

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_07_14_2014

Monday, July 14, 2014 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, July 14, 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 June 23, 2014 (special meeting)

Documents: [Minutes- 6/23/14](#)

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: Bike It! 5th Annual Benefit Ride

Special Presentation: Proclamation- Faith, Hope & Love Week

Documents: [Proclamation- FHL Week](#)

Special Presentation: Summary of Utility Funds Investment

Miscellaneous Business: Quarterly Update from Downtown Westfield Association

Miscellaneous Business: Spring Mill Station Economic Development Area Update

Documents: [SMS EDA Update](#)

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

Old Business:

***TABLED:* US 31 Landmarks**

Council Introduction- June 23, 2014

Public Comment- June 23, 2014

~~Adoption Consideration- July 14, 2014~~ (*Tabled to Future Meeting*)

Documents: [SR 32 & US 31 Interchange Enhancement](#) | [Bid Tabulation](#)

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

Documents: [Ord. 14-15](#) | [Staff Report](#) | [APC Certification](#) | [Proposed Commitments \(Clean Copy\)](#) | [Proposed Commitments \(Redline Copy\)](#) | [Oak Park Financial Analysis](#)

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

Documents: [Ord. 14-21](#) | [Reference Only: Staff Report](#) | [Reference Only: Aerial Location Map](#) | [Reference Only: Conceptual Plan](#) | [Reference Only: APC Certification](#)

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

Documents: [Ord. 14-22](#) | [For Reference Only: Staff Report](#) | [For Reference Only: Aerial Location Map](#) | [For Reference Only: Conceptual Site Plan](#) | [For Reference Only: Illustrative Building Character Exhibit](#) | [For Reference Only: APC Certification](#) | [For Reference Only: Shamrock Blvd. Traffic Letter](#)

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

Documents: [Ord. 14-25](#)

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

Documents: [Ord. 14-27](#) | [Reference Only: Harmony Site Plan](#)

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

Adoption Consideration- July 14, 2014

Documents: [Res. 14-116](#)

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

Documents: [Ord. 14-28](#)

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

Council Introduction- June 9, 2014

Adoption Consideration- July 14, 2014

Documents: [Ord. 14-31 \(Redline Copy\)](#) | [Ord. 14-31 \(Clean Copy\)](#)

New Business:

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](#) | [Reference Only: Reference Map](#)

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

Adoption Consideration- July 14, 2014

Documents: [Res. 14-120](#)

Kroger Depot and Fuel Center PUD

Council Introduction- July 14, 2014

APC Public Hearing- August 4, 2014

APC Recommendation- August 18, 2014

Adoption Consideration- September 8, 2014

Documents: [Kroger Depot and Fuel Center](#) | [Reference Only: Site Plan](#) | [Reference Only: Building Character Exhibits](#)

161st and Springmill Northeast Quadrant PUD

Council Introduction- July 14, 2014

APC Public Hearing- August 4, 2014

APC Recommendation- August 18, 2014

Adoption Consideration- September 8, 2014

Documents: [161st and Springmill Northeast Quadrant](#) | [Reference Only: Old Fuel Center Redevelopment Plan](#) | [Reference Only: Old Fuel Center Site Plan](#) | [Reference Only: Building Expansion Site Plan](#) | [Reference Only: Building Character Exhibit](#)

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 June 23, 2014

The Westfield City Council met Monday June 23, 2014 at the Westfield City Hall. Members present were Jim Ake, Steve Hoover, Bob Horkay, Chuck Lehman, Cindy Spoljaric and Rob Stokes. Also present was Cindy Gossard, Clerk Treasurer, Mayor Andy Cook and representing Legal Counsel Brian Zaiger. Bob Smith was not present.

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

President Ake announced a change in the agenda. Ordinance 14-33 will be heard before the discussion of the US 31 Landmarks.

Approval of Minutes:

Cindy Spoljaric made a motion to approve June 9, 2014 regular meeting minutes. Steve Hoover seconded. Vote: Yes-6; No-0. Motion carries.

Guest:

Dave Miller commented regarding the US 31 project and asking council to think of the businesses that were impacted due to the project.

Frank (Chip) Habig thanked CC and the Mayor for the Union St. connection.

Claims:

Bob Horkay made a motion to approve the claims as presented. Cindy Spoljaric seconded. Vote: Yes-6; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

None

Old Business:

None

New Business:

Ordinance 14-33: Amendment to Fire Department Fee Schedule

Council Introduction- June 23, 2014

Adoption Consideration-July 14, 2014

Brian Zaiger presented stating this Ordinance amends the current Ordinance and brings the fees update with the current standards that are allowed to be charged. He asked that Council suspend the rules on the adoption consideration and proceed with the adoption tonight.

Steve Hoover made a motion to suspend the rules. Cindy Spoljaric seconded. Vote: Yes-6; No-0. Motion carries.

Rob Stokes made the motion to approve Ordinance 14-33. Bob Horkay seconded. Vote: Yes-6; No-0. Motion carries.

US 31 Landmarks

Council Introduction-June 23, 2014

Public Comment-June 23, 2014

Adoption Consideration-July 14, 2014

Jim Ake spoke stating his support of the project, explaining it was a great investment, and the City would see a big return.

Ken Kingshill spoke in support of the project, saying the two structures have an estimated cost of \$2.8 million dollars.

Mark Beebe, with RQAW spoke about the design solution.

Public Hearing Opened-7:58 pm

Those speaking in favor: Mic Mead, Joe Plankis, Kevin Buchheit, John Sampson, Dwight Depeau, Brenda Myers, Karen Keinsley, Birch Dalton, and Julie Sole.

Those opposed: Brian Morales, Jo Ann Edwards, Ron Thomas, Linda Naas, Judi Shuck, Stacey Adelman, and Paula Ricketts.

Undecided: Chris Bluto

Public Hearing Closed-8:52 pm

Council comments were heard. Bob Horkay, Chuck Lehman, Steve Hoover, and Jim Ake are in favor. Rob Stokes and Cindy Spoljaric are opposed.

CITY COUNCIL COMMENTS:

Steve Hoover gave a brief APC update.

MAYOR COMMENTS

Grand Park opening was a success

Thanked the citizens for attending and commenting on the US 31 Landmarks.

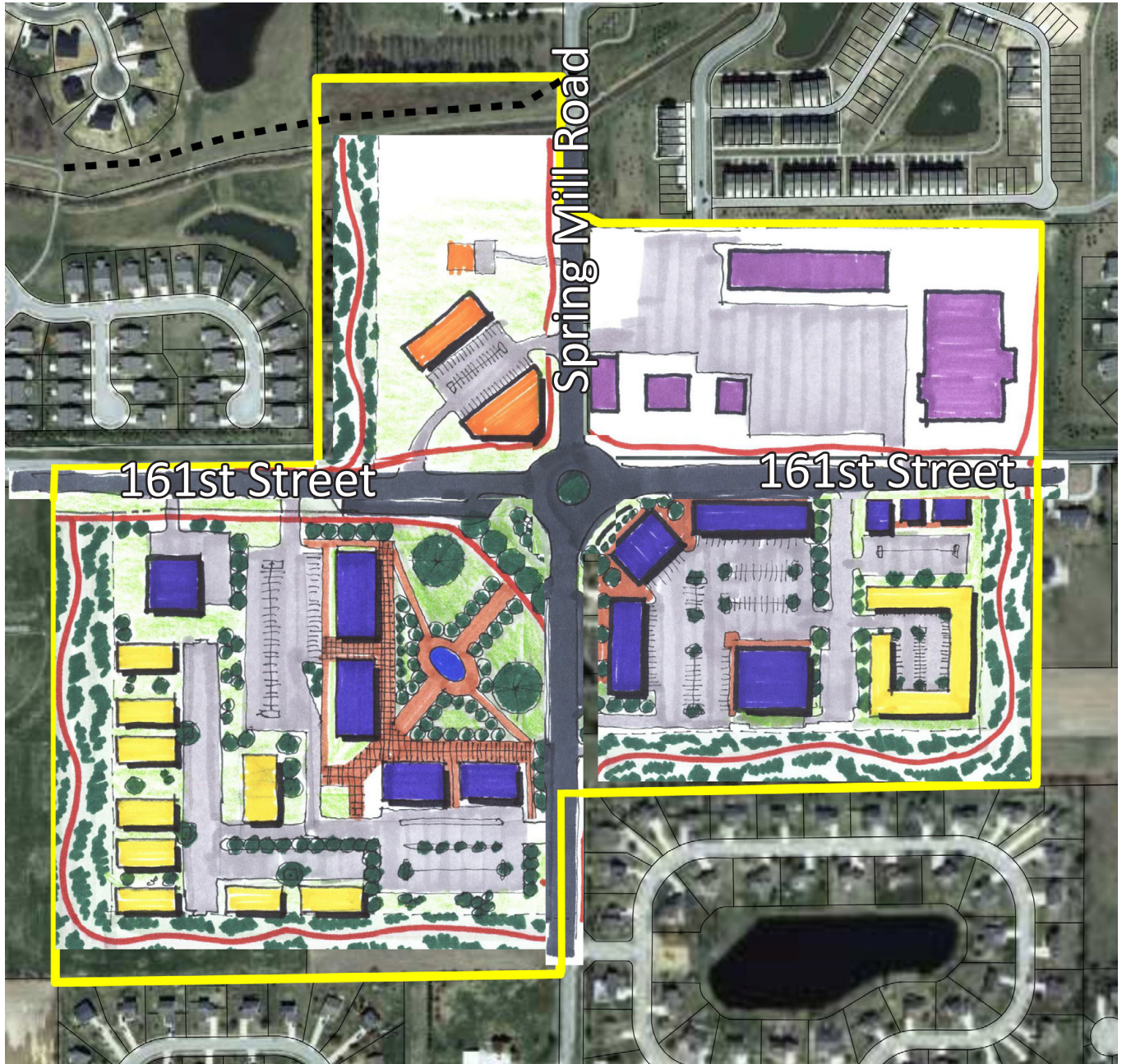
Steve Hoover made a motion to adjourn. Cindy Spoljaric seconded. Vote: Yes-6; No-0.

With no further business the meeting was adjourned at 9:31 p.m.

Clerk-Treasurer

President

Spring Mill Station EDA:
Economic Development Plan



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

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

Cindy J. Gossard, Clerk-Treasurer

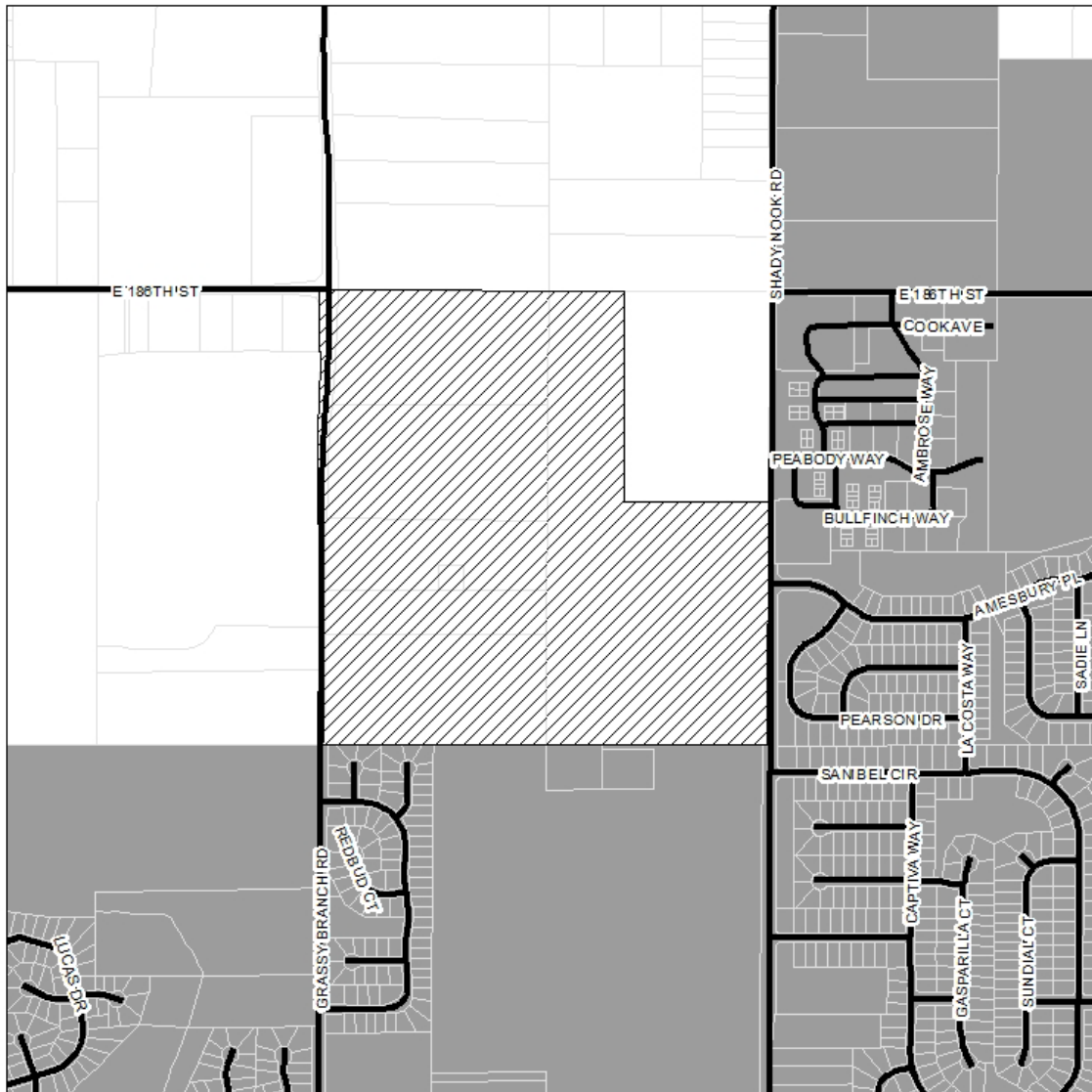
I hereby APPROVE Ordinance 14-32
this _____ day of _____, 2014.

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

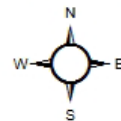


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

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)

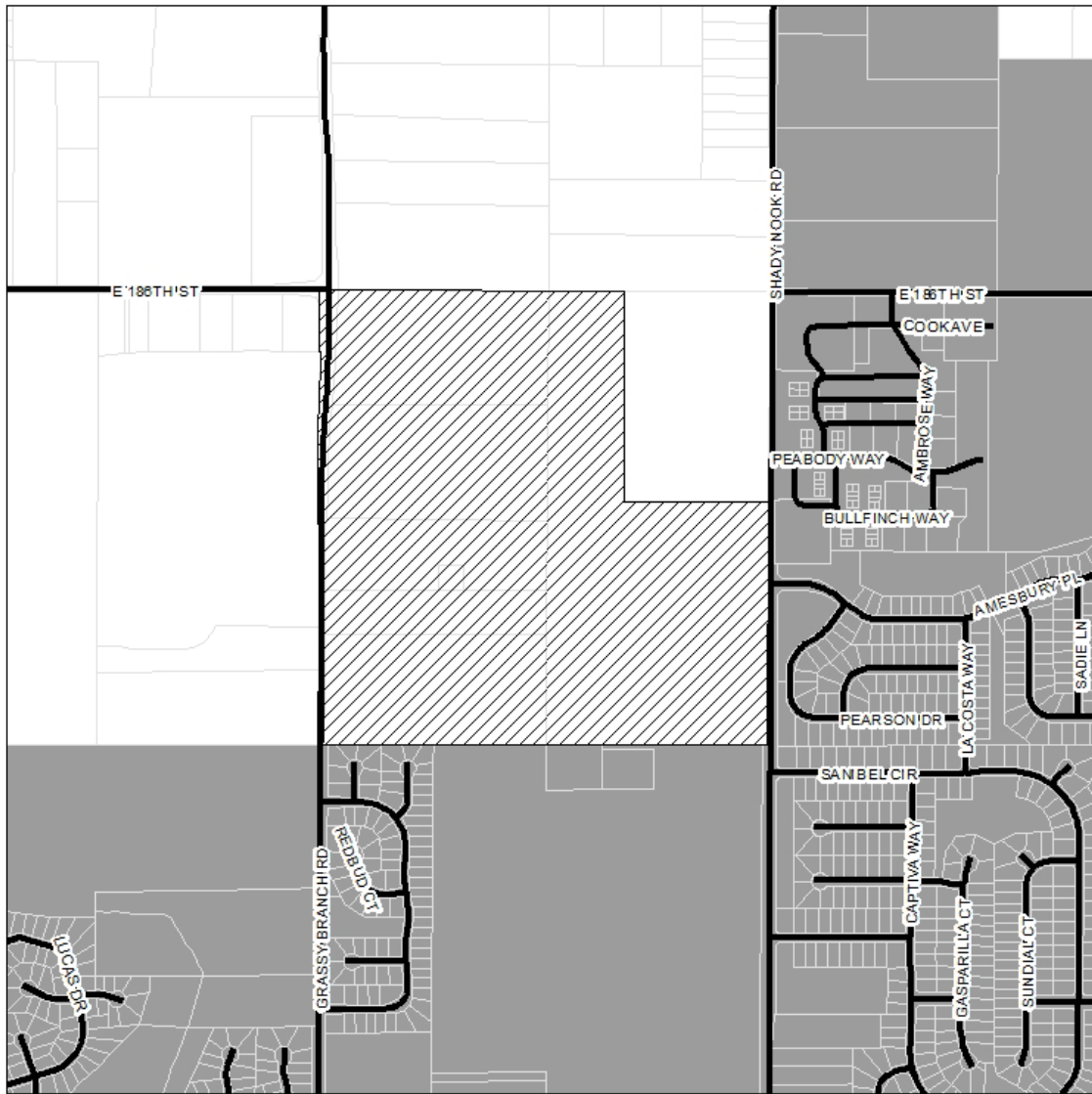
Part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East in Washington Township, Hamilton County, Indiana, more particularly described as follows:

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 1,226.15 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Northwest quarter; thence South 00 degrees 20 minutes 22 seconds West 1,444.81 feet along said East line to the place of beginning, containing 137.803 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.

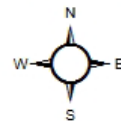
EXHIBIT A ANNEXATION AREA



Not To Scale

EXHIBIT LEGEND

	ANNEXATION AREA		PARCELS
	EXISTING CITY LIMITS		STREETS



PROCLAMATION
Faith Hope & Love Week
July 20-26, 2014

WHEREAS, Faith, Hope and Love is a week-long period of gathering and distribution of food in our communities to address hunger; and

WHEREAS, the vision of Faith, Hope and Love is to mobilize our communities through active participation in improving neighborhoods through facilitating creative food drives and missional food pantries; and

WHEREAS, Faith, Hope and Love Week brings community members together in loving service, and seeks to break down walls between churches, races, social status, government and education, uniting people to help our neighbors in need; and

WHEREAS, Faith, Hope and Love is about people participating in a joint effort to bridge the social, economic and spiritual gaps in our community.

NOW, THEREFORE, I, J. Andrew Cook, Mayor of Westfield, IN do hereby proclaim **July 20-26, 2014** as **Faith Hope and Love Week** in the county of Hamilton, city of Westfield, IN and call upon all citizens to join me in this observation.

IN WITNESS WHEREOF, I, J. Andrew Cook, have hereunto set my hand and caused to be affixed the great seal of the city of Westfield, Indiana, on this 14th day of July, 2014.

(City Seal)

J. Andrew Cook, Mayor
City of Westfield

ORDINANCE 14-15

Document Cross Reference No. _____

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO 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 Township Advisory Plan Commission (the "Commission") held a public hearing on April 21, 2014 for a petition (Docket No.1402-REZ-01) filed by Pedcor Investments, LLC ("Owner" of the Real Estate), requesting to rezone certain lands within the City of Westfield.

WHEREAS, in order to address project issues and obtain the support of existing Oak Park residents, Owner prepared and executed 'Commitments Concerning the Use or Development of Real Estate Made in Connection with a Zone Map Change,' dated _____, to be effective upon adoption of this Ordinance 14-15; and,

WHEREAS, the Commission took action to forward the said petition (Docket No. 1402-REZ-01) to the Westfield City Council (the "Council") with a favorable recommendation (8-0) in accordance with Ind. Code 36-7-4-608, on July 7, 2014; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to Council on July 7, 2014; and,

WHEREAS, the Council is subject to the provisions of the Indiana Code IC 36-7-4-608 concerning any action on this request.

**NOW THEREFORE BE IT ORDAINED BY THE COUNCIL THAT TITLE 16 OF THE
WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

SECTION 1. WC 16-04 Zoning Map amended as follows:

The Zoning Map accompanying and made a part of the Westfield-Washington Township Zoning Ordinance is amended to reclassify real estate (the “Real Estate”) described in what is attached hereto and incorporated herein by reference as Exhibit “A” from AG-SF1 to SF-1.

SECTION 2. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this ordinance shall prevail.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS ORDAINED 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 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 the law: Jennifer M. Miller

Prepared by: Jennifer M. Miller, AICP; City of Westfield; 2728 East 171st Street, Westfield, IN 46074

I hereby certify that Ordinance No. 14-15 was delivered to the Mayor of Westfield on the _____ day of _____, 2014 at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 14-15

This ____ day of _____, 2014.

I hereby VETO ORDINANCE No. 14-15

This ____ day of _____, 2014.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Exhibit A

Legal Description

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EXHIBIT A Legal Description

The Schneider Corporation

Historic Fort Harrison 8901 Otis Avenue Indianapolis, IN 46216-1037 Phone: 317.826.7100 Fax: 317.826.7200

LAND DESCRIPTION

Paul E. Estridge, Jr., Parcel No. 09-10-07-00-00-011.001

Paul E. Estridge, Jr., Parcel No. 09-10-07-00-00-011.000

Paul E. Estridge, Jr. and Judith A. Estridge, Parcel No. 08-10-07-00-00-014.000

Part of the Southeast Quarter of Section 7, Township 18, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence North 89 degrees 51 minutes 17 seconds East (assumed bearing) along the North line of said Quarter Quarter and south line of Oak Park Section 1, the plat of which is recorded in Plat Cabinet 1, Slide 492 as Instrument No. 9447716 in the Office of the Recorder in Hamilton County, Indiana a distance of 470.00 feet to the **POINT OF BEGINNING**, (the following five (5) courses being along the easterly and southerly lines thereof); (1) continuing North 89 degrees 51 minutes 17 seconds East 290.00 feet (2) North 00 degrees 00 minutes 00 seconds West 883.23 feet; (3) North 90 degrees 00 minutes 00 seconds East 212.42 feet to a point on a tangent curve to the right having a radius of 125.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds East; (4) southeasterly along said curve an arc distance of 196.35 feet to a point which bears South 90 degrees 00 minutes 00 seconds East from said radius point; (5) North 90 degrees 00 minutes 00 seconds East 75.00 feet to the northwest corner of a tract of land recorded as Instrument No. 200300020298 in said Recorder's Office, (the following three (3) courses being along the westerly, southerly and easterly lines thereof); (1) South 00 degrees 00 minutes 00 seconds West a 72.00 feet; (2) North 90 degrees 00 minutes 00 seconds East 275.00 feet; (3) North 00 degrees 00 minutes 00 seconds West 28.00 feet to the south line of said Oak Park Section 1; thence North 89 degrees 51 minutes 41 seconds East along said south line a distance of 301.38 feet to the northwest corner of Oak Park Section 1A Final Plat Replat of Lots 19-22 Oak Park Section 1, the plat of which is recorded in Plat Cabinet 2, Slide 242 as Instrument No. 9909917815 in said Recorder's Office; thence South 00 degrees 08 minutes 19 seconds East along the west line of said Replat a distance of 712.45 feet to the north line of the Southeast Quarter of said Southeast Quarter Section and the north line of a tract of land recorded as Instrument No. 2010053567 in said Recorder's Office; thence South 89 degrees 51 minutes 16 seconds West along said north line a distance of 419.06 feet to the northwest corner of said Quarter-Quarter and the northeast corner of a tract of land recorded as Instrument No. 9441330 in said Recorder's Office, (the following two (2) courses being along the east and south lines thereof); (1) South 00 degrees 04 minutes 06 seconds East 668.96 feet; (2) South 89 degrees 51 minutes 41 seconds West 1332.30 feet to the West line of said Southeast Quarter; thence North 00 degrees 00 minutes 13 seconds East along said West line a distance of 416.81 feet to the southwest corner of a tract of land recorded as Instrument No. 9441329 in said Recorder's Office, (the following four (4) courses being along the southerly and easterly lines thereof); (1) North 89 degrees 51 minutes 17 seconds East 20.00 feet; (2) North 44 degrees 51 minutes 17 seconds East 31.47 feet; (3) North 89 degrees 20 minutes 46 seconds East 427.83 feet; (4) North 00 degrees 00 minutes 13 seconds East 253.71 feet to the **POINT OF BEGINNING**, containing 35.26 acres of land, more or less.

Note: The above described real estate was prepared from record deed and plat information without benefit of a field survey. The description is intended for land rezone purposes only and is not intended for transfer of title.

T:\0k\927\999\docs\LD_rezone description

RGL 1-2-2014

Indianapolis, Indiana
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216
Toll-Free: 866.973.7100

West Lafayette, Indiana
1330 Win Hentschel Boulevard
Suite 100
West Lafayette, IN 47906

Ankeny, Iowa
1705 N. Ankeny Blvd
Ankeny, IA 50023

Charlotte, North Carolina
8307 University Executive Park Drive
Suite 220
Charlotte, NC 28262

www.schneidercorp.com



Westfield City Council Report

Ordinance Number:	14-15
APC Petition Number:	1402-REZ-01
Petitioner:	Pedcor Investments, LLC
Requested Action:	A change in zoning with commitments of approximately 35.26 acres +/- from the AG-SF1 District to the SF-1 District.
Current Zoning District:	AG-SF1
Referral Date to APC:	January 13, 2014
APC Public Hearing:	April 21, 2014
APC Recommendation:	July 7, 2014
Adoption Consideration:	July 14, 2014
Prepared By:	Jennifer M. Miller, AICP

Petition History

This petition was introduced at the January 13, 2014 City Council meeting and received a public hearing at the April 21, 2014 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation (8-0) for approval at the July 7, 2014 APC meeting.

Procedural

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505.
 - The APC held a public hearing on April 21, 2014 and an additional public comment opportunity on July 7, 2014. The APC issued a favorable recommendation (8-0) to the City Council in support of the proposed request at its July 7, 2014 meeting.
 - Notification of the April 21, 2014 public hearing was provided in accordance with the APC Rules of Procedure.
 - The Westfield City Council may take action on this item at its July 14, 2014 meeting.
-

Project Overview

Project Location

The subject property is approximately 35.26 acres +/- in size and is generally located on the southeast corner of 161st Street and Oak Road, fronting on Oak Park Circle and Oak Road (the "Property").

Project Description

The proposal is to rezone the Property from AG-SF 1 to SF-1 with commitments. The project has been modified since the introduction to City Council on January 13, 2014 and the public hearing on April 20, 2014. The commitments and referenced exhibits are available through the online agenda for Council. A redline of changes to the commitments since the petition was before the APC for public hearing are also available through the online agenda.

The proposed lots along Oak Road have been added back into the project and Oak Park Circle now connects through the development from Oak Park Court to Oak Road. The petitioner has also supplied a fiscal analysis of the project which is also included with the petition information online.

Statutory Considerations

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

1. The Comprehensive Plan.

The Comprehensive Plan is not law, but rather, intended to serve as a guide in making land use decisions. The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". Comprehensive Plan policies for this area state that infill development should be compatible in mass, scale, density, materials and architectural style; and, should not alter the character of the area.

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

This addition to the Oak Park Subdivision will be compatible in mass, scale, materials, and architectural style. The change in density was supported by the residents who spoke during the public comment held on July 7, 2014. The character of the proposed addition to the Oak Park Subdivision will not alter the character of the area.

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

The use of the land will change from agriculture to single family residential.

4. The conservation of property values throughout the jurisdiction.

Property values are not expected to be impacted.

5. Responsible growth and development.

The proposed project shows improved connectivity within the Oak Park Subdivision.

RECOMMENDATIONS/ACTIONS

- Community Development Department [July 7, 2014]
The Westfield Economic and Community Development Staff, made a recommendation that the APC forward a recommendation to the City Council if the APC members were satisfied with the way the petitioner addressed the concerns raised during the public meetings.
- Advisory Plan Commission [July 7, 2014]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (8-0).
- City Council
 - Introduction: [January 13, 2014]
 - Eligible for Adoption: [July 14, 2014]

Submitted by: Jennifer M. Miller, AICP

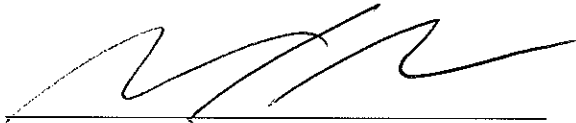
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, July 7, 2014, to consider a rezoning request with commitments for 35.26 +/- acres generally located on the southeast corner of 161st and Oak Road. 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.	1402-REZ-01
Petitioner	Pedcor Investments, LLC
Description	A change in zoning with commitments of approximately 35.26 acres +/- from the AG-SF1 District to the SF-1 District.

On July 7, 2014, a motion was made and passed by a vote of 8-0 to send a favorable recommendation to the City Council to approve 1402-REZ-01.

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



Matthew S. Skelton, Secretary

July 8, 2014

Date



Otto W. Krohn, CPA, CMC
James W. Treat, CPA

231 E. Main Street, Westfield, Indiana 46074

American Institute of CPAs
Indiana CPA Society

June 24, 2014

Mr. Bryan Stumpf, PLA, AICP
Estridge
12965 Old Meridian Street
Carmel, Indiana 46032

Re: Oak Park - Westfield, Indiana

The attached schedules, listed below, present unaudited and limited financial information for the purpose of discussion and consideration of a proposed expansion of a development in Westfield, Indiana. The purpose of this report is to quantify the anticipated fiscal impact that the Oak Park project could have on the City, County, Westfield-Washington School Corporation, Library and other taxing units.

The prospective financial impact calculations reflect assumptions provided by Estridge management relative to the type of development within Oak Park and the anticipated market value. We have also obtained additional information from local, county and state officials. The pay 2014 property tax rates and income tax ratios serve as the basis for the revenue projections.

Schedules 1 through 4 represent computed post build-out financial impact computations.

FINANCIAL IMPACT

Schedule 1 Proposed Project Overview

This schedule summarizes the proposed development, including the number of units, estimated market value, and the assumed net assessed value (NAV). All units in the proposed development are eligible for homestead deduction and mortgage exemptions. Beginning in 2009, the standard deduction for homestead deductions are the lesser of \$45,000 or 60% of assessed value. Additionally, there is a supplemental homestead deduction equal to 35% of the next \$600,000 of assessed value remaining after the standard deduction and 25% of the remaining assessed value over \$600,000. We have assumed that every new unit would receive the maximum of \$45,000 homestead deduction, along with the maximum supplemental deduction. We have also assumed each unit would qualify and apply for the \$3,000 mortgage exemption. The estimated NAV for the proposed development is \$13,041,000, with 28 units. *The increase in the estimated NAV could provide additional General Obligation Bonding capacity in the amount of approximately \$87,000.*

Schedule 2 **Estimated Annual Tax Revenues**

This schedule summarizes the proposed project's potential impact on property tax for the City, School District, County, Library and other taxing units. Based upon pay 2014 tax rates, the proposed development at build-out could generate an additional \$210,002 in net property tax revenues for the governmental taxing units in the Westfield total tax rate. IC 6-1.1-20.6 provides taxpayers with a tax credit for all property taxes in an amount that exceeds the gross assessed value of real and personal property eligible for the credit ("Circuit Breaker Tax Credit"). For property assessed as a homestead (as defined in IC 6-1.1-12-37), the Circuit Breaker Tax Credit is equal to the amount by which the property taxes attributable to the homestead exceed 1% of the gross assessed value of the homestead. Property taxes are limited to 2.0% of the gross assessed value of other residential property, agricultural property, and long-term care facilities; and 3.0% of the gross assessed value for other non-residential real property and personal property. Additional property tax limits are available to certain senior citizens.

If applicable, the Circuit Breaker Tax Credit will result in a reduction of property tax collections for each political subdivision in which the Circuit Breaker Tax Credit is applied. A political subdivision may not increase their property tax levy or borrow money to make up for any property tax revenue shortfall due to the application of the Circuit Breaker Tax Credit.

We have used the pay 2014 COIT to property tax ratio to estimate an additional \$61,084 in COIT distributions to Westfield, Hamilton County, the Library and other taxing units.

Schedule 3 **Project Composition and Estimated Annual Tax Revenues at Build-Out for the City of Westfield**

This schedule summarizes the potential annual tax benefit to the City, through the City's portion of property tax revenues and COIT distributions. The resulting annual revenues, at build-out, are anticipated to amount to approximately \$54,772 (net of Circuit Breaker Tax Credit) and \$42,122 respectively.

Schedule 4 **Anticipated Annual Tax Revenues for the City of Westfield**

Based upon an 8-year build-out, this schedule illustrates the estimated total annual revenues to the City as the project is developed. We have assumed a 2-year lag in property tax collections from the start of construction of each unit. *It is not anticipated that the proposed development would require additional personnel for the City.*

Actual results could vary from the prospective financial impact calculations and the variations could be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

O. W. Krohn & Associates, LLP
O. W. Krohn & Associates, LLP

Oak Park, Westfield Indiana

Financial Impact Analysis

Proposed Project Overview

Proposed Project Configuration

	Estimated Total Units	Estimated Market Value per Unit	Total Estimated Market Value	Assumed Net Assessed Value
Single Family	28	\$ 750,000	\$ 21,000,000	\$ 13,041,000
TOTALS	28		\$ 21,000,000	\$ 13,041,000

Oak Park, Westfield Indiana

Financial Impact Analysis

Estimated Annual Tax Revenues

Proposed Project Configuration

	Assumed Net Assessed Value	Westfield	School District	Hamilton County	Library	Other	Totals
Tax Rates - Pay 2014		\$ 0.8075	\$ 1.9250	\$ 0.3054	\$ 0.0479	\$ 0.0102	\$ 3.0960
Single Family	\$ 13,041,000	\$ 105,306	\$ 251,039	\$ 39,827	\$ 6,247	\$ 1,330	\$ 403,749
Total Estimated Property Taxes		105,306	251,039	39,827	6,247	1,330	403,749
Less: Circuit Breaker Credits		(50,534)	(120,468)	(19,111)	(2,997)	(637)	(193,747)
Estimated Annual COIT		42,122	-	15,931	2,499	532	61,084
Total Estimated Annual Revenues		<u>\$ 96,894</u>	<u>\$ 130,571</u>	<u>\$ 36,647</u>	<u>\$ 5,749</u>	<u>\$ 1,225</u>	<u>\$ 271,086</u>

Oak Park, Westfield Indiana

Financial Impact Analysis

Project Composition and Estimated Annual Tax Revenues at Build-Out for the City of
Westfield

	Single Family	Total Proposed Development
Number of Units	28	28
Estimated Market Value per Unit	\$ 750,000	
Total Estimated Market Value	\$ 21,000,000	\$ 21,000,000
Assumed Net Assessed Value	\$ 13,041,000	\$ 13,041,000
City Property Tax \$ 0.8075 per \$100	\$ 105,306	\$ 105,306
Less Circuit Breaker Credit	(50,534)	(50,534)
City COIT \$ 0.40 of property taxes	<u>42,122</u>	<u>42,122</u>
Potential Annual Tax Benefit to City	<u>\$ 96,894</u>	<u>\$ 96,894</u>

NOTE: Estimated property tax revenues are based upon 2013 pay 2014 tax rates.
Estimated COIT revenues are based upon the pay 2014 certified distribution
which indicates that the City receives \$.40 in COIT for every \$1.00 of property
tax levy.

Oak Park, Westfield Indiana

Anticipated Annual Tax Revenues for the City of Westfield

Based Upon an 8-Year Build-Out

Year		Anticipated Number of Units Closed	Estimated Annual Property Taxes net of Circuit Breaker Credits	Estimated Annual Income Taxes	Total Annual Revenues
1	2015	4	\$ -	\$ -	\$ -
2	2016	7	-	-	-
3	2017	11	6,846	5,265	12,111
4	2018	14	13,692	10,530	24,222
5	2019	18	20,538	15,795	36,333
6	2020	21	27,384	21,060	48,444
7	2021	25	34,231	26,325	60,556
8	2022	28	41,078	31,590	72,668
9	2023	28	47,925	36,856	84,781
10	2024	28	54,772	42,122	96,894
11	2025	28	54,772	42,122	96,894
12	2026	28	54,772	42,122	96,894
13	2027	28	54,772	42,122	96,894
14	2028	28	54,772	42,122	96,894
15	2029	28	54,772	42,122	96,894
16	2030	28	54,772	42,122	96,894
17	2031	28	54,772	42,122	96,894
18	2032	28	54,772	42,122	96,894
19	2033	28	54,772	42,122	96,894
20	2034	28	54,772	42,122	96,894
TOTALS			\$ 739,414	\$ 568,641	\$ 1,404,949

SR 32 + 31 Interchange Enhancement

05.09.14

EXPLANATION OF THE DESIGN PROCESS

- A. The City of Westfield created the 'GRAND JUNCTION TASK FORCE' as a community-representative group with a directive to provide direction and design feedback for the design team in developing a gateway at the SR 32 and 31 Interchange. The TASK FORCE included:

Brian Stumpf
Chuck Watson
Steve Reitmeyer
Dave Mueller
Steve Hoover
Jim Ake

Bruce Hansen
John Whitaker
Anne Poynter
Mic Mead
Elaine Hinshaw
Ken Kingshill.

Melody Jones
Greg Silcox
Tenna Pershing
Darlene Lorenze
Joe Edwards
Jim Anderson

- B. Schedule

1. Design team hired in early 2012. The Design Team was hired in early 2012 to begin development of four towers at the planned SR 32 + 31 Interchange and was charged to do the following:
 - a. Create a unique, one-of-a-kind design for four towers that would create a 'WOW' factor
 - b. Create a gateway to the Town of Westfield and the larger mid-Indiana region
 - c. Make a statement
 - c. Make it memorable
2. The Design Team of RQAW met with the City of Westfield representatives over a series of several meetings from March-October 2012 to develop and refine the design.

- C. The Design Team of RQAW researched various existing iconic/gateway design elements around the world that are successful in achieving the same directives the design team was charged with for the Westfield Towers, as identified above in points B.1. At the same time the Design Team recognized that the Westfield Towers needed to be completely unique, innovative and of a 'one-off', nature.

1. Washington Monument



The design is a literal 'tower' and very much in the same vein as what was envisioned for the four corners of the Westfield interchange. The Washington Monument is very successful in the following ways:

- a. Very simple, straightforward form
- b. Has historic precedence (Egyptian obelisks) although it is unparalleled in terms of scale.
- c. Becomes a way-finding/destination icon in that it is highly visible from locations all over the city.
- d. In many ways it has become a visual 'brand' for the city.
- e. Very interesting at night as well as during day

2. St. Louis Arch



- a. Is a very daring, one-of-a-kind design
- b. The form is deceptively simple and fluid. The tapering structure emphasizes the height.
- c. The history/design process was very controversial for the design and the financial cost, but history has proven the wisdom and many returns on the investment
- d. Has become a symbol of the city

3. Columbus Bridge



- a. Is a similar city gateway, connected to a highway overpass
- b. The structure is functional but also very artistic.
- c. Color is used in a bold way for emphasis, dramatic effect, and to relate to history/fabric of community
- d. Is very interesting from multiple directions—both from the E-W traffic below and the N-S traffic above
- e. Engages bridge abutment/ground plain in a very interesting way.

4. Eiffel Tower



- a. Is developed in a material that bespeaks the industrial period in which it was developed in terms of material, form and detail, although it doesn't relate at all to the historic context and scale of its surroundings.
- b. Was initially very controversial in terms of the design, scale and form but has proven to be one of the most-loved icons in the world.
- c. The color is fairly subdued and drab, but the form and open structure allow for dynamic shadows/lighting/reflections. It always looks different, fresh, exciting in that it dramatically engages changing light and weather.

5. Key elements picked up from the research of the elements above that should be included in the Westfield Towers

- a. Be courageous! Don't be afraid to make a bold, unique statement. It should be understood that creating a dramatic, never-been-done-before icon will likely not win unanimous approvals from day one.
- b. Simple, singular forms and curves seem to work best.
- c. Use color and material in a way that responds to the historic context of the City of Westfield, as well as includes forward-thinking, innovative elements that point to the future.
- d. Develop a design that is interesting from all angles and that pays attention to the base/ground plane as much as the 'skyline'
- e. Study ways that the form and materials will engage changing weather and sun angles to create views/shadows/reflection that will always seem new, fresh, and different.
- f. Study nighttime lighting as a way to create dramatic effects and seasonal/event-focused lighting statements.

D. The Design Team performed a historic analysis and study of the physical features/context of the City of Westfield to understand the 'story' that the towers are to tell. These include:

- a. The railroad played a very important role in the founding of the community

- b. The community played an important role in the Underground Railroad
- c. The City of Westfield doesn't have a lot of historic structures but there is a mix of various styles, materials, etc that contribute to a historic material palette. These include brick, limestone, granite and lap siding.
- d. The City of Westfield is currently developing very exciting and innovative plans that redevelop the downtown core, embracing the Grassy Branch waterway, create new mixed-use development and public spaces.
- e. The community is growing quickly both in population as well as from a new business standpoint. Innovation and forward-thinking may be as accurate descriptions as reflections to the traditional historic charm and warm hospitality.



Design Statement:

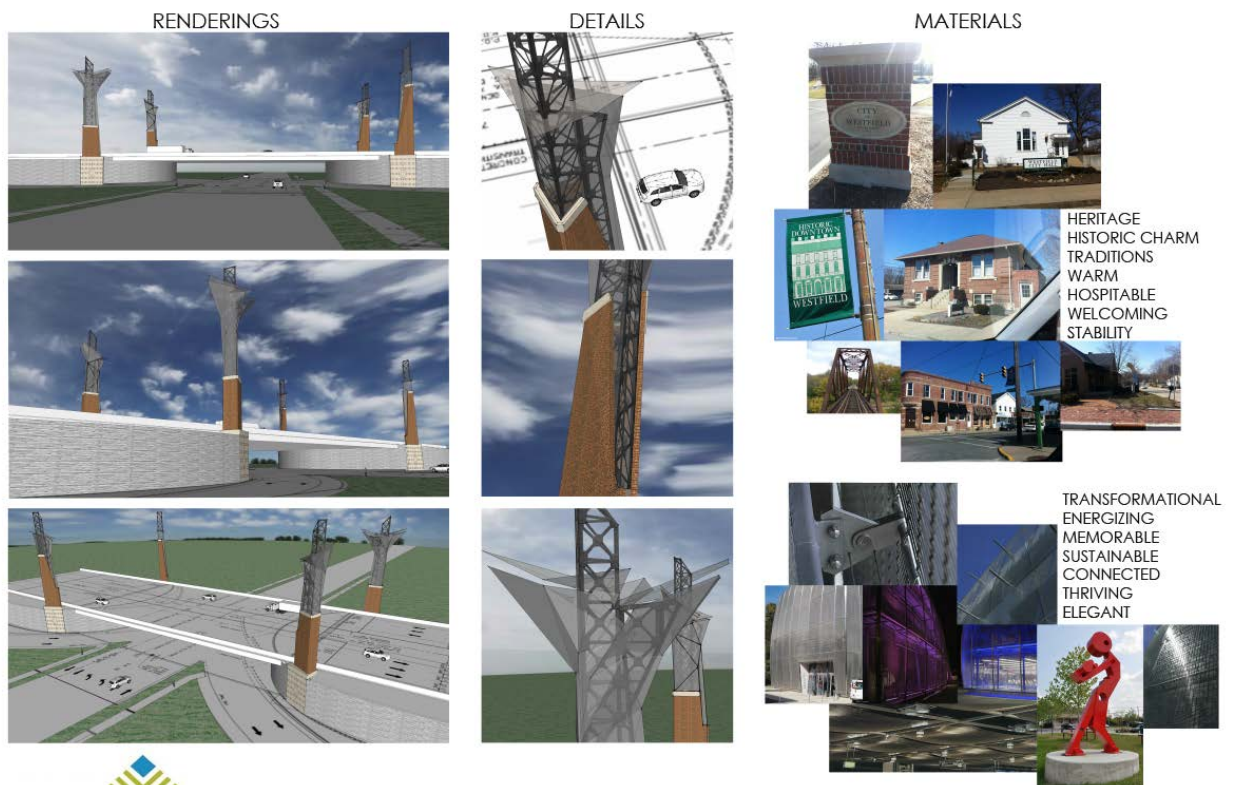
Combine the foundational historic charm with a welcoming message that Westfield is transforming with and engaging the future. Create a memorable, iconic gateway that will leave a lasting first impression.

"Old Town Charm, New City Style"



E. The Design Team of RQAW originally presented the design below in early March 2012, demonstrating how the form was developed.

1. Form: The Three-part structure (base, middle, cap) relates to the traditional architectural form of the historic structures in the downtown.
2. Materials:
 - a. The limestone/concrete based correlates to 'Stability, Historic charm'
 - b. The brick correlates to 'Warm, Hospitable, Traditions, and Welcoming'
 - c. The metal correlates to the historic railroad and the history of the Underground Railroad, as well as to 'Transformational, Energizing, Thriving'



F. Comments from the City of Westfield Design Community:

- Looks unfinished. Too Industrial. Looks like a boom crane.
- Looks like an upside-down coffee table.
- Utilize granite as a base material in lieu of brick. It reinforces the Westfield brand and relates to the historic community foundation.
- Engage the base of the tower and the ground with a sweeping design.
- It's too 'busy'. Focus on 'Simple Elegance'.
- Provide lighting that will transform the towers at night.
- Utilize stainless mesh material as a "modern" material.
- Need more of a 'WOW' factor / Make a statement / Make it a gateway icon / Make it memorable

G. The RQAW Design Team made revisions and brought back a new design solution that reflected the comments above as well as responded to the following:

- Simplify the design to create a stronger, singular dominant form.
- Connect the entire base retaining wall with the towers in a fluid motion to draw the eye from the ground plane upward.
- Simplified structural frame
- Embrace the notion that a 'Memorable Icon' is something that has not yet been tried elsewhere.
- Establish 'Destination Through Design' theme.
- Provide night time renderings to illustrate the dramatic effects of the lighting within the towers.

The new design met the previously-established objectives and design directives through the following:

1. The form of the towers begins at the base of the overpass retaining wall and gently sweeps out of the ground plane as a new spring-time prairie flower beginning to blossom. Others like to describe the spiraling form and crown as a flaming torch marking a transition of a community from an honored traditional past to a new vibrant future.
 - a. The base material, texture, and curves relate to the geographic context of the region (including the rolling prairie and Grassy Branch) and the stability/history/longevity of the City of Westfield. The base is

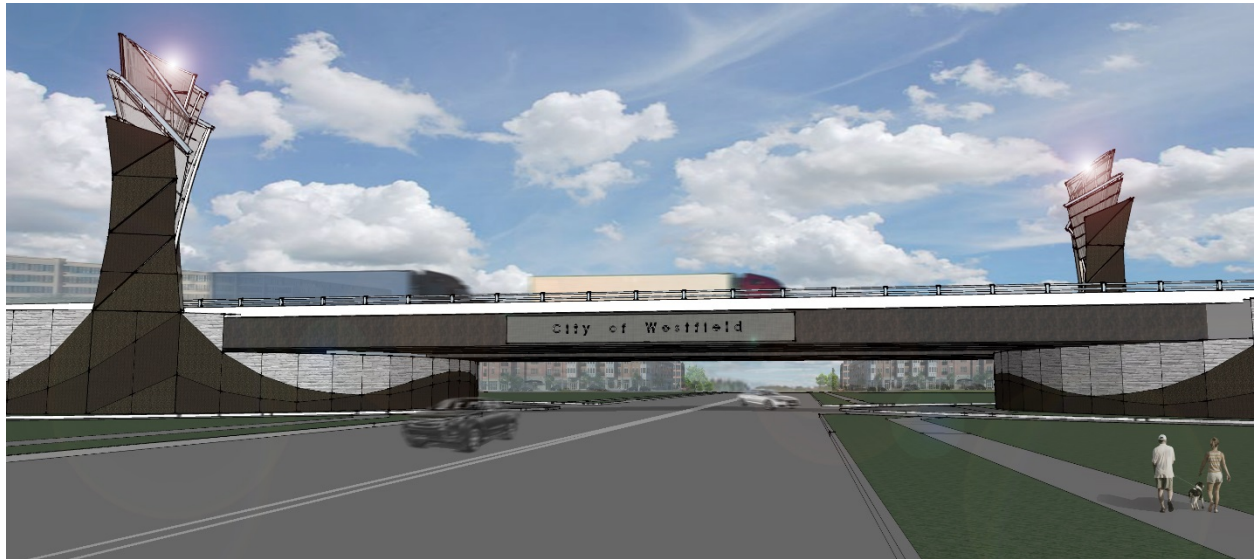
- precast panels with two colors tones. These colors will relate to the masonry elements of the historic downtown.
- b. The inner metal 'crown' of the tower relates to the new innovative directions and energy of the community. The material of the crown is painted steel structure and stainless steel mesh. These silver/metallic surfaces will glisten and shimmer with the light of the day and passing clouds, creating a myriad of different personalities so that the towers will constantly look new and different.
 - c. The planned lighting effects of the towers include digitally-controlled LED fixtures within the center of the towers to illuminate the metal surfaces from the inside as well as to spill out of the joints between the precast panels, creating a beacon for passers-by. The LED will have the ability to be digitally-controlled remotely, allowing for endless variations of color, sequence and transition, so that seasonal or special-event color-theming can be displayed.





- H. In May of 2013 the RQAW Design Team was asked to make a few final adjustments to the design. The rendering below illustrates how signage could be added to the overpass, and a reduction was made to two towers

to simplify the design statement. The brown colors shown below also more-accurately reflect the final color selections, which relate better to the masonry details of the City as well as to the core-tin steel of other highway overpasses in the area.





Bid Tabulation

Project: SR 32 & US 31 Towers
Bid Date: Tuesday, March 4, 2014
Bid Time: 11:00am

	BIDDERS				
	Verkler, Inc.	Reith-Riley	Myers Construction	Hagerman, Inc.	Mattcon
	Indianapolis, IN	Indianapolis, IN	Fishers, IN	Fishers, IN	Indianapolis, IN
Proposal Form Complete	Yes	Yes	Yes	Yes	Yes
Bid Bond / Bid Security	Yes	Yes	Yes	Yes	Yes
Affidavit of Non-Collusion (Form 96)	Yes	Yes	Yes	Yes	Yes
Form 96, with Section III	Yes	Yes	Yes	Yes	Yes
Financials Included	Yes	Yes	Yes	Yes	Yes
Attendance at Pre-Bid	Yes	Yes	Yes	Yes	Yes
Add. #1 (dated 2/24/14)	Acknowledged	Acknowledged	Acknowledged	Acknowledged	Acknowledged
Add. #2 (dated 2/25/14)	Acknowledged	Acknowledged	Acknowledged	Acknowledged	Acknowledged
Add. #3 (dated 2/28/14)	Acknowledged	Acknowledged	Acknowledged	Acknowledged	Acknowledged
Exclusions	None	None	None	None	None
Base Bid	\$ 2,053,000.00	\$ 2,080,000.00	\$ 2,127,000.00	\$ 2,387,800.00	\$ 2,670,000.00
Post Bid Review					
Sub & Supplier Information	Provided	Provided	Provided	Provided	Provided
Lighting Allowance (Add #1)	Not Included in Base Bid	Not Included in Base Bid	Not Included in Base Bid	Included in Base Bid	Not Included in Base Bid
Lighting Allowance Value	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	N/A	\$ 400,000.00
Recommended Award Value	\$ 2,453,000.00	\$ 2,480,000.00	\$ 2,527,000.00	Bid Error - Allowance Included	\$ 3,070,000.00

ORDINANCE 14-25

AN ORDINANCE TO RE-ESTABLISH A CUMULATIVE CAPITAL DEVELOPMENT 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, it is the duty and the responsibility of the Council to consider and adopt legislation intended to facilitate fiscal responsibility and to take advantage of the economic opportunities that are offered by the State of Indiana; and,

WHEREAS, I.C. 36-9-15.5-2. allows for the creation of a Cumulative Capital Development Fund for use by the City in its needs for purchases and that this fund is in the best interests of the citizens of Westfield; and,

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

- Section 1.** That pursuant to I.C. 36-9-15.5 et. al, authorizes the creation of a Cumulative Capital Development Fund for all uses as set out and referenced in I.C. 36-9-15.5.
- Section 2.** That the City shall abide by the provisions as set out therein and the proposed fund shall not exceed \$.05 on each \$100.00 of assessed valuation. Said tax rate will be levied beginning with taxes for 2014 payable 2015.
- Section 3.** That the Mayor’s Chief of Staff shall provide proofs of publication of the public hearing held on the 14th day of July 2014 and a certified copy of this Ordinance to the Department of Local Government Finance of the State of Indiana as provided by Indiana law. Said Cumulative Fund is subject to the approval of the Department of Local Government Finance.
- Section 4.** This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed.

