Boyer, Fred H & Maureen A	16041 Spring Mill Road
17	08-09-11-00-00-023.003	Foreman, Lisa K & Jeffrey W	16025 Spring Mill Road
18	08-09-11-00-00-023.002	Feldman, Herbert B & Deborah C	16001 Spring Mill Road
19	08-09-11-00-00-023.001	Coverdale, Daniel E & Lynne A	15951 Spring Mill Road

Exhibit D

Exhibit D
Page 3 of 3

20	08-09-11-00-00-020.000	Ferraro, Joseph P Jr & Georgia A	205 E 161st St
21	08-09-10-00-00-016.00	Quent Partners LLC	0 Spring Mill Road
22	08-09-10-00-00-017.000	Westfield Washington School Corp	0 W 161st Street

RESOLUTION 14-117

Document Cross Reference Nos. 200600049310

A RESOLUTION OF THE CITY OF WESTFIELD CONCERNING MODIFICATION TO THE WRITTEN COMMITMENTS ESTABLISHED FOR FRAMPTON ESTATES

WHEREAS, the City of Westfield is governed by its duly elected Mayor and City Council, ("Council") who have the duty and authority to administer the Westfield-Washington Township Zoning Ordinance and all other related zoning matters within Washington Township, Indiana through a Joinder Agreement with the Township;

WHEREAS, the Westfield Town Council, on August 14, 2006, enacted Ordinance 06-38, recorded as Instrument No. 200600049310, which rezoned the real estate described in Exhibit A attached hereto.

WHEREAS, Commitments Concerning the Use and Development of Real Estate were made to the Westfield Town Council conditioned upon approval of Ordinance No. 06-38 (the "Previous Commitments") and were recorded in the Office of the Recorder of Hamilton County, Indiana, as part of Instrument No. 200600049310;

WHEREAS, Grand Communities, Ltd., now has filed a petition with the Westfield-Washington Township Advisory Plan Commission (the "Commission") under Docket 1407-ZC-01 to modify the Previous Commitments (the "Modification");

WHEREAS, the Commission has forwarded the Modification, attached hereto as Exhibit B, under Docket 1407-ZC-01 to the Westfield City Council with a favorable recommendation, which was certified by the Secretary of the Commission on July 21, 2014; and

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

**NOW THEREFORE BE IT RESOLVED BY THE WESTFIELD CITY COUNCIL
THAT THE PREVIOUS COMMITMENTS SHALL BE AND HEREBY ARE
REPEALED IN THEIR ENTIRETY AND REPLACED WITH THE
COMMITMENTS DESCRIBED IN THE MODIFICATION.**

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

[PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS ORDAINED THIS ____ DAY OF _____, 2014.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Chuck Lehman	_____ Chuck Lehman	_____ Chuck Lehman
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I 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: Steven D. Hardin, Esq.

Prepared by: Steven D. Hardin, Esq., Faegre Baker Daniels, LLP, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240.

I hereby certify RESOLUTION 14-117 was delivered to the Mayor of Westfield on the _____ day of _____, 2014, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 14-117
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 14-117
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

EXHIBIT A

Legal Description

A part of the Northwest and Southwest Quarter of the Northwest Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 10; thence North 88 degrees 57 minutes 01 seconds East along the North line of said Quarter Quarter Section a distance of 1,303.82 feet to the Northeast corner thereof; thence South 00 degrees 03 minutes 50 seconds West along the East line of said Quarter Quarter Section a distance of 1,317.92 feet to the Southeast corner thereof; thence South 89 degrees 12 minutes 17 seconds West along the South line of said Quarter Quarter Section a distance of 808.21 feet to the East line of the West fifteen (15) acres of the Southwest Quarter of the Northwest Quarter of said Section 10; thence South 00 degrees 09 minutes 20 seconds West along said East line a distance of 1,314.37 feet to the South line of said Quarter Quarter Section; thence South 89 degrees 27 minutes 31 seconds West along the South line of said Quarter Quarter Section a distance of 497.58 feet to the Southwest corner thereof; thence North 00 degrees 09 minutes 20 seconds East along the West line of said Quarter Quarter Section a distance of 704.71 feet to the Southwest corner of real estate described in Instrument Number 2000-9029 in the Office of the Recorder, Hamilton County, Indiana; thence along the East line of said real estate the following eight (8) calls: (1) South 89 degrees 50 minutes 40 seconds East 16.50 feet; (2) North 25 degrees 43 minutes 10 seconds East 55.62 feet; (3) North 00 degrees 09 minutes 20 seconds East 100.22 feet; (4) North 11 degrees 29 minutes 49 seconds East 50.85 feet; (5) North 00 degrees 09 minutes 20 seconds East 100.00 feet; (6) North 03 degrees 39 minutes 37 seconds West 150.26 feet; (7) North 25 degrees 33 minutes 42 seconds West 55.31 feet; (8) North 89 degrees 50 minutes 40 seconds West 16.50 feet to a point on the West line of said Quarter Quarter Section; thence North 00 degrees 09 minutes 20 seconds East along said West line 1419.61 feet to the place of beginning, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

EXHIBIT B

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

Grand Communities, Ltd. (the "Owner") makes the following commitments to the Westfield City Council (the "Council") regarding the use and development of the following described real estate (the "Real Estate") located in Hamilton County, Indiana:

Section 1. Description of Real Estate:

See the legal description, attached hereto and incorporated herein at Exhibit "A".

Section 2. Resolution: 14-117

Section 3. Statement of Modification of Previous Commitments.

In 2006, Commitments Concerning the Use and Development of Real Estate were made to the Westfield Town Council conditioned upon approval of Ordinance No. 06-38 regarding the use and development of the Real Estate and were recorded in the Office of the Recorder of Hamilton County, Indiana, as part of Instrument No. 200600049310 (the "Previous Commitments"). On _____, 2014, the Council approved Resolution 14-117, which repealed in its entirety the Previous Commitments and replaced them with the Commitments set forth herein.

Section 4. Statement of Commitments:

These commitments shall run with land, be binding on the Owner of the Real Estate, subsequent owners of the Real Estate and other persons acquiring an interest therein.

- A. The number of homes on the Real Estate shall not exceed 73 unless otherwise permitted herein.
- B. At the time the Owner records its secondary plat for Frampton Estates, Owner shall also record an easement against and dedicate approximately nine (9) acres of land along the southern portion of the Real Estate to the City of Westfield for use as a public park (the "Park"). If the City elects, in the future, not to use the Park as a public park facility, then the Park shall revert back to the Owner.
- C. In the event that the City of Westfield does not desire to receive the Park dedication or in the event the Park reverts back to the Owner, Owner reserves the right to develop such property into eleven (11) additional single-family home lots with minimum lot widths of 90' at building line. In such case, the number of homes on the Real Estate shall not exceed 82.
- D. At least twenty-five percent (25%) of the Real Estate, including the Park, shall be set aside as Open Space. If the Park is dedicated to the City, then at least twelve (12%) of the remainder of the Real Estate shall be set aside as Open Space.

- E. No two-family attached homes shall be permitted on the Real Estate.
- F. The existing trees along the Real Estate's northern and southern property lines, as identified on the attached Concept Plan, attached hereto and incorporated herein at Exhibit "B," shall be preserved within a tree conservation easement ("Easement"), which shall be recorded on Lots 13 through 25 as illustrated on the Concept Plan. Within the Easement, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens eight feet (8') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased or dead, or required to be removed in order to comply with safety requirements of any governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder or homeowner (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the Easement.
- G. Owner agrees to install, at Owner's expense, "No Trespassing" signs along the Real Estate's southern property line, as shown on the attached Concept Plan.
- H. Lots along the Real Estate's northern property line shall have a minimum rear yard setback of fifty (50'), as measured from the property line.
- I. Architecture:
 - a. Vinyl siding shall be prohibited. Exterior materials shall include brick, stone and/or fiber cement board.
 - b. All homes shall be substantially similar in quality and character as the elevations attached hereto as Exhibit "C."
 - c. Rear/Side Building Facade Enhancements: Homes on a perimeter lot with a side or rear building facade oriented toward 161st Street or Ditch Road shall utilize architectural features in accordance with the following:
 - i. Minimum Requirement:
 - a) A rear building facade oriented toward 161st Street or Ditch Road shall incorporate a minimum of seven (7) points from the list of architectural features; and
 - b) A side building facade oriented toward 161st Street or Ditch Road shall incorporate a minimum of four (4) points from the list of architectural features.
 - ii. Architectural Features: All architectural features listed below are worth one (1) point unless indicated otherwise:
 - a) Main Roof Design (a maximum of two (2) points from this subsection may qualify):
 - (1) Two (2) or more dormers;

- (2) Twelve (12) inch overhangs around the entire home, as measured prior to the installation of masonry materials;
 - (3) A minimum roof pitch of 8:12 around the entire home;
 - (4) Two (2) or more gables.
 - b) Exterior Materials:
 - (1) One hundred percent (100%) masonry materials around the entire home, as architecturally appropriate (i.e. exception for areas above the main roof line)(2 points); or
 - (2) Full first floor masonry materials around the entire home (exclusive of openings).
 - c) Facade Projections or Recessions (a maximum of three (3) points from this subsection may qualify):
 - (1) A minimum of one (1) four-foot (4') deep offset the entire vertical plane of the building façade;
 - (2) A minimum of two (2) two-foot (2') deep offsets the entire vertical plane of the building façade;
 - (3) Sunroom (minimum sixty-four (64) square feet)(2 points);
 - (4) Screened-in porch (minimum sixty-four (64) square feet);
 - (5) Covered patio or covered porch (minimum one hundred and forty-four (144) square feet);
 - (6) Exterior fireplace chase covered with masonry material;
 - (7) Second floor cantilever with a minimum depth of one (1) foot projecting over the first floor and minimum length of thirty percent (30%) of the total length of the rear building facade.
 - d) Windows (a maximum of two (2) points from this subsection may qualify):
 - (1) Decorative shutters on all windows of the home, as architecturally appropriate.
 - (2) Multiple masonry material detailing (e.g., quoins, keystones, arches, soldier courses), as architecturally appropriate.
 - (3) A minimum of seventy-five (75) square feet of windows.
 - (4) Bay window (a minimum of six (6) feet wide) (shall not qualify as a point if the bay window is used to meet subsection (2) above).
 - (5) Minimum five and one-half inch (5-1/2") wide trim around all windows of the home.
 - iii. Streetscape Diversity for Perimeter Lots: The rear building facade of homes on adjacent perimeter lots may not have more than three (3) of the same architectural features that qualify towards meeting the above requirements.
- d. Minimum living area:
- i. One-story home: 2000 square feet
 - ii. Two-story home: 2400 square feet

- J. Perimeter Landscaping
 - a. The landscaping along Ditch Road and 161st Street shall incorporate berms, plantings and trees substantially consistent with the landscaping shown on the Concept Plan and the Conceptual Landscape Plan, attached hereto and incorporated herein at Exhibit “D.”
- K. Owner shall bear the cost of relocating any utility poles necessary to accommodate construction of acceleration/deceleration lanes at the proposed entrances, provided that utility poles are at least ten (10') feet from the pavement of such acceleration/deceleration lanes, as shall be determined by the Director.

Section 5. Modification of Commitments

These commitments may be modified or terminated only by a decision made at a public hearing after notice has been given in accordance with the City’s Rules of Procedures.

Section 6. Effective Date

The commitments contained herein shall be effective upon the approval of Resolution 14-117 and shall continue in effect until modified or terminated by the Westfield City Council.

Section 7. Recording

The undersigned hereby authorizes the Secretary of the Council to record these commitments in the Office of the Recorder of Hamilton County, Indiana, upon approval of Resolution 14-117.

Section 8. Enforcement

These commitments may be enforced by the City Council of the City of Westfield, Hamilton County, Indiana.

IN WITNESS WHEREOF, Owner has caused this commitment to be executed as of the _____ day of _____, 2014.

Grand Communities, Ltd

By: _____

Its: _____ (Title)

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared _____, who having been duly sworn acknowledged the execution of the foregoing Commitments.

Witness my hand and Notarial Seal this _____ day of _____, 2014.

Notary Public

Printed

My Commission Expires: _____ Residing in _____ County, Indiana

Prepared by: 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: Steven D. Hardin.

Prepared by: Steven D. Hardin, Attorney at Law, Faegre Baker Daniels, LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240, (317) 569-9600

EXHIBIT A

Legal Description

A part of the Northwest and Southwest Quarter of the Northwest Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 10; thence North 88 degrees 57 minutes 01 seconds East along the North line of said Quarter Quarter Section a distance of 1,303.82 feet to the Northeast corner thereof; thence South 00 degrees 03 minutes 50 seconds West along the East line of said Quarter Quarter Section a distance of 1,317.92 feet to the Southeast corner thereof; thence South 89 degrees 12 minutes 17 seconds West along the South line of said Quarter Quarter Section a distance of 808.21 feet to the East line of the West fifteen (15) acres of the Southwest Quarter of the Northwest Quarter of said Section 10; thence South 00 degrees 09 minutes 20 seconds West along said East line a distance of 1,314.37 feet to the South line of said Quarter Quarter Section; thence South 89 degrees 27 minutes 31 seconds West along the South line of said Quarter Quarter Section a distance of 497.58 feet to the Southwest corner thereof; thence North 00 degrees 09 minutes 20 seconds East along the West line of said Quarter Quarter Section a distance of 704.71 feet to the Southwest corner of real estate described in Instrument Number 2000-9029 in the Office of the Recorder, Hamilton County, Indiana; thence along the East line of said real estate the following eight (8) calls: (1) South 89 degrees 50 minutes 40 seconds East 16.50 feet; (2) North 25 degrees 43 minutes 10 seconds East 55.62 feet; (3) North 00 degrees 09 minutes 20 seconds East 100.22 feet; (4) North 11 degrees 29 minutes 49 seconds East 50.85 feet; (5) North 00 degrees 09 minutes 20 seconds East 100.00 feet; (6) North 03 degrees 39 minutes 37 seconds West 150.26 feet; (7) North 25 degrees 33 minutes 42 seconds West 55.31 feet; (8) North 89 degrees 50 minutes 40 seconds West 16.50 feet to a point on the West line of said Quarter Quarter Section; thence North 00 degrees 09 minutes 20 seconds East along said West line 1419.61 feet to the place of beginning, containing 53.902 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

EXHIBIT B – CONCEPT PLAN



EXHIBIT C – ARCHITECTURAL ELEVATIONS



MASTERPIECE COLLECTION



MASTERPIECE COLLECTION

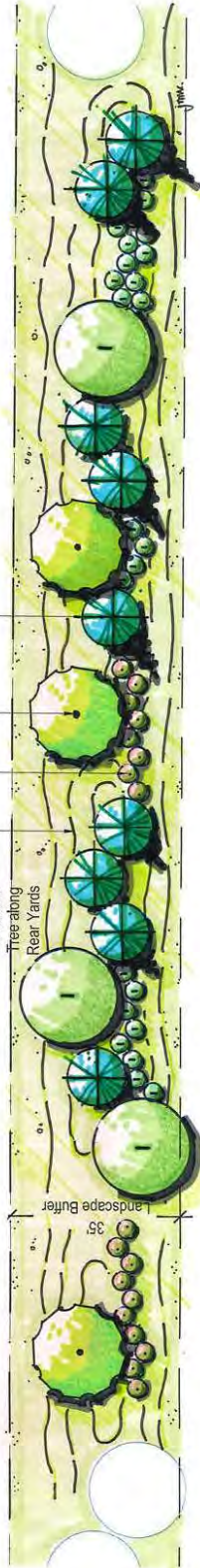
EXHIBIT D – CONCEPTUAL LANDSCAPE PLAN

Landscaping within the bufferyard along 161st Street and Ditch Road, except within the legal drain, shall include:

- Minimum 3' tall undulating berm
- One (1) evergreen tree per thirty (30) linear feet
- One (1) shade tree per thirty (30) linear feet
- Five (5) evergreen shrubs per thirty (30) linear feet
- One (1) additional shade tree along rear lot lines adjacent to the bufferyard

Typical 3' Undulating Berm
Typical Evergreen Shrub
Typical Road Frontage Tree
Typical Evergreen Tree

Additional
Deciduous
Tree along
Rear Yards



Grand Communities, Ltd.

Frampton Estates Westfield, Indiana

Conceptual Landscape Buffer -- Ditch Road and 161st Street Typical Plan and Cross-Section

NTS

June 30, 2014

BAKER & DANIELS LLP

PRESENTED BY: STEVEN D. HARDIN, ESQ.

970 LOGAN STREET
NOBLESVILLE, INDIANA 46060
PH 317.569.9600 ♦ FX 317.569.4800
WWW.BAKERANDDANIELS.COM

FRAMPTON ESTATES

CENTEX HOMES

54 acres +/-

East side of Ditch Road, North of 161st Street



REQUEST FOR CHANGE OF ZONING
Submitted for August 14, 2006 Town Council

FRAMPTON ESTATES

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

~~Centex-Homes~~ Grand Communities, Ltd. (the "Owner") makes the following commitments to the Westfield ~~Town~~ City Council (the "Council") regarding the use and development of the following described real estate (the "Real Estate") located in Hamilton County, Indiana:

Section 1. **Description of Real Estate:**

See the legal description, attached hereto and incorporated herein at Exhibit "A".

Section 2. **~~Petition~~Resolution: 14-117**

Section 3. **Statement of Modification of Previous Commitments.**

In 2006, Commitments Concerning the Use and Development of Real Estate were made to the Westfield Town Council conditioned upon approval of Ordinance No. 06-38 regarding the use and development of the Real Estate and were recorded in the Office of the Recorder of Hamilton County, Indiana, as part of Instrument No. 200600049310 (the "Previous Commitments"). On _____, 2014, the Council approved Resolution 14-117, which repealed in its entirety the Previous Commitments and replaced them with the Commitments set forth herein.

Section 4. **Statement of Commitments:**

These commitments shall run with land, be binding on the Owner of the Real Estate, subsequent owners of the Real Estate and other persons acquiring an interest therein.

- A. The number of homes on the Real Estate shall not exceed 73 unless otherwise permitted herein.
- B. At the time the Owner records its secondary plat for Frampton Estates, Owner shall also record an easement against and dedicate approximately nine (9) acres of land along the southern portion of the Real Estate to the ~~Town~~ City of Westfield for use as a public park (the "Park"). If the ~~Town~~ City elects, in the future, not to use the Park as a public park facility, then the Park shall revert back to the Owner.
- C. In the event that the ~~Town~~ City of Westfield does not desire to receive the Park dedication or in the event the Park reverts back to the Owner, Owner reserves the right to develop such property into ~~nine (9)~~ **eleven (11)** additional single-family home lots with minimum lot widths of 90' at building line. In such case, the number of homes on the Real Estate shall not exceed 82.

- D. At least twenty-five percent (25%) of the Real Estate, including the Park, shall be set aside as Open Space. If the Park is dedicated to the ~~Town~~City, then at least twelve (12%) of the remainder of the Real Estate shall be set aside as Open Space.
- E. No two-family attached homes shall be permitted on the Real Estate.
- ~~F. Lots along Ditch Road as shown on the Concept Plan, attached hereto as Exhibit "B", shall be a minimum of one hundred feet (100') in width.~~
- G. The existing trees along the Real Estate's northern and southern property lines, as identified on the attached Concept Plan, ~~attached hereto and incorporated herein at Exhibit "B,"~~ shall be preserved within a tree conservation easement ("Easement"), which shall be recorded ~~on Lots 13 through 25 as illustrated on the Concept Plan.~~ Within the Easement, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens eight feet (8') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased or dead, or required to be removed in order to comply with safety requirements of any governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder or homeowner (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the Easement.
- H. Owner agrees to install, at Owner's expense, "No Trespassing" signs along the Real Estate's southern property line, as shown on the attached Concept Plan.
- I. Lots along the Real Estate's northern property line shall have a minimum rear yard setback of fifty (50'), as measured from the property line.
- J. **Architecture:**
- a. Vinyl siding shall be prohibited. Exterior materials shall include brick, stone and/or fiber cement board.
 - b. All homes shall be substantially similar in quality and character as the elevations attached hereto as Exhibit "C."
 - ~~c. If a dwelling both: (i) is on a lot adjacent to either 161st Street or Ditch Road; and (ii) has a rear elevation facing either 161st Street or Ditch Road, then that dwelling shall include: (a) a minimum thirty-six inch (36") brick or stone plinth with water table on all sides; and (b) a rear façade that incorporates one (1) or more of the following features: first floor masonry, rear sun room, rear screened porch, or other rear façade modulation, or a breakfast nook.~~
 - d. Rear/Side Building Facade Enhancements: Homes on a perimeter lot with a side or rear building facade oriented toward 161st Street or Ditch Road shall utilize architectural features in accordance with the following:

i. **Minimum Requirement:**

- a) A rear building facade oriented toward 161st Street or Ditch Road shall incorporate a minimum of seven (7) points from the list of architectural features; and
- b) A side building facade oriented toward 161st Street or Ditch Road shall incorporate a minimum of four (4) points from the list of architectural features.
- ii. Architectural Features: All architectural features listed below are worth one (1) point unless indicated otherwise:
 - a) Main Roof Design (a maximum of two (2) points from this subsection may qualify):
 - (1) Two (2) or more dormers;
 - (2) Twelve (12) inch overhangs around the entire home, as measured prior to the installation of masonry materials;
 - (3) A minimum roof pitch of 8:12 around the entire home;
 - (4) Two (2) or more gables.
 - b) Exterior Materials:
 - (1) One hundred percent (100%) masonry materials around the entire home, as architecturally appropriate (i.e. exception for areas above the main roof line)(2 points); or
 - (2) Full first floor masonry materials around the entire home (exclusive of openings).
 - c) Facade Projections or Recessions (a maximum of three (3) points from this subsection may qualify):
 - (1) A minimum of one (1) four-foot (4') deep offset the entire vertical plane of the building façade;
 - (2) A minimum of two (2) two-foot (2') deep offsets the entire vertical plane of the building façade;
 - (3) Sunroom (minimum sixty-four (64) square feet)(2 points);
 - (4) Screened-in porch (minimum sixty-four (64) square feet);
 - (5) Covered patio or covered porch (minimum one hundred and forty-four (144) square feet);
 - (6) Exterior fireplace chase covered with masonry material;
 - (7) Second floor cantilever with a minimum depth of one (1) foot projecting over the first floor and minimum length of thirty percent (30%) of the total length of the rear building facade.
 - d) Windows (a maximum of two (2) points from this subsection may qualify):
 - (1) Decorative shutters on all windows of the home, as architecturally appropriate.
 - (2) Multiple masonry material detailing (e.g., quoins, keystones, arches, soldier courses), as architecturally appropriate.
 - (3) A minimum of seventy-five (75) square feet of windows.
 - (4) Bay window (a minimum of six (6) feet wide) (shall not qualify as a point if the bay window is used to meet subsection (2) above).
 - (5) Minimum five and one-half inch (5-1/2") wide trim around all windows of the home.

- iii. Streetscape Diversity for Perimeter Lots: The rear building facade of homes on adjacent perimeter lots may not have more than three (3) of the same architectural features that qualify towards meeting the above requirements.

e. Minimum living area:

- i. One-story home: 2000 square feet
- ii. Two-story home: 2400 square feet

K. Perimeter Landscaping

- a. The landscaping along Ditch Road and 161st Street shall incorporate berms, plantings and trees substantially consistent with the landscaping shown on the Concept Plan and the Conceptual Landscape Plan, attached hereto and incorporated herein at Exhibit “D.”

- L. Owner shall bear the cost of relocating any utility poles necessary to accommodate construction of acceleration/deceleration lanes at the proposed entrances, provided that utility poles are at least ten (10') feet from the pavement of such acceleration/deceleration lanes, as shall be determined by the Director.

Section 5. Modification of Commitments

These commitments may be modified or terminated only by a decision made at a public hearing after notice has been given in accordance with the ~~Town's~~ **City's** Rules of Procedures.

Section 6. Effective Date

The commitments contained herein shall be effective upon the approval of ~~Petition~~ **Resolution 14-117** and shall continue in effect until modified or terminated by the Westfield ~~Town~~ **City** Council.

Section 7. Recording

The undersigned hereby authorizes the Secretary of the Council to record these commitments in the Office of the Recorder of Hamilton County, Indiana, upon approval of ~~Petition~~ **Resolution 14-117**.

Section 8. Enforcement

These commitments may be enforced by the ~~Town~~City Council of the ~~City~~ Town of Westfield, Hamilton County, Indiana.

IN WITNESS WHEREOF, ~~Centex Homes~~, Owner has caused this commitment to be executed as of the _____ day of _____, 200614.

~~Centex~~Grand Communities, Ltd

By: _____
Its: _____ (Title)

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared _____, who having been duly sworn acknowledged the execution of the foregoing Commitments.

Witness my hand and Notarial Seal this _____ day of _____, 200614.

Notary Public

Printed

My Commission Expires: _____ Residing in _____ County, Indiana

Prepared by: 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: Steven D. Hardin.

Prepared by: Steven D. Hardin, Attorney at Law, Faegre Baker Daniels, LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240, (317) 569-9600

EXHIBIT A

Legal Description

A part of the Northwest and Southwest Quarter of the Northwest Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 10; thence North 88 degrees 57 minutes 01 seconds East along the North line of said Quarter Quarter Section a distance of 1,303.82 feet to the Northeast corner thereof; thence South 00 degrees 03 minutes 50 seconds West along the East line of said Quarter Quarter Section a distance of 1,317.92 feet to the Southeast corner thereof; thence South 89 degrees 12 minutes 17 seconds West along the South line of said Quarter Quarter Section a distance of 808.21 feet to the East line of the West fifteen (15) acres of the Southwest Quarter of the Northwest Quarter of said Section 10; thence South 00 degrees 09 minutes 20 seconds West along said East line a distance of 1,314.37 feet to the South line of said Quarter Quarter Section; thence South 89 degrees 27 minutes 31 seconds West along the South line of said Quarter Quarter Section a distance of 497.58 feet to the Southwest corner thereof; thence North 00 degrees 09 minutes 20 seconds East along the West line of said Quarter Quarter Section a distance of 704.71 feet to the Southwest corner of real estate described in Instrument Number 2000-9029 in the Office of the Recorder, Hamilton County, Indiana; thence along the East line of said real estate the following eight (8) calls: (1) South 89 degrees 50 minutes 40 seconds East 16.50 feet; (2) North 25 degrees 43 minutes 10 seconds East 55.62 feet; (3) North 00 degrees 09 minutes 20 seconds East 100.22 feet; (4) North 11 degrees 29 minutes 49 seconds East 50.85 feet; (5) North 00 degrees 09 minutes 20 seconds East 100.00 feet; (6) North 03 degrees 39 minutes 37 seconds West 150.26 feet; (7) North 25 degrees 33 minutes 42 seconds West 55.31 feet; (8) North 89 degrees 50 minutes 40 seconds West 16.50 feet to a point on the West line of said Quarter Quarter Section; thence North 00 degrees 09 minutes 20 seconds East along said West line 1419.61 feet to the place of beginning, containing 53.902 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

EXHIBIT B – CONCEPT PLAN



EXHIBIT C – ARCHITECTURAL ELEVATIONS



MASTERPIECE COLLECTION

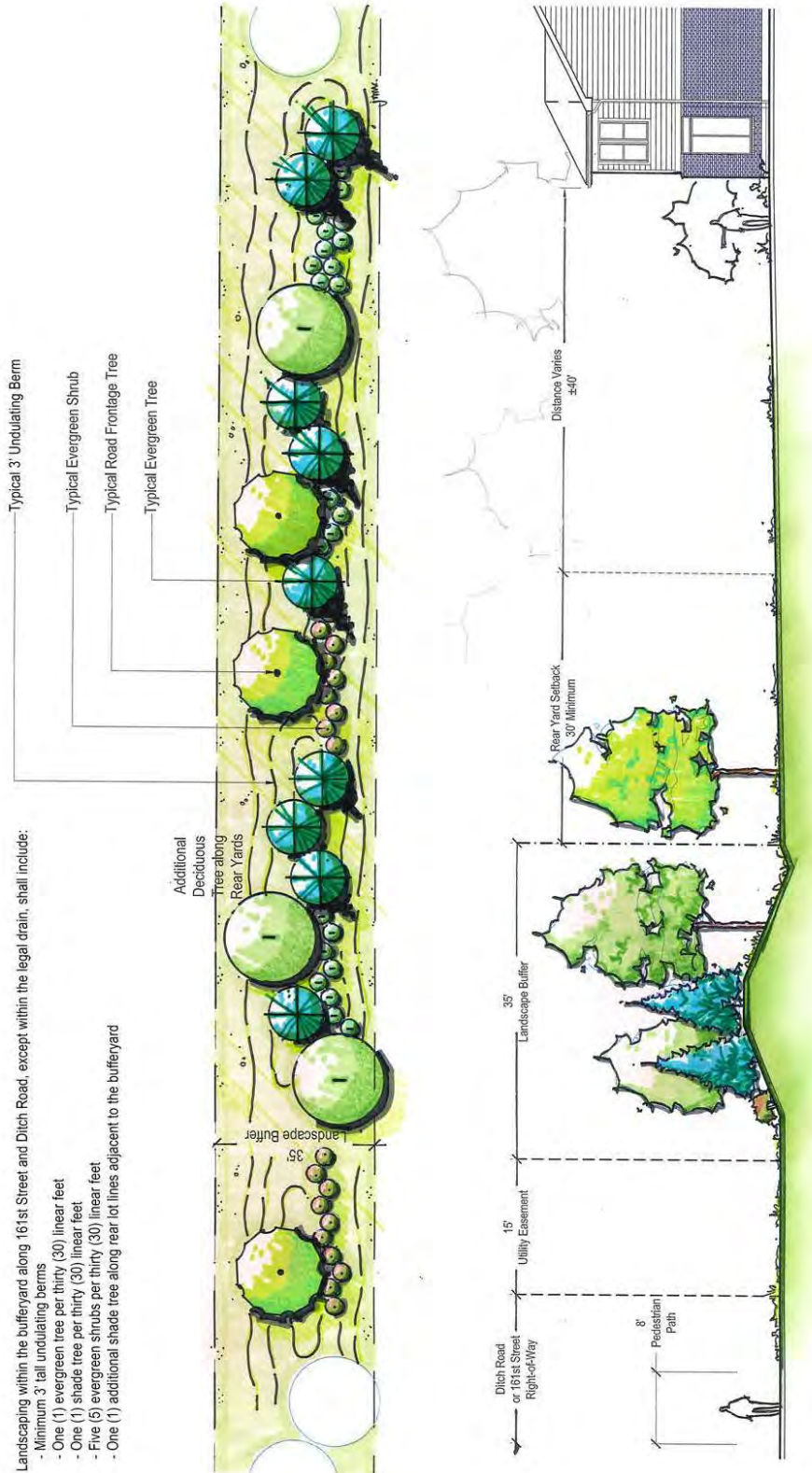


MASTERPIECE COLLECTION

EXHIBIT D – CONCEPTUAL LANDSCAPE PLAN

Landscaping within the bufferyard along 161st Street and Ditch Road, except within the legal drain, shall include:

- Minimum 3' tall undulating berms
- One (1) evergreen tree per thirty (30) linear feet
- One (1) shade tree per thirty (30) linear feet
- Five (5) evergreen shrubs per thirty (30) linear feet
- One (1) additional shade tree along rear lot lines adjacent to the bufferyard



Grand Communities, Ltd.

Frampton Estates Westfield, Indiana

Conceptual Landscape Buffer -- Ditch Road and 161st Street Typical Plan and Cross-Section

NTS

June 30, 2014



Westfield City Council Report

Resolution Number:	14-117
APC Petition Number:	1407-ZC-01
Requested Action:	Petitioner requests modifications to the commitments associated with the zoning of property, as approved by 06-38 on August 14, 2006.
Current Zoning District:	SF-3 (Single Family - 3)
Current Land Use:	Vacant/Agriculture
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Conceptual Plan 4. Conceptual Landscape Plan 5. Character Exhibits 6. APC Certification 7. Resolution 14-117 (Red Line) 8. Resolution 14-117 (Clean)
Prepared by:	Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the June 9, 2014, City Council meeting. The petition received a public hearing at the July 7, 2014, Advisory Plan Commission (the "APC") meeting. The item received a **favorable recommendation** for approval at the July 21, 2014, APC meeting. The APC Certification is included at Exhibit 6.

PROCEDURAL

- Requests for a change in zoning commitments are required to be considered at a public hearing, in accordance with Indiana Code 36-7-4-1511(h). The public hearing for this petition was held on July 7, 2014, at the APC meeting. Notice of the July 7, 2014, public hearing was provided in accordance with all APC Rules of Procedure.

- At its July 21, 2014 meeting, the APC issued a **favorable recommendation** (7-0) of the proposed change of zoning to the Westfield City Council (the “Council”).
- The Council may take action on this item at its August 11, 2014, meeting.

PROJECT OVERVIEW

Project Location

The subject property is approximately fifty-five (55) acres +/- located at the northeast corner of the intersection of 161st Street and Ditch Road. The property is currently zoned SF-3 (Single Family - 3) District and consists of agricultural uses. An Aerial Location Map is included at Exhibit 2.

Project Description

The current proposal is to modify the commitments that are associated with the Frampton Estates project. The petitioner is requesting the following modifications:

1. Permit 11 lots instead of 9 lots south of “Little Eagle Creek Drain” as identified on the Conceptual Plan located at Exhibit 3.
2. Modify the 100’ wide lot requirement along Ditch Road
 - a. This would default to the 80’ standard in the SF-3 District
3. Prohibit Vinyl Siding
4. Permit only brick, stone, and/or fiber cement board as exterior materials
5. All homes shall be in substantial compliance with character exhibits included at Exhibit 5.
6. Enhanced architectural features on the rear elevations of homes facing Ditch Road and 161st Street
 - a. Language in this section is consistent with proposed language included in Ordinance 14-26 (the Unified Development Ordinance).
7. Increased home sizes
 - a. One Story: From 1,200 SF to 2,000
 - b. Two Story: From 800 SF (**at ground level**) to 2,400 SF (**total home size**)
8. Enhanced perimeter landscaping and screening in substantial compliance with conceptual landscape plan included at Exhibit 4.

The current proposal also establishes requirements for utility pole relocation.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Suburban Residential,” which contemplates a variety of housing types and densities. The general policy for this area includes preserving and protecting the stability and integrity of the area as it fills in. The Comprehensive Plan is not law; however, it is intended to serve as a guide in making land use decisions.

2. Current conditions and the character of current structures and uses.

The proposed development is complimentary and consistent with the existing suburban character, uses and structures of the surrounding area. The proposed development will not alter current conditions.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan identifies the Property in the “New Suburban” area and establishes that development policies for “New Suburban” include: (i) Promote and protect the existing suburban character of the area; (ii) encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl; (iii) new development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts; (iv) ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development; (v) ensure that new development adjacent to existing suburban is properly buffered.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposal would have a neutral or positive impact on property values to the surrounding area and throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, the improvement of the Property would be complimentary with the development vision contemplated by the Westfield-Washington Township Comprehensive Plan.

RECOMMENDATIONS / ACTIONS

Economic and Community Development Department [July 21, 2014]

Staff recommended that the APC send the proposed Frampton Estates Zoning Commitment Amendment to the Council with a **favorable recommendation**.