ALL OF WHICH IS ORDAINED 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 ORDINANCE 14-25 was delivered to the Mayor of Westfield
on the _____ day of _____, 2014, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-25

this _____ day of _____, 2014.

I hereby VETO ORDINANCE 14-25

this _____ day of _____, 2014.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

151st Street Realignment



Statement of Investment Policy, Objectives & Guidelines

for City Funds Received from Water and Wastewater Asset Sale

amended effective as of the date of adoption of Ordinance 14-

Prepared by: City of Westfield, Indiana

A. SCOPE AND INTENT

This document sets forth the investment policy of the City of Westfield, Indiana (“City”). This Statement of Investment Policy, Objectives & Guidelines (the “Investment Policy”) applies to the investment of funds received from the sale of the Water and Wastewater Assets to Citizen’s Energy Group. The Common Council of the City (the “Council”) is responsible for fiduciary oversight of these invested funds. The Council has approved this Investment Policy in furtherance of its goal to meet the investment objectives listed in Section C hereof.

B. PURPOSE OF THIS INVESTMENT POLICY

This Investment Policy has been adopted by the Council in order to:

1. Define and assign the responsibilities of all involved parties.
2. Establish a clear understanding for all involved parties of the investment goals and objectives of City assets.
3. Establish the relevant investment time horizon(s) for which the assets will be managed.
4. Manage assets according to prudent standards.
5. Establish a basis for evaluating investment results.
6. Adopt and implement the provisions of Indiana Code 5-13-9-1 et seq. (the “Municipal Investment Act”) including, in particular, Section 5.7 of the Municipal Investment Act.

In general, the purpose of this statement is to outline a philosophy and attitude which will guide the investment of the assets toward the desired results while complying with Indiana Code. It is intended to be sufficiently specific to be meaningful, yet flexible enough to be practical.

C. OBJECTIVES OF THE INVESTMENT POLICY

The primary objectives, in priority order, of the City's investment program shall be:

1. Safety – Safety of principal shall be the foremost objective of the investment program. Investments shall be made in a manner that seeks to ensure the preservation of capital in the overall portfolio. Credit risk will be minimized both by diversification (limiting the potential for loss from any one issuer or any one type of security) and by limiting investments to the types of securities described in Section E hereof. Market risk will be minimized both by structuring the portfolio so that investments generally mature in time to meet anticipated cash requirements (limiting the need to sell securities prior to maturity) and by investing primarily in shorter-term securities.
2. Liquidity – The investment portfolio shall be structured so that investments generally mature in time to meet anticipated cash requirements. Further, since all cash requirements cannot be anticipated, the portfolio shall consist primarily of cash equivalents and securities with active secondary or resale markets.
3. Yield – The investment portfolio shall be structured with the objective of attaining a market rate of return, taking into account the constraints of safety and liquidity described above. Return on investment is less important than safety and liquidity.
4. Full Investment – To the extent practicable, all funds shall be fully deployed as earning assets.
5. Minimal Turnover – Securities shall typically not be sold prior to maturity, with the following exceptions: (1) a declining-credit security can be sold early to minimize the potential loss of principal; (2) a security can be sold and replaced with another if such action improves the quality or yield of the portfolio; (3) a security can be sold early to meet liquidity needs.

D. DELEGATION OF AUTHORITY

The authority to operate and manage the investment program is granted to the Council which may delegate such authority, together with any investment officer(s) that the Council designates as such (together, the "Investment Officers"). The Clerk-Treasurer, the Council and any additional Investment Officers, which may include third party investment advisors, shall establish controls and procedures to implement this program which shall include regular quarterly reporting to the Council.

The Standard of Care shall be as follows:

1. Prudence – Investments shall be made in accordance with the prudent person standard. This standard provides that an investor shall act with the care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent

person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of like character and with like aims.

Investment Officers acting in accordance with this investment policy statement and any written procedures and exercising due diligence, shall be relieved of personal liability for an individual security's credit risk or market price changes, provided that deviations from expected results are reported in a timely fashion and that appropriate action is taken to control adverse developments.

2. Ethics and Conflicts of Interest – Investment Officers shall refrain from personal business activity that could conflict with the proper execution and management of the City's investment program, or that could impair their ability to make impartial decisions. Investment Officers should also maintain knowledge of all applicable laws, rules and regulations; and not knowingly violate, or participate or assist in the violation of, such laws, rules and regulations.

E. INVESTMENT INSTRUMENTS

1. The City is only permitted to invest funds in those investments authorized by Indiana law, including but not limited to the Municipal Investment Act, which authorizations are hereby made a part of this policy. It is the policy of the City and this Council to limit allowable investments to the following types of securities:
 - (a) U.S. Treasury securities (e.g. bills, notes, bonds, SLGS, STRIPS, and TIPS), which are backed by the full faith and credit of the U.S. government.
 - (b) Federal agency obligations (including both federally related institution securities and federally sponsored agency securities), including, but not limited to, Ginnie Mae, Fannie Mae, Freddie Mac, Farmer Mac, and Federal Home Loan Bank debt: Any full-faith-and-credit securities are permitted
 - (c) Mortgage pass-through securities issued by Ginnie Mae, Fannie Mae or Freddie Mac: Any full-faith-and-credit securities are permitted
 - (d) Municipal Securities issued by an Indiana local government entity, a quasi-governmental entity related to the state, or a unit of government, municipal corporation or special taxing district in Indiana, so long as the Issuer has not defaulted on any of its obligations within the past twenty ~~(20)~~ years and the security is rated in one of the three highest rating categories by any one of Standard & Poor's, Moody's, or Fitch- or, if the security is not rated by any one of Standard & Poor's, Moody's, or Fitch, securities of such Issuer having the same or materially similar pledged revenue source of re-payment have within the past two (2) years been rated in one of the three highest categories by any one of Standard & Poor's, Moody's, or Fitch. For avoidance of doubt, the three highest categories would include ratings in the AAA, AA and A categories, including any modifiers of + or – in the case of Standard & Poor's or Fitch and 1, 2 or 3 in the case of Moody's.

- (e) Repurchase agreements, if at least 105% collateralized by any of the above
 - (f) Money market mutual funds regulated by the Securities and Exchange Commission
 - (i) Only open-end no-load funds are permitted (i.e. no commission or fee shall be charged on purchases or sales of shares)
 - (ii) Permitted funds will be those that limit assets of the fund to U.S. Treasury securities, federal agency securities, and repurchase agreements collateralized by the same; or that are rated in the highest rating category by one of the Rating Agencies
 - (iii) These funds seek to maintain a stable net asset value of \$1.00 per share
 - (iv) By definition these funds will meet the requirements for portfolio maturity, portfolio quality, and portfolio diversification in Rule 2a-7 under the Investment Company Act of 1940
 - (g) Time deposits in state or nationally chartered banks (who are designated as a depository under Section 5 of the Municipal Investment Act) whose deposits are insured by the Federal Deposit Insurance Corporation, with balances not to exceed \$250,000 per institution.
2. Additional securities may be added to the above approved list with the approval of the Council.
 3. Investments are not permitted in certain derivatives, nor in certain mutual funds which invest primarily in such securities. Investments specifically prohibited are those characterized as being illiquid, highly volatile and difficult to value. Prohibited securities include, but are not limited to, mortgage derivatives such as Z-bonds, PAC-2s and Re-REMICS.

F. INVESTMENT PARAMETERS

1. Maximum Maturity – To the extent possible, investments will be matched with anticipated cash flow requirements. Subject to the limitations of Section 5.7 of the Municipal Investment Act, the City shall not invest in securities maturing on a date which is more than two (2) years from the date of purchase, provided, however, (i) not more than 25% of the City's investment of its total portfolio of public funds may be invested for more than two (2) years but not more than five (5) years from the date of purchase; and (ii) that funds which are not public funds such as, but not limited to, indentured reserve funds are not subject to the foregoing maturity limitations and may exceed five (5) years if the maturities of such investments precede the expected use of such funds.
2. Average Maturity – The average weighted maturity of the portfolio should not typically exceed three years.

3. Diversification – Investments shall be diversified by type of security and issuer. Except for cash equivalents and U.S. Treasury securities, the total portfolio shall consist of no more than 40% of any single type of security or single name (e.g., City of Indianapolis).

G. SAFEKEEPING AND CUSTODY

1. All investment transactions, including, but not limited to, those completed by telephone, shall be supported in writing and approved by an Investment Officer. Written communication may be made by facsimile on City letterhead.
2. Book Entry – The City shall strive to invest in book-entry securities, thus avoiding physical delivery of securities. No securities shall be physically stored or kept in the offices of the City.
3. Custodial Safekeeping – Securities purchased from any bank or dealer, including collateral when appropriate, shall generally be placed with the appropriate trustee or with an independent third party for safekeeping.

Any security that is able to be wired over the FedWire will be kept safe in a customer or trust account in a Federal Reserve Bank through the appropriate custodial bank.

Any security not able to be wired over the FedWire, that is held by the Depository Trust Corporation (DTC), shall be held in the name of the City or trustee, if applicable, through the appropriate custodial bank.

Securities may be held by a broker/dealer to the extent the broker/dealer serves as an agent for the City or the appropriate trustee. No securities will be held by a broker/dealer without evidence of adequate Securities Investor Protection Corporation (SIPC) insurance (or protection judged to be equivalent by the City or the appropriate trustee).

4. Delivery vs. Payment – All securities will be held in accounts in the name of the City or the appropriate trustee. Securities will be deposited prior to the release of funds. Securities held by a third party custodian will be evidenced by safekeeping receipts.

H. PERFORMANCE AND REPORTING

1. Annual Report – The Investment Officers shall prepare an investment report at least annually which shall provide a clear picture of the status of the portfolio and transactions made over the preceding year. Such report shall be designed to allow the Council to ascertain whether the investment activities during the reporting period have conformed to this Investment Policy.

2. Performance – The portfolio should achieve a market rate of return during a market environment of stable interest rates. Portfolio performance shall be compared at least annually to the yield on 3-month, 6-month and 1-year U.S. Treasury obligations. Such performance comparison may be included in the quarterly report of the City.

I. INVESTMENT POLICY DURATION AND REVIEW

1. Expiration – This Investment Policy expires ~~four (4) years after the date of adoption of Ordinance 13-33~~ on December 9, 2017.
2. Periodic Review – To assure continued relevance of the policies, objectives, guidelines, as established in this Investment Policy, the Council plans to review this investment statement at least every year.

This **Investment Policy**, as amended, was approved by Ordinance ~~13-33~~14- on , ~~2013~~ , 2014 by the Council.

Summary Report

June 02, 2014 12:16 PM

	Document	Location
Original	Statement of Investment Policy, Objectives & Guidelines - City of Westfield, Indiana_5541732_4	INDYWORKSITE:INDY (5541732,4:)
Revised	Statement of Investment Policy, Objectives & Guidelines - City of Westfield, Indiana_5541732_5	INDYWORKSITE:INDY (5541732,5:)

	Number of Changes	Markup
Insertions	7	<u>Sample Text</u>
Deletions	6	Sample Text
Moved from	0	Sample Text
Moved to	0	<u>Sample Text</u>
Total	13	

ORDINANCE NO. 14-31

An Ordinance of the City of Westfield, Indiana amending Ordinance No. 13-33 and amending the Statement of Investment Policy, Objectives & Guidelines regarding City Funds Received from the Sale of the City's Water and Wastewater Assets to Citizens Energy Group.

WHEREAS, the City of Westfield, Indiana (the "City") entered into an agreement with Citizens Energy Group ("Citizens") to sell the City's Water and Wastewater Assets to Citizens; and

WHEREAS, IC 36-4-10-2 provides that the Clerk-Treasurer of the City is the fiscal officer of the City; and

WHEREAS, Section 1 of IC 5-13-9 (the "Municipal Investment Act") provides that the fiscal officer of the City and the Common Council of the City may invest any City funds in accordance with the Municipal Investment Act; and

WHEREAS, Section 5.6(3)(B)(ii) of the Municipal Investment Act provides that any investment of City funds shall not be for a period of longer than two (2) years from the date of purchase of the investment unless the City has in effect an investment policy adopted by the fiscal body of the City in accordance with Section 5.7 of the Municipal Investment Act; and

WHEREAS, Section 5.7 of the Municipal Investment Act provides that the Common Council as the fiscal body of the City may adopt an investment policy authorizing the investment of public funds of the City for more than two (2) years and not more than five (5) years, which the policy must: (1) be in writing; (2) be adopted at a public meeting; (3) provide for the investment of public funds with the approval of the investing officer; (4) provide that the investments must be made in accordance with the Municipal Investment Act; (5) limit the total investments outstanding under Section 5.7 of the Municipal Investment Act to not more than twenty-five percent (25%) of the total portfolio of public funds invested by the City, including balances in transaction accounts; and (6) state a date on which the policy expires, which may not be more than four (4) years after the date on which the policy takes effect; and

WHEREAS, Section 5.7(c) of the Municipal Investment Act provides that a fiscal body that has adopted a written investment policy under Subsection 5.7(a) of the Municipal Investment Act may adopt an ordinance authorizing its investing officer to make investments having a stated final maturity that is: (1) more than two (2) years but (2) not more than five (5) years after the date of purchase or entry into a repurchase agreement and that such ordinance and the power to make an investment described in Subsection 5.7(c) expire on the date on which the policy expires, which may not be more than four (4) years after the date on which the policy takes effect; and

WHEREAS, the Municipal Investment Act provides that an investment that complies with Section 5.7 of the Municipal Investment Act when the investment is made remains legal even if: (1) the investment policy has expired; or (2) a subsequent decrease in the total portfolio

of public funds invested by the City, including balances in transaction accounts, causes the percentage of investments outstanding under Section 5.7 of the Municipal Investment Act to exceed twenty-five percent (25%) of the total portfolio of public funds invested by the City;

WHEREAS, the City may contract with a federally regulated investment advisor or other institutional money manager to make investments under Section 5.7 of the Municipal Investment Act; and

WHEREAS, this Common Council on December 9, 2013 adopted Ordinance No. 13-33 approving a Statement of Investment Policy, Objectives & Guidelines and taking certain actions related thereto and this Common Council now desires to make certain amendments to such Investment Policy;

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

SECTION 1. APPROVAL OF AMENDED INVESTMENT POLICY. Section E.1.(d) of the Statement of Investment Policy, Objectives & Guidelines approved by Ordinance No. 13-33 is hereby amended by adding at the end of the first sentence the following language:

, or, if the security is not rated by any one of Standard & Poor's, Moody's, or Fitch, securities of such Issuer having the same or materially similar pledged revenue source of re-payment have within the past two (2) years been rated in one of the three highest categories by any one of Standard & Poor's, Moody's, or Fitch.

The Statement of Investment Policy, Objectives & Guidelines, as amended in the form attached hereto as Exhibit A, is hereby approved.

SECTION 2. INVESTMENT OFFICERS. City Securities Corp. and Oppenheimer & Co., Inc. are hereby designated to continue as Investment Officers.

SECTION 3. SEVERABILITY. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 4. REPEAL OF CONFLICTING PROVISIONS. All resolutions, ordinances and orders, or parts thereof, in conflict with the provision of this Ordinance, are, to the extent of such conflict, hereby repealed or amended.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect immediately upon its passage and signing by the Mayor.

[Remainder of Page Intentionally Left Blank]

ADOPTED AND PASSED THIS ____ DAY OF _____, 2014, BY THE
WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL
Hamilton County, Indiana

WESTFIELD COMMON COUNCIL

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

ATTEST:

Cindy Gossard, Clerk-Treasurer
City of Westfield, Indiana

I hereby certify that ORDINANCE 14-31 was delivered to the Mayor of Westfield on the ____ day of _____, 2014, at ____:____ __.m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 14-31

this ____ day of _____, 2014

at ____:____ __.m.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 14-31

this ____ day of _____, 2014

at ____:____ __.m.

J. Andrew Cook, Mayor

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/ James T. Crawford, Jr.

This document prepared by
James T. Crawford, Jr., Esq.
KRIEG DEVAULT, LLP
161 Lakeview Drive
Noblesville, Indiana 46060
(317) 238-6239

KD_IM-6323150_1.DOC

EXHIBIT A

Statement of Investment Policy, Objectives & Guidelines

SECTION 1 FOR CITY FUNDS RECEIVED FROM WATER AND WASTEWATER ASSET SALE

amended effective as of the date of adoption of Ordinance 14-__

Prepared by: City of Westfield, Indiana

A. SCOPE AND INTENT

This document sets forth the investment policy of the City of Westfield, Indiana (“City”). This Statement of Investment Policy, Objectives & Guidelines (the “Investment Policy”) applies to the investment of funds received from the sale of the Water and Wastewater Assets to Citizen’s Energy Group. The Common Council of the City (the “Council”) is responsible for fiduciary oversight of these invested funds. The Council has approved this Investment Policy in furtherance of its goal to meet the investment objectives listed in Section C hereof.

B. PURPOSE OF THIS INVESTMENT POLICY

This Investment Policy has been adopted by the Council in order to:

1. Define and assign the responsibilities of all involved parties.
2. Establish a clear understanding for all involved parties of the investment goals and objectives of City assets.
3. Establish the relevant investment time horizon(s) for which the assets will be managed.
4. Manage assets according to prudent standards.
5. Establish a basis for evaluating investment results.
6. Adopt and implement the provisions of Indiana Code 5-13-9-1 et seq. (the “Municipal Investment Act”) including, in particular, Section 5.7 of the Municipal Investment Act.

In general, the purpose of this statement is to outline a philosophy and attitude which will guide the investment of the assets toward the desired results while complying with Indiana Code. It is intended to be sufficiently specific to be meaningful, yet flexible enough to be practical.

C. OBJECTIVES OF THE INVESTMENT POLICY

The primary objectives, in priority order, of the City's investment program shall be:

1. Safety – Safety of principal shall be the foremost objective of the investment program. Investments shall be made in a manner that seeks to ensure the preservation of capital in the overall portfolio. Credit risk will be minimized both by diversification (limiting the potential for loss from any one issuer or any one type of security) and by limiting investments to the types of securities described in Section E hereof. Market risk will be minimized both by structuring the portfolio so that investments generally mature in time to meet anticipated cash requirements (limiting the need to sell securities prior to maturity) and by investing primarily in shorter-term securities.
2. Liquidity – The investment portfolio shall be structured so that investments generally mature in time to meet anticipated cash requirements. Further, since all cash requirements cannot be anticipated, the portfolio shall consist primarily of cash equivalents and securities with active secondary or resale markets.
3. Yield – The investment portfolio shall be structured with the objective of attaining a market rate of return, taking into account the constraints of safety and liquidity described above. Return on investment is less important than safety and liquidity.
4. Full Investment – To the extent practicable, all funds shall be fully deployed as earning assets.
5. Minimal Turnover – Securities shall typically not be sold prior to maturity, with the following exceptions: (1) a declining-credit security can be sold early to minimize the potential loss of principal; (2) a security can be sold and replaced with another if such action improves the quality or yield of the portfolio; (3) a security can be sold early to meet liquidity needs.

D. DELEGATION OF AUTHORITY

The authority to operate and manage the investment program is granted to the Council which may delegate such authority, together with any investment officer(s) that the Council designates as such (together, the "Investment Officers"). The Clerk-Treasurer, the Council and any additional Investment Officers, which may include third party investment advisors, shall establish controls and procedures to implement this program which shall include regular quarterly reporting to the Council.

The Standard of Care shall be as follows:

1. Prudence – Investments shall be made in accordance with the prudent person standard. This standard provides that an investor shall act with the care, skill,

prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of like character and with like aims.

Investment Officers acting in accordance with this investment policy statement and any written procedures and exercising due diligence, shall be relieved of personal liability for an individual security's credit risk or market price changes, provided that deviations from expected results are reported in a timely fashion and that appropriate action is taken to control adverse developments.

2. Ethics and Conflicts of Interest – Investment Officers shall refrain from personal business activity that could conflict with the proper execution and management of the City's investment program, or that could impair their ability to make impartial decisions. Investment Officers should also maintain knowledge of all applicable laws, rules and regulations; and not knowingly violate, or participate or assist in the violation of, such laws, rules and regulations.

E. INVESTMENT INSTRUMENTS

1. The City is only permitted to invest funds in those investments authorized by Indiana law, including but not limited to the Municipal Investment Act, which authorizations are hereby made a part of this policy. It is the policy of the City and this Council to limit allowable investments to the following types of securities:
 - (a) U.S. Treasury securities (e.g. bills, notes, bonds, SLGS, STRIPS, and TIPS), which are backed by the full faith and credit of the U.S. government.
 - (b) Federal agency obligations (including both federally related institution securities and federally sponsored agency securities), including, but not limited to, Ginnie Mae, Fannie Mae, Freddie Mac, Farmer Mac, and Federal Home Loan Bank debt: Any full-faith-and-credit securities are permitted
 - (c) Mortgage pass-through securities issued by Ginnie Mae, Fannie Mae or Freddie Mac: Any full-faith-and-credit securities are permitted
 - (d) Municipal Securities issued by an Indiana local government entity, a quasi-governmental entity related to the state, or a unit of government, municipal corporation or special taxing district in Indiana, so long as the Issuer has not defaulted on any of its obligations within the past twenty years and the security is rated in one of the three highest rating categories by any one of Standard & Poor's, Moody's, or Fitch or, if the security is not rated by any one of Standard & Poor's, Moody's, or Fitch, securities of such Issuer having the same or materially similar pledged revenue source of re-payment have within the past two (2) years been rated in one of the three highest

categories by any one of Standard & Poor's, Moody's, or Fitch. For avoidance of doubt, the three highest categories would include ratings in the AAA, AA and A categories, including any modifiers of + or – in the case of Standard & Poor's or Fitch and 1, 2 or 3 in the case of Moody's.

- (e) Repurchase agreements, if at least 105% collateralized by any of the above
 - (f) Money market mutual funds regulated by the Securities and Exchange Commission
 - (i) Only open-end no-load funds are permitted (i.e. no commission or fee shall be charged on purchases or sales of shares)
 - (ii) Permitted funds will be those that limit assets of the fund to U.S. Treasury securities, federal agency securities, and repurchase agreements collateralized by the same; or that are rated in the highest rating category by one of the Rating Agencies
 - (iii) These funds seek to maintain a stable net asset value of \$1.00 per share
 - (iv) By definition these funds will meet the requirements for portfolio maturity, portfolio quality, and portfolio diversification in Rule 2a-7 under the Investment Company Act of 1940
 - (g) Time deposits in state or nationally chartered banks (who are designated as a depository under Section 5 of the Municipal Investment Act) whose deposits are insured by the Federal Deposit Insurance Corporation, with balances not to exceed \$250,000 per institution.
- 2. Additional securities may be added to the above approved list with the approval of the Council.
 - 3. Investments are not permitted in certain derivatives, nor in certain mutual funds which invest primarily in such securities. Investments specifically prohibited are those characterized as being illiquid, highly volatile and difficult to value. Prohibited securities include, but are not limited to, mortgage derivatives such as Z-bonds, PAC-2s and Re-REMICS.

F. INVESTMENT PARAMETERS

- 1. Maximum Maturity – To the extent possible, investments will be matched with anticipated cash flow requirements. Subject to the limitations of Section 5.7 of the Municipal Investment Act, the City shall not invest in securities maturing on a date which is more than two (2) years from the date of purchase, provided, however, (i) not more than 25% of the City's investment of its total portfolio of public funds may be invested for more than two (2) years but not more than five (5) years from the date of purchase; and (ii) that funds which are not public funds

such as, but not limited to, indentured reserve funds are not subject to the foregoing maturity limitations and may exceed five (5) years if the maturities of such investments precede the expected use of such funds.

2. Average Maturity – The average weighted maturity of the portfolio should not typically exceed three years.
3. Diversification – Investments shall be diversified by type of security and issuer. Except for cash equivalents and U.S. Treasury securities, the total portfolio shall consist of no more than 40% of any single type of security or single name (e.g., City of Indianapolis).

G. SAFEKEEPING AND CUSTODY

1. All investment transactions, including, but not limited to, those completed by telephone, shall be supported in writing and approved by an Investment Officer. Written communication may be made by facsimile on City letterhead.
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Any security that is able to be wired over the FedWire will be kept safe in a customer or trust account in a Federal Reserve Bank through the appropriate custodial bank.

Any security not able to be wired over the FedWire, that is held by the Depository Trust Corporation (DTC), shall be held in the name of the City or trustee, if applicable, through the appropriate custodial bank.

Securities may be held by a broker/dealer to the extent the broker/dealer serves as an agent for the City or the appropriate trustee. No securities will be held by a broker/dealer without evidence of adequate Securities Investor Protection Corporation (SIPC) insurance (or protection judged to be equivalent by the City or the appropriate trustee).

4. Delivery vs. Payment – All securities will be held in accounts in the name of the City or the appropriate trustee. Securities will be deposited prior to the release of funds. Securities held by a third party custodian will be evidenced by safekeeping receipts.

H. PERFORMANCE AND REPORTING

1. Annual Report – The Investment Officers shall prepare an investment report at least annually which shall provide a clear picture of the status of the portfolio and transactions made over the preceding year. Such report shall be designed to allow the Council to ascertain whether the investment activities during the reporting period have conformed to this Investment Policy.
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I. INVESTMENT POLICY DURATION AND REVIEW

1. Expiration – This Investment Policy expires on December 9, 2017.
2. Periodic Review – To assure continued relevance of the policies, objectives, guidelines, as established in this Investment Policy, the Council plans to review this investment statement at least every year.

This **Investment Policy**, as amended, was approved by Ordinance 14-31 on _____, 2014 by the Council.

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

In accordance with Indiana Code § 36-7-4-1015, the Owner of the real estate located in the City of Westfield, Hamilton County, Indiana, which is described below (the "Real Estate"), makes the ~~following~~ COMMITMENTS below concerning the use and development of the Real Estate in connection with ~~the Petition to Change Ordinance 14-15. As used in the COMMITMENTS below,~~ "Zoning, Docket No. 1402-REZ-01; Ordinance" shall mean the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana, enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code §36-7-4, as amended.

LEGAL DESCRIPTION OF REAL ESTATE: SEE ATTACHED EXHIBIT A

STATEMENT OF COMMITMENTS:**SITE DEVELOPMENT COMMITMENTS**

1. All drainage from new development shall be engineered to flow south to the pond and not onto any lots located in the existing lots in Oak Park, Section 1 Lots 1-18 (plat recorded as Instrument Number 9447716 on November 18, 1994) (hereafter "Oak Park Section 1") or any lots located in the existing Oak Park Section 1 Replat of Lots 19-32 (plat recorded as Instrument Number 9909917815 on March 24, 1999) (hereafter "Oak Park Replat"), nor onto any existing drainage facilities in Oak Park Section 1 or Oak Park Replat (together "Oak Park") except for the portion of the site Real Estate within the Tree Preservation Area (as defined in Commitment #13 below) which will continue its current drainage pattern.
2. The minimum lot area for all lots on the Real Estate shall be 2230,000 square feet (approximately 0.57 acres). The average lot area for all lots in the Real Estate shall be at least 31,00039,200 square feet (approximately 0.79 acres).
3. The minimum ~~lot width shall be~~ Lot Width (as defined in the Zoning Ordinance) shall be one hundred thirty (130) feet.
4. The minimum ~~side yard~~ Side Yard (as defined in the Zoning Ordinance) setback shall be 12twenty (20) feet with an aggregate ~~side yard~~ Side Yard setback of forty (40) feet. The minimum Side Yard setback for Lot 28 where it abuts Oak Park Section 1 shall be thirty-five (35) feet. The minimum distance between Principal Buildings (as defined in the Zoning Ordinance) shall be forty (40) feet.
5. ~~There~~ As shown on Exhibit B, there shall be no more than ~~four (4)~~ three (3) lots on the Real Estate abutting Lots 7, 8, and 9 of Oak Park— Section 1.

6. ~~The rear yard~~Rear Yard (as defined in the Zoning Ordinance) setback ~~of the for~~ lots abutting Lots 8 and 9 of Oak Park Section 1 shall be at least fifty (50) feet.
6. ~~There~~7. As shown on Exhibit B, there shall be no more than ~~seven (7)~~five (5) lots on the Real Estate abutting Lots 13, 14, and 15, of Oak Park Section 1 and Lots 26, 27 and 28 of Oak Park Section 1 Replat.
- 7.
8. Up to three (3) homes on Lots 1 ~~-22~~ 26 of the Real Estate may be one-story homes. The ~~home~~homes on ~~Lot 23~~Lots 27 and 28 of the Real Estate shall be ~~a~~ two-story ~~home~~homes.
- 9.
8. A white split rail fence theme consistent with existing white split rail fences in Oak Park shall be continued at the entry focal points to the Real Estate on Lots 1 and ~~23-27 and~~ shall be installed on the East boundary of Lots 4 and 5 of the Real Estate, as shown on Exhibit C. The existing white split rail fence ~~shall remain in place along~~may be removed on the north ~~side of Lot 23 and northeast portions of Lots 27 and 28 of the Real Estate.~~
- 9-10. Prior to construction of any home ~~in on~~ the ~~development~~Real Estate, red maple trees (3-4" caliper) shall be planted forty (40) feet apart along the ~~entire~~ eastern perimeter of the Real Estate (on Lots 4 and 5) and along the western perimeter of the Real Estate, ~~not including (on Lots 25, 26 and 28), excluding~~ that part of the perimeter abutting the Tree Preservation Area (as defined in Commitment #12 below). Existing mature red maple trees along the north and northeast perimeter of Lots 27 and 28 shall be maintained throughout construction in compliance with all requirements of Section WC 16.06.020 of the Zoning Ordinance.
- 10-11. The perimeter landscape buffer provided along the eastern boundary of the Real Estate (on Lots 4 ~~7 and 5~~) and along the western boundary of the Real Estate (on Lots ~~19-23~~25, 26, and 28) shall be substantially similar to that shown on Exhibit ~~ED~~. In addition to the red maples noted in Commitment #910 above, the landscape buffer shall be planted with a minimum of two (2) evergreen trees per thirty (30) linear feet, five (5) evergreen shrubs per thirty (30) linear feet, and five (5) deciduous shrubs per thirty (30) linear feet. ~~The configuration of the drainage easement along the property line and the landscape buffer internal to the lot as shown on Exhibit E shall be followed unless otherwise required by the City of Westfield or Hamilton County.~~
- 11-12. Sidewalks on the Real Estate shall be constructed on both sides of the street within the public right-of-way per City of Westfield standards.
- 12-13. There shall be a Tree Preservation Area on the plat of that part of the Real Estate that abuts Lots 13 and 14 of Oak Park Section 1 as shown on Exhibit ~~EB~~. The Tree Preservation Area shall be platted as a tree conservation easement. Within the tree conservation easement no trees with a diameter at breast height (DBH) in excess of six inches (6") shall be removed unless the tree is damaged, diseased, dead as determined by an arborist certified by the

International Society of Arboriculture or landscape architect licensed in the State of Indiana, or is required to be removed in order to comply with safety requirements of any governmental agency. If such a tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall replace the removed tree within one hundred eighty (180) days with a tree or trees of combined equal or greater DBH at or in the same general location of the removed tree subject to the availability of space for their healthy growth in the easement. ~~It is acknowledged that certain~~The replacement tree(s) shall be of equal or similar species to the removed tree. Certain areas of the Tree Preservation Area may ~~not be appropriate for~~be required to be designated on the plat as drainage and/or utility easements by the City of Westfield or Hamilton County. Such drainage and utility easements supersede the tree conservation easement ~~due to the location of drainage and utility infrastructure as will be identified at the time of platting.~~ The Tree Preservation Area shall comply with all requirements of Section WC 16.06.020 B of the Zoning Ordinance.

~~13.~~14. The average finish grade at the base of the homes located on Lots ~~20-23~~25, 26, and 28 of the Real Estate shall be at or below the average finish grade at the base of the existing homes of the abutting lots in Oak Park Section 1.

15. As part of the secondary plat which includes Lot 22 of the Real Estate, Owner shall include a minimum fifteen (15) foot wide common area from the nearest point of the interior road of the proposed development to the southeast corner of the existing Recreation Area abutting Lot 22 (the "Recreation Access Common Area") as depicted on Exhibit B.

LOT CONSTRUCTION COMMITMENTS

~~14.~~16. The design and material of each home shall be consistent with the existing homes in Oak Park. Homes constructed on the Real Estate shall be of similar character to those depicted in Exhibit ~~DE.~~ "Log cabin" type homes are prohibited.

~~15~~17. Homes shall be at least 4,000 square feet above grade, exclusive of garages ~~and,~~ porches, basements, walkouts, decks and sunrooms.

~~16~~18. Permissible exterior materials include brick, stone, cultured stone, stucco, fiber cement siding, and wood. Brick, stone, and cultured stone material shall be installed unit by unit and set in mortar, and not panelized brick or stone veneer.

~~17~~19. Vinyl or aluminum siding shall not be permitted.

~~18.~~20. All ~~exterior~~interior chimney chases (those which protrude only from the roof line on all four sides) shall be finished in brick ~~or,~~ stone or ~~ementous~~fiber cement siding material. Exterior chimney chases (those extending below the roof line on at least one side) shall be finished in brick or stone only.

~~19~~21. All window casings shall be vinyl clad or aluminum clad type material.

~~20~~22

~~The minimum slope of the primary roof pitch shall be 8/12. Secondary roof pitches, such as porches, bays, walkways, etc., may be covered with a lower roof pitch.~~

24. Roof overhangs shall be required and shall be a minimum of eight (8) inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.

~~22~~23. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street.

~~23. The~~24. Each front elevation ~~or color scheme~~ of a home shall ~~not~~ be substantially different from the same as any other homes within ~~four lots on the same side of the street nor the lots directly across the street from the subject home.~~ the development.

~~24~~25. All garages shall comply with the garage standards in Exhibit ~~B~~F.

~~25~~26. All homes shall have a minimum three (3) car attached garage.

~~26~~27

Driveways shall be concrete, asphalt, or other solid surface. Gravel shall be prohibited. On Lot 28 of the Real Estate the driveway shall be located on the east side of the dwelling.

~~27-28. A minimum of six (6)~~ three (3) of the trees required by the on-site landscape requirements in Section WC 16.06.050 A 2 of the Zoning Ordinance shall be planted ~~on each lot, with a minimum of three (3) of such trees planted in in~~ the front yard. ~~At least two (2) of the trees shall be flowering trees.~~

~~29.~~28.

~~Contemporaneous~~ Contemporaneously with the ~~construction~~ issuance of a ~~home~~ Certificate of Occupancy/Certificate of Compliance (or as soon thereafter as weather permits), the ~~front yard~~ Front Yard and ~~side yards~~ Side Yards to the rear corner of the house shall be sodded, and rear yards shall be hydroseeded.

~~30.~~29.

~~Above ground pools shall be prohibited.~~

~~30~~31. Mini-barns and storage sheds shall be prohibited.

MISCELLANEOUS COMMITMENTS

~~31~~32. No construction trailers shall be permitted on the Real Estate.

~~32~~33. Hours of construction on the exterior of homes shall be limited to 7:00a.m. to 7:00p.m. Monday through Saturday.

~~33~~34. No exterior construction shall be permitted on Sundays.

~~34. Dumpsters~~35. During the construction period of a home on a lot, dumpsters, trash bins and/or portable toilets that may be set on the lot shall be placed near the driveway of homes under construction, as near to the home as is reasonably practical. Portable toilets shall be placed near the driveway of homes under construction as near to the home as is reasonably practical and shall have the entrance to the toilets facing away from the street and other homes. Any dumpsters, trash bins, and/or portable toilets placed on a lot shall be removed prior to the City of Westfield issuing a final Certificate of Occupancy/Certificate of Compliance for the home.

~~35~~36. There shall be no model homes with daily sales staff in the development. Spec homes may be open and staffed for sales operations on weekends between the hours of 7:00a.m. to 7:00p.m. and by appointment.

~~36~~37. One (1) ~~Builder/Developer Kiosk Direction~~Construction Sign (as defined in Section WC 16.08.010 C 10 of the Westfield Zoning Ordinance) shall be permitted for the development of the Real Estate and shall be located within the common area at the entry to Oak Park ~~(in either Block A or Block B (east side of the entrance) as identified on the recorded plat for Oak Park Section 1 of Oak Park.)~~. The ~~sign shall~~Construction Sign may be permitted ~~moved to remain until Lots 1-15 and 19-23 are sold~~the Oak Road entrance upon completion of the permanent roadway off of Oak Road.

~~37~~38. One (1) On Site Builder/Developer Direction Sign (as defined in ~~the Westfield~~Section WC 16.08.010 K 6 of the Zoning Ordinance) shall be permitted within the common area at the intersection of Oak Park Court and Oak Park Circle ~~(in Block D as identified on the recorded plat for Oak Park Section 1 of Oak Park.)~~. The sign shall be permitted to remain until Lots 1-~~15~~19 and ~~19-23-28~~ are sold. All signage shall comply with Westfield sign regulations.

~~38~~39. The concrete wash-out for the development shall not be connected to the existing storm sewer in Oak Park. The concrete washouts for the development shall not be located ~~only~~ on ~~Lots 16, 17, and 18 as depicted on the attached Exhibit C~~any lot abutting a residential lot in Oak Park.

~~39~~40. Construction of a home shall begin within twelve (12) months after the building permit is issued for construction of the home and must be completed within eighteen (18) months after the building permit is issued.

~~40. The~~
~~41. owner(s) of "one lot" in the Real Estate shall become "one member" of the Oak Park Homeowners Association, Inc. and such lot shall be subject to the Oak Park Bylaws, Declaration of Covenants, Conditions and Restrictions, as amended.~~
Upon the requisite vote of the members of the Oak Park Homeowners Association, Inc. as

required by the governing documents of the Association, the Real Estate shall be incorporated into the Association and shall be subject to the Declaration of Covenants, Conditions and Restrictions for Oak Park, Instrument Number 9447715 recorded November 18, 1994, as amended, except as they may conflict with these COMMITMENTS, in which case these COMMITMENTS shall control. Upon inclusion of the Real Estate in the Association, the owner(s) of "one lot" in the Real Estate shall become "one member" of the Oak Park Homeowners Association, Inc. In no case shall any single owner of multiple lots located in the Real Estate (including the Owner) have more than ten (10) member votes.

42.

~~41.~~

The developer (including its successors and assigns) shall pay to the Oak Park Homeowners Association, Inc. a sum equal to \$5,000 ~~times for~~ each residential lot shown on the approved preliminary plat on the Real Estate. For example, if the preliminary plat ~~contains 10(s)~~ contain 28 residential lots, then the sum payable shall be ~~\$50140~~,000. If the Real Estate is developed in more than one preliminary plat, then the sum due from the developer shall be due for each residential lot approved on each preliminary plat. Said sum shall be due on a per lot basis and payable at the time a building permit is issued for said lot.

43. An Architectural Review Committee shall be established to review the designs of the homes

to be constructed on the Real Estate for compliance with the standards of these COMMITMENTS. The Architectural Review Committee shall be comprised of three members: one representative selected by Oak Park Homeowners Association, Inc., one (1) representative selected by the Owner and one (1) licensed independent architect. The initial Association and Owner representatives shall agree upon and create a list of no less than four (4) acceptable independent architects and one such architect shall be selected from time to time to serve as the third committee member until his or her successor is selected from the then-current list of architects. The cost of retaining the independent architect shall be paid by the Owner. The Architectural Review Committee shall approve, modify or disapprove in writing all building plans submitted within fourteen (14) days of submittal. Submittals shall include elevation plans for all sides of the proposed dwelling. In the event the Architectural Review Committee fails to approve, modify, or disapprove in writing any duly filed building plans within fourteen (14) days, said plans shall be deemed approved.

44. The number of lots, design and layout of the lots on the Real Estate shall be substantially similar to Exhibit B, the Conceptual Land Plan.

45. Neighborhood access to the Recreation Access Common Area and the common area located in the southeast section of the proposed development as illustrated in Exhibit B (the "Southeast Common Area") shall be allowed upon secondary plat approval for Lots 11 through 22. Upon the sale of twenty-five (25) of the lots in the proposed development from the home builder to the home buyer, the Owner shall transfer the Southeast Common Area, the Recreation Access Common Area and all other common areas located within the Real

Estate to Oak Park Homeowner's Association, Inc. and the obligation for ongoing maintenance and the payment of real estate taxes due and payable after such date shall transfer to the Association as of the date of transfer.

46. A second permanent entrance finished and landscaped to a standard consistent with and not less than the standard of the existing 161st Street entrance to Oak Park as pictured in Exhibit G shall connect the proposed development to Oak Road. The street network within the development shall allow for circulation from the Oak Road entrance to the existing street stub at the end of Oak Park Circle as depicted in Exhibit B. The permanent entrance and roadway shall be curbed and paved from Oak Road to Oak Park Circle within one hundred eighty (180) days following the sale of fourteen (14) of the lots in the proposed development from the home builder to the home buyer, or as soon thereafter as weather permits. Permanent entrance monuments and landscaping shall be completed within ninety (90) days of completion of curbing and paving, or as soon thereafter as weather permits.
47. Prior to any land disturbing activity on the Real Estate, Owner shall establish and maintain a construction entrance off of Oak Road to provide access to the Real Estate. Prior to the construction of the permanent entrance and roadway connecting the proposed development to Oak Road, and prior to the commencement of any home construction on the Real Estate, Owner shall establish and maintain a construction road off of Oak Road to provide access to the Real Estate. All construction traffic for the proposed development shall be required to utilize the Oak Road construction entrance or, when completed, the Oak Road permanent entrance.
48. Within thirty (30) days of secondary plat approval for any portion of the proposed development, Owner shall reimburse the Oak Park Homeowners Association, Inc. for any property taxes previously paid by the Association for properties not owned by the Association and located within the Real Estate or in the original Oak Park development, along with payment of eight percent (8%) interest thereon through the date of payment.

Commitments ~~40 and 15~~, 41, 42, 43 and 45 shall not be valid and enforceable until the Real Estate is incorporated into the Oak Park Homeowners Association, Inc.

These COMMITMENTS shall run with the land, be binding on the Owner of the Real Estate, subsequent owners of the Real Estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the ~~City of Westfield~~ Washington Township Plan Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the approval of ~~petition #1402-REZ-04~~ Ordinance 14-15 pursuant to the ~~City of Westfield~~ Zoning Ordinance, and shall continue in effect until modified or terminated by the ~~City of Westfield~~ Washington Township Plan Commission.

These COMMITMENTS may be enforced by the City Council of the City of Westfield, Hamilton County, Indiana and the Oak Park Homeowners Association, Inc.

The undersigned hereby authorizes the ~~Secretary of the~~ City of Westfield ~~Plan Commission Clerk~~ Treasurer's Office to record these Commitments in the Office of the Recorder of Hamilton County, Indiana, upon final approval of ~~petition #1402-REZ-01~~ Ordinance 14-15.

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

By: _____
Printed: _____
Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of _____ 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 _____, 2014.

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

This Instrument was prepared by: John J. Moore, 50S. Meridian St., Suite 700, Indianapolis, Indiana, 46203

I certify under the penalties for perjury, that I have taken due care to remove all tax identification

numbers from this instrument, except as required by law. John J. Moore



EXHIBIT A Legal Description

The Schneider Corporation

Historic Fort Harrison 8901 Otis Avenue Indianapolis, IN 46216-1037 Phone: 317.826.7100 Fax: 317.826.7200

LAND DESCRIPTION

Paul E. Estridge, Jr., Parcel No. 09-10-07-00-00-011.001

Paul E. Estridge, Jr., Parcel No. 09-10-07-00-00-011.000

Paul E. Estridge, Jr. and Judith A. Estridge, Parcel No. 08-10-07-00-00-014.000

Part of the Southeast Quarter of Section 7, Township 18, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence North 89 degrees 51 minutes 17 seconds East (assumed bearing) along the North line of said Quarter Quarter and south line of Oak Park Section 1, the plat of which is recorded in Plat Cabinet 1, Slide 492 as Instrument No. 9447716 in the Office of the Recorder in Hamilton County, Indiana a distance of 470.00 feet to the **POINT OF BEGINNING**, (the following five (5) courses being along the easterly and southerly lines thereof); (1) continuing North 89 degrees 51 minutes 17 seconds East 290.00 feet (2) North 00 degrees 00 minutes 00 seconds West 883.23 feet; (3) North 90 degrees 00 minutes 00 seconds East 212.42 feet to a point on a tangent curve to the right having a radius of 125.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds East; (4) southeasterly along said curve an arc distance of 196.35 feet to a point which bears South 90 degrees 00 minutes 00 seconds East from said radius point; (5) North 90 degrees 00 minutes 00 seconds East 75.00 feet to the northwest corner of a tract of land recorded as Instrument No. 200300020298 in said Recorder's Office, (the following three (3) courses being along the westerly, southerly and easterly lines thereof); (1) South 00 degrees 00 minutes 00 seconds West a 72.00 feet; (2) North 90 degrees 00 minutes 00 seconds East 275.00 feet; (3) North 00 degrees 00 minutes 00 seconds West 28.00 feet to the south line of said Oak Park Section 1; thence North 89 degrees 51 minutes 41 seconds East along said south line a distance of 301.38 feet to the northwest corner of Oak Park Section 1A Final Plat Replat of Lots 19-22 Oak Park Section 1, the plat of which is recorded in Plat Cabinet 2, Slide 242 as Instrument No. 9909917815 in said Recorder's Office; thence South 00 degrees 08 minutes 19 seconds East along the west line of said Replat a distance of 712.45 feet to the north line of the Southeast Quarter of said Southeast Quarter Section and the north line of a tract of land recorded as Instrument No. 2010053567 in said Recorder's Office; thence South 89 degrees 51 minutes 16 seconds West along said north line a distance of 419.06 feet to the northwest corner of said Quarter-Quarter and the northeast corner of a tract of land recorded as Instrument No. 9441330 in said Recorder's Office, (the following two (2) courses being along the east and south lines thereof); (1) South 00 degrees 04 minutes 06 seconds East 668.96 feet; (2) South 89 degrees 51 minutes 41 seconds West 1332.30 feet to the West line of said Southeast Quarter; thence North 00 degrees 00 minutes 13 seconds East along said West line a distance of 416.81 feet to the southwest corner of a tract of land recorded as Instrument No. 9441329 in said Recorder's Office, (the following four (4) courses being along the southerly and easterly lines thereof); (1) North 89 degrees 51 minutes 17 seconds East 20.00 feet; (2) North 44 degrees 51 minutes 17 seconds East 31.47 feet; (3) North 89 degrees 20 minutes 46 seconds East 427.83 feet; (4) North 00 degrees 00 minutes 13 seconds East 253.71 feet to the **POINT OF BEGINNING**, containing 35.26 acres of land, more or less.

Note: The above described real estate was prepared from record deed and plat information without benefit of a field survey. The description is intended for land rezone purposes only and is not intended for transfer of title.

T:\0k\927\999\docs\LD_rezone description

RGL 1-2-2014

Indianapolis, Indiana
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216
Toll-Free: 866.973.7100

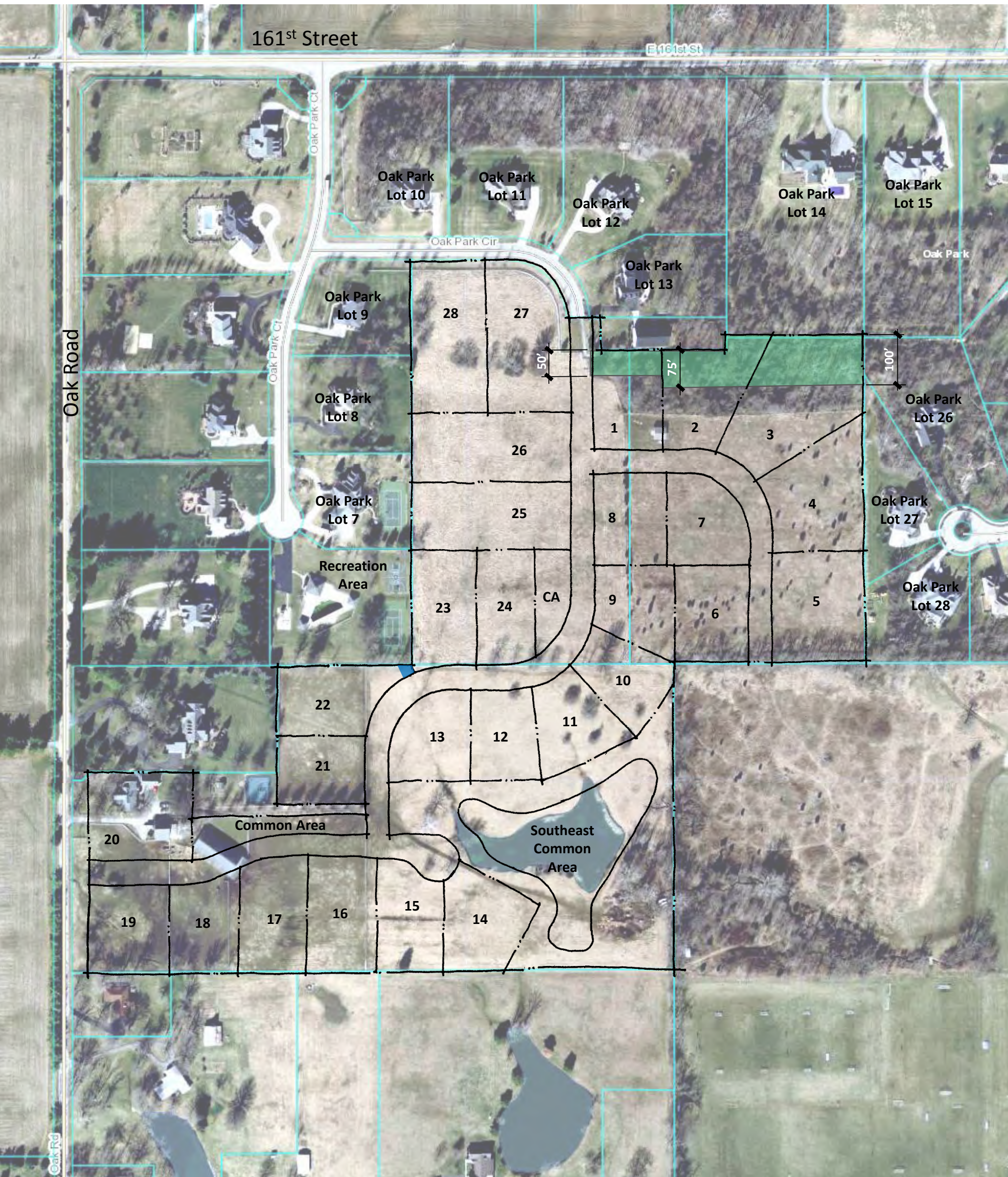
West Lafayette, Indiana
1330 Win Hentschel Boulevard
Suite 100
West Lafayette, IN 47906

Ankeny, Iowa
1705 N. Ankeny Blvd
Ankeny, IA 50023

Charlotte, North Carolina
8307 University Executive Park Drive
Suite 220
Charlotte, NC 28262

www.schneidercorp.com

EXHIBIT B



Concept Summary

28 Estate Lots (min. size 30,000 s.f.)

Oak Park

Conceptual Land Plan Alternative R

Revised June 19, 2014

Notes:

The green shaded area on Lots 1 – 3 indicates the Tree Preservation Area.

The blue shaded area on Lot 22 indicates the location of the Recreation Access Common Area.

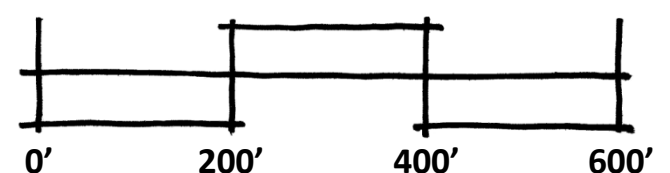
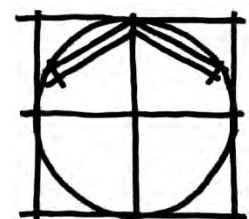
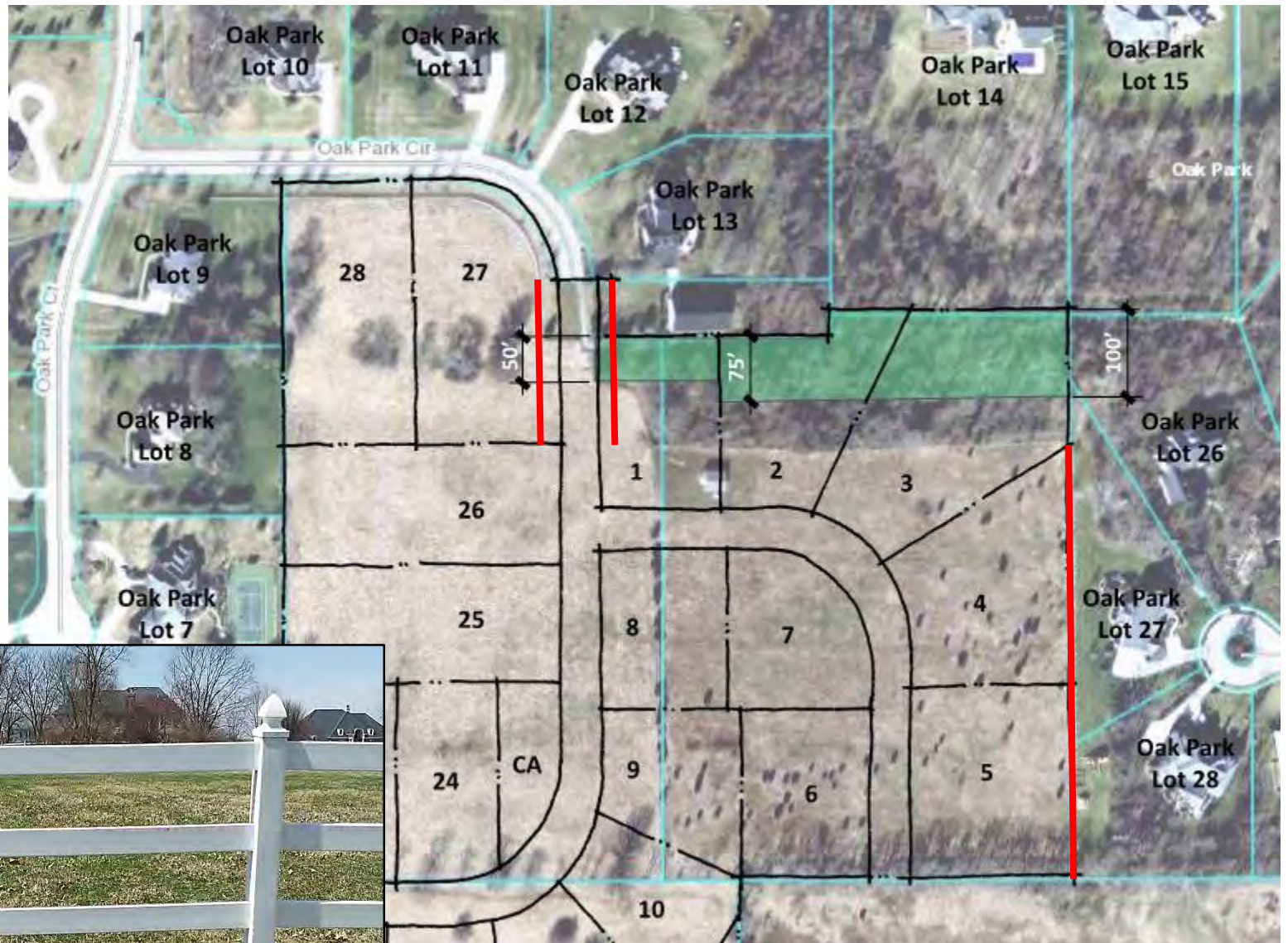


EXHIBIT C Theme Fencing



White rail theme fence

Note:

The red lines indicate approximate location of white rail theme fence.
A driveway shall be permitted to penetrate the fence shown on Lot 27.

EXHIBIT D
Perimeter Landscape Buffer

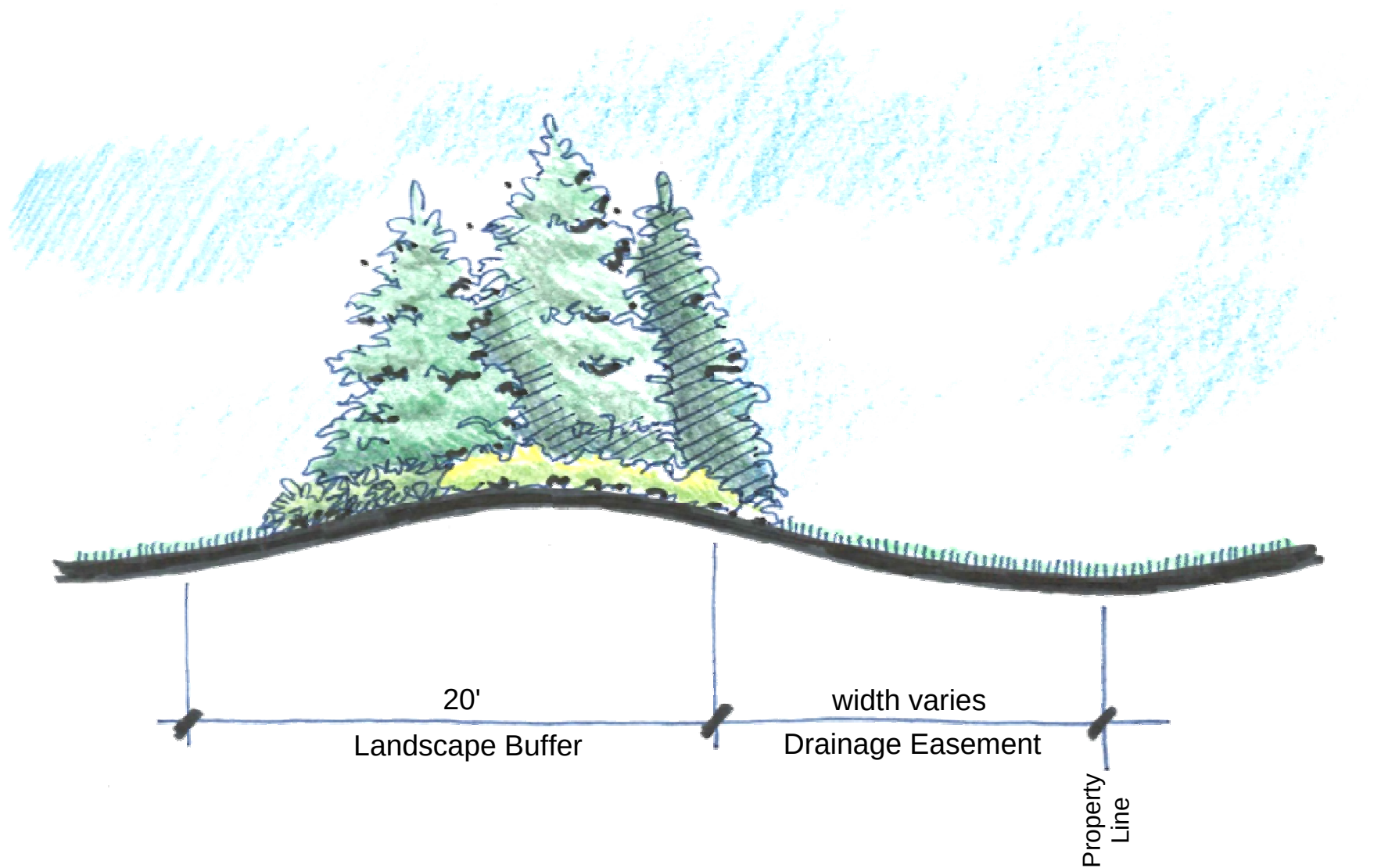


EXHIBIT E
Architectural Character Examples



EXHIBIT E
Architectural Character Examples



EXHIBIT E
Architectural Character Examples

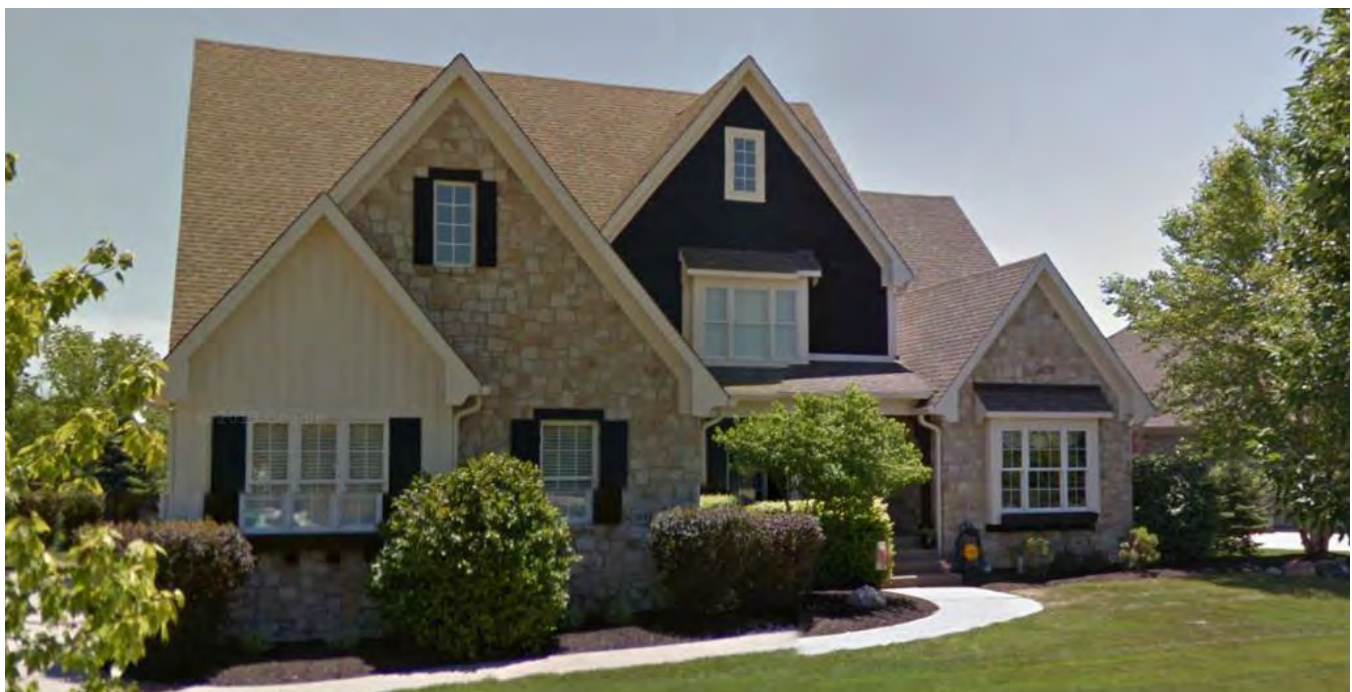


EXHIBIT E
Architectural Character Examples



EXHIBIT F Garage Standards

The following types of garages shall be permitted in Oak Park:



Side-Load Garage

A minimum of three bays with the garage doors oriented perpendicular to the street and the driveway located adjacent to the property line.



Tandem Garage

A minimum of two bays with the garage doors oriented perpendicular to the street and a maximum of one bay with the garage door facing the street. The garage door facing the street shall be set back behind the side-load garage bays.

Courtyard-Load Garage

A minimum of three bays with the garage doors oriented perpendicular to the street and the driveway located near the center of the lot.

Front-load garages shall not be permitted except for the single garage door in the Tandem Garage configuration shown above.

EXHIBIT G
Existing Oak Park Entrance on 161st Street



Aerial View



East Side of Entry



West Side of Entry

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE

MADE IN CONNECTION WITH A ZONE MAP CHANGE

In accordance with Indiana Code § 36-7-4-1015, the Owner of the real estate located in the City of Westfield, Hamilton County, Indiana, which is described below (the "Real Estate"), makes the COMMITMENTS below concerning the use and development of the Real Estate in connection with Ordinance 14-15. As used in the COMMITMENTS below, "Zoning Ordinance" shall mean the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana, enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code §36-7-4, as amended.

LEGAL DESCRIPTION OF REAL ESTATE: SEE ATTACHED EXHIBIT A

STATEMENT OF COMMITMENTS:

SITE DEVELOPMENT COMMITMENTS

1. All drainage from new development shall be engineered to flow south to the pond and not onto any lots located in the existing Oak Park Section 1 Lots 1-18 (plat recorded as Instrument Number 9447716 on November 18, 1994) (hereafter "Oak Park Section 1") or any lots located in the existing Oak Park Section 1 Replat of Lots 19-32 (plat recorded as Instrument Number 9909917815 on March 24, 1999) (hereafter "Oak Park Replat"), nor onto any existing drainage facilities in Oak Park Section 1 or Oak Park Replat (together "Oak Park") except for the portion of the Real Estate within the Tree Preservation Area (as defined in Commitment #13 below) which will continue its current drainage pattern.
2. The minimum lot area for all lots on the Real Estate shall be 30,000 square feet (approximately 0.7 acres). The average lot area for all lots in the Real Estate shall be at least 39,200 square feet (approximately 0.9 acres).
3. The minimum Lot Width (as defined in the Zoning Ordinance) shall be one hundred thirty (130) feet.
4. The minimum Side Yard (as defined in the Zoning Ordinance) setback shall be twenty (20) feet with an aggregate Side Yard setback of forty (40) feet. The minimum Side Yard setback for Lot 28 where it abuts Oak Park Section 1 shall be thirty-five (35) feet. The minimum distance between Principal Buildings (as defined in the Zoning Ordinance) shall be forty (40) feet.
5. As shown on Exhibit B, there shall be no more than three (3) lots on the Real Estate abutting Lots 7, 8, and 9 of Oak Park Section 1.
6. The Rear Yard (as defined in the Zoning Ordinance) setback for lots abutting Lots 8 and 9 of Oak Park Section 1 shall be at least fifty (50) feet.

7. As shown on Exhibit B, there shall be no more than five (5) lots on the Real Estate abutting Lots 13, 14, and 15 of Oak Park Section 1 and Lots 26, 27 and 28 of Oak Park Section 1 Replat.
8. Up to three (3) homes on Lots 1 - 26 of the Real Estate may be one-story homes. The homes on Lots 27 and 28 of the Real Estate shall be two-story homes.
9. A white split rail fence theme consistent with existing white split rail fences in Oak Park shall be continued at the entry focal points to the Real Estate on Lots 1 and 27 and shall be installed on the East boundary of Lots 4 and 5 of the Real Estate, as shown on Exhibit C. The existing white split rail fence may be removed on the north and northeast portions of Lots 27 and 28 of the Real Estate.
10. Prior to construction of any home on the Real Estate, red maple trees (3-4" caliper) shall be planted forty (40) feet apart along the eastern perimeter of the Real Estate (on Lots 4 and 5) and along the western perimeter of the Real Estate (on Lots 25, 26 and 28), excluding that part of the perimeter abutting the Tree Preservation Area (as defined in Commitment #12 below). Existing mature red maple trees along the north and northeast perimeter of Lots 27 and 28 shall be maintained throughout construction in compliance with all requirements of Section WC 16.06.020 of the Zoning Ordinance.
11. The perimeter landscape buffer provided along the eastern boundary of the Real Estate (on Lots 4 and 5) and along the western boundary of the Real Estate (on Lots 25, 26, and 28) shall be substantially similar to that shown on Exhibit D. In addition to the red maples noted in Commitment #10 above, the landscape buffer shall be planted with a minimum of two (2) evergreen trees per thirty (30) linear feet, five (5) evergreen shrubs per thirty (30) linear feet, and five (5) deciduous shrubs per thirty (30) linear feet.
12. Sidewalks on the Real Estate shall be constructed on both sides of the street within the public right-of-way per City of Westfield standards.
13. There shall be a Tree Preservation Area on the plat of that part of the Real Estate that abuts Lots 13 and 14 of Oak Park Section 1 as shown on Exhibit B. The Tree Preservation Area shall be platted as a tree conservation easement. Within the tree conservation easement no trees with a diameter at breast height (DBH) in excess of six inches (6") shall be removed unless the tree is damaged, diseased, dead as determined by an arborist certified by the International Society of Arboriculture or landscape architect licensed in the State of Indiana, or is required to be removed in order to comply with safety requirements of any governmental agency. If such a tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall replace the removed tree within one hundred eighty (180) days with a tree or trees of combined equal or greater DBH at or in the same general location of the removed tree subject to the availability of space for their healthy growth in the easement. The replacement tree(s) shall be of equal or similar species to the removed tree. Certain areas of the Tree Preservation Area may be required to be designated on the plat as drainage and/or utility easements by the City of Westfield or Hamilton County. Such drainage and utility easements

supersede the tree conservation easement. The Tree Preservation Area shall comply with all requirements of Section WC 16.06.020 B of the Zoning Ordinance.

14. The average finish grade at the base of the homes located on Lots 25, 26, and 28 of the Real Estate shall be at or below the average finish grade at the base of the existing homes of the abutting lots in Oak Park Section 1.
15. As part of the secondary plat which includes Lot 22 of the Real Estate, Owner shall include a minimum fifteen (15) foot wide common area from the nearest point of the interior road of the proposed development to the southeast corner of the existing Recreation Area abutting Lot 22 (the "Recreation Access Common Area") as depicted on Exhibit B.

LOT CONSTRUCTION COMMITMENTS

16. The design and material of each home shall be consistent with the existing homes in Oak Park. Homes constructed on the Real Estate shall be of similar character to those depicted in Exhibit E. "Log cabin" type homes are prohibited.
17. Homes shall be at least 4,000 square feet above grade, exclusive of garages, porches, basements, walkouts, decks and sunrooms.
18. Permissible exterior materials include brick, stone, cultured stone, stucco, fiber cement siding, and wood. Brick, stone, and cultured stone material shall be installed unit by unit and set in mortar, and not panelized brick or stone veneer.
19. Vinyl or aluminum siding shall not be permitted.
20. All interior chimney chases (those which protrude only from the roof line on all four sides) shall be finished in brick, stone or fiber cement siding material. Exterior chimney chases (those extending below the roof line on at least one side) shall be finished in brick or stone only.
21. All window casings shall be vinyl clad or aluminum clad type material.
22. Roof overhangs shall be required and shall be a minimum of eight (8) inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.
23. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street.
24. Each front elevation of a home shall be substantially different from the other homes within the development.
25. All garages shall comply with the garage standards in Exhibit F.
26. All homes shall have a minimum three (3) car attached garage.

27. Driveways shall be concrete, asphalt, or other solid surface. Gravel shall be prohibited. On Lot 28 of the Real Estate the driveway shall be located on the east side of the dwelling.
28. A minimum of three (3) of the trees required by the on-site landscape requirements in Section WC 16.06.050 A 2 of the Zoning Ordinance shall be planted in the front yard.
29. Contemporaneously with the issuance of a Certificate of Occupancy/Certificate of Compliance (or as soon thereafter as weather permits), the Front Yard and Side Yards to the rear corner of the house shall be sodded, and rear yards shall be hydroseeded.
30. Above ground pools shall be prohibited.
31. Mini-barns and storage sheds shall be prohibited.

MISCELLANEOUS COMMITMENTS

32. No construction trailers shall be permitted on the Real Estate.
33. Hours of construction on the exterior of homes shall be limited to 7:00a.m. to 7:00p.m. Monday through Saturday.
34. No exterior construction shall be permitted on Sundays.
35. During the construction period of a home on a lot, dumpsters, trash bins and/or portable toilets that may be set on the lot shall be placed near the driveway of homes under construction, as near to the home as is reasonably practical. Portable toilets shall be placed near the driveway of homes under construction as near to the home as is reasonably practical and shall have the entrance to the toilets facing away from the street and other homes. Any dumpsters, trash bins, and/or portable toilets placed on a lot shall be removed prior to the City of Westfield issuing a final Certificate of Occupancy/Certificate of Compliance for the home.
36. There shall be no model homes with daily sales staff in the development. Spec homes may be open and staffed for sales operations on weekends between the hours of 7:00a.m. to 7:00p.m. and by appointment.
37. One (1) Construction Sign (as defined in Section WC 16.08.010 C 10 of the Zoning Ordinance) shall be permitted for the development of the Real Estate and shall be located within the common area at the entry to Oak Park in Block B (east side of the entrance) as identified on the recorded plat for Oak Park Section 1. The Construction Sign may be moved to the Oak Road entrance upon completion of the permanent roadway off of Oak Road.

38. One (1) On Site Builder/Developer Direction Sign (as defined in Section WC 16.08.010 K 6 of the Zoning Ordinance) shall be permitted within the common area at the intersection of Oak Park Court and Oak Park Circle in Block D as identified on the recorded plat for Oak Park Section 1. The sign shall be permitted to remain until Lots 1-19 and 23-28 are sold. All signage shall comply with Westfield sign regulations.
39. The concrete wash-out for the development shall not be connected to the existing storm sewer in Oak Park. The concrete washouts for the development shall not be located on any lot abutting a residential lot in Oak Park.
40. Construction of a home shall begin within twelve (12) months after the building permit is issued for construction of the home and must be completed within eighteen (18) months after the building permit is issued.
41. Upon the requisite vote of the members of the Oak Park Homeowners Association, Inc. as required by the governing documents of the Association, the Real Estate shall be incorporated into the Association and shall be subject to the Declaration of Covenants, Conditions and Restrictions for Oak Park, Instrument Number 9447715 recorded November 18, 1994, as amended, except as they may conflict with these COMMITMENTS, in which case these COMMITMENTS shall control. Upon inclusion of the Real Estate in the Association, the owner(s) of "one lot" in the Real Estate shall become "one member" of the Oak Park Homeowners Association, Inc. In no case shall any single owner of multiple lots located in the Real Estate (including the Owner) have more than ten (10) member votes.
42. The developer (including its successors and assigns) shall pay to the Oak Park Homeowners Association, Inc. a sum equal to \$5,000 for each residential lot shown on the approved preliminary plat on the Real Estate. For example, if the preliminary plat(s) contain 28 residential lots, then the sum payable shall be \$140,000. If the Real Estate is developed in more than one preliminary plat, then the sum due from the developer shall be due for each residential lot approved on each preliminary plat. Said sum shall be due on a per lot basis and payable at the time a building permit is issued for said lot.
43. An Architectural Review Committee shall be established to review the designs of the homes to be constructed on the Real Estate for compliance with the standards of these COMMITMENTS. The Architectural Review Committee shall be comprised of three members: one representative selected by Oak Park Homeowners Association, Inc., one (1) representative selected by the Owner and one (1) licensed independent architect. The initial Association and Owner representatives shall agree upon and create a list of no less than four (4) acceptable independent architects and one such architect shall be selected from time to time to serve as the third committee member until his or her successor is selected from the then-current list of architects. The cost of retaining the independent architect shall be paid by the Owner. The Architectural Review Committee shall approve, modify or disapprove in writing all building plans submitted within fourteen (14) days of submittal. Submittals shall

include elevation plans for all sides of the proposed dwelling. In the event the Architectural Review Committee fails to approve, modify, or disapprove in writing any duly filed building plans within fourteen (14) days, said plans shall be deemed approved.

44. The number of lots, design and layout of the lots on the Real Estate shall be substantially similar to Exhibit B, the Conceptual Land Plan.
45. Neighborhood access to the Recreation Access Common Area and the common area located in the southeast section of the proposed development as illustrated in Exhibit B (the "Southeast Common Area") shall be allowed upon secondary plat approval for Lots 11 through 22. Upon the sale of twenty-five (25) of the lots in the proposed development from the home builder to the home buyer, the Owner shall transfer the Southeast Common Area, the Recreation Access Common Area and all other common areas located within the Real Estate to Oak Park Homeowner's Association, Inc. and the obligation for ongoing maintenance and the payment of real estate taxes due and payable after such date shall transfer to the Association as of the date of transfer.
46. A second permanent entrance finished and landscaped to a standard consistent with and not less than the standard of the existing 161st Street entrance to Oak Park as pictured in Exhibit G shall connect the proposed development to Oak Road. The street network within the development shall allow for circulation from the Oak Road entrance to the existing street stub at the end of Oak Park Circle as depicted in Exhibit B. The permanent entrance and roadway shall be curbed and paved from Oak Road to Oak Park Circle within one hundred eighty (180) days following the sale of fourteen (14) of the lots in the proposed development from the home builder to the home buyer, or as soon thereafter as weather permits. Permanent entrance monuments and landscaping shall be completed within ninety (90) days of completion of curbing and paving, or as soon thereafter as weather permits.
47. Prior to any land disturbing activity on the Real Estate, Owner shall establish and maintain a construction entrance off of Oak Road to provide access to the Real Estate. Prior to the construction of the permanent entrance and roadway connecting the proposed development to Oak Road, and prior to the commencement of any home construction on the Real Estate, Owner shall establish and maintain a construction road off of Oak Road to provide access to the Real Estate. All construction traffic for the proposed development shall be required to utilize the Oak Road construction entrance or, when completed, the Oak Road permanent entrance.
48. Within thirty (30) days of secondary plat approval for any portion of the proposed development, Owner shall reimburse the Oak Park Homeowners Association, Inc. for any property taxes previously paid by the Association for properties not owned by the Association and located within the Real Estate or in the original Oak Park development, along with payment of eight percent (8%) interest thereon through the date of payment.

Commitments 15, 41, 42, 43 and 45 shall not be valid and enforceable until the Real Estate is incorporated into the Oak Park Homeowners Association, Inc.

These COMMITMENTS shall run with the land, be binding on the Owner of the Real Estate, subsequent owners of the Real Estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Westfield-Washington Township Plan Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the approval of Ordinance 14-15 pursuant to the Zoning Ordinance, and shall continue in effect until modified or terminated by the Westfield-Washington Township Plan Commission.

These COMMITMENTS may be enforced by the City Council of the City of Westfield, Hamilton County, Indiana and the Oak Park Homeowners Association, Inc.

The undersigned hereby authorizes the City of Westfield Clerk Treasurer's Office to record these Commitments in the Office of the Recorder of Hamilton County, Indiana, upon final approval of Ordinance 14-15.

IN WITNESS WHEREOF, Owner has executed this instrument this 8th day of July, 2014.

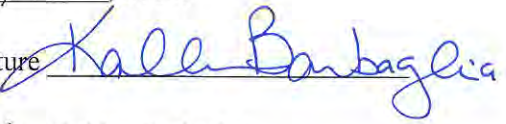
By: 
Printed: Craig H. Lintner
Title: Senior Vice President

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Craig H. Lintner, the Senior Vice President of Pedcor Investments, A Limited Liability Company 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 8th day of July, 2014.



Signature 
Printed Kathleen Barbaglia

County of Residence Marion

My Commission expires: October 13, 2016

This Instrument was prepared by: John J. Moore, 50S. Meridian St., Suite 700, Indianapolis, Indiana, 46203

I certify under the penalties for perjury, that I have taken due care to remove all tax identification numbers from this instrument, except as required by law. John J. Moore



EXHIBIT A Legal Description

The Schneider Corporation

Historic Fort Harrison 8901 Otis Avenue Indianapolis, IN 46216-1037 Phone: 317.826.7100 Fax: 317.826.7200

LAND DESCRIPTION

Paul E. Estridge, Jr., Parcel No. 09-10-07-00-00-011.001

Paul E. Estridge, Jr., Parcel No. 09-10-07-00-00-011.000

Paul E. Estridge, Jr. and Judith A. Estridge, Parcel No. 08-10-07-00-00-014.000

Part of the Southeast Quarter of Section 7, Township 18, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence North 89 degrees 51 minutes 17 seconds East (assumed bearing) along the North line of said Quarter Quarter and south line of Oak Park Section 1, the plat of which is recorded in Plat Cabinet 1, Slide 492 as Instrument No. 9447716 in the Office of the Recorder in Hamilton County, Indiana a distance of 470.00 feet to the **POINT OF BEGINNING**, (the following five (5) courses being along the easterly and southerly lines thereof); (1) continuing North 89 degrees 51 minutes 17 seconds East 290.00 feet (2) North 00 degrees 00 minutes 00 seconds West 883.23 feet; (3) North 90 degrees 00 minutes 00 seconds East 212.42 feet to a point on a tangent curve to the right having a radius of 125.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds East; (4) southeasterly along said curve an arc distance of 196.35 feet to a point which bears South 90 degrees 00 minutes 00 seconds East from said radius point; (5) North 90 degrees 00 minutes 00 seconds East 75.00 feet to the northwest corner of a tract of land recorded as Instrument No. 200300020298 in said Recorder's Office, (the following three (3) courses being along the westerly, southerly and easterly lines thereof); (1) South 00 degrees 00 minutes 00 seconds West a 72.00 feet; (2) North 90 degrees 00 minutes 00 seconds East 275.00 feet; (3) North 00 degrees 00 minutes 00 seconds West 28.00 feet to the south line of said Oak Park Section 1; thence North 89 degrees 51 minutes 41 seconds East along said south line a distance of 301.38 feet to the northwest corner of Oak Park Section 1A Final Plat Replat of Lots 19-22 Oak Park Section 1, the plat of which is recorded in Plat Cabinet 2, Slide 242 as Instrument No. 9909917815 in said Recorder's Office; thence South 00 degrees 08 minutes 19 seconds East along the west line of said Replat a distance of 712.45 feet to the north line of the Southeast Quarter of said Southeast Quarter Section and the north line of a tract of land recorded as Instrument No. 2010053567 in said Recorder's Office; thence South 89 degrees 51 minutes 16 seconds West along said north line a distance of 419.06 feet to the northwest corner of said Quarter-Quarter and the northeast corner of a tract of land recorded as Instrument No. 9441330 in said Recorder's Office, (the following two (2) courses being along the east and south lines thereof); (1) South 00 degrees 04 minutes 06 seconds East 668.96 feet; (2) South 89 degrees 51 minutes 41 seconds West 1332.30 feet to the West line of said Southeast Quarter; thence North 00 degrees 00 minutes 13 seconds East along said West line a distance of 416.81 feet to the southwest corner of a tract of land recorded as Instrument No. 9441329 in said Recorder's Office, (the following four (4) courses being along the southerly and easterly lines thereof); (1) North 89 degrees 51 minutes 17 seconds East 20.00 feet; (2) North 44 degrees 51 minutes 17 seconds East 31.47 feet; (3) North 89 degrees 20 minutes 46 seconds East 427.83 feet; (4) North 00 degrees 00 minutes 13 seconds East 253.71 feet to the **POINT OF BEGINNING**, containing 35.26 acres of land, more or less.

Note: The above described real estate was prepared from record deed and plat information without benefit of a field survey. The description is intended for land rezone purposes only and is not intended for transfer of title.

T:\0k\927\999\docs\LD_rezone description

RGL 1-2-2014

Indianapolis, Indiana
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216
Toll-Free: 866.973.7100

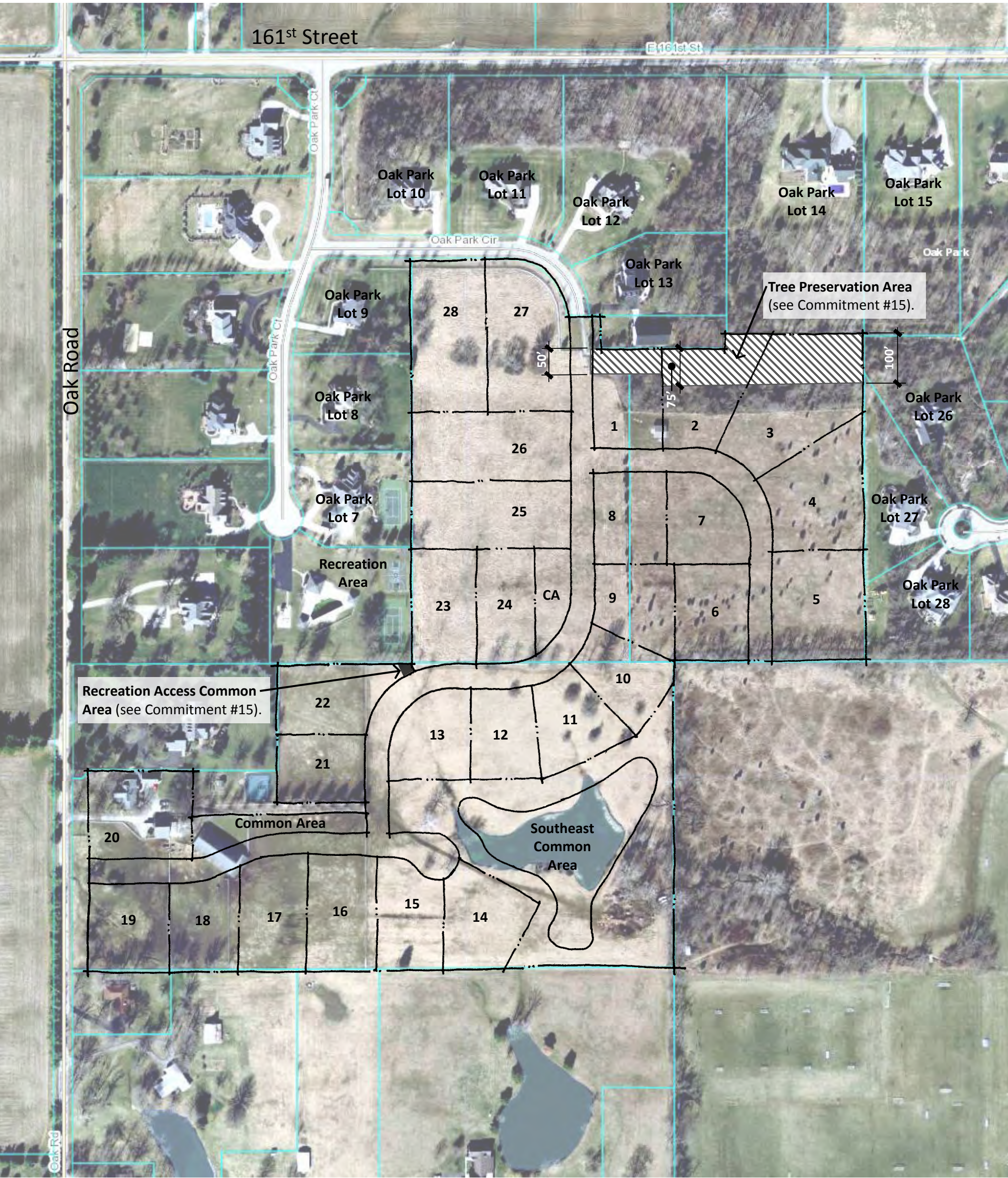
West Lafayette, Indiana
1330 Win Hentschel Boulevard
Suite 100
West Lafayette, IN 47906

Ankeny, Iowa
1705 N. Ankeny Blvd
Ankeny, IA 50023

Charlotte, North Carolina
8307 University Executive Park Drive
Suite 220
Charlotte, NC 28262

www.schneidercorp.com

EXHIBIT B



Concept Summary
28 Estate Lots (min. size 30,000 s.f.)

Oak Park
Conceptual Land Plan
Alternative R
Revised July 8, 2014

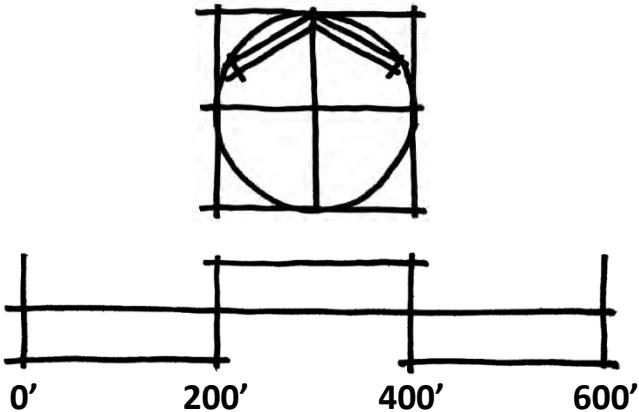
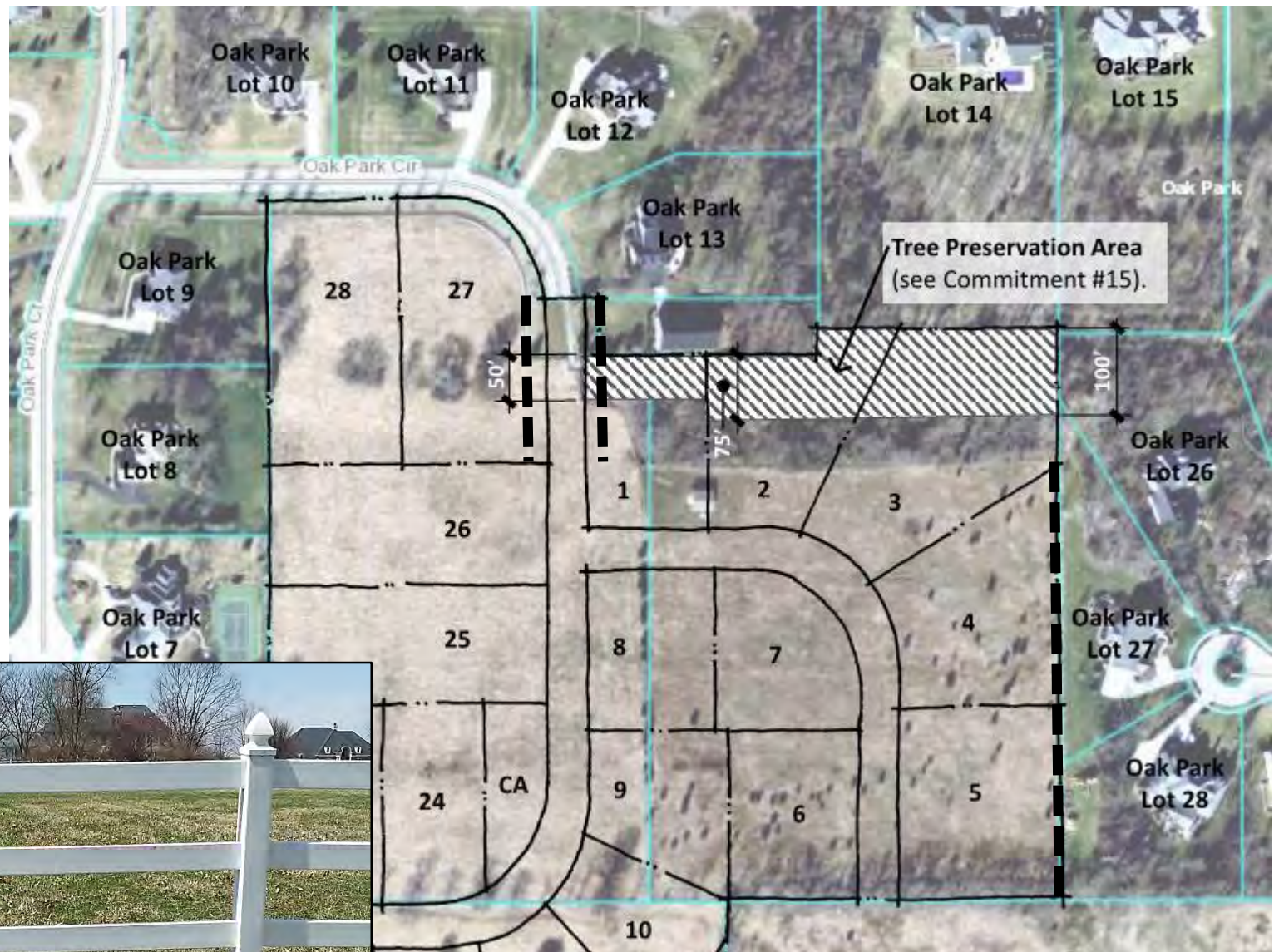


EXHIBIT C Theme Fencing



White rail theme fence

Note:

The thick, dashed lines shown on Lots 1, 4, 5, and 27 indicate the approximate location of white rail theme fence addressed in Commitment #9. A driveway shall be permitted to penetrate the fence shown on Lot 27.

EXHIBIT D
Perimeter Landscape Buffer

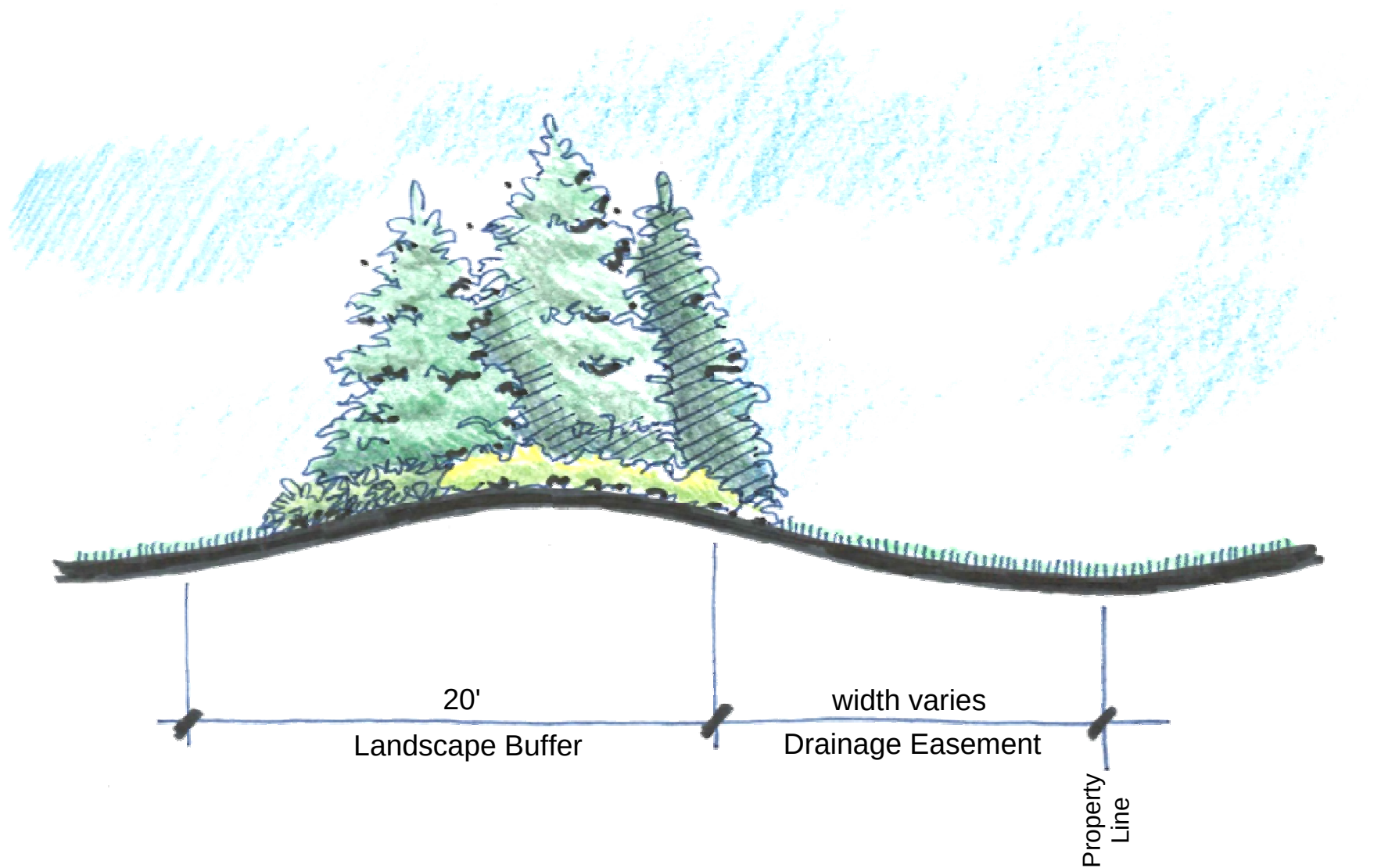


EXHIBIT E
Architectural Character Examples



EXHIBIT E
Architectural Character Examples



EXHIBIT E
Architectural Character Examples

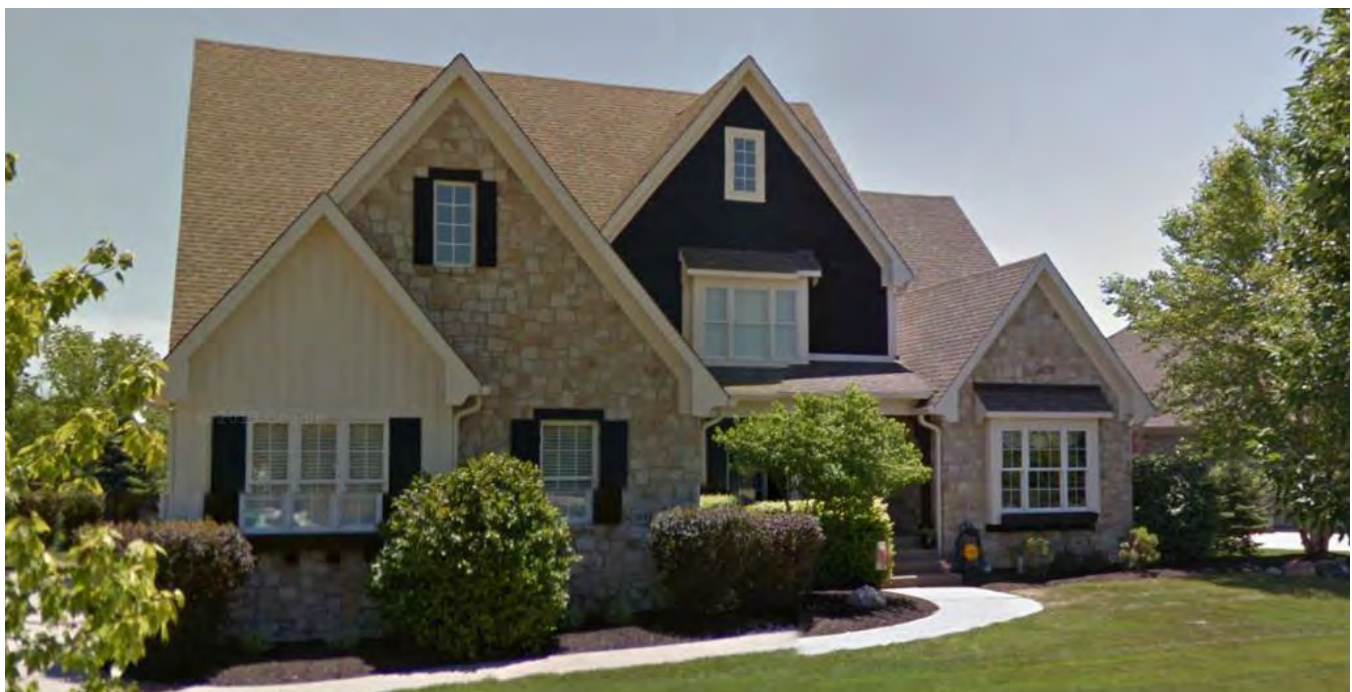


EXHIBIT E
Architectural Character Examples



EXHIBIT F

Garage Standards

The following types of garages shall be permitted in Oak Park:



Side-Load Garage

A minimum of three bays with the garage doors oriented perpendicular to the street and the driveway located adjacent to the property line.



Tandem Garage

A minimum of two bays with the garage doors oriented perpendicular to the street and a maximum of one bay with the garage door facing the street. The garage door facing the street shall be set back behind the side-load garage bays.

Courtyard-Load Garage

A minimum of three bays with the garage doors oriented perpendicular to the street and the driveway located near the center of the lot.

Front-load garages shall not be permitted except for the single garage door in the Tandem Garage configuration shown above.

EXHIBIT G
Existing Oak Park Entrance on 161st Street



Aerial View



East Side of Entry



West Side of Entry

ORDINANCE NUMBER 14-21

**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 District Ordinance (to be known as the "**GARDEN MARKET PUD DISTRICT**") 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 (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (petition No. 1406-PUD-10), requesting an amendment to the Zoning Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto and incorporated herein (the "Real Estate");

WHEREAS, the Commission forwarded Petition No. 1406-PUD-10 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on June ___, 2014;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §367-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

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

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Schedule of Exhibits

<u>Exhibit A</u>	Real Estate / Legal Description
<u>Exhibit B</u>	Conceptual Plan
<u>Exhibit C</u>	Illustrative Site Layout
<u>Exhibit D</u>	Character Exhibits

Section 1. Applicability of Ordinance.

- 1.1 The Zoning Ordinance is hereby changed to designate the Real Estate (as identified in **Exhibit A** attached hereto and incorporated herein) as a Planned Unit Development District to be known as the "**GARDEN MARKET PUD DISTRICT**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance as set forth herein, unless specifically modified by the terms of this Ordinance.
- 1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Agritourism Uses (or Agritainment Uses): An agriculturally-based operation or activity that brings visitors to an operational farm, and that may include, but is not limited to, uses and activities such as: pumpkin patches, Christmas tree sales, animal interaction exhibits (i.e. petting zoo, pony rides), apple or strawberry picking, seasonal or holiday activities (i.e. corn mazes, hay or wagon rides, straw piles, haunted houses), creamery, vineyards, breweries, educational experiences or tours, limited retail sales of products not produced on-site (i.e. country store, activity ticket sales), related beverage or food sales (i.e. tasting facilities, lunch counters, dairy bar, refreshment or specialty food stands), and related ancillary uses and buildings.
- 2.2 Garden and Lawn Center: A place of business or portion of a business where retail and wholesale products and produce are sold to the consumer and where most items sold are not produced on the Lot and may include plants, nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other lawn, garden and farm variety tools and utensils.
- 2.3 Nursery: The use of land and buildings (e.g., greenhouse) for the growing or production of fruits, vegetables, flowers, nursery stock, including ornamental plants and trees, and cultured sod as a business activity that then sells as retail and/or wholesale only the plants that are grown on the Lot.
- 2.4 Character Exhibit(s): The illustrative exhibits attached hereto and incorporated herein by reference as **Exhibit D.**
- 2.5 Conceptual Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B.**

- 2.6 Illustrative Site Layout: The plan attached hereto and incorporated herein by reference as **Exhibit C**.
- 2.7 Developer: Any individual, corporation, partnership or entity engaged in the improvement of a parcel of land or construction of a building within the District.
- 2.8 Underlying Zoning District: The Zoning District of the Zoning Ordinance that shall govern the development of the District and its various subareas, as set forth in this Ordinance.
- 2.9 Masonry: Shall include brick, limestone, natural stone, manufactured stone (e.g., Cultured Stone[®]), or a combination of the same, bonded together with a mortar to form a wall, buttress, or similar mass. Fiber Cement is not Masonry for purposes of this Ordinance.

Section 3. Conceptual Plan.

- 3.1 The District shall be developed in substantial compliance with the Conceptual Plan attached hereto and incorporated herein by reference as **Exhibit B**.
- 3.2 The Conceptual Plan provides a general vision for the development of the District which illustrates one possible layout of internal drives, uses, green space, thoroughfares, and buildings that are permitted by this Ordinance. The Conceptual Plan is only conceptual. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Conceptual Plan.
- 3.3 The Conceptual Plan contains four (4) geographic areas as identified in **Exhibit B** attached hereto and incorporated herein. The District's areas are further described as:
- | | |
|----------------|---|
| Area 1: | Garden and Design Area |
| Area 2: | Outdoor Showroom/Park Area |
| Area 3: | Market/Plaza Area |
| Area 4: | Intersection Enhancement/Garden Area |

Section 4. Illustrative Site Layout. The Illustrative Site Layout provides a general vision for the development of the District which illustrates one possible layout of internal drives, uses, green space, thoroughfares, and buildings that are contemplated in this Ordinance. The Illustrative Site Layout is only conceptual. The final layouts and sites plans shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Site Layout.

Section 5. Underlying Zoning Districts. The Underlying Zoning District shall be the General Business (GB) District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District, as set forth above, shall apply. Section

("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

Section 6. Permitted Uses. The uses permitted shall be as set forth below.