APC Recommendation [July 21, 2014]

At its July 21, 2014, meeting, the APC forwarded a **favorable recommendation** of Resolution No. 14-117 (APC Petition No. 1407-ZC-01) to the Council (Vote of: 7 in favor, 0 opposed). APC Certification is included at Exhibit 5.

City Council

Introduction: June 9, 2014

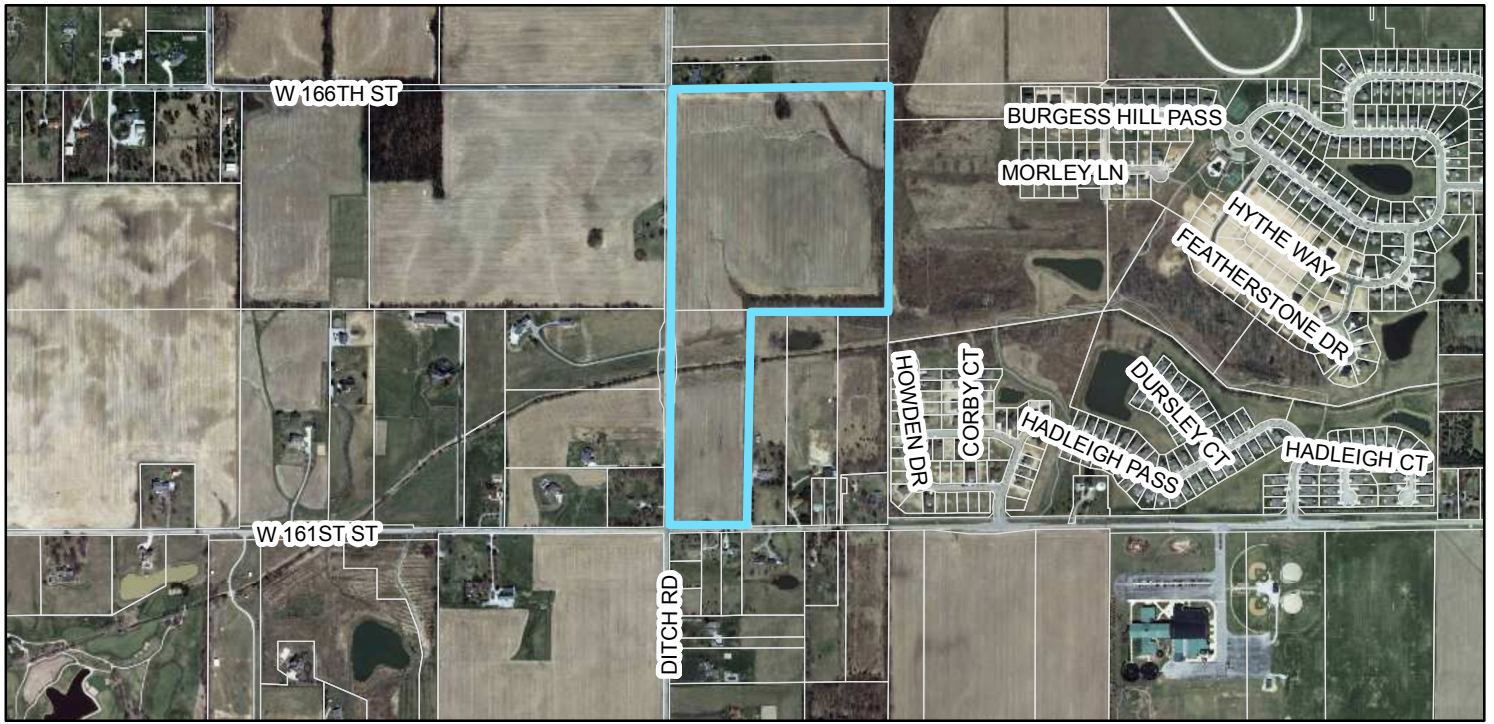
Eligible for Adoption: August 11, 2014

Submitted by: Jeffrey M. Lauer, Associate Planner
Economic and Community Development Department

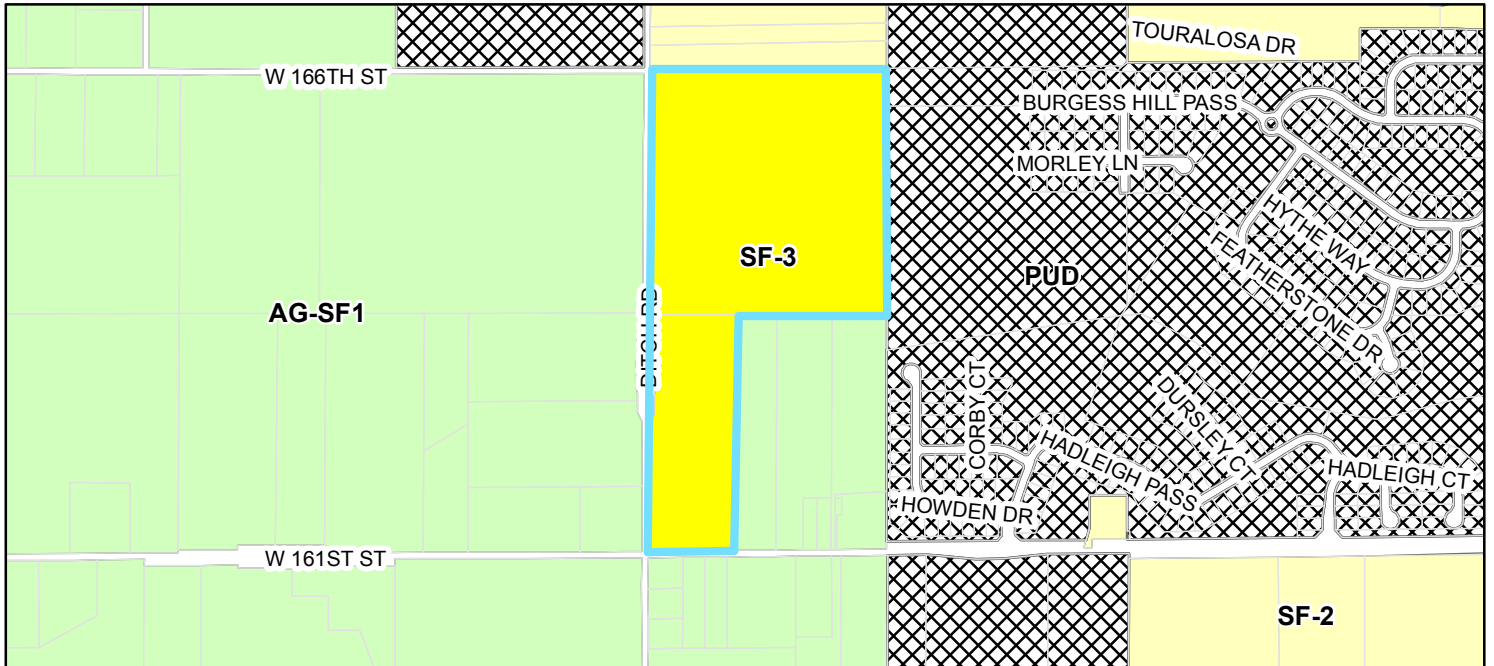
Frampton Estates 1407-ZC-01



Aerial Location Map



Zoning Map



Zoning

- | | |
|---|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  PUD (Planned Unit Development) |  SF-3 (Single Family - 3) |

AERIAL LOCATION EXHIBIT

Frampton Estates



EXHIBIT C – ARCHITECTURAL ELEVATIONS



MASTERPIECE COLLECTION



MASTERPIECE COLLECTION

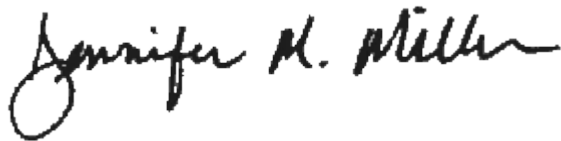
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, July 7, 2014, to consider modifications to commitments concerning Frampton Estates. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1407-ZC-01
Petitioner	Grand Communities, Ltd. (a/k/a Fischer Homes) by Steve Hardin, Esq.
Description	Petitioner requests modifications to the commitments associated with the zoning of property, as approved by Ordinance 06-38 on October 23, 2006.

On July 21, 2014, a motion was made and passed to send a favorable recommendation to the City Council regarding Petition No. 1407-ZC-01 (Vote: 7 in favor and 0 opposed).

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



Jennifer M. Miller, Secretary

July 22, 2014
Date

ORDINANCE 14-34

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 11-19 AND TITLE 16 - LAND USE CONTROLS

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1409-PUD-14), filed with the Commission requesting an amendment to Ordinance 11-19, enacted by the Town Council on September 12, 2011 (the “Springmill Trails PUD Ordinance”)

WHEREAS, on_____, 2014 the Commission took action to forward Docket Number 1408-PUD-12 to the Westfield City Council with a_____ recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on_____, 2014 the Secretary of the Commission certified the action of the Commission to the City Council; and,

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE SPRINGMILL TRAILS PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Springmill Trails PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit A are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit B (the “Real Estate”). In all other respects, the Springmill Trails PUD Ordinance shall remain in effect and unchanged.

SECTION 2. Upon motion duly made and seconded, this Ordinance 14-34 was fully passed by members of the Council this___day of_____, 2014. Further, this Ordinance 14-34 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 with this Ordinance 14-34 are hereby amended. To the extent that this Ordinance 14-34 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 14-34 shall prevail.

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

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Chuck Lehman

Chuck Lehman

Chuck Lehman

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy 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:

I hereby certify that ORDINANCE No. 14-34 was delivered to the Mayor of Westfield

on the _____ day of _____, 2014, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 14-34

This _____ day of _____, 2014.

I hereby VETO ORDINANCE No. 14-34

this _____ day of _____, 2014.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by:

EXHIBIT A

I. Minimum Setback Lines. Section 2.3.D.2(d) of the Springmill Trails PUD shall be deleted and replaced with the following:

- 60' front load lots – 5'

Exhibit B
(Legal Description)

WATERS EDGE SECTION ONE

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST (BEARINGS BASED ON INDIANA STATE PLANE COORDINATES, EAST ZONE) 266.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST, ALONG SAID EAST LINE, 653.65 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 367.06 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 2.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 15.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 248.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 15.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 159.60 FEET TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 19 MINUTES 04 SECONDS WEST, ALONG SAID SOUTH LINE, 579.01 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS EAST 480.82 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST, 181.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH LIES NORTH 00 DEGREES 11 MINUTES 34 SECONDS EAST 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 31.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS EAST 326.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH LIES SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 20.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 31.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 565.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH LIES SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 31.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 4.60 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 194.50 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS EAST 249.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 347.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.114 ACRES, MORE OR LESS.

WATERS EDGE AT SPRINGMILL TRAILS, SECTION TWO

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT THE INCLUDED PLAT CORRECTLY REPRESENTS A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST (BEARINGS BASED ON INDIANA STATE PLANE COORDINATES, EAST ZONE) 920.37 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 367.06 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 2.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 15.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 248.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 15.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 159.61 FEET TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 19 MINUTES 04 SECONDS WEST, ALONG SAID SOUTH LINE, 579.01 FEET TO THE SOUTHWEST CORNER OF WATERS EDGE AT SPRINGMILL TRAILS SECTION ONE, RECORDED AS INSTRUMENT NUMBER 2013001184 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 19 MINUTES 04 SECONDS WEST, ALONG SAID SOUTH LINE, 376.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 1326.22 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 53 SECONDS EAST 364.09 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 177.82 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 13.25 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 300.00 FEET TO THE NORTH LINE OF SAID WATERS EDGE AT SPRINGMILL TRAILS SECTION ONE (THE REMAINING CALLS BEING ALONG THE BOUNDARY OF SAID SECTION ONE); THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 182.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH LIES SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 31.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 326.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 31.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 181.88 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 480.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.726 ACRES MORE OR LESS.

WATERS EDGE AT SPRINGMILL TRAILS, SECTION THREE

Part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 19 North, Range 3 East of the second principal meridian in Hamilton County, Indiana being described as follows:

BEGINNING POINT at a mag nail at the Northeast corner of the Southwest Quarter of the Northwest Quarter of said section 34, Township 19 North, Range 3 East; thence on the East line of said Southwest Quarter South 00 degrees 11 minutes 34 seconds West (bearing based on Indiana State Plane coordinates, East Zone) 266.72 feet to Northeast corner of Waters Edge at Springmill Trails, Section One a plat described in Instrument number 2013001184 in Plat Cabinet 5, Slide 35, in the Office of the Recorder of Hamilton County, Indiana; thence along the perimeter of said plat the following six (6) courses; thence North 89 degrees 48 minutes 26 seconds West a distance of 347.56 feet; (2) thence South 00 degrees 11 minutes 34 seconds West a distance of 249.00 feet; (3) thence North 89 degrees 48 minutes 26 seconds West a distance of 194.50 feet; (4) thence North 00 degrees 11 minutes 34 seconds East a distance of 4.60 feet to the point of curvature of a curve to the left, the radius point of which lies South 00 degrees 11 minutes 34 seconds West 20.00 feet; (5) thence Northwesterly along said curve 31.42 feet to the point of tangency thereof; (6) thence North 89 degrees 48 minutes 26 seconds West a distance of 383.82 feet to a point of the East perimeter of Waters Edge at Springmill Trails, Section Two a plat described in Instrument number 2013068442 in Plat Cabinet 5, Slide 156, in said Recorders Office; thence along the perimeter of said plat the following three (3) courses; thence North 00 degrees 11 minutes 34 seconds East a distance of 300.00 feet; (2) thence North 89 degrees 48 minutes 26 seconds West a distance of 13.25 feet; (3) thence North 00 degrees 11 minutes 34 seconds East a distance of 177.82 feet to the Northeast corner of said Waters Edge at Springmill Trails, Section Two also being a point of the North line of said Southwest Quarter of Northwest Quarter; thence North 89 degrees 23 minutes 53 seconds East along said North line a distance of 959.22 feet to the POINT OF BEGINNING, containing 8.90 acres more or less.

ORDINANCE NUMBER 14-35

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

This is a planned unit development ordinance (the “Indoor Soccer Facility at Grand Park PUD Ordinance”) to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Zoning Ordinance”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) held a public hearing on September 2, 2014 for a petition (Docket 1408-PUD-12), filed by Holladay Properties requesting to rezone lands within the City;

WHEREAS, the Commission to action to forward said petition (Docket 1408-PUD-12) to the Westfield City Council (the “Council”) with a _____ recommendation (by a vote of ___ in favor and ___ opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on _____, 2014;

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

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

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

SECTION 1. APPLICABILITY OF ORDINANCE.

- 1.1 This PUD District Ordinance (the “Ordinance”) applies to the subject real estate more particularly described in Exhibit A attached hereto (the “Real Estate”).
- 1.2 The underlying zoning district shall be the GB – General Business District (the “GB District”). Except as modified, revised, supplemented or expressly made

inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the GB District shall apply.

- 1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES.

- 2.1 Indoor Field Facility and uses contained therein including but not limited to the following: Office, Restaurant, Retail Sales, and other appropriate uses as may be approved by the City of Westfield Economic and Community Development Department Director (the “ECD Director”). An Indoor Field Facility may include such activities as .

SECTION 3. DEVELOPMENT STANDARDS.

- 3.1 Minimum Lot Frontage on Road – none.
- 3.2 Minimum Setback Lines
 - A. Minimum Front Yard building setback – ten (10) feet
 - B. Minimum Side Yard building setback – ten (10) feet
 - C. Minimum Rear Yard building setback – ten (10) feet
- 3.3 Building Height shall not exceed eighty (80) feet.
- 3.4 No Off-Street Parking shall be required on the Real Estate. Off-street parking shall be provided on adjacent property within the Grand Park Sports Campus.
- 3.5 Building Orientation: the building orientation standards of the Zoning Ordinance shall not apply.
- 3.6 Building Materials – shall be installed in substantial compliance with the building elevations attached hereto and incorporated herein by Exhibit B.
- 3.7 Landscaping on Real Estate shall be installed in substantial compliance with the landscaping plan attached hereto and incorporated herein by Exhibit C. Modifications to the required landscaping may be made as approved by the EDC Director.
- 3.8 Lighting: the standards of the Zoning Ordinance shall apply.
- 3.9 Signage shall be consistent in theme with the Grand Park Sports Campus. Modifications to the signage may be made as approved by the EDC Director.

- A. Wall signs shall be individual letters with reverse lighting.
- B. Ground signs shall be coordinated with the Grand Park managing firm as designated by the City of Westfield.
- A. Information Signs and Directory Signs shall be coordinated with the Grand Park managing firm as designated by the City of Westfield.
- B. Temporary Signage shall be permitted as approved by the EDC Director.

SECTION 4. Temporary Uses and Events

This section need to be provided by EDC Director.

SECTION 5. APPROVAL. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this_____ day of November, 2014.

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

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I 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: Jennifer M. Miller

Prepared by: Jennifer M. Miller, AICP
Assistant Director of Economic and Community Development
City of Westfield, 2728 East 171st Street, Westfield, IN 46074
317-804-3170

I hereby certify ORDINANCE 14-35 was delivered to the Mayor of Westfield on the _____ day of _____, 2014, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-35
this _____ day of _____, 2014.

I hereby VETO ORDINANCE 14-35
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A – LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the Northeast Corner of said Quarter Section; thence South 89 degrees 54 minutes 07 seconds West 1,196.82 feet along the north line of said Quarter Section; thence South 00 degrees 00 minutes 07 seconds East 40.00 feet to the point of beginning of this description; thence South 00 degrees 00 minutes 07 seconds East 131.49 feet; thence North 90 degrees 00 minutes 00 seconds East 639.08 feet; thence South 00 degrees 00 minutes 00 seconds East 380.00 feet; thence North 90 degrees 00 minutes 00 seconds East 101.94 feet; thence southwesterly 221.70 feet along an arc to the right having a radius of 336.00 feet and subtended by a long chord having a bearing of South 30 degrees 53 minutes 39 seconds West and a length of 217.77 feet; thence South 45 degrees 36 minutes 00 seconds East 28.62 feet; thence southwesterly 149.81 feet along an arc to the right having a radius of 364.50 feet and subtended by a long chord having a bearing of South 61 degrees 09 minutes 11 seconds West and a length of 148.75 feet; thence North 17 degrees 04 minutes 23 seconds West 20.00 feet; thence westerly 96.13 feet along an arc to the right having a radius of 348.57 feet and subtended by a long chord having a bearing of South 80 degrees 52 minutes 39 seconds West and a length of 95.82 feet; thence North 89 degrees 54 minutes 40 seconds West 539.70 feet; thence South 00 degrees 05 minutes 20 seconds West 20.00 feet; thence North 89 degrees 54 minutes 40 seconds West 42.79 feet; thence northwesterly 132.02 feet along an arc to the right having a radius of 80.00 feet and subtended by a long chord having a bearing of North 47 degrees 16 minutes 39 seconds West and a length of 117.54 feet; thence North 00 degrees 00 minutes 00 seconds East 122.52 feet; thence northwesterly 172.79 feet along an arc to the left having a radius of 110.00 feet and subtended by a long chord having a bearing of North 45 degrees 00 minutes 00 seconds West and a length of 155.56 feet; thence North 90 degrees 00 minutes 00 seconds West 5.92 feet; thence North 00 degrees 00 minutes 00 seconds East 41.56 feet; thence North 90 degrees 00 minutes 00 seconds East 115.00 feet; thence North 00 degrees 00 minutes 00 seconds East 451.06 feet; thence North 89 degrees 54 minutes 07 seconds East 250.91 feet to the point of beginning and containing 14.501 acres, more or less.

EXHIBIT B – BUILDING ELEVATIONS

Full size copies on file with EDC. A reduced size copy shall be attached prior to adoption consideration.

EXHIBIT C – LANDSCAPING

Full size copies on file with EDC. A reduced size copy shall be attached prior to adoption consideration.

ORDINANCE NUMBER 14-36

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) held a public hearing on _____, 2014 for a petition (Docket 1409-PUD-13), filed by Buckingham Properties II, LLC, requesting to rezone lands within the City;

WHEREAS, the Commission to action to forward said petition (Docket 1409-PUD-13) to the Westfield City Council (the “Council”) with a _____ recommendation (____-____) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on _____, 2014;

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

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

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

WESTFIELD, INDIANA

**LANTERN COMMONS
PLANNED UNIT DEVELOPMENT
DISTRICT**

1409-PUD-13

BUCKINGHAM PROPERTIES II, LLC

07/31/2014

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ARTICLE 1. DEFINITIONS

Unless otherwise specified in (i) this Lantern Commons PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 1, the definitions of the Westfield-Washington Township Zoning Ordinance (the “Zoning Ordinance”) shall apply to words and terms set forth in this PUD. In the event of a conflict, the definitions set forth herein this PUD shall apply.

ARTICLE 2. APPLICABILITY

The real estate comprising all conceptual area of the Lantern Commons, described in what is attached hereto and made part hereof as Exhibit 2 (the “Real Estate”) is reclassified as follows:

- A. The zoning classification of Parcel A (described by legal description in Exhibit 2) shall be changed from GB-PD (Ordinance 07-36) district classification to the Lantern Commons Planned Unit Development district classification, the underlying zoning classification of which shall be the GB – General Business district of the Zoning Ordinance.
- B. US Highway 31 Overlay Zone of the Zoning Ordinance shall not apply to Parcel A.
- C. Pursuant to Indiana Code Section 36-7-4-1015, any prior commitments not required or allowed as part of the approval of this Lantern Commons PUD associated with the Real Estate are hereby terminated and of no further force or effect.

ARTICLE 3. DEVELOPMENT OVERVIEW

- A. Lantern Commons is an integrated development (the “Development”) comprised of approximately sixty (60) acres, which includes, initially, Residential Use (noted as Residential on the Conceptual Plan), General Business Use (noted as General Commercial on the Conceptual Plan), and right-of-way, as shown on the Conceptual Plan attached as Exhibit 4.
- B. The General Commercial Area may be developed and used for residential uses as provided in this Lantern Commons PUD.
- C. The development requirements expressed in this Lantern Commons PUD are expressed in general terms, and secondary review of this Lantern Commons PUD shall be done as Development Plan Review, as provided for in WC §16.04.165, as amended, and as provided in WC §16.04.190(D)(5). Development Plans may be submitted and approved in phases. A Development Plan for all or a portion of the Residential area shall be submitted for approval not more than twenty-four (24) months following Westfield City Council’s approval of the Conceptual Plan, and the Development Plan(s) for the balance of the Development may be done before or within sixty (60) months following Westfield City Council’s approval of the Conceptual Plan.

ARTICLE 4. USES

- A. Permitted uses for Lantern Commons shall include all uses permitted in GB – General Business district of the Zoning Ordinance and those listed below:
- (1) Recreational equipment and accessories, sales, service and rentals including, but not limited to boats, kayaks, trailers, as well as related classes and schools;
 - (2) Trophy and awards including but not limited to manufacturing, assembly, engraving and sales;
 - (3) Personal packaging services and document preparation;
 - (4) Multi-Family Residential housing (rental or owned) as part of any mixed use building or standalone structures;
 - (5) Senior Care and Assisted living facilities;
 - (6) Bed & breakfasts, inns, hotels or resorts and those with attached entertainment amenities;
 - (7) Conference, banquet, meeting or event centers;
 - (8) Indoor entertainment venues including but not limited to arcade games, virtual simulation games, video games, rock-climbing walls, shuffleboard, movie theaters or other similar uses as determined by the ECD Director indoors or outdoors;
 - (9) Coffee shops, coffee roasting and other retail beverage sales
 - (10) Home improvement store;
 - (11) Vending Machine Hub;
 - (12) Manufacturing of food and beverage products available for sale on-site and off-site;
 - (13) Food specialty stores;
 - (14) Medical, rehabilitation, chiropractic, emergency clinics, hospitals and labs;
 - (15) Consignment shops;
 - (16) Veterinarian clinics, kennels and boarding facilities with no outdoor runs;
 - (17) Private banking centers with or without ATMs;
 - (18) Parking operators and transportation services providing parking and transportation assistance/convenience shall be permitted, including, but not limited to valet parking companies, bus, trolley, car, cart, bicycle hire, tram wagon, electric bike or other related transportation services;
 - (19) Spas, beauty and tanning salons;
 - (20) Manufacturing or assembly of cloth products for retail purposes (i.e. custom, screen-printed apparel or marketing items) or other similar uses as determined by the ECD Director;
 - (21) Sale and manufacturing of cosmetic or health products;
 - (22) Manufacturing and sale of art and handmade goods;
 - (23) Manufacturing and sale of unique or personal stationary or personalized products;
 - (24) Single Family (attached) Residential; provided, however, that not more than ten (10) acres of the Development shall be used for single family attached residential use;
 - (25) Wireless Communication Service Facilities.

ARTICLE 5. DEVELOPMENT AND ARCHITECTURAL STANDARDS

- A. Design Theme. The design theme of Lantern Commons shall incorporate a consistent representation of architecture in substantial compliance with the conceptual examples shown in Exhibit 3. Buildings shall be traditional in their architecture or a contemporary expression of the architecture depicted in Exhibit 3.
- B. Parking Requirements. Parking in the Development shall adhere to the Zoning Ordinance with the following exceptions:
 - (1) A required off-street parking space shall be a minimum of nine (9) feet in width and eighteen (18) feet in length, exclusive of access drives, aisles, ramps and columns. Parallel parking spaces shall be a minimum of twenty-two (22) feet in length. Aisle widths shall be a minimum of twenty-four (24) feet in width.
- C. Accessory structures. Building accessory structures shall adhere to the Zoning Ordinance.
- D. Commercial or mixed use buildings which include residential (single family or multi-family):
 - (1) Minimum lot frontage on road: none;
 - (2) Minimum lot depth: none;
 - (3) Minimum building area: none;
 - (4) Setback from Internal Streets: no minimum;
 - (5) Setback from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area;
 - (6) Side yard: no minimum (may be adjoining buildings);
 - (7) Rear yard: minimum of ten (10) feet when abutting another building or businesses. If abutting a pedestrian trail, park or other public amenity in the Development, then no setback shall be required.
 - (8) Floor Area Limitations
 - i. Commercial improvements constructed upon the Development shall be limited to no more than four hundred fifty thousand (450,000) square feet of Gross Floor Area.
 - ii. The foregoing floor area limitation shall not include square footage above the first floor level.
 - (9) Maximum Single Commercial Use Limitation
 - i. Not more than two (2) uses shall be permitted upon the Real Estate that each occupy more than sixty thousand (60,000) square feet of Gross Floor Area.
 - ii. The maximum floor area of any single user shall be one hundred fifty thousand (150,000) square feet of Gross Floor Area.

- (10) Conceptual Site Plan shall prohibit discount department stores on any outlot and shall not allow for Restaurants other than defined herein.
- (11) Façade Requirements (Four Sided Architecture): Each façade of each building shall comply with the following requirements:
- i. An Architectural Break is any break in the plane of a faced that occurs at least every seventy five (75) lineal feet and consists of a building offset of a minimum of one (1) foot, or the inclusion of a canopy or roof element projecting a minimum of five (5) feet from the building (“Architectural Break”).
 - ii. Any large single use occupying sixty-thousand (60,000) square feet or more (herein referred to as a “Large Use”) shall incorporate an Architectural Break(s) as follows:
 1. One (1) Architectural Break shall be incorporated into each Façade of the building for each thirty thousand (30,000) square feet (or part thereof) of gross floor area occupied beginning at sixty thousand (60,000) square feet.
 2. Two (2) Architectural Breaks shall be incorporated into each Façade of the building for each thirty thousand (30,000) square feet (or part thereof) of gross floor area occupied beginning at seventy-five thousand (75,000) square feet.
 3. Three (3) Architectural Breaks shall be incorporated into each Façade of the building for each twenty-five thousand (25,000) square feet (or part thereof) of gross floor area occupied beginning at ninety-one thousand (91,000) square feet.
- (12) Building materials and exterior: Exterior materials permitted throughout the Development shall be architecturally related and generally similar to the architecture depicted in Exhibit 3 and shall include but are not limited to EIFS, wood, brick, stone, masonry, decorative concrete panels (precast concrete panels and cast in place concrete panels) and split and/or smooth face concrete masonry unit. Synthetic materials, including synthetic wood siding, stucco, cultured stone, brick, shingles or fiber cement siding, are permitted and shall be generally similar in appearance and detail to the natural material they simulate. Metal siding may be permitted as an accent, trim or in signage.
- (13) Roof Top Equipment: Any roof top heating and cooling equipment, ventilation equipment, refrigeration equipment, condensers or communication equipment (not including antennae having a height up to fifteen (15) feet or diameter up to eight (8) inches or satellite dishes having a diameter of up to twenty-four (24) inches) shall be screened from US31, 161st Street, Union Street, and Poplar Street and otherwise installed in a manner consistent with, and which compliments, the architectural character of the buildings where located, using similar or complimentary building materials, colors and other similar design elements.

(14) Trash Facilities:

- i. Any stand-alone dumpsters and trash compactors used for trash shall be enclosed on all four (4) sides and, except as specified in Article 5. D. (14) iv. below, the exterior of at least three (3) sides shall be a minimum of six (6) feet in height so as to conceal functions within and finished in materials and consistent with those used on the buildings for which they provide service.
- ii. The gate or door of any dumpster enclosure which opens to permit use and trash removal shall be closed when not in use.
- iii. No separate or stand-alone dumpster may be placed between the building line of the structure and the closest public right-of-way.
- iv. Dumpsters and dumpster enclosures oriented towards public rights-of-way must be visually integrated into the main structure with which they are associated.

(15) Loading Berths:

- i. Loading Berths fronting public rights-of-way shall be oriented principally parallel to the respective rights-of-way.
- ii. Screening walls shall be provided parallel to the channel associated with any exterior loading berth.
 1. Screening wall shall extend the entire length of the loading berth channel inclusive of the tractor and trailer length;
 2. Screening wall shall have a minimum height equal to the height of the loading berth overhead door and/or any visible exterior mechanical equipment associated with the operation of the overhead door; and
 3. Screening walls associated with loading berths shall be subject to the same elevation and building materials as the associated building wall they parallel.

E. Multi-Family and Single Family (attached) Residential. The Development and Architectural Standards established in this Lantern Commons PUD as well as the standards set forth in the Zoning Ordinance for Single Family (attached) and Multi-Family 2 (MF2) shall apply. In the event that there is a conflict with the Zoning Ordinance, the PUD standards set forth herein shall apply:

- (1) Location: none;
- (2) Maximum number of dwelling units for Lantern Commons shall be 1,200 units; a maximum of 500 units, in any combination of Single Family (attached) and Multifamily in the area identified as Residential in Exhibit 4;
- (3) Minimum square footage per dwelling unit: 500 square feet;
- (4) Minimum frontage on road: none;
- (5) Setback from Internal Streets: no minimum;

- (6) Setback from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area;
- (7) Side yard: minimum of ten (10) feet, driveways, parking and pathways may be permitted in this area;
- (8) Rear yard: minimum of ten (10) feet when abutting another building or businesses. If abutting a pathway, park or other public amenity in the Development, then no setback shall be required.
- (9) Minimum green space area: twenty (20) percent of acreage;
- (10) Proximity slope: none;
- (11) Building Height: maximum fifty (50) feet to the soffit;
- (12) Development amenities: May include clubhouse with fitness center, swimming pool, integrated trail and sidewalk system with connection to Natalie Wheeler Trail and natural resource/tree conservation areas; and
- (13) Parking, required spaces:
 - i. One (1) space per one (1) bedroom unit;
 - ii. One and a half (1.5) spaces per two (2) bedroom unit;
 - iii. Two (2) spaces per three (3) bedroom unit;
 - iv. Two (2) spaces per one thousand (1,000) square feet of on non-residential uses; and
 - v. If tuck under parking is utilized, Tandem Parking Spaces shall be permitted with each space (front and back) to be counted toward required spaces requirement.
- (14) Building materials and exterior. Exterior materials permitted throughout the Development shall be architecturally related to the architecture depicted in Exhibit 3 and shall include but are not limited to EIFS, wood, brick, stone, precast concrete panels, cast in place concrete panels and split and/or smooth face concrete masonry unit. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or fiber cement siding, are permitted and shall be similar in appearance and detail to the natural material they simulate. The following shall be permitted:
 - i. Metal siding may be permitted as an accent, trim or in signage; and
 - ii. Building exterior: Shall have a net minimum of twenty (20) percent (less glass/glazing, doors, openings) Masonry with the remaining eighty (80) percent comprising materials listed in Article 5. E. (14).
- (15) Trash and Loading Facilities. Trash dumpster/compactor and maintenance areas shall be screened from residential uses and public roads. All trash receptacles shall be enclosed on three (3) sides by Masonry wall and include a solid metal gate. Enclosures shall also be located behind the front yard line. Trash dumpster/compactor enclosures shall be six (6) feet but no shorter than the enclosed dumpster/compactor.
- (16) Roof. Roof form and design shall be traditional or a contemporary expression of the architecture depicted in Exhibit 3. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

- (17) Windows. Fenestration shall be architecturally and thematically consistent with the architectural style of each structure as shown in Exhibit 3.
- (18) Multi-Family Development Plan, Fencing, Accessory Buildings, Swimming Pools, and Trash Receptacles Requirements (WC §16.04.100 Section 1) of the Zoning Ordinance shall not apply.

ARTICLE 6. THOROUGHFARE PLAN

- A. Attached hereto and incorporated herein by reference as Exhibit 5 are the conceptual thoroughfare and pedestrian plans for Lantern Commons, including right-of-way to be acquired:
 - (1) External Streets: US 31, 161st Street, Poplar Street and Union Street;
 - (2) Internal Streets: Connecting areas within the Development.
- B. Trails. Trails shall be included throughout the Development. Access to the Natalie Wheeler Trail shall comply with the applicable City of Westfield policies and ordinances.

ARTICLE 7. LANDSCAPING

- A. Landscaping Standards as established in the Zoning Ordinance shall apply with the following exceptions:
 - (1) Minimum required buffer yards between the Development and adjoining/abutting uses shall not apply.
 - (2) A sixty (60) foot wide Tree Conservation Area shall be provided along the north property line of the Development as shown on Exhibit 4.
 - i. During development of the Real Estate, all existing trees which Developer determines are to be preserved shall be maintained without injury and with sufficient area for the root system to sustain the tree.
 - ii. Protective care and physical barriers at the root line shall be provided to prevent alteration, compaction or increased depth of the soil around the root systems of the preserved trees.
 - iii. Developer shall provide one (1) evergreen tree every fifty (50) feet along the north property line of the Development within the Tree Conservation Area.
 - (3) Caliper Measurements to be taken at twelve (12) inches above grade for all tree species.
 - (4) Substitutions: One (1) evergreen tree shall equal (3) evergreen shrubs.
 - (5) Installation: Required landscaping of development areas shall be completed prior to the issuance of a Certificate of Occupancy for units within each area of the development. Landscaping installation may be delayed due to periods of adverse weather, or conflicts between construction scheduling and proper planting conditions.
 - (6) Noise Reduction: Properties adjacent to highly trafficked road or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish noise reduction include use of walls, fences, or plantings to have grass or other vegetative ground cover.