- 6.1 All uses permitted in the Underlying Zoning District shall be permitted, unless otherwise prohibited below.
- 6.2 Agritourism Uses (or Agritainment Uses)
- 6.3 Garden and Lawn Center: Maintenance, outdoor storage and display, and other ancillary and/or related retail services to the above permitted uses permitted in Area 1.
- 6.4 Nursery
- 6.5 Outdoor café, dining and related services

- 6.6 Prohibited Uses: The following uses which would otherwise be permitted by the Underlying Zoning District shall be prohibited:
 - A. Apartment-Hotels, Motels, Hotels
 - B. Auto Parts Sales
 - C. Auto Sales, New or Used, Service and Repair
 - D. Boat and Trailer Sales & Service
 - E. Bowling Alley

Section 7. General Regulations. The regulations of the Underlying Zoning District shall apply to the development of the District.

Section 8. Bulk and Density Standards. The regulations of the Underlying Zoning District shall apply.

Section 9. Off-Street Loading and Parking. The parking and loading standards of the Zoning Ordinance (WC § 16.04.120) shall apply, except as provided below:

- 9.1 Perimeter Parking: No parking shall be permitted in the established front yard along Springmill Road in Area 3 or Area 4.

- 9.2 Bicycle Accommodation:
 - A. Proximity to Principal Structure: The bicycle parking spaces shall be located in close proximity to a main entryway into the principal building or be located inside the principal building.
 - B. Number of Spaces: A minimum of one (1) bicycle parking space shall be provided per thirty (30) vehicular parking spaces.
 - C. Bicycle Parking: No more than fifteen (15) bicycle spaces shall be required for any principal building.
 - D. Rack Requirement: A bicycle rack shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

Section 10. Landscaping and Screening. The District's landscaping and screening shall comply with the Zoning Ordinance (WC § 16.06), except as otherwise provided below:

- 10.1 Buffer Yards shall not be required along 186th Street and Springmill Road; rather, the street frontage landscaping requirements of the Zoning Ordinance shall apply.
- 10.2 Buffer Yards shall be provided along the Real Estate's west and south property lines in accordance with the Zoning Ordinance; however, no buffer yard shall be required along those property lines adjacent to areas identified as "Tree and Shrub Nursery Stock" on the Conceptual Plan at **Exhibit B.**

Section 11. Sign Standards. The District's signs shall comply with the Zoning Ordinance (WC § 16.08.010).

Section 12. Lighting Standards. The District's lighting shall comply with the Zoning Ordinance (WC §16.07.010):

Section 13. Architectural and Streetscape Design Standards. The procedures and regulations of WC § 16.04.165 *Development Plan Review* applicable to the Underlying Zoning District shall apply, except as otherwise provided below:

- 13.1 Character Exhibit. The exhibits are a compilation of images (as identified in **Exhibit D** attached hereto and incorporated herein) designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- 13.2 Alternative Architectural Styles. Variations to the Architectural Design Standards of this section may be approved by the Department for buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibits in **Exhibit D.** The Department's decision may be appealed to the Plan Commission.
- 13.3 Design Elements. Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with overall design theme of the surrounding buildings.

13.4 Building Facades.

- A. All building facades fronting Springmill Road in Area 3 shall be required to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated three-dimensional cornice.
- B. All buildings in Area 1 may be constructed of wood or metal exterior.
- C. Gutters and downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials used.
- D. Awnings:
 - i. Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.
 - ii. Awnings shall be made of non-reflective material.
 - iii. All awnings shall be kept in good repair.
 - iv. Awnings that are installed in order to comply with the requirements of this Ordinance shall not be removed unless the building would otherwise comply without the awnings.

13.5 Exterior Building Materials.

- A. A minimum of eighty percent (80%) of each building façade in Area 3 (exclusive of windows, faux windows and glazing, doors and loading berths) of the primary building(s) shall be Masonry.
- B. Except as modified herein, the Building Standards of WC § 16.04.165, as amended, shall apply.

13.6 Windows and Openings. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows (e.g., shutters, keystones, ledges, etc.) shall be consistent with and complementary to the architectural style of the building.

13.7 Roofs.

- A. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips. Pitched roofs shall be clad in wood shingles, slate, composition shingles, clay tiles or standing seam panels.
- B. If asphalt composition shingles are used for pitched roofs, then the shingles shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; (ii) of the dimensional asphalt shingle grade; and (iii) made of a non-reflective material.
- C. If standing seam panels are used, then the panels shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; and (ii) made of a non-reflective material.
- D. Flat roofs are permitted if edged by a decorative parapet wall with an articulated, three-dimensional cornice feature.
- E. Parapet walls shall be fully integrated into the architectural design of buildings to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include roof-mounted equipment screening).
- F. Modulation or variation of the roofs and/or lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings with flat roofs shall comply with at least one of the following:
 - i. A building with a flat roof shall have varying roof height sections. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.
 - ii. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a gross floor area of less than ten thousand (10,000) square feet.
- G. Dormers shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs.
- H. All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof, flat black or left natural if metal; and (ii) oriented to minimize their visibility from adjacent residential properties and public rights-of-ways.

13.8 Dumpsters.

- A. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be completely and permanently screen from view of public rights-of-way and adjoining properties.
- B. Solid masonry wall enclosures used for screening shall be of a material that matches or compliments the primary structure to which it is associated.
- C. Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

13.9 Outdoor Storage. The outdoor storage of aggregate bins, staging material, equipment and machinery shall be permitted; however, shall be restricted to Area 1.

13.10 Mechanical Equipment.

- A. Mechanical equipment for buildings, satellite dishes and other similar improvements (except for equipment or speakers pertaining to safety, weather (e.g., storm siren), security, maintenance, monitoring and other similar devices) shall be completely and permanently screened from view of public right-of-way.
- B. When attached to the ground, screening methods shall include a berm or an opaque wall or fence enclosure of a material that matches or complements the primary structure to which it is appurtenant.
- C. When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant.

13.11 Accessory Structures. All detached accessory structures shall be architecturally compatible with the primary building(s) with which they are associated.

Section 14. Infrastructure Standards. The standards of the Zoning Ordinance shall apply (WC § 16.04.100(3)) to:

- 14.1 The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.
- 14.2 The District shall comply with the Thoroughfare Plan. For portions of the Real Estate that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the Developer shall

dedicate, prior to the issuance of a building permit, additional width along either one or both sides of such streets sufficient to meet the requirements of the Thoroughfare Plan and the below requirements.

- A. The Developer shall dedicate additional right-of-way at the intersection of Springmill Road and 186th Street to accommodate the improvement of the intersection. The right-of-way to be dedicated shall be in accordance with the Thoroughfare Plan's Typical Roundabout Section, as generally depicted on the Conceptual Plan.
- B. The Developer shall install a minimum eight-foot (8') wide perimeter path along the Real Estate's 186th Street and Springmill Road frontages in accordance with the Thoroughfare Plan and City's Construction Standards, as generally depicted on the Conceptual Plan.
- C. The drainage design for the District shall accommodate detention volume for: (i) the fully developed site; (ii) fifty percent (50%) of the fully developed Thoroughfare Plan right-of-way for 186th Street and Springmill Road frontages; and (iii) one hundred percent (100%) of the fully developed intersection and roundabout improvements.

Section 15. Annexation.

- 15.1 The Real Estate, or parts thereof that may be the subject of a development plan and/or secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval of such development plan or recording of a secondary plat for that part of the Real Estate.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 14 DAY OF JULY, 2014.**

**WESTFIELD COMMON 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 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: _____.

This Instrument prepared by: _____.

Schedule of Exhibits

Exhibit A Real Estate / Legal Description

Exhibit B Conceptual Plan

Exhibit C Illustrative Site Layout

Exhibit D Character Exhibits

EXHIBIT A

Real Estate / Legal Description

Deeded Owner: Third Generation Properties, LLC
Acreage: 15.83 Acres per City of Westfield GIS (17.01 Surveyed Acres)
Parcel No: 08-05-34-00-00-009.000

Part of the East Half of the Northeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the East Half of the Northeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana; thence South 00 degrees 05 minute 34 seconds West (assumed bearing) along the East line of said Northeast Quarter 759.00 feet; thence South 89 degrees 21 minutes 58 seconds West parallel with the North line of said Northeast Quarter 974.58 feet to the West line of real estate described in Instrument No. 93-51375, in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 24 seconds West along the East line of said real estate 758.96 feet to the North line of said Northeast Quarter; thence North 89 degrees 21 minutes 58 seconds East along the North line of said Northeast Quarter 978.55 feet to the point of beginning, containing 17.01 acres, more or less.

EXCEPT that real estate now dedicated to Hamilton County Board of Commissioners as public right-of-way by Dedication of Public Right of Way recorded October 1, 1998, as Instrument 98-55262, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the East Half of the Northeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana; thence South 00 degrees 05 minutes 34 seconds West (assumed bearing) along the East line of said Northeast Quarter 759.00 feet; thence South 89 degrees 21 minutes 58 seconds West parallel with the North line of said Northeast Quarter 45.00 feet; thence North 00 degrees 05 minutes 34 seconds East parallel to the East line of said Northeast Quarter 719.00 feet; thence North 89 degrees 21 minutes 58 seconds West parallel with the North line of said Northeast Quarter 933.55 feet; thence North 00 degrees 12 minutes 24 seconds West 40 feet to the North line of said Northeast Quarter; thence North 89 degrees 21 minutes 58 seconds East along the North line of said Northeast Quarter 978.55 feet to the point of beginning.

EXHIBIT B

Conceptual Plan

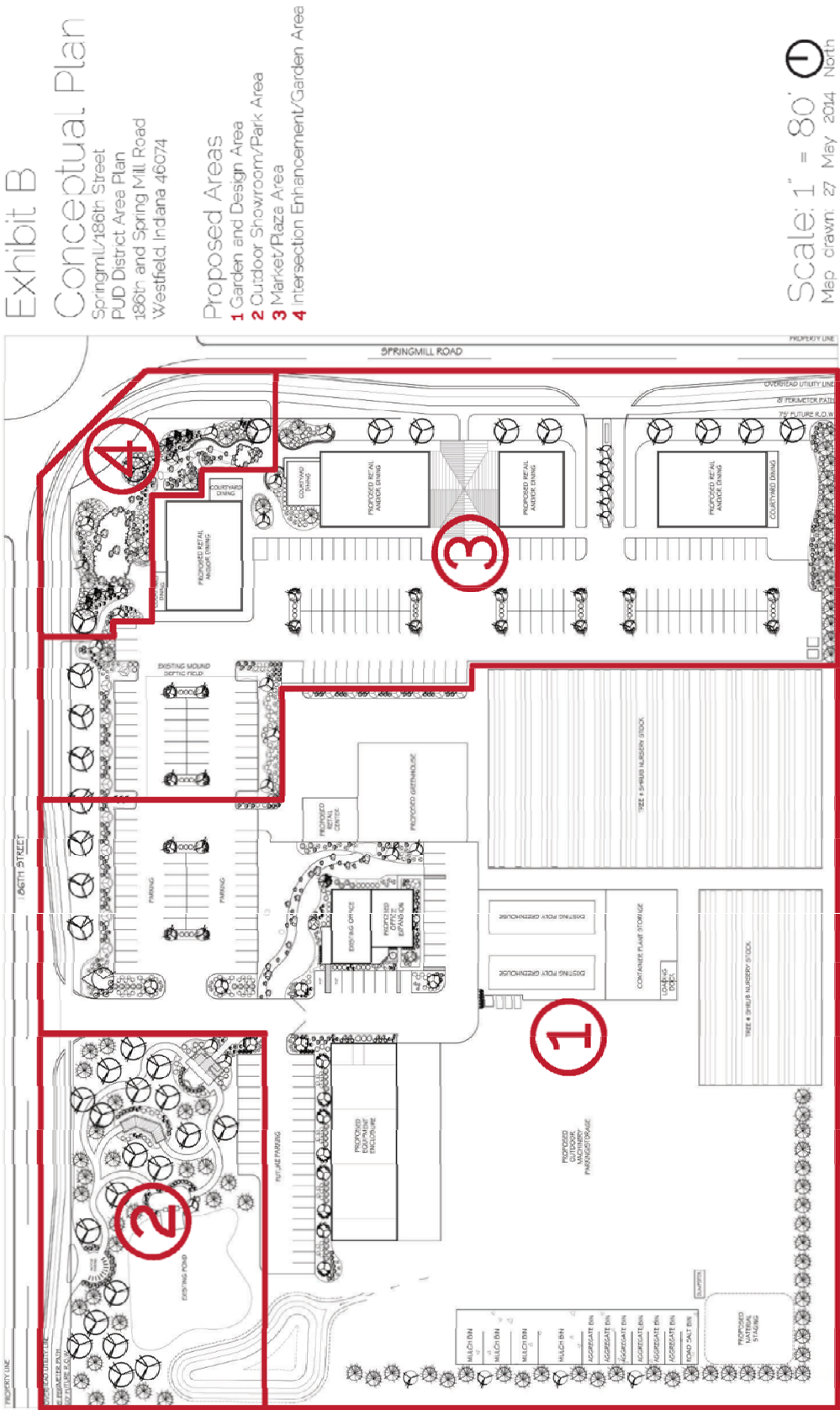


EXHIBIT C

Illustrative Site Plan

EXHIBIT D

Character Exhibits



Image 1.1

Area 1: Garden and Design Area

Sundown Gardens - Signage | Carmel, Indiana



Image 1.2

Area 1: Garden and Design Area

Existing Structure - 186th and Spring Mill Road | Westfield, Indiana



Image 2.1

Area 2: Outdoor Showroom and Park Area

Sundown Gardens | Carmel, Indiana



Image 2.2

Area 2: Outdoor Showroom and Park Area

Private Residence | Indianapolis, Indiana



Image 3.1

Area 3: Market/Plaza Area

Illustrative Elevation at 186th and Spring Mill Road | Westfield, Indiana



Image 3.2

Area 3: Market/Plaza Area

Wellbrooke of Westfield | Westfield, Indiana



Image 3.3



Image 3.4

Area 3: Market/Plaza Area

Wellbrooke of Avon | Avon, Indiana



Image 3.5



Image 3.6



Image 3.7

Area 3: Market/Plaza Area

Strip Mall and Offices | Truckee, California



Image 3.8

Area 3: Market/Plaza Area

The Village at Sunriver | Sunriver, Oregon



Image 3.9

Area 3: Market/Plaza Area

The Village at Sunriver | Sunriver, Oregon



Image 3.10

Area 3: Market/Plaza Area

Development Proposal | Langley, British Columbia, Canada



Image 3.11

Area 3: Market/Plaza Area

Onteora Mountain House | Boiceville, New York



Image 4.1

Area 4: Intersection Enhancement/Garden Area

Oliver Winery | Bloomington, Indiana



Image 4.2

Area 4: Intersection Enhancement/Garden Area

Oliver Winery | Bloomington, Indiana



Image 4.3

Area 4: Intersection Enhancement/Garden Area

Oliver Winery | Bloomington, Indiana



Image 4.4

Area 4: Intersection Enhancement/Garden Area

Private Residence | Carmel, Indiana

Images

Image 1.1	Photograph Property of Sundown Gardens Taken by Andrew Schneider
Image 1.2	Photograph Property of Sundown Gardens Taken by Andrew Schneider
Image 2.1	Photograph Property of Sundown Gardens Taken by Andrew Schneider
Image 2.2	Photograph Property of Sundown Gardens Taken by Mario Mirelez
Image 3.1	Rendering Property of Sundown Gardens Drawn by John Albrecht of DkGr Architects
Image 3.2	Photograph Property of Sundown Gardens Taken By Andrew Schneider
Image 3.3	Property of Wellbrooke of Avon www.wellbrookeofavon.com/img/home/gallery/home-gallery-large1.jpg
Image 3.4	Property of Wellbrooke of Avon www.wellbrookeofavon.com/img/home/gallery/home-gallery-large8.jpg
Image 3.5	Property of Trestlewood www.trestlewood.com/photo/10543/
Image 3.6	Property of Trestlewood www.trestlewood.com/photo/10543/
Image 3.7	Property of Trestlewood www.trestlewood.com/photo/10543/
Image 3.8	Property of Lenity Architecture www.lenityarchitecture.com/category/completed-projects/page/3
Image 3.9	Property of Lenity Architecture www.lenityarchitecture.com/category/completed-projects/page/3
Image 3.10	Photograph from page 287 of Public Agenda https://langley.civicweb.net/Documents/DocumentList.aspx?ID=23909
Image 3.11	www.jonathanandemily.info/img/onteor4_b.jpg Photograph
Image 4.1	Property of Sundown Gardens Taken by Andrew Schneider
Image 4.2	Photograph Property of Sundown Gardens Taken by Andrew Schneider
Image 4.3	Photograph Property of Sundown Gardens Taken by Andrew Schneider
Image 4.4	Photograph Property of Sundown Gardens Taken by Jeremy Burns



Westfield City Council Report

Ordinance Number:	14-21
APC Petition Number:	1406-PUD-10
Requested Action:	Sundown Gardens, Inc. requests a change in zoning from Agricultural-Single Family-1 (AG-SF1) to the "Garden Market PUD" that would allow for a mixed-use agritourism, garden and lawn center, nursery and commercial development on approximately 16 acres+/-.
Current Zoning District:	Agricultural-Single Family1 (AG-SF1)
Current Land Use:	Agricultural/Nursery
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Conceptual Plan 4. APC Certification 5. Ord. 14-21 Garden Market PUD Ordinance
Prepared by:	Jeffrey M. Lauer, Associate Planner

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 with no public comment. The item received a favorable recommendation for approval at the June 16, 2014, APC meeting. The APC Certification is included at Exhibit 4.

PROCEDURAL

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Indiana Code 36-7-4-1511. The public hearing for this petition was held on June 2, 2014, at the APC meeting. Notice of the June 2, 2014, public hearing was provided in accordance with the APC Rules of Procedure.

- At its June 16, 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 July 14, 2014, meeting.

PROJECT OVERVIEW

Project Location

The subject property is approximately sixteen (16) acres +/- located at the southwest corner of the intersection of 186th Street and Springmill Road. The property is currently zoned AG-SF1 (Agriculture-Single Family1) District and consists of agricultural uses, including an existing nursery operation.

Project Description

The petitioner, Sundown Gardens, Inc., is requesting a change of zoning to the “Garden Market” Planned Unit Development (PUD) District. It would allow for a mixed-use agritourism, garden and lawn center, nursery and commercial development. The PUD Ordinance establishes four (4) areas for the development of the Property, as generally illustrated on the Conceptual Plan at Exhibit 3.

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 primarily “New Suburban” and adjacent to Grand Park, which contemplates a mix of uses related to sports tourism, family recreation, a sports corporate campus, and retail/hospitality. The subject property is directly across from the area contemplated as “Sports Village – Mixed Use I,” identified in the “Grand Park: The Sports Campus at Westfield” Land Use Plan. 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 with the rural and agricultural character of the surrounding area and consistent with the existing uses and structures on the Property. 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) design developments such that backyards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (ii) prevent monotony of design and color that applies to the collective impact of an entire development; (iii) ensure proper land use transitions between dissimilar types of development; (iv) preserve existing older structures where possible; (v) promote flexible design that maximizes open space preservation by regulating density rather than lot size; (vi) encourage development of bicycle and pedestrian facilities.

The development policies for “Commercial” include: (i) Locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (iii) Encourage pedestrian connections between local commercial areas and adjacent residential areas; (iv) require effective buffering between commercial uses and adjacent residential uses.

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 throughout the jurisdiction.

5. Responsible growth and development.

Although the Property is not contiguous to other developed areas, the improvement of the Property would be complimentary with the development vision contemplated by the Sports Campus at Grand Park and included in the “Family Sports Capital Addendum and Addendum II to the Westfield Washington Township Comprehensive Plan.

RECOMMENDATIONS / ACTIONS

Economic and Community Development Department [June 16, 2014]

Staff recommended that the APC send the proposed Garden Market PUD to the Council with a **favorable recommendation**.

APC Recommendation [June 16, 2014]

At its June 16, 2014, meeting, the APC forwarded a **favorable recommendation** of Ordinance No. 14-21 (APC Petition No. 1406-PUD-10) to the Council (Vote of: 7 in favor, 0 opposed) with the following condition: That staff remove the words “...and Golf Course thoroughfares” from Section 13.7 (H).

City Council

Introduction:

May 12, 2014

Eligible for Adoption:

July 14, 2014

Submitted by:

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

**Aerial Map
1406-PUD-10
Garden Market PUD**

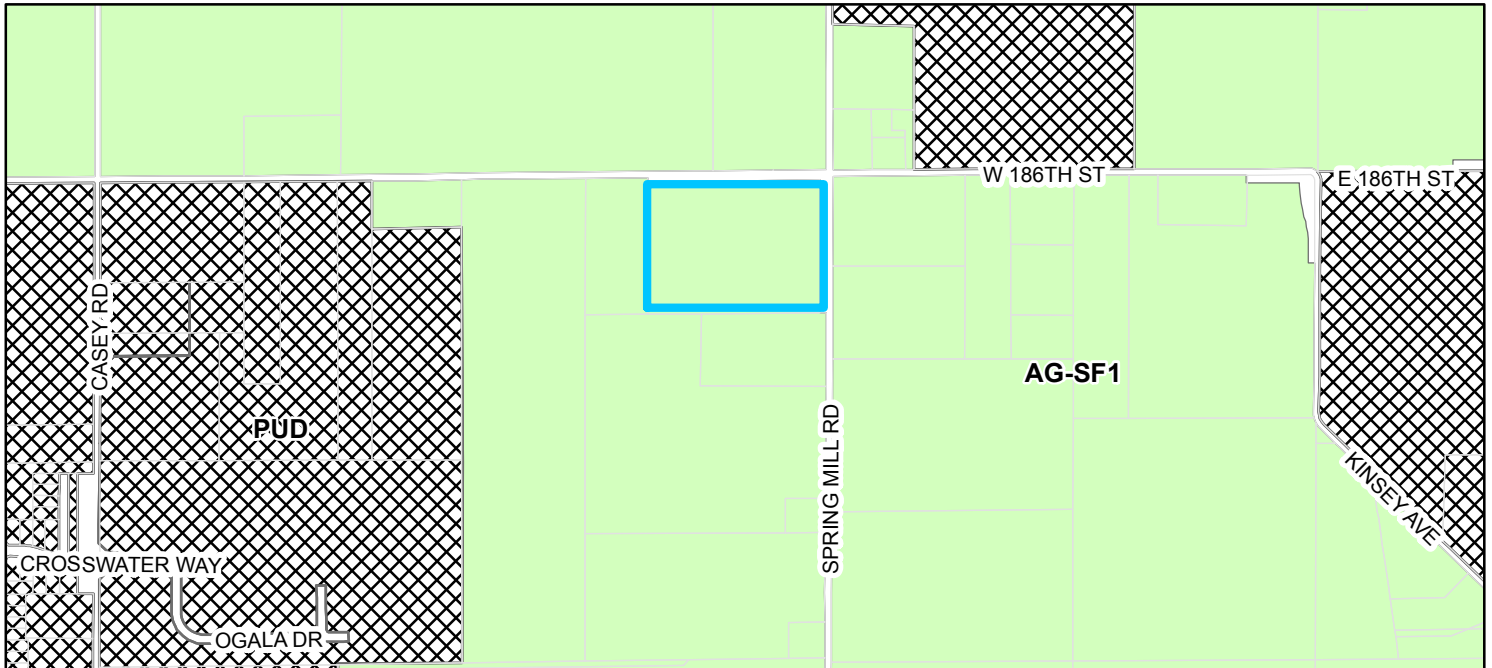


Aerial Location Map

 Site



Zoning Map



Zoning

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

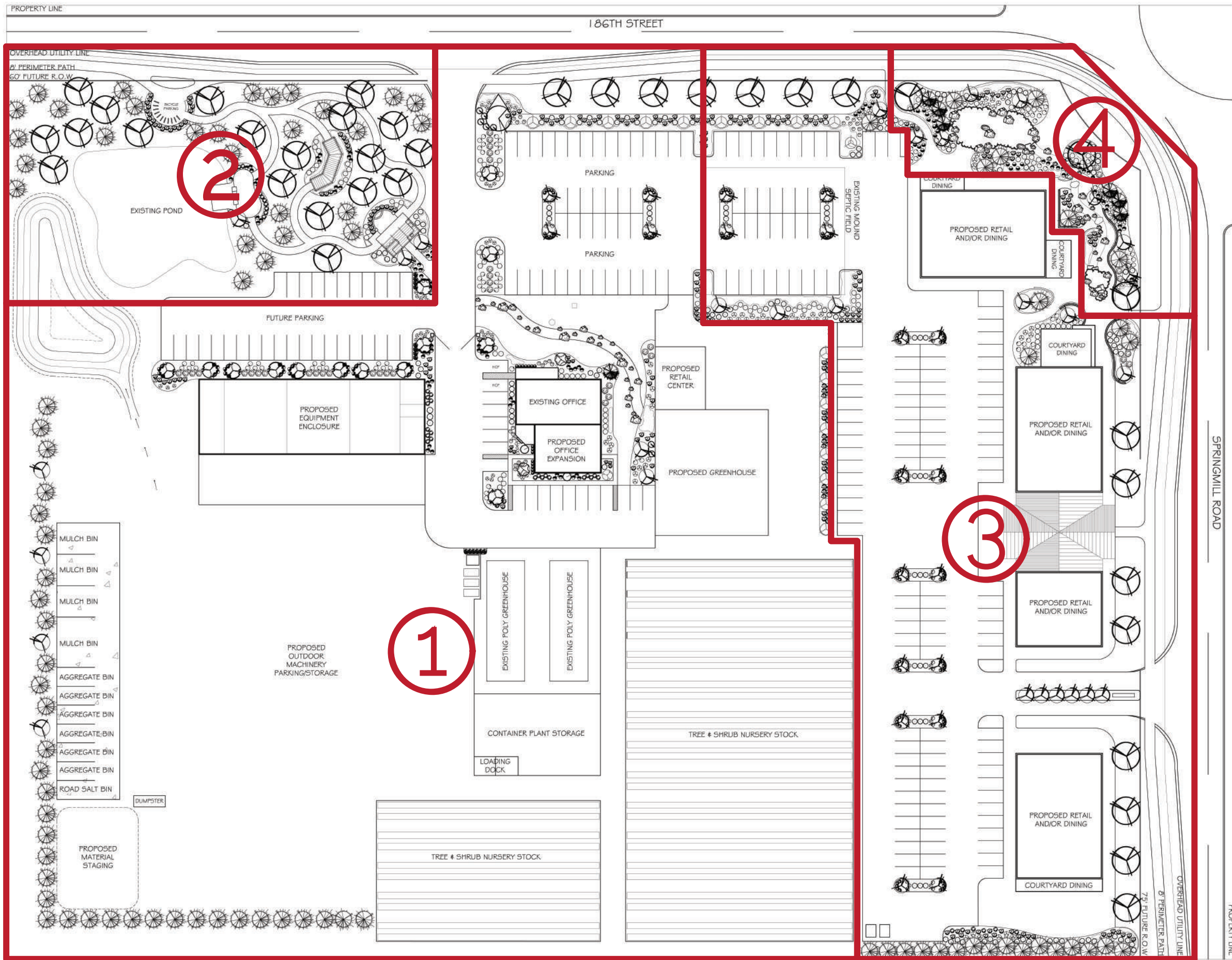


Exhibit B

Conceptual Plan

Springmill/186th Street
PUD District Area Plan
186th and Spring Mill Road
Westfield, Indiana 46074

Proposed Areas

- 1 Garden and Design Area
- 2 Outdoor Showroom/Park Area
- 3 Market/Plaza Area
- 4 Intersection Enhancement/Garden Area

Scale: 1" = 80'

Map drawn: 27 May 2014

North

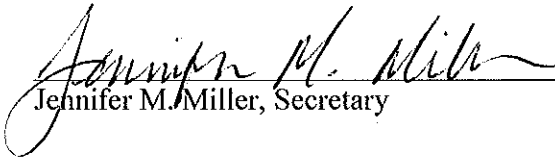
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, June 2, 2014, to consider the Garden Market Planned Unit Development (PUD) District Ordinance. 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.	1406-PUD-10
Petitioner	Sundown Gardens, Inc. by Coots, Henke & Wheeler, P.C.
Description	Petitioner requests a change in zoning of approximately 16 acres+/- from the Agricultural-Single Family 1 (AG-SF1) District to the Garden Market Planned Unit Development (PUD) District for the relocation of Sundown Gardens as a nursery and garden center with complimentary agritourism and related retail/restaurant uses.

On June 16, 2014, a motion was made and passed to send a favorable recommendation to the City Council regarding Petition No. 1406-PUD-10 (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 1, 2014
Date

RESOLUTION 14-116

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 14-28

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 JULY, 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 14-116 was delivered to the Mayor of Westfield
on the _____ day of July, 2014, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 14-116
this _____ day of July, 2014.

J. Andrew Cook, Mayor

I hereby VETO Resolution 14-116
this _____ day of July, 2014.

J. Andrew Cook, Mayor

EXHIBIT A **ANNEXATION AREA**

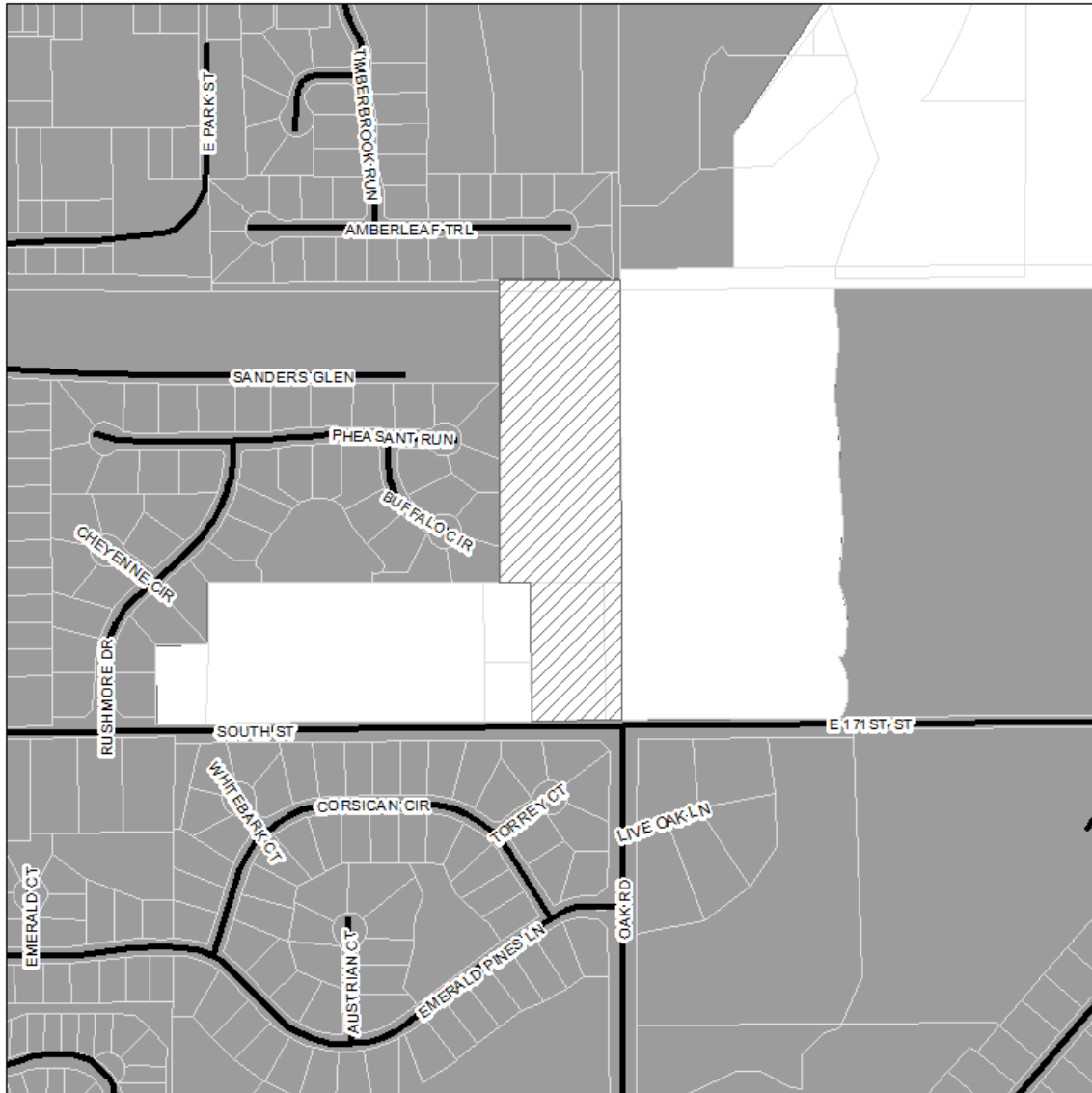


EXHIBIT LEGEND

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

Not To Scale

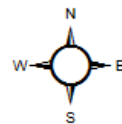


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes four (4) parcels of land:

Parcel No. 08-10-06-00-00-052.000

Parcel No. 08-10-06-00-00-050.001

Parcel No. 08-10-06-00-00-051.000

Parcel No. 08-10-06-00-00-055.000

A part of the Northwest quarter of Section Six (6), Township Eighteen (18) North, Range Four (4) East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows, to wit:

Beginning on the east line of said tract at a point 421.95 feet North of the Southeast corner thereof, thence continuing North on said East line 860.2 feet to the South right-of-way line of the Central Indiana railway Company, thence West along the South right-of-way line of said Railway 350.7 feet, thence South parallel with the East line of the Northwest quarter of said Section Six (6), a distance of 859.4 feet to an existing fence line, thence East along said fence line 350.7 feet to the place of beginning, containing 6.923 acres, more or less.

Parcel II

A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, in Hamilton County, Indiana, being more particularly described as follows:

Fifty (50) feet in width East and West, being on the South line of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, at a point fifty (50) feet West of the Southeast corner thereof, thence North parallel with the East line of said Northwest Quarter Section a distance of 422 feet more or less to an existing fence line; thence East fifty (50) feet along said fence line to the East line of said Northwest Quarter Section; thence South 422 feet more or less to the Southeast corner of said Quarter Section; thence West fifty (50) feet to the place of beginning.

Parcel III

Part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at a point on the South line of said quarter section being North 90 degrees 00 minutes 00 seconds West (assumed basis of bearing) 50.009 feet from the Southeast corner thereof; thence continue North 90 degrees 00 minutes 00 seconds west, along said South line 221.74 feet; thence North 0 degrees 10 minutes 07 seconds East, parallel with the East line of said quarter section; 422.00 feet; thence South 89 degrees 59 minutes, 24 seconds East 221.74 feet; thence South 0 degrees 10 minutes 07 seconds West, parallel with said East line, 421.96 feet to the point of beginning and continuing 2.148 acres, more or less.

Parcel IV

A part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said section 6; thence South 00 degrees 06 minutes 55 seconds West 957.10 feet to the POINT OF BEGINNING of this description, said point also being on the North right-of-way line of the Central Indiana Railway; thence continuing South 00 degrees 06 minutes 55 seconds West 30.00 feet; thence North 89 degrees 52 minutes 52 seconds West 350.70 feet; thence North 00 degrees 10 minutes 42 seconds East 30.00 feet to a point on the aforesaid right-of-way; thence South 89 degrees 55 minutes 45 seconds East along said right-of-way 350.67 feet to the place of beginning. Containing .25 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 171st Street (a.k.a. South Street).



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

**Generally described as real estate located
Northwest of the intersection of 171st Street (a.k.a. South Street) and Oak Road**

**This Fiscal Plan Supports
Ordinance 14-28**

**This Fiscal Plan is Exhibit C
of Resolution 14-116**

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
--

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 real estate located northwest of the intersection of 171st Street (a.k.a. South Street) and Oak Road, (see attached **Exhibit 1**) and encompasses an area of approximately ten (10) 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 currently has an estimated zero (0) inhabitants and contains one (1) residential structure. Approximately 385 feet of the Midland Trace Trail bisects the northern part of the Annexation Area.

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 (Kalorama Park PUD District Ordinance No. 10-15 and amended under Ordinance No. 10-21).

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 \$322,900.

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.

G. Council District

The Annexation Area will be incorporated into Council District 1.

H. Proposed Build-out

The build-out of the Annexation Area is planned to include thirty-two (32) single family lots pursuant to the approved Kalorama Park Planned Unit Development District. Site construction is planned by the developer to be initiated in August 2014. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

- a. Single-Family Homes: Estimated market value of \$350,000 per unit¹.
 - a. 10 units in 2015;
 - b. 12 units in 2016; and,
 - c. 10 units in 2017

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

¹ Improvements are estimated to be comparable to the following subdivisions in Hamilton County: Inglenook of Carmel, Indiana.

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 0.05 mile (approximately 270 feet+/-) for 171st Street and the estimated 0.5 mile 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 Utility’s water line runs across the Annexation Area’s 171st Street frontage. The Annexation Area is not currently served by the Utility’s 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

b. 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.

c. 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.

d. 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 \$322,900. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately thirty-two (32) single-family residential homes on a new 0.5-mile street.

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

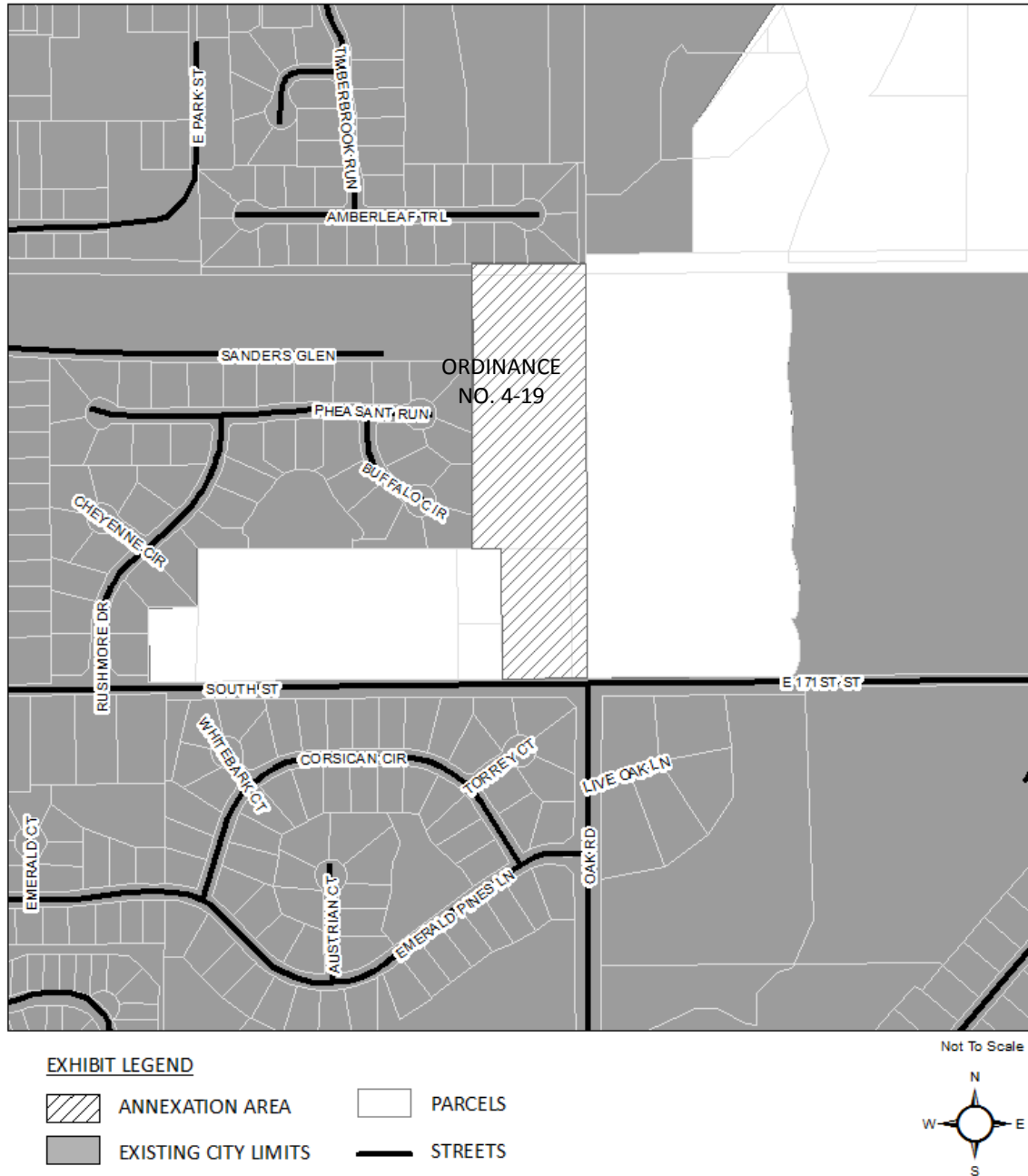


Exhibit 2

Annexation Area: Legal Description

This description includes four (4) parcels of land:

Parcel No. 08-10-06-00-00-052.000

Parcel No. 08-10-06-00-00-050.001

Parcel No. 08-10-06-00-00-051.000

Parcel No. 08-10-06-00-00-055.000

A part of the Northwest quarter of Section Six (6), Township Eighteen (18) North, Range Four (4) East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows, to wit:

Beginning on the east line of said tract at a point 421.95 feet North of the Southeast corner thereof, thence continuing North on said East line 860.2 feet to the South right-of-way line of the Central Indiana railway Company, thence West along the South right-of-way line of said Railway 350.7 feet, thence South parallel with the East line of the Northwest quarter of said Section Six (6), a distance of 859.4 feet to an existing fence line, thence East along said fence line 350.7 feet to the place of beginning, containing 6.923 acres, more or less.

Parcel II

A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, in Hamilton County, Indiana, being more particularly described as follows:

Fifty (50) feet in width East and West, being on the South line of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, at a point fifty (50) feet West of the Southeast corner thereof, thence North parallel with the East line of said Northwest Quarter Section a distance of 422 feet more or less to an existing fence line; thence East fifty (50) feet along said fence line to the East line of said Northwest Quarter Section; thence South 422 feet more or less to the Southeast corner of said Quarter Section; thence West fifty (50) feet to the place of beginning.

Parcel III

Part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at a point on the South line of said quarter section being North 90 degrees 00 minutes 00 seconds West (assumed basis of bearing) 50.009 feet from the Southeast corner thereof; thence continue North 90 degrees 00 minutes 00 seconds west, along said South line 221.74 feet; thence North 0 degrees 10 minutes 07 seconds East, parallel with the East line of said quarter section; 422.00 feet; thence South 89 degrees 59 minutes, 24 seconds East 221.74 feet; thence South 0 degrees 10 minutes 07 seconds West, parallel with said East line, 421.96 feet to the point of beginning and continuing 2.148 acres, more or less.

Parcel IV

A part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said section 6; thence South 00 degrees 06 minutes 55 seconds West 957.10 feet to the POINT OF BEGINNING of this description, said point also being on the North right-of-way line of the Central Indiana Railway; thence continuing South 00 degrees 06 minutes 55 seconds West 30.00 feet; thence North 89 degrees 52 minutes 52 seconds West 350.70 feet; thence North 00 degrees 10 minutes 42 seconds East 30.00 feet to a point on the aforesaid right-of-way; thence South 89 degrees 55 minutes 45 seconds East along said right-of-way 350.67 feet to the place of beginning.

Containing .25 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 171st Street (a.k.a. South Street).

Exhibit 3

Fiscal Plan Tables

[The remainder of page intentionally left blank.]

TABLE 1

CITY OF WESTFIELD, INDIANA "KALORAMA PARK"

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	\$ 370,200 (1)	\$ - (2)	\$ 370,200	\$ 0.8075 (3)	\$ 2,989
2nd	370,200	-	370,200	0.8075	2,989
3rd	3,870,200	1,537,000	2,333,200	0.8075	18,841
4th	8,070,200	3,381,400	4,688,800	0.8075	37,862
5th	11,570,200	4,918,400	6,651,800	0.8075	53,713

- (1) Assumes 10 homes completed by the third year, 12 additional homes completed by the 4th year and 10 additional homes completed by the fifth year.**
- (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 "KALORAMA PARK"

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	\$ 370,200	\$ 370,200	\$ 2,333,200	\$ 4,688,800	\$ 6,651,800
Property Tax Revenue	2,989	2,989	18,841	37,862	53,713
Circuit Breaker Reduction (1)	(1,217)	(1,217)	(7,673)	(15,420)	(21,876)
Motor Vehicle Highway	-	-	-	-	-
Local Roads & Street	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenue	<u>\$ 1,772</u>	<u>\$ 1,772</u>	<u>\$ 11,168</u>	<u>\$ 22,442</u>	<u>\$ 31,837</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 "KALORAMA PARK"

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)	\$ 159	\$ 318	\$ 954	\$ 1,908	\$ 2,671
Fire (1)	286	429	2,301	3,451	4,831
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	185	278	2,500	5,000	6,000
Community Dev. Planning	38	57	511	1,022	1,227
Building Dept.	11	16	144	288	346
Information Tech.	68	103	923	1,847	2,216
Clerk	27	40	362	724	868
Mayor	7	10	92	184	220
City Council	7	11	97	194	233
Street Dept	94	141	1,267	2,534	3,041
Total Non-Capital Costs	<u>\$ 2,132</u>	<u>\$ 4,273</u>	<u>\$ 12,851</u>	<u>\$ 21,802</u>	<u>\$ 27,235</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 "KALORAMA PARK"

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 "KALORAMA PARK"****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	\$ 1,772	\$ 1,772	\$ 11,168	\$ 22,442	\$ 31,837	\$ 68,991
Non-Capital Costs	2,132	4,273	12,851	21,802	27,235	68,293
Capital Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net	<u>\$ (360)</u>	<u>\$ (2,501)</u>	<u>\$ (1,683)</u>	<u>\$ 640</u>	<u>\$ 4,602</u>	<u>\$ 698</u>
Percentage	<u>-20.3%</u>	<u>-141.1%</u>	<u>-15.1%</u>	<u>2.9%</u>	<u>14.5%</u>	<u>1.0%</u>

General Notes

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

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.