- (7) Heating and Cooling Facilities: Ground-mounted heating and cooling units shall be screened by means of shrubs.
- (8) Interior Parking Lot Landscaping, Area Required: A portion of vehicular use areas shall be maintained as landscaped area. The minimum amount of interior parking lot area that must be landscaped shall be five (5) percent.

ARTICLE 8. LIGHTING

- A. Lighting Standards as established in the Zoning Ordinance shall apply with the following exceptions:
 - (1) Coach lights, porch and patio lights, and other lights mounted to a building wall are permitted and exempt from the General Lighting Standards.

ARTICLE 9. SIGNAGE

- A. Signage Standards as established in the Zoning Ordinance shall apply.

EXHIBIT 1
DEFINITIONS

- A. "Cape Cod" shall mean and refer to an architectural style that is commonly identified by the use of shingles or clapboarding, use of white trim or with interior crown molding, slanted roofs, symmetrical or similar window sizes, roof dormers, cupolas, rectangular and circular window with muttons and often highlighted by the use of a decorated front door, often painted in distinct colors.
- B. "Developer" shall mean and refer to Buckingham Properties II, LLC, and its successors, assigns, and designees.
- C. "Development" shall mean and refer to the Lantern Commons development upon the Real Estate.
- D. "Driveway" shall mean and refer to a private road which provides access to a lot, or to a use located on such lot, from a public way.
- E. "Federal" shall mean and refer to an architectural style that is commonly identified by the use of arched fanlight above the door, large flattened chimneys on end walls or back, shingles or slat board siding, often with hipped roof or brick end walls and shutters.
- F. "Fiber Cement Siding" shall mean and refer to a substance that is not a Masonry product, but is a mix of Portland cement, ground sand, cellulose fiber, and various additives mixed with water and manufactured into a siding material.
- G. "Georgian" shall mean and refer to an architectural style that is commonly identified by the use of slanted roofs, gambrel or hipped roofs, even spacing between doors and windows, small and large windows with panes, wooden shingle or slat board siding, central chimney or multiple symmetrical chimneys, doorways, as well as corners emphasized by pediments, pilasters, coining or other accents.
- H. "Greek Revival" shall mean and refer to an architectural style that is commonly identified by the use of doors flanked by sidelights, use of slat board, brick, shingles, corner blocks above the doors and windows, Greek columns and motifs, pilaster used on corners, gable ends to main street, large, flattish chimneys, second story windows set below eaves, floor length windows, shutters and muttons.
- I. "Gross Floor Area" shall be computed on a horizontal plan inclusive of occupied retail space and exclusive of loading berths, common mechanical rooms, and trash enclosures internal to the design, mezzanine or basement areas that are otherwise occupied as storage or for mechanical equipment purposes.
- J. "Masonry" shall mean and refer to brick, limestone, natural stone, cultured stone, or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass.
- K. "Modern" shall mean and refer to an architectural style that is commonly identified by the use of materials at ninety (90) degrees to each other, visual expression of structure (as opposed to hiding structural elements), simplicity and clarity of forms and elimination of unnecessary detail, visual emphasis on horizontal and vertical lines.
- L. "Parking Space, Tandem" shall mean and refer to an area designed or used for parking a motor vehicle where two spaces are laid out front to back where a vehicle parked in one space cannot access a drive aisle without the second space being unoccupied.
- M. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit 2.

- N. "Restaurant" shall mean and refer to an establishment engaged in the preparation of food and beverages containing more than 2,000 gross square feet and characterized primarily by table service to customers and it shall not contain any drive through services.
- O. "Streets, External" shall mean and refer to US 31, 161st Street, Poplar Street extension, and Union Street
- P. "Streets, Internal" shall mean and refer to roadways that will provide interior access to area within Lantern Commons and connecting to External Streets.
- Q. "Zoning Ordinance" shall mean and refer to the Zoning Ordinance of Westfield-Washington Township.

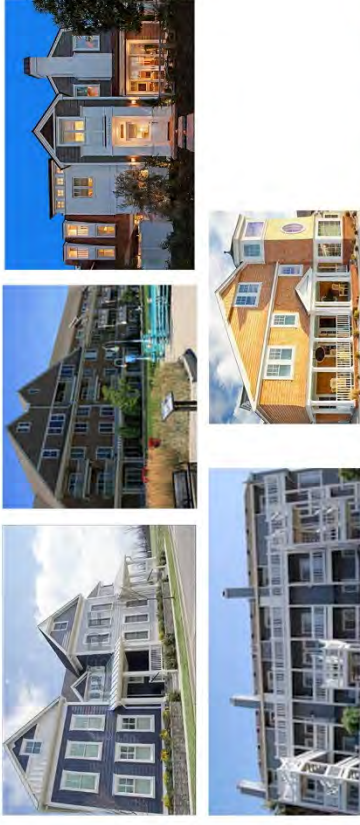
EXHIBIT 2
REAL ESTATE – LEGAL DESCRIPTION / PROPERTY BOUNDARY

PARCEL A (PTI WESTFIELD, LLC – MODERN LEGAL DESCRIPTION)

A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 37 MINUTES 57 SECONDS EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 2208.18 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #9954337 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA (BASIS OF BEARING PER SAID DEED); THENCE SOUTH 87 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 1617.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 31 PER INSTRUMENT NO. 2012-071321; THENCE SOUTH 17 DEGREES 30 MINUTES 48 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 266.36 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 14 SECONDS EAST A DISTANCE OF 250.59 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 59 SECONDS WEST A DISTANCE OF 139.21 FEET; THENCE NORTH 88 DEGREES 01 MINUTE 54 SECONDS EAST A DISTANCE OF 2.41 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 59 SECONDS WEST A DISTANCE OF 357.00 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 40 SECONDS EAST A DISTANCE OF 90.85 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 47 SECOND WEST ALONG SAID LINE A DISTANCE OF 720.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 31 PER INSTRUMENT NO. 2012-071321; THENCE SOUTH 21 DEGREES 44 MINUTES 36 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 441.71 FEET; THENCE SOUTH 38 DEGREES 13 MINUTES 27 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 147.95 FEET; THENCE SOUTH 52 DEGREES 56 MINUTES 59 SECONDS EAST A DISTANCE OF 192.73 FEET TO THE NORTH RIGHT OF WAY OF 161ST; THENCE NORTH 87 DEGREES 57 MINUTES 54 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 250.06 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 87 DEGREES 08 MINUTES 24 SECONDS EAST A DISTANCE OF 351.28 FEET; THENCE SOUTH 64 DEGREES 10 MINUTES 50 SECONDS EAST 82.82 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 24 SECONDS EAST A DISTANCE OF 7.78 FEET TO THE SOUTH LINE OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE ALONG SAID SOUTH LINE NORTH 88 DEGREES 05 MINUTES 12 SECONDS EAST A DISTANCE OF 104.05 FEET TO THE POINT OF BEGINNING, CONTAINING 59.71 ACRES MORE OR LESS.

EXHIBIT 3
LANTERN COMMONS CONCEPTUAL DESIGN IMAGES

Style Description	Precedent Images
- Slanted roof with small overhang - White trim - Symmetrical window sizes, roof dormers and shutters - Rectangular and circular windows with muttons - Decorated front doors	Cap Cod Style 
- Plane surface with attenuated detail - Gabled pediment with dentils and elliptical windows - Shutters - Decorative brick window headers - Simple railing design	Federal Style 

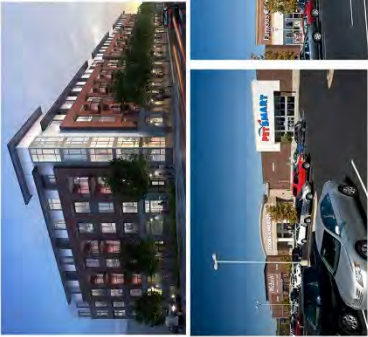
Style Description	Precedent Images	
- Entry feature with entablature and doric columns - Symmetrical window design - Gabled pediments with dentils	Georgian Style  	Modernist Architecture Style 
- Pediment roof gable with fan-shaped window - Transom and sidelites at entry - Bold, simple moldings - Shutters	 	- Simplicity and clarity of forms and elimination of "unnecessary detail" - Materials at 90 degrees to each other - Visual expression of structure (as opposed to the hiding of structural elements) - True nature or natural appearance of a material ought to be seen rather than concealed or altered to represent something else - Visual emphasis on horizontal and vertical lines

EXHIBIT 4
LANTERN COMMONS CONCEPTUAL PLAN



LANTERN COMMONS - CONCEPTUAL PLAN
(SUBJECT TO CHANGE)
Westfield, Indiana



EXHIBIT 5
LANTERN COMMONS CONCEPTUAL THOROUGHFARE AND PEDESTRIAN PLAN



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

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I 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: Jennifer M. Miller

Prepared by: Jennifer M. Miller, AICP
Assistant Director of Economic and Community Development
City of Westfield, 2728 East 171st Street, Westfield, IN 46074
317-804-3170

I hereby certify ORDINANCE 14-36 was delivered to the Mayor of Westfield on the _____ day of _____, 2014, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-36
this _____ day of _____, 2014.

I hereby VETO ORDINANCE 14-36
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT 4
LANTERN COMMONS CONCEPTUAL PLAN

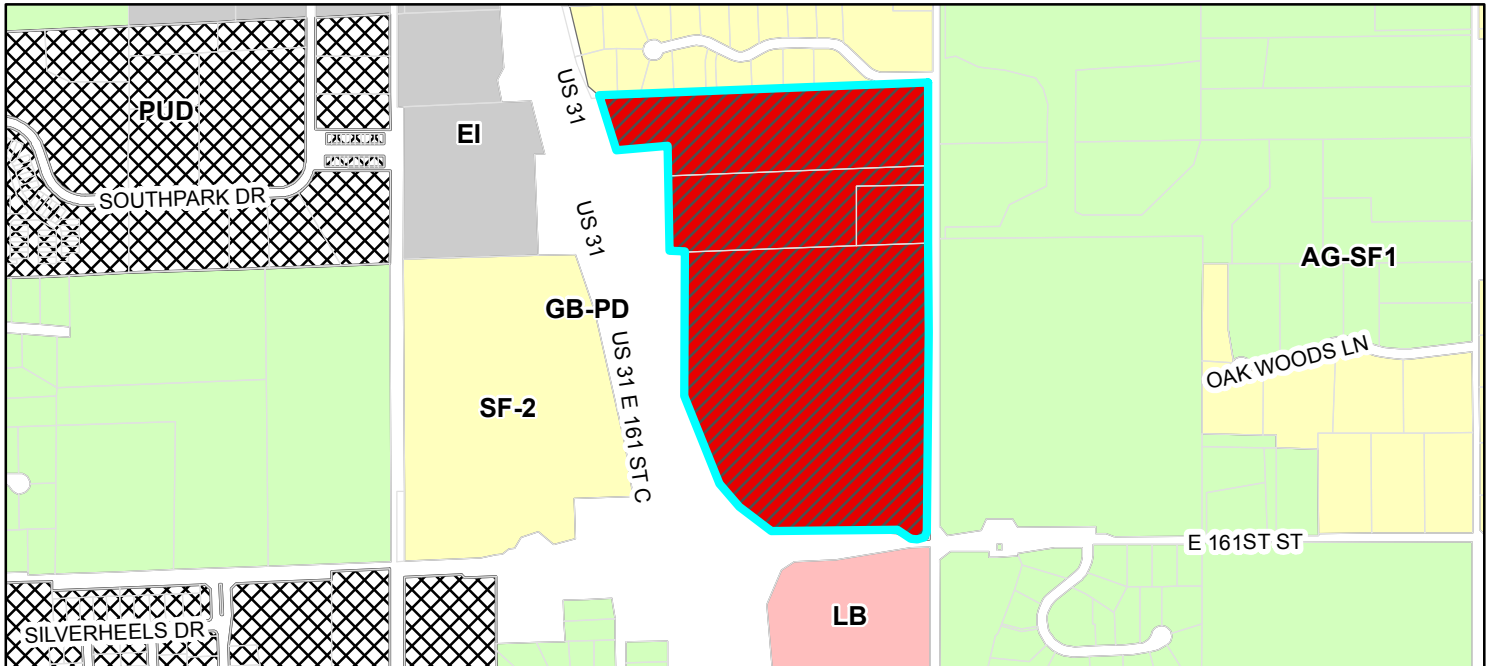


Aerial Location Map

Site



Zoning Map



Zoning

- | | |
|--------------------------------------|--|
| PUD (Planned Unit Development) | GB-PD (General Business-Planned Development) |
| AG-SF1 (Agriculture Single Family 1) | EI (Enclosed Industrial) |
| SF-2 (Single Family 2) | |
| LB (Local Business) | |

RESOLUTION 14-118

Document Cross Reference Nos. 20060065837

A RESOLUTION OF THE CITY OF WESTFIELD CONCERNING MODIFICATION TO THE WRITTEN COMMITMENTS ESTABLISHED FOR RICKER'S GAS STATION AND CONVENIENCE STORE

WHEREAS, the City of Westfield is governed by its duly elected Mayor and City Council, ("Council") who have the duty and authority to administer the Westfield-Washington Township Zoning Ordinance and all other related zoning matters within Washington Township, Indiana through a Joinder Agreement with the Township;

WHEREAS, in 2006, Commitments ("Previous Commitments") were made to the Westfield City Council as a part of Ordinance No. 06-49 regarding the use and development of the real estate, described in Exhibit A attached hereto, and recorded in Hamilton County, Indiana, as a part of Instrument No. 20060065837;

WHEREAS, L & Q Realty, LLC, has filed a petition with the Westfield-Washington Township Advisory Plan Commission (the "Commission") under Docket 1407-ZC-02 to modify the Previous Commitments (the "Modification");

WHEREAS, the Commission has forwarded the Modification, attached hereto as Exhibit B, under Docket 1407-ZC-02 to the Westfield City Council with a favorable recommendation, which was certified by the Secretary of the Commission on August 5, 2014; and

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

NOW THEREFORE BE IT RESOLVED BY THE WESTFIELD CITY COUNCIL THAT SECTION 4, ITEM E, 3. OF THE PREVIOUS COMMITMENTS SHALL BE MODIFIED AS DESCRIBED IN THE MODIFICATION ATTACHED AS EXHIBIT B.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS ORDAINED THIS ____ DAY OF _____, 2014.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Chuck Lehman	_____ Chuck Lehman	_____ Chuck Lehman
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I 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: Joseph M. Scimia, Esq.

Prepared by: Joseph M. Scimia, Esq., Faegre Baker Daniels, LLP, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240.

I hereby certify RESOLUTION 14-118 was delivered to the Mayor of Westfield on the _____ day of _____, 2014, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 14-118
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 14-118
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

EXHIBIT A

Legal Description

Lot 2 of Bridgewater Center at 146th Street per the Plat thereof recorded as Instrument Number 2013059163 on Slide 126 in Plat Cabinet 5 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B

COMMITMENTS MODIFYING EXISTING COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A ZONE MAP CHANGE.

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615, the Owner of the real estate located in the City of Westfield, Hamilton County, Indiana, which is described below, makes the following modifications of commitments concerning the use and development of the following described parcel of real estate:

LEGAL DESCRIPTION: See Attached "Exhibit A – Legal Description"

STATEMENT OF MODIFICATION OF COMMITMENTS:

In 2006, Commitments were made to the Westfield City Council as a part of Ordinance No. 06-49 regarding the use and development of the real estate described above and recorded in Hamilton County, Indiana, as a part of Instrument No. 20060065837 (the "Existing Commitments"). The Existing Commitments shall be modified as follows:

1. Section 4, Item E, 3. shall be modified to read "All gas pumps shall be located and covered with a canopy as depicted on the site plan attached hereto as Exhibit B."

In all other respects, the Existing Commitments shall remain in effect and unchanged.

This MODIFICATION OF COMMITMENTS shall run with the land, be binding on the Owner of the above-referenced real estate, subsequent owners of the above-referenced real estate and other persons acquiring an interest therein. This MODIFICATION OF COMMITMENTS may be modified or terminated by a decision of the Westfield City Council following a public hearing held by the Westfield - Washington Township Plan Commission.

The MODIFICATION OF COMMITMENTS contained in this instrument shall be effective upon the Westfield City Council approval of Resolution 14-118.

This MODIFICATION OF COMMITMENTS may be enforced jointly or severally by:

1. The Westfield City Council;
2. Owners of all parcels of ground adjoining the real estate and all owners of real estate within the area included in the petition who were not petitioners for approval.

The undersigned hereby authorizes the City of Westfield, Indiana, to record this MODIFICATION OF COMMITMENTS in the Office of the Recorder of Hamilton County, Indiana, upon final approval of Resolution 14-118 by the Westfield City Council.

IN WITNESS WHEREOF, Owner has executed this instrument this ____ day of _____, 2014.

L & Q Realty, LLC

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____
_____ as _____ of L & Q Realty, LLC, the Owner of the
real estate described above, who acknowledged the execution of the foregoing instrument in such
capacity and who, having been duly sworn, stated that any representations therein contained are
true.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

Signature: _____

Printed: _____

County of Residence _____

My Commission expires: _____

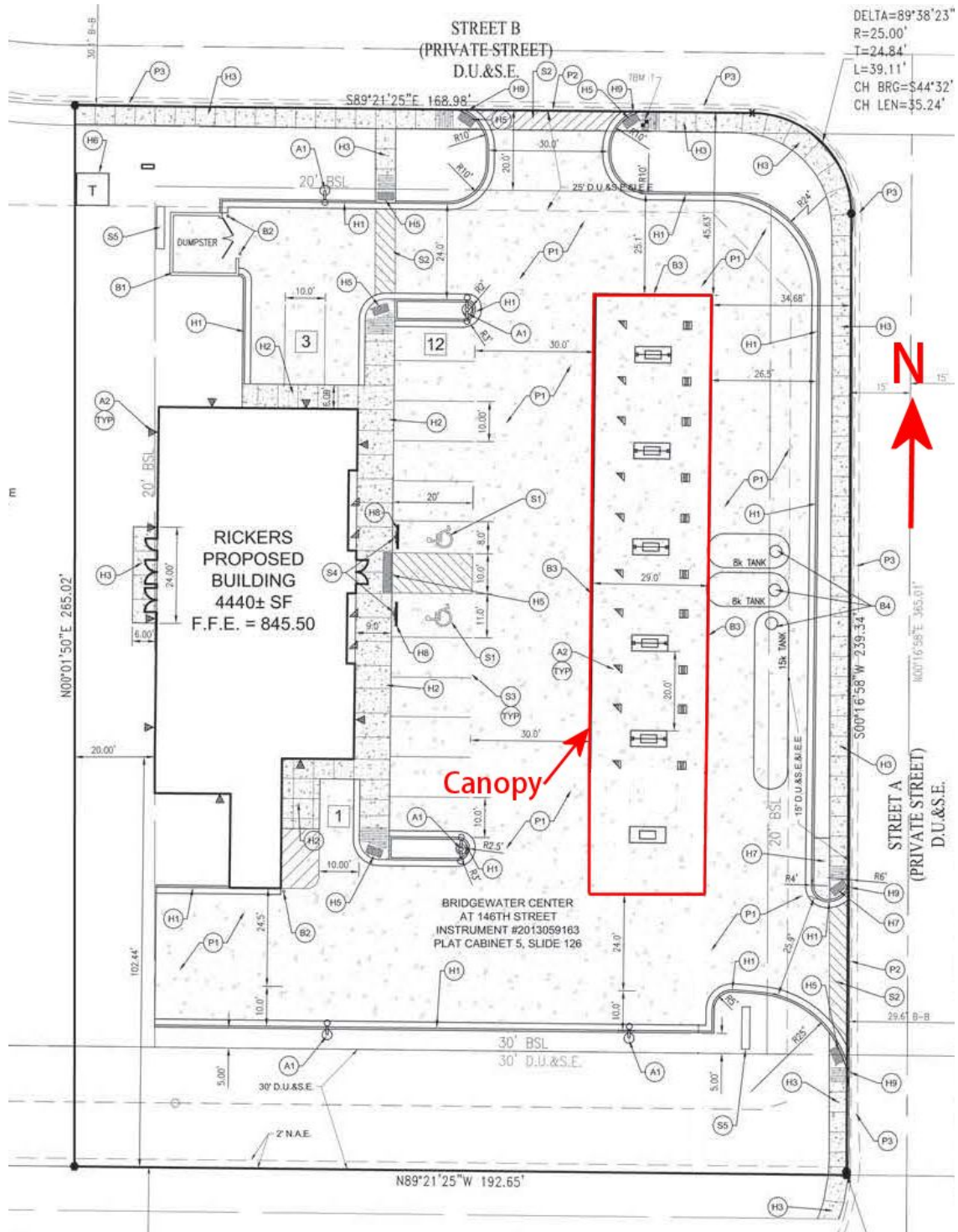
This instrument was prepared by Joseph M. Scimia, Faegre Baker Daniels LLP, 600 East 96th
Street, Suite 600, Indianapolis, IN 46240.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each and every
Social Security number from this document, unless it is required by law. Joseph M. Scimia

Exhibit A – Legal Description

Lot 2 of Bridgewater Center at 146th Street per the Plat thereof recorded as Instrument Number 2013059163 on Slide 126 in Plat Cabinet 5 in the Office of the Recorder of Hamilton County, Indiana.

SITE PLAN





Westfield City Council Report

Resolution Number:	14-118
APC Petition Number:	1407-ZC-02
Subject Site Address:	3334 East 146 th Street
Petitioner:	L & Q Realty, LLC
Requested Action:	Petitioner requests modifications to the zoning commitments associated with Ordinance 06-49.
Current Zoning District:	Bridgewater PUD (Ordinance 06-49)
Approximate Acreage:	1.17 acres +/-
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Current Bridgewater PUD Zoning Commitments (associated with Ord. 06-49) 4. Perspective Renderings 5. Proposed Site Plan 6. APC Certification 7. Public Comment
Prepared by:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the May 12, 2014, City Council meeting. The petition received a public hearing at the June 2, 2014, Advisory Plan Commission (the "APC") meeting. The APC forwarded the petition to the Westfield City Council (the "Council") with a favorable recommendation for approval at its July 7, 2014, meeting. The APC Certification is included as Exhibit 5.

PROCEDURAL

- This petition was introduced at the June 9, 2014 City Council meeting.
- The petitioner held a neighborhood meeting on June 25, 2014.
- A public hearing was held at the July 21, 2014 Advisory Plan Commission (the "APC") meeting.
- At its August 4, 2014 meeting, the APC issued a favorable recommendation (6-1) of the proposed change in zoning request.
- The Council may take action on this item at its August 11, 2014, meeting.

PROJECT OVERVIEW

When the subject area of the Bridgewater PUD was zoned in 2006, zoning commitments were made in addition to the terms of the PUD Ordinance. A sub-section of the zoning commitments established specific requirements for an automobile service station use. The Petitioner is requesting to amend one (1) of the zoning commitments that apply to an automobile service station use.

Fuel Canopy

Current Commitment (Section 4.E.3): All gas pumps shall be located away from perimeter or external streets, as illustrated by the Drawing.

Proposed Commitment Modification: All gas pumps shall be located and covered with a canopy as depicted on the attached Site Plan.

On March 18, 2014, the Advisory Plan Commission approved a development plan and site plan (1403-DP-05 & 1403-SIT-03) for a new Ricker's gas station and convenience store on the subject property. The plan depicted a fuel canopy that was located on the east side of the convenience store building (interpreted to be "away from" Carey Road) and setback thirty (30) feet from the south façade of the convenience store building (interpreted to be "away from" 146th Street). As a result of setting the canopy back thirty (30) feet from the south façade of the building, the approved development plan does not include a canopy over the southern-most fuel pump.

The petitioner is requesting to modify the commitment which requires gas pumps to be located away from perimeter or external streets by referencing a site plan which shows a canopy over all pumps.

MODIFICATION TO THE REQUEST SINCE THE COUNCIL INTRODUCTION

The original proposal that was presented to the City Council on June 9, 2014 included a request to amend a commitment regarding the hours of operation. As a result of neighbor feedback, the petitioner modified the proposal by withdrawing the hours of operation portion of the request. At its August 4, 2014 meeting, the APC made a recommendation on a proposal that included only the fuel canopy modification, as noted above (this is the same as the current proposal, Resolution 14-118).

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its August 4, 2014, meeting, the APC forwarded a **favorable recommendation** of Resolution No. 14-118 (APC Petition No. 1407-ZC-02) to the Council (Vote of: 6 in favor, 1 opposed).

City Council

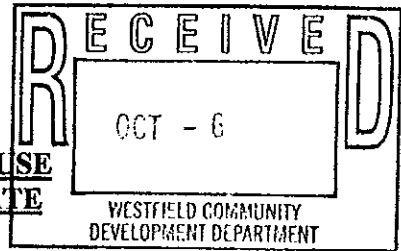
Introduction: June 9, 2014

Eligible for Adoption: August 11, 2014

Submitted by: Kevin M. Todd, AICP

Economic and Community Development Department

**COMMITMENTS CONCERNING THE USE
AND DEVELOPMENT OF REAL ESTATE**



Throgmartin-Henke Development, LLP (the "Developer"), the owner and/or contract purchaser of the real estate located in Hamilton County, Indiana, and described in what is attached hereto and incorporated herein by referenced as Exhibit "1" (the "Real Estate"), makes the following Commitments (the "Commitments") to the Advisory Plan Commission of the Town of Westfield, Indiana (the "Plan Commission") and the Town Council of the Town of Westfield, Indiana (the "Council").

Section 1. Cross Reference. These Commitments are made in connection with approvals obtained under Docket Number 0607-PUD-08, and The Bridgewater Club Restated and Consolidated Planned Unit Development District Ordinance No. 06-49 (the "PUD").

Section 2. Exhibits. The following exhibits are attached hereto and incorporated herein by reference:

Exhibit 1. Attached hereto and incorporated herein by reference as Exhibit 1 is the legal description of the real estate (the "Real Estate"); and

Exhibit 2. Attached hereto and incorporated herein by reference as Exhibit 2 is the district map (the "Concept Plan") which apportions the Real Estate into different parcels;

Exhibit 3. Attached hereto and incorporated herein by reference as Exhibit 3 is a rendering of automobile service station (the "Drawing").

Section 3. Other Definitions. Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

- A. Association. The term "Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Declaration. There may be more than one Association with respect to all or part of the Real Estate, as determined by the Developer in the Developer's sole discretion.
- B. Declaration. The term "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to all or some Districts prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana. There may be more than one (1) Declaration, as determined by the Developer in the Developer's sole discretion.
- C. Town. The term "Town" shall mean and refer to the Town of Westfield, Indiana.

Section 4. Commitments. The following are applicable to the Real Estate as follows:

- A. Within the area identified on the Concept Plan as Parcel M-4 ("Parcel M-4"), deliveries and trash pick-up shall not occur before 8:00 A.M. or after 8:00 P.M.
- B. Within Parcel M-4, outdoor music shall be prohibited after 11:00 P.M.
- C. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the forty (40) foot wide buffer along the eastern boundary of Parcel M-4.
- D. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the twenty (20) foot wide buffer along the eastern boundary of Parcel K-3.
- E. As stated in Section 8 (B) the PUD, one (1) automobile service station, including car wash, the sale of gasoline, other automotive petroleum products, and retail consumer goods, is permitted anywhere within Area Y, as defined by the PUD. If said automobile service station is located within Parcel M-4, then it must be located within the area identified on the Concept Plan as Lot 1, Lot 2, Lot 3, and/or Lot 4 in Parcel M-4 and, further, it must satisfy the following requirements:
 - 1. Said automobile service station shall be residential in appearance, with a sloped roof and brick exteriors, as illustrated by the Drawing;
 - 2. The canopy or roof above the gas pumps shall be of the same materials as the shingled roof above the primary service station building, as illustrated by the Drawing;
 - 3. All gas pumps shall be located away from perimeter or external streets, as illustrated by the Drawing;
 - 4. The perimeter boundaries of parcel containing said automobile service station shall be heavily buffered and landscaped in the manner illustrated on the Drawing; and
 - 5. Said automobile service station shall be open and operating only between the hours of 6:00 A.M. and twelve midnight.
- F. On the date of these Commitments, a fence and tree row existed on the boundary line between Parcel M-4 and Parcel K-3 (the "Tree Row"). Prior to the commencement of any construction within Parcel K-3 or Parcel M-4, the fence will be removed from the Tree Row, healthy trees within the Tree Row shall be preserved, but underbrush and scrub shall be removed from the Tree Row.
- G. Within the residential subdivision located to the east of Parcel M-4, commonly known as Brentwood Village, there are eleven (11) residences which back up and are parallel to the eastern boundary of Parcel M-4 (the "Eleven Residences"). The Developer shall provide each owner of each of the Eleven Residences with a list of at least six (6) species of trees, comprising a combination of spruce trees and deciduous trees, from which to select. Within fifteen (15) days after receipt of such list, each such owner shall both select a total of five (5) trees from the species of trees specified on the list and shall communicate such selection in writing to the Developer. Before any building permits are issued with respect to any building in Parcel M-4, the Developer shall deliver to each of the Eleven Residences the five (5)

trees selected by the owners of each of the Eleven Residences. The deciduous trees delivered by Developer shall have a minimum caliper of three (3) inches at planting, and the spruce trees delivered by Developer shall be a minimum of six (6) feet in height at planting. In the event that any such owner fails to timely deliver to Developer written notice of such owner's selection of five (5) trees, the Developer may fulfill and discharge the commitment specified in this Section 4 (G) by selecting and delivering five (5) trees to such owner's residence.

- H. Prior to the issuance of any building permits for any building within Parcel D-4, G-7, K3, or M-4, the Developer shall contribute the sum of ten thousand dollars (\$10,000.00) to the Brentwood Village Property Owners Association, Inc.

Section 5. Binding on Successors. These Commitments are binding on the Owner of the Real Estate, each subsequent Owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified or terminated by the Commission. These Commitments may be modified or terminated only by a decision of the Plan Commission after a public hearing wherein notice as provided by the rules of the Plan Commission has been made. The provisions of this Section 8 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter reclassified (rezoned) on the Town's Official Zone Map.

Section 6. Effective Date. The Commitments contained herein shall be effective upon the occurrence of all of the following events:

- A. The adoption of an the PUD by the Town Council; and
- B. The commencement of the development of the Real Estate in accordance with the adopted PUD.

Section 7. Recording. The undersigned hereby authorizes the Secretary of the Commission to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 8. Enforcement. These Commitments may be enforced by the Commission and the Town Council of Fishers, Indiana and any property owner within or immediately adjacent to the Real Estate.

IN WITNESS WHEREOF, THROGMARTIN-HENKE DEVELOPMENT, LLP, has caused these Commitments to be executed as of the date first written above.

THROGMARTIN-HENKE
DEVELOPMENT, LLP

By:

Steven H. Henke, Partner

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Steven H. Henke, Partner of Throgmartin-Henke Development, LLP, and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this _____ day of _____, 2006.