July 14, 2014

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS
--

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 22 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$3,555,220.27 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 14 day of July, 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: 06/19/14..07/09/14

7/9/2014 10:35 AM

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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									
VEN002593	Timothy Borek	APP018928	6/19/2014	101001347	ADM-PROMOTIONS	Deposit for Grand Park Openi	500.00	54352	6/19/2014
VEN002592	Fun with Frannie Family	APP018929	6/19/2014	101001347	ADM-PROMOTIONS	Grand Park Opening Event Ba	1,037.00	54354	6/19/2014
VEN000534	Delta Dental	APP018943	6/20/2014	101001119	ADM-HEALTH AND DENTAL	INS	812.46	54357	6/20/2014
VEN000052	Advantage HMO Health Plans	APP018983	6/24/2014	101001119	ADM-HEALTH AND DENTAL	July Medical Ins	8,797.31	54460	6/24/2014
VEN000513	DavisVision	APP018985	6/24/2014	101001119	ADM-HEALTH AND DENTAL	July Vision Ins Prem	149.38	54462	6/24/2014
VEN000589	Duke Energy	APP019119	7/1/2014	101001341	ADM-ELECTRICITY	DWNA	64.95	54471	7/1/2014
VEN000589	Duke Energy	APP019119	7/1/2014	101001341	ADM-ELECTRICITY	Clinic House	152.45	54471	7/1/2014
VEN002097	Westfield Chamber Of Commerce	APP019127	6/26/2014	101001347	ADM-PROMOTIONS	6/9 luncheon Erin and Zach	30.00		
VEN002016	UN Communications	APP019167	7/1/2014	101001333	ADM-POSTAGE	Your City Matters postage	2,482.41	54476	7/1/2014
VEN000485	Current Publishing	APP019171	7/1/2014	101001347	ADM-PROMOTIONS	Grand Park Ad	3,530.00		
VEN001537	Payroll	APP019259	7/7/2014	101001111	ADM-SALARY	sal	61,177.72		
VEN001537	Payroll	APP019259	7/7/2014	101001120	ADM-FICA AND MEDICARE	fica	3,638.23		
VEN001537	Payroll	APP019259	7/7/2014	101001120	ADM-FICA AND MEDICARE	med	850.88		
VEN001537	Payroll	APP019259	7/7/2014	101001121	ADM-PERF	perf	7,492.17		
VEN000931	Ice Miller LLP	APP019294	7/7/2014	101001331	ADM-CONSULTING	Monthly retainers	5,000.00		
VEN000931	Ice Miller LLP	APP019294	7/7/2014	101001331	ADM-CONSULTING	Ancillary services/long dist, ph	0.00		
VEN000739	Frontier	APP019348	7/7/2014	101001343	ADM-BUILDING	City Hall alram	43.41	54481	7/7/2014
VEN000739	Frontier	APP019348	7/7/2014	101001343	ADM-BUILDING	City Services/fire alarm, scad	298.83	54481	7/7/2014
VEN000405	Citizens Energy Group	APP019359	7/9/2014	101001328	ADM-HEAT/GAS		6.20		
VEN000405	Citizens Energy Group	APP019359	7/9/2014	101001328	ADM-HEAT/GAS		29.38		
VEN000405	Citizens Energy Group	APP019359	7/9/2014	101001328	ADM-HEAT/GAS		43.62		
VEN000345	Cave and Company Printing	APP019368	7/9/2014	101001347	ADM-PROMOTIONS	Grand Park Ball Brochures	321.25		
VEN001248	LifeServices EAP	APP019377	7/7/2014	101001119	ADM-HEALTH AND DENTAL	3rd Quart EAP services	48.00		
VEN002097	Westfield Chamber Of Commerce	APP019380	6/25/2014	101001347	ADM-PROMOTIONS	6/19 luncheon	15.00		
VEN002097	Westfield Chamber Of Commerce	APP019380	6/25/2014	101001347	ADM-PROMOTIONS	6/19 luncheon	30.00		
VEN001469	O W Krohn and Associates	APP019381	6/25/2014	101001349	ADM-SERVICES	Grand Park services for May	4,432.50		
VEN000312	Busy Bee Cleaning Service	APP019382	6/24/2014	101001343	ADM-BUILDING	Office cleaning at City Hall	425.00		
VEN002596	Hoosier Tent and Party Rental	APP019383	6/23/2014	101001347	ADM-PROMOTIONS	Tent for Grand Park Opening	350.00		
VEN002595	Macdesigns	APP019384	6/23/2014	101001347	ADM-PROMOTIONS	T-shirts for the 5K Grand Park	1,444.25		
VEN002593	Timothy Borek	APP019386	7/8/2014	101001347	ADM-PROMOTIONS	Balance for the video services	475.00		
VEN002017	Unifirst Corporation	APP019387	7/7/2014	101001343	ADM-BUILDING	Mats	138.05		
VEN000678	Faegre Baker Daniels	APP019389	7/7/2014	101001330	ADM-ATTORNEY/CONSULT	Utility sale	2,359.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 06/19/14..07/09/14

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WESTFIELD\mfarrar

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									
VEN000917	Humane Society for Hamilton County	APP019390	7/7/2014	101001349	ADM-SERVICES	Stray	3,657.00		
VEN001826	Staples	APP019391	7/7/2014	101001223	ADM-OFFICE SUPPLIES	Office Supplies for Diana	7.76		
VEN001274	M J Insurance	APP019392	7/3/2014	101001122	ADM-WORKERS' COMP	Work Comp audit on 1/13-1/1	792.95		
VEN000312	Busy Bee Cleaning Service	APP019393	7/1/2014	101001343	ADM-BUILDING	Office cleaning at City Service	2,695.00		
VEN000794	Indy Portables	APP019394	7/1/2014	101001347	ADM-PROMOTIONS	Grand Park Opening event	1,940.00		
VEN000480	CSI Signs	APP019395	7/1/2014	101001347	ADM-PROMOTIONS	Grand Park Opening Day	2,999.45		
VEN001826	Staples	APP019400	6/26/2014	101001223	ADM-OFFICE SUPPLIES	Office Supplies	53.52		
VEN000541	Department Of Homeland Security	APP019401	6/26/2014	101001343	ADM-BUILDING	Elevator Operating Cert for Cit	120.00		
VEN000927	IACT	APP019402	6/25/2014	101001350	ADM-SUBSCRIPTIONS/DUE	2014 Indiana Conference of M	500.00		
VEN002017	Unifirst Corporation	APP019403	6/25/2014	101001343	ADM-BUILDING	Mats at City Services/includes	333.02		
VEN002017	Unifirst Corporation	APP019404	6/25/2014	101001343	ADM-BUILDING	Mats for City Services	133.65		
VEN001953	Thomson West	APP019405	6/25/2014	101001330	ADM-ATTORNEY/CONSULT	West information charges	173.79		
VEN002336	Citizens Westfield	APP019406	7/1/2014	101001342	ADM-WATER/SEWER	DWNA	66.01		
VEN002336	Citizens Westfield	APP019406	7/1/2014	101001342	ADM-WATER/SEWER	Historical Society	64.86		
VEN002336	Citizens Westfield	APP019406	7/1/2014	101001342	ADM-WATER/SEWER	City Hall	117.01		
VEN002336	Citizens Westfield	APP019406	7/1/2014	101001342	ADM-WATER/SEWER	Clinic House	64.49		
VEN001716	Runyon Equipment Rental	APP019410	7/2/2014	101001347	ADM-PROMOTIONS	Generator Grand Park Openin	676.95		
VEN001716	Runyon Equipment Rental	APP019410	7/2/2014	101001347	ADM-PROMOTIONS	Fence Crowd control Grand P	1,500.00		
VEN002146	Winters Associates	APP019414	6/26/2014	101001347	ADM-PROMOTIONS	Apparel for HR	117.99		
VEN002123	Westfield-Washington Schools	APP019415	7/7/2014	101001223	ADM-OFFICE SUPPLIES	Paper for April, May and June	49.98		
VEN002123	Westfield-Washington Schools	APP019415	7/7/2014	101001223	ADM-OFFICE SUPPLIES	Paper for June	24.99		
Subtotal for Administration							122,262.87		
Police									
VEN000534	Delta Dental	APP018943	6/20/2014	101002119	POLICE-HEALTH AND DENT	INS	2,370.12	54357	6/20/2014
VEN000052	Advantage HMO Health Plans	APP018983	6/24/2014	101002119	POLICE-HEALTH AND DENT	July Medical Ins	26,310.91	54460	6/24/2014
VEN000513	DavisVision	APP018985	6/24/2014	101002119	POLICE-HEALTH AND DENT	July Vision Ins Prem	441.82	54462	6/24/2014
VEN000080	Almost Home Boarding Kennel	APP019068	6/25/2014	101002355	POLICE-K-9 MAINT		150.00		
VEN002035	US Uniform and Supply	APP019069	6/25/2014	101002229	POLICE-UNIFORMS		522.73		
VEN001615	Public Safety Medical Services	APP019070	6/20/2014	101002354	POLICE-PHYSICAL EXAM		1,076.70		
VEN002035	US Uniform and Supply	APP019071	6/20/2014	101002229	POLICE-UNIFORMS		2,106.50		
VEN001694	Rock River Arms	APP019072	6/20/2014	101002472	POLICE-EQUIP		1,248.00		
VEN001843	Steven R Jenkins	APP019073	6/20/2014	101002472	POLICE-EQUIP		570.20		

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Fund No. Fund Name									
101 General									
Police									
VEN001814	Spectrum Janitorial	APP019074	6/23/2014	101002224	POLICE-OPERATING SUPPLI		210.42		
VEN000314	C.A.R. Clinic	APP019075	6/20/2014	101002360	POLICE-VEHICLE REPAIR		261.36		
VEN000458	Copyco Office Solutions	APP019076	6/20/2014	101002337	POLICE-PRINTING		8.94		
VEN000541	Department Of Homeland Security	APP019121	6/19/2014	101002343	POLICE-BUILDING MAINTEN	Elevator Operating Cert Invoic	60.00		
VEN001614	Public Safety Center	APP019122	6/24/2014	101002360	POLICE-VEHICLE REPAIR		97.86		
VEN002028	UPS	APP019154	6/27/2014	101002333	POLICE-POSTAGE		26.26		
VEN000314	C.A.R. Clinic	APP019155	6/27/2014	101002360	POLICE-VEHICLE REPAIR		1,019.30		
VEN001686	Robert Dine	APP019156	7/1/2014	101002334	POLICE-TRAVEL/TRAINING/		102.00	54473	7/1/2014
VEN002035	US Uniform and Supply	APP019157	7/1/2014	101002229	POLICE-UNIFORMS		334.90		
VEN001826	Staples	APP019158	7/1/2014	101002223	POLICE-OFFICE SUPPLIES		172.96		
VEN000406	Citizens Water	APP019159	7/1/2014	101002342	POLICE-WATER/SEWER		82.18	54468	7/1/2014
VEN000434	Comcast Cable	APP019160	7/1/2014	101002349	POLICE-SERVICES		57.12	54470	7/1/2014
VEN002036	USAutomatic Fire and Security	APP019161	7/1/2014	101002343	POLICE-BUILDING MAINTEN		699.44		
VEN001459	North Central Co-Op	APP019178	6/25/2014	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel for June	13,662.45		
VEN000314	C.A.R. Clinic	APP019240	7/7/2014	101002360	POLICE-VEHICLE REPAIR		809.50		
VEN001635	Ray O'herron Co. Inc.	APP019241	7/7/2014	101002360	POLICE-VEHICLE REPAIR		151.56		
VEN001614	Public Safety Center	APP019242	7/7/2014	101002472	POLICE-EQUIP		684.90		
VEN001154	Kahlo Jeep	APP019243	7/7/2014	101002360	POLICE-VEHICLE REPAIR		39.76		
VEN001537	Payroll	APP019259	7/7/2014	101002111	POLICE-SALARY	sal	122,014.00		
VEN001537	Payroll	APP019259	7/7/2014	101002120	POLICE-FICA AND MEDICAR	fica	7,337.48		
VEN001537	Payroll	APP019259	7/7/2014	101002120	POLICE-FICA AND MEDICAR	med	1,716.01		
VEN001537	Payroll	APP019259	7/7/2014	101002121	POLICE-PERF	perf	18,208.73		
VEN000739	Frontier	APP019348	7/7/2014	101002335	POLICE-TELEPHONE	Postage, elevator, backup and	58.83	54481	7/7/2014
VEN001248	LifeServices EAP	APP019377	7/7/2014	101002119	POLICE-HEALTH AND DENT	3rd Quart EAP services	276.00		
VEN002097	Westfield Chamber Of Commerce	APP019380	6/25/2014	101002347	POLICE-PROMOTIONS	6/19 luncheon	15.00		
VEN001274	M J Insurance	APP019392	7/3/2014	101002122	POLICE-WORKERS' COMP	Work Comp audit on 1/13-1/1	2,989.94		
VEN000976	Indiana Paging Network	APP019407	7/7/2014	101002332	POLICE-CELL/PAGERS/MOBI		79.73		
VEN000345	Cave and Company Printing	APP019408	7/8/2014	101002337	POLICE-PRINTING		136.38		
VEN001245	Lexisnexis	APP019409	7/9/2014	101002350	POLICE-SUBSCRIPTIONS/D		82.50		
VEN002123	Westfield-Washington Schools	APP019412	7/7/2014	101002360	POLICE-VEHICLE REPAIR	Fleet maint for June	45.48		
VEN002123	Westfield-Washington Schools	APP019415	7/7/2014	101002223	POLICE-OFFICE SUPPLIES	Paper for April, May and June	224.91		
Subtotal for Police							206,462.88		

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Fund No. Fund Name									
101 General									
Economic and Community Development									
VEN000534	Delta Dental	APP018943	6/20/2014	101003119	ECD-HEALTH AND DENTAL	INS	311.51	54357	6/20/2014
VEN000052	Advantage HMO Health Plans	APP018983	6/24/2014	101003119	ECD-HEALTH AND DENTAL	July Medical Ins	3,789.02	54460	6/24/2014
VEN000513	DavisVision	APP018985	6/24/2014	101003119	ECD-HEALTH AND DENTAL	July Vision Ins Prem	57.54	54462	6/24/2014
VEN002101	Westfield Economic Development Found	APP019170	6/24/2014	101003347	ECD-PROMOTIONS	6/6 Mayors Ball	1,000.00		
VEN001318	Matt Skelton	APP019172	6/30/2014	101003347	ECD-PROMOTIONS	Luncheon meeting	68.41	54472	7/1/2014
VEN001912	The Brickman Group LTD LLC	APP019176	6/30/2014	101003349	ECD-SERVICES	551 Montgomery Drive	87.50		
VEN001912	The Brickman Group LTD LLC	APP019176	6/30/2014	101003349	ECD-SERVICES	14931 Silverthorne Way	35.00		
VEN000345	Cave and Company Printing	APP019177	6/25/2014	101003337	ECD-PRINTING	Business cards	69.28		
VEN001459	North Central Co-Op	APP019178	6/25/2014	101003226	ECD-VEHICLE GAS/SUPPLIE	Unleaded fuel for June	45.57		
VEN001940	The Times	APP019197	6/26/2014	101003338	ECD-LEGAL	Legal ad ran 6/1 2012 this wa	18.85		
VEN001940	The Times	APP019199	6/26/2014	101003338	ECD-LEGAL	Notice of Adoption 6/12	10.47		
VEN001940	The Times	APP019199	6/26/2014	101003338	ECD-LEGAL	Notice of Adoption 6/12	11.27		
VEN001940	The Times	APP019199	6/26/2014	101003338	ECD-LEGAL	Notice of Hearing 6/11	26.57		
VEN001537	Payroll	APP019259	7/7/2014	101003111	ECD-SALARY	sal	24,808.48		
VEN001537	Payroll	APP019259	7/7/2014	101003120	ECD-FICA AND MEDICARE	fica	1,493.49		
VEN001537	Payroll	APP019259	7/7/2014	101003120	ECD-FICA AND MEDICARE	med	349.32		
VEN001537	Payroll	APP019259	7/7/2014	101003121	ECD-PERF	perf	3,349.14		
VEN001940	The Times	APP019340	7/8/2014	101003338	ECD-LEGAL	Notice BZA	20.13		
VEN001826	Staples	APP019347	7/7/2014	101003223	ECD-OFFICE SUPPLIES	Office Supplies	107.71		
VEN001248	LifeServices EAP	APP019377	7/7/2014	101003119	ECD-HEALTH AND DENTAL	3rd Quart EAP services	66.00		
VEN001274	M J Insurance	APP019392	7/3/2014	101003122	ECD-WORKERS' COMP	Work Comp audit on 1/13-1/1	603.38		
VEN002123	Westfield-Washington Schools	APP019415	7/7/2014	101003223	ECD-OFFICE SUPPLIES	Paper for April, May and June	49.98		
Subtotal for Economic and Community Development							36,378.62		
ECD - Building									
VEN000534	Delta Dental	APP018943	6/20/2014	101004119	BLDG-HEALTH AND DENTA	INS	209.80	54357	6/20/2014
VEN000052	Advantage HMO Health Plans	APP018983	6/24/2014	101004119	BLDG-HEALTH AND DENTA	July Medical Ins	1,680.03	54460	6/24/2014
VEN000513	DavisVision	APP018985	6/24/2014	101004119	BLDG-HEALTH AND DENTA	July Vision Ins Prem	29.56	54462	6/24/2014
VEN000345	Cave and Company Printing	APP019177	6/25/2014	101004337	BLDG-PRINTING	Business cards	69.28		
VEN001459	North Central Co-Op	APP019178	6/25/2014	101004226	BLDG-VEHICLE GAS	Unleaded fuel for June	228.44		
VEN000345	Cave and Company Printing	APP019200	6/26/2014	101004337	BLDG-PRINTING	Business cards for TJ	66.78		
Subtotal for ECD - Building							2,283.89		

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Fund No. Fund Name									
101 General									
Parks									
VEN000405	Citizens Energy Group	APP018939	6/20/2014	101005349	PARKS-SERVICES	330 E Main and 340 E Main	36.94	54355	6/20/2014
VEN000534	Delta Dental	APP018943	6/20/2014	101005119	PARKS-HEALTH AND DENT	INS	231.73	54357	6/20/2014
VEN000052	Advantage HMO Health Plans	APP018983	6/24/2014	101005119	PARKS-HEALTH AND DENT	July Medical Ins	3,162.73	54460	6/24/2014
VEN000513	DavisVision	APP018985	6/24/2014	101005119	PARKS-HEALTH AND DENT	July Vision Ins Prem	50.68	54462	6/24/2014
VEN000897	Home City Ice Co	APP018992	6/24/2014	101005347	PARKS-PROMOTION	Ice Trailer Rental - WR4	435.00	54464	6/25/2014
VEN000381	Cherry Street Plaza LLC	APP018993	6/24/2014	101005366	PARKS-BUILDING LEASE	Monthly rent for 330 Main St A	1,582.77	101062514	6/25/2014
VEN000381	Cherry Street Plaza LLC	APP018993	6/24/2014	101005366	PARKS-BUILDING LEASE	Increase effective 3/1/14	47.58	101062514	6/25/2014
VEN000589	Duke Energy	APP019009	6/25/2014	101005341	PARKS-ELECTRIC	17415 Oak Ridge	13.90	54465	6/25/2014
VEN000312	Busy Bee Cleaning Service	APP019029	6/25/2014	101005343	PARKS-BUILDING MAINTEN	Office cleaning at Parks buildi	260.00		
VEN000589	Duke Energy	APP019116	7/1/2014	101005341	PARKS-ELECTRIC	Midland Bridge	16.66	54471	7/1/2014
VEN002336	Citizens Westfield	APP019168	7/1/2014	101005342	PARKS-WATER/SEWER	Quaker Park/restrooms	336.78	54469	7/1/2014
VEN002336	Citizens Westfield	APP019168	7/1/2014	101005342	PARKS-WATER/SEWER	Asa Bales Park/restrooms	164.23	54469	7/1/2014
VEN002336	Citizens Westfield	APP019168	7/1/2014	101005342	PARKS-WATER/SEWER	Monon Trail/GHP	19.09	54469	7/1/2014
VEN002336	Citizens Westfield	APP019168	7/1/2014	101005342	PARKS-WATER/SEWER	302 S Union St/irrig	31.68	54469	7/1/2014
VEN002336	Citizens Westfield	APP019168	7/1/2014	101005342	PARKS-WATER/SEWER	Simon Moon Park/Drinking	11.22	54469	7/1/2014
VEN002336	Citizens Westfield	APP019168	7/1/2014	101005342	PARKS-WATER/SEWER	Hadley Park	24.03	54469	7/1/2014
VEN002336	Citizens Westfield	APP019168	7/1/2014	101005342	PARKS-WATER/SEWER	Old Friends Cemetery/Water	18.43	54469	7/1/2014
VEN002336	Citizens Westfield	APP019168	7/1/2014	101005342	PARKS-WATER/SEWER	151st & Carey Roundabout	80.47	54469	7/1/2014
VEN002336	Citizens Westfield	APP019168	7/1/2014	101005342	PARKS-WATER/SEWER	Quaker Park/Splash	811.80	54469	7/1/2014
VEN002336	Citizens Westfield	APP019168	7/1/2014	101005342	PARKS-WATER/SEWER	Quaker Park/Splash	1,056.22	54469	7/1/2014
VEN001459	North Central Co-Op	APP019178	6/25/2014	101005226	PARKS-VEHICLE GAS	Unleaded fuel for June	641.03		
VEN001716	Runyon Equipment Rental	APP019196	6/26/2014	101005476	PARKS-EQUIP LEASES	Stump Cutter/Scott Thompso	199.06		
VEN000345	Cave and Company Printing	APP019198	6/26/2014	101005337	PARKS-PRINTING	Addl 300 Car Show Flyers	178.00		
VEN001537	Payroll	APP019259	7/7/2014	101005111	PARKS-SALARY	sal	13,281.25		
VEN001537	Payroll	APP019259	7/7/2014	101005120	PARKS-FICA AND MEDICAR	fica	803.02		
VEN001537	Payroll	APP019259	7/7/2014	101005120	PARKS-FICA AND MEDICAR	med	187.80		
VEN001537	Payroll	APP019259	7/7/2014	101005121	PARKS-PERF	perf	1,684.97		
VEN000485	Current Publishing	APP019315	7/8/2014	101005347	PARKS-PROMOTION	12 half page ads for WR4	3,850.00		
VEN001912	The Brickman Group LTD LLC	APP019319	7/8/2014	101005349	PARKS-SERVICES	Landscape maint	13,346.00		
VEN001912	The Brickman Group LTD LLC	APP019319	7/8/2014	101005349	PARKS-SERVICES	Landscape maint	28,646.88		
VEN001257	Logo USA	APP019321	7/8/2014	101005347	PARKS-PROMOTION	WR4 polos	381.00		
VEN001257	Logo USA	APP019321	7/8/2014	101005347	PARKS-PROMOTION	WR4 tees	64.00		

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Fund No. Fund Name									
101 General									
Parks									
VEN000062	Aim Right Inc	APP019360	7/8/2014	101005229	PARKS-UNIFORMS	Stock for Class 3 Reflective T	351.75		
VEN001248	LifeServices EAP	APP019377	7/7/2014	101005119	PARKS-HEALTH AND DENT	3rd Quart EAP services	42.00		
VEN002097	Westfield Chamber Of Commerce	APP019380	6/25/2014	101005347	PARKS-PROMOTION	6/19 luncheon	15.00		
VEN001274	M J Insurance	APP019392	7/3/2014	101005122	PARKS-WORKERS' COMP	Work Comp audit on 1/13-1/1	276.98		
VEN000897	Home City Ice Co	APP019413	7/8/2014	101005347	PARKS-PROMOTION	WR4 ice	400.00		
Subtotal for Parks							72,740.68		
Informatics									
VEN000534	Delta Dental	APP018943	6/20/2014	101007119	IT-HEALTH AND DENTAL	INS	289.86	54357	6/20/2014
VEN000348	CDW Government Inc	APP018975	6/24/2014	101007451	IT-COMPUTER/EQUIP		11,489.71		
VEN000052	Advantage HMO Health Plans	APP018983	6/24/2014	101007119	IT-HEALTH AND DENTAL	July Medical Ins	4,665.83	54460	6/24/2014
VEN000513	DavisVision	APP018985	6/24/2014	101007119	IT-HEALTH AND DENTAL	July Vision Ins Prem	65.98	54462	6/24/2014
VEN002012	U.S. Bank Equipment Finance	APP019020	6/25/2014	101007337	IT-PRINTING	Training Facility	88.60		
VEN001687	Robert Half Technology	APP019021	6/25/2014	101007331	IT-CONSULTING	Temp employee for wk ending	193.13		
VEN000882	HHPA	APP019028	6/23/2014	101007349	IT-SERVICES	May and June services	2,050.00		
VEN001459	North Central Co-Op	APP019178	6/25/2014	101007226	IT-VEHICLE GAS	Unleaded fuel for June	78.89		
VEN000604	Eastern Engineering Supply	APP019247	7/7/2014	101007224	IT-OPERATING SUPPLIES	Cartridges	3,377.11		
VEN000660	ESRI	APP019288	7/7/2014	101007389	IT-SOFTWARE LICENSING	Annual ESRI enterprise licens	25,000.00		
VEN001796	Simcrest	APP019317	7/8/2014	101007389	IT-SOFTWARE LICENSING	Cash Basis annual msp	856.00		
VEN000053	Adxstudio Inc	APP019318	7/8/2014	101007389	IT-SOFTWARE LICENSING	Annual software maint	3,599.00		
VEN000132	Apparatus	APP019320	7/8/2014	101007389	IT-SOFTWARE LICENSING	VMware renewal	8,482.23		
VEN000348	CDW Government Inc	APP019322	7/8/2014	101007451	IT-COMPUTER/EQUIP		22,115.38		
VEN000348	CDW Government Inc	APP019322	7/8/2014	101007451	IT-COMPUTER/EQUIP	Shipping	74.00		
VEN002012	U.S. Bank Equipment Finance	APP019323	7/8/2014	101007337	IT-PRINTING	Machine rental	1,315.74		
VEN000132	Apparatus	APP019324	7/8/2014	101007331	IT-CONSULTING	Monthly billing for June	5,750.00		
VEN001248	LifeServices EAP	APP019377	7/7/2014	101007119	IT-HEALTH AND DENTAL	3rd Quart EAP services	36.00		
VEN001274	M J Insurance	APP019392	7/3/2014	101007122	IT-WORKERS' COMP	Work Comp audit on 1/13-1/1	369.32		
Subtotal for Informatics							89,896.78		

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Fund No. Fund Name									
101 General									
Clerk Treasurer									
VEN000534	Delta Dental	APP018943	6/20/2014	101008119	CT-HEALTH AND DENTAL	INS	287.81	54357	6/20/2014
VEN000052	Advantage HMO Health Plans	APP018983	6/24/2014	101008119	CT-HEALTH AND DENTAL	July Medical Ins	3,651.05	54460	6/24/2014
VEN000513	DavisVision	APP018985	6/24/2014	101008119	CT-HEALTH AND DENTAL	July Vision Ins Prem	65.98	54462	6/24/2014
VEN001537	Payroll	APP019004	6/25/2014	101008331	CT-CONSULTING	Processing charges for period	935.28	100062514	6/25/2014
VEN001537	Payroll	APP019012	6/25/2014	101008331	CT-CONSULTING	192 Time and Attendance and	2,036.43	103062514	6/25/2014
VEN001537	Payroll	APP019012	6/25/2014	101008331	CT-CONSULTING	188 Pay/Payroll Quickview	760.84	103062514	6/25/2014
VEN001637	Ray's Trash Service	APP019022	6/26/2014	101008349	CT-SERVICES	Cross shredder at Clerk's offi	39.20		
VEN001000	Indianapolis Star	APP019031	6/26/2014	101008338	CT-LEGAL NOTICES	Addl appropriation	18.37		
VEN002616	Webster Law and Associates	APP019164	6/25/2014	101008331	CT-CONSULTING	2014 retainer	1,500.00	54467	6/25/2014
VEN000267	Boyce Forms/systems	APP019293	7/7/2014	101008337	CT-PRINTING	Cty/receipts	230.25		
VEN001248	LifeServices EAP	APP019377	7/7/2014	101008119	CT-HEALTH AND DENTAL	3rd Quart EAP services	36.00		
VEN001469	O W Krohn and Associates	APP019381	6/25/2014	101008349	CT-SERVICES	Services for May	5,900.00		
VEN001826	Staples	APP019391	7/7/2014	101008223	CT-OFFICE SUPPLIES	Office Supplies for Bev	26.83		
VEN001274	M J Insurance	APP019392	7/3/2014	101008122	CT-WORKERS' COMP	Work Comp audit on 1/13-1/1	311.86		
VEN002123	Westfield-Washington Schools	APP019415	7/7/2014	101008223	CT-OFFICE SUPPLIES	Paper for April, May and June	130.75		
Subtotal for Clerk Treasurer							15,930.65		
Mayor									
VEN000534	Delta Dental	APP018943	6/20/2014	101009119	MAYOR-HEALTH AND DENT	INS	45.97	54357	6/20/2014
VEN000052	Advantage HMO Health Plans	APP018983	6/24/2014	101009119	MAYOR-HEALTH AND DENT	July Medical Ins	657.60	54460	6/24/2014
VEN000513	DavisVision	APP018985	6/24/2014	101009119	MAYOR-HEALTH AND DENT	July Vision Ins Prem	12.14	54462	6/24/2014
VEN001248	LifeServices EAP	APP019377	7/7/2014	101009119	MAYOR-HEALTH AND DENT	3rd Quart EAP services	6.00		
VEN002097	Westfield Chamber Of Commerce	APP019380	6/25/2014	101009347	MAYOR-PROMOTIONS	6/19 luncheon	15.00		
VEN000476	Crossroads Of America Council	APP019388	7/7/2014	101009347	MAYOR-PROMOTIONS	Community Support	1,000.00		
VEN002618	Christ United Methodist Church	APP019398	6/26/2014	101009347	MAYOR-PROMOTIONS	1/4 page ad in the Christ Unit	100.00		
Subtotal for Mayor							1,836.71		
City Council									
VEN002097	Westfield Chamber Of Commerce	APP019380	6/25/2014	101010347	CITY COUNCIL-PROMOTION	6/19 luncheon	15.00		
VEN002097	Westfield Chamber Of Commerce	APP019397	6/26/2014	101010347	CITY COUNCIL-PROMOTION	6/9 luncheon Jim and Steve	30.00		
Subtotal for City Council							45.00		

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Fund No. Fund Name									
101 General									
Public Works									
VEN000534	Delta Dental	APP018943	6/20/2014	101013119	PW-HEALTH AND DENTAL	INS	1,561.48	54357	6/20/2014
VEN000052	Advantage HMO Health Plans	APP018983	6/24/2014	101013119	PW-HEALTH AND DENTAL	July Medical Ins	19,803.53	54460	6/24/2014
VEN000513	DavisVision	APP018985	6/24/2014	101013119	PW-HEALTH AND DENTAL	July Vision Ins Prem	269.20	54462	6/24/2014
VEN000345	Cave and Company Printing	APP019129	6/26/2014	101013223	PW-OFFICE SUPPLIES	Business cards 8 names	514.24		
VEN000974	Indiana Newspapers	APP019132	6/26/2014	101013350	PW-SUBS/DUES/MEMBERS	Indy Star service 7/1/14-6/30/	294.03		
VEN000345	Cave and Company Printing	APP019136	6/25/2014	101013223	PW-OFFICE SUPPLIES	Business cards for Angela	64.28		
VEN001826	Staples	APP019137	6/26/2014	101013223	PW-OFFICE SUPPLIES	Office Supplies	47.27		
VEN001537	Payroll	APP019259	7/7/2014	101013111	PW-SALARY	sal	51,290.04		
VEN001537	Payroll	APP019259	7/7/2014	101013120	PW-FICA AND MEDICARE	fica	2,999.01		
VEN001537	Payroll	APP019259	7/7/2014	101013120	PW-FICA AND MEDICARE	med	701.36		
VEN001537	Payroll	APP019259	7/7/2014	101013121	PW-PERF	perf	6,376.06		
VEN000660	ESRI	APP019288	7/7/2014	101013350	PW-SUBS/DUES/MEMBERS	Annual ESRI enterprise licens	10,000.00		
VEN000348	CDW Government Inc	APP019326	7/8/2014	101013451	PW-COMPUTER EQUIPMEN	PW bldg maint	1,751.25		
VEN002336	Citizens Westfield	APP019338	7/7/2014	101013342	PW-WATER/SEWER	2728 E 171st City Services	258.03	54482	7/7/2014
VEN002336	Citizens Westfield	APP019338	7/7/2014	101013342	PW-WATER/SEWER	2706 E 171st City Services A	66.78	54482	7/7/2014
VEN002336	Citizens Westfield	APP019338	7/7/2014	101013342	PW-WATER/SEWER	2706 E 171st City Services Sh	87.64	54482	7/7/2014
VEN001826	Staples	APP019347	7/7/2014	101013223	PW-OFFICE SUPPLIES	Office Supplies	8.57		
VEN001573	Pitney Bowes	APP019350	7/7/2014	101013333	PW-POSTAGE	Rental for 4/1-6/30	189.50		
VEN001248	LifeServices EAP	APP019377	7/7/2014	101013119	PW-HEALTH AND DENTAL	3rd Quart EAP services	30.00		
VEN001248	LifeServices EAP	APP019377	7/7/2014	101013119	PW-HEALTH AND DENTAL	3rd Quart EAP services	168.00		
VEN002097	Westfield Chamber Of Commerce	APP019380	6/25/2014	101013347	PW-PROMOTIONS	6/19 luncheon	15.00		
VEN001826	Staples	APP019391	7/7/2014	101013223	PW-OFFICE SUPPLIES	Office Supplies for Pat	21.74		
VEN001274	M J Insurance	APP019392	7/3/2014	101013122	PW-WORKERS' COMP	Work Comp audit on 1/13-1/1	1,637.27		
VEN002123	Westfield-Washington Schools	APP019415	7/7/2014	101013223	PW-OFFICE SUPPLIES	Paper for April, May and June	213.93		
Subtotal for Public Works							98,368.21		
Subtotal for Fund 101 General							646,206.29		

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Public Works									
VEN000589	Duke Energy	APP019118	7/1/2014	201013341	MVH-ELECTRIC	Farr Hills	65.44	54471	7/1/2014
VEN000589	Duke Energy	APP019118	7/1/2014	201013341	MVH-ELECTRIC	Farr Hills Hwy Lights	44.36	54471	7/1/2014
VEN001384	Milestone Contractors LLP	APP019126	6/26/2014	201013231	MVH-SUBGRADE MATERIAL	Surface	234.84		
VEN001384	Milestone Contractors LLP	APP019126	6/26/2014	201013231	MVH-SUBGRADE MATERIAL	Surface	151.05		
VEN000596	E and B Paving Inc	APP019128	6/26/2014	201013231	MVH-SUBGRADE MATERIAL	Pot holes	242.50		
VEN001666	Reynold's Farm Equipment	APP019130	6/26/2014	201013345	MVH-EQUIP REPAIR	New Holland repair	380.85		
VEN001731	Sagamore Ready Mix LLC	APP019131	6/26/2014	201013231	MVH-SUBGRADE MATERIAL	3202 Grandview Dr	307.75		
VEN001459	North Central Co-Op	APP019178	6/25/2014	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel for June	10,779.67		
VEN001044	Irving Materials	APP019202	6/25/2014	201013231	MVH-SUBGRADE MATERIAL	Stone	207.63		
VEN001710	RQAW Corp	APP019219	7/3/2014	201013349	MVH-SERVICES	US31 SR 32 Towers Electrica	3,750.00		
VEN001367	Midwest Toxicology Servic	APP019223	6/26/2014	201013349	MVH-SERVICES	Drug testing new employees	250.00		
VEN000062	Aim Right Inc	APP019246	7/7/2014	201013472	MVH-EQUIP	5 Boxes of Gloves: 4 Boxes of	368.44		
VEN000201	Baumgartner and Co	APP019249	7/7/2014	201013349	MVH-SERVICES	Resurface- Towne Rd from 1	3,044.84		
VEN000201	Baumgartner and Co	APP019250	7/7/2014	201013349	MVH-SERVICES	Resurface- 171st Street from	6,374.76		
VEN001384	Milestone Contractors LLP	APP019289	7/7/2014	201013349	MVH-SERVICES	Resurface- Public Safety Bldg	9,962.37		
VEN001384	Milestone Contractors LLP	APP019290	7/7/2014	201013349	MVH-SERVICES	Resurface- Towne Rd from 1	212,000.49		
VEN001367	Midwest Toxicology Servic	APP019351	7/7/2014	201013349	MVH-SERVICES	New employee drug test	50.00		
VEN001622	Quality Truck and Trailer	APP019352	7/7/2014	201013345	MVH-EQUIP REPAIR	New Holland	1,782.23		
VEN001622	Quality Truck and Trailer	APP019352	7/7/2014	201013345	MVH-EQUIP REPAIR	Sterling	230.07		
VEN001044	Irving Materials	APP019353	7/7/2014	201013231	MVH-SUBGRADE MATERIAL	Commercial Stone	869.34		
VEN001716	Runyon Equipment Rental	APP019354	7/7/2014	201013476	MVH-EQUIP LEASES	Bobcat sweeper	240.00		
VEN001000	Indianapolis Star	APP019355	7/7/2014	201013349	MVH-SERVICES	AFB N Union St Exten	164.88		
VEN000183	Bam Tree Company	APP019356	7/8/2014	201013349	MVH-SERVICES	812 161st tree removal/7 whit	2,650.00		
VEN000062	Aim Right Inc	APP019360	7/8/2014	201013472	MVH-EQUIP	Stock for Class 3 Reflective T	1,239.50		
VEN000062	Aim Right Inc	APP019360	7/8/2014	201013472	MVH-EQUIP	Freight charges	42.91		
VEN000201	Baumgartner and Co	APP019367	7/9/2014	201013349	MVH-SERVICES	Resurface- Towne Rd from 1	103,611.00		
VEN000201	Baumgartner and Co	APP019367	7/9/2014	201013349	MVH-SERVICES	Special req of the Mayor/add'l	6,077.00		
VEN002123	Westfield-Washington Schools	APP019412	7/7/2014	201013226	MVH-VEHICLE GAS/ SUPPLI	Diesel for April, May and June	2,534.52		
VEN002123	Westfield-Washington Schools	APP019412	7/7/2014	201013360	MVH-VEHICLE REPAIR	Fleet maint for May and June	149.83		
Subtotal for Public Works							367,806.27		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							367,806.27		

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Fund No. Fund Name									
202	Local Road and Street (LRS)								
	Public Works								
VEN000218	Bernardin Lochmueller and Assoc.	APP019008	6/25/2014	202013349	LRS-SERVICES	Grand Junction Reg Det Desi	16,545.88		
VEN001368	Midwestern Electric	APP019133	6/25/2014	202013349	LRS-SERVICES	Traffic not cycling/Greyhound	202.00		
	Subtotal for Public Works						16,747.88		
Subtotal for Fund 202 Local Road and Street (LRS)							16,747.88		
Fund No. Fund Name									
203	Fire Operating								
	Fire								
VEN000534	Delta Dental	APP018943	6/20/2014	203012119	FIRE-HEALTH AND DENTAL	INS	4,066.47	54357	6/20/2014
VEN000052	Advantage HMO Health Plans	APP018983	6/24/2014	203012119	FIRE-HEALTH AND DENTAL	July Medical Ins	49,258.19	54460	6/24/2014
VEN000513	DavisVision	APP018985	6/24/2014	203012119	FIRE-HEALTH AND DENTAL	July Vision Ins Prem	705.20	54462	6/24/2014
VEN000458	Copyco Office Solutions	APP019076	6/20/2014	203012337	FIRE-PRINTING		164.64		
VEN002336	Citizens Westfield	APP019120	7/1/2014	203012342	FIRE-WATER/SEWER	Sta 82	197.19	54469	7/1/2014
VEN002336	Citizens Westfield	APP019120	7/1/2014	203012342	FIRE-WATER/SEWER	Sta 83 Domestic	298.79	54469	7/1/2014
VEN002336	Citizens Westfield	APP019120	7/1/2014	203012342	FIRE-WATER/SEWER	Sta 83 Fire Fill	99.06	54469	7/1/2014
VEN000541	Department Of Homeland Security	APP019121	6/19/2014	203012343	FIRE-BUILDING MAINTENAN	Elevator Operating Cert Invoic	60.00		
VEN002353	Boldens Cleaners	APP019135	6/30/2014	203012229	FIRE-UNIFORMS	Dry Cleaning	130.05		
VEN000974	Indiana Newspapers	APP019140	6/30/2014	203012350	FIRE-SUBSCRIPTIONS/DUE	april, may, june	108.83		
VEN001615	Public Safety Medical Services	APP019143	6/30/2014	203012354	FIRE-MEDICAL EXAMS/TEST	Scott Wolfe - Physical	422.11		
VEN001637	Ray's Trash Service	APP019144	6/30/2014	203012350	FIRE-SUBSCRIPTIONS/DUE	June - recycle	33.60		
VEN002620	Ibarra Construction	APP019145	6/30/2014	203012343	FIRE-BUILDING MAINTENAN	Roof repair - station 83	650.00		
VEN000469	Crawford Water Care	APP019146	6/30/2014	203012342	FIRE-WATER/SEWER	Station 82 and 83 salt	987.00		
VEN001717	Russ Shoaf	APP019147	6/30/2014	203012334	FIRE-TRAVEL/TRAINING/SE	Training Supplies	57.37	54474	7/1/2014
VEN001341	MES-Indiana	APP019148	6/30/2014	203012229	FIRE-UNIFORMS	Dyna Fit suspenders - 5 sets	200.00		
VEN000903	Hoosier Fire Equipment	APP019149	6/30/2014	203012229	FIRE-UNIFORMS	new gear for new hires	2,296.15		
VEN002621	Scott Klinger	APP019150	6/30/2014	203012334	FIRE-TRAVEL/TRAINING/SE	reimbursement for shoes	50.00		
VEN002622	Fire Department Training Network	APP019151	6/30/2014	203012334	FIRE-TRAVEL/TRAINING/SE	Training	600.00		
VEN001194	Koorsen Fire and Security	APP019152	6/30/2014	203012472	FIRE-EQUIP	Annual billing air sample servi	1,185.00		
VEN002148	Witmer Public Safety Group	APP019153	6/30/2014	203012229	FIRE-UNIFORMS	boots - 3 pairs	276.89		
VEN000406	Citizens Water	APP019159	7/1/2014	203012342	FIRE-WATER/SEWER		82.18	54468	7/1/2014
VEN002036	USAutomatic Fire and Security	APP019161	7/1/2014	203012343	FIRE-BUILDING MAINTENAN		699.44		
VEN001459	North Central Co-Op	APP019178	6/25/2014	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel for June	1,756.61		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN001367	Midwest Toxicology Servic	APP019223	6/26/2014	203012354	FIRE-MEDICAL EXAMS/TEST	Drug testing new employees	150.00		
VEN001537	Payroll	APP019259	7/7/2014	203012111	FIRE-SALARY	sal	174,256.41		
VEN001537	Payroll	APP019259	7/7/2014	203012120	FIRE-FICA AND MEDICARE	fica	10,316.05		
VEN001537	Payroll	APP019259	7/7/2014	203012120	FIRE-FICA AND MEDICARE	med	2,412.62		
VEN001537	Payroll	APP019259	7/7/2014	203012121	FIRE-PERF	perf	32,891.95		
VEN001000	Indianapolis Star	APP019333	7/8/2014	203012337	FIRE-PRINTING	Merit Commission	19.34		
VEN000739	Frontier	APP019348	7/7/2014	203012343	FIRE-BUILDING MAINTENAN	Postage machine and backup	58.84	54481	7/7/2014
VEN001248	LifeServices EAP	APP019377	7/7/2014	203012119	FIRE-HEALTH AND DENTAL	3rd Quart EAP services	426.00		
VEN001274	M J Insurance	APP019392	7/3/2014	203012122	FIRE-WORKERS' COMP	Work Comp audit on 1/13-1/1	4,328.30		
VEN002123	Westfield-Washington Schools	APP019415	7/7/2014	203012223	FIRE-OFFICE SUPPLIES	Paper for April, May and June	99.96		
Subtotal for Fire							289,344.24		
Subtotal for Fund 203 Fire Operating							289,344.24		
Fund No. Fund Name									
204 Park Impact									
Parks									
VEN002512	Melissa A Guffey	APP019220	7/3/2014	204005349	PARK IMPACT-SERVICES	Installation and Freight	5,944.13		
VEN002512	Melissa A Guffey	APP019220	7/3/2014	204005472	PARK IMPACT-EQUIPMENT	KOMPAN - Aventure Tower,	18,615.00		
Subtotal for Parks							24,559.13		
Subtotal for Fund 204 Park Impact							24,559.13		
Fund No. Fund Name									
206 Parks Programming/Events									
Parks									
VEN000034	Adagio Dance Academy LLC	APP018972	6/23/2014	206005349	PARKS PROGRAM/SERVICE	Refund for Adagio Vendor clo	50.00	54459	6/24/2014
VEN001159	Kathleen Marsh	APP019005	6/25/2014	206005349	PARKS PROGRAM/SERVICE	One enrollment for Intermedia	35.00		
VEN002591	Laura Stechmiller	APP019006	6/25/2014	206005347	PARKS PROGRAM/PROMOT	Reimbursement for Race Acr	68.96	54466	6/25/2014
VEN002612	Engineering for Kids	APP019169	7/1/2014	206005349	PARKS PROGRAM/SERVICE	Five enrollments for Medieval	550.00		
VEN002598	Creative Escape Inc	APP019175	7/1/2014	206005349	PARKS PROGRAM/SERVICE	5 spots for Mom and Me Cupc	105.00		
VEN002624	Kenneth A Moreland	APP019316	7/8/2014	206005347	PARKS PROGRAM/PROMOT	Photographer - RAHC 2014	475.00		
Subtotal for Parks							1,283.96		
Subtotal for Fund 206 Parks Programming/Events							1,283.96		

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Fund No. Fund Name									
241 Police Donation									
Police									
VEN000224	Best Fun Inc	APP019162	7/1/2014	241439	POLICE DONATION		1,195.45		
VEN000676	Fabulously Fun Co/Tattoo Crazy	APP019163	7/1/2014	241439	POLICE DONATION		400.00		
Subtotal for Police							1,595.45		
Subtotal for Fund 241 Police Donation							1,595.45		
Fund No. Fund Name									
264 Road and Street Improvement (Road Impact)									
Public Works									
VEN000010	A and F Engineering	APP019007	6/25/2014	264013349	ROAD IMPACT-SERVICES	156th & Springmill replacing	15,016.50		
VEN000201	Baumgartner and Co	APP019366	7/9/2014	264013233	ROAD IMPACT-ASPHALT	Emergency Road Repair on	34,000.00		
Subtotal for Public Works							49,016.50		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							49,016.50		
Fund No. Fund Name									
268 Emergency Medical and Equip									
Fire									
VEN000065	Airgas Mid America	APP019138	6/30/2014	268012224	EMS-OPERATING SUPPLIES	Oxygen	32.20		
VEN000266	Bound Tree Medical	APP019139	6/30/2014	268012224	EMS-OPERATING SUPPLIES	supplies - June	2,250.82		
VEN002426	Horizon Medical Products	APP019141	6/30/2014	268012224	EMS-OPERATING SUPPLIES	Microdot xtra meter, carry cas	234.70		
VEN000403	Ciproms Inc	APP019142	6/30/2014	268012349	EMS-SERVICES	May	1,358.76		
Subtotal for Fire							3,876.48		
Subtotal for Fund 268 Emergency Medical and Equip							3,876.48		
Fund No. Fund Name									
269 Training Facility Center									
Public Safety (Police and Fire)									
VEN000405	Citizens Energy Group	APP018940	6/20/2014	269014342	TRAINING FAC-WATER/SE	Water Consumption at Traini	14.97	54356	6/20/2014
VEN000589	Duke Energy	APP019117	7/1/2014	269014341	TRAINING FAC-ELECTRIC	Training Facility	386.66	54475	7/1/2014
VEN000589	Duke Energy	APP019117	7/1/2014	269014341	TRAINING FAC-ELECTRIC	Training Facility	61.49	54475	7/1/2014
Subtotal for Public Safety (Police and Fire)							463.12		
Subtotal for Fund 269 Training Facility Center							463.12		

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Fund No.	Fund Name									
301	Eastside TIF									
	RDC									
	VEN001469	O W Krohn and Associates	APP019381	6/25/2014	301018349	EASTSIDE TIF SERVICES	Redevelopment Commission	277.50		
	Subtotal for RDC							277.50		
Subtotal for Fund 301 Eastside TIF								277.50		
Fund No.	Fund Name									
305	Grand Junction TIF									
	RDC									
	VEN001420	National Bank of Indianapolis	APP019379	6/19/2014	305018400	GRAND JUNCTION LAND PU	Land Purchase	25,241.40	54461	6/24/2014
	Subtotal for RDC							25,241.40		
Subtotal for Fund 305 Grand Junction TIF								25,241.40		
Fund No.	Fund Name									
312	GO Bond #3 2005 Debt Service									
	Administration									
	VEN002032	US Bank	APP019212	7/3/2014	312008280	GO BOND #3 DEBT SERVIC	Obligation Bond of 2005 7/15	214,736.25	54478	7/3/2014
	Subtotal for Administration							214,736.25		
Subtotal for Fund 312 GO Bond #3 2005 Debt Service								214,736.25		

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Fund No. Fund Name									
313	2012 and 2013 COIT BAN Construction								
	Grand Park								
VEN000480	CSI Signs	APP019047	6/23/2014	313015474	2012-13 COIT BAN-CONSTR	Temporary Signs	1,704.88		
VEN000348	CDW Government Inc	APP019048	6/27/2014	313015474	2012-13 COIT BAN-CONSTR	IT Equipment for Admin Bldgs	215.97		
VEN002196	Mobile Mini	APP019049	6/27/2014	313015474	2012-13 COIT BAN-CONSTR	Construction Trailer	275.00		
VEN000450	Context	APP019050	6/27/2014	313015349	2012-13 COIT BAN-SERVICE	CA Services Through Februar	4,875.00		
VEN001708	RPM Machinery	APP019051	6/27/2014	313015474	2012-13 COIT BAN-CONSTR	Excavator Rental	6,633.00		
VEN000348	CDW Government Inc	APP019052	6/27/2014	313015474	2012-13 COIT BAN-CONSTR	IT Equipment for Admin Bldgs	8,364.84		
VEN002138	Williams Creek Consulting Inc	APP019203	7/1/2014	313015474	2012-13 COIT BAN-CONSTR	Wetlands Monitoring for GP	2,221.50		
VEN000304	Bullseye Fence Design Inc	APP019204	7/1/2014	313015474	2012-13 COIT BAN-CONSTR	Baseball Fencing	0.00		
VEN000304	Bullseye Fence Design Inc	APP019204	7/1/2014	313015474	2012-13 COIT BAN-CONSTR	Baseball Fencing CO#02	19,273.00		
VEN001410	Myers Construction Mgmt Inc	APP019221	7/2/2014	313015474	2012-13 COIT BAN-CONSTR	Maintenance Buildings & Con	110,515.00		
VEN001410	Myers Construction Mgmt Inc	APP019221	7/2/2014	313015474	2012-13 COIT BAN-CONSTR	Maint Bldg & Concessions C	16,405.00		
VEN000437	Commercial Irrigation and Turf	APP019222	7/2/2014	313015474	2012-13 COIT BAN-CONSTR	Irrigation	0.00		
VEN000437	Commercial Irrigation and Turf	APP019222	7/2/2014	313015474	2012-13 COIT BAN-CONSTR	Baseball Common Area Irrigat	21,699.45		
VEN002344	Gared Sports	APP019232	7/7/2014	313015474	2012-13 COIT BAN-CONSTR	2nd Lacrosse Cart	250.00		
VEN002613	ERMCO Inc	APP019233	7/7/2014	313015474	2012-13 COIT BAN-CONSTR	Misc Electrical for Admin Bldg	1,555.54		
VEN002613	ERMCO Inc	APP019234	7/7/2014	313015474	2012-13 COIT BAN-CONSTR	Lightning Warning System Ins	15,150.00		
VEN002613	ERMCO Inc	APP019235	7/7/2014	313015474	2012-13 COIT BAN-CONSTR	Cat 6 Cable in Maint Bldgs &	5,569.85		
VEN000348	CDW Government Inc	APP019237	7/7/2014	313015474	2012-13 COIT BAN-CONSTR	IT Equipment for Maint Bldgs	373.03		
VEN002427	TOMMY CUSTOM CART	APP019238	7/7/2014	313015474	2012-13 COIT BAN-CONSTR	Extra Keys for the Ez-Go Cart	40.00		
VEN002305	High Performance Soccer	APP019239	7/7/2014	313015474	2012-13 COIT BAN-CONSTR	Bleacher Relocation Assistan	412.60		
VEN001716	Runyon Equipment Rental	APP019328	7/8/2014	313015474	2012-13 COIT BAN-CONSTR	Light Plants for Grand Openin	2,530.68		
	Subtotal for Grand Park						218,064.34		
Subtotal for Fund 313 2012 and 2013 COIT BAN Construction							218,064.34		
Fund No. Fund Name									
314	2012 and 2013 COIT BAN Interest Ph II								
	Clerk Treasurer								
VEN001652	Regions Bank	APP019253	7/7/2014	314008381	2012-13 COIT BAN-INTERES	COIT BAN of 2012 Interest	114,365.00		
	Subtotal for Clerk Treasurer						114,365.00		
Subtotal for Fund 314 2012 and 2013 COIT BAN Interest Ph II							114,365.00		

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Fund No.	Fund Name								
640	Sports Campus Operating								
	Grand Park								
VEN002336	Citizens Westfield	APP018961	6/20/2014	640015224	SPORTS CAMPUS-OPERATI	721 E 191st St Est acct and in	19.00	54354	6/25/2014
VEN002228	Indiana Sports Properties	APP019174	7/1/2014	640015349	SPORTS CAMPUS-SERVICE	Property Management for Gra	21,500.00		
VEN001637	Ray's Trash Service	APP019325	7/8/2014	640015349	SPORTS CAMPUS-SERVICE	18642 Tomlinson Rd	181.36		
VEN001637	Ray's Trash Service	APP019325	7/8/2014	640015349	SPORTS CAMPUS-SERVICE	5 E 191st St	175.28		
VEN001637	Ray's Trash Service	APP019325	7/8/2014	640015349	SPORTS CAMPUS-SERVICE	571 E 191st St	499.14		
VEN001199	Kurt Aikman	APP019327	7/8/2014	640015224	SPORTS CAMPUS-OPERATI	copies for grandpark	35.25		
VEN002336	Citizens Westfield	APP019329	7/7/2014	640015349	SPORTS CAMPUS-SERVICE	152 W 186th St GP #2	252.54		
VEN002336	Citizens Westfield	APP019329	7/7/2014	640015349	SPORTS CAMPUS-SERVICE	201 W 191st St GP #1	249.78		
VEN002336	Citizens Westfield	APP019330	7/1/2014	640015349	SPORTS CAMPUS-SERVICE	711 E 191st St	251.75		
VEN002336	Citizens Westfield	APP019330	7/1/2014	640015349	SPORTS CAMPUS-SERVICE	720 E 186th St	249.78		
VEN002336	Citizens Westfield	APP019330	7/1/2014	640015349	SPORTS CAMPUS-SERVICE	5 E 191st St	263.96		
VEN002336	Citizens Westfield	APP019330	7/1/2014	640015349	SPORTS CAMPUS-SERVICE	943 E 191st St	260.02		
VEN000877	Henke Development LLC	APP019331	7/8/2014	640015349	SPORTS CAMPUS-SERVICE	June Services	12,500.00		
VEN000877	Henke Development LLC	APP019332	7/8/2014	640015349	SPORTS CAMPUS-SERVICE	June management fee	7,500.00		
	Subtotal for Grand Park						43,937.86		
Subtotal for Fund 640 Sports Campus Operating							43,937.86		
Fund No.	Fund Name								
641	Supplemental Reserv								
	Administration								
VEN002617	Utility Service Co	APP019399	6/26/2014	641001349	SUPPLE RESERV CONTR S	Maint on water tanks per Jere	3,077.86		
	Subtotal for Administration						3,077.86		
Subtotal for Fund 641 Supplemental Reserv							3,077.86		
Fund No.	Fund Name								
646	WestfieldConnects								
	WestfieldConnects								
VEN001000	Indianapolis Star	APP019333	7/8/2014	646019349	WESTFIELDCONNECTS-SE	Westfield Connects notice	30.37		
	Subtotal for WestfieldConnects						30.37		
Subtotal for Fund 646 WestfieldConnects							30.37		

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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									
651 Infrastructure Improv									
Public Works									
VEN000562	DLZ	APP019173	7/1/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2125 corr appr n	942.50		
VEN001671	Rieth-Riley Construction	APP019248	7/7/2014	651013474	INFRASTRUCTURE IMPRO	Resurfacing- Greyhound Pas	96,333.36		
VEN000201	Baumgartner and Co	APP019251	7/7/2014	651013474	INFRASTRUCTURE IMPRO	Resurface- Countryside Blvd -	36,939.15		
VEN002019	United Consulting Engineers	APP019254	7/7/2014	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	39,550.00		
VEN002633	Shahpor Shahbahrami	APP019341	7/8/2014	651013474	INFRASTRUCTURE IMPRO	Grand Junction Lot 6 Mill Stre	151,950.00		
VEN002627	Robert and Sharon Hodson	APP019342	7/7/2014	651013474	INFRASTRUCTURE IMPRO	191st & Tomlinson parcel 3	23,900.00		
VEN002626	Jack and Kathleen Royer	APP019343	7/7/2014	651013474	INFRASTRUCTURE IMPRO	191st & Tomlinson parcel 5	11,300.00		
VEN002625	Joseph and Meg Edwards	APP019344	7/7/2014	651013474	INFRASTRUCTURE IMPRO	191st & Tomlinson parcel 6	3,400.00		
VEN002629	Tara Ellen Taylor	APP019345	7/7/2014	651013474	INFRASTRUCTURE IMPRO	Carey Rd Trail parcel 2	8,500.00		
VEN002630	Richard Taylor	APP019346	7/7/2014	651013474	INFRASTRUCTURE IMPRO	Carey Rd trail Parcel 1	8,000.00		
VEN000562	DLZ	APP019349	7/7/2014	651013474	INFRASTRUCTURE IMPRO	Monon Trail	763.70		
VEN000103	American Structurepoint Inc	APP019363	7/9/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2171/Grand Par	35,625.00		
VEN002067	VS Engineering	APP019364	7/8/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2172/191st Roa	63,695.00		
VEN000562	DLZ	APP019365	7/8/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2168/Wheeler R	23,160.81		
VEN002628	Jennifer Gilchrist	APP019369	7/9/2014	651013474	INFRASTRUCTURE IMPRO	191st & Tomlinson parcel 2	7,200.00		
VEN002067	VS Engineering	APP019378	7/9/2014	651013474	INFRASTRUCTURE IMPRO	Replaces PO2172/191st Roa	42,585.00		
Subtotal for Public Works							553,844.52		
Subtotal for Fund 651 Infrastructure Improv							553,844.52		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN001537	Payroll	APP018927	6/19/2014	701008110	PAYROLL-NET SALARIES		331,392.66	109061714	6/20/2014
VEN000534	Delta Dental	APP018944	6/20/2014	701008930	PAYROLL-INS. DED	ins	2,364.30	16208	6/24/2014
VEN000008	77 Police and Fire Fund	APP018957	6/20/2014	701008133	PAYROLL-PERF	non civilian perf	46,619.20	107061714	6/20/2014
VEN001550	PERF	APP018958	6/20/2014	701008133	PAYROLL-PERF	civilian perf	34,659.83	108061714	6/20/2014
VEN000052	Advantage HMO Health Plans	APP018984	6/24/2014	701008930	PAYROLL-INS. DED	July Med Ins Prem	2,731.52	16209	6/24/2014
VEN000959	Indiana Dept Of Revenue	APP019114	7/1/2014	701008923	PAYROLL-STATE WITHHOL	In Dept of Rev State	14,099.77	102070114	7/2/2014
VEN000959	Indiana Dept Of Revenue	APP019114	7/1/2014	701008923	PAYROLL-STATE WITHHOL	COIT	4,532.43	102070114	7/2/2014
VEN000920	Huntington National Bank	APP019115	7/1/2014	701008131	PAYROLL-EMPLOYER'S FIC	payroll-FICA	26,729.78	101070114	7/2/2014
VEN000920	Huntington National Bank	APP019115	7/1/2014	701008132	PAYROLL-EMPLOYER'S ME	payroll-MED	6,251.32	101070114	7/2/2014
VEN000920	Huntington National Bank	APP019115	7/1/2014	701008921	PAYROLL-FEDERAL WITHH	payroll-Fed	51,577.82	101070114	7/2/2014
VEN000920	Huntington National Bank	APP019115	7/1/2014	701008922	PAYROLL-EMPLOYEE FICA	payroll-FICA	26,729.83	101070114	7/2/2014
VEN000920	Huntington National Bank	APP019115	7/1/2014	701008922	PAYROLL-EMPLOYEE FICA	payroll-MED	6,251.28	101070114	7/2/2014
VEN000703	Fire Fighters Credit Union	APP019191	7/1/2014	701008141	PAYROLL-UNION DUES		1,801.31	16210	7/2/2014
VEN001583	Police and Firemen's Insurance	APP019192	7/1/2014	701008930	PAYROLL-INS. DED		69.12	16213	7/2/2014
VEN001864	Supporting heroes	APP019193	7/1/2014	701008991	PAYROLL-MISC		130.12	16214	7/2/2014
VEN000948	IN Family and Social Services Admin	APP019194	7/1/2014	701008140	PAYROLL-SUPPORT WITHH		2,222.42	16211	7/2/2014
VEN002177	Indiana Members Credit Union	APP019195	7/2/2014	701008930	PAYROLL-INS. DED		183.72	16212	7/2/2014
VEN000163	Aul Retirement	APP019205	7/1/2014	701008931	PAYROLL-401A MATCHING-	0703 LOAN	4,010.18		
VEN000163	Aul Retirement	APP019205	7/1/2014	701008931	PAYROLL-401A MATCHING-	0703 CONTRIBUTION	10,544.00		
VEN001550	PERF	APP019225	7/3/2014	701008133	PAYROLL-PERF	Civilian PERF	33,628.11		
VEN000008	77 Police and Fire Fund	APP019226	7/3/2014	701008133	PAYROLL-PERF	Non-Civilian PERF	46,616.27		
VEN001537	Payroll	APP019260	7/7/2014	701008110	PAYROLL-NET SALARIES	net sal	309,806.00		
Subtotal for Clerk Treasurer							962,950.99		
Subtotal for Fund 701 Payroll							962,950.99		

Fund No. Fund Name

900 Stormwater

Stormwater									
VEN000517	Daystar Directional Drilling	APP018922	6/19/2014	900016475	STORM-INFRASTRUCTURE	Sump Repair for 1331 Monmo	550.00	35084	6/23/2014
VEN000517	Daystar Directional Drilling	APP018923	6/19/2014	900016475	STORM-INFRASTRUCTURE	Sump line repair for 15227 De	1,900.00	35084	6/23/2014
VEN000517	Daystar Directional Drilling	APP018924	6/19/2014	900016475	STORM-INFRASTRUCTURE	Sump line repair for 1015 Wat	550.00	35084	6/23/2014
VEN002530	Rad Fitness	APP019053	6/25/2014	900016370	STORMWATER-REFUND		5.00		

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Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN002486	Aaron and Melissa Rauguth	APP019054	6/25/2014	900016370	STORMWATER-REFUND		5.67		
VEN002452	Stephanie Evans	APP019055	6/25/2014	900016370	STORMWATER-REFUND		5.66		
VEN002483	Patricha Wiliams	APP019056	6/25/2014	900016370	STORMWATER-REFUND		5.67		
VEN002493	Sarah Lash	APP019057	6/25/2014	900016370	STORMWATER-REFUND		5.67		
VEN002488	Trevor Miller	APP019058	6/25/2014	900016370	STORMWATER-REFUND		5.66		
VEN002555	Roland and Vicki Slagle	APP019059	6/25/2014	900016370	STORMWATER-REFUND		14.31		
VEN002561	Chris Elam	APP019060	6/25/2014	900016370	STORMWATER-REFUND		12.50		
VEN002563	Energy Outfitter	APP019061	6/25/2014	900016370	STORMWATER-REFUND		7.00		
VEN002572	David Bayless	APP019062	6/25/2014	900016370	STORMWATER-REFUND		512.81		
VEN002608	Travis Puck	APP019063	6/25/2014	900016370	STORMWATER-REFUND		29.71		
VEN002609	Gregory and Toni Hillman	APP019064	6/25/2014	900016370	STORMWATER-REFUND		8.43		
VEN002610	Laura Sapp	APP019065	6/25/2014	900016370	STORMWATER-REFUND		41.33		
VEN001172	Kensington Carriage Homes	APP019066	6/25/2014	900016370	STORMWATER-REFUND		14.62		
VEN000608	Eco-Infrastructure Solution	APP019067	6/25/2014	900016434	STORM-STORMWATER MIS	Culvert Pipe	640.00		
VEN000608	Eco-Infrastructure Solution	APP019067	6/25/2014	900016434	STORM-STORMWATER MIS	The Village at Bridge Water	630.00		
VEN000608	Eco-Infrastructure Solution	APP019067	6/25/2014	900016434	STORM-STORMWATER MIS	Christain Bros Auto	670.00		
VEN000608	Eco-Infrastructure Solution	APP019067	6/25/2014	900016434	STORM-STORMWATER MIS	Christain Bros Auto	800.00		
VEN002193	Christopher Burke	APP019134	6/25/2014	900016309	STORM-CONSULTING FEES	Stormwater Utility Rate Study	5,197.93		
VEN001469	O W Krohn and Associates	APP019201	6/25/2014	900016309	STORM-CONSULTING FEES	Storm Water services for May	362.50		
VEN000823	Hach Company	APP019236	7/7/2014	900016231	STORM-SUBGRADE MATERI	Chlorine testing reagent	188.07		
VEN001537	Payroll	APP019259	7/7/2014	900016111	STORM-SALARY	sal	2,784.51		
VEN001537	Payroll	APP019259	7/7/2014	900016120	STORM-FICA AND MEDICAR	fica	142.50		
VEN001537	Payroll	APP019259	7/7/2014	900016120	STORM-FICA AND MEDICAR	med	33.33		
VEN001537	Payroll	APP019259	7/7/2014	900016121	STORM-PERF	perf	310.28		
VEN000608	Eco-Infrastructure Solution	APP019361	7/8/2014	900016434	STORM-STORMWATER MIS	Jet and clean 4 culverts and a	640.00		
VEN002424	IUPPS	APP019362	7/9/2014	900016309	STORM-CONSULTING FEES	Storm sewer and traffic	1,721.70		
	Subtotal for Stormwater						17,794.86		
	Subtotal for Fund 900 Stormwater						17,794.86		
	Posted Invoices Total						3,555,220.27		

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
Subtotal by Fund							
Fund No.	Fund Name						
101	General						
Administration							
VEN002352	Videoindiana Inc	ACP000265	4/21/2014	101001347	Adm-Promotions	Adm-Promotions	12,500.00
VEN002361	Donald and Judy Ackerson	ACP000287	5/13/2014	101001990	Adm-Circuit Breaker	Adm-Miscellaneous	33,700.00
VEN002361	Donald and Judy Ackerson	ACP000287	5/13/2014	101001990	Adm-Circuit Breaker	Adm-Miscellaneous	200.00
VEN002360	New Joy Lutheran Church Inc	ACP000288	5/13/2014	101001990	Adm-Circuit Breaker	Adm-Miscellaneous	36,800.00
VEN002360	New Joy Lutheran Church Inc	ACP000288	5/13/2014	101001990	Adm-Circuit Breaker	Adm-Miscellaneous	18,900.00
VEN002297	PRSA	ACP000289	4/22/2014	101001350	Adm-	Adm-	1,575.00
Subtotal for							103,675.00
Police							
VEN000379	Chemsearch	ACP000226	2/19/2014	101002229	Police-Uniforms	Badge Repairs-Kang	41.00
VEN000260	Boldens Cleaning and Restoration	ACP000260	4/7/2014	101002229	Police-Uniforms	Police-Uniforms	414.50
VEN001225	Law Enforcement Training Board	ACP000266	4/7/2014	101002334	Police-	Training Class-Jordan,Lowes-	525.00
VEN001753	Scott Clouse	ACP000286	4/17/2014	101002229	Police-Uniforms	Reimbursement for CID	54.00
Subtotal for							1,034.50
Parks							
VEN000897	Home City Ice Co	ACP000294	6/24/2014	101005347	Parks-Promotion	Parks-Promotion	435.00
VEN000897	Home City Ice Co	ACP000298	6/12/2014	101005347	Parks-Promotion	Parks-Promotion	435.00
Subtotal for							870.00
Clerk Treasurer							
VEN001537	Payroll	ACP000243	3/12/2014	101008331	CT-Consulting	CT-Consulting	811.60
VEN000847	Hamilton County Recorder	ACP000291	6/4/2014	101008349	CT-Services	CT-Services	15.00
Subtotal for							826.60
City Council							
VEN001337	Menards	ACP000213	1/23/2014	101010347	City Council-Promotions	City Council-Promotions	719.10
VEN001205	L.E. Isley and Sons Inc	ACP000293	6/3/2014	101010349	City Council-Services	City Council-Services	137.00
Subtotal for							856.10

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
101	General						
	Public Works						
	VEN000562 DLZ	ACP000282	6/3/2014	101001474	Adm-Construct Util Sale	Adm-Constru Util Sale	22,075.70
	VEN000562 DLZ	ACP000283	6/3/2014	101001474	Adm-Construct Util Sale	Adm-Constru Util Sale	12,809.22
	VEN002508 WW Real Estate LLC	ACP000284	6/2/2014	101001474	Adm-Construct Util Sale	Adm-Constru Util Sale	20,000.00
	Subtotal for						54,884.92
Subtotal by Fund 101 General							162,147.12
Fund No.	Fund Name						
201	Motor Vehicle Highway (MVH)						
	Public Works						
	VEN000891 Hittle Landscaping	ACP000227	2/13/2014	201013349	MVH-Services	MVH-Services	8,054.00
	VEN001173 Kenworth of Indianapolis	ACP000246	2/14/2014	201013472	MVH-Equip	MVH-Equip	10,048.18
	VEN002234 Land Collective LLC	ACP000258	4/1/2014	201013349	MVH-Services	MVH-Services	2,550.41
	VEN000488 Custom Truck and Auto	ACP000261	3/27/2014	201013360	MVH-Vehicle Repair	MVH-Vehicle Repair	188.29
	VEN000488 Custom Truck and Auto	ACP000261	3/27/2014	201013360	MVH-Vehicle Repair	MVH-Vehicle Repair	310.75
	VEN001809 Southeastern Equipment	ACP000292	6/12/2014	201013345	MVH-Equip Repair	MVH-Equip Repair	178.51
	Subtotal for						21,330.14
Subtotal by Fund 201 Motor Vehicle Highway (MVH)							21,330.14
Fund No.	Fund Name						
203	Fire Operating						
	Fire						
	VEN000840 Hamilton County Co-op	ACP000208	1/30/2014	203012226	Fire-Vehicle Gas/Supplies	Fire-Vehicle Gas/Supplies	3,921.64
	VEN001337 Menards	ACP000209	1/22/2014	203012224	Fire-Operating Supplies	Fire-Operating Supplies	68.37
	VEN002148 Witmer Public Safety Group	ACP000214	1/22/2014	203012229	Fire-Uniforms	Fire-Uniforms	686.00
	VEN000260 Boldens Cleaning and Restoration	ACP000259	4/17/2014	203012229	Fire-Uniforms	Dry Cleaning - Uniform shirts	106.55
	Subtotal for						4,782.56
Subtotal by Fund 203 Fire Operating							4,782.56
Fund No.	Fund Name						
204	Park Impact						
	Parks						
	VEN002234 Land Collective LLC	ACP000258	4/1/2014	204005349	Park Impact-Services	Park Impact-Services	3,825.60
	Subtotal for						3,825.60
Subtotal by Fund 204 Park Impact							3,825.60

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
268	Emergency Medical and Equip						
	Fire						
VEN002287	Advantage Health Solutions	ACP000268	4/28/2014	268012349	EMS-Services	EMS-Services	401.67
	Subtotal for						401.67
Subtotal by Fund 268 Emergency Medical and Equip							401.67
Fund No.	Fund Name						
301	Eastside TIF						
	RDC						
VEN001075	James Wood/Sandra Wood	ACP000274	5/5/2014	301018400	Eastside TIF Land	Eastside TIF Land Purchase	5,637.50
VEN000186	Bank Of New York Mellon	ARP000046	1/10/2014	301018349	Eastside TIF Services	Eastside TIF Services	120,000.00
VEN000186	Bank Of New York Mellon	ARP000046	1/10/2014	301018349	Eastside TIF Services	Eastside TIF Services	185,517.50
	Subtotal for						311,155.00
Subtotal by Fund 301 Eastside TIF							311,155.00
Fund No.	Fund Name						
312	GO Bond #3 2005 Debt Service						
	Administration						
VEN002032	US Bank	ACP000180	1/13/2014	312008280	Go Bond #3 Debt Service	Go Bond #3 Debt Service	32,886.25
	Subtotal for						32,886.25
Subtotal by Fund 312 GO Bond #3 2005 Debt Service							32,886.25
Fund No.	Fund Name						
313	2012 and 2013 COIT BAN Construction						
	Grand Park						
VEN001716	Runyon Equipment Rental	ACP000276	4/24/2014	313015474	2012-13 COIT BAN-	2012-13 COIT BAN-	2,144.35
VEN001716	Runyon Equipment Rental	ACP000277	4/24/2014	313015474	2012-13 COIT BAN-	2012-13 COIT BAN-	4,175.00
	Subtotal for						6,319.35
Subtotal by Fund 313 2012 and 2013 COIT BAN Construction							6,319.35
Fund No.	Fund Name						
701	Payroll						
	Clerk Treasurer						
VEN000948	IN Family and Social Services Admin	ACP000262	4/22/2014	701008141	Payroll-Union Dues	Payroll-Union Dues	2,560.42
	Subtotal for						2,560.42
Subtotal by Fund 701 Payroll							2,560.42

Credit Memos

Credit Memo Total	551,720.44
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ORDINANCE 14-28

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 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 14-116); 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, located northwest of the intersection of 171st Street (a.k.a. South Street) and Oak Road, adjacent to the existing corporate limits along the northern, southern, and western 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 1 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

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 14-28** was delivered to the Mayor of Westfield
on the _____ day of _____, 2014, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 14-28
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 14-28
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

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

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

EXHIBIT A
ANNEXATION AREA

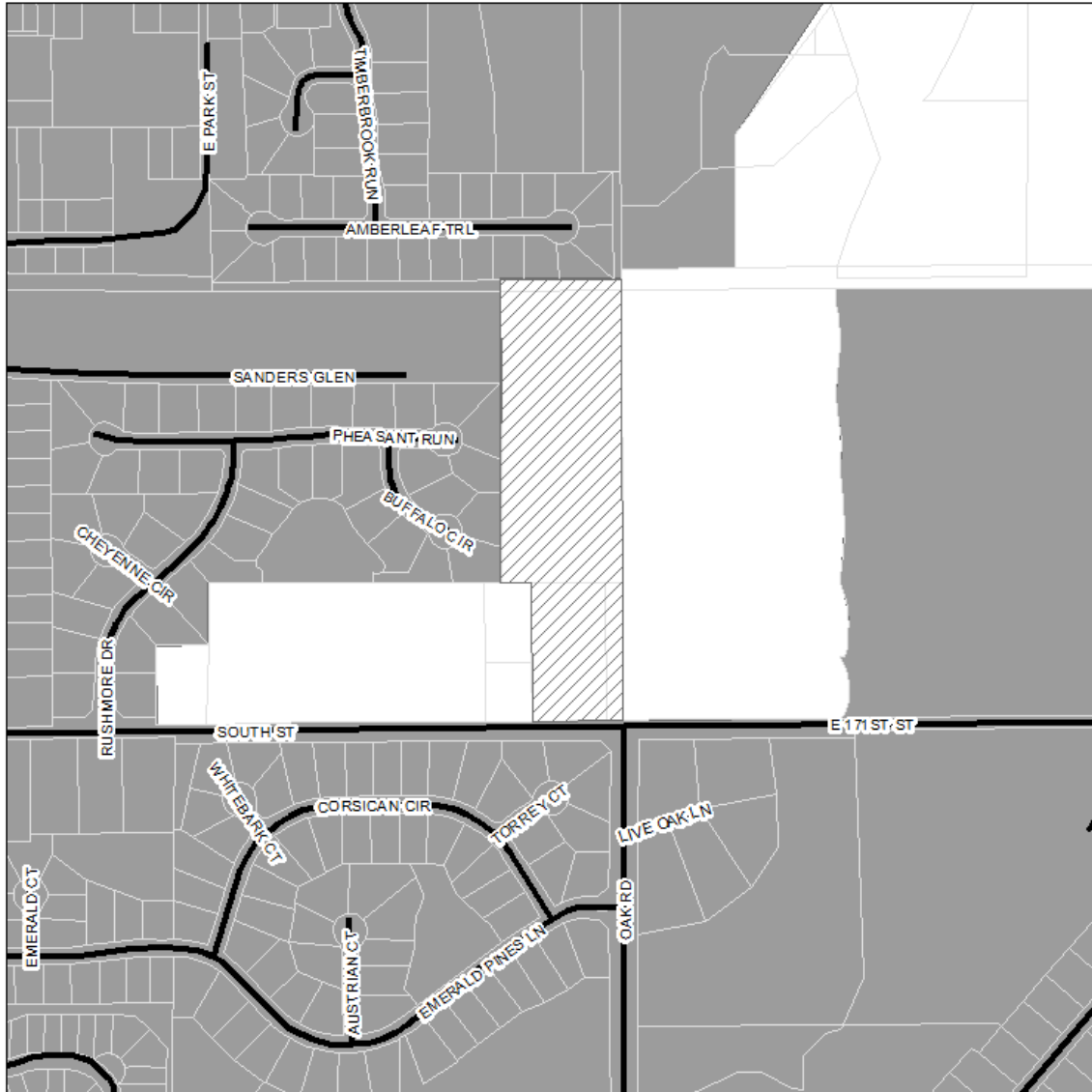


EXHIBIT LEGEND

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

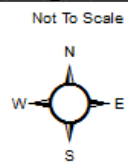


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes four (4) parcels of land:

Parcel No. 08-10-06-00-00-052.000

Parcel No. 08-10-06-00-00-050.001

Parcel No. 08-10-06-00-00-051.000

Parcel No. 08-10-06-00-00-055.000

A part of the Northwest quarter of Section Six (6), Township Eighteen (18) North, Range Four (4) East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows, to wit:

Beginning on the east line of said tract at a point 421.95 feet North of the Southeast corner thereof, thence continuing North on said East line 860.2 feet to the South right-of-way line of the Central Indiana railway Company, thence West along the South right-of-way line of said Railway 350.7 feet, thence South parallel with the East line of the Northwest quarter of said Section Six (6), a distance of 859.4 feet to an existing fence line, thence East along said fence line 350.7 feet to the place of beginning, containing 6.923 acres, more or less.

Parcel II

A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, in Hamilton County, Indiana, being more particularly described as follows:

Fifty (50) feet in width East and West, being on the South line of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, at a point fifty (50) feet West of the Southeast corner thereof, thence North parallel with the East line of said Northwest Quarter Section a distance of 422 feet more or less to an existing fence line; thence East fifty (50) feet along said fence line to the East line of said Northwest Quarter Section; thence South 422 feet more or less to the Southeast corner of said Quarter Section; thence West fifty (50) feet to the place of beginning.

Parcel III

Part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at a point on the South line of said quarter section being North 90 degrees 00 minutes 00 seconds West (assumed basis of bearing) 50.009 feet from the Southeast corner thereof; thence continue North 90 degrees 00 minutes 00 seconds west, along said South line 221.74 feet; thence North 0 degrees 10 minutes 07 seconds East, parallel with the East line of said quarter section; 422.00 feet; thence South 89 degrees 59 minutes, 24 seconds East 221.74 feet; thence South 0 degrees 10 minutes 07 seconds West, parallel with said East line, 421.96 feet to the point of beginning and continuing 2.148 acres, more or less.

Parcel IV

A part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said section 6; thence South 00 degrees 06 minutes 55 seconds West 957.10 feet to the POINT OF BEGINNING of this description, said point also being on the North right-of-way line of the Central Indiana Railway; thence continuing South 00 degrees 06 minutes 55 seconds West 30.00 feet; thence North 89 degrees 52 minutes 52 seconds West 350.70 feet; thence North 00 degrees 10 minutes 42 seconds East 30.00 feet to a point on the aforesaid right-of-way; thence South 89 degrees 55 minutes 45 seconds East along said right-of-way 350.67 feet to the place of beginning. Containing .25 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 171st Street (a.k.a. South Street).

ORDINANCE NUMBER 14-27

AN ORDINANCE OF THE CITY OF WESTFIELD TO VACATE A PUBLIC WAY AND EASEMENT ALONG WEST 151ST STREET

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

WHEREAS, it is the duty and the responsibility of the Council to maintain public rights-of-way and easements for the benefit of the citizens of the City and to vacate those no longer needed for the benefit of the public; and

WHEREAS, it has come to the attention of the Council that the items herein described are no longer necessary as a benefit to the general public and should be vacated.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COMMON COUNCIL MEETING IN SESSION AS FOLLOWS:

SECTION 1. That pursuant to Ind. Code§36-9-2-5, the City has the authority to vacate public rights-of-way and now finds that the public right-of-way identified in Exhibit “A”, attached hereto and incorporated by reference herein is no longer needed for the benefit of the public.

SECTION 2. That pursuant to Ind. Code§36-7-3-16, the City has the authority to vacate recorded easements and now finds that the recorded easements identified in Exhibit “A” are no longer needed for the benefit of the public.

SECTION 3. That after a duly advertised and published public hearing, the Council finds that it is proper to vacate the public right-of-way and the easements described and graphically identified in Exhibit “A”.

SECTION 4. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods and the approval of a secondary plat for Section 1 of Harmony as shown in Exhibit “A”, all as provided by the laws of the State of Indiana.

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

James Ake

James Ake

James Ake

Steve Hoover

Steve Hoover

Steve Hoover

Robert Horkay

Robert Horkay

Robert Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Bob Smith

Bob Smith

Bob Smith

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Robert Stokes

Robert Stokes

Robert 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. Bryan Stumpf

Prepared by: Bryan D. Stumpf, Vice-President, Estridge Development Management, 12965 Old Meridian Street, Carmel, IN 46032, (317) 669-62009.

I hereby certify ORDINANCE 14-27 was delivered to the Mayor of Westfield on the _____ day of _____, 2014, at _____ .m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-27
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-27
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

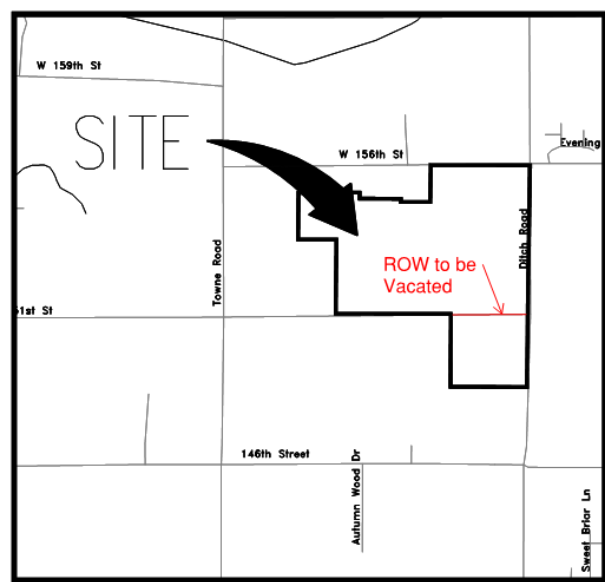
EXHIBIT A

Legal Description

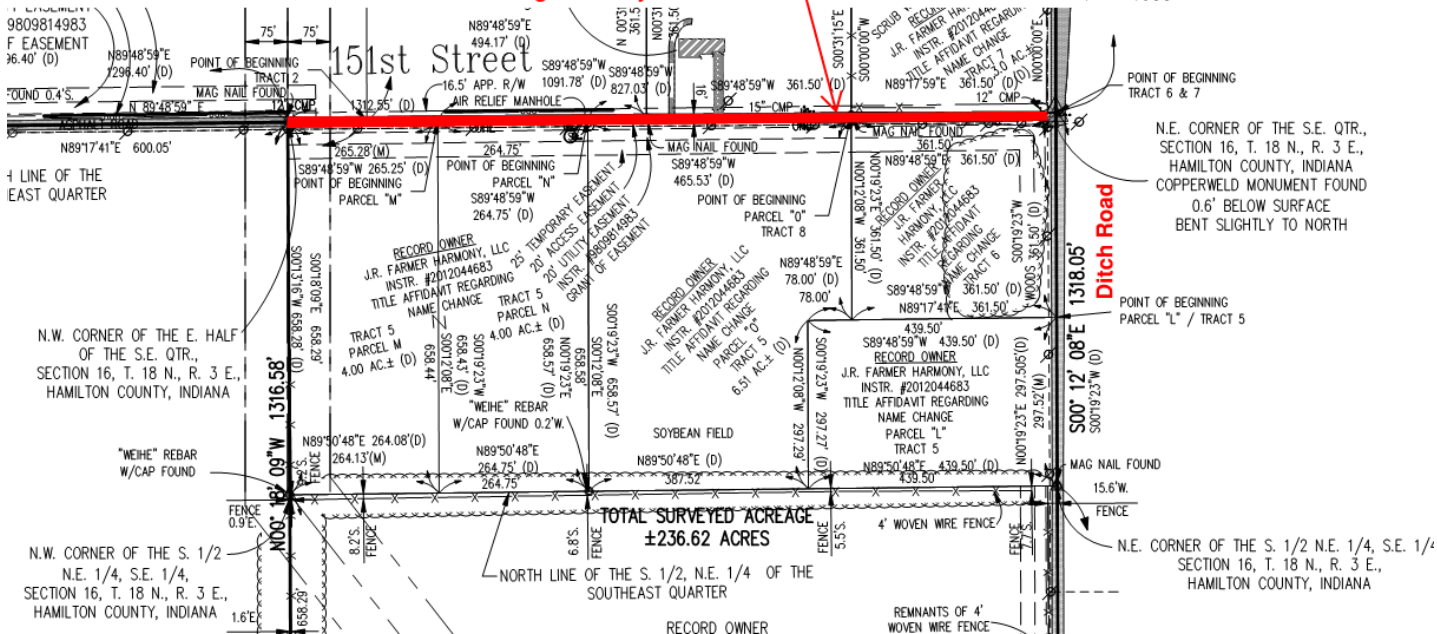
Part of the Northeast and Southeast Quarters of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 16, Township 18 North, Range 3 East; thence South 89 degrees 17 minutes 41 seconds West (Basis of Bearings assumed from an ALTA/ACSM Land Title Survey by The Schneider Corporation, Project No. 4934.002, dated September 20, 2013) 16.50 feet along the North Line of said Southeast Quarter to the apparent western right-of-way line of Ditch Road and the POINT OF BEGINNING of this description; thence South 00 degrees 12 minutes 08 seconds East 16.50 feet parallel with the East Line of said Southeast Quarter to the apparent southern right-of-way line of West 151st Street; thence South 89 degrees 17 minutes 41 seconds West 1340.53 feet parallel with the North Line of said Southeast Quarter and along said southern right-of-way line; thence North 00 degrees 11 minutes 33 seconds West 33.00 feet into the Northeast Quarter of said Section 16 to the apparent northern right-of-way line of West 151st Street; thence North 89 degrees 17 minutes 41 seconds East 1340.58 feet parallel with the South Line of said Northeast Quarter and along said northern right-of-way line to said western right-of-way line of Ditch Road; thence South 00 degrees 00 minutes 00 seconds East 16.50 feet to the POINT OF BEGINNING, containing 44,237.9 square feet (1.016 acres), more or less.

nent.



Right-of-Way to be Vacated



ORDINANCE 14-22

The Junction PUD

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1406-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1406-PUD-09 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on July 8, 2014; and,

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

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:

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this “Ordinance”) applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”) and shall hereafter be referred to as the “**The Junction PUD**”.
- 1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district shall be the **GB – General Business District** (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

- 1.4 Section ("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

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

- 2.1 Site Concept Design Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B**. Exhibit B is a general plan for the development of the Real Estate.
- 2.2 Illustrative Character Exhibit: A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as **Exhibit C**.
- 2.3 Pedestrian & Vehicular Accessibility Plan:
- A. Pedestrian Accessibility Plan: A general representation of the intended pedestrian connectivity with surrounding developments and enhanced pedestrian connectivity internal to the Real Estate herein referenced as **Exhibit E**.
- B. Vehicular Accessibility Plan: A general representation of the intended vehicular connectivity with surrounding developments and enhanced vehicular connectivity internal to the Real Estate herein referenced as **Exhibit F**.
- 2.4 Assisted Living Facility: A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but may or may not require 24 hour skilled medical care.
- 2.5 Independent Senior Living Facility: A senior living community commonly providing apartments but some also offer cottages, condominiums, and single-family homes. Residents are seniors who do not require assistance with daily activities or 24/7 skilled nursing but may benefit from convenient services, senior-friendly surroundings, and increased social opportunities that independent senior living communities offer.
- 2.6 Multi-story Parking Garage: This is a building designed for car parking and where there are a number of floors or levels on which parking takes place.

Section 3. **Permitted Uses.**

- 3.1 Assisted Living Facilities and Independent Senior Living Facilities.
- 3.2 Multi-story Parking Garage
- 3.3 All uses permitted in the Underlying Zoning District shall be permitted, except the following:

Auto Parts Sales	Auto Rental	Auto Sales, New or Used
Bus Stations	Carwash	Casket and Casket Supplies
Cemetery Monument Sales	Charitable Donation Pickup	Drive-In Food & Beverage
Electrical Supply Store	Embalming School	Exterminators
Farm Implement Store	Feed Store	Frozen Food Store/Locker
Gasoline Service Station	Laundromats	Liquor Stores
Locksmith Shop	Millinery	Mortuaries

Motorcycle Sales & Service	Nursery – Plants, Retail	Roller & Ice Skating Rink
Self-Service Car Wash	Semi-Automatic Car Wash	Tire & Auto Service Center
Tobacco Shops	Trailer Rental	Tool/Equipment Rental
Travel Trailer Sales/Rental	Typewriter Sales/Rental	Upholsters

Section 4. Development Standards.

4.1 **General Regulations** The regulations of *WC § 16.04.050 Business Districts* applicable to the Underlying Zoning District shall apply except as modified herein:

A. **Minimum Setback Lines**

Front Yard: No minimum
Side Yard abutting road or street: No minimum
Side Yard internal to development: No minimum
Side Yard abutting residential: 15 Feet
Rear Yard: No minimum

B. **Building Height** The PUD will have three districts for building height standards. District 1 shall be defined as the parcels adjacent to US 31. District 2 shall be defined as the balance of Parcel 1 from District 1 to Shamrock Boulevard. District 3 shall be defined as all of Parcel 2 which is the tract of land to the east of Shamrock boulevard to the residential neighborhood.

- (i) District 1 Building Height: Minimum of three (3) stories. No maximum.
- (ii) District 2 Building Height: Minimum of two (2) stories. No maximum.
- (iii) District 3 Building Height: No Minimum. Maximum height is three (3) stories.
- (iv) Architectural Height Standard: Buildings with five (5) or more stories are encouraged to step back the façade by a minimum of ten (10) feet every four (4) stories.

C. **Pedestrian & Bicycle Accessibility** The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. **Exhibit E**

- (i) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.
- (ii) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- (iii) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

D. **Trash Enclosures** Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

- 4.2 Off-Street Loading and Parking Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*), with the exception that *WC § 16.04.120(2)(e) Size*, shall be modified to 9 feet x 18 feet.
- 4.3 Landscaping and Screening Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) except as noted below; the Real Estate's minimum buffer yards are as illustrated in **Exhibit D** and additionally amended below.
- A. Buffer yard to any existing Single Family and all other zoning classifications to the south shall be none.
 - B. Buffer yard to any existing Single Family to the east shall be 15 feet.
 - C. All other buffer yard required minimums shall be 10 feet.
 - D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas and perimeter parking lot planting requirements shall supersede buffer yard planting requirements in those areas.
 - E. The buffer yard requirements in Zoning Ordinances for undulating mounds shall not apply.
 - F. If a masonry wall is constructed in the eastern buffer yard, then one (1) shrub every three (3) feet shall be installed on the eastern side of the wall. A minimum of two (2) shrub varieties shall be used.
- 4.4 Sign Standards Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08*).
- 4.5 Lighting Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*). The following additional restrictions shall apply:
- A. Uniformity All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.
 - B. Decorative Fixtures Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
 - C. Full Cut-Off Fixtures With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

Section 5. **Architectural and Design Standards** The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply except for those sections modified and/or enhanced by this Ordinance.

- 5.1 Special Requirements Buildings shall comply with *WC § 16.04.065(8) Architectural Design Requirements* of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the "State Highway 32 right-of-way line" shall be applied to the **The Junction**, with the following exceptions:

- A. *WC § 16.04.065(8)(h)(iii) Building Materials* shall allow textured or decorative tilt wall construction as a masonry material for buildings not adjacent to SR 32.
- B. Multi-story Parking Garage Standards
 - (i) Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
 - (ii) Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
 - (iii) If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.
 - (iv) If any part of the Multi-story Parking Garage building abuts Main Street (State Road 32) the Multi-story Parking Garage shall be designed for permitted business uses on the first floor.
- 5.2 Site Concept Design Plan Site shall be developed in substantial compliance with **Exhibit B.**
- 5.3 Character and Quality Representative character and quality of buildings are illustrated in **Exhibit C.**
- 5.4 US 31 Overlay Requirements The regulations of *WC § 16.04.070 US 31 Overlay*. Shall not apply.
- 5.5 Usable Outdoor Public and/or Semi-public Spaces These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.
- 5.6 Public Art At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.

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

**WESTFIELD COMMON 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

Chuck Lehman

Chuck Lehman

Chuck Lehman

Bob Smith

Bob Smith

Bob 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: Randy Zentz.

This Instrument prepared by: Randy Zentz
Westfield Community Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 14-22** was delivered to the Mayor of Westfield on the ____ day of _____, 2014.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 14-22
this ____ day of _____, 2014.

I hereby VETO ORDINANCE 14-22
this ____ day of _____, 2014.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: TRACT No. 1*

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION; 2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS.

EXHIBIT A
LAND DESCRIPTION CONTINUED

DESCRIPTION OF REAL ESTATE: TRACT No. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 1275.74 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 249.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST 455.58 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 256.37 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST TO THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400019188; THENCE ON THE SAID EAST LINE THE FOLLOWING FIVE COURSES:

1) SOUTH 18 DEGREES 01 MINUTES 29 SECONDS EAST 45.45 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

2) THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST 370.40 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

3) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 59.86 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

4) THENCE SOUTH 89 DEGREES 26 MINUTES 34 SECONDS WEST 0.32 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

5) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 193.64 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 172.21 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 39 DEGREES 54 MINUTES 32 SECONDS WEST 143.53 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 33 MINUTES 07 SECONDS EAST 102.76 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 08 SECONDS WEST 16.20 FEET TO THE POINT OF BEGINNING, CONTAINING 4.02 ACRES MORE OR LESS.

EXHIBIT B
SITE CONCEPT DESIGN PLAN



EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS



Representative Character - Aerial Future Raised Intersection Perspective



Representative Character - Streetview Future Roundabout Perspective

EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS – OVERVIEW



EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - WEST BUFFER

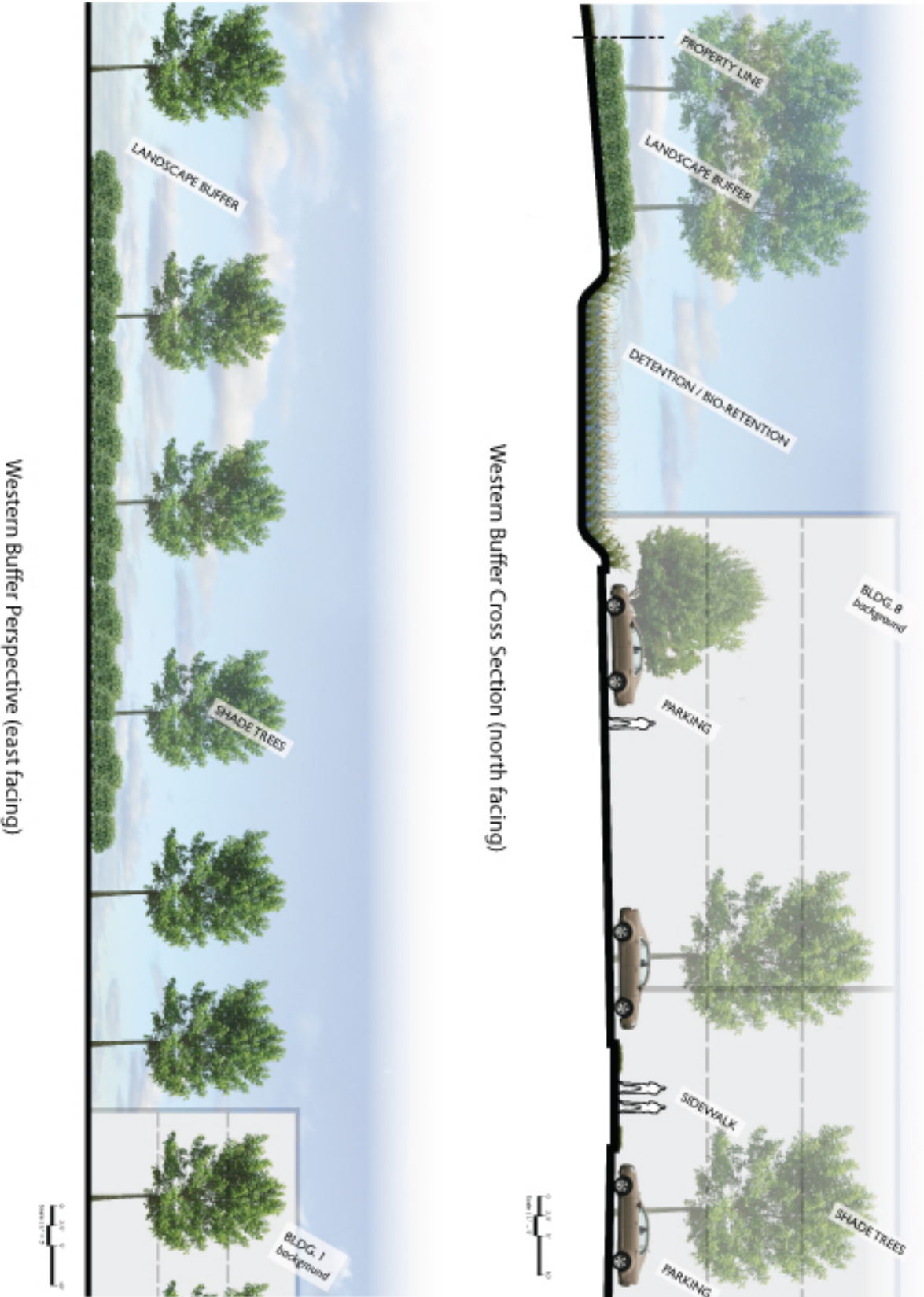
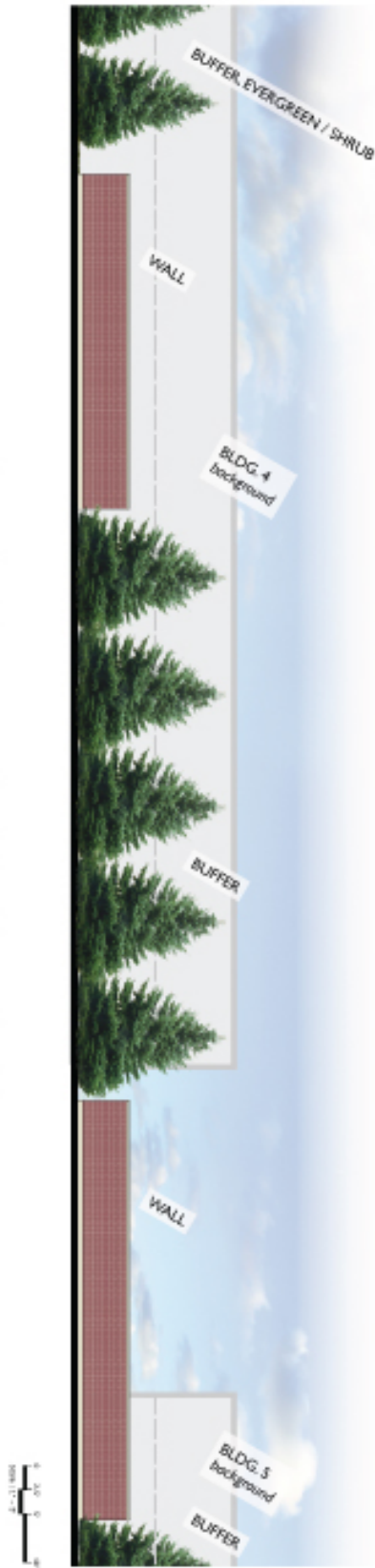


EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - EAST BUFFER

Eastern Buffer Perspective (west facing from residential)



Eastern Buffer Cross Section (north facing)

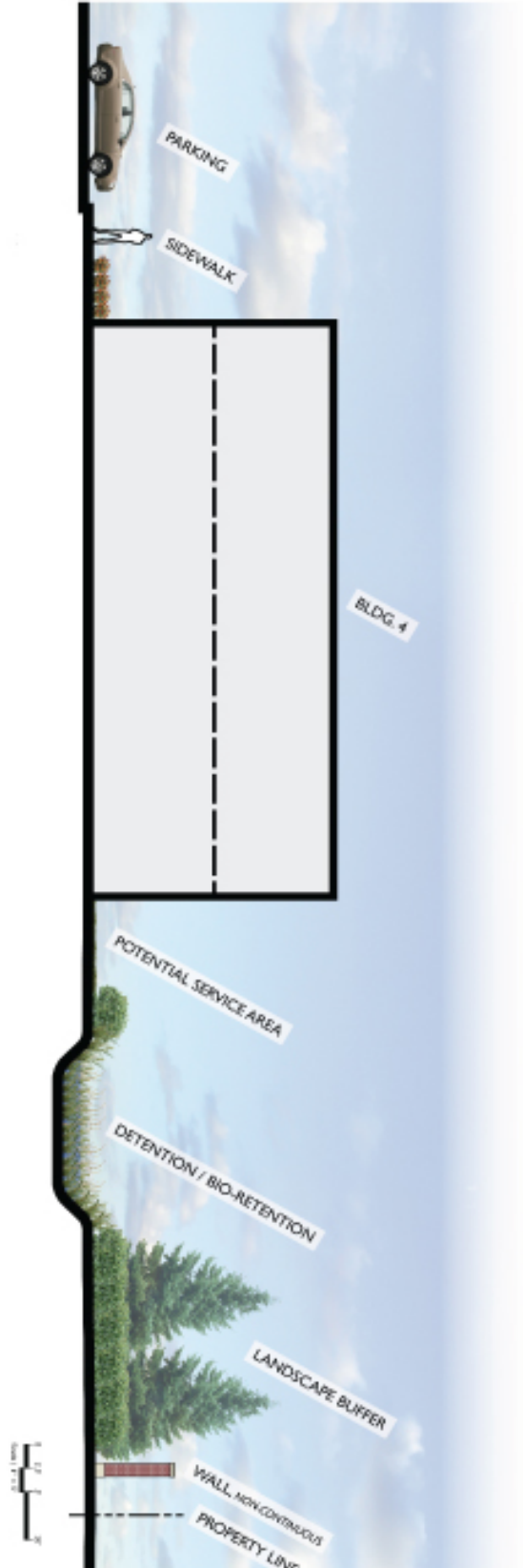


EXHIBIT E
PEDESTRIAN ACCESSIBILITY EXHIBIT

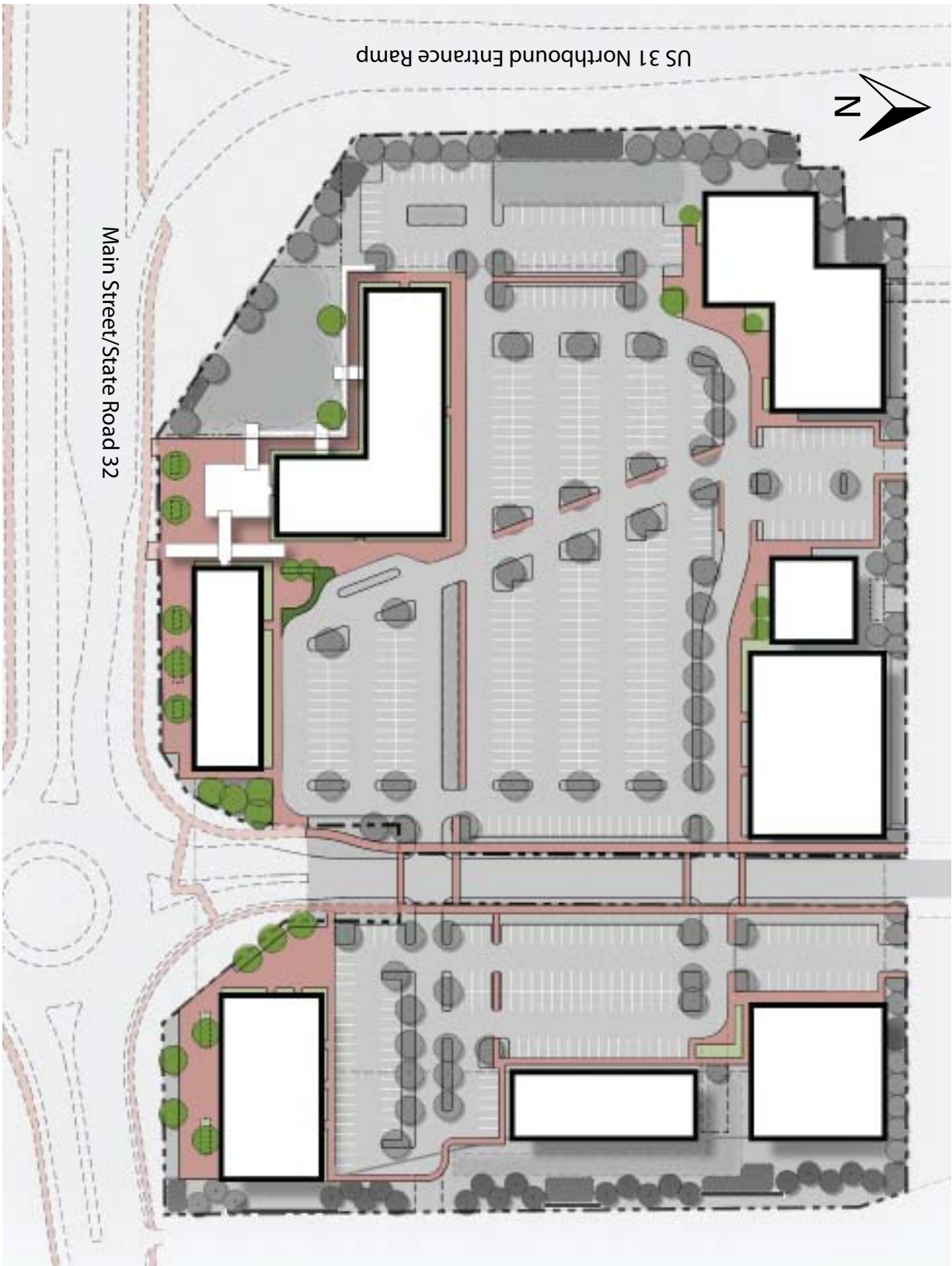


EXHIBIT F
VEHICULAR ACCESSIBILITY EXHIBIT





Westfield City Council Report

Ordinance Number: 14-22

APC Petition Number: 1406-PUD-09

Subject Site Address: Northeast corner of U.S. 31 and S.R. 32

Petitioner: Westfield Community Investors, LLC

Requested Action: Petitioner requests a change in zoning from the Single-Family 3 (SF-3) District and General Business (GB) District to the Junction Planned Unit Development (PUD) District.

Current Zoning District: SF-3/GB

Current Land Use: Athletic Fields/Vacant

Requested Zoning District: The Junction Planned Unit Development (PUD)

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Concept Plan (Exhibit B of PUD Ordinance)
4. Illustrative Building Character Exhibit (Exhibit C of the PUD Ordinance)
5. APC Certification
6. The Junction PUD Ordinance (Ord. 14-22)
7. Shamrock Boulevard Traffic Letter, June 26, 2014

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

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Indiana Code 36-7-4-1511. The public hearing for this petition was held on June 2, 2014, at the APC meeting. Notice of the June 2, 2014, public hearing was provided in accordance with the APC Rules of Procedure.

- At its July 7, 2014 meeting, the APC issued a favorable recommendation (7-1) of the proposed change in zoning request.
- The Council may take action on this item at its July 14, 2014, meeting.

PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 14.1+/- acres in size and is located at the northeast corner of U.S. 31 and State Road 32. The Property is currently zoned Single-Family 3 (SF-3) and General Business (GB). The current Westfield High School football/track stadium, baseball field, and Westfield-Washington Schools administration building are located on the Property.

Project Overview: The Petitioner is requesting a change of zoning to a mixed-use Planned Unit Development (PUD) District to be known as “The Junction PUD” (the “Proposal”). The Junction PUD defaults to the General Business District standards and uses, with a few modifications to the permitted uses and development standards. The Proposal conceptually includes a multi-story hotel, a multi-story medical office building, a two or three-story multi-tenant building along S.R. 32, and other integrated commercial and/or senior living buildings. The PUD Ordinance defaults to the GB uses, adds independent living and assisted living, multi-story parking garage, and removes thirty-three (33) uses from the GB use list that were determined by the petitioner to be undesirable uses on this Property. Access to the Property would be from Shamrock Boulevard.