My Commission Expires:

Notary Public

Residing in _____ County

Printed Name

Prepared By: Charles D. Frankenberger, Nelson & Frankenberger, 3105 East 98th Street, Suite 170, Indianapolis, Indiana 46280 (317) 844-0106

EXHIBIT 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08

seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West

boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 2

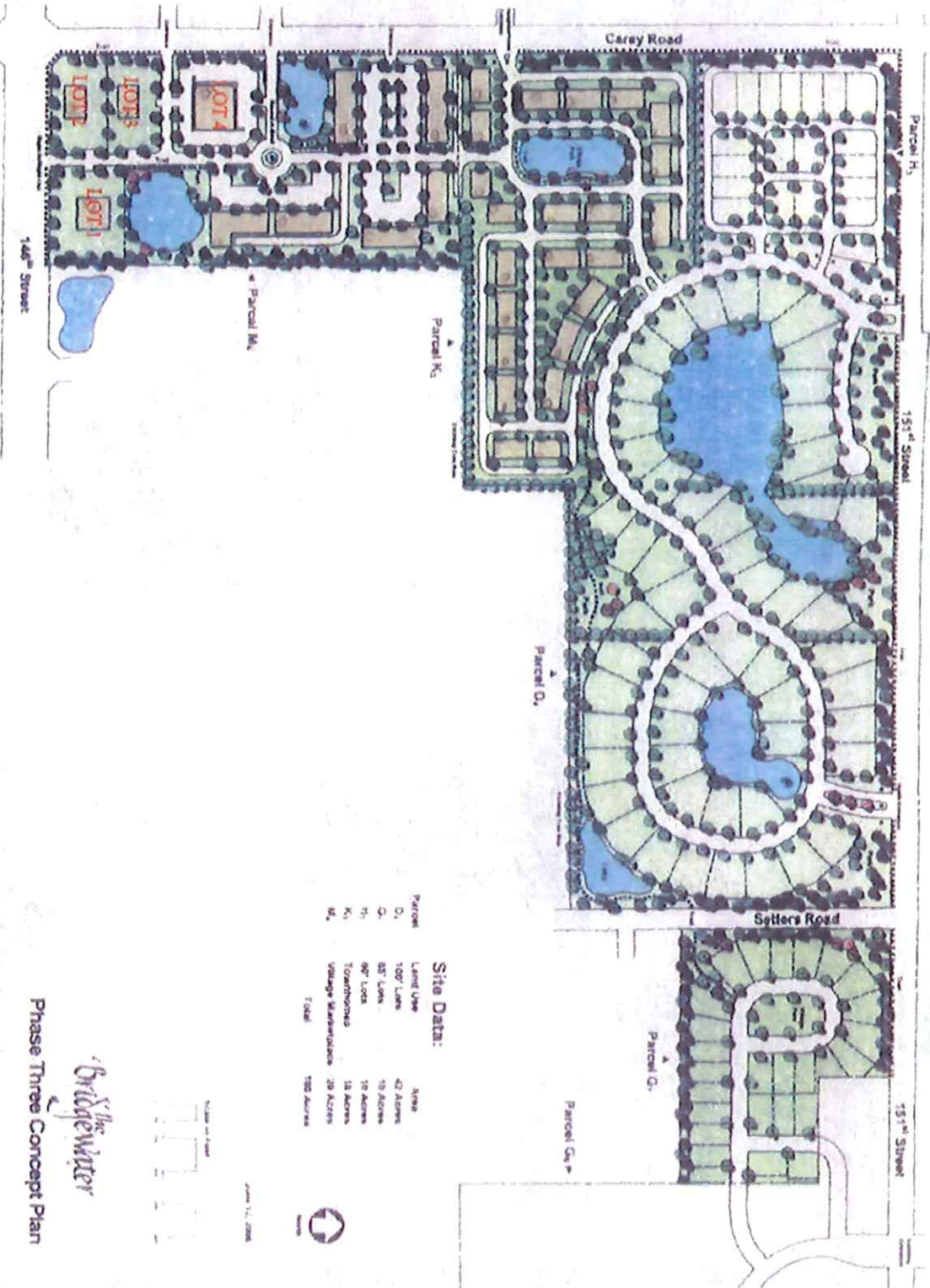
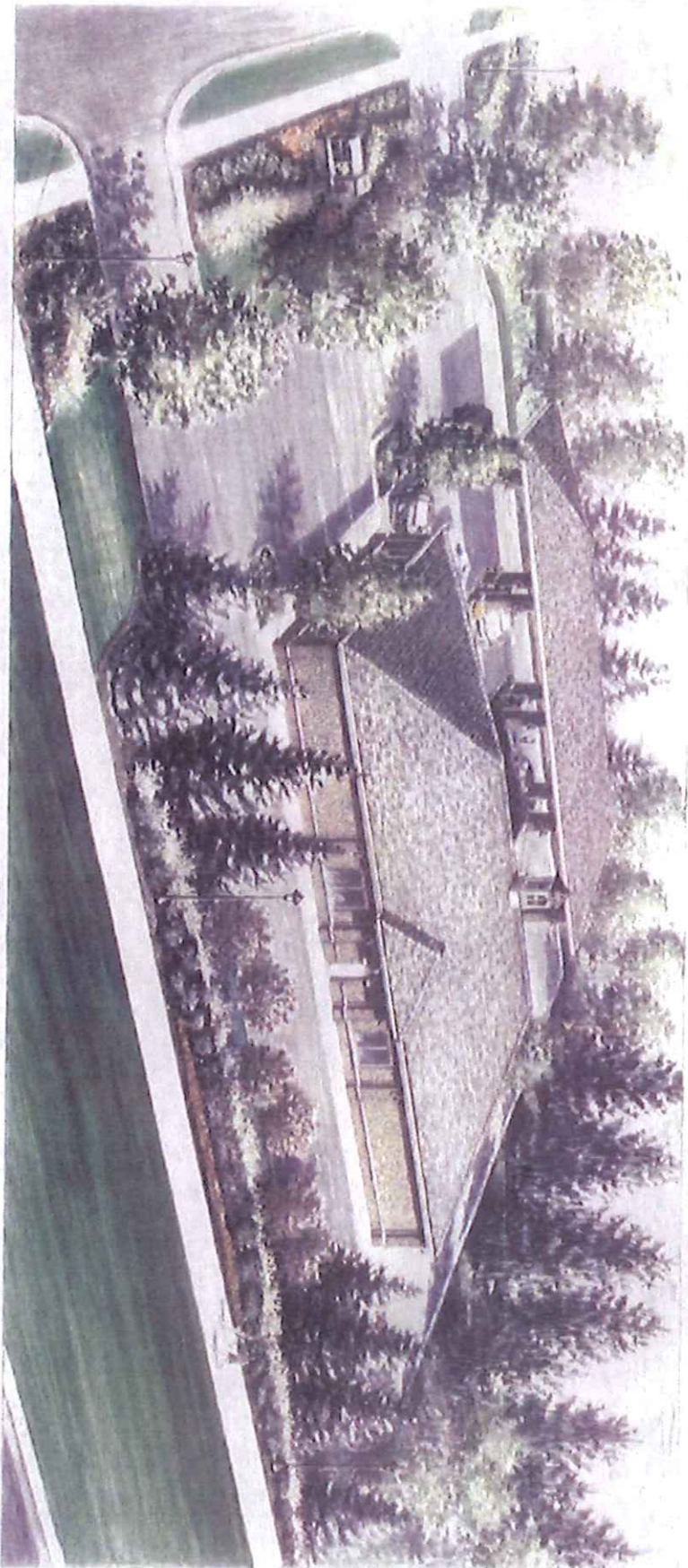


Exhibit 3





**Ricker's Westfield
Short Canopy
(Bridgewater)**
07.12.14





**Ricker's Westfield
Shortened Canopy
(Bridgewater)**
07.14.14



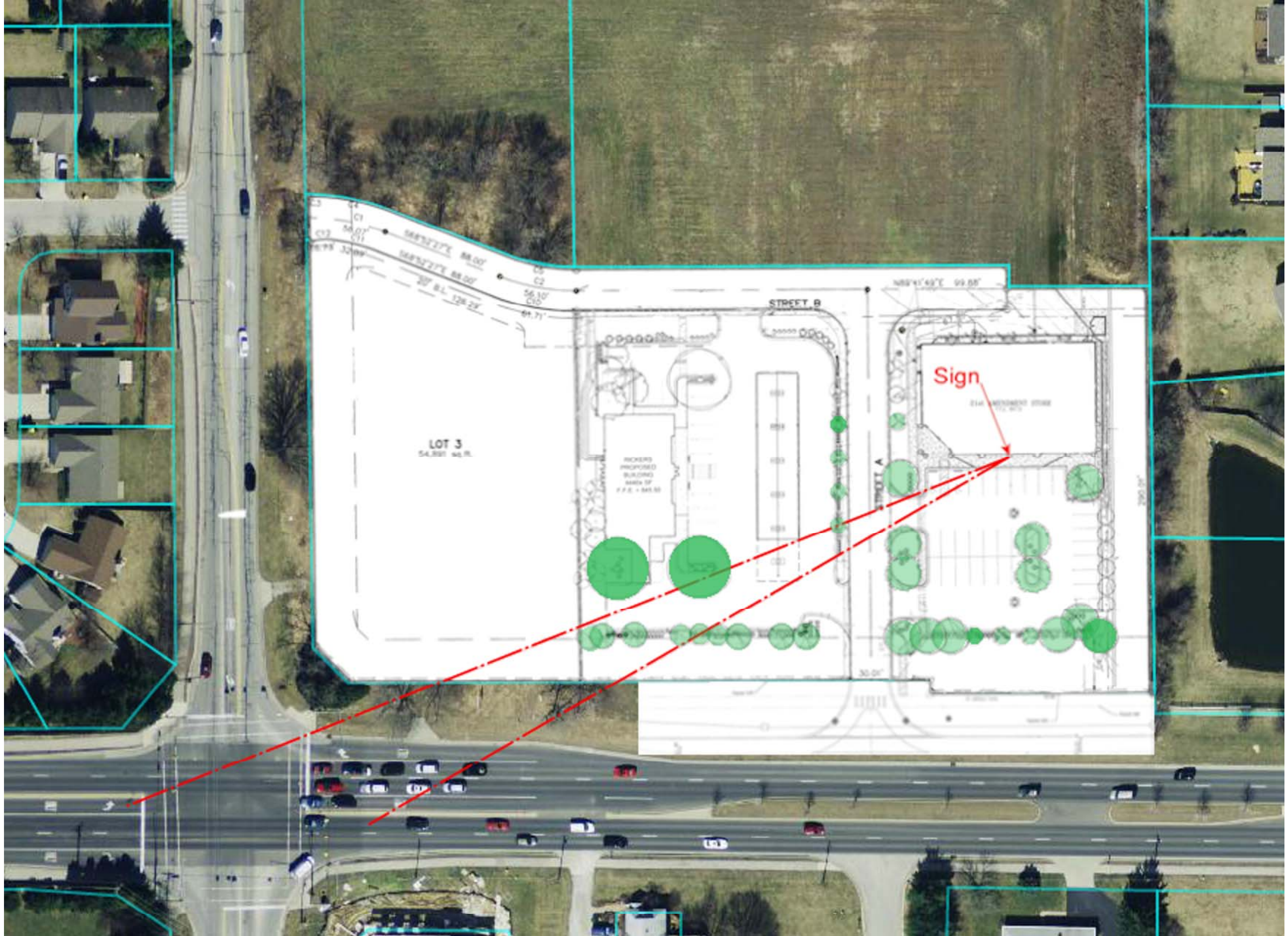
**Ricker's Westfield
Full Canopy
(Bridgewater)**
07.14.14



Ricker's Westfield (Bridgewater)
Shortened Canopy
07.012.14



Ricker's Westfield (Bridgewater)
Full Canopy
07.012.14





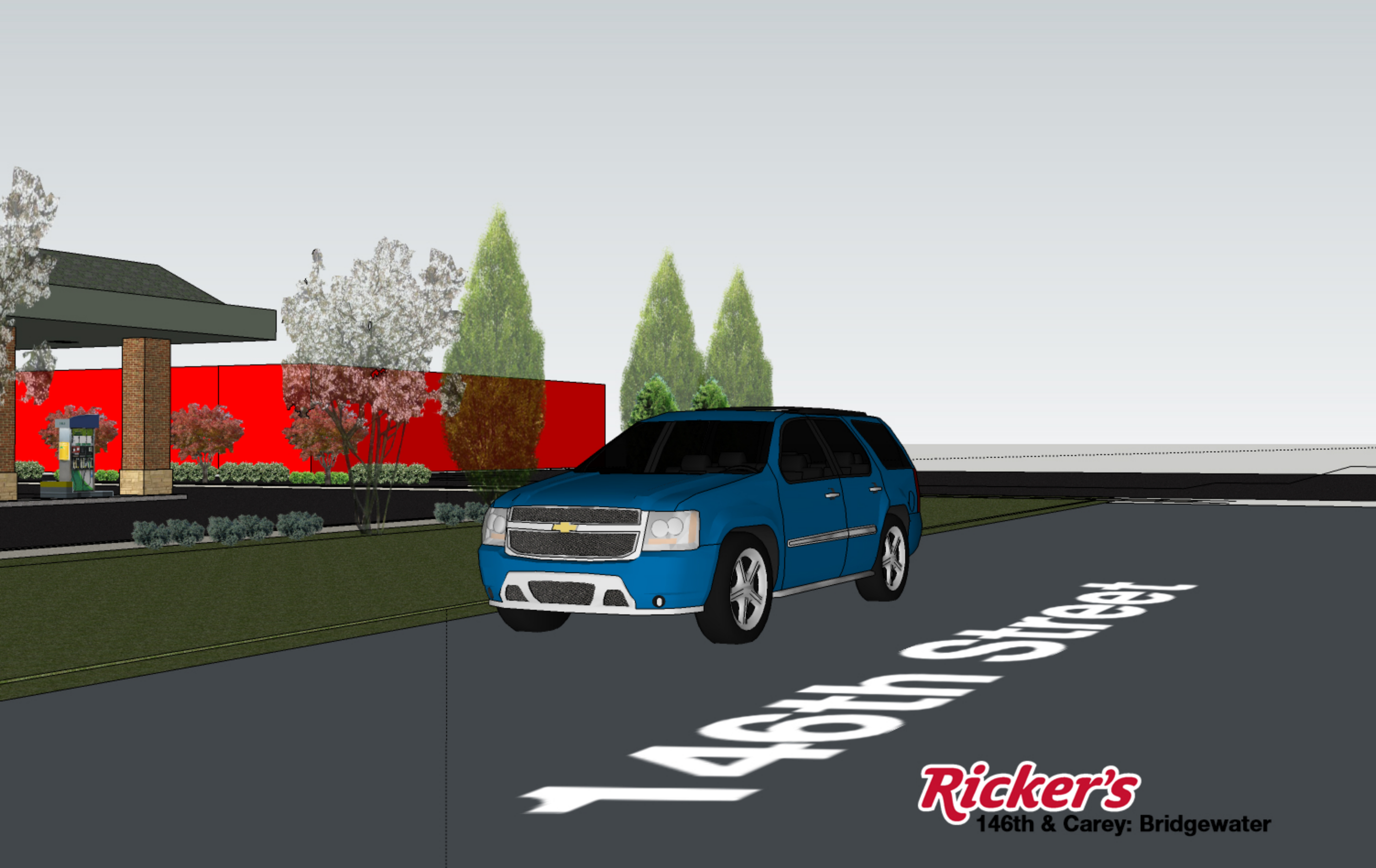
146th Street

Ricker's
146th & Carey: Bridgewater



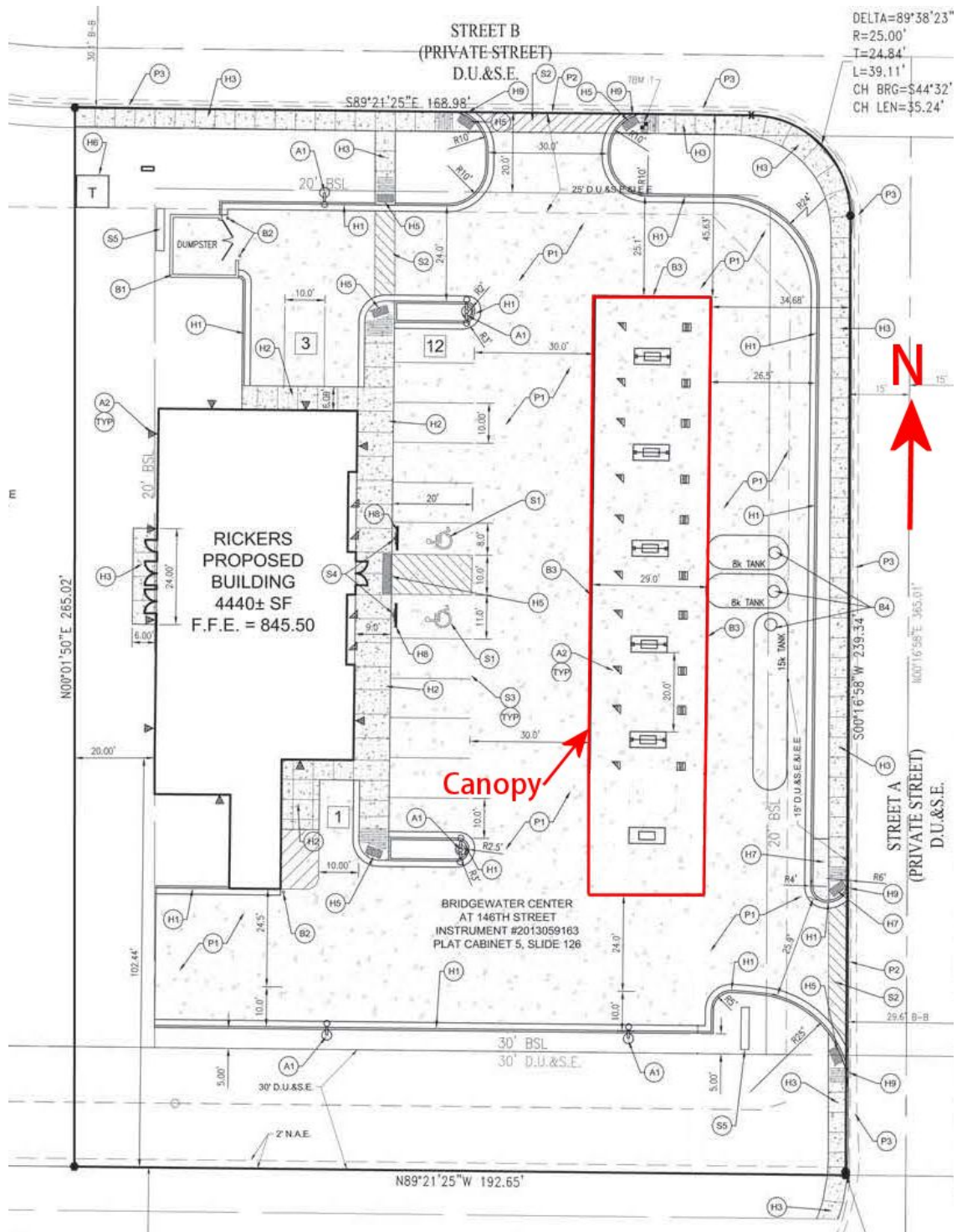
146th Street

Ricker's
146th & Carey: Bridgewater



Ricker's
146th & Carey: Bridgewater

SITE PLAN



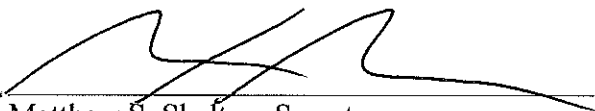
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, July 21, 2014, to consider proposed modifications to the zoning commitments associated with Ordinance 06-49. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1407-ZC-02
Petitioner	L & Q Realty, LLC
Description	Petitioner requests modifications to the zoning commitments associated with Ordinance 06-49.

On August 4, 2014, a motion was made and passed to send a favorable recommendation to the City Council regarding Petition No. 1407-ZC-02 (Vote: 6 in favor and 1 opposed).

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


Matthew S. Skelton, Secretary

August 5, 2014

Date

Kevin M. Todd, AICP

From: Jesse Pohlman
Sent: Friday, July 04, 2014 9:10 AM
To: Kevin M. Todd, AICP
Subject: Fwd: Ricker's Fuel Station

Jesse M. Pohlman | Senior Planner
Economic and Community Development Department
2728 East 171st Street, Westfield, Indiana
Main: (317) 804-3170 | Direct: (317) 402-4380

Begin forwarded message:

From: <CHRIS.LEGEAY@comcast.net>
Date: July 4, 2014 at 9:07:18 AM EDT
To: <jpohlman@westfield.in.gov>
Subject: Ricker's Fuel Station

Jesse

Hope this message finds you well. I'm the HOA representative from Brentwood Village who spoke with you after the informational meeting at Bridgewater on June 25th. During our conversation, I think you said you would make sure our concerns were shared with the Plan Commission, and I thank you for that.

Unfortunately, I'm not able to attend the Public Hearing this Monday, and am wondering if you could share a few additional comments with the Commission regarding the amendment to the PUD to allow them to open at 5 am:

- Ground for this fuel station has not been broken yet. Rickers hasn't even moved into the neighborhood yet, and they already want to change the rules.
- Why not move in, let the operation run for a year? Get to know us as neighbors, and let us get to know them. I know Travis from Rickers said they want to "train" people from the get-go that the store is open at 5 am. People can be re-trained. Besides, is this really worth upsetting your neighbors?
- Then in a year or so, after we've been able to observe your business and the traffic impacts, let's talk about changing the time you can open to 5 am.

As you can see, we just don't support the 5 am opening right now. I've still not heard any concerns about the extension of the canopy.

Thanks for your time,

Chris Legeay

Kevin M. Todd, AICP

From: Rob <rob@ginders.com>
Sent: Thursday, July 10, 2014 11:19 PM
To: APC; Matt Skelton
Cc: Barry Bobb; Donna Bobb; Brad and Bethann Buehler; Buehler, Brad; Bill Denhardt; Debbie Denhardt; Chris Spohr; Chris and Sara Spohr; pbacker@cccCarmel.org; backerca@gmail.com; Craig and Jennifer Lienhart; dfulling@comcast.net; Laurel Fulling; David Brose; Carol Brose; David Marrelo; Meghan Mareello; Greg Teague; Dawn Teague; Chet and Debbie Kos; Dennis Hech; Lindsey Hecht; Don and Roxie Brown; Heather Mullett; John Hudson - Work; John & Kelly Hudson; John McGrew; Emily McGrew; John Hill; Pat Hill; Jon Keller; Joshua Reed; Lauren Reed; Kim Beatty; Tom Beatty; Lane & Liene Tuttle; Lane Tuttle; lpettygr@gmail.com; Dan and Lisa Terhune; Manizha Ayoubi; Manizha Ayoubi; Marinelle Ford; Joe Ford; Michelle Robinson; Pamela Cintas; Brogan Baxter; Rachel Baxter; Randy Schneider; Rob Ginder; Chris Legeay; Sarah Legeay; Sarah Muntel; Mark Muntel; Sean Temoney; Stephe Blansette; Stacey Blansette; Stacey Swan; Sue Web; Steve and Tina Lakin; Tom Pendergast; Tom Pendergast - Work; Zakaria Joundi; Lori Joundi
Subject: Bridgewater PUD - Rickers Gas Station & Convenience Store

To Westfield Council Members and Matt Skelton:

My name is Rob Ginder and I am a resident of Brentwood Village subdivision located just east of the parcel that is being developed at the northeast corner of 146th Street and Carey Road (Bridgewater PUD). Faegre Baker Daniels held an informational meeting on Monday June 25th to discuss with residents an application that L & Q Reality, LLC recently filed with the Westfield Plan Commission regarding the Rickers Gas Station & Convenience Store planned for the site. The application is requesting two items. The first is to allow the proposed canopy over the gas pumps to extend over all of the approved pump islands. The second is to allow the store to open at 5:00 am instead of 6:00 am per the existing commitments.

Due to a prior commitment I was unable to attend the meeting but I want to take this opportunity to repress my concerns to the council members regarding these requests.

Regarding the canopy.

- My understanding based on the original PUD agreement was that all gas pumps were to be located away from perimeter or external streets. My understanding is that because of the way the lot is configured that the pumps now are going to be located on the east side of the main building, which puts it in view from 146th street. What I do not understand is how this can be done because this now violates the provisions of the original PUD. Unless there was an update or change to the PUD that I am not aware of then I am not sure how they can do this.
- I would want the canopy to cover all the pumps but I would like to see the original provisions of the PUD be enforced and the pumps face away from perimeter or external streets.

Regarding the change of time to allow them to open at 6:00am.

- Rickers apparently stated that opening at 5:00am is "critical to their business". If this was in fact "critical to their business", then why did Rickers agree to build on this site in the first place given the PUD restrictions? Rickers knew the hours that were stated in the PUD but still chose to commit to building on the site. Did Rickers believe all along that they would be able to get the Planning Commission to agree to this change in time?
- The Residents expressed their concerns regarding modifying the PUD to change the hours and that it would open the door for Rickers to eventually request the store be open 24x7. Rickers indicated "we have no intention of making the store 24/7." Rickers cited the cost of researching the impacts of a 24/7 store not

being worth the effort because they believe Westfield would not approve it. I do not believe Rickers when they say they will not pursue being open 24x7. I believe a majority of Rickers existing stores are open 24x7 so why would they want this one to be any different? I also believe Rickers has already done an impact study. Without one why would Rickers agreed to build on this site in the first place. I believe Rickers is well aware of the impact of the location and of the hours of operation.

- The restrictions that exist in the PUD were agreed on by the residents of Brentwood Village years ago when the PUD was established. This was to help relieve our concerns with crime, traffic, and reduced property values. The residents negotiated with Bridgewater and Steve Henke at that time in good faith. Allowing them to change this is not the right thing to do for the residents of Brentwood Village and surrounding neighborhoods.
- Although I do not have any documentation to support this, I believe the building of the Rickers as well as the 21st Amendment Liquor Store will hurt the property values of Brentwood Village and the surrounding neighborhoods. Allowing Rickers to extend the previous agreed upon hours cannot do anything to help improve these property values.

As I previously stated the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith over the past years to try as best we can to come up with a win/win situation regarding what was being built on this site and how things were being built. I feel that going back and changing previously negotiated items is a break of trust and a betrayal to the Brentwood Village residents by Bridgewater.

I would ask that the Westfield Advisory Plan Commission hold Rickers accountable for the original PUD agreement to face the pumps away from perimeter or external streets. I also ask that the Commission deny any request to extend the hours of the Rickers Gas Station & Convenience Store or any other establishment that wants to open prior to 6:00 am.

Thank you for your time and feel free to contact me with any questions.

Rob Ginder
3614 Eaglewood Ct
Carmel, IN 46033-8952
(317) 902-2818

Sent from home email account

Kevin M. Todd, AICP

From: Matt Skelton
Sent: Monday, July 14, 2014 9:42 AM
To: Kevin M. Todd, AICP
Cc: Jesse Pohlman
Subject: FW: Rickers Gas Station PUD Changes

FYI

From: Josh Reed [mailto:reed.josh.j@gmail.com]
Sent: Thursday, July 10, 2014 11:58 PM
To: Matt Skelton
Subject: Rickers Gas Station PUD Changes

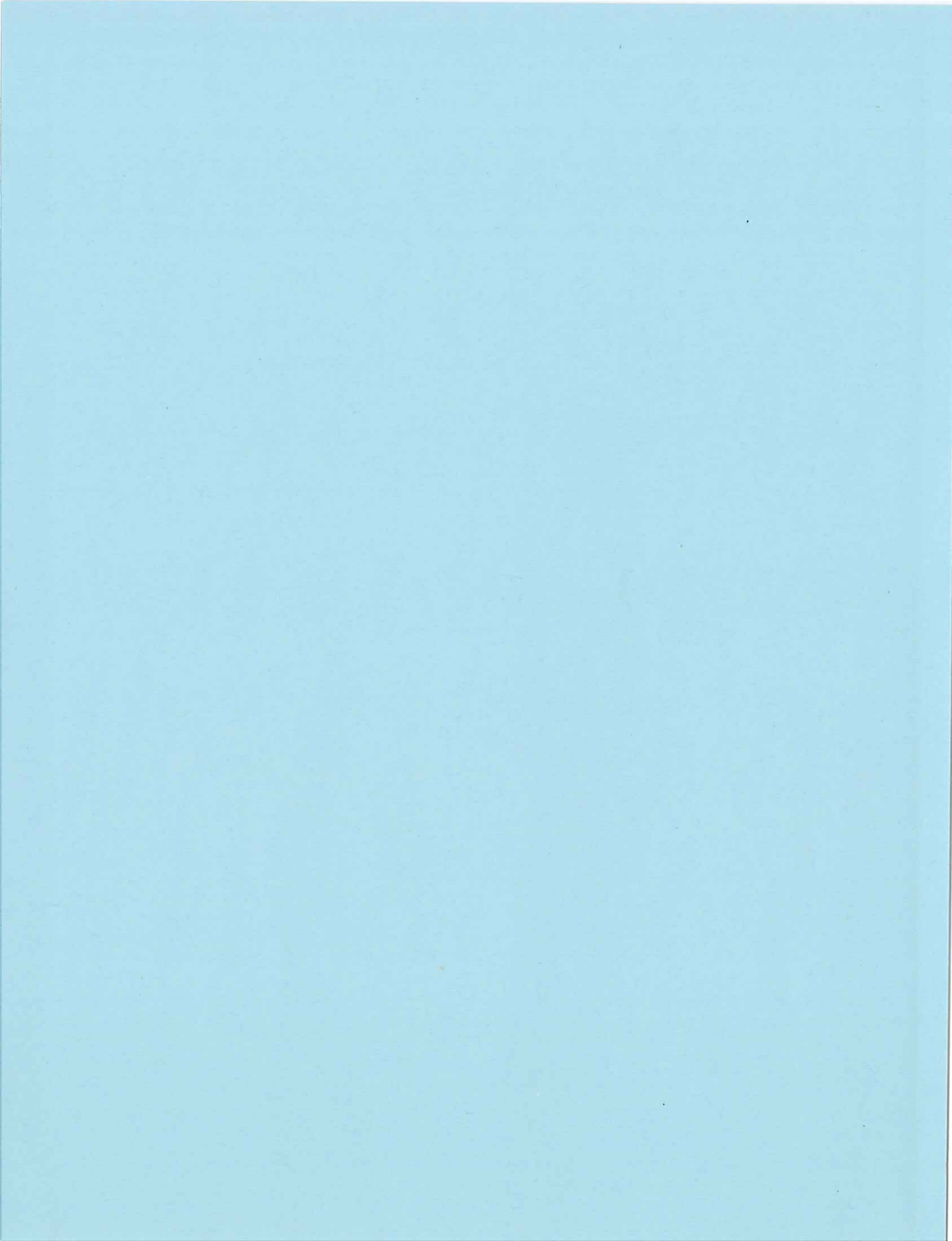
Hello Mr. Skelton,

My name is Josh Reed. My wife and I live in Brentwood Village, just on the other side of the divider wall from the new 21st Amendment Liquor Store. Due to the short notice, we were unable to make it to the meeting to discuss the proposed PUD changes for the new Rickers earlier this week, but we did want to pass along a quick note to let you know our thoughts.

We have no issues with the canopy changes. However, we strongly feel like the opening hours should not be pushed back to 5:00 am. These hours were set to limit the inconvenience for home owners living near these commercial buildings. I understand it would be better for business if Rickers could open an hour earlier, but they also knew the constraints when they purchased the property. I don't believe the nearby homeowners should suffer just because Rickers no longer likes the deal they signed up for.

Please consider the impact on the surrounding homeowners when making this decision. I appreciate your time in reading this, and please feel free to reach out if you would like any more information from me.

Thanks,
Josh



Kevin M. Todd, AICP

From: heather mullett <heathermullett@yahoo.com>
Sent: Monday, July 14, 2014 3:02 PM
To: APC; Matt Skelton
Subject: Bridgewater PUD - Rickers Gas Station & Convenience Store

To Westfield Council Members and Matt Skelton:

My name is Heather Mullett and I am a resident of Brentwood Village subdivision located just east of the parcel that is being developed at the northeast corner of 146th Street and Carey Road (Bridgewater PUD). Faegre Baker Daniels held an informational meeting on Monday June 25th to discuss with residents an application that L & Q Reality, LLC recently filed with the Westfield Plan Commission regarding the Rickers Gas Station & Convenience Store planned for the site. The application is requesting two items. The first is to allow the proposed canopy over the gas pumps to extend over all of the approved pump islands. The second is to allow the store to open at 5:00 am instead of 6:00 am per the existing commitments.

I was unable to attend the meeting but I want to take this opportunity to repress my concerns to the council members regarding these requests.

Regarding the canopy.

- My understanding based on the original PUD agreement was that all gas pumps were to be located away from perimeter or external streets. My understanding is that because of the way the lot is configured that the pumps now are going to be located on the east side of the main building, which puts it in view from 146th street. What I do not understand is how this can be done because this now violates the provisions of the original PUD. Unless there was an update or change to the PUD that I am not aware of then I am not sure how they can do this.
- I would want the canopy to cover all the pumps but I would like to see the original provisions of the PUD be enforced and the pumps face away from perimeter or external streets.

Regarding the change of time to allow them to open at 6:00am.

- Rickers apparently stated that opening at 5:00am is "critical to their business". If this was in fact "critical to their business", then why did Rickers agree to build on this site in the first place given the PUD restrictions? Rickers knew the hours that were stated in the PUD but still chose to commit to building on the site. Did Rickers believe all along that they would be able to get the Planning Commission to agree to this change in time?
- The Residents expressed their concerns regarding modifying the PUD to change the hours and that it would open the door for Rickers to eventually request the store be open 24x7. Rickers indicated "we have no intention of making the store 24/7." Rickers cited the cost of researching the impacts of a 24/7 store not being worth the effort because they believe Westfield would not approve it. I do not believe Rickers when they say they will not pursue being open 24x7. I believe a majority of Rickers existing stores are open 24x7 so why would they want this one to be any different? I also believe Rickers has already done an impact study. Without one why would Rickers agreed to build on this site in the first place. I believe Rickers is well aware of the impact of the location and of the hours of operation.
- The restrictions that exist in the PUD were agreed on by the residents of Brentwood Village years ago when the PUD was established. This was to help relieve our concerns with crime, traffic, and reduced property values. The residents negotiated with Bridgewater and Steve Henke at that time in good faith. Allowing them to change this is not the right thing to do for the residents of Brentwood Village and surrounding neighborhoods.
- Although I do not have any documentation to support this, I believe the building of the Rickers as well as the 21st Amendment Liquor Store will hurt the property values of Brentwood Village and the surrounding neighborhoods. Allowing Rickers to extend the previous agreed upon hours cannot do anything to help improve these property values.

As I previously stated the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith over the past years to try as best we can to come up with a win/win situation regarding what was being built on this site and how things were being built. I feel that going back and changing previously negotiated items is a break of trust and a betrayal to the Brentwood Village residents by Bridgewater.

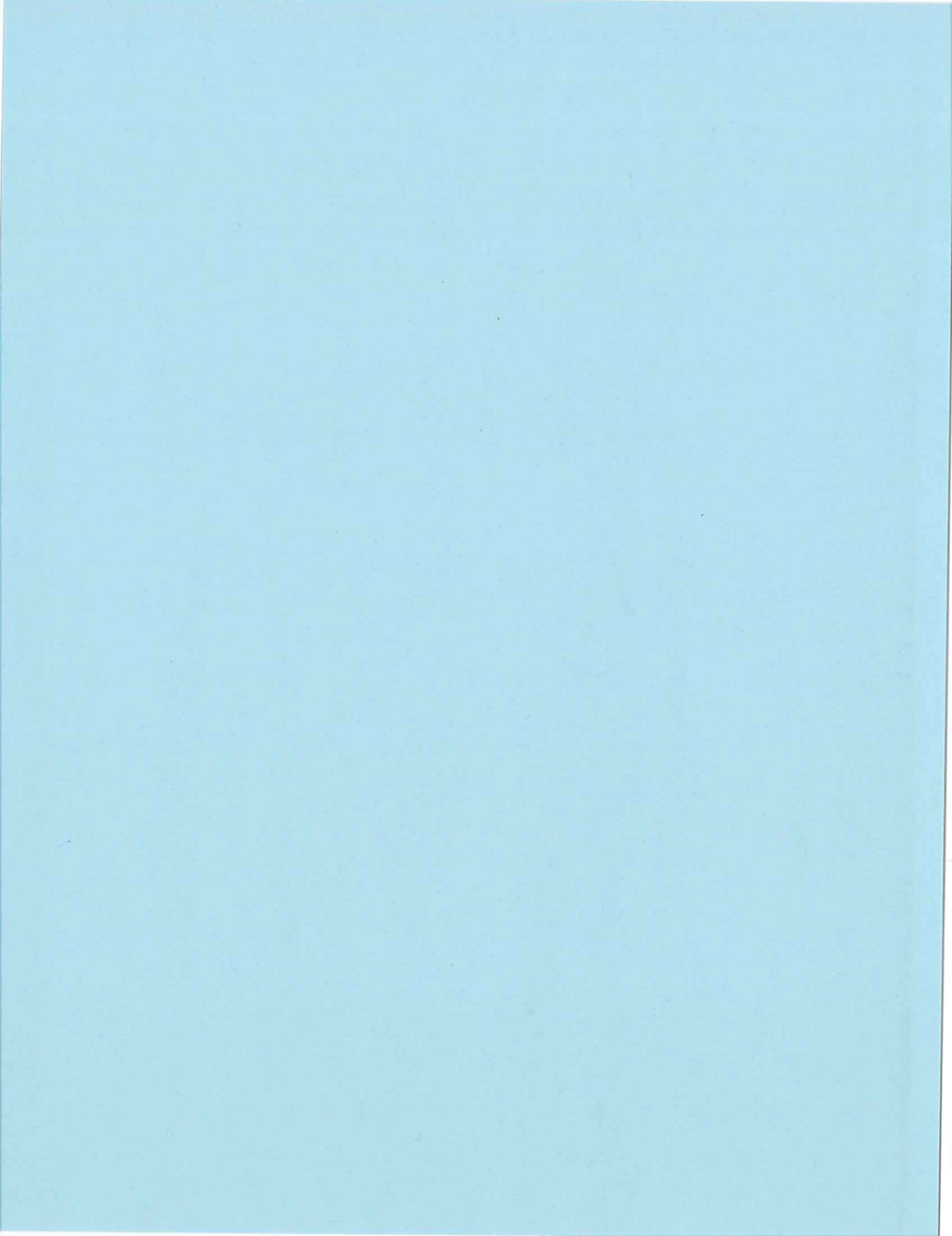
I would ask that the Westfield Advisory Plan Commission hold Rickers accountable for the original PUD agreement to face the pumps away from perimeter or external streets. I also ask that the Commission deny any request to extend the hours of the Rickers Gas Station & Convenience Store or any other establishment that wants to open prior to 6:00 am.

Thank you for your time and feel free to contact me with any questions.

Heather Mullett
14616 Deerwood Dr
Carmel, IN 46033
317-319-6453

http://http://support.smiletrain.org/site/TR/AthleticsEvent/General?px=3526458&pg=personal&fr_id=1350

"Strength and dignity are her clothing and she smiles at the future." Proverbs 31:25



Kevin M. Todd, AICP

From: Christine Backer <backerca@gmail.com>
Sent: Tuesday, July 15, 2014 7:37 AM
To: APC; Matt Skelton
Subject: Fwd: Bridgewater PUD - Rickers Gas Station & Convenience Store

----- Forwarded message -----

From: Chris Backer backerca@gmail.com
Date: Tues, July 15, 2014
Subject: Bridgewater PUD - Rickers Gas Station & Convenience Store

To Westfield Council Members and Matt Skelton:

My name is Chris Backer and I am a resident of Brentwood Village subdivision located just east of the parcel that is being developed at the northeast corner of 146th Street and Carey Road (Bridgewater PUD). Faegre Baker Daniels held an informational meeting on Monday June 25th to discuss with residents an application that L & Q Reality, LLC recently filed with the Westfield Plan Commission regarding the Rickers Gas Station & Convenience Store planned for the site. The application is requesting two items. The first is to allow the proposed canopy over the gas pumps to extend over all of the approved pump islands. The second is to allow the store to open at 5:00 am instead of 6:00 am per the existing commitments.

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Regarding the canopy.

- My understanding based on the original PUD agreement was that all gas pumps were to be located away from perimeter or external streets. My understanding is that because of the way the lot is configured that the pumps now are going to be located on the east side of the main building, which puts it in view from 146th street. What I do not understand is how this can be done because this now violates the provisions of the original PUD. Unless there was an update or change to the PUD that I am not aware of then I am not sure how they can do this.
- I would want the canopy to cover all the pumps but I would like to see the original provisions of the PUD be enforced and the pumps face away from perimeter or external streets.

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- Rickers apparently stated that opening at 5:00am is "critical to their business". If this was in fact "critical to their business", then why did Rickers agree to build on this site in the first place given the PUD restrictions? Rickers knew the hours that were stated in the PUD but still chose to commit to building on the site. Did Rickers believe all along that they would be able to get the Planning Commission to agree to this change in time?
- The Residents expressed their concerns regarding modifying the PUD to change the hours and that it would open the door for Rickers to eventually request the store be open 24x7. Rickers indicated "we have no intention of making the store 24/7." Rickers cited the cost of researching the impacts of a 24/7 store not being worth the effort because they believe Westfield would not approve it. I do not believe Rickers when they say they will not pursue being open 24x7. I believe a majority of Rickers existing stores are open 24x7 so why would they want this one to be any different? I also believe Rickers has already done an impact study. Without one why would Rickers agree to build on this site in the first place. I believe Rickers is well aware of the impact of the location and of the hours of operation.
- The restrictions that exist in the PUD were agreed on by the residents of Brentwood Village years ago when the PUD was established. This was to help relieve our concerns with crime, traffic, and reduced property values. The residents negotiated with Bridgewater and Steve Henke at that time in good faith. Allowing them to change this is not the right thing to do for the residents of Brentwood Village and surrounding neighborhoods.
- Although I do not have any documentation to support this, I believe the building of the Rickers as well as the 21st Amendment Liquor Store will hurt the property values of Brentwood Village and the surrounding neighborhoods. Allowing Rickers to extend the previous agreed upon hours cannot do anything to help improve these property values.

As I previously stated the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith over the past years to try as best we can to come up with a win/win situation regarding what was being built on this site and how things were being built. I feel that going back and changing previously negotiated items is a break of trust and a betrayal to the Brentwood Village residents by Bridgewater.

I would ask that the Westfield Advisory Plan Commission hold Rickers accountable for the original PUD agreement to face the pumps away from perimeter or external streets. I also ask that the Commission deny any request to extend the hours of the Rickers Gas Station & Convenience Store or any other establishment that wants to open prior to 6:00 am.

Thank you for your time and feel free to contact me with any questions.

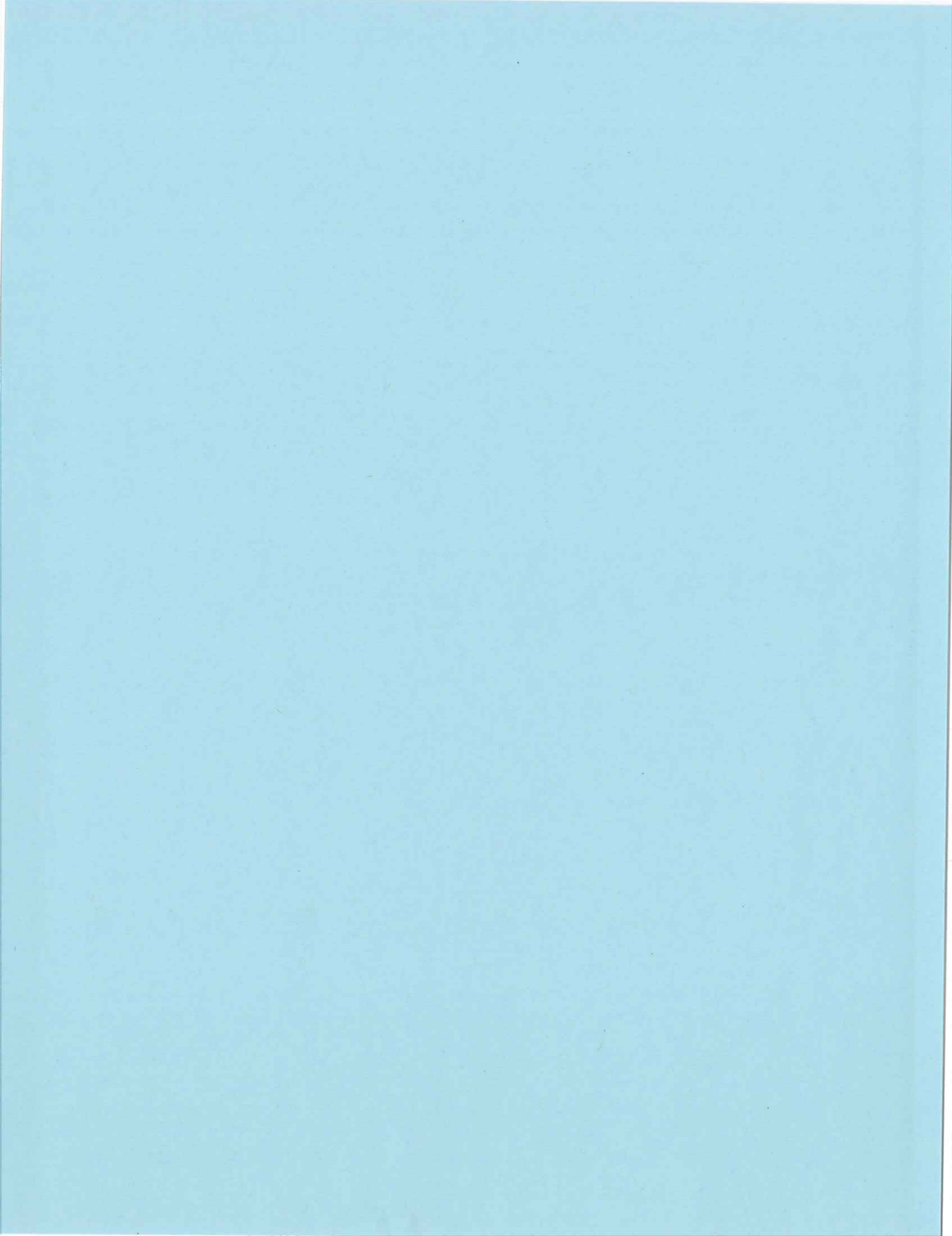
Chris Backer

14804 Deerwood Dr

Carmel, IN 46033-8952

(317) 902-2818

Sent from home email account



Kevin M. Todd, AICP

From: Rob <rob@ginders.com>
Sent: Friday, July 25, 2014 11:07 PM
To: APC; Matt Skelton; Kevin M. Todd, AICP; Council Members; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; acotham@westfield.in; Rob Stokes; Cindy Olson; Andy Cook
Cc: Barry Bobb; Donna Bobb; Brad and Bethann Buehler; Buehler, Brad; Bill Denhardt; Debbie Denhardt; Chris Spohr; Chris and Sara Spohr; pbacker@cccCarmel.org; backerca@gmail.com; Craig and Jennifer Lienhart; dfulling@comcast.net; Laurel Fulling; David Brose; Carol Brose; David Marrelo; Greg Teague; Dawn Teague; Chet and Debbie Kos; Dennis Hech; Lindsey Hecht; Don and Roxie Brown; Heather Mullett; John Hudson - Work; John & Kelly Hudson; John McGrew; Emily McGrew; John Hill; Pat Hill; Jon Keller; Joshua Reed; Lauren Reed; Kim Beatty; Tom Beatty; Lane & Liene Tuttle; Lane Tuttle; lpettygr@gmail.com; Dan and Lisa Terhune; Manizha Ayoubi; Manizha Ayoubi; Marinelle Ford; Joe Ford; Michelle Robinson; Pamela Cintas; Brogan Baxter; Rachel Baxter; Randy Schneider; Chris Legeay; Sarah Legeay; Sarah Muntel; Mark Muntel; Sean Temoney; Stephe Blansette; Stacey Blansette; Stacey Swan; Sue Web; Steve and Tina Lakin; Tom Pendergast; Tom Pendergast - Work; Zakaria Joundi; Lori Joundi; David and Meghan Marrello
Subject: RE: Bridgewater PUD - Rickers Gas Station & Convenience Store

Dear Westfield Advisory Plan Commission, Mayor Andy Cook, City Council Members, Matt Skelton, and Kevin Todd:

My name is Rob Ginder and I am a resident of Brentwood Village subdivision located just east of the parcel that is being developed at the northeast corner of 146th Street and Carey Road (Bridgewater PUD). I was out of town on Monday July 21st and unable to attend the Westfield Advisory Plan Commission (WAPC) meeting. I see from the meeting agenda I found on City of Westfield web site that L & Q Realty, LLC by Faegre Baker & Daniels presented and requested modifications to the zoning commitments associated with Ordinance 06-49. This basically was to request that Rickers Gas Station be allowed to extend the canopy over all of the gas pumps and to allow them to open at 5am instead of 6am. Since I was not able to attend the meeting I would like to take this opportunity to express my thoughts and concerns on the construction of Rickers and the requested PUD changes.

Construction of the Rickers Gas Station & Convenience store has already started on the development site at 146th and Carey Road. It would appear that what would be considered the front entrance of the store is facing east and that the gas pumps are being located on the east side of the structure which put them in clear view from 146th street. I had originally thought this violated the PUD restriction that "all gas pumps shall be located away from perimeter or external streets". I now realize that Rickers was allow to use Carey Road as the determining road that the pumps were located away from and not 146th street. This was not the intent when Brentwood Village worked with Bridgewater to put this wording into the PUD. As I stated in the attached email the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith to try as best we could to come up with a win/win situation regarding what was being built on this site and how things were being built. Common sense would dictate that the busier of the two streets (146th and Carey Road) should have been used as the determining factor as the intent was to hide the gas pumps from general view. It appears that Rickers was allowed to use whichever road benefited them as the determining factor. Allowing them to use Carey Road as the determining street goes against what Brentwood Village and other neighborhoods negotiated. I am at a loss as to why Rickers was allowed to use the much less busy Carey Road for this interpretation. Who would have allowed and gave Rickers approval to use this interpretation?

Regarding the actual zoning change requests.

- I am in favor of extending the canopy over all of the pumps, especially considering the way the pumps are now facing. I would ask the WAPC to approve this. I think this will improve the appearance and hopefully prevent Brentwood Village property values from being adversely affected any more than the Gas Station & Convenience Store has already affected them. Had Rickers been required to use 146th street as the determining road as was originally intended then this amendment would not have been necessary. I would still ask who was the person that approved them to use Carey Road as the determining road to face the pumps away from and what the rationale was for allowing this.
- I am vehemently opposed to allowing Rickers to open at 5am instead of the PUD agreed on time of 6am and would ask the WAPC to deny this request. I will refer to my attached email for all the reasons that I oppose this.

Thank you for your time and consideration.

Rob Ginder
(317) 902-2818
rob@ginders.com

Sent from home email account

From: Rob [mailto:rob@ginders.com]
Sent: Thursday, July 10, 2014 11:19 PM
To: 'apc@westfield.in.gov'; 'mskelton@westfield.in.gov'
Cc: Barry Bobb (barrybobb@aol.com); Donna Bobb (bobb donna@yahoo.com); Brad and Bethann Buehler (the.buehlers@sbcglobal.net); Buehler, Brad; Bill Denhardt (bdenhardt@hntb.com); Debbie Denhardt (debbielynnxx@yahoo.com); Chris Spohr (cspohr942@yahoo.com); Chris and Sara Spohr (cook252@yahoo.com); pbacker@cccCarmel.org; backerca@gmail.com; Craig and Jennifer Lienhart (cjlienhart@comcast.net); Dan Fulling (dfulling@comcast.net; Laurel Fulling (laurel-a@comcast.net); David Brose (dbrose_1982@hotmail.com); Carol Brose (cbrose83@gmail.com); David Marrelo (davidmarrelo811@hotmail.com); Meghan Mareello (mcmareello@gmail.com); Greg Teague (teague_greg@comcast.net); Dawn Teague (teague_dawn@comcast.net); Chet and Debbie Kos (linen4004@aol.com); Dennis Hech (hechtden@gmail.com); Lindsey Hecht (Hecht.lindsey@gmail.com); Don and Roxie Brown (dl.brown66@yahoo.com); Heather Mullett (heathermullett@yahoo.com); John Hudson - Work (JHudson@AndyMohr.com); John & Kelly Hudson (peekabootie@aol.com); John McGrew; Emily McGrew; John Hill (jhill.hillengineer@att.net); Pat Hill (phill.hillengineer@att.net); Jon Keller (ping0605@aol.com); Joshua Reed (reed.josh.j@gmail.com); Lauren Reed (lep67872@yahoo.com); Kim Beatty (kim@beatty.me); Tom Beatty (tombeatty@aol.com); Lane & Liene Tuttle (ltuttles96@gmail.com); Lane Tuttle (lane.tuttle@gmail.com); lpettygr@gmail.com; Dan and Lisa Terhune (ldterhune@comcast.net); Manizha Ayoubi (manizha_ayoubi@baxter.com); Manizha Ayoubi (manizhaayoubi@yahoo.com); Marinelle Ford (marinelleford@comcast.net); Joe Ford (josephfford@comcast.net); Michelle Robinson (mrs4128@yahoo.com); Pamela Cintas (apeja@aol.com); Brogan Baxter (broganbaxter@hotmail.com); Rachel Baxter (segerka1@hotmail.com); Randy Schneider (rlschnei@gmail.com); Rob Ginder (rob@ginders.com); Chris Legeay (chris.legeay@comcast.net); Sarah Legeay (hawaii1042@yahoo.com); Sarah Muntel (smuntel@yahoo.com); Mark Muntel (mmuntel@gmail.com); Sean Temoney (sean.f.temoney@gmail.com); Stephe Blansette (stephe@isehome.com); Stacey Blansette (stacey@stephe.com); Stacey Swan (Stacey_swan@comcast.net); Sue Web (swebb@exhs.com); Steve and Tina Lakin (lakins@att.net); Tom Pendergast (Tpendo@sbcglobal.net); Tom Pendergast - Work (tom.pendergast@roche.com); Zakaria Joundi (zjoundi@gmail.com); Lori Joundi (lajoundi@gmail.com)
Subject: Bridgewater PUD - Rickers Gas Station & Convenience Store

To Westfield Council Members and Matt Skelton:

My name is Rob Ginder and I am a resident of Brentwood Village subdivision located just east of the parcel that is being developed at the northeast corner of 146th Street and Carey Road (Bridgewater PUD). Faegre Baker Daniels held an informational meeting on Monday June 25th to discuss with residents an application that L & Q Reality, LLC recently filed with the Westfield Plan Commission regarding the Rickers Gas Station & Convenience Store planned for the site. The application is requesting two items. The first is to allow the

proposed canopy over the gas pumps to extend over all of the approved pump islands. The second is to allow the store to open at 5:00 am instead of 6:00 am per the existing commitments.

Due to a prior commitment I was unable to attend the meeting but I want to take this opportunity to repress my concerns to the council members regarding these requests.

Regarding the canopy.

- My understanding based on the original PUD agreement was that all gas pumps were to be located away from perimeter or external streets. My understanding is that because of the way the lot is configured that the pumps now are going to be located on the east side of the main building, which puts it in view from 146th street. What I do not understand is how this can be done because this now violates the provisions of the original PUD. Unless there was an update or change to the PUD that I am not aware of then I am not sure how they can do this.
- I would want the canopy to cover all the pumps but I would like to see the original provisions of the PUD be enforced and the pumps face away from perimeter or external streets.

Regarding the change of time to allow them to open at 6:00am.

- Rickers apparently stated that opening at 5:00am is "critical to their business". If this was in fact "critical to their business", then why did Rickers agree to build on this site in the first place given the PUD restrictions? Rickers knew the hours that were stated in the PUD but still chose to commit to building on the site. Did Rickers believe all along that they would be able to get the Planning Commission to agree to this change in time?
- The Residents expressed their concerns regarding modifying the PUD to change the hours and that it would open the door for Rickers to eventually request the store be open 24x7. Rickers indicated "we have no intention of making the store 24/7." Rickers cited the cost of researching the impacts of a 24/7 store not being worth the effort because they believe Westfield would not approve it. I do not believe Rickers when they say they will not pursue being open 24x7. I believe a majority of Rickers existing stores are open 24x7 so why would they want this one to be any different? I also believe Rickers has already done an impact study. Without one why would Rickers agreed to build on this site in the first place. I believe Rickers is well aware of the impact of the location and of the hours of operation.
- The restrictions that exist in the PUD were agreed on by the residents of Brentwood Village years ago when the PUD was established. This was to help relieve our concerns with crime, traffic, and reduced property values. The residents negotiated with Bridgewater and Steve Henke at that time in good faith. Allowing them to change this is not the right thing to do for the residents of Brentwood Village and surrounding neighborhoods.
- Although I do not have any documentation to support this, I believe the building of the Rickers as well as the 21st Amendment Liquor Store will hurt the property values of Brentwood Village and the surrounding neighborhoods. Allowing Rickers to extend the previous agreed upon hours cannot do anything to help improve these property values.

As I previously stated the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith over the past years to try as best we can to come up with a win/win situation regarding what was being built on this site and how things were being built. I feel that going back and changing previously negotiated items is a break of trust and a betrayal to the Brentwood Village residents by Bridgewater.

I would ask that the Westfield Advisory Plan Commission hold Rickers accountable for the original PUD agreement to face the pumps away from perimeter or external streets. I also ask that the Commission deny any request to extend the hours of the Rickers Gas Station & Convenience Store or any other establishment that wants to open prior to 6:00 am.

Thank you for your time and feel free to contact me with any questions.

Rob Ginder
3614 Eaglewood Ct

Carmel, IN 46033-8952
(317) 902-2818

Sent from home email account

Kevin M. Todd, AICP

From: Christine Backer <backerca@gmail.com>
Sent: Monday, July 28, 2014 7:58 AM
To: APC; Matt Skelton; Kevin M. Todd, AICP; Council Members; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; acotham@westfield.in; Rob Stokes; Cindy Olson; Andy Cook
Subject: Fwd: Bridgewater PUD - Rickers Gas Station & Convenience Store

Dear Westfield Advisory Plan Commission, Mayor Andy Cook, City Council Members, Matt Skelton, and Kevin Todd:

I am a home owner in the Brentwood Village subdivision, 14804 Deerwood Dr. I am surprised to see construction going on at the Ricker's site. My understanding is they were still in the process of getting approval from you... How does this work?

Please know I agree with Rob's email below and request you consider our requests according to the PUD as it was intended.

Thanks,
Chris Backer
backerca@gmail.com

----- Forwarded message -----

From: Rob <rob@ginders.com>
Date: Fri, Jul 25, 2014 at 11:07 PM
Subject: RE: Bridgewater PUD - Rickers Gas Station & Convenience Store
To: apc@westfield.in.gov, mskelton@westfield.in.gov, ktodd@westfield.in.gov, councilmembers@westfield.in.gov, jake@westfield.in.gov, shoover@westfield.in.gov, rhorkay@westfield.in.gov, clehman@westfield.in.gov, bsmith@westfield.in.gov, cspoljaric@westfield.in.gov, acotham@westfield.in, rstokes@westfield.in.gov, colson@westfield.in.gov, acook@westfield.in.gov

Dear Westfield Advisory Plan Commission, Mayor Andy Cook, City Council Members, Matt Skelton, and Kevin Todd:

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5am instead of 6am. Since I was not able to attend the meeting I would like to take this opportunity to express my thoughts and concerns on the construction of Rickers and the requested PUD changes.

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Thank you for your time and consideration.

Rob Ginder

(317) 902-2818

rob@ginders.com

Sent from home email account

From: Rob [mailto:rob@ginders.com]
Sent: Thursday, July 10, 2014 11:19 PM
To: 'apc@westfield.in.gov'; 'mskelton@westfield.in.gov'
Cc: Barry Bobb (barrylbobb@aol.com); Donna Bobb (bobbdonna@yahoo.com); Brad and Bethann Buehler (the.buehlers@sbcglobal.net); Buehler, Brad; Bill Denhardt (bdenhardt@hntb.com); Debbie Denhardt (debbielynnxx@yahoo.com); Chris Spohr (cspohr942@yahoo.com); Chris and Sara Spohr (cook252@yahoo.com); pbacker@cccCarmel.org; backerca@gmail.com; Craig and Jennifer Lienhart (cjljenhart@comcast.net); Dan Fulling (dfulling@comcast.net); Laurel Fulling (laurel-a@comcast.net); David Brose (dbrose_1982@hotmail.com); Carol Brose (cbrose83@gmail.com); David Marrello (davidmarrello811@hotmail.com); Meghan Marello (mcmarello@gmail.com); Greg Teague (teague_greg@comcast.net); Dawn Teague (teague_dawn@comcast.net); Chet and Debbie Kos (linen4004@aol.com); Dennis Hech (hechtden@gmail.com); Lindsey Hecht (Hecht.lindsey@gmail.com); Don and Roxie Brown (dl.brown66@yahoo.com); Heather Mullett (heathermullett@yahoo.com); John Hudson - Work (JHudson@AndyMohr.com); John & Kelly Hudson (peekabootie@aol.com); John McGrew; Emily McGrew; John Hill (jhill.hillengineer@att.net); Pat Hill (phill.hillengineer@att.net); Jon Keller (ping0605@aol.com); Joshua Reed (reed.josh.j@gmail.com); Lauren Reed (lep67872@yahoo.com); Kim Beatty (kim@beatty.me); Tom Beatty (tombeatty@aol.com); Lane & Liene Tuttle (ltuttles96@gmail.com); Lane Tuttle (lane.tuttle@gmail.com); lpettygr@gmail.com; Dan and Lisa Terhune (ldterhune@comcast.net); Manizha Ayoubi (manizha_ayoubi@baxter.com); Manizha Ayoubi (manizhaayoubi@yahoo.com); Marinelle Ford (marinelleford@comcast.net); Joe Ford (josephfford@comcast.net); Michelle Robinson (mrs4128@yahoo.com); Pamela Cintas (apeja@aol.com); Brogan Baxter (broganbaxter@hotmail.com); Rachel Baxter (segerka1@hotmail.com); Randy Schneider (rlschnei@gmail.com); Rob Ginder (rob@ginders.com); Chris Legeay (chris.legeay@comcast.net); Sarah Legeay (hawaii1042@yahoo.com); Sarah Muntel (smuntel@yahoo.com); Mark Muntel (mmuntel@gmail.com); Sean Temoney (sean.f.temoney@gmail.com); Stephe Blansette (stephe@isehome.com); Stacey Blansette (stacey@stephe.com); Stacey Swan (Stacey_swan@comcast.net); Sue Web (swebb@exhs.com); Steve and Tina Lakin (lakins@att.net); Tom Pendergast (Tpendo@sbcglobal.net); Tom Pendergast - Work (tom.pendergast@roche.com); Zakaria Joundi (zjoundi@gmail.com); Lori Joundi (lajoundi@gmail.com)
Subject: Bridgewater PUD - Rickers Gas Station & Convenience Store

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Due to a prior commitment I was unable to attend the meeting but I want to take this opportunity to repress my concerns to the council members regarding these requests.

Regarding the canopy.

- My understanding based on the original PUD agreement was that all gas pumps were to be located away from perimeter or external streets. My understanding is that because of the way the lot is configured that the pumps now are going to be located on the east side of the main building, which puts it in view from 146th street. What I do not understand is how this can be done because this now violates the provisions of the original PUD. Unless there was an update or change to the PUD that I am not aware of then I am not sure how they can do this.
- I would want the canopy to cover all the pumps but I would like to see the original provisions of the PUD be enforced and the pumps face away from perimeter or external streets.

Regarding the change of time to allow them to open at 6:00am.

- Rickers apparently stated that opening at 5:00am is "critical to their business". If this was in fact "critical to their business", then why did Rickers agree to build on this site in the first place given the PUD restrictions? Rickers knew the hours that were stated in the PUD but still chose to commit to building on the site. Did Rickers believe all along that they would be able to get the Planning Commission to agree to this change in time?
- The Residents expressed their concerns regarding modifying the PUD to change the hours and that it would open the door for Rickers to eventually request the store be open 24x7. Rickers indicated "we have no intention of making the store 24/7." Rickers cited the cost of researching the impacts of a 24/7 store not being worth the effort because they believe Westfield would not approve it. I do not believe Rickers when they say they will not pursue being open 24x7. I believe a majority of Rickers existing stores are open 24x7 so why would they want this one to be any different? I also believe Rickers has already done an impact study. Without one why would Rickers agreed to build on this site in the first place. I believe Rickers is well aware of the impact of the location and of the hours of operation.
- The restrictions that exist in the PUD were agreed on by the residents of Brentwood Village years ago when the PUD was established. This was to help relieve our concerns with crime, traffic, and reduced property values. The residents negotiated with Bridgewater and Steve Henke at that time in good faith. Allowing them to change this is not the right thing to do for the residents of Brentwood Village and surrounding neighborhoods.
- Although I do not have any documentation to support this, I believe the building of the Rickers as well as the 21st Amendment Liquor Store will hurt the property values of Brentwood Village and the surrounding neighborhoods. Allowing Rickers to extend the previous agreed upon hours cannot do anything to help improve these property values.

As I previously stated the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith over the past years to try as best we can to come up with a win/win situation regarding what was being built on this site and how things were being built. I feel

that going back and changing previously negotiated items is a break of trust and a betrayal to the Brentwood Village residents by Bridgewater.

I would ask that the Westfield Advisory Plan Commission hold Rickers accountable for the original PUD agreement to face the pumps away from perimeter or external streets. I also ask that the Commission deny any request to extend the hours of the Rickers Gas Station & Convenience Store or any other establishment that wants to open prior to 6:00 am.

Thank you for your time and feel free to contact me with any questions.

Rob Ginder

3614 Eaglewood Ct

Carmel, IN 46033-8952

(317) 902-2818

Sent from home email account

Kevin M. Todd, AICP

From: Pendergast, Tom <tom.pendergast@roche.com>
Sent: Friday, August 01, 2014 11:31 AM
To: Rob
Cc: APC; Matt Skelton; Kevin M. Todd, AICP; Council Members; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; acotham@westfield.in; Rob Stokes; Cindy Olson; Andy Cook; Barry Bobb; Donna Bobb; Brad and Bethann Buehler; Buehler, Brad; Bill Denhardt; Debbie Denhardt; Chris Spohr; Chris and Sara Spohr; pbacker@ccccarmel.org; Christine Backer; Craig and Jennifer Lienhart; dfulling@comcast.net; Laurel Fulling; David Brose; Carol Brose; David Marrelo; Greg Teague; Dawn Teague; Chet and Debbie Kos; Dennis Hech; Lindsey Hecht; Don and Roxie Brown; Heather Mullett; John Hudson - Work; John & Kelly Hudson; John McGrew; Emily McGrew; John Hill; Pat Hill; Jon Keller; Joshua Reed; Lauren Reed; Kim Beatty; Tom Beatty; Lane & Liene Tuttle; Lane Tuttle; Laura Pettygrove; Dan and Lisa Terhune; Manizha Ayoubi; Manizha Ayoubi; Marinelle Ford; Joe Ford; Michelle Robinson; Pamela Cintas; Brogan Baxter; Rachel Baxter; Randy Schneider; Chris Legeay; Sarah Legeay; Sarah Muntel; Mark Muntel; Sean Temoney; Stephe Blansette; Stacey Blansette; Stacey Swan; Sue Web; Steve and Tina Lakin; Tom Pendergast; Zakaria Joundi; Lori Joundi; David and Meghan Marrello
Subject: Re: Bridgewater PUD - Rickers Gas Station & Convenience Store

I would like to echo Mr. Ginder's comments and extend the feeling that it seems the surrounding homeowner's good faith and trust are being negotiated. The fact of the matter is that Rickers knew the contents of the PUD when they acquired the site, including the hour requirements. Are we thought to be naive or oblivious neighbors? Now we find the Rickers needs the "critical" hour between 5 am and 6 am or it will be detrimental to their business. I find this difficult to believe and wonder if there is an ulterior motive. I am extremely concerned about the 24/7 status that Rickers enjoys at all of their other locations and those hours being extended to that site.

It seems as if the supposed wants and needs of a business are being put ahead the good faith and trust of the surrounding neighborhoods and Westfield residents.

On Fri, Jul 25, 2014 at 11:07 PM, Rob <rob@ginders.com> wrote:

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Thank you for your time and feel free to contact me with any questions.

Rob Ginder

3614 Eaglewood Ct

Carmel, IN 46033-8952

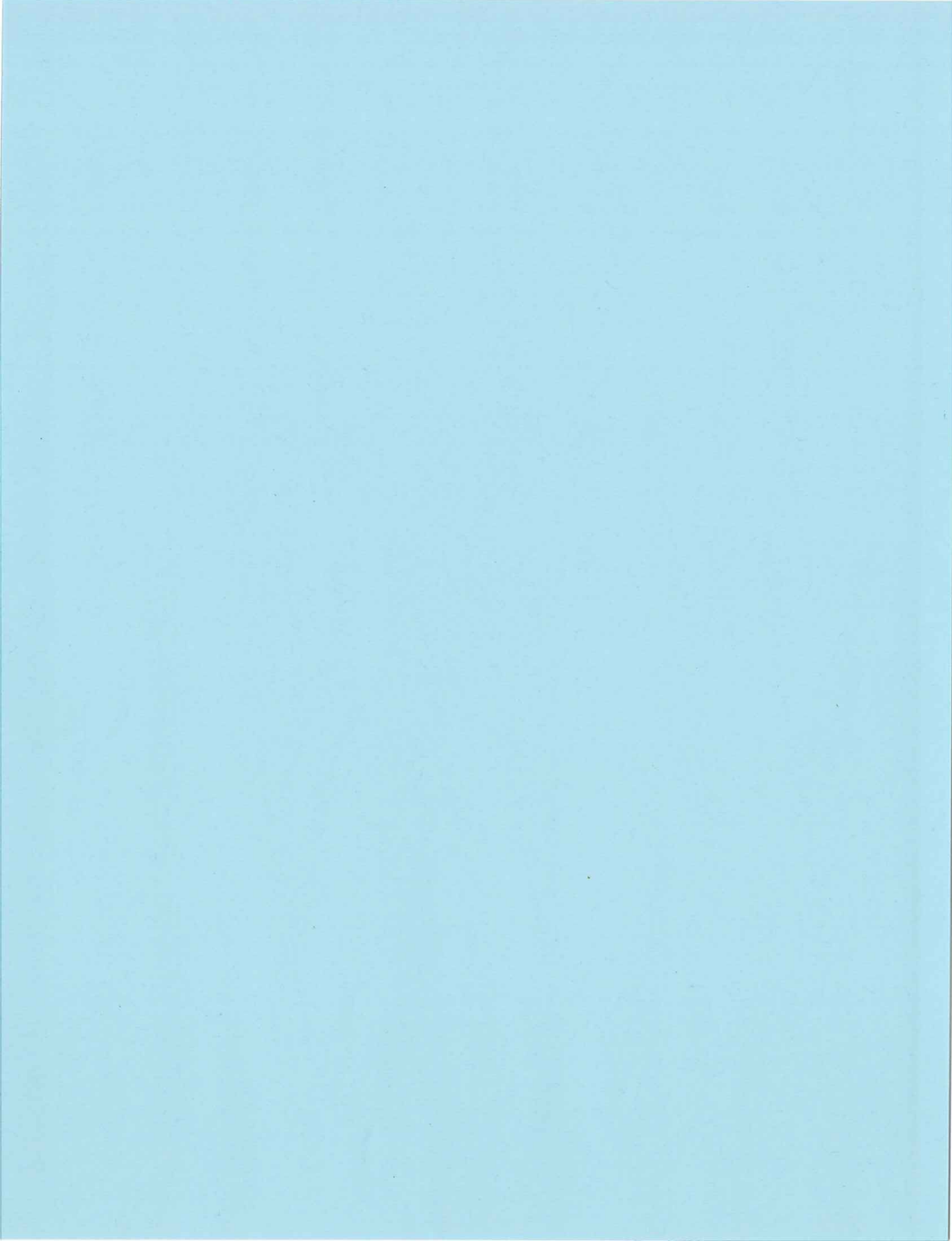
(317) 902-2818

Sent from home email account

--
Thomas C. Pendergast
IT Engineering Support Principal
Roche Diagnostics Corporation
9115 Hague Road
Indianapolis, IN 46256

Phone: 317-521-1984
<mailto:tom.pendergast@roche.com>

Confidentiality Note: This message is intended for the use of the named recipient(s) only and may contain confidential and/or proprietary information. If you are not the intended recipient, please contact the sender and delete this message. Any unauthorized use of the information contained in this message is prohibited.



Kevin M. Todd, AICP

From: Kim Beatty <kim@beatty.me>
Sent: Friday, August 01, 2014 12:44 PM
To: Jim Ake
Cc: Rob; APC; Matt Skelton; Kevin M. Todd, AICP; Council Members; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; acotham@westfield.in; Rob Stokes; Andy Cook
Subject: Re: Bridgewater PUD - Rickers Gas Station & Convenience Store

Dear Jim and the APC committee and Council-

I would like to add to the disapproval of the PUD changes next to Brentwood Village. As one of the original members of Brentwood HOA who was involved with the original zoning change to this parcel, I am disappointed at the continued attempt to push the envelope on any of the restrictions that we ALL agreed to from the beginning. The artistic rendering (from gas station in the Columbus Ohio area) of the proposed gas station always showed the gas pumps facing away from 146th. The idea of using Carey Road is clearly an attempt to design as Ricker's chooses and not as the intended design by Bridgewater and Brentwood Village when the gas station was added to the PUD. Many long hours and days were used in negotiating the hours of operations, what could be developed in this parcel and the GAS station was a very hard fought battle. NO ONE in our neighborhood wanted it. Steve Henke sat at our kitchen tables talking about being a good neighbor, developing this property and its buildings so it would be appealing to the surroundings. The designs had all brick, trees, walls... "you would only know a gas station was there if you lived around here". We compromised and now we are being asked to compromise again. I am disappointed with the APC and Council for not looking out for what is best for the neighbors surrounding this development and for not keeping with the original intent of the PUD as it was negotiated. I'd like to think we, the people of this community, actually have a voice. But sadly, I've learned that most items on the agenda at these meetings have already been agreed to prior to any public meeting. I vote NO to any changes to the hours of operation in this PUD and the pumps should be moved using 146th as point of reference NOT Carey Road. By the way, could the large RED liquor sign be any more offensive and obtrusive to the neighbors?