Development and Architectural Standards: The Proposal defaults to the GB development standards, while modifying some standards to ensure the project is developed in a manner that is consistent with traditional downtown development patterns (i.e., modified GB standards include: setbacks, building height, and landscaping/buffering requirements). The Junction PUD Ordinance adopts the architectural standards from the State Highway 32 Overlay District. Because the Property abuts U.S. 31, and the highway will be elevated at this point, it was suggested at the City Council introduction that a minimum building height requirement be established so that drivers on U.S. 31 are not able to see the tops of the buildings within this project.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Property as part of the Downtown area. The Grand Junction Master Plan was adopted in 2009 to serve as the vision and guide specifically for Downtown Westfield. The Grand Junction Master Plan identifies the four corners of the intersection of U.S. 31 and State Road 32 as gateways for the community. The gateway areas are envisioned to include quality, signature architecture; signature hotel/conference center(s); and premium office buildings. The 2013 Grand Junction Implementation Plan (the “Implementation Plan”) further states that rooftops in this area should not be visible from the elevated U.S. 31 highway, and it also encourages the development of hotel/conference center(s), apartments, and office buildings. The conceptual plans and character exhibits of The Junction PUD Ordinance appear to be consistent with the vision of the Grand Junction Master Plan and Grand Junction Implementation Plan for the northeast gateway corner of the U.S. 31 and State Highway 32 interchange.

MODIFICATIONS TO THE PUD ORDINANCE SINCE THE COUNCIL INTRODUCTION

In addition to a few formatting-related modifications, the following substantive modifications were made to The Junction PUD Ordinance as a result of the public hearing and staff comments:

1. **Building Height.** In response to comments made during the public hearing and by APC members at the June 2, 2014 APC meeting, The Junction PUD Ordinance has been modified to include various building height requirements. Buildings closest to US 31 are required to be a minimum of three-stories in height and do not have a maximum height requirement. This was in response to APC concerns with views of the buildings from an adjacent elevated U.S. 31. The remainder of the buildings that are located west of Shamrock Boulevard are required to be a minimum of two-stories in height and also do not have a maximum height requirement. All buildings on the east side of Shamrock Boulevard do not have a minimum height requirement, but have a maximum height requirement of three-stories. This was in response to neighbor concerns of their homes being within close proximity to tall buildings.
2. **Parking Garage.** A multi-story parking garage facility was added as a permitted use, at staff's request. Development standards regarding the design and function of the structure were also added.
3. **Landscaped Mounding.** After reviewing the draft Unified Development Ordinance (the "UDO") (1407-ZOA-01), The Junction PUD Ordinance has been modified so that any undulating mounding requirement of the City's Zoning Ordinance/UDO would not apply to the Junction PUD District. The PUD's 10' and 15' buffer yards would not easily accommodate a four-foot undulating mound.
4. **Buffer Yard Plantings.** In response to additional APC member concerns at the July 7, 2014 APC meeting, the petitioner agreed to add a standard that requires shrubs every 3 feet along the eastern side of the wall within the Eastern Buffer Yard.
5. **Grand Junction Implementation Plan Items.** The Grand Junction Implementation Plan offers general policy direction for development within the Grand Junction District, and specifically for the U.S. 31 and State Road 32 gateway areas (referred to as the Gateway Sub-District in the Implementation Plan). In response to the policy guidance found in the Implementation Plan, the Junction PUD Ordinance includes requirements for bicycle parking, and it encourages outdoor public space and the installation of public art.

ADDITIONAL PUBLIC HEARING DISCUSSION ITEMS

1. Hotel use adjacent to school use. Concerns were raised at the June 2, 2014 APC public hearing regarding having a hotel use next to a school use. The Grand Junction Master Plan that was adopted in 2009 specifically identifies a hotel use as appropriate and desirable at this location. The Junction PUD proposal is consistent with the Grand Junction Master Plan's vision for this area.
2. Drainage. Concerns were raised at the June 2, 2014 APC public hearing regarding the existing drainage problem in the adjacent neighborhood to the east, and how this project could make that situation worse. If zoning is approved, detailed drainage plans will be reviewed at the development plan review and platting stage(s). Drainage information is reviewed by both, the Westfield Public Works Department and the Hamilton County Surveyor's Office. If the proposed drainage system does not comply with the City and County's standards, then the development plan and/or plat will not be approved. The nature of the drainage laws is that stormwater, post site development, is not allowed to leave the site at a faster rate than it did prior to development. This is traditionally accomplished by collecting stormwater into a basin, and slowly releasing that water into a County regulated drain (which, in turn, ultimately drains into the White River). By virtue of the drainage laws, the drainage system in the adjacent Newby's Westfield Heights Subdivision will not be negatively impacted by development on the subject property.
3. Traffic. Concerns were raised at the June 2, 2014 APC public hearing regarding the impact this project would have on traffic and circulation patterns within the area. INDOT anticipated future commercial growth in the area and has designed the new roundabout at State Road 32 and Shamrock Boulevard/Poplar Street to accommodate future commercial traffic projections. The roundabout will be two-lanes wide and will be one of the larger roundabouts in Westfield. Regarding traffic circulation for the adjacent schools, Westfield-Washington Schools has plans in place to help alleviate traffic congestion during peak drop-off and pick-up times (see Exhibit 7). The school system has stated that the gate to the Newby's Westfield Heights subdivision will be closed from 7:00-7:45 AM and they do not plan to send traffic through that neighborhood.
4. Commercial/Office Market. Concerns were raised at the June 2, 2014 APC public hearing regarding the saturation of the office space market. The petitioner should be able to address this item at the July 14, 2014 City Council meeting.

STATUTORY CONSIDERATIONS

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

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its July 7, 2014, meeting, the APC forwarded a **favorable recommendation** of Ordinance No. 14-22 (APC Petition No. 1406-PUD-09) to the Council (Vote of: 7 in favor, 1 opposed).

City Council

Introduction: May 12, 2014

Eligible for Adoption: July 14, 2014

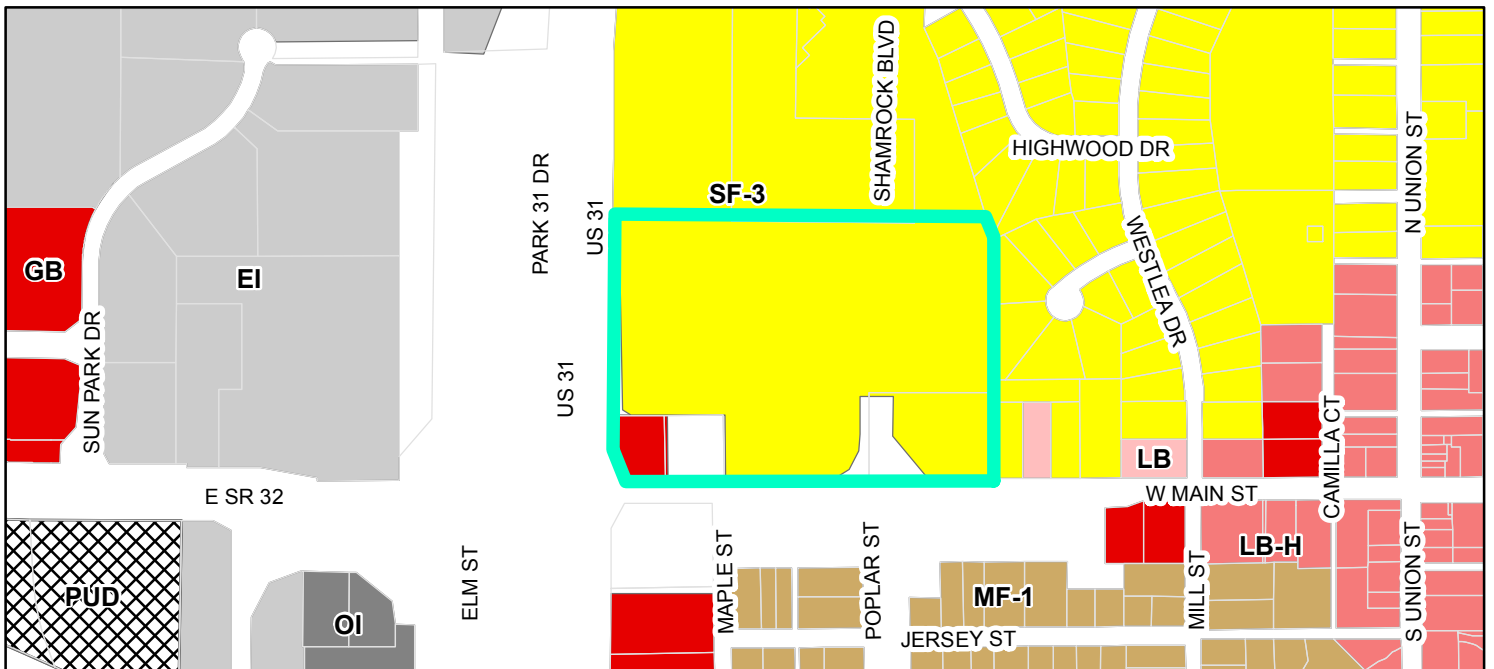
Submitted by: Kevin M. Todd, AICP
Economic and Community Development Department

Aerial Location Map

 Site



Zoning Map



Zoning

 SF-3 (Single Family - 3)	 GB (General Business)	 EI (Enclosed Industrial)
 MF-1 (Multiple Family - 1)	 LB (Local Business)	 OI (Open Industrial)
 PUD (Planned Unit Development)	 LB-H (Local Business - Historical)	

EXHIBIT B
SITE CONCEPT DESIGN PLAN



EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS



Representative Character - Aerial Future Raised Intersection Perspective



Representative Character - Streetview Future Roundabout Perspective

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, June 2, 2014, to consider The Junction Unit Development (PUD) District Ordinance. 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.	1406-PUD-09
Petitioner	Westfield Community Investors, LLC
Description	Petitioner requests a change in zoning from the Single-Family 3 (SF-3) District and General Business (GB) District to the Junction Planned Unit Development (PUD) District.

On July 7, 2014, a motion was made and passed to send a favorable recommendation to the City Council regarding Petition No. 1406-PUD-09 (Vote: 7 in favor and 1 opposed).

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



Matthew S. Skelton, Secretary

July 8, 2014

Date



Westfield Washington Schools

322 West Main Street • Westfield, IN 46074 • 317-867-8000 • FAX: 317-867-0929 • <http://www.wws.k12.in.us>

Dr. Mark F. Keen, Superintendent

June 26, 2014

Mr. Randy Zentz
Managing Partner
Commercial Links, LLC
4630 Lisborn Road
Carmel IN 46033

Dear Randy,

RE: Shamrock Boulevard Traffic

This letter is in response to your question concerning school traffic on Shamrock Boulevard and how it relates to your proposed development. The school district will work with you to alleviate any traffic issues by extending the drop-off and pick-up times to minimize any back-up traffic jams. We will also test dropping off and picking up intermediate school students behind the school, if necessary, to get traffic off of Shamrock Boulevard.

We will continue to follow the same schedule as to closing the gate prohibiting the traffic to enter or exit through Newby's Westfield Heights. The gate will be closed from 7:00 – 7:45 a.m. on days when school is in session. The gate will be open all other times. The school district does not plan to send any additional traffic through Newby's Westfield Heights.

Please let me know if there is anything else you need.

Sincerely,

Nicholas O. Verhoff
Director – Business and Operations

ORDINANCE NUMBER XXXX-PUD-XX

**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 District Ordinance (to be known as the "161st and Springmill Northeast Quadrant PUD District") 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 (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

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

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

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Zoning Ordinance is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "161st and Springmill Northeast Quadrant PUD District" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance as set forth herein, unless specifically modified by the terms of this Ordinance.
- 1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Character Exhibit(s). The illustrative exhibits attached hereto and incorporated by reference as Exhibit B. The exhibits are conceptual in nature and provided to illustrate the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- 2.2 Conceptual Plan: The plan attached hereto and incorporated herein by reference as Exhibit C.
- 2.3 Developer: Any individual, corporation, partnership or entity engaged in the improvement of a parcel of land or construction of a building within the District.
- 2.4 Underlying Zoning District: The Zoning District of the Zoning Ordinance that shall govern the development of the District and its various subareas, as set forth in this Ordinance.

Section 3. Conceptual Plan. The Conceptual Plan provides a general vision for the development of the District which illustrates one possible layout of internal drives, uses, green space, thoroughfares, and buildings that are permitted by this Ordinance. The Conceptual Plan is only conceptual. The final layouts and sites plans shall be subject to the terms and conditions of this Ordinance and may vary from the Conceptual Plan.

Section 4. Underlying Zoning Districts. The Underlying Zoning District shall be the GB-General Business District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning

Ordinance applicable to the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. The uses permitted in the District shall be the same as the Underlying Zoning District.

Section 6. General Regulations. The regulations of the Underlying Zoning District shall apply to the development of the District.

Section 7. Setbacks. Setbacks shall be as follows:

- A. Front Yard along 161st shall be 50 feet.
- B. Side and Rear yard that abuts existing residential shall be 60 feet minimum.

Section 8. Parking. The parking and loading standards of the Zoning Ordinance (*WC § 16.04.120*) shall apply.

Section 9. Landscaping and Screening. The District's landscaping and screening shall comply with the Zoning Ordinance (*WC § 16.06*).

Section 10. Sign Standards. The District's signs shall comply with the Zoning Ordinance (*WC § 16.08.010*).

Section 11. Lighting Standards. The District's lighting shall comply with the Zoning Ordinance (*WC § 16.07.010*).

Section 12. Architectural and Streetscape Design Standards. The procedures and regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply.

- 12.1 **Character Exhibit.** Character illustrations indicating conceptually the intended architecture, quality, exterior building materials, and appearance of buildings within the District are provided in the Character Exhibit, attached hereto as **Exhibit B**.

Section 13. Infrastructure Standards.

- 13.1 The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2014.

WESTFIELD CITY 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

I hereby certify that **ORDINANCE XXXX-PUD-XX** was delivered to the Mayor of
Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XXXX-
PUD-XX**

this _____ day of _____, 2014.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XXXX-PUD-
XX**

this _____ day of _____, 2014.

J. Andrew Cook, Mayor

This document prepared by: Paula J. Gartner, PE

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate Legal Description
Exhibit B	Character Exhibits
Exhibit C	Conceptual Plan

EXHIBIT A
Real Estate
Legal Description



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT "A"

FOR

KROGER J970

IMPROVEMENT AREAS

LEGAL DESCRIPTION

DATE: **July 08, 2014**

JOB NO. **20130351**

SCALE: **None**

DESCRIPTION FOR CONSTRUCTION AREA NEAR FUEL STATION:

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE THEREOF A DISTANCE OF 317.72 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST A DISTANCE OF 45.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 28 SECONDS EAST 118.80 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 39 SECONDS EAST A DISTANCE OF 167.48 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 07 SECONDS EAST A DISTANCE OF 22.86 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 53 SECONDS EAST A DISTANCE OF 18.00 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 07 SECONDS WEST A DISTANCE OF 22.87 FEET; SOUTH 00 DEGREES 48 MINUTES 35 SECONDS EAST A DISTANCE OF 86.68 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST A DISTANCE OF 82.39 FEET; THENCE NORTH 45 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 55.83 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST A DISTANCE OF 232.71 FEET TO THE POINT OF BEGINNING; CONTAINING 0.745 ACRES, MORE OR LESS.



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TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT "A"

FOR

KROGER J970

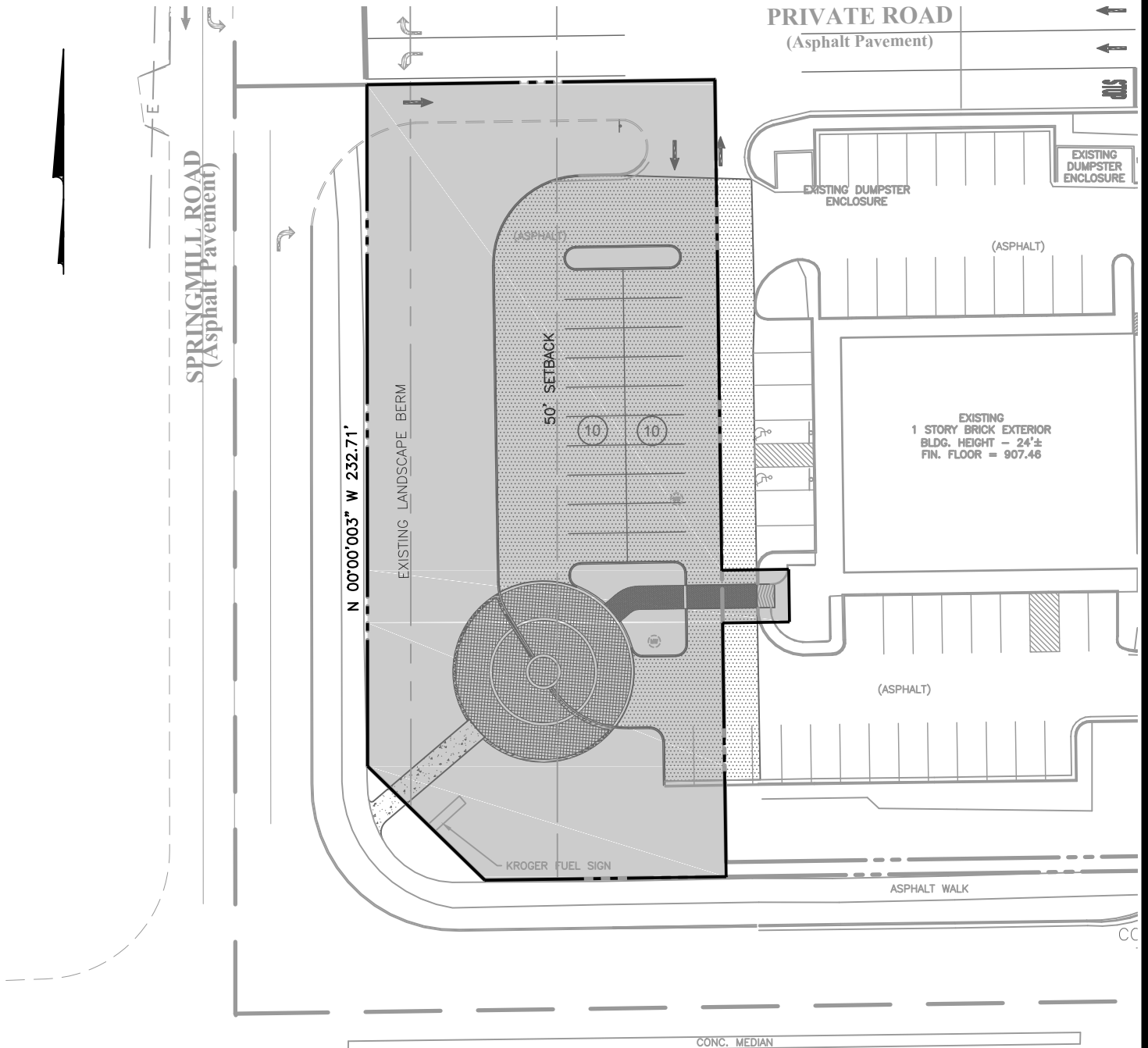
IMPROVEMENT AREAS

LEGAL DESCRIPTION

DATE: July 08, 2014

JOB NO. 20130351

SCALE: None





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Engineers • Surveyors • Planners • Scientists
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Phone: 317.913.6930 Toll Free: 888.775.3648

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TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT "A"

FOR

KROGER J970

IMPROVEMENT AREAS

LEGAL DESCRIPTION

DATE: **July 08, 2014**

JOB NO. **20130351**

SCALE: **None**

DESCRIPTION FOR CONSTRUCTION AREA NEAR KROGER STORE:

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST,
HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE
NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF
1203.84 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 45.16 FEET
TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST A DISTANCE
OF 401.48 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 50 SECONDS WEST A DISTANCE OF 367.67
FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 40.83 FEET; THENCE
NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 194.49 FEET; THENCE NORTH 89
DEGREES 11 MINUTES 56 SECONDS EAST A DISTANCE OF 368.30 FEET; THENCE SOUTH 00 DEGREES 02
MINUTES 44 SECONDS WEST A DISTANCE OF 562.14 FEET TO THE POINT OF BEGINNING; CONTAINING
5.048 ACRES, MORE OR LESS.



IMPROVEMENT AREAS LEGAL DESCRIPTION

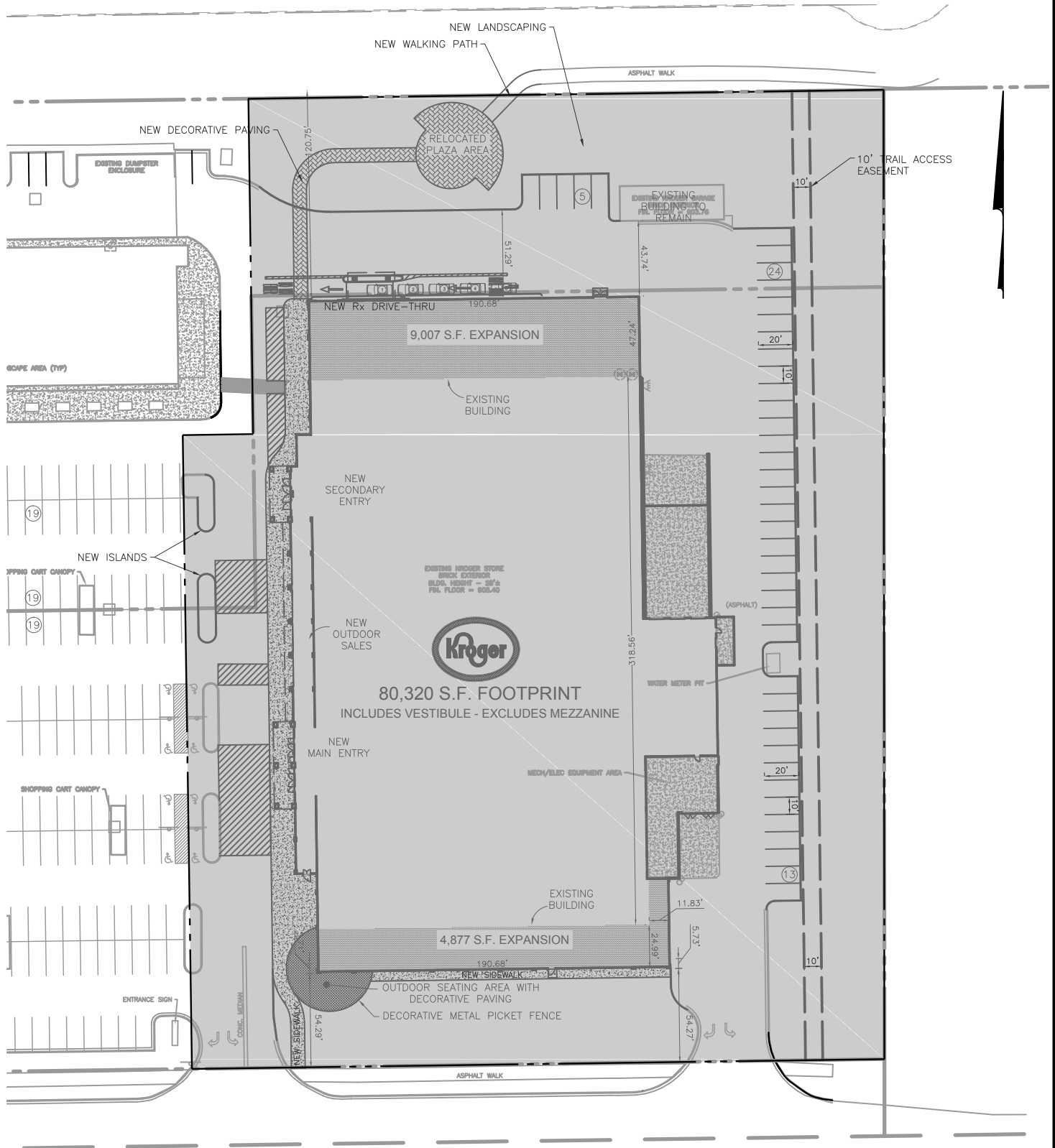
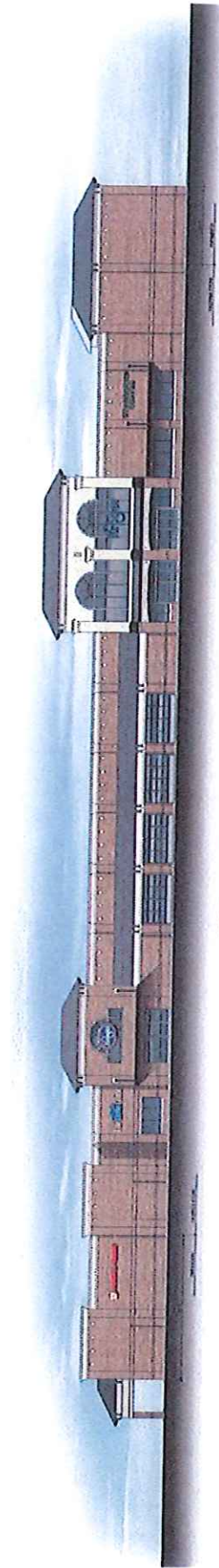
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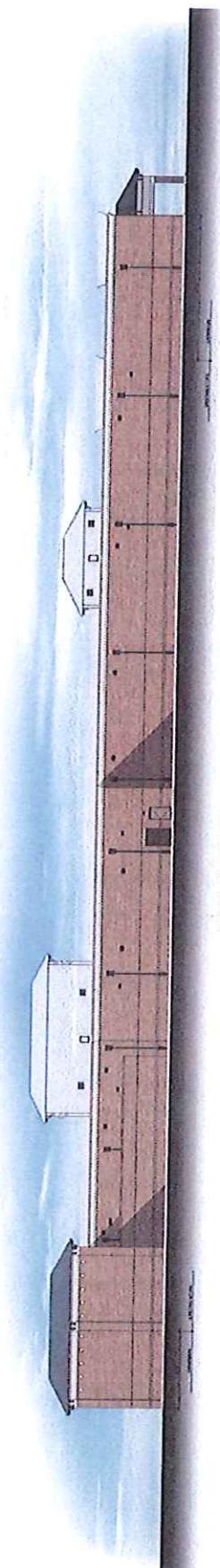
EXHIBIT B
Character Exhibits



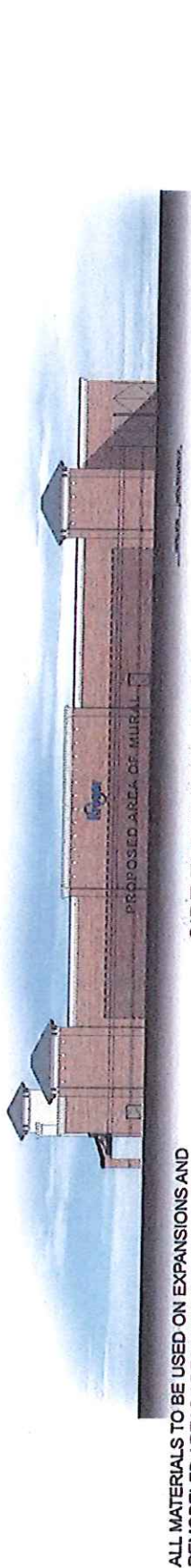
FRONT ELEVATION - WEST



SIDE ELEVATION - NORTH



REAR ELEVATION - EAST



SIDE ELEVATION - SOUTH

ALL MATERIALS TO BE USED ON EXPANSIONS AND
REMODELED AREAS ARE TO MATCH EXISTING



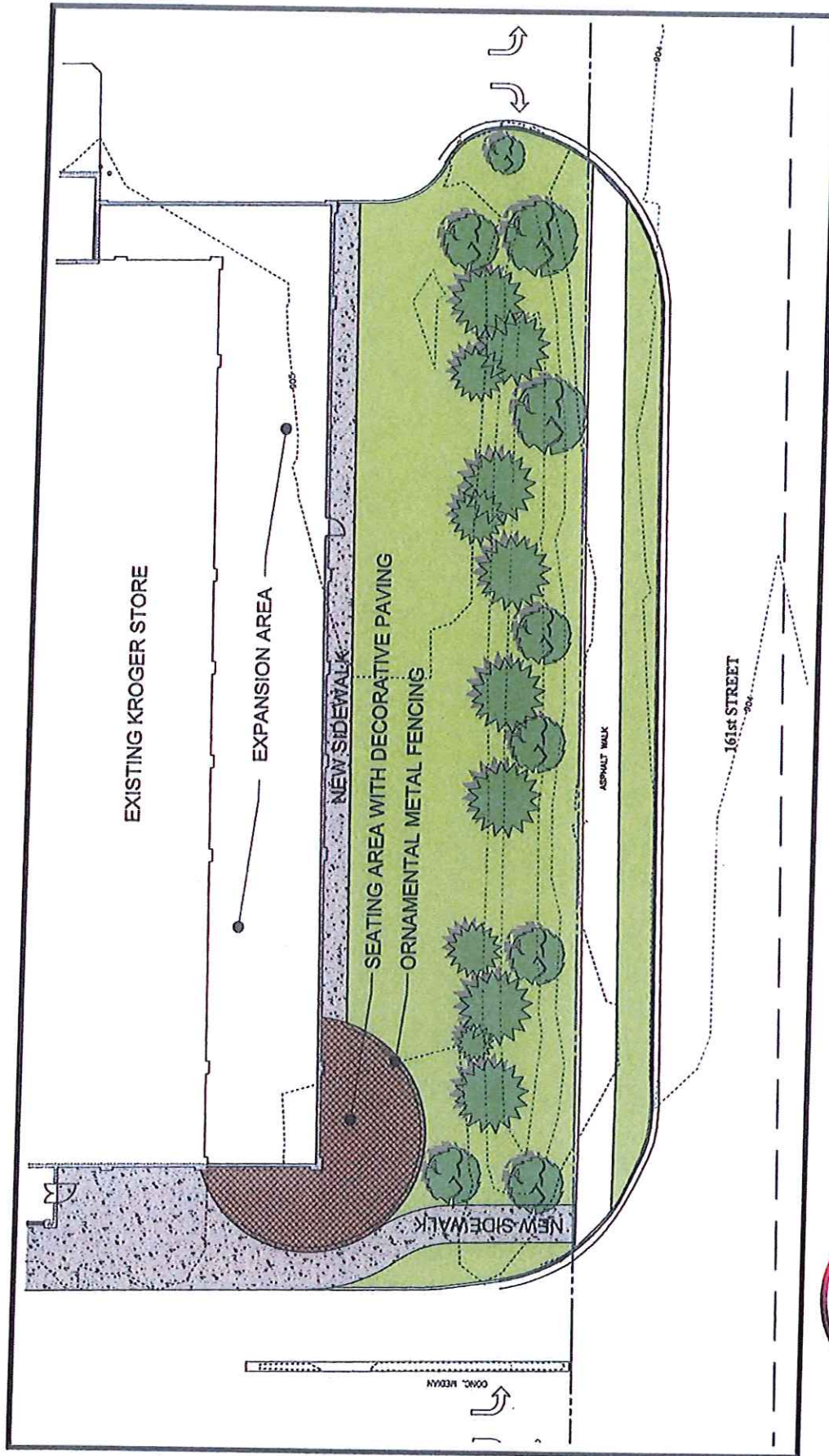
Kroger J970

June 10, 2014

Westfield, IN
51311

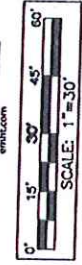


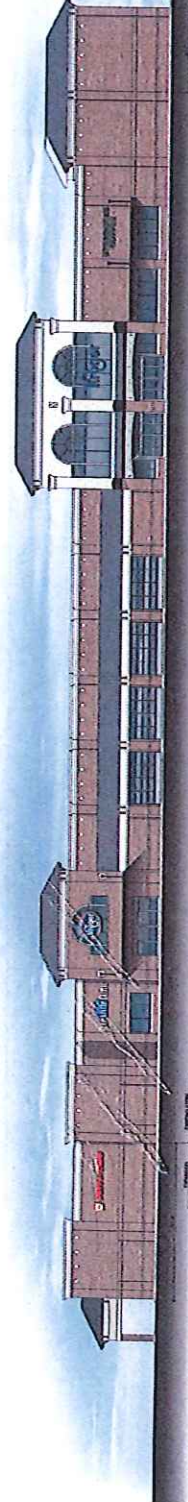
EXHIBIT C
Conceptual Plans



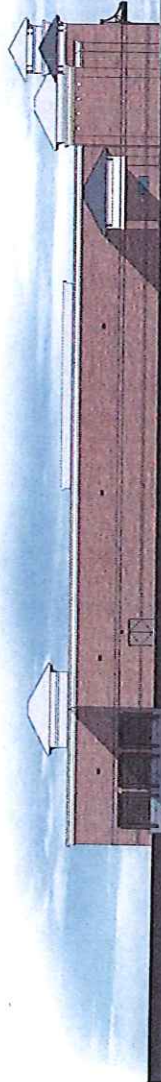
BUILDING EXPANSION - SOUTH END June 18, 2014

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 1000 West 1st Street, Suite 100, Portland, OR 97204
 Phone: 503.222.2222 Fax: 503.222.2222
 emiht.com

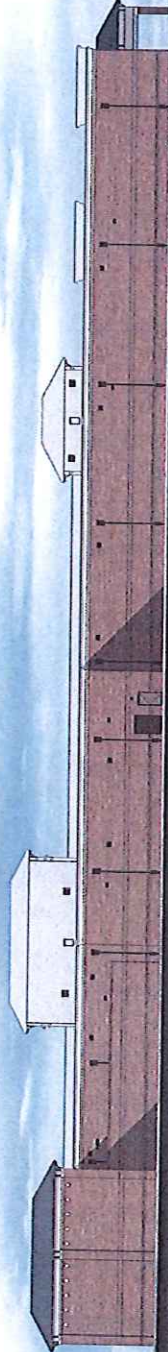




FRONT ELEVATION - WEST



SIDE ELEVATION - NORTH



REAR ELEVATION - EAST



SIDE ELEVATION - SOUTH

ALL MATERIALS TO BE USED ON EXPANSIONS AND
REMODELED AREAS ARE TO MATCH EXISTING

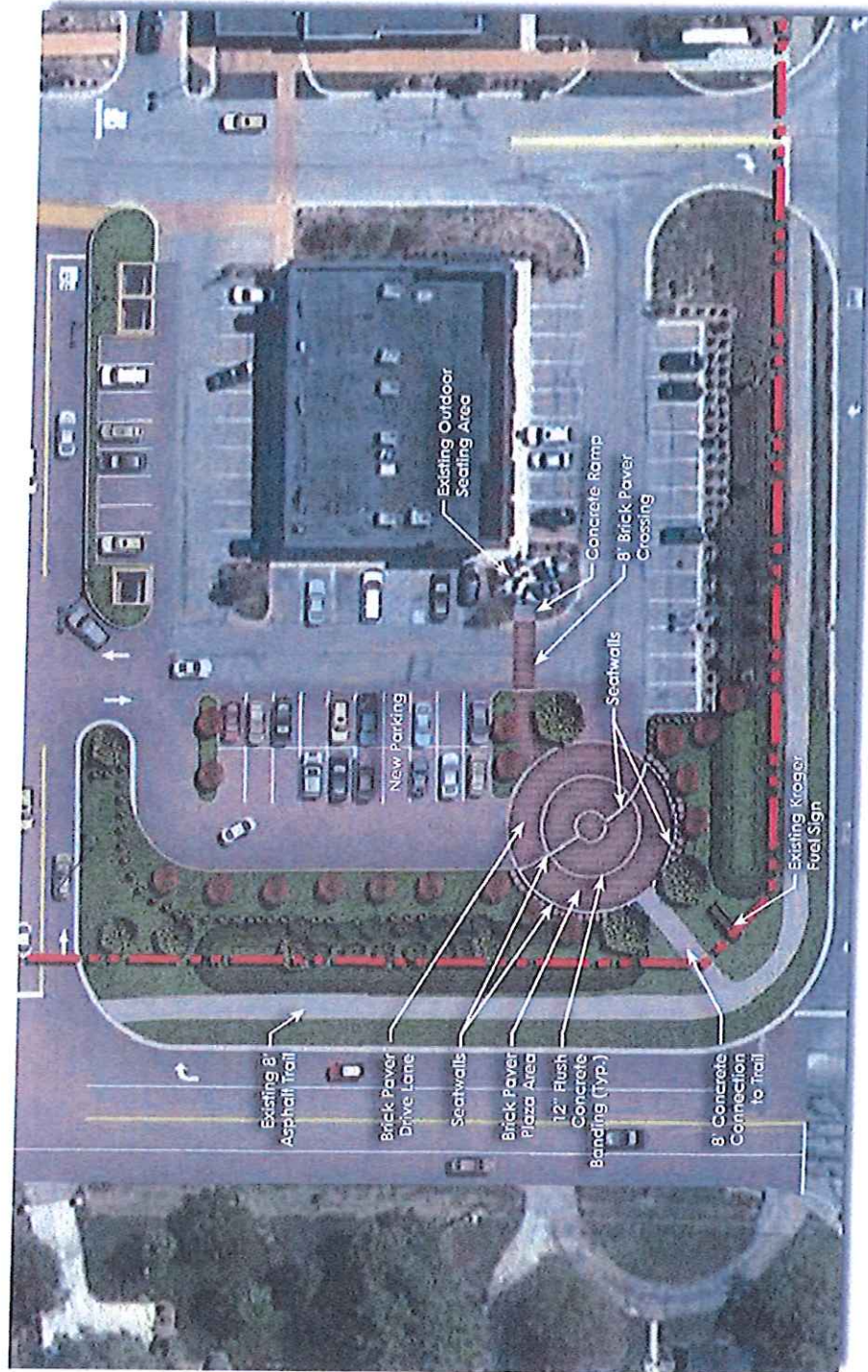


Kroger J970

June 10, 2014

Westfield, IN
513111





North



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Exhibit C: Old Fuel Center Area Redevelopment

Westfield, IN Kroger

July 3, 2014





Engineers, Surveyors, Planners, Scientists

July 3, 2014

Ryan Clark
Associate Planner
2728 East 171st Street
Westfield, IN 46074

Re: Narrative of Kroger J970 Building Expansion

The proposed project consists of a building expansion to the existing Kroger store and the demolition of an existing fuel center and redevelopment of the existing parking near the existing B-shops. All of which is in the City of Westfield and part of the Spring Mill Station Comprehensive Plan. The total area of construction will include approximately 2.99 acres, 13,884 square feet of which will be additional building. Other items included with this project will include all new utilities which will incorporate stormwater quality, landscaping, relocated plaza area and the addition of a new outdoor seating area with decorative paving to the southwest corner of the new addition.

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Phone: 317.913.6930 Toll Free: 888.775.3648

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TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT

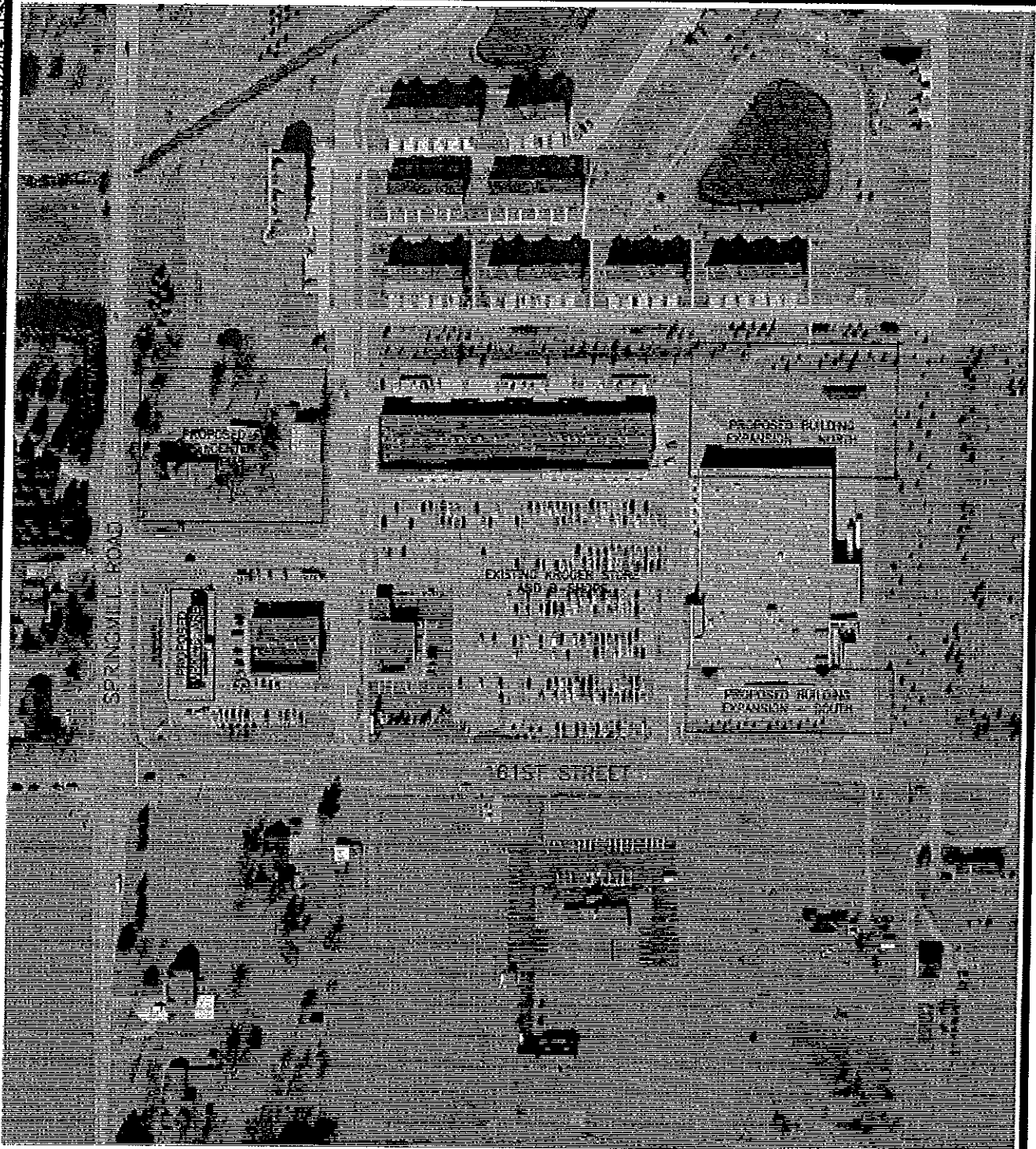
FOR

**KROGER J970
BUILDING EXPANSION
VICINITY MAP**

DATE: July 03, 2014

JOB NO. 20130351

SCALE: None



I:\20130351\Draw\02\Streets\Exhibit\20130351-Vicinity Map Exhibit.dwg Last Saved By: mchambers 8/30/2014 10:40 AM Last Printed By: Richardson Board: 8/30/2014 11:43 AM (No Xrefs)



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT

FOR

KROGER J970

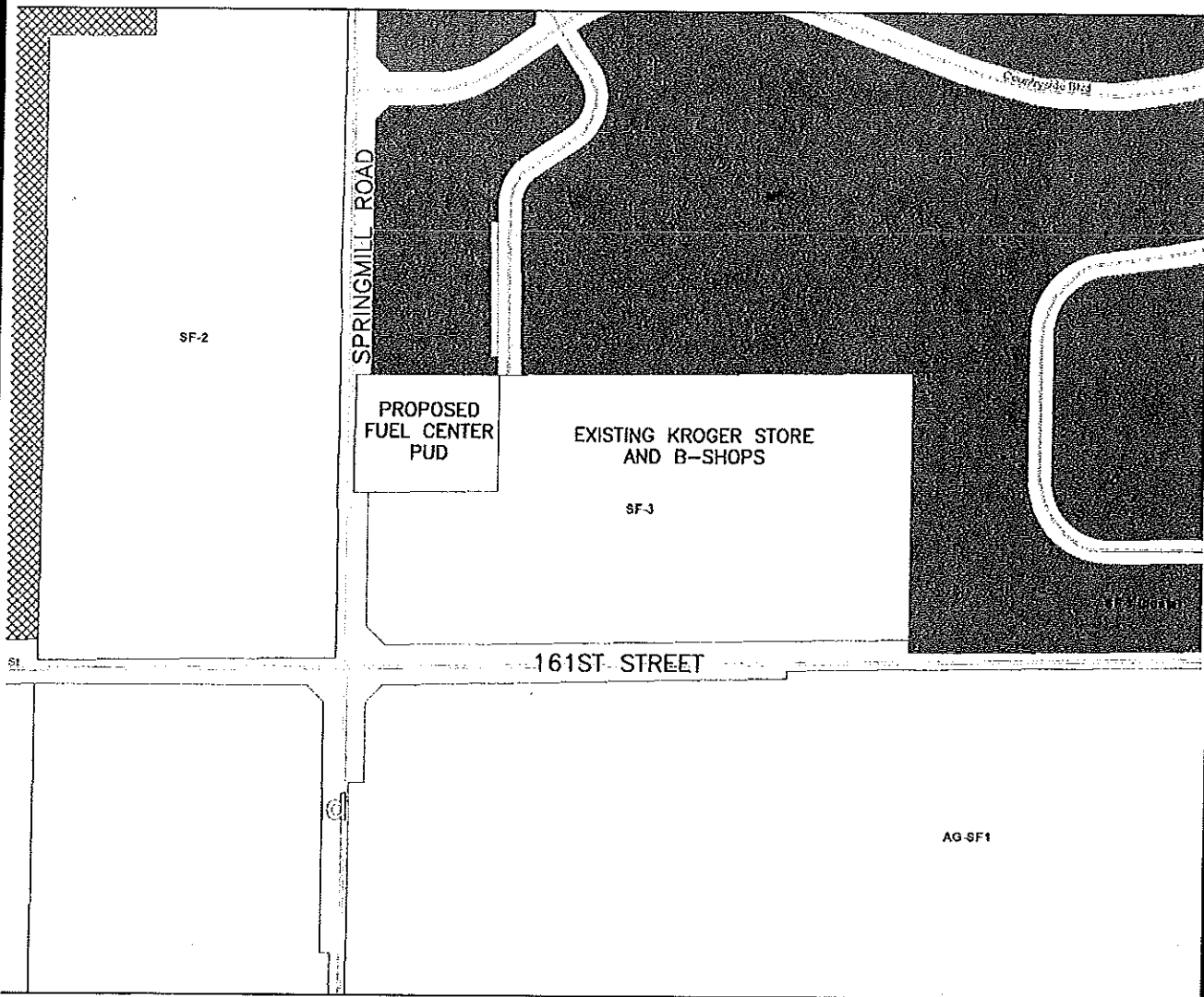
BUILDING EXPANSION

ZONING MAP

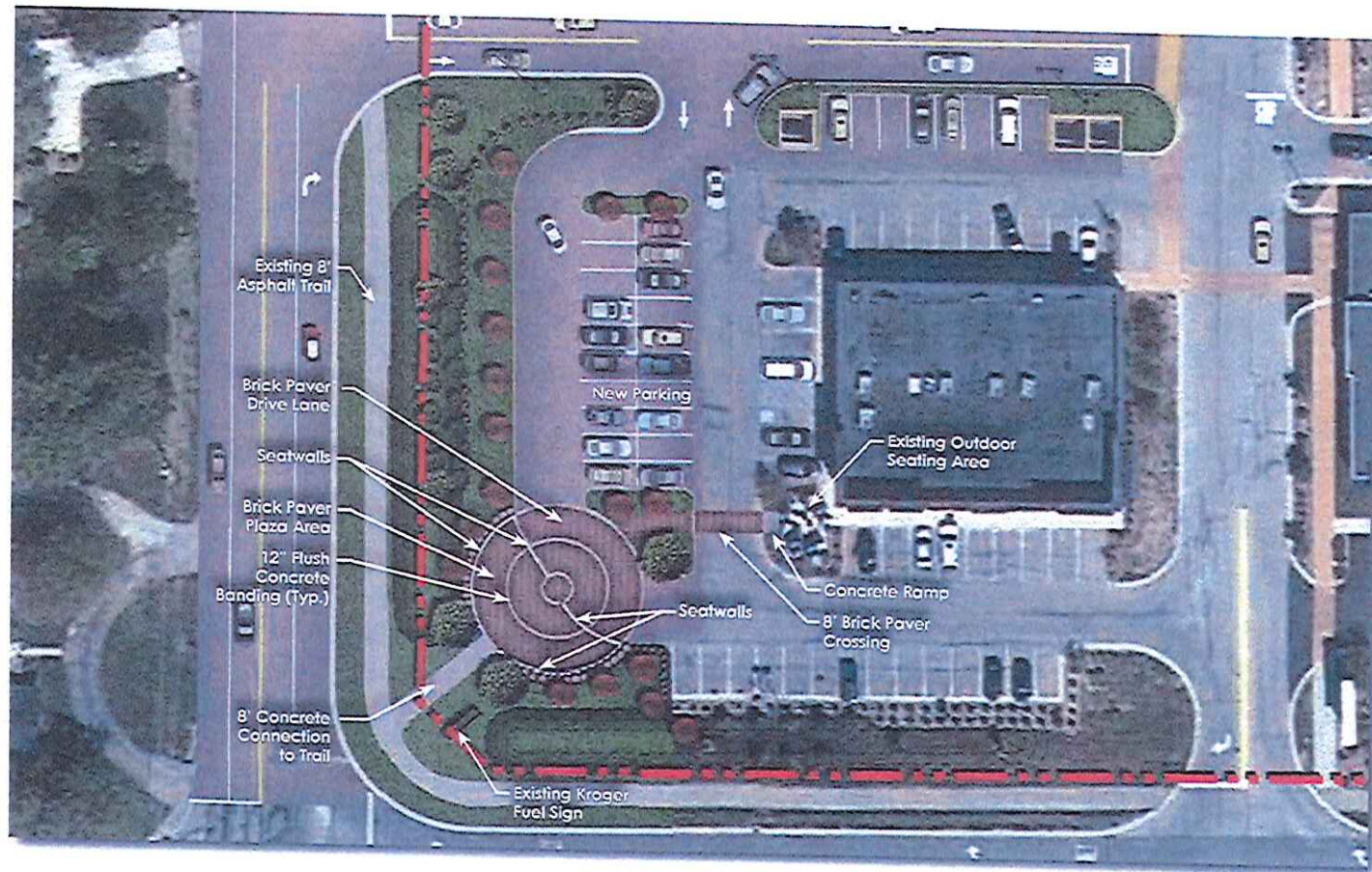
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JOB NO. 20130351

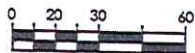
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North



EMHT
Engineering, Surveying, Planning, Science, Technology

Exhibit C: Old Fuel Center Area Redevelopment

Westfield, IN Kroger

July 3, 2014





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT "A"