Disappointed in Westfield!

Kim Beaty
14702 Deerwood Dr.
Carmel, IN 46033

On Mon, Jul 28, 2014 at 9:28 AM, Jim Ake <jake@westfield.in.gov> wrote:

Dear Mr. Ginder,

Thank you for your email. Mr. Todd, Senior Planner with the City of Westfield is going to contact you in regards to this matter.

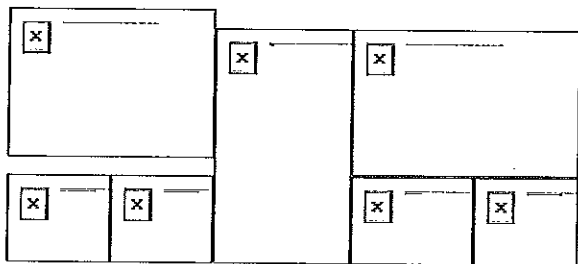
Regards,

Jim Ake

President Westfield City Council

317-730-4959

jake@westfield.in.gov



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From: Rob [rob@ginders.com]

Sent: Friday, July 25, 2014 11:07 PM

To: APC; Matt Skelton; Kevin M. Todd, AICP; Council Members; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; acoatham@westfield.in; Rob Stokes; Cindy Olson; Andy Cook

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Construction of the Rickers Gas Station & Convenience store has already started on the development site at 146th and Carey Road. It would appear that what would be considered the front entrance of the store is facing east and that the gas pumps are being located on the east side of the structure which put them in clear view from 146th street. I had originally thought this violated the PUD restriction that "all gas pumps shall be located away from perimeter or external streets". I now realize that Rickers was allow to use Carey Road as the determining road that the pumps were located away from and not 146th street. This was not the intent when Brentwood Village worked with Bridgewater to put this wording into the PUD. As I stated in the attached email the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith to try as best we could to come up with a win/win situation regarding what was being built on this site and how things were being built. Common sense would dictate that the busier of the two streets (146th and Carey Road) should have been used as the determining factor as the intent was to hide the gas pumps from general view. It appears that Rickers was allowed to use whichever road benefited them as the determining factor. Allowing them to use Carey Road as the determining street goes against what Brentwood Village and other neighborhoods negotiated. I am at a loss as to why Rickers was allowed to use the much less busy Carey Road for this interpretation. Who would have allowed and gave Rickers approval to use this interpretation?

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- I am in favor of extending the canopy over all of the pumps, especially considering the way the pumps are now facing. I would ask the WAPC to approve this. I think this will improve the appearance and hopefully prevent Brentwood Village property values from being adversely affected any more than the Gas Station & Convenience Store has already affected them. Had Rickers been required to use 146th street as the determining road as was originally intended then this amendment would not have been necessary. I would still ask who was the person that approved them to use Carey Road as the determining road to face the pumps away from and what the rational was for allowing this.
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Thank you for your time and consideration.

Rob Ginder

(317) 902-2818

rob@ginders.com

Sent from home email account

From: Rob [mailto:rob@ginders.com]

Sent: Thursday, July 10, 2014 11:19 PM

To: 'apc@westfield.in.gov'; 'mskelton@westfield.in.gov'

Cc: Barry Bobb (barrylbobb@aol.com); Donna Bobb (bobbdonna@yahoo.com); Brad and Bethann Buehler (the.buehlers@sbcglobal.net); Buehler, Brad; Bill Denhardt (bdenhardt@hntb.com); Debbie Denhardt (debbielynnx@yahoo.com); Chris Spohr (cspohr942@yahoo.com); Chris and Sara Spohr (cook252@yahoo.com); pbacker@cccCarmel.org; backerca@gmail.com; Craig and Jennifer Lienhart (cjlienhart@comcast.net); Dan Fulling (dfulling@comcast.net); Laurel Fulling (laurel-a@comcast.net); David Brose (dbrose_1982@hotmail.com); Carol Brose (cbrose83@gmail.com); David Marrello (davidmarrello811@hotmail.com); Meghan Marelo (mcmarello@gmail.com); Greg Teague (teague_greg@comcast.net); Dawn Teague (teague_dawn@comcast.net); Chet and Debbie Kos (linen4004@aol.com); Dennis Hech (hechtden@gmail.com); Lindsey Hecht (Hecht.lindsey@gmail.com); Don and Roxie Brown (dl.brown66@yahoo.com); Heather Mullett (heathermullett@yahoo.com); John Hudson - Work (JHudson@AndyMohr.com); John & Kelly Hudson (peekabootie@aol.com); John McGrew; Emily McGrew; John Hill (jhill.hillengineer@att.net); Pat Hill (phill.hillengineer@att.net); Jon Keller (ping0605@aol.com); Joshua Reed (reed.josh.j@gmail.com); Lauren Reed (lep67872@yahoo.com); Kim Beatty (kim@beatty.me); Tom Beatty (tombeatty@aol.com); Lane & Liene Tuttle (ltuttles96@gmail.com); Lane Tuttle (lane.tuttle@gmail.com); lpettygr@gmail.com; Dan and Lisa Terhune (ldterhune@comcast.net); Manizha Ayoubi (manizha_ayoubi@baxter.com); Manizha Ayoubi (manizhaayoubi@yahoo.com); Marinelle Ford (marinelleford@comcast.net); Joe Ford (josephfford@comcast.net); Michelle Robinson (mrs4128@yahoo.com); Pamela Cintas (apeja@aol.com); Brogan Baxter (broganbaxter@hotmail.com); Rachel Baxter (segerka1@hotmail.com); Randy Schneider (rlschnei@gmail.com); Rob Ginder (rob@ginders.com); Chris Legeay (chris.legeay@comcast.net); Sarah Legeay (hawaii1042@yahoo.com); Sarah Muntel (smuntel@yahoo.com); Mark Muntel (mmuntel@gmail.com); Sean Temoney (sean.f.temoney@gmail.com); Stephe Blansette (stephe@isehome.com); Stacey Blansette (stacey@stephe.com); Stacey Swan (Stacey_swan@comcast.net); Sue Web (swebb@exhs.com); Steve and Tina Lakin (lakins@att.net); Tom Pendergast (Tpendo@sbcglobal.net); Tom Pendergast - Work (tom.pendergast@roche.com); Zakaria Joundi (zjoundi@gmail.com); Lori Joundi (lajoundi@gmail.com)

Subject: Bridgewater PUD - Rickers Gas Station & Convenience Store

To Westfield Council Members and Matt Skelton:

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Due to a prior commitment I was unable to attend the meeting but I want to take this opportunity to repress my concerns to the council members regarding these requests.

Regarding the canopy.

- My understanding based on the original PUD agreement was that all gas pumps were to be located away from perimeter or external streets. My understanding is that because of the way the lot is configured that the pumps now are going to be located on the east side of the main building, which puts it in view from 146th street. What I do not understand is how this can be done because this now violates the provisions of the original PUD. Unless there was an update or change to the PUD that I am not aware of then I am not sure how they can do this.
- I would want the canopy to cover all the pumps but I would like to see the original provisions of the PUD be enforced and the pumps face away from perimeter or external streets.

Regarding the change of time to allow them to open at 6:00am.

- Rickers apparently stated that opening at 5:00am is "critical to their business". If this was in fact "critical to their business", then why did Rickers agree to build on this site in the first place given the PUD restrictions? Rickers knew the hours that were stated in the PUD but still chose to commit to building on the site. Did Rickers believe all along that they would be able to get the Planning Commission to agree to this change in time?
- The Residents expressed their concerns regarding modifying the PUD to change the hours and that it would open the door for Rickers to eventually request the store be open 24x7. Rickers indicated "we have no intention of making the store 24/7." Rickers cited the cost of researching the impacts of a 24/7 store not being worth the effort because they believe Westfield would not approve it. I do not believe Rickers when they say they will not pursue being open 24x7. I believe a majority of Rickers existing stores are open 24x7 so why would they want this one to be any different? I also believe Rickers has already done an impact study. Without one why would Rickers agreed to build on this site in the first place. I believe Rickers is well aware of the impact of the location and of the hours of operation.
- The restrictions that exist in the PUD were agreed on by the residents of Brentwood Village years ago when the PUD was established. This was to help relieve our concerns with crime, traffic, and reduced property values. The residents negotiated with Bridgewater and Steve Henke at that time in good faith. Allowing them to change this is not the right thing to do for the residents of Brentwood Village and surrounding neighborhoods.
- Although I do not have any documentation to support this, I believe the building of the Rickers as well as the 21st Amendment Liquor Store will hurt the property values of Brentwood Village and the surrounding neighborhoods. Allowing Rickers to extend the previous agreed upon hours cannot do anything to help improve these property values.

As I previously stated the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith over the past years to try as best we can to come up with a win/win situation regarding what was being built on this site and how things were being built. I feel that going back and changing previously negotiated items is a break of trust and a betrayal to the Brentwood Village residents by Bridgewater.

I would ask that the Westfield Advisory Plan Commission hold Rickers accountable for the original PUD agreement to face the pumps away from perimeter or external streets. I also ask that the Commission deny any request to extend the hours of the Rickers Gas Station & Convenience Store or any other establishment that wants to open prior to 6:00 am.

Thank you for your time and feel free to contact me with any questions.

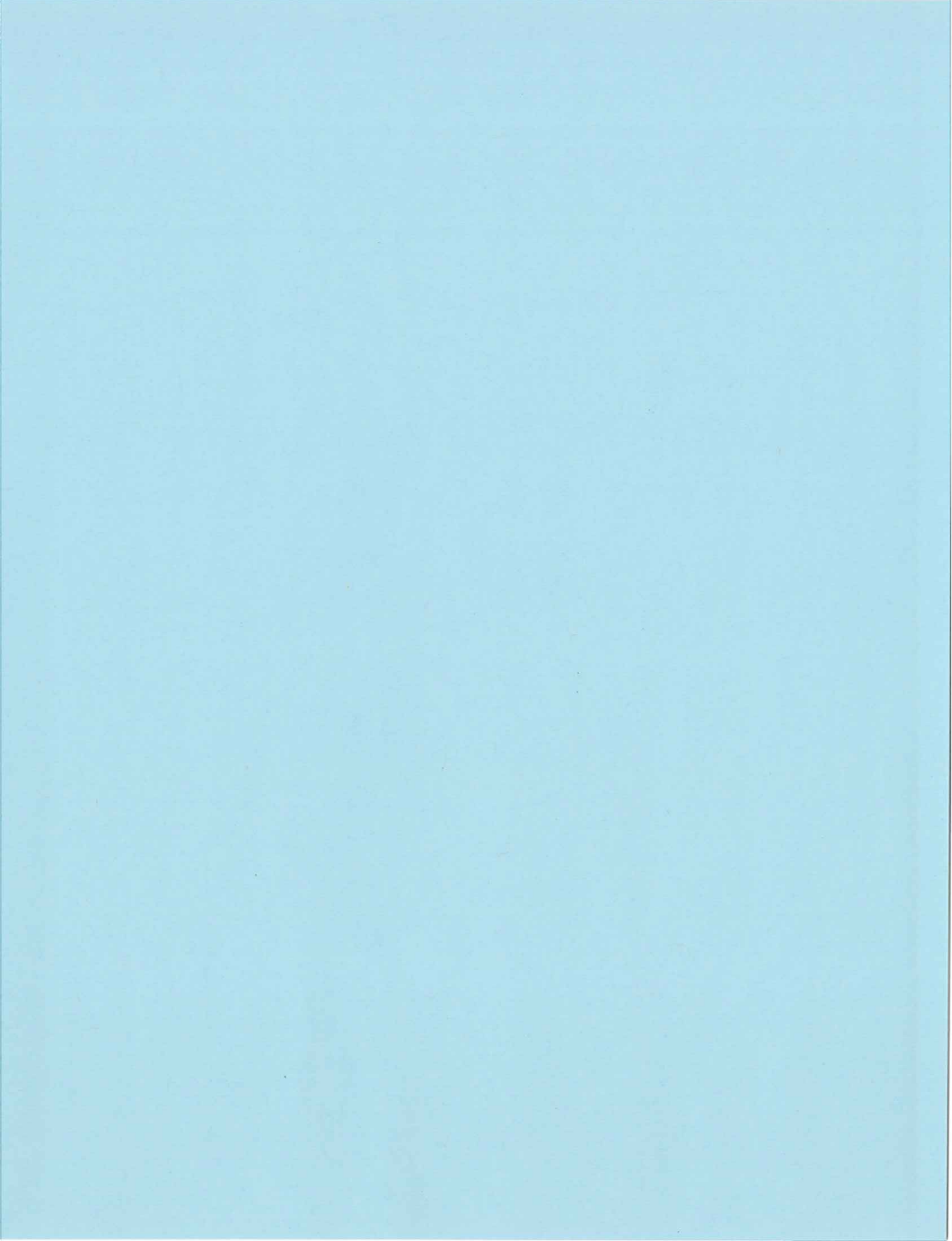
Rob Ginder

3614 Eaglewood Ct

Carmel, IN 46033-8952

(317) 902-2818

Sent from home email account



Kevin M. Todd, AICP

From: Buehler, Brad <bbuehler@Vertellus.com>
Sent: Friday, August 01, 2014 1:46 PM
To: Pendergast, Tom; Rob
Cc: APC; Matt Skelton; Kevin M. Todd, AICP; Council Members; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; acotham@westfield.in; Rob Stokes; Cindy Olson; Andy Cook; Barry Bobb; Donna Bobb; Brad and Bethann Buehler; Bill Denhardt; Debbie Denhardt; Chris Spohr; Chris and Sara Spohr; pbacker@cccarmel.org; Christine Backer; Craig and Jennifer Lienhart; dfulling@comcast.net; Laurel Fulling; David Bröse; Carol Brose; David Marrello; Greg Teague; Dawn Teague; Chet and Debbie Kos; Dennis Hech; Lindsey Hecht; Don and Roxie Brown; Heather Mullett; John Hudson - Work; John & Kelly Hudson; John McGrew; Emily McGrew; John Hill; Pat Hill; Jon Keller; Joshua Reed; Lauren Reed; Kim Beatty; Tom Beatty; Lane & Liene Tuttle; Lane Tuttle; Laura Pettygrove; Dan and Lisa Terhune; Manizha Ayoubi; Manizha Ayoubi; Marinelle Ford; Joe Ford; Michelle Robinson; Pamela Cintas; Brogan Baxter; Rachel Baxter; Randy Schneider; Chris Legeay; Sarah Legeay; Sarah Muntel; Mark Muntel; Sean Temoney; Stephe Blansette; Stacey Blansette; Stacey Swan; Sue Web; Steve and Tina Lakin; Tom Pendergast; Zakaria Joundi; Lori Joundi; David and Meghan Marrello
Subject: RE: Bridgewater PUD - Rickers Gas Station & Convenience Store

As a resident of Brentwood Village, the entire Ricker's development saga has been very concerning to me also. I'm a neighbor, but also an intelligent business man.

Some important points.

- 1) When Ricker's started their process they were aware of the PUD rules and restrictions. If the restrictions didn't work from a financial perspective then they should have looked elsewhere. They knew all this when they started. Coming in now at the 11th hour saying "woe is us we need the neighbors to give in", is unfair and unnecessary. If they can't make a profit during the hours, which are already too generous for a neighborhood, then Ricker's is free to go elsewhere. All investments are risky, they knew the risks when they started. Trying to change the rules this late in the game should be denied.
- 2) There remains plenty of gas available close by. We don't need another eyesore with pollution (including environmental, air, noise, and light).
- 3) Ricker's is already flaunting the PUD with the availability of "fast-food" on premises which remains a prohibition in the PUD. However, by playing semantic sleight-of-hand and labeling the food "convenience items" Ricker's enjoys the ability to break the PUD rules.

We moved to Westfield 10 years ago precisely because it was quieter than development-crazed Carmel. Unfortunately, it seems that Westfield is so jealous of Carmel that we are welcoming their cast-offs; things like gas stations and other unwanted developments in a desperate bid to pay for the un-necessary Grand Park monstrosity.

Stop the madness. Deny Ricker's request.

Sincerely,
Brad Buehler
Brentwood Village Resident

From: Pendergast, Tom [mailto:tom.pendergast@roche.com]

Sent: Friday, August 01, 2014 11:31 AM

To: Rob

Cc: apc@westfield.in.gov; mskelton@westfield.in.gov; ktodd@westfield.in.gov; councilmembers@westfield.in.gov; jake@westfield.in.gov; shoover@westfield.in.gov; rhorkay@westfield.in.gov; clehman@westfield.in.gov; bsmith@westfield.in.gov; cspoljaric@westfield.in.gov; acotham@westfield.in; rstokes@westfield.in.gov; colson@westfield.in.gov; acook@westfield.in.gov; Barry Bobb; Donna Bobb; Brad and Bethann Buehler; Buehler, Brad; Bill Denhardt; Debbie Denhardt; Chris Spohr; Chris and Sara Spohr; pbacker@cccarmel.org; Christine Backer; Craig and Jennifer Lienhart; dfulling@comcast.net; Laurel Fulling; David Brose; Carol Brose; David Marrelo; Greg Teague; Dawn Teague; Chet and Debbie Kos; Dennis Hech; Lindsey Hecht; Don and Roxie Brown; Heather Mullett; John Hudson - Work; John & Kelly Hudson; John McGrew; Emily McGrew; John Hill; Pat Hill; Jon Keller; Joshua Reed; Lauren Reed; Kim Beatty; Tom Beatty; Lane & Liene Tuttle; Lane Tuttle; Laura Pettygrove; Dan and Lisa Terhune; Manizha Ayoubi; Manizha Ayoubi; Marinelle Ford; Joe Ford; Michelle Robinson; Pamela Cintas; Brogan Baxter; Rachel Baxter; Randy Schneider; Chris Legeay; Sarah Legeay; Sarah Muntel; Mark Muntel; Sean Temoney; Stephe Blansette; Stacey Blansette; Stacey Swan; Sue Web; Steve and Tina Lakin; Tom Pendergast; Zakaria Joundi; Lori Joundi; David and Meghan Marrelo

Subject: Re: Bridgewater PUD - Rickers Gas Station & Convenience Store

I would like to echo Mr. Ginder's comments and extend the feeling that it seems the surrounding homeowner's good faith and trust are being negotiated. The fact of the matter is that Rickers knew the contents of the PUD when they acquired the site, including the hour requirements. Are we thought to be naive or oblivious neighbors? Now we find the Rickers needs the "critical" hour between 5 am and 6 am or it will be detrimental to their business. I find this difficult to believe and wonder if there is an ulterior motive. I am extremely concerned about the 24/7 status that Rickers enjoys at all of their other locations and those hours being extended to that site.

It seems as if the supposed wants and needs of a business are being put ahead the good faith and trust of the surrounding neighborhoods and Westfield residents.

On Fri, Jul 25, 2014 at 11:07 PM, Rob <rob@ginders.com> wrote:

Dear Westfield Advisory Plan Commission, Mayor Andy Cook, City Council Members, Matt Skelton, and Kevin Todd:

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Rickers was allow to use Carey Road as the determining road that the pumps were located away from and not 146th street. This was not the intent when Brentwood Village worked with Bridgewater to put this wording into the PUD. As I stated in the attached email the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith to try as best we could to come up with a win/win situation regarding what was being built on this site and how things were being built. Common sense would dictate that the busier of the two streets (146th and Carey Road) should have been used as the determining factor as the intent was to hide the gas pumps from general view. It appears that Rickers was allowed to use whichever road benefited them as the determining factor. Allowing them to use Carey Road as the determining street goes against what Brentwood Village and other neighborhoods negotiated. I am at a loss as to why Rickers was allowed to use the much less busy Carey Road for this interpretation. Who would have allowed and gave Rickers approval to use this interpretation?

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Thank you for your time and consideration.

Rob Ginder

(317) 902-2818

rob@ginders.com

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Sent: Thursday, July 10, 2014 11:19 PM
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Subject: Bridgewater PUD - Rickers Gas Station & Convenience Store

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this now violates the provisions of the original PUD. Unless there was an update or change to the PUD that I am not aware of then I am not sure how they can do this.

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Commission deny any request to extend the hours of the Rickers Gas Station & Convenience Store or any other establishment that wants to open prior to 6:00 am.

Thank you for your time and feel free to contact me with any questions.

Rob Ginder

3614 Eaglewood Ct

Carmel, IN 46033-8952

(317) 902-2818

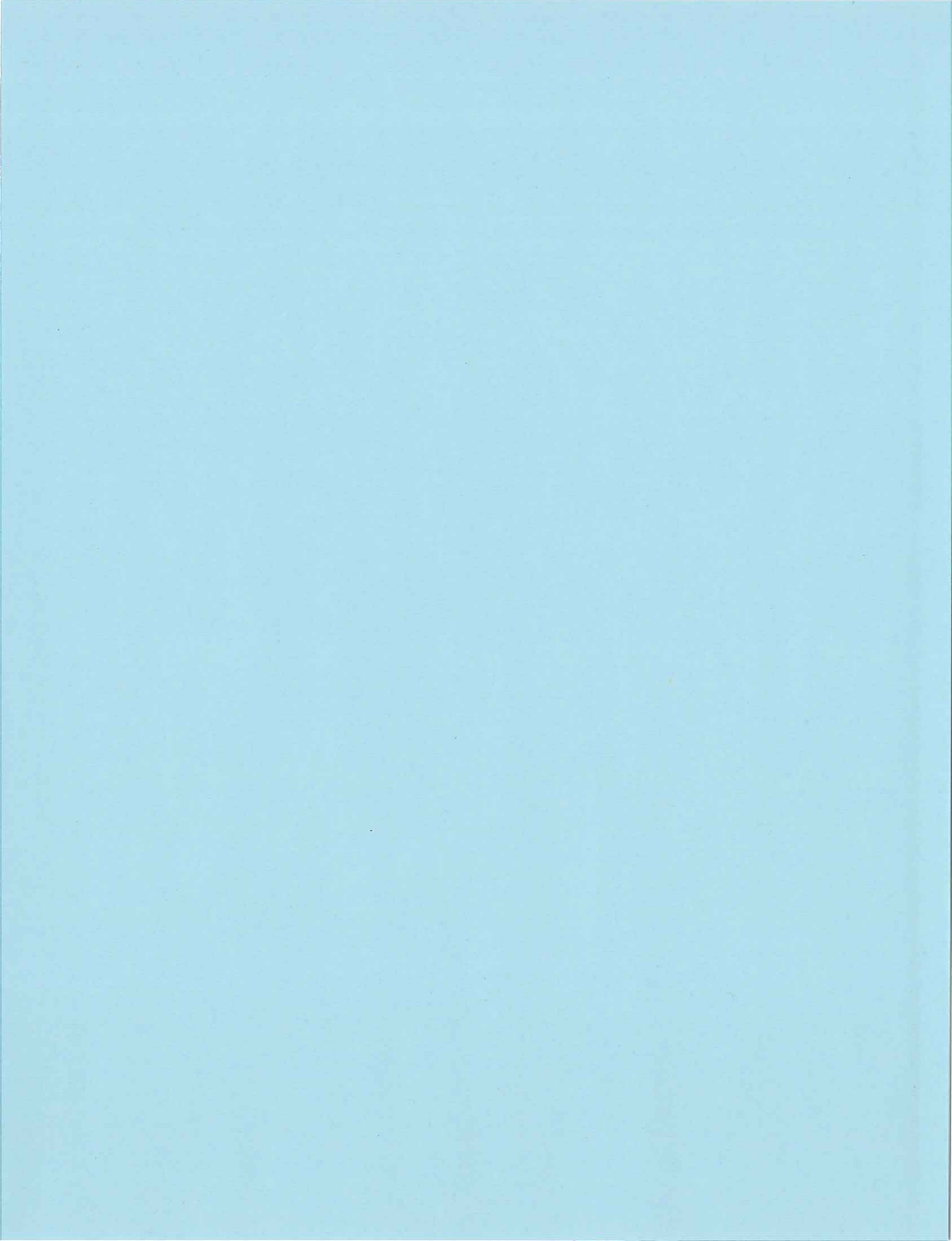
Sent from home email account

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Thomas C. Pendergast
IT Engineering Support Principal
Roche Diagnostics Corporation
9115 Hague Road
Indianapolis, IN 46256

Phone:317-521-1984
<mailto:tom.pendergast@roche.com>

Confidentiality Note: This message is intended for the use of the named recipient(s) only and may contain confidential and/or proprietary information. If you are not the intended recipient, please contact the sender and delete this message. Any unauthorized use of the information contained in this message is prohibited.



Kevin M. Todd, AICP

From: Heather Mullett <heathermullett@yahoo.com>
Sent: Friday, August 01, 2014 2:22 PM
To: Buehler, Brad
Cc: Pendergast, Tom; Rob; APC; Matt Skelton; Kevin M. Todd, AICP; Council Members; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; acotham@westfield.in; Rob Stokes; Cindy Olson; Andy Cook; Barry Bobb; Donna Bobb; Brad and Bethann Buehler; Bill Denhardt; Debbie Denhardt; Chris Spohr; Chris and Sara Spohr; pbacker@cccarmel.org; Christine Backer; Craig and Jennifer Lienhart; dfulling@comcast.net; Laurel Fulling; David Brose; Carol Brose; David Marrelo; Greg Teague; Dawn Teague; Chet and Debbie Kos; Dennis Hech; Lindsey Hecht; Don and Roxie Brown; John Hudson - Work; John & Kelly Hudson; John McGrew; Emily McGrew; John Hill; Pat Hill; Jon Keller; Joshua Reed; Lauren Reed; Kim Beatty; Tom Beatty; Lane & Liene Tuttle; Lane Tuttle; Laura Pettygrove; Dan and Lisa Terhune; Manizha Ayoubi; Manizha Ayoubi; Marinelle Ford; Joe Ford; Michelle Robinson; Pamela Cintas; Brogan Baxter; Rachel Baxter; Randy Schneider; Chris Legeay; Sarah Legeay; Sarah Muntel; Mark Muntel; Sean Temoney; Stephe Blansette; Stacey Blansette; Stacey Swan; Sue Web; Steve and Tina Lakin; Tom Pendergast; Zakaria Joundi; Lori Joundi; David and Meghan Marrelo
Subject: Re: Bridgewater PUD - Rickers Gas Station & Convenience Store

I am also a resident of Brentwood Village and will be the closest property to the proposed Rickers. I am also in full agreement with the denial of Ricker's proposal. One hour earlier will not make or break their business, but will affect all those living in this neighborhood. We negotiated in good faith and now feel like we're being discounted. I vehemently oppose the proposal.

Regards,

Heather Mullett
14616 Deerwood Dr
Carmel, IN 46033

On Aug 1, 2014, at 1:45 PM, "Buehler, Brad" <bbuehler@Vertellus.com> wrote:

As a resident of Brentwood Village, the entire Ricker's development saga has been very concerning to me also.

I'm a neighbor, but also an intelligent business man.

Some important points.

- 1) When Ricker's started their process they were aware of the PUD rules and restrictions. If the restrictions didn't work from a financial perspective then they should have looked elsewhere. They knew all this when they started. Coming in now at the 11th hour saying "woe is us we need the neighbors to give in", is unfair and un-necessary. If they can't make a profit during the hours, which are already too generous for a neighborhood, then Ricker's is free to go elsewhere. All investments are risky, they knew the risks when they started. Trying to change the rules this late in the game should be denied.

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We moved to Westfield 10 years ago precisely because it was quieter than development-crazed Carmel. Unfortunately, it seems that Westfield is so jealous of Carmel that we are welcoming their cast-offs; things like gas stations and other unwanted developments in a desperate bid to pay for the unnecessary Grand Park monstrosity.

Stop the madness. Deny Ricker's request.

Sincerely,
Brad Buehler
Brentwood Village Resident

From: Pendergast, Tom [<mailto:tom.pendergast@roche.com>]

Sent: Friday, August 01, 2014 11:31 AM

To: Rob

Cc: apc@westfield.in.gov; mshelton@westfield.in.gov; ktodd@westfield.in.gov; councilmembers@westfield.in.gov; jake@westfield.in.gov; shoover@westfield.in.gov; rhorkay@westfield.in.gov; clehman@westfield.in.gov; bsmith@westfield.in.gov; cspljaric@westfield.in.gov; acotham@westfield.in.gov; rstokes@westfield.in.gov; colson@westfield.in.gov; acook@westfield.in.gov; Barry Bobb; Donna Bobb; Brad and Bethann Buehler; Buehler, Brad; Bill Denhardt; Debbie Denhardt; Chris Spohr; Chris and Sara Spohr; pbacker@ccccarmel.org; Christine Backer; Craig and Jennifer Lienhart; dfulling@comcast.net; Laurel Fulling; David Brose; Carol Brose; David Marrello; Greg Teague; Dawn Teague; Chet and Debbie Kos; Dennis Hech; Lindsey Hecht; Don and Roxie Brown; Heather Mullett; John Hudson - Work; John & Kelly Hudson; John McGrew; Emily McGrew; John Hill; Pat Hill; Jon Keller; Joshua Reed; Lauren Reed; Kim Beatty; Tom Beatty; Lane & Liene Tuttle; Lane Tuttle; Laura Pettygrove; Dan and Lisa Terhune; Manizha Ayoubi; Manizha Ayoubi; Marinelle Ford; Joe Ford; Michelle Robinson; Pamela Cintas; Brogan Baxter; Rachel Baxter; Randy Schneider; Chris Legeay; Sarah Legeay; Sarah Muntel; Mark Muntel; Sean Temoney; Stephe Blansette; Stacey Blansette; Stacey Swan; Sue Web; Steve and Tina Lakin; Tom Pendergast; Zakaria Joundi; Lori Joundi; David and Meghan Marrello

Subject: Re: Bridgewater PUD - Rickers Gas Station & Convenience Store

I would like to echo Mr. Ginder's comments and extend the feeling that it seems the surrounding homeowner's good faith and trust are being negotiated. The fact of the matter is that Rickers knew the contents of the PUD when they acquired the site, including the hour requirements. Are we thought to be naive or oblivious neighbors? Now we find the Rickers needs the "critical" hour between 5 am and 6 am or it will be detrimental to their business. I find this difficult to believe and wonder if there is an ulterior motive. I am extremely concerned about the 24/7 status that Rickers enjoys at all of their other locations and those hours being extended to that site.

It seems as if the supposed wants and needs of a business are being put ahead the good faith and trust of the surrounding neighborhoods and Westfield residents.

On Fri, Jul 25, 2014 at 11:07 PM, Rob <rob@ginders.com> wrote:

Dear Westfield Advisory Plan Commission, Mayor Andy Cook, City Council Members, Matt Skelton, and Kevin Todd:

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Construction of the Rickers Gas Station & Convenience store has already started on the development site at 146th and Carey Road. It would appear that what would be considered the front entrance of the store is facing east and that the gas pumps are being located on the east side of the structure which put them in clear view from 146th street. I had originally thought this violated the PUD restriction that "all gas pumps shall be located away from perimeter or external streets". I now realize that Rickers was allowed to use Carey Road as the determining road that the pumps were located away from and not 146th street. This was not the intent when Brentwood Village worked with Bridgewater to put this wording into the PUD. As I stated in the attached email the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith to try as best we could to come up with a win/win situation regarding what was being built on this site and how things were being built. Common sense would dictate that the busier of the two streets (146th and Carey Road) should have been used as the determining factor as the intent was to hide the gas pumps from general view. It appears that Rickers was allowed to use whichever road benefited them as the determining factor. Allowing them to use Carey Road as the determining street goes against what Brentwood Village and other neighborhoods negotiated. I am at a loss as to why Rickers was allowed to use the much less busy Carey Road for this interpretation. Who would have allowed and gave Rickers approval to use this interpretation?

Regarding the actual zoning change requests.

- I am in favor of extending the canopy over all of the pumps, especially considering the way the pumps are now facing. I would ask the WAPC to approve this. I think this will improve the appearance and hopefully prevent Brentwood Village property values from being adversely affected any more than the Gas Station & Convenience Store has already affected them. Had Rickers been required to use 146th street as the determining road as was originally intended then this amendment would not have been necessary. I would still ask who was the person that approved them to use Carey Road as the determining road to face the pumps away from and what the rationale was for allowing this.

- I am vehemently opposed to allowing Rickers to open at 5am instead of the PUD agreed on time of 6am and would ask the WAPC to deny this request. I will refer to my attached email for all the reasons that I oppose this.

Thank you for your time and consideration.

Rob Ginder

(317) 902-2818

rob@ginders.com

Sent from home email account

From: Rob [mailto:rob@ginders.com]
Sent: Thursday, July 10, 2014 11:19 PM
To: 'apc@westfield.in.gov'; 'mskelton@westfield.in.gov'
Cc: Barry Bobb (barrybobb@aol.com); Donna Bobb (bobbdonna@yahoo.com); Brad and Bethann Buehler (the.buehlers@sbcglobal.net); Buehler, Brad; Bill Denhardt (bdenhardt@hntb.com); Debbie Denhardt (debbielynnxx@yahoo.com); Chris Spohr (cspohr942@yahoo.com); Chris and Sara Spohr (cook252@yahoo.com); pbacker@cccCarmel.org; backerca@gmail.com; Craig and Jennifer Lienhart (cjlienhart@comcast.net); Dan Fulling (dfulling@comcast.net); Laurel Fulling (laurel-a@comcast.net); David Brose (dbrose_1982@hotmail.com); Carol Brose (cbrose83@gmail.com); David Marrello (davidmarrello811@hotmail.com); Meghan Marelo (mcmarelo@gmail.com); Greg Teague (teague_greg@comcast.net); Dawn Teague (teague_dawn@comcast.net); Chet and Debbie Kos (linen4004@aol.com); Dennis Hech (hechtden@gmail.com); Lindsey Hecht (Hecht.lindsey@gmail.com); Don and Roxie Brown (dl.brown66@yahoo.com); Heather Mullett (heathermullett@yahoo.com); John Hudson - Work (JHudson@AndyMohr.com); John & Kelly Hudson (peekabootie@aol.com); John McGrew; Emily McGrew; John Hill (jhill.hillengineer@att.net); Pat Hill (phill.hillengineer@att.net); Jon Keller (ping0605@aol.com); Joshua Reed (reed.josh.j@gmail.com); Lauren Reed (lep67872@yahoo.com); Kim Beatty (kim@beatty.me); Tom Beatty (tombeatty@aol.com); Lane & Liene Tuttle (ltuttles96@gmail.com); Lane Tuttle (lane.tuttle@gmail.com); lpettygr@gmail.com; Dan and Lisa Terhune (ldterhune@comcast.net); Manizha Ayoubi (manizha_ayoubi@baxter.com); Manizha Ayoubi (manizhaayoubi@yahoo.com); Marinelle Ford (marinelleford@comcast.net); Joe Ford (josephfford@comcast.net); Michelle Robinson (mrs4128@yahoo.com); Pamela Cintas (apeja@aol.com); Brogan Baxter (broganbaxter@hotmail.com); Rachel Baxter (segerka1@hotmail.com); Randy Schneider (rschnei@gmail.com); Rob Ginder (rob@ginders.com); Chris Legeay (chris.legeay@comcast.net); Sarah Legeay (hawaii1042@yahoo.com); Sarah Muntel (smuntel@yahoo.com); Mark Muntel (mmuntel@gmail.com); Sean Temoney (sean.f.temoney@gmail.com); Stephe Blansette (stephe@isehome.com); Stacey Blansette (stacey@stephe.com); Stacey Swan (Stacey_swan@comcast.net); Sue Web (swebb@exhs.com); Steve and Tina Lakin (lakins@att.net); Tom Pendergast (Tpendo@sbcglobal.net); Tom Pendergast - Work (tom.pendergast@roche.com); Zakaria Joundi (zjoundi@gmail.com); Lori Joundi (lajoundi@gmail.com)
Subject: Bridgewater PUD - Rickers Gas Station & Convenience Store

To Westfield Council Members and Matt Skelton:

My name is Rob Ginder and I am a resident of Brentwood Village subdivision located just east of the parcel that is being developed at the northeast corner of 146th Street and Carey Road (Bridgewater PUD). Faegre Baker Daniels held an informational meeting on Monday June 25th to discuss with residents an application that L & Q Reality, LLC recently filed with the Westfield Plan Commission regarding the Rickers Gas Station & Convenience Store planned for the site. The application is requesting two items. The first is to allow the proposed canopy over the gas pumps to extend over all of the approved pump islands. The second is to allow the store to open at 5:00 am instead of 6:00 am per the existing commitments.

Due to a prior commitment I was unable to attend the meeting but I want to take this opportunity to repress my concerns to the council members regarding these requests.

Regarding the canopy.

- My understanding based on the original PUD agreement was that all gas pumps were to be located away from perimeter or external streets. My understanding is that because of the way the lot is configured that the pumps now are going to be located on the east side of the main building, which puts it in view from 146th street. What I do not understand is how this can be done because this now violates the provisions of the original PUD. Unless there was an update or change to the PUD that I am not aware of then I am not sure how they can do this.
- I would want the canopy to cover all the pumps but I would like to see the original provisions of the PUD be enforced and the pumps face away from perimeter or external streets.

Regarding the change of time to allow them to open at 6:00am.

- Rickers apparently stated that opening at 5:00am is "critical to their business". If this was in fact "critical to their business", then why did Rickers agree to build on this site in the first place given the PUD restrictions? Rickers knew the hours that were stated in the PUD but still chose to commit to building on the site. Did Rickers believe all along that they would be able to get the Planning Commission to agree to this change in time?
- The Residents expressed their concerns regarding modifying the PUD to change the hours and that it would open the door for Rickers to eventually request the store be open 24x7. Rickers indicated "we have no intention of making the store 24/7." Rickers cited the cost of researching the impacts of a 24/7 store not being

worth the effort because they believe Westfield would not approve it. I do not believe Rickers when they say they will not pursue being open 24x7. I believe a majority of Rickers existing stores are open 24x7 so why would they want this one to be any different? I also believe Rickers has already done an impact study. Without one why would Rickers agreed to build on this site in the first place. I believe Rickers is well aware of the impact of the location and of the hours of operation.

- The restrictions that exist in the PUD were agreed on by the residents of Brentwood Village years ago when the PUD was established. This was to help relieve our concerns with crime, traffic, and reduced property values. The residents negotiated with Bridgewater and Steve Henke at that time in good faith. Allowing them to change this is not the right thing to do for the residents of Brentwood Village and surrounding neighborhoods.
- Although I do not have any documentation to support this, I believe the building of the Rickers as well as the 21st Amendment Liquor Store will hurt the property values of Brentwood Village and the surrounding neighborhoods. Allowing Rickers to extend the previous agreed upon hours cannot do anything to help improve these property values.

As I previously stated the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith over the past years to try as best we can to come up with a win/win situation regarding what was being built on this site and how things were being built. I feel that going back and changing previously negotiated items is a break of trust and a betrayal to the Brentwood Village residents by Bridgewater.

I would ask that the Westfield Advisory Plan Commission hold Rickers accountable for the original PUD agreement to face the pumps away from perimeter or external streets. I also ask that the Commission deny any request to extend the hours of the Rickers Gas Station & Convenience Store or any other establishment that wants to open prior to 6:00 am.

Thank you for your time and feel free to contact me with any questions.

Rob Ginder

3614 Eaglewood Ct

Carmel, IN 46033-8952

(317) 902-2818

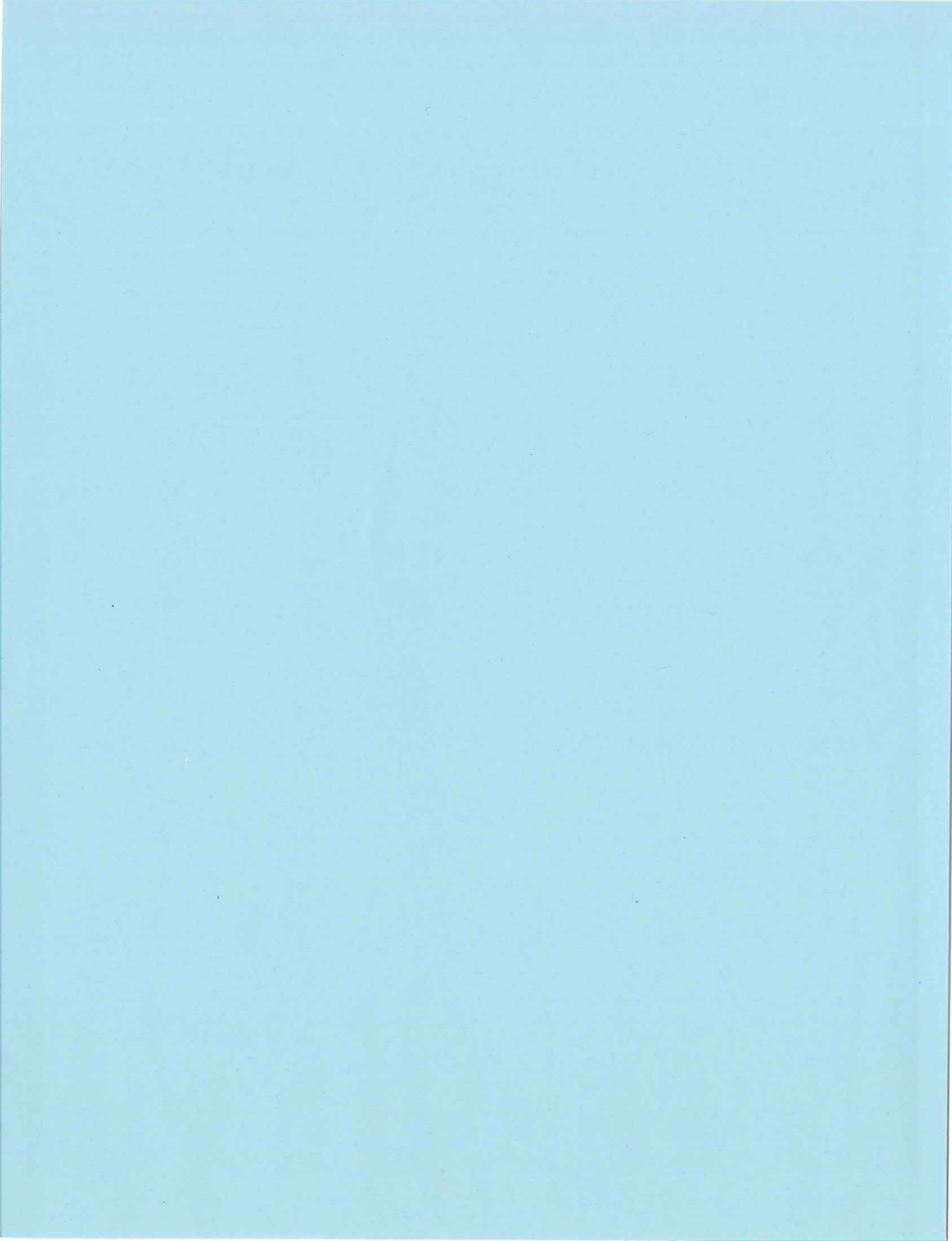
Sent from home email account

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Thomas C. Pendergast
IT Engineering Support Principal
Roche Diagnostics Corporation
9115 Hague Road
Indianapolis, IN 46256

Phone: 317-521-1984
<mailto:tom.pendergast@roche.com>

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Kevin M. Todd, AICP

From: Sean Temoney <hoyle52ss@yahoo.com>
Sent: Friday, August 01, 2014 11:48 PM
To: APC
Subject: Bridgewater PUD - Rickers Gas Station & Convenience Store

What would make Ricker's, and the board that is currently approving for that matter, think that if their initial 12-acre site that included a seven and one half acre natural preservation area to serve as a buffer between the store and neighboring housing developments went opposed this wasn't equally opposed. The circumstances are far worse and would suggest Ricker's act of "good faith" was not such at all.

Ricker's Listens To Community & Pulls Proposal For 146th Street Store
<http://rickersrewards.com/rickers-listens-to-community-pulls-proposal-for-146th-street-store/>

Not only the noise pollution, etc. the pollution, pollution studies have shown affect neighboring areas. I would think that with 2 health aid communities within close proximity this development would not have occurred. These residents with weaker immune systems will feel the effects of this as well as the neighboring communities. I'm strongly opposed to this development and certainly opposed to any amendments in attempt to accommodate this project when they knew exactly what they were getting into with the PUD as written.

Unhappy, impacted resident that lives in the neighboring neighborhood

Kevin M. Todd, AICP

From: Rob <rob@ginders.com>
Sent: Saturday, August 02, 2014 2:27 PM
To: Steve Hoover; 'Heather Mullett'; 'Buehler, Brad'; 'Pendergast, Tom'; 'Kim Beatty'
Cc: APC; Matt Skelton; Kevin M. Todd, AICP; Council Members; Jim Ake; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; acotham@westfield.in; Rob Stokes; Cindy Olson; Andy Cook; 'Barry Bobb'; 'Donna Bobb'; 'Brad and Bethann Buehler'; 'Bill Denhardt'; 'Debbie Denhardt'; 'Chris Spohr'; 'Chris and Sara Spohr'; pbacker@cccarmel.org; 'Christine Backer'; 'Craig and Jennifer Lienhart'; dfulling@comcast.net; 'Laurel Fulling'; 'David Brose'; 'Carol Brose'; 'David Marrelo'; 'Greg Teague'; 'Dawn Teague'; 'Chet and Debbie Kos'; 'Dennis Hech'; 'Lindsey Hecht'; 'Don and Roxie Brown'; 'John Hudson - Work'; 'John & Kelly Hudson'; 'John McGrew'; 'Emily McGrew'; 'John Hill'; 'Pat Hill'; 'Jon Keller'; 'Joshua Reed'; 'Lauren Reed'; 'Tom Beatty'; 'Lane & Liene Tuttle'; 'Lane Tuttle'; 'Laura Pettygrove'; 'Dan and Lisa Terhune'; 'Manizha Ayoubi'; 'Manizha Ayoubi'; 'Marinelle Ford'; 'Joe Ford'; 'Michelle Robinson'; 'Pamela Cintas'; 'Brogan Baxter'; 'Rachel Baxter'; 'Randy Schneider'; 'Chris Legeay'; 'Sarah Legeay'; 'Sarah Muntel'; 'Mark Muntel'; 'Sean Temoney'; 'Stephe Blansette'; 'Stacey Blansette'; 'Stacey Swan'; 'Sue Web'; 'Steve and Tina Lakin'; 'Tom Pendergast'; 'Zakaria Joundi'; 'Lori Joundi'; 'David and Meghan Marrelo'
Subject: RE: Bridgewater PUD - Rickers Gas Station & Convenience Store

Steve, thanks to you and other APC members that responded. I appreciate all of you taking the time to read and understand our views and for responding to all of us.

I spoke with Kevin Todd on Monday evening 7/28. He was kind enough to take time out of his busy schedule to discuss these issues with me. We had a very constructive conversation in which he stated that the positioning of the pumps was an interpretation of the PUD that was approved by the APC. Kevin felt there that Rickets did meet with the residents regarding the building plan. He also explained to me that apparently the PUD was not specific as to which road "all gas pumps shall be located away from perimeter or external streets" was referencing. He said there was no reference to 146th street being listed as an external street. He also mentioned that there no APC members or other city related individuals that were in on the discussion were familiar with the Brentwood residents views and reasons for the clause when the PUD was established a few years ago. I was on some emails chains back in February regarding the Rickers but unable to attend a meeting they held in late February to discuss their site plan. It is very unfortunate that myself or any other Brentwood residents picked up on the pump positioning or we would have very strongly voice our disapproval and would have been able to let all APC members know that the intent was to use 146th street as the determining external street.

Regarding the extension of the canopy. Given that the pumps are now very visible from 146th street there are a number of residents (myself, Tom Pendergast, Stephe Blansette, and Chris Legeay) that are in favor of extending the canopy over all the pumps. We believe that this will enhance the looks and add benefit to what is now a bit of an eyesore. Therefore my request and those of many of the other residents is that you please vote to extend the canopy over all pumps.

Regarding the changing of the opening time from 5am to 6am. All residents of Brentwood Village are strongly opposed to changing these hours. I and many others have already outlined our views in other emails.

Thank you again for taking the time to respond and for listening to the voices of the Westfield residents, especially those located in Brentwood Village!

Thanks
Rob Ginder
Treasurer, Brentwood Village Property Owners Association
3614 Eaglewood Ct.
Carmel, IN 46033
(317) 902-2818
rob@ginders.com

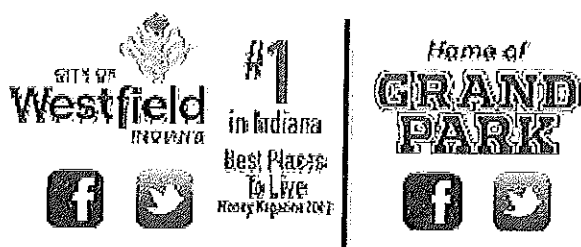
Sent from home email account

From: Steve Hoover [<mailto:shoover@westfield.in.gov>]
Sent: Friday, August 01, 2014 4:36 PM
To: Heather Mullett; Buehler, Brad; Pendergast, Tom; Rob; Kim Beatty
Cc: APC; Matt Skelton; Kevin M. Todd, AICP; Council Members; Jim Ake; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; acotham@westfield.in; Rob Stokes; Cindy Olson; Andy Cook; Barry Bobb; Donna Bobb; Brad and Bethann Buehler; Bill Denhardt; Debbie Denhardt; Chris Spohr; Chris and Sara Spohr; pbacker@ccccarmel.org; Christine Backer; Craig and Jennifer Lienhart; dfulling@comcast.net; Laurel Fulling; David Brose; Carol Brose; David Marrelo; Greg Teague; Dawn Teague; Chet and Debbie Kos; Dennis Hech; Lindsey Hecht; Don and Roxie Brown; John Hudson - Work; John & Kelly Hudson; John McGrew; Emily McGrew; John Hill; Pat Hill; Jon Keller; Joshua Reed; Lauren Reed; Tom Beatty; Lane & Liene Tuttle; Lane Tuttle; Laura Pettygrove; Dan and Lisa Terhune; Manizha Ayoubi; Manizha Ayoubi; Marinelle Ford; Joe Ford; Michelle Robinson; Pamela Cintas; Brogan Baxter; Rachel Baxter; Randy Schneider; Chris Legeay; Sarah Legeay; Sarah Muntel; Mark Muntel; Sean Temoney; Stephe Blansette; Stacey Blansette; Stacey Swan; Sue Web; Steve and Tina Lakin; Tom Pendergast; Zakaria Joundi; Lori Joundi; David and Meghan Marrelo
Subject: Re: Bridgewater PUD - Rickers Gas Station & Convenience Store

Thanks to all of you in Brentwood Village for voicing your concerns with Ricker's requests. Based on your input, I will be voting "no" on the hours and canopy extension proposals. Unfortunately it is too late to get the pumps moved away from 146th St. That change was approved months ago along with the improved building architecture and the shortened pump canopy. Had I heard the same complaints from your neighborhood then that I am hearing now, I would not have supported that change either. Thanks again for your involvement.

Steve Hoover, Dist. 2 City Council

Sent from my iPad



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On Aug 1, 2014, at 2:20 PM, "Heather Mullett" <heathermullett@yahoo.com> wrote:

I am also a resident of Brentwood Village and will be the closest property to the proposed Rickers. I am also in full agreement with the denial of Ricker's proposal. One hour earlier will not make or break their business, but will affect all those living in this neighborhood. We negotiated in good faith and now feel like we're being discounted. I vehemently oppose the proposal.

Regards,

Heather Mullett
14616 Deerwood Dr
Carmel, IN 46033

On Aug 1, 2014, at 1:45 PM, "Buehler, Brad" <bbuehler@Vertellus.com> wrote:

As a resident of Brentwood Village, the entire Ricker's development saga has been very concerning to me also.

I'm a neighbor, but also an intelligent business man.

Some important points.

- 1) When Ricker's started their process they were aware of the PUD rules and restrictions. If the restrictions didn't work from a financial perspective then they should have looked elsewhere. They knew all this when they started. Coming in now at the 11th hour saying "woe is us we need the neighbors to give in", is unfair and un-necessary. If they can't make a profit during the hours, which are already too generous for a neighborhood, then Ricker's is free to go elsewhere. All investments are risky, they knew the risks when they started. Trying to change the rules this late in the game should be denied.
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Unfortunately, it seems that Westfield is so jealous of Carmel that we are welcoming their cast-offs; things like gas stations and other unwanted developments in a desperate bid to pay for the un-necessary Grand Park monstrosity.

Stop the madness. Deny Ricker's request.

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Brentwood Village Resident

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Sent: Friday, August 01, 2014 11:31 AM
To: Rob

Cc: apc@westfield.in.gov; mskelton@westfield.in.gov; ktodd@westfield.in.gov; councilmembers@westfield.in.gov; jake@westfield.in.gov; shoover@westfield.in.gov; rhorkay@westfield.in.gov; clehman@westfield.in.gov; bsmith@westfield.in.gov; cspoljaric@westfield.in.gov; acotham@westfield.in.gov; rstokes@westfield.in.gov; colson@westfield.in.gov; acook@westfield.in.gov; Barry Bobb; Donna Bobb; Brad and Bethann Buehler; Buehler, Brad; Bill Denhardt; Debbie Denhardt; Chris Spohr; Chris and Sara Spohr; pbacker@ccccarmel.org; Christine Backer; Craig and Jennifer Lienhart; dfulling@comcast.net; Laurel Fulling; David Brose; Carol Brose; David Marrello; Greg Teague; Dawn Teague; Chet and Debbie Kos; Dennis Hech; Lindsey Hecht; Don and Roxie Brown; Heather Mullett; John Hudson - Work; John & Kelly Hudson; John McGrew; Emily McGrew; John Hill; Pat Hill; Jon Keller; Joshua Reed; Lauren Reed; Kim Beatty; Tom Beatty; Lane & Liene Tuttle; Lane Tuttle; Laura Pettygrove; Dan and Lisa Terhune; Manizha Ayoubi; Manizha Ayoubi; Marinelle Ford; Joe Ford; Michelle Robinson; Pamela Cintas; Brogan Baxter; Rachel Baxter; Randy Schneider; Chris Legeay; Sarah Legeay; Sarah Muntel; Mark Muntel; Sean Temoney; Stephe Blansette; Stacey Blansette; Stacey Swan; Sue Web; Steve and Tina Lakin; Tom Pendergast; Zakaria Joundi; Lori Joundi; David and Meghan Marrello

Subject: Re: Bridgewater PUD - Rickers Gas Station & Convenience Store

I would like to echo Mr. Ginder's comments and extend the feeling that it seems the surrounding homeowner's good faith and trust are being negotiated. The fact of the matter is that Rickers knew the contents of the PUD when they acquired the site, including the hour requirements. Are we thought to be naive or oblivious neighbors? Now we find the Rickers needs the "critical" hour between 5 am and 6 am or it will be detrimental to their business. I find this difficult to believe and wonder if there is an ulterior motive. I am extremely concerned about the 24/7 status that Rickers enjoys at all of their other locations and those hours being extended to that site.

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Regarding the actual zoning change requests.

- I am in favor of extending the canopy over all of the pumps, especially considering the way the pumps are now facing. I would ask the WAPC to approve this. I think this will improve the appearance and hopefully prevent Brentwood Village property values from being adversely affected any more than the Gas Station & Convenience Store has already affected them. Had Rickers been required to use 146th street as the determining road as was originally intended then this amendment would not have been necessary. I would still ask who was the person that approved them to use Carey Road as the determining road to face the pumps away from and what the rational was for allowing this.
- I am vehemently opposed to allowing Rickers to open at 5am instead of the PUD agreed on time of 6am and would ask the WAPC to deny this request. I will refer to my attached email for all the reasons that I oppose this.

Thank you for your time and consideration.

Rob Ginder

(317) 902-2818

rob@ginders.com

Sent from home email account

From: Rob [mailto:rob@ginders.com]

Sent: Thursday, July 10, 2014 11:19 PM

To: 'apc@westfield.in.gov'; 'mskelton@westfield.in.gov'

Cc: Barry Bobb (barrybobb@aol.com); Donna Bobb (bobbdonna@yahoo.com); Brad and Bethann Buehler (the.buehlers@sbcglobal.net); Buehler, Brad; Bill Denhardt (bdenhardt@hntb.com); Debbie Denhardt (debbielynxx@yahoo.com); Chris Spohr (cspohr942@yahoo.com); Chris and Sara Spohr (cook252@yahoo.com); pbacker@cccCarmel.org; backerca@gmail.com; Craig and Jennifer Lienhart (cjlienhart@comcast.net); Dan Fulling (dfulling@comcast.net); Laurel Fulling (laurel-a@comcast.net); David Brose (dbrose_1982@hotmail.com); Carol Brose (cbrose83@gmail.com); David Marrelo (davidmarrello811@hotmail.com); Meghan Marelo (mcmarelo@gmail.com); Greg Teague (teague_greg@comcast.net); Dawn Teague (teague_dawn@comcast.net); Chet and Debbie Kos (linen4004@aol.com); Dennis Hech (hechtden@gmail.com); Lindsey Hecht (Hecht.lindsey@gmail.com); Don and Roxie Brown (dl.brown66@yahoo.com); Heather Mullett (heathermullett@yahoo.com); John Hudson - Work (JHudson@AndyMohr.com); John & Kelly Hudson (peekabootie@aol.com); John McGrew; Emily McGrew; John Hill (jhill.hillengineer@att.net); Pat Hill (phill.hillengineer@att.net); Jon Keller (ping0605@aol.com); Joshua Reed (reed.josh.i@gmail.com); Lauren Reed (lep67872@yahoo.com); Kim Beatty (kim@beatty.me); Tom Beatty (tombeatty@aol.com); Lane & Liene Tuttle (ltuttles96@gmail.com); Lane Tuttle (lane.tuttle@gmail.com); lpettygr@gmail.com; Dan and Lisa Terhune (ldterhune@comcast.net); Manizha Ayoubi (manizha_ayoubi@baxter.com); Manizha Ayoubi (manizhaayoubi@yahoo.com); Marinelle Ford (marinelleford@comcast.net); Joe Ford (josephfford@comcast.net); Michelle Robinson (mrs4128@yahoo.com); Pamela Cintas (apeja@aol.com); Brogan Baxter (broganbaxter@hotmail.com); Rachel Baxter (segerka1@hotmail.com); Randy Schneider (rlschnei@gmail.com); Rob Ginder (rob@ginders.com); Chris Legeay (chris.legeay@comcast.net); Sarah Legeay (hawaii1042@yahoo.com); Sarah Muntel (smuntel@yahoo.com); Mark Muntel (mmuntel@gmail.com); Sean Temoney (sean.f.temoney@gmail.com); Stephe Blansette (stephe@isehome.com); Stacey Blansette (stacey@stephe.com); Stacey Swan (Stacey_swan@comcast.net); Sue Web (swebb@exhs.com); Steve and Tina Lakin (lakins@att.net); Tom Pendergast (Tpendo@sbcglobal.net); Tom Pendergast - Work (tom.pendergast@roche.com); Zakaria Joundi (zjoundi@gmail.com); Lori Joundi (lajoundi@gmail.com)

Subject: Bridgewater PUD - Rickers Gas Station & Convenience Store

To Westfield Council Members and Matt Skelton:

My name is Rob Ginder and I am a resident of Brentwood Village subdivision located just east of the parcel that is being developed at the northeast corner of 146th Street and Carey Road (Bridgewater PUD). Faegre Baker Daniels held an informational meeting on Monday June 25th to discuss with residents an application that L & Q Reality, LLC recently filed with the Westfield Plan Commission regarding the Rickers Gas Station & Convenience Store planned for the site. The application is requesting two items. The first is to allow the proposed canopy over the gas pumps to extend over all of the approved pump islands. The second is to allow the store to open at 5:00 am instead of 6:00 am per the existing commitments.

Due to a prior commitment I was unable to attend the meeting but I want to take this opportunity to repress my concerns to the council members regarding these requests.

Regarding the canopy.

- My understanding based on the original PUD agreement was that all gas pumps were to be located away from perimeter or external streets. My understanding is that because of the way the lot is configured that the pumps now are going to be located on the east side of the main building, which puts it in view from 146th street. What I do not understand is how this can be done because this now violates the provisions of the original PUD. Unless there was an update or change to the PUD that I am not aware of then I am not sure how they can do this.
- I would want the canopy to cover all the pumps but I would like to see the original provisions of the PUD be enforced and the pumps face away from perimeter or external streets.

Regarding the change of time to allow them to open at 6:00am.

- Rickers apparently stated that opening at 5:00am is "critical to their business". If this was in fact "critical to their business", then why did Rickers agree to build on this site in the first place given the PUD restrictions? Rickers knew the hours that were stated in the PUD but still chose to commit to building on the site. Did Rickers believe all along that they would be able to get the Planning Commission to agree to this change in time?

- The Residents expressed their concerns regarding modifying the PUD to change the hours and that it would open the door for Rickers to eventually request the store be open 24x7. Rickers indicated "we have no intention of making the store 24/7." Rickers cited the cost of researching the impacts of a 24/7 store not being worth the effort because they believe Westfield would not approve it. I do not believe Rickers when they say they will not pursue being open 24x7. I believe a majority of Rickers existing stores are open 24x7 so why would they want this one to be any different? I also believe Rickers has already done an impact study. Without one why would Rickers agreed to build on this site in the first place. I believe Rickers is well aware of the impact of the location and of the hours of operation.
- The restrictions that exist in the PUD were agreed on by the residents of Brentwood Village years ago when the PUD was established. This was to help relieve our concerns with crime, traffic, and reduced property values. The residents negotiated with Bridgewater and Steve Henke at that time in good faith. Allowing them to change this is not the right thing to do for the residents of Brentwood Village and surrounding neighborhoods.
- Although I do not have any documentation to support this, I believe the building of the Rickers as well as the 21st Amendment Liquor Store will hurt the property values of Brentwood Village and the surrounding neighborhoods. Allowing Rickers to extend the previous agreed upon hours cannot do anything to help improve these property values.

As I previously stated the residents of Brentwood Village as well as other surrounding neighborhoods negotiated with Bridgewater in good faith over the past years to try as best we can to come up with a win/win situation regarding what was being built on this site and how things were being built. I feel that going back and changing previously negotiated items is a break of trust and a betrayal to the Brentwood Village residents by Bridgewater.

I would ask that the Westfield Advisory Plan Commission hold Rickers accountable for the original PUD agreement to face the pumps away from perimeter or external streets. I also ask that the Commission deny any request to extend the hours of the Rickers Gas Station & Convenience Store or any other establishment that wants to open prior to 6:00 am.

Thank you for your time and feel free to contact me with any questions.

Rob Ginder

3614 Eaglewood Ct

Carmel, IN 46033-8952

(317) 902-2818

Sent from home email account

--

Thomas C. Pendergast
IT Engineering Support Principal
Roche Diagnostics Corporation
9115 Hague Road
Indianapolis, IN 46256

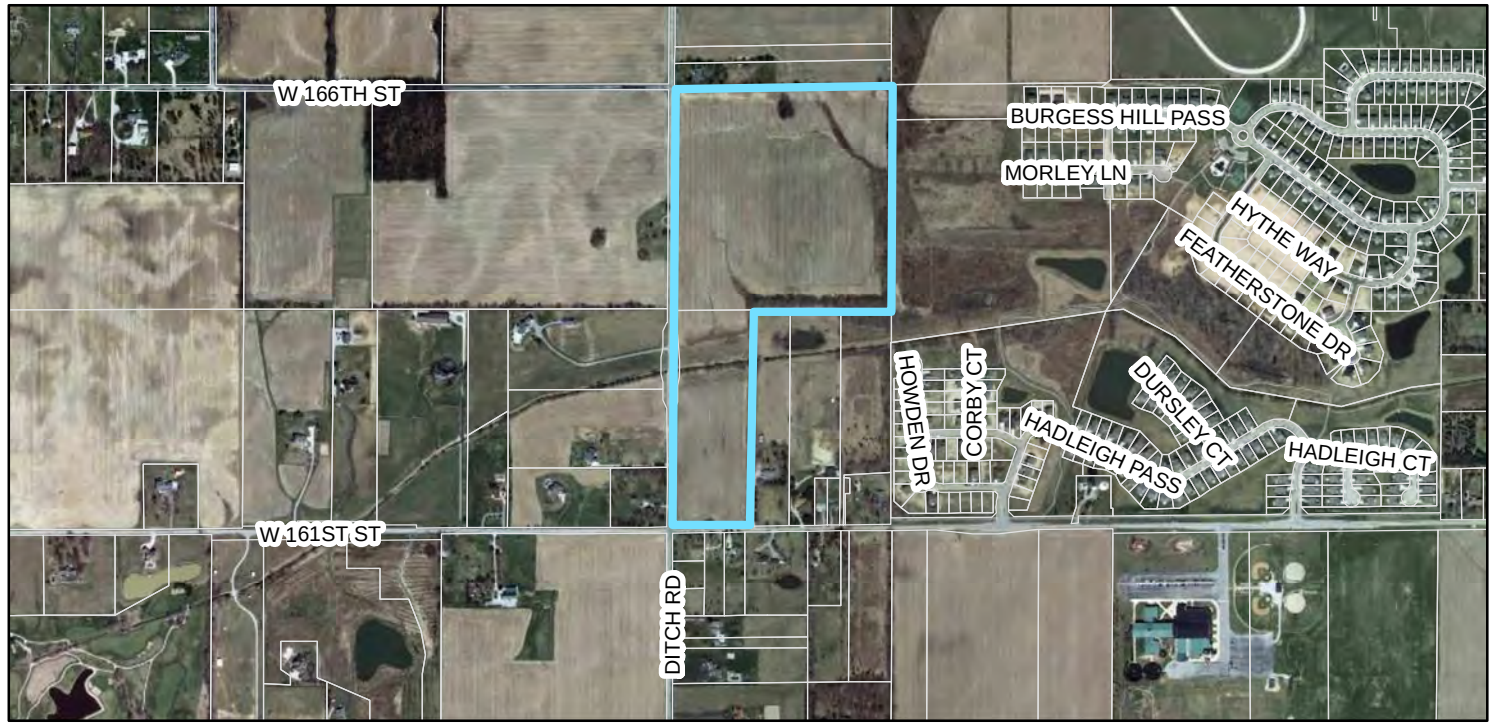
Phone: 317-521-1984
<mailto:tom.pendergast@roche.com>

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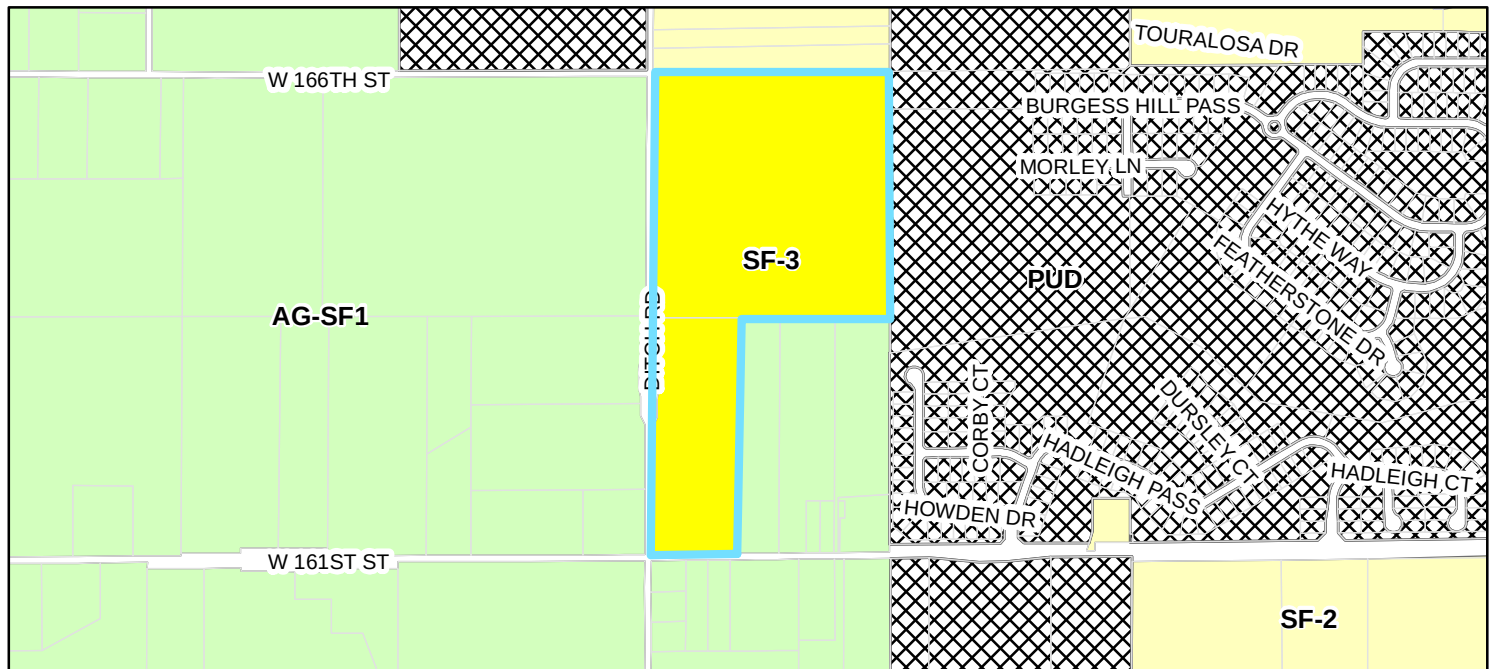
Frampton Estates 1407-ZC-01



Aerial Location Map



Zoning Map



Zoning

- | | |
|---|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  PUD (Planned Unite Development) |  SF-3 (Single Family - 3) |

ORDINANCE 14-32

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 July 14, 2014, 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 14-119); 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 between Shady Nook Road and Grassy Branch Road, south of 186th Street, and adjacent to the existing corporate limits along the eastern and southern boundaries of the Annexation Area, is hereby annexed to and declared to be a part of the City.

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 14-32** was delivered to the Mayor of Westfield
on the _____ day of _____, 2014, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

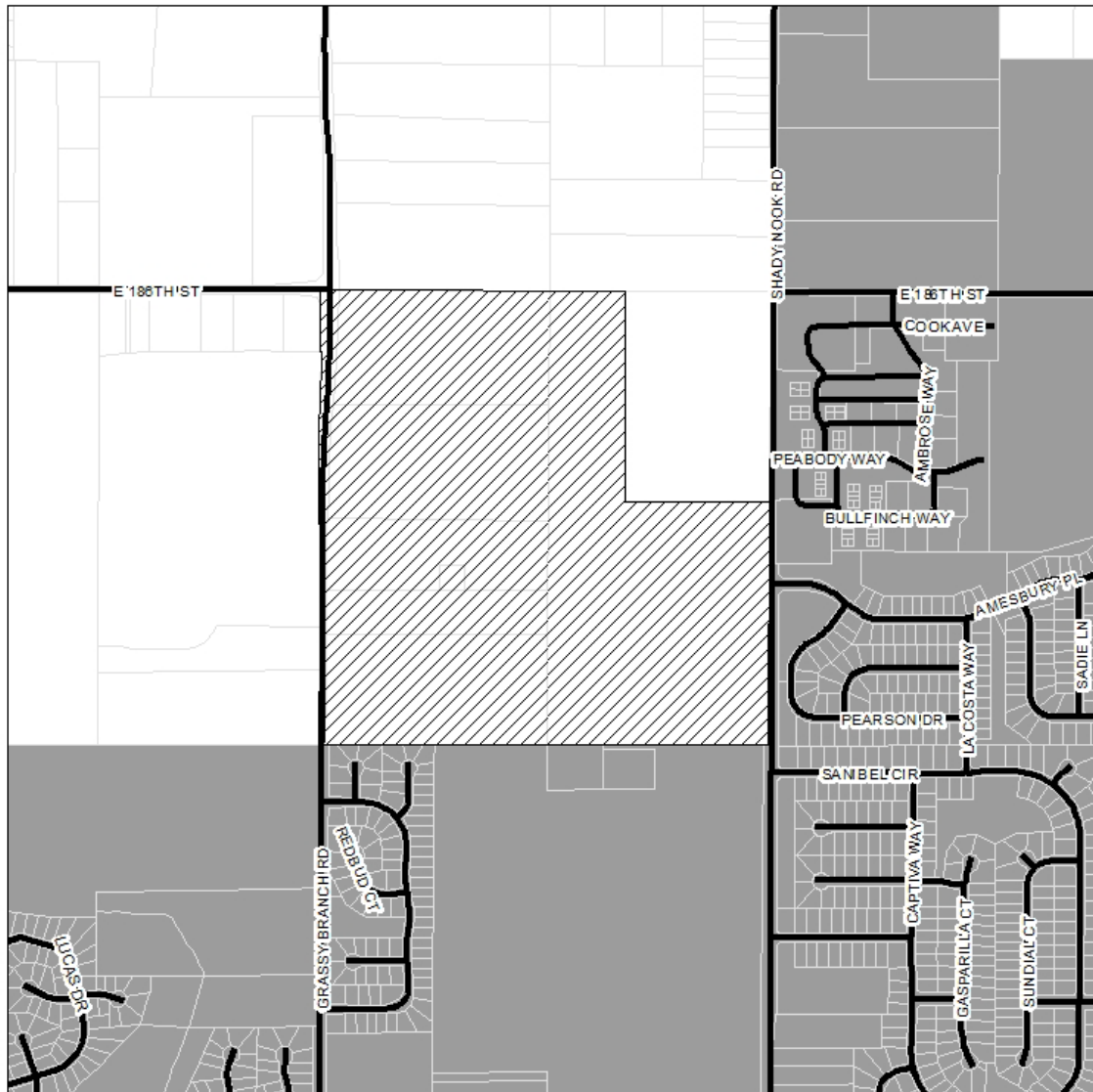
I hereby APPROVE Ordinance 14-32
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 14-32
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

EXHIBIT A ANNEXATION AREA



Not To Scale

EXHIBIT LEGEND

	ANNEXATION AREA		PARCELS
	EXISTING CITY LIMITS		STREETS

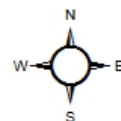


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes seven (7) parcels of land:

Parcel No. 08-06-32-00-00-001.002

Parcel No. 08-06-32-00-00-001.001

Parcel No. 08-06-32-00-00-001.114

Parcel No. 08-06-32-00-00-001.004

Parcel No. 08-06-32-00-00-001.104

Parcel No. 08-06-32-00-00-001.003

Parcel No. 08-06-32-00-00-002.000 (part of)

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

Beginning at the Southeast corner of said Northwest quarter; thence North 89 degrees 53 minutes 48 seconds West 2,647.50 feet along the South line of said Northwest quarter; thence North 00 degrees 19 minutes 07 seconds East 1,281.59 feet along the West line of said Northwest quarter to the Right of Way Taking described in Instrument Numbers 2005-0084246 and 2005-0084247 recorded in the Office of the Recorder of Hamilton County, Indiana by the next seven (7) courses: 1) South 89 degrees 43 minutes 44 seconds East 17.42 feet; 2) North 09 degrees 40 minutes 51 seconds East 50.68 feet; 3) North 04 degrees 06 minutes 12 seconds East 150.31 feet to a point on a non-tangent curve concave easterly, the radius point of said curve being South 89 degrees 41 minutes 56 seconds East 6,565.00 feet from said point; 4) northerly along said curve 348.14 feet to the point of non-tangency of said curve, said point being North 86 degrees 39 minutes 38 seconds West 6,565.00 feet from the radius point of said curve; 5) North 05 degrees 44 minutes 52 seconds East 476.97 feet; 6) North 00 degrees 10 minutes 09 seconds West 376.71 feet to the North line of said Northwest quarter; thence South 89 degrees 41 minutes 06 seconds East 1,746.60 feet along said North line; thence South 00 degrees 19 minutes 22 seconds West 1,197.96 feet; thence South 89 degrees 39 minutes 38 seconds East 814.88 feet to the East line of said Northwest quarter; thence South 00 degrees 20 minutes 22 seconds West 1,473.00 feet along said East line to the place of beginning, containing 138.331 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 Grassy Branch Road, Shady Nook Road and East 186th Street.




HOLLADAY PROPERTIES
Building Solutions Since 1952
 5715 Decatur Blvd
 Indianapolis, Indiana 46241
 ph. 317-856-9000
 fax. 317-856-9012



GRAND PARK INDOOR SPORT AND RECREATION FACILITY

WESTFIELD, INDIANA

07. 31. 2014

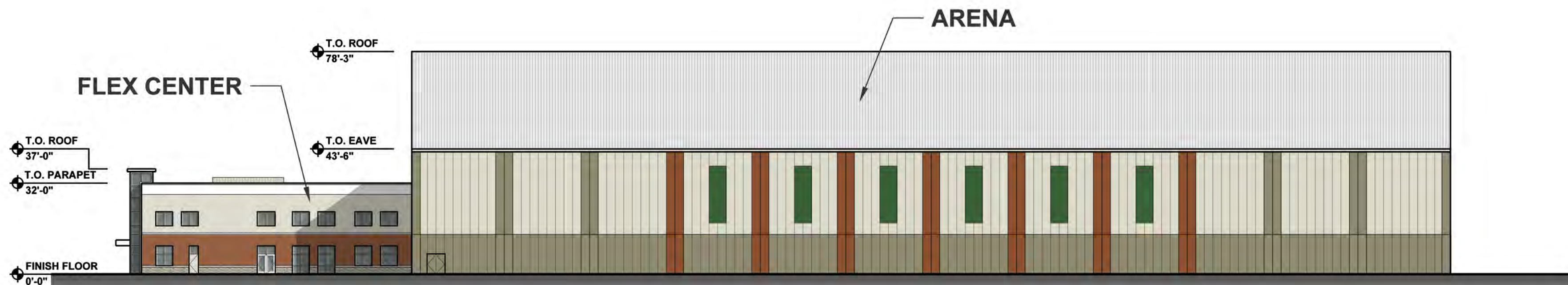
**SOUTH EAST
VIEW**



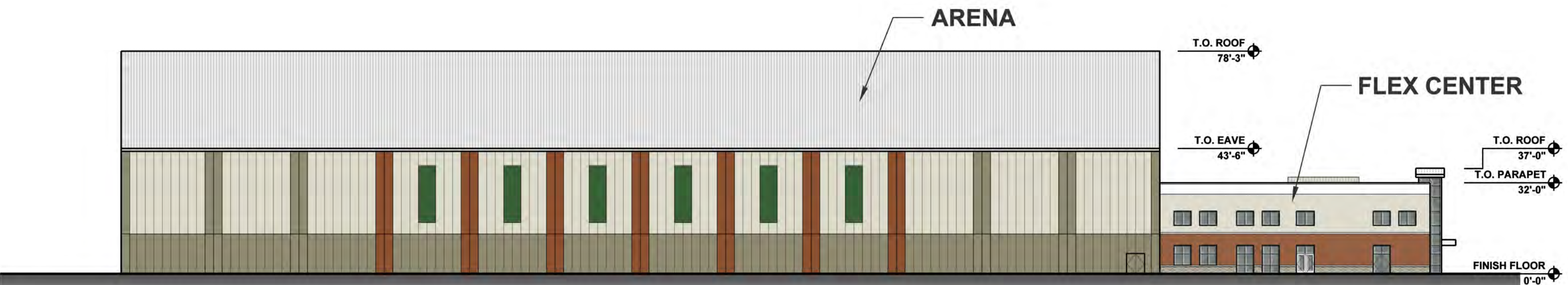
SOUTH ELEVATION
SCALE: 1"=30'-0"



NORTH ELEVATION
SCALE: 1"=30'-0"



EAST ELEVATION
SCALE: 1"=30'-0"



WEST ELEVATION
SCALE: 1"=30'-0"

AREANA EXTERIOR FINISH MATERIALS	
WALL	100% SINGLE PLY METAL PANELS
ROOF	100% STANDING SEAM METAL ROOF
FLEX CENTER EXTERIOR FINISH MATERIALS	
WALL	10% ARCHITECTURAL METAL PANELS
	10% MASONRY
	80% EIFS
DOORS	ALUMINUM STOREFRONT / H.M.
WINDOWS	ALUMINUM STOREFRONT
ROOF	100% FLAT MEMBRANE ROOFING



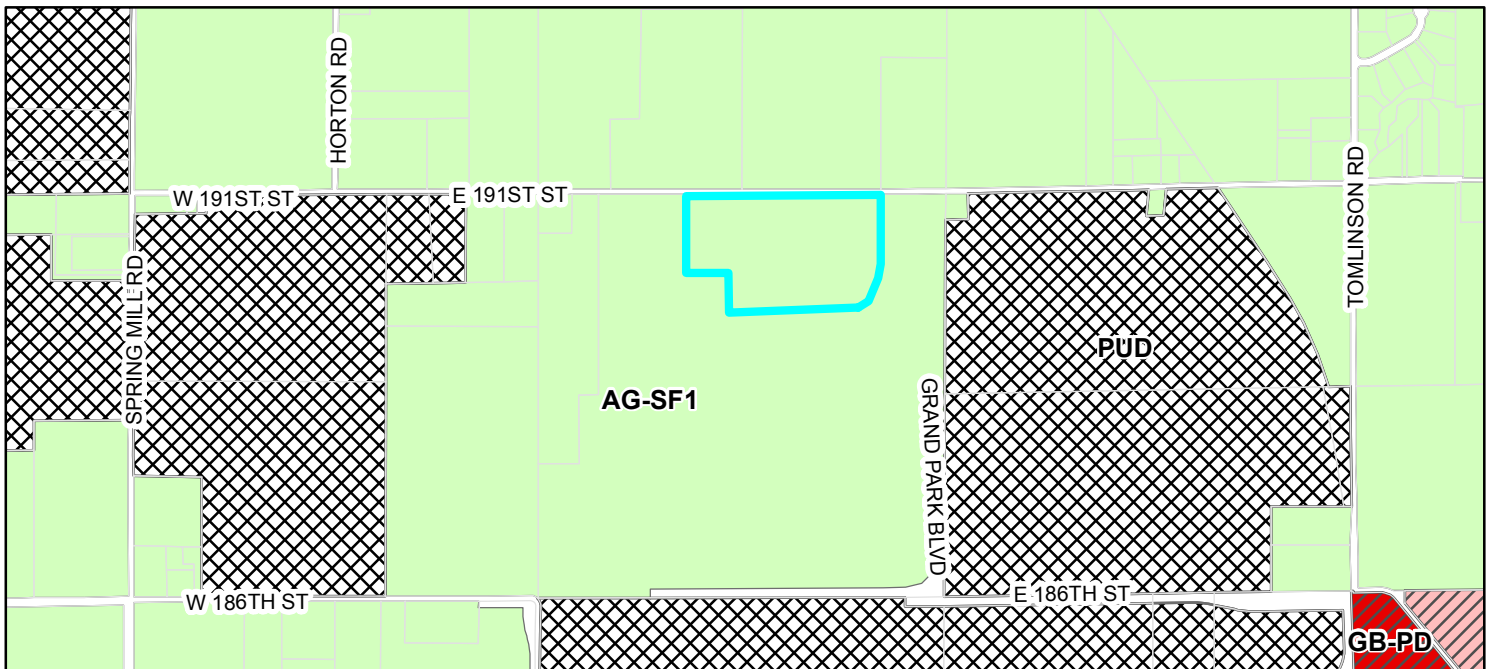
Grand Park Indoor Sports and Recreation Facility
1408-PUD-12 and 1408-DP-24
Ordinance No. 14-35



Aerial Location Map



Zoning Map



Zoning

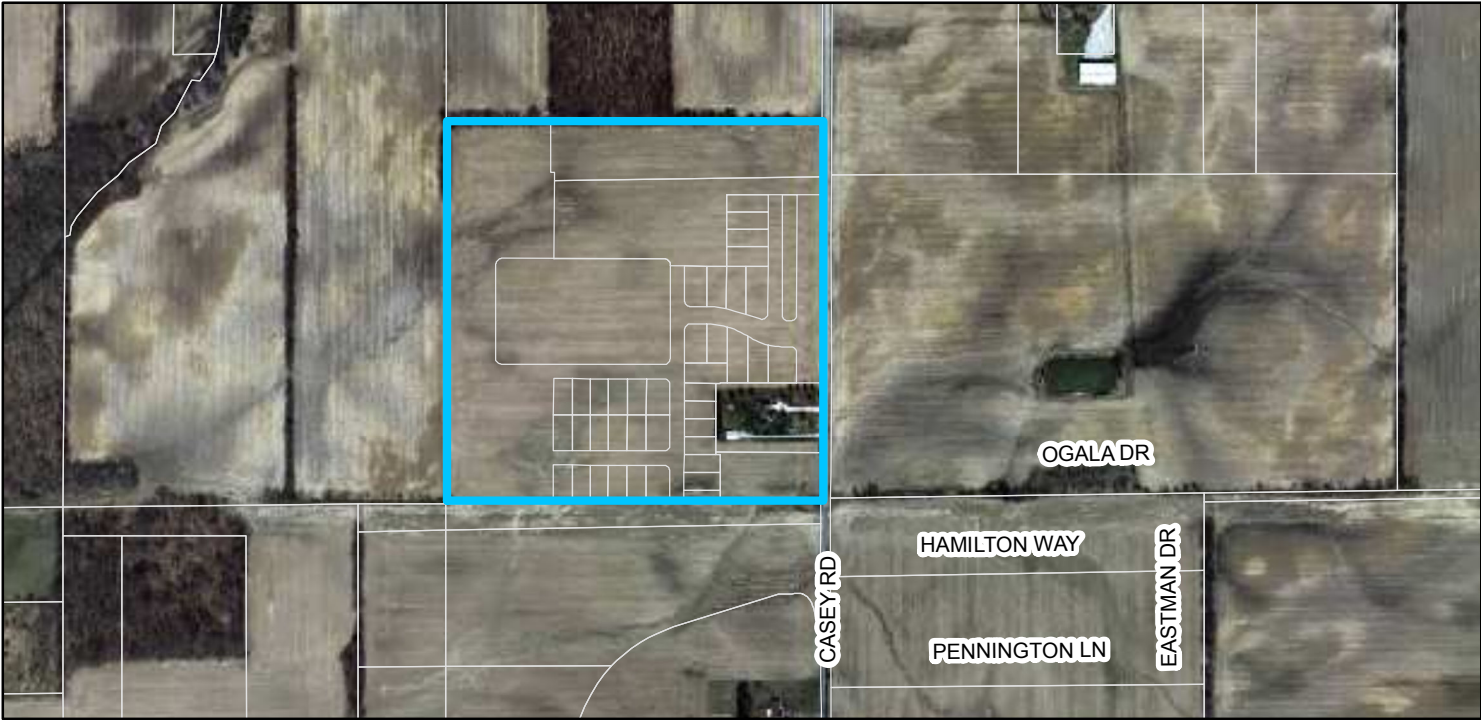
-  PUD (Planned Unit Development)
-  AG-SF1 (Agriculture Single Family 1)
-  LB-PD (Local Business - Planned Development)
-  GB-PD (General Business - Planned Development)

Aerial Map
1409-PUD-14
Springmill Trails PUD Amendment

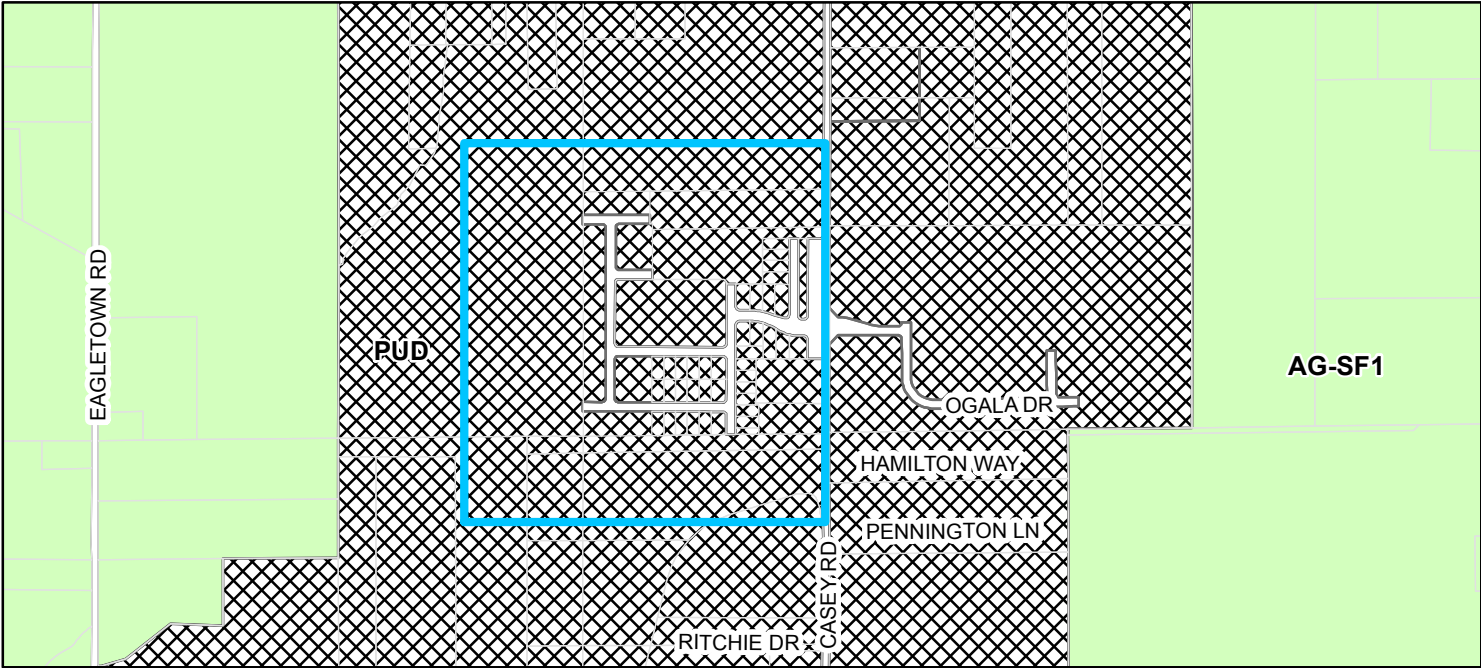


Aerial Location Map

 Site



Zoning Map



Zoning

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

RESOLUTION 14-122

Resolution of the City of Westfield Regarding Infrastructure Improvement Fund

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

WHEREAS, the Council has the duty and authority to maintain the fiscal integrity and economic growth of the City by managing the accounts and finances; and,

WHEREAS, the failure of vendors to adequately perform their tasks has created a temporary need for additional funds to be utilized for the continued development of the Grand Park’s infrastructure to avoid further additional costs to be unnecessarily incurred; and,

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

Section 1. That the Council has been duly advised and finds that the continued development of the Grand Park is a vital economic development goal of the City of Westfield and to delay that development would incur additional unnecessary costs to the City.

Section 2. That the Council further finds that the ability to fund the continued development the Grand Park is consistent with the City’s Infrastructure Improvement Fund’s goals and intent pursuant to I.C. 6-7-1-31.1 and hereby orders that up to \$6,000,000.00 shall be made available from the Infrastructure Improvement Fund for invoices from the Grand Park development.

Section 3. Any funds utilized for infrastructure improvements to Grand Park shall be reimbursed to the Infrastructure Improvement Fund as assets become available.

Section 4. The Council president is hereby authorized to execute any documents necessary pursuant to this Resolution.

Section 5. This Resolution shall be in full force and effect after adoption.

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2014.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 14-122 was delivered to the Mayor of Westfield
on the _____ day of _____, 2014, at _____ m.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE RESOLUTION 14-122 I hereby VETO RESOLUTION 14-122
this _____ day of _____, 2014. this _____ day of _____, 2014

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

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





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Indianapolis, Indiana 46241
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fax. 317-856-9012



GRAND PARK INDOOR SPORT AND RECREATION FACILITY

WESTFIELD, INDIANA

08. 11. 2014

CONCESSION
FLEX



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Building Solutions Since 1952

5715 Decatur Blvd
Indianapolis, Indiana 46241
ph. 317-856-9000
fax. 317-856-9012



GRAND PARK INDOOR SPORT AND RECREATION FACILITY

WESTFIELD, INDIANA

08. 11. 2014

CONCESSION
FLEX

The Ainsley



Elevation B shown with optional brick and stone.



Elevation C



Elevation D shown with opt. brick & stone.



Elevation E

This detailed floor plan shows a 3-car garage home with the following layout and features:

- Garage:** A large 3-car garage at the rear of the property.
- Entry:** A front porch leads into a foyer with a coat closet (COAT CL.) and a mud room (MUD ROOM) featuring a mudroom closet (MUD CL.).
- Living Areas:** A large family room (13'-10" x 17'-2") with a fireplace and a den (12'-7" x 13'-11") with a fireplace. A family room extension is also shown as an optional feature.
- Kitchen:** A kitchen with a kitchen island and a breakfast area. Optional features include a bay window and a door.
- Bathrooms:** A powder room (PWR) and a full bathroom (BATH) with a linen closet (LINEN CL.).
- Bedrooms:** A dining room (11'-3" x 15'-0") and a bedroom (11'-3" x 15'-0") with a bay window and a ceiling fan.
- Optional Features:** Various optional features are indicated throughout the plan, including windows, doors, columns, and fireplaces.

[illegible]

- Bedroom 2 Bath
- Jack and Jill Bath
- Bonus Room
- Additional Bath Options in Retreat

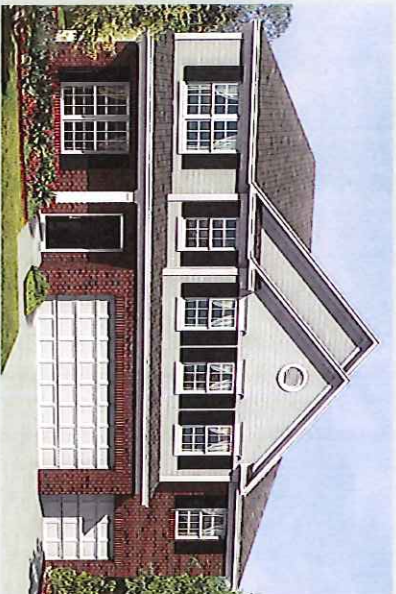
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INDY AINSLEY 3-13

The Nicholas



Elevation B



Elevation C



Elevation D shown with optional brick and stone.



Elevation E shown with optional brick and stone.

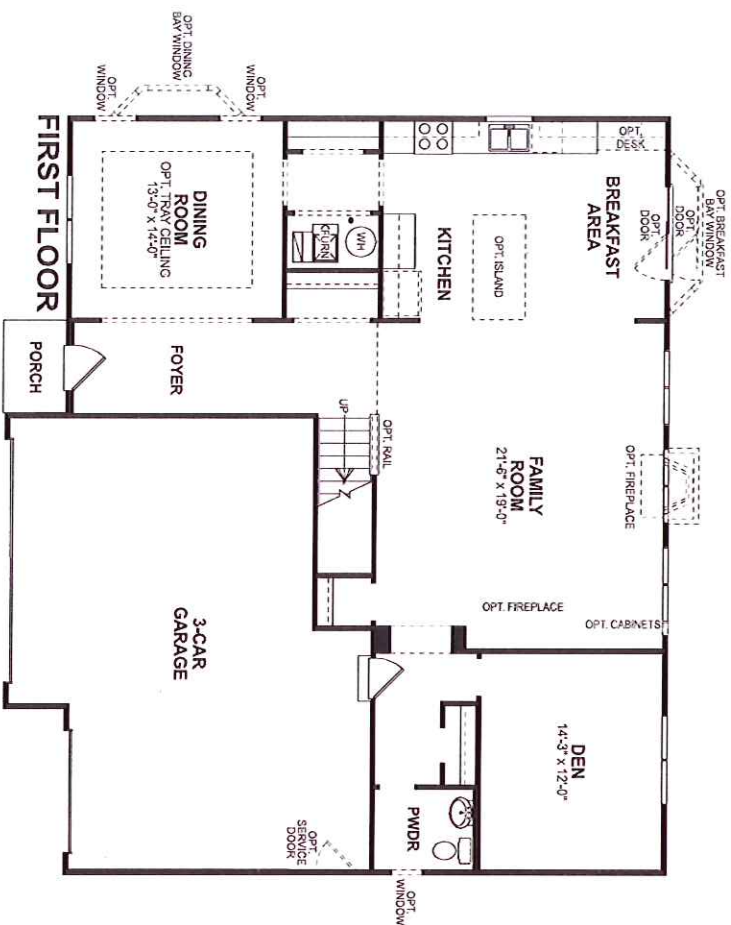


Elevation F shown with optional stone.



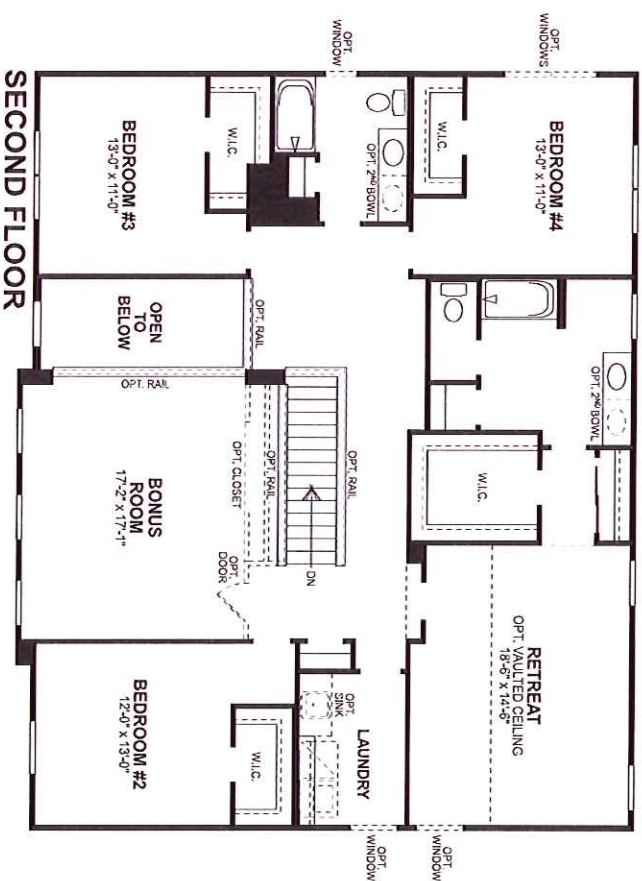
Elevation G

The Nicholas



Available First Floor Structural Options:

- Morning Room
- Guest Suite in place of Den
- Breakfast Bay
- Dining Room Bay
- Gourmet Kitchen
- Butler's Pantry
- Mud Room
- Other Garage Options Available



Available Second Floor Structural Options:

- Bedroom 5 in Place of Bonus Room
- Jack and Jill Bath
- Bedroom 2 Bath
- Additional Bath Options in Retreat

See floorplan prints for more details.

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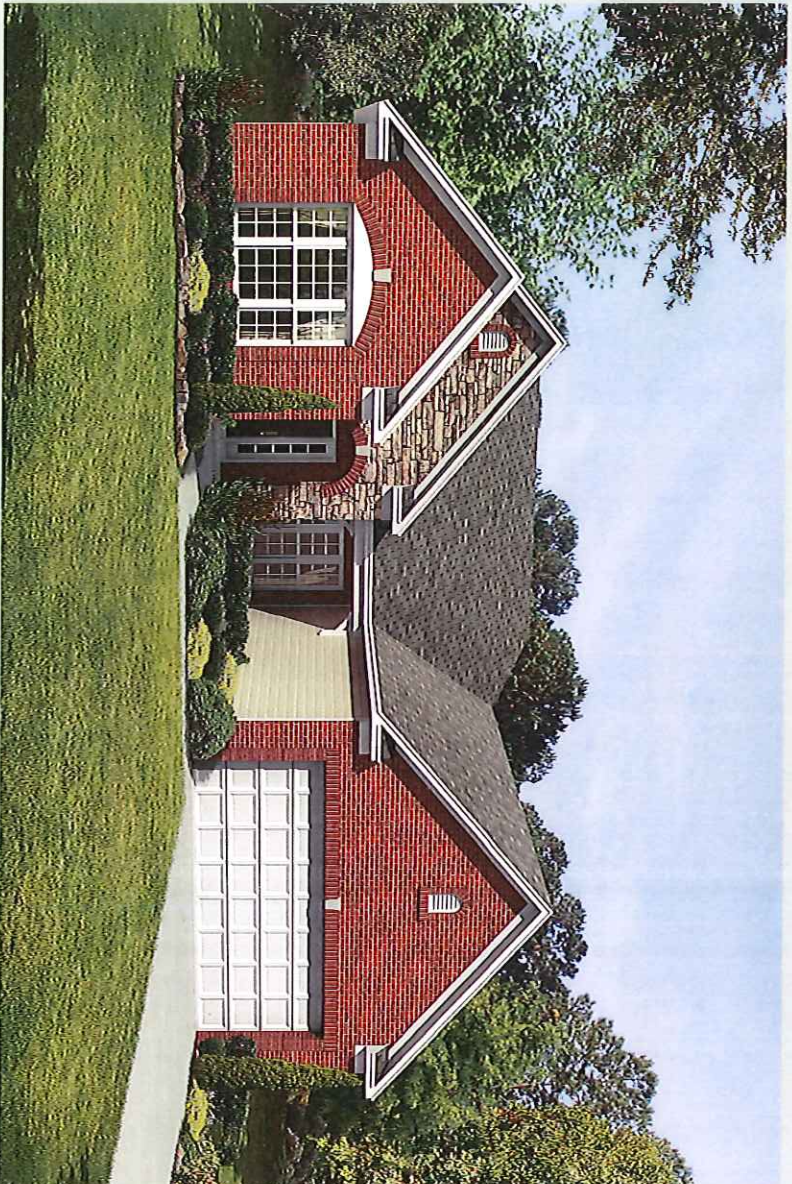
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INDY NICHOLAS 8-13

M/I HOMES
30 YEAR
TRANSFERABLE
WARRANTY



The Clayton



Elevation E shown w/Opt Stone



Elevation B

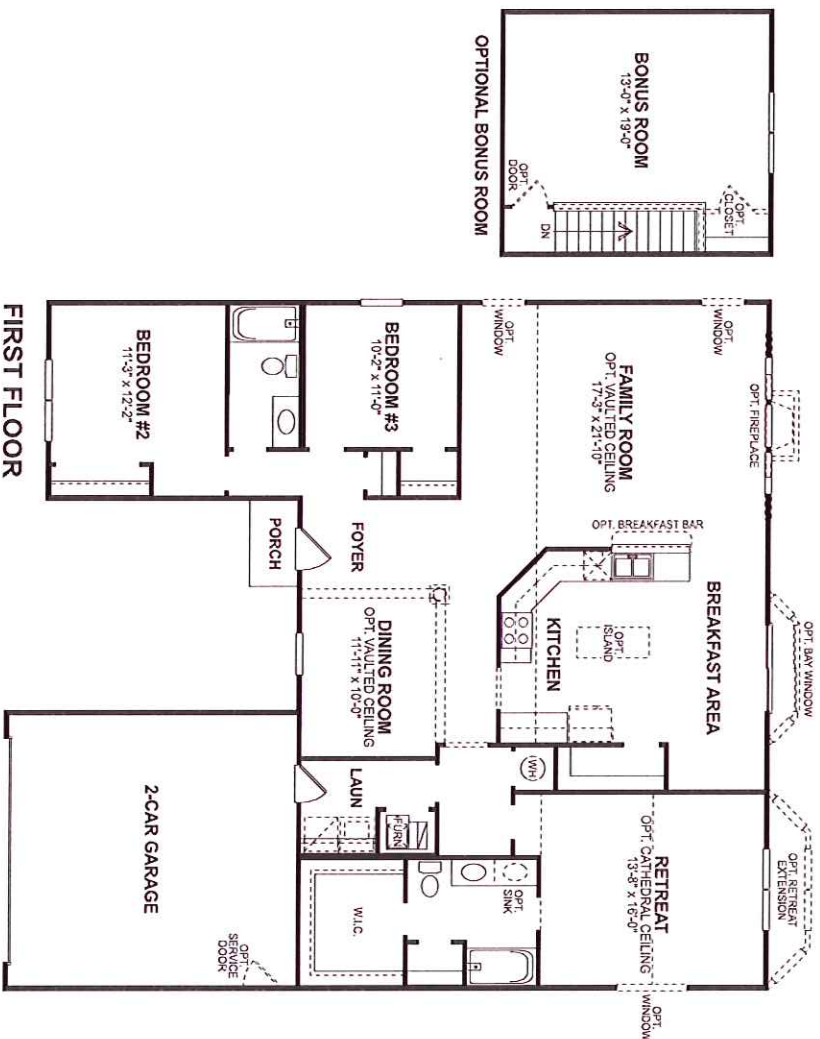


Elevation C shown w/Opt Brick Returns



Elevation F

The Clayton



Available First Floor Structural Options:

- Study
- Morning Room
- Breakfast Bay
- Retreat Extension

Available Second Floor Structural Options:

- Gourmet Kitchen
- Other Garage Options Available
- Additional Bath Options in Retreat
- Bonus Room
- Bonus Room Bath
- Bonus Room Closet

See floorplan prints for more details.

Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside of partition.

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INDY CLAYTON 4-13

M/I HOMES
30 YEAR
RESIDENTIAL
WARRANTY