FOR

KROGER J970

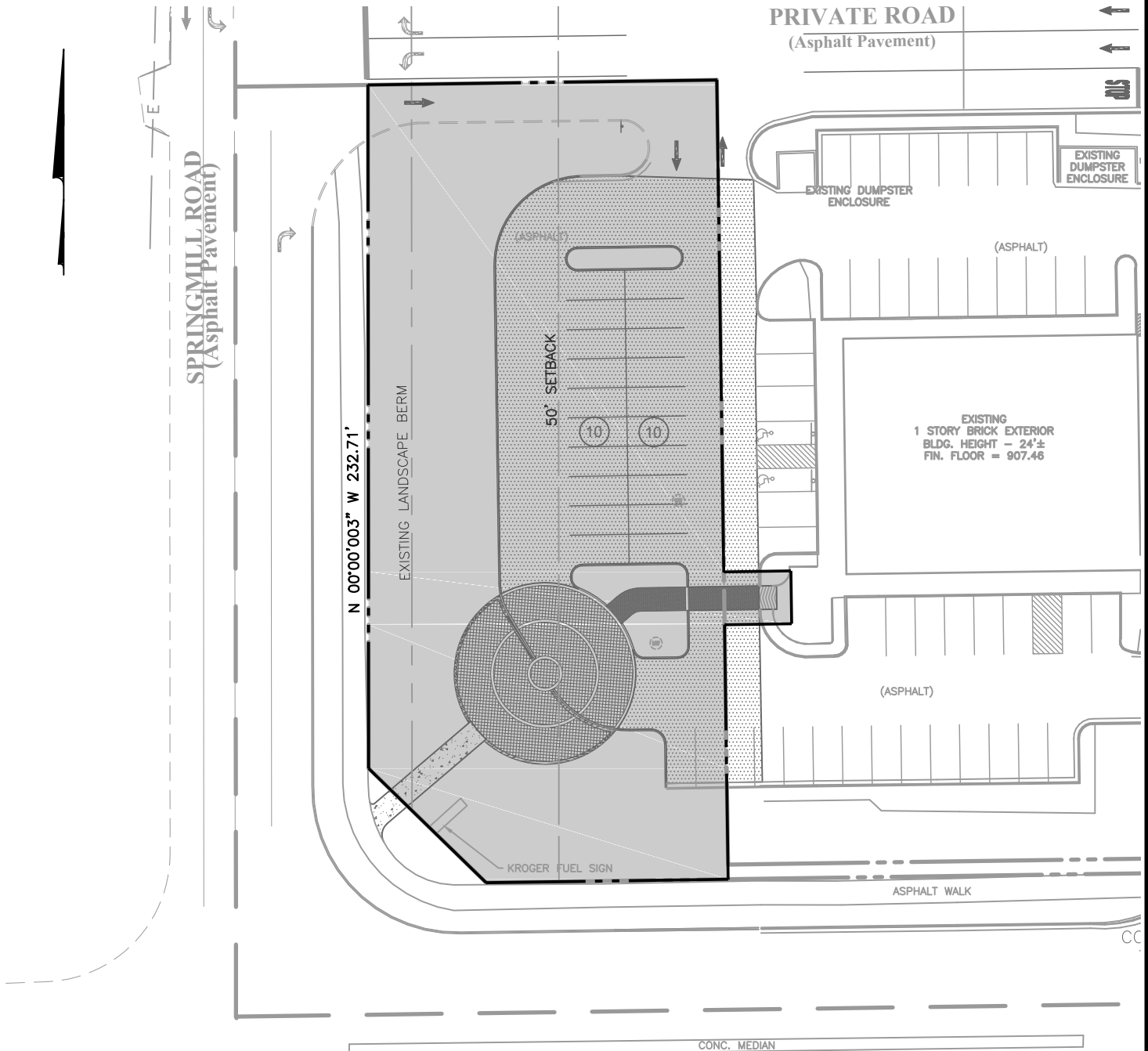
IMPROVEMENT AREAS

LEGAL DESCRIPTION

DATE: July 08, 2014

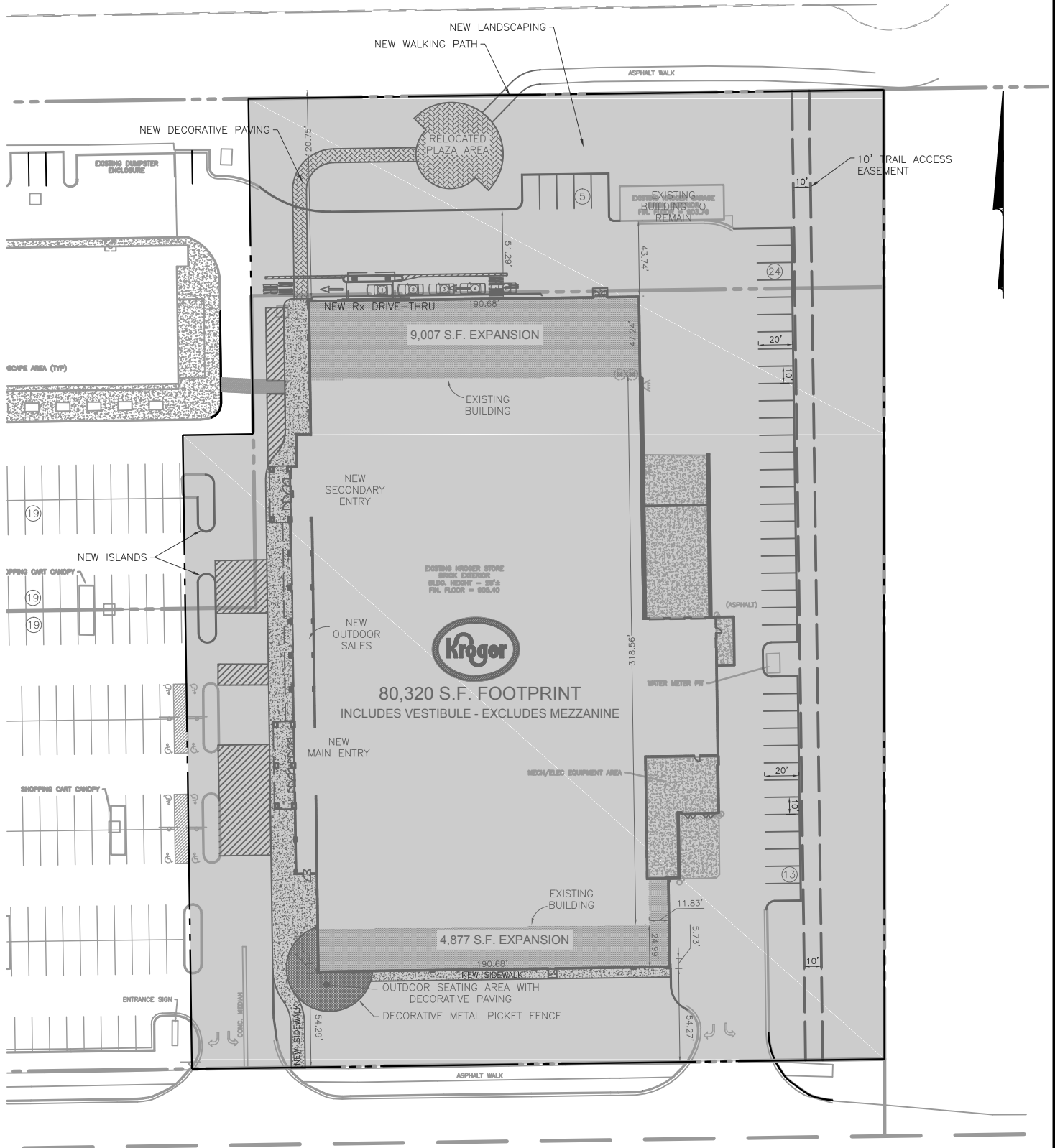
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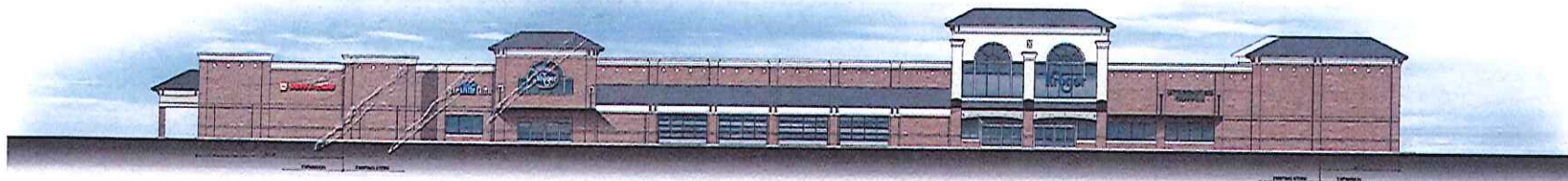
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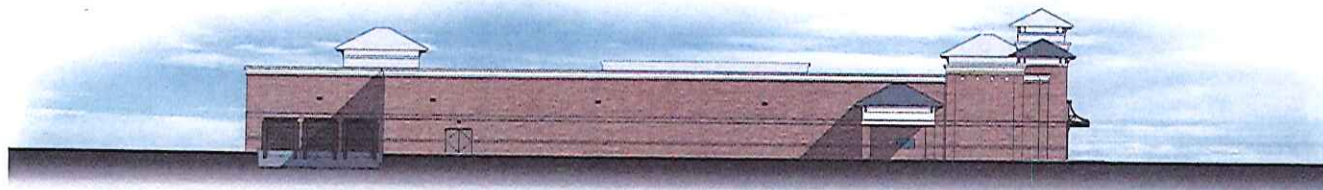


IMPROVEMENT AREAS LEGAL DESCRIPTION

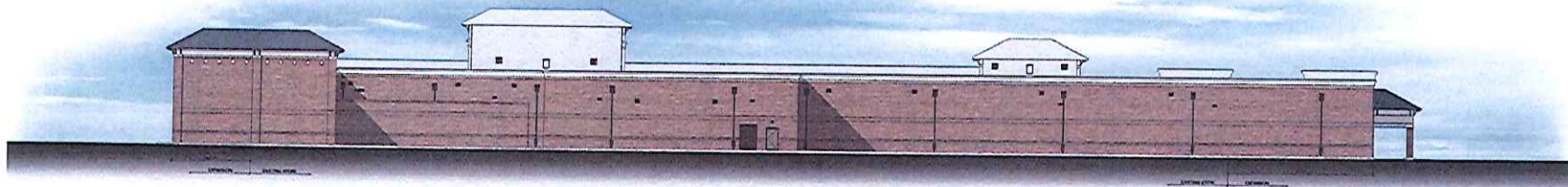
SCALE: **None**



FRONT ELEVATION - WEST



SIDE ELEVATION - NORTH



REAR ELEVATION - EAST



SIDE ELEVATION - SOUTH

ALL MATERIALS TO BE USED ON EXPANSIONS AND
REMODELED AREAS ARE TO MATCH EXISTING



June 10, 2014

Kroger J970

Westfield, IN
513111



ORDINANCE NUMBER 1405-PUD-06

**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 District Ordinance (to be known as the “**Kroger Depot and Fuel Center PUD District**”) 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 (the “City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. 1405-PUD-06**), requesting an amendment to the Zoning Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 1405-PUD-06** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Zoning Ordinance is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Kroger Depot and Fuel Center PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance as set forth herein, unless specifically modified by the terms of this Ordinance.
- 1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Character Exhibit(s). The illustrative exhibits attached hereto and incorporated by reference as Exhibit B. The exhibits are conceptual in nature and provided to illustrate the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- 2.2 Conceptual Plan: The plan attached hereto and incorporated herein by reference as Exhibit C.
- 2.3 Developer: Any individual, corporation, partnership or entity engaged in the improvement of a parcel of land or construction of a building within the District.
- 2.4 Underlying Zoning District: The Zoning District of the Zoning Ordinance that shall govern the development of the District and its various subareas, as set forth in this Ordinance.

Section 3. Conceptual Plan. The Conceptual Plan provides a general vision for the development of the District which illustrates one possible layout of internal drives, uses, green space, thoroughfares, and buildings that are permitted by this Ordinance. The Conceptual Plan is only conceptual. The final layouts and sites plans shall be subject to the terms and conditions of this Ordinance and may vary from the Conceptual Plan.

Section 4. Underlying Zoning Districts. The Underlying Zoning District shall be the GB-General Business District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning

Ordinance applicable to the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. The uses permitted in the District shall be Gasoline Service Station and related convenience sales.

Section 6. General Regulations. The regulations of the Underlying Zoning District shall apply to the development of the District.

Section 7. Setbacks. Setbacks shall be as follows:

- A. Front Yard shall be 50 feet.
- B. Side Yard that abuts residential to the north shall be 55 feet.

Section 8. Parking. The parking and loading standards of the Zoning Ordinance (*WC § 16.04.120*) shall apply.

Section 9. Landscaping and Screening. The District's landscaping and screening shall comply with the Zoning Ordinance (*WC § 16.06*), except as otherwise provided below.

- A. The north buffer yard shall be 28 feet wide and a minimum of 18 feet tall after the plantings have reached maturity in the northeast corner to provide a visual barrier between the District and Townhomes at Countryside condominiums planned to be constructed to the north. The visual buffer may include but is not limited to a combination of an earthen berm combined with plantings.
- B. The west buffer yard shall be 28 feet wide and planted per the requirements of the Zoning Ordinance (*WC § 16.06*).

Section 10. Sign Standards. The District's signs shall comply with the Zoning Ordinance (*WC § 16.08.010*), except as otherwise provided below.

- A. Area of signage allowed will be 1.1 SF per 1 LF of building frontage parallel with the ROW. For signage purposes, the fuel center canopy, depot and rest area canopies shall count as building frontage.
- B. Electronic signage shall be no more than 45% of the total area of signage.
- C. The canopy signage shall have a maximum height of 3'-6" and maximum width of 18'.
- D. The Depot signage shall have a maximum height of 2'-6" and maximum width of 13'-6".

Section 11. Lighting Standards. The District's lighting shall comply with the Zoning Ordinance (*WC § 16.07.010*).

Section 12. Architectural and Streetscape Design Standards. The procedures and regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply.

- 12.1 **Character Exhibit.** Character illustrations indicating conceptually the intended architecture, quality, exterior building materials, and appearance of buildings within the District are provided in the Character Exhibit, attached hereto as **Exhibit B.**

Section 13. Infrastructure Standards.

- 13.1 The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2014.

WESTFIELD CITY 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

I hereby certify that **ORDINANCE 1405-PUD-06** was delivered to the Mayor of
Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 1405-
PUD-06**

this _____ day of _____, 2014.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 1405-PUD-06**

this _____ day of _____, 2014.

J. Andrew Cook, Mayor

This document prepared by: Paula J. Gartner, PE

SCHEDULE OF EXHIBITS

- | | |
|-----------|----------------------------------|
| Exhibit A | Real Estate
Legal Description |
| Exhibit B | Character Exhibits |
| Exhibit C | Conceptual Plan |

EXHIBIT A
Real Estate
Legal Description



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT "A"

FOR

KROGER J970

NEW FUEL CENTER

LEGAL DESCRIPTION

DATE: July 03, 2014

JOB NO. 20130506

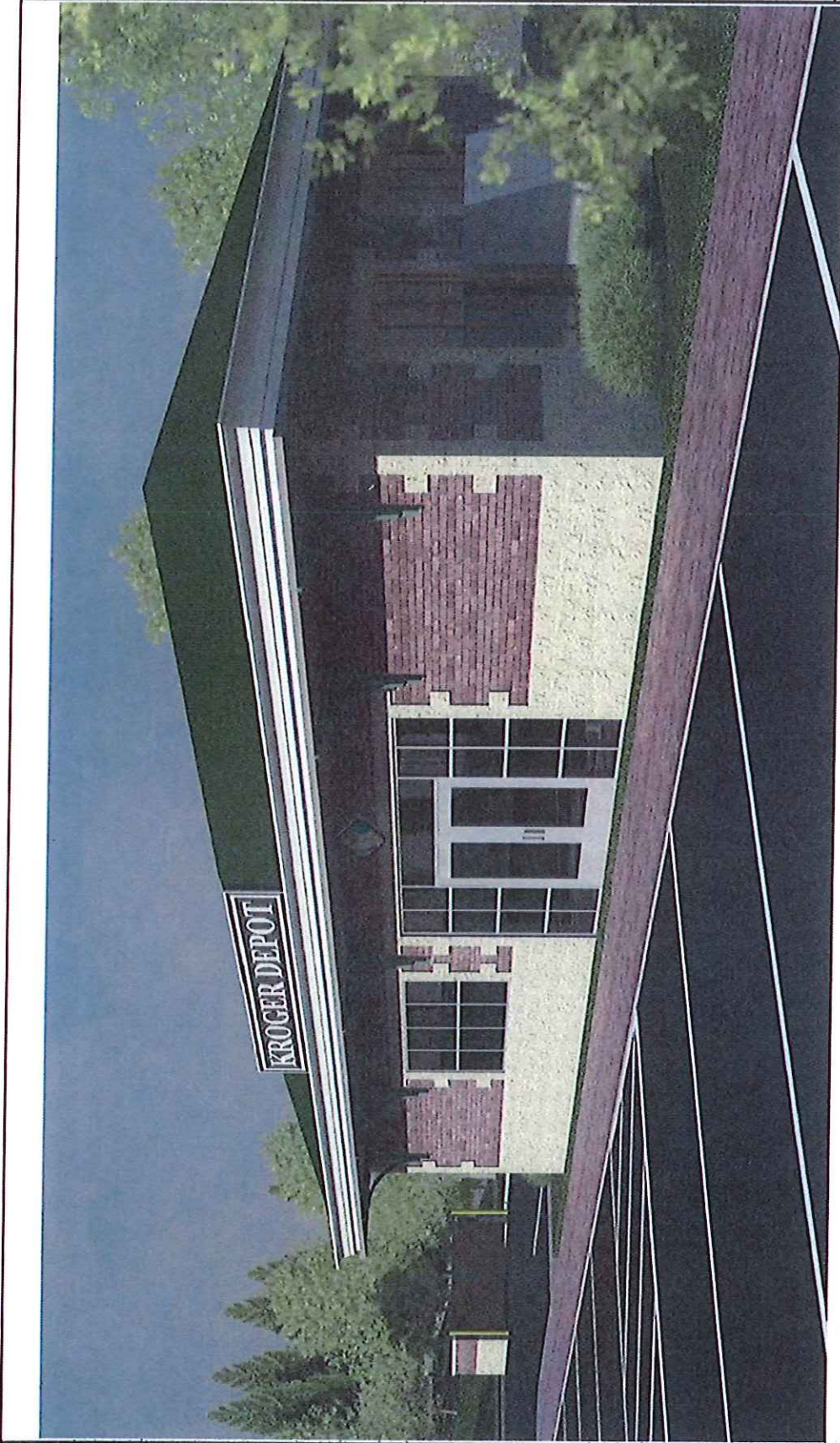
SCALE: None

EXHIBIT "A"

REAL ESTATE DESCRIPTION PER TITLE COMMITMENT

PART OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED QUARTER, NORTH 00 DEGREES 00 MINUTES EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 361.38 FEET TO THE PLACE OF BEGINNING TO THIS DESCRIPTION, THENCE CONTINUING ALONG SAID LINE 249.52 FEET TO A POINT THENCE NORTH 90 DEGREES 00 MINUTES EAST 312.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES EAST 249.52 FEET TO A POINT, THENCE SOUTH 90 DEGREES 00 MINUTES WEST 312.00 FEET TO A POINT WHICH IS THE BEGINNING POINT OF THIS DESCRIPTION.

EXHIBIT B
Character Exhibits



1 DEPOT (VIEW FROM SOUTHWEST)
SNAP #02

REVISIONS

NO.	DESCRIPTION	DATE
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2	REVISION	07-07-2014



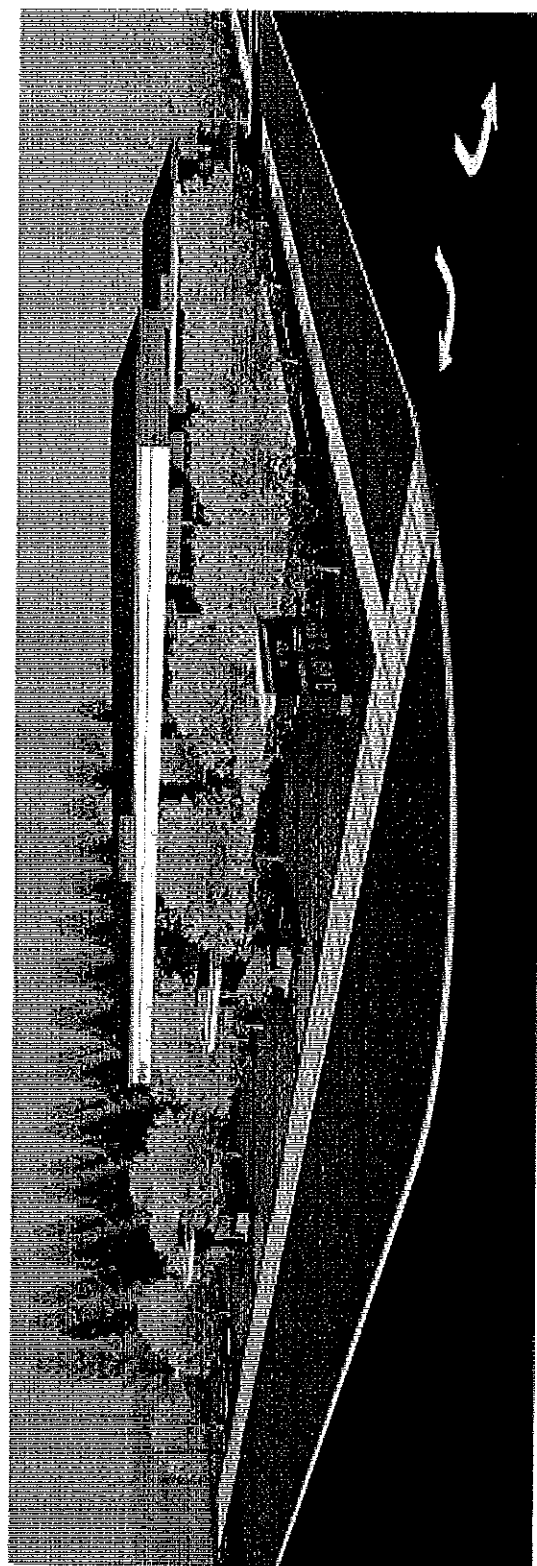
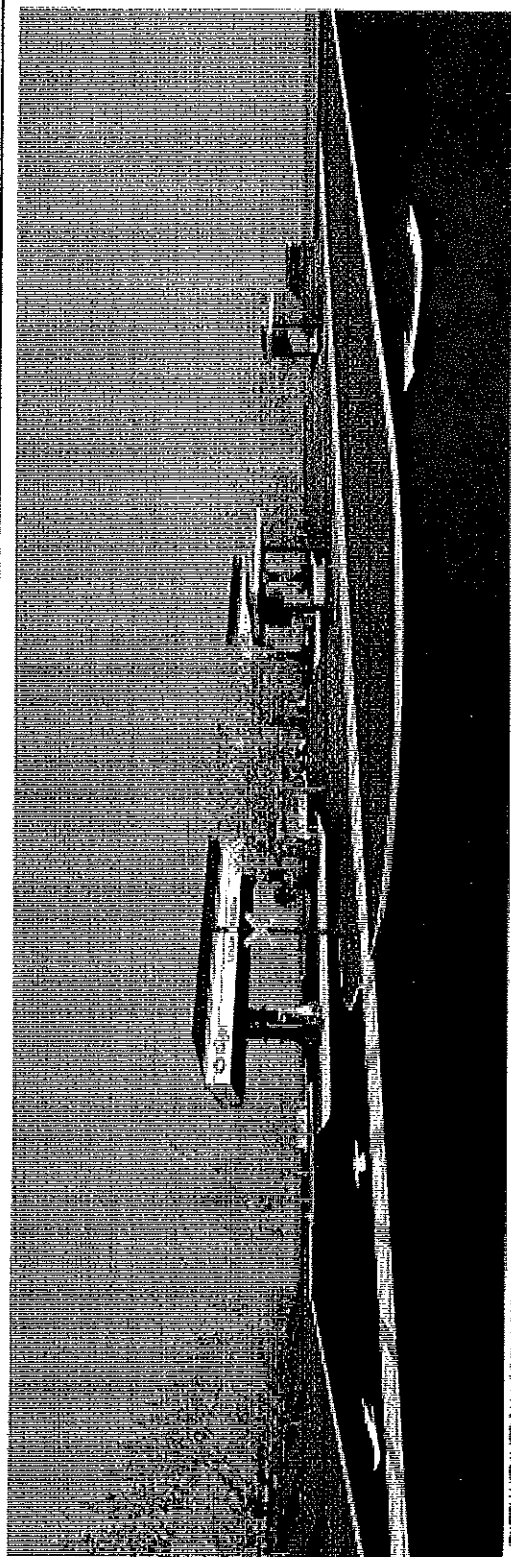
 THE KROGER CO.
 1000 CHURCH STREET, S.W.
 CINCINNATI, OH 45202
 PHONE (513) 763-8300

88 550E™
 ARCHITECT • ENGINEERS
 1000 WOODLAND AVENUE
 SUITE 400
 CINCINNATI, OH 45202

COLOR RENDERINGS

C2.3

J 970
 PROJECT NO.
 SHEET NO.



REVISIONS		J 870		COLOR RENDERINGS		C2.4	
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88 550E™
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 1000 BROADWAY, SUITE 200
 NEW YORK, NY 10018

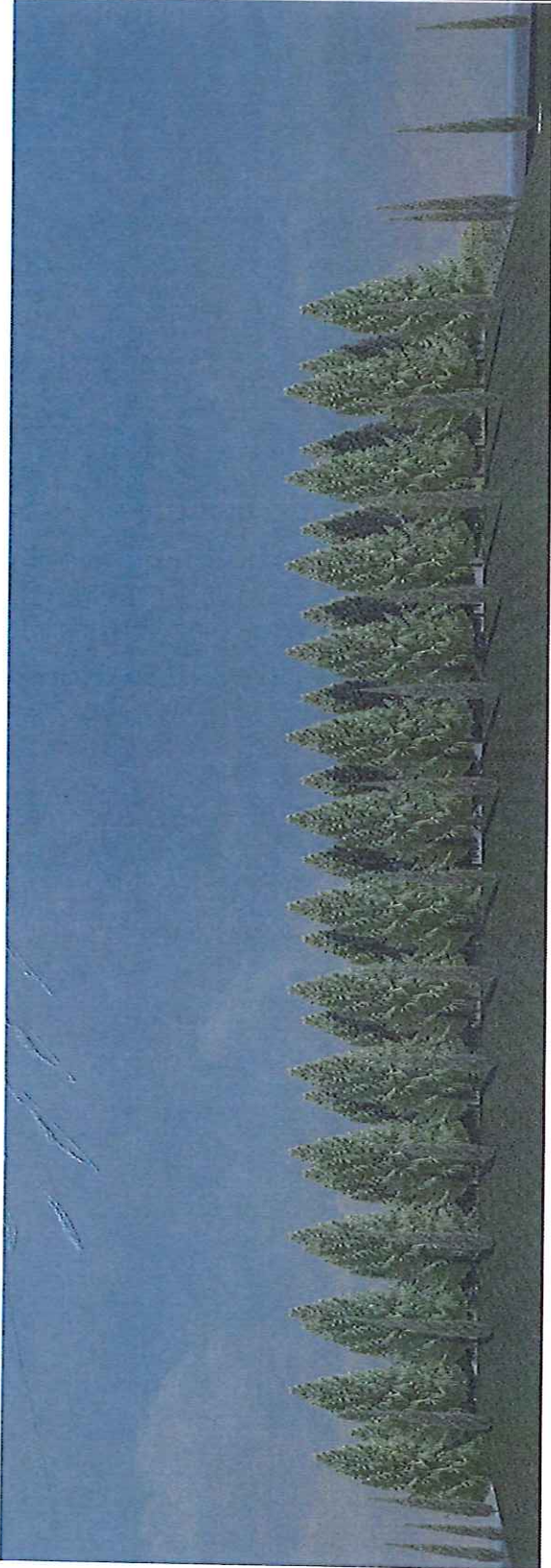


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REVISIONS

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 PROJECT NAME
 DRAWN BY
 CHECKED BY
 DATE
 J 970
 1000 BROADWAY, SUITE 200
 NEW YORK, NY 10018

COLOR
 RENDERINGS
 C2.4



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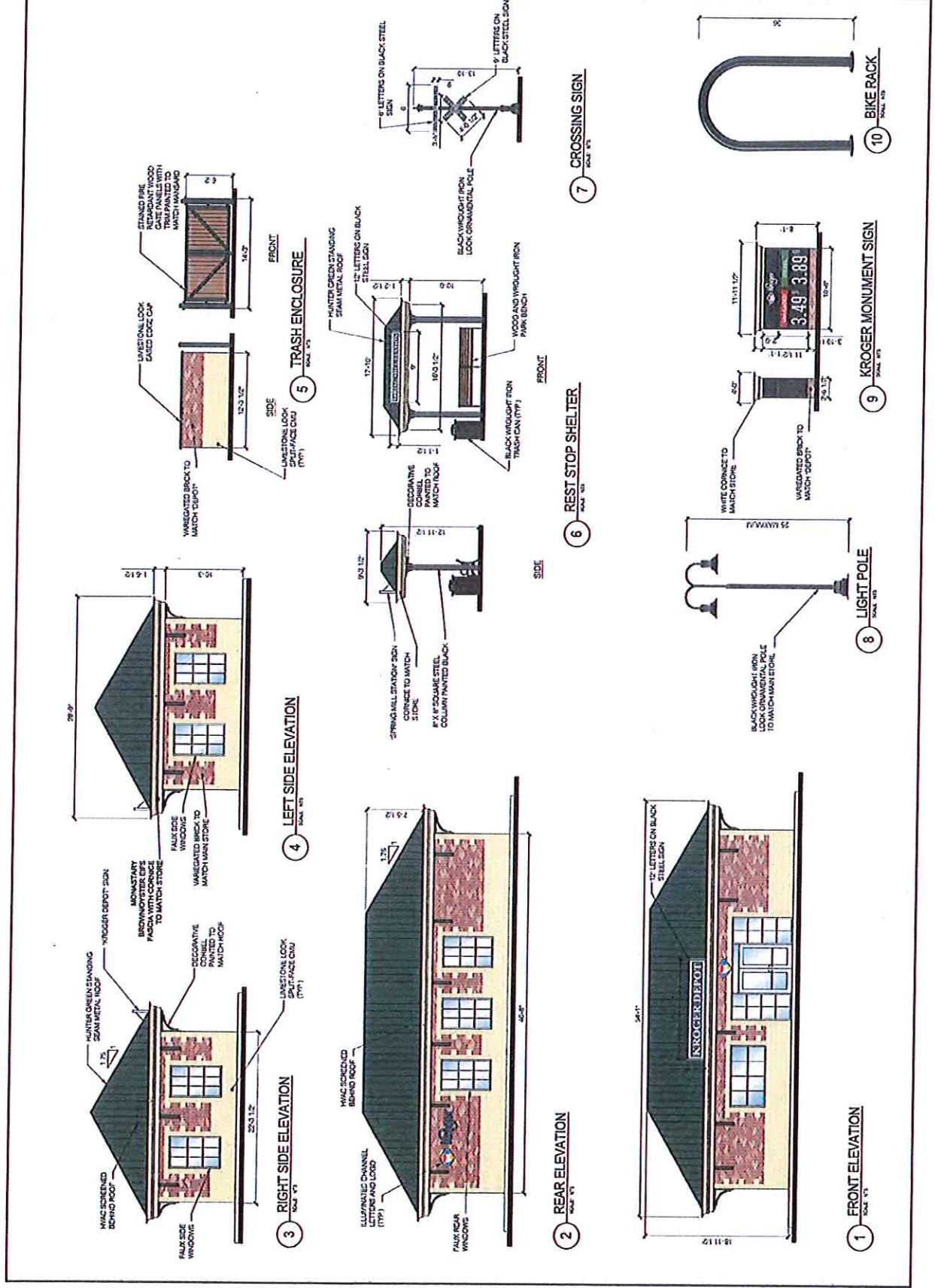


The Kroger Co.
1000 West 10th Avenue
Denver, CO 80202
Phone: 303.733.1000
Fax: 303.733.1001

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10	REVISED

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DATE	10/10/00
DESIGNED BY	ALAN
CHECKED BY	ALAN
APPROVED BY	ALAN
DATE	10/10/00

C2.2





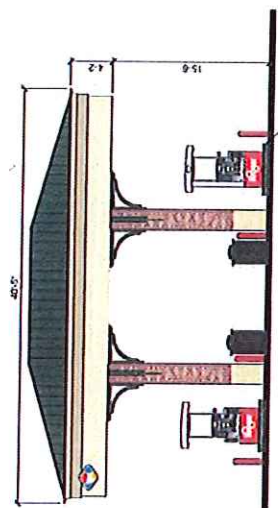
The Koger Co.
 1100 WOODLAND AVENUE
 SUITE 100
 WESTFIELD, MA 01095
 413-237-1100

REVISIONS

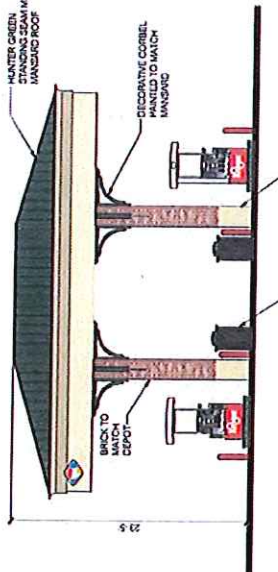
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SIGNAGE SCHEDULE

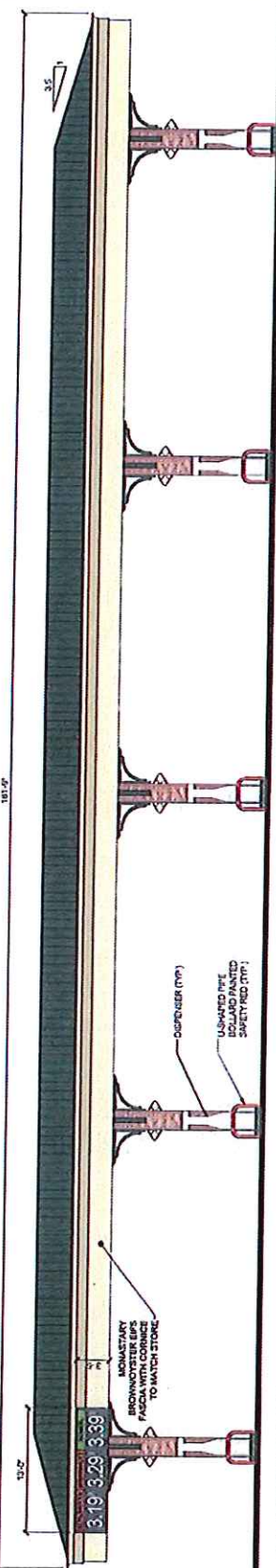
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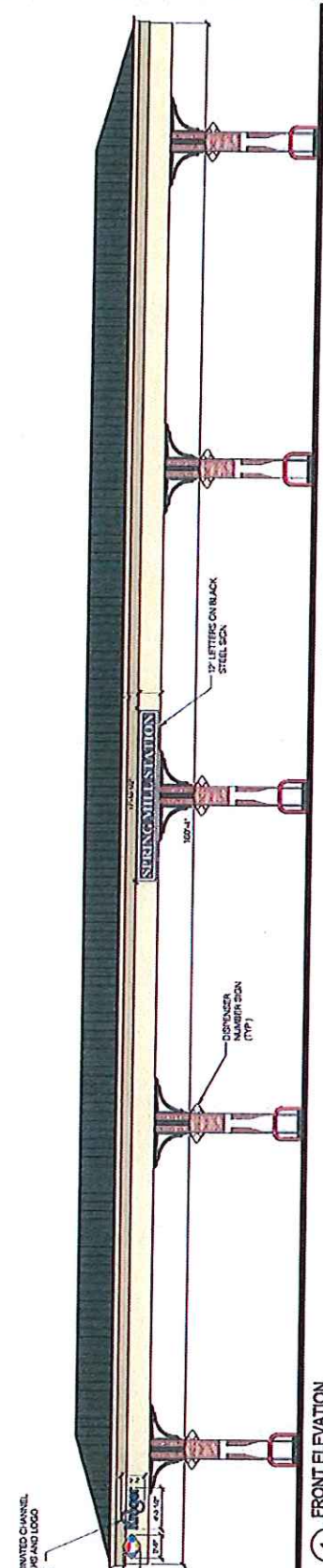
4 LEFT SIDE ELEVATION
 SCALE 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
 SCALE 1/8" = 1'-0"

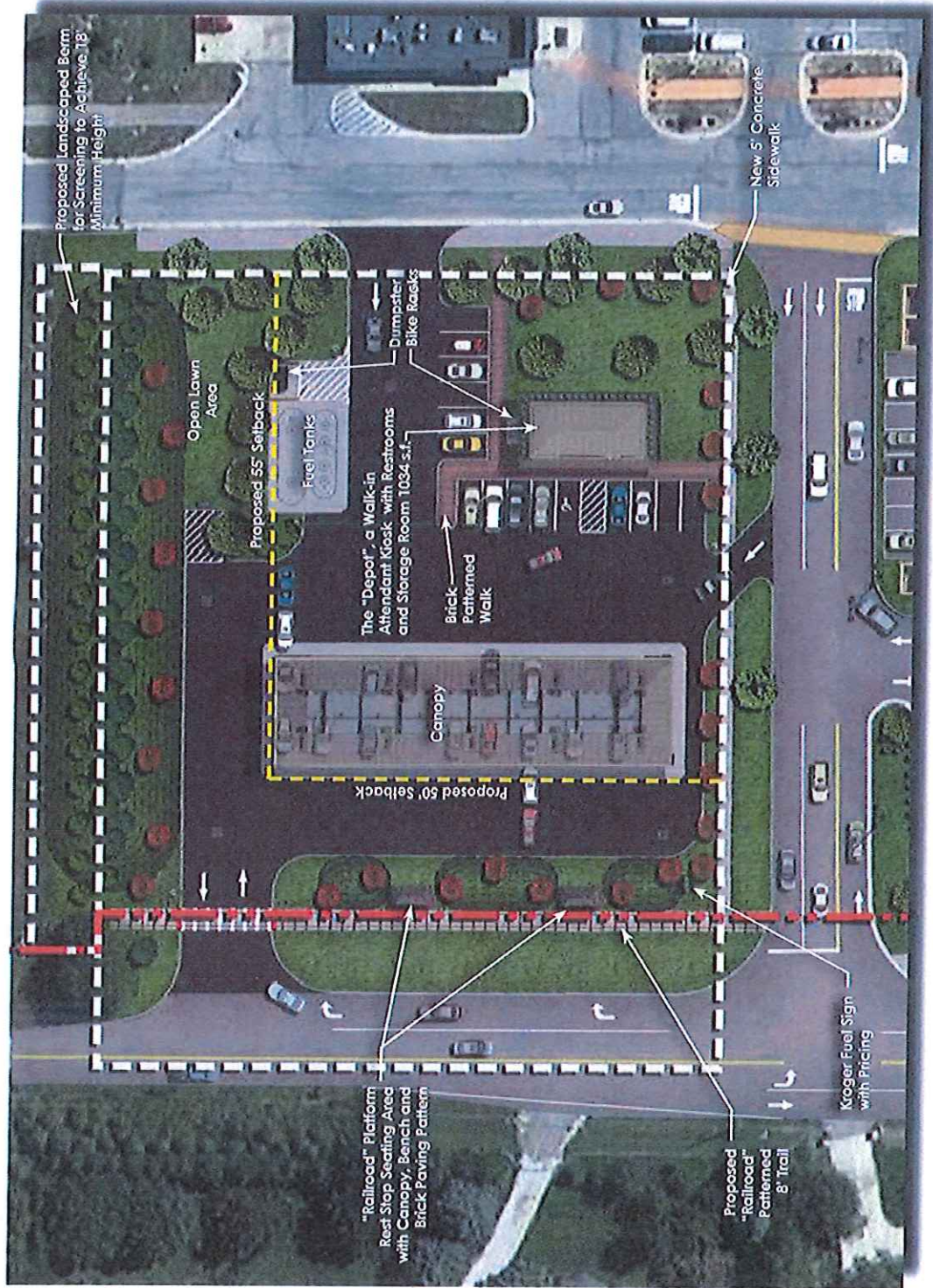


2 REAR ELEVATION
 SCALE 1/8" = 1'-0"



1 FRONT ELEVATION
 SCALE 1/8" = 1'-0"

EXHIBIT C
Conceptual Plans



North



Exhibit C: Proposed Depot and Fuel Center

Westfield, IN Kroger

July 3, 2014





Engineers, Surveyors, Planners, Scientists

July 3, 2014

Ryan Clark
Associate Planner
2728 East 171st Street
Westfield, IN 46074

Re: Narrative of Kroger J970 Fuel Center

The proposed project consists of a new Kroger Fuel Center on an existing residential property. All of which is in the City of Westfield and part of the Spring Mill Station Comprehensive Plan. The total area of construction will include 1.79 acres. Other items included with this project will include all new utilities which will incorporate underground stormwater detention and stormwater quality, landscaping and the addition of a new curb cut along Spring Mill Road.

A legacy of experience. A reputation for excellence.

7400 North Shadeland Avenue, Suite 150, Indianapolis, IN 46250 • Phone 317.913.6930 • Fax 317.913.6928

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Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 100, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3448

emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT

FOR

KROGER J970

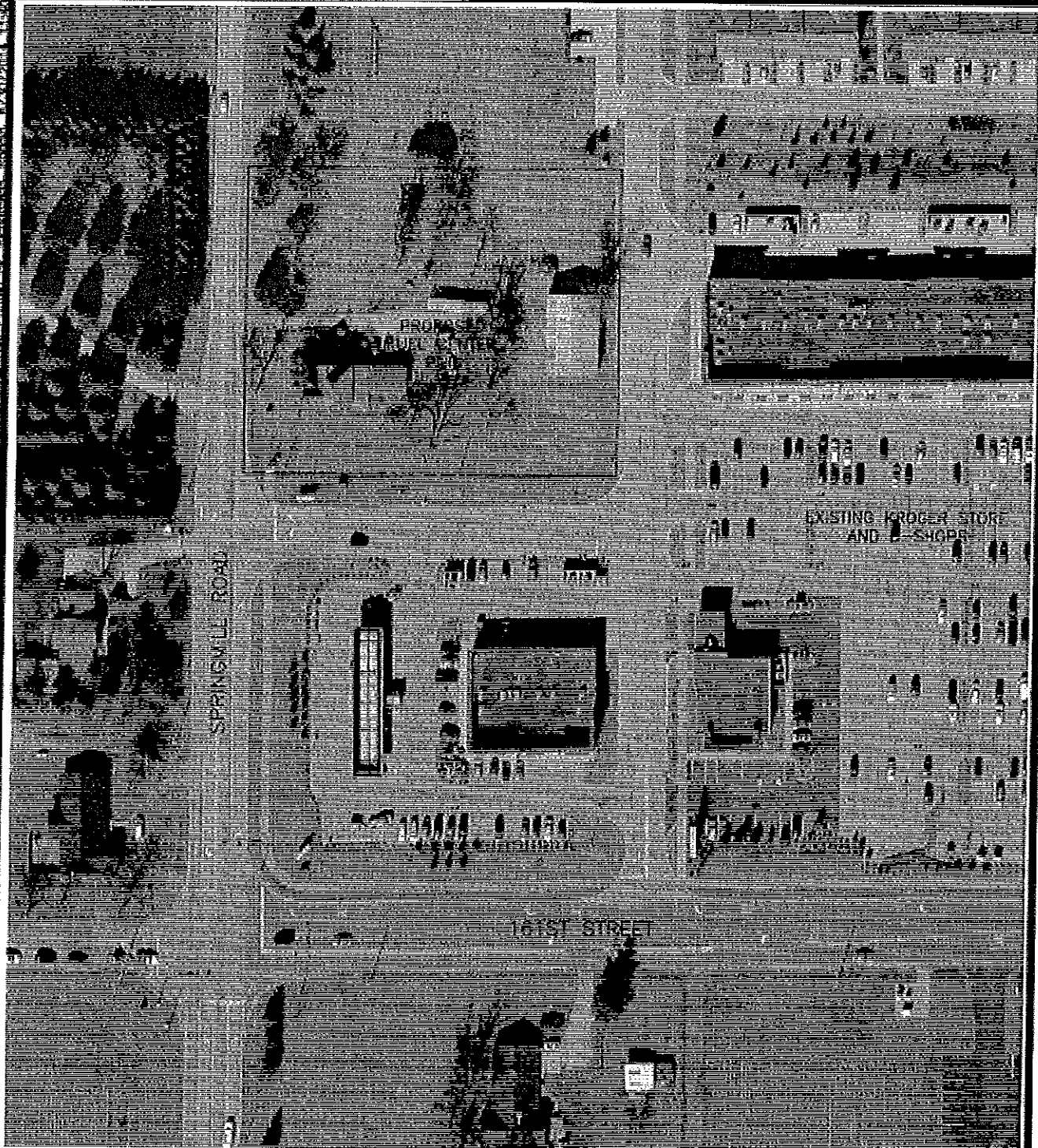
NEW FUEL CENTER

VICINITY MAP

DATE: July 03, 2014

JOB NO. 20130506

SCALE: None



14 20130506A (20130506A) EVANS, MECHWART, HAMILTON & TILTON, INC. 7400 N. SHADELAND AVE., STE. 100, INDIANAPOLIS, IN 46250 317.913.6930 888.775.3448



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Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

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TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT

FOR

KROGER J970

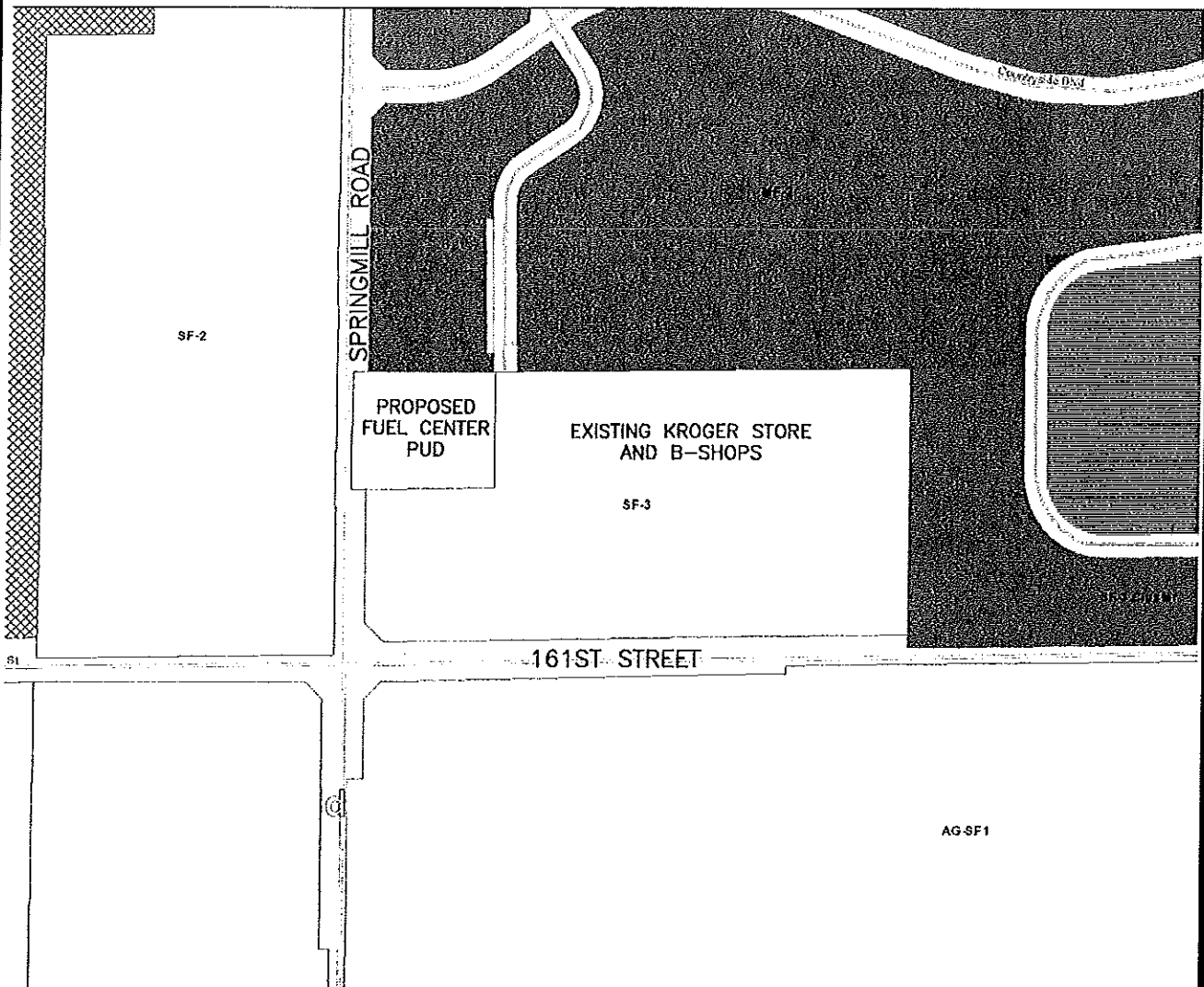
NEW FUEL CENTER

ZONING MAP

DATE: July 03, 2014

JOB NO. 20130506

SCALE: None



H:\20130506\Draw\0458\exhibits\20130506-Zoning Map Exhibit.dwg Last Saved By: Richardson, R. 8/20/2014 10:32 AM Last Printed By: Richardson, R. 8/20/2014 11:41 AM (No York)

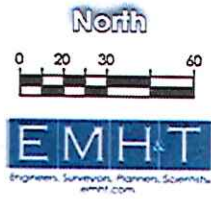
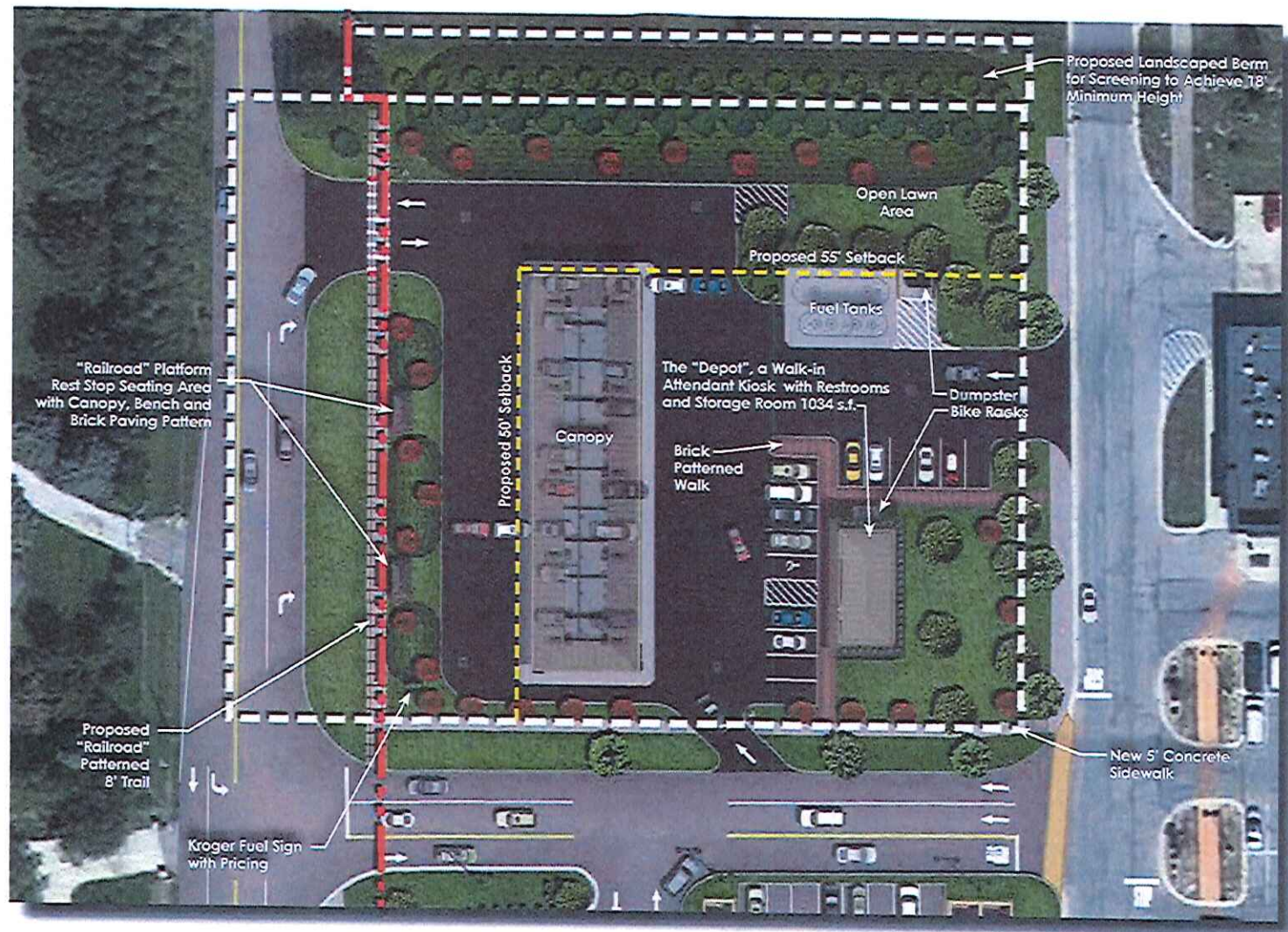


Exhibit C: Proposed Depot and Fuel Center

Westfield, IN Kroger

July 3, 2014





1 DEPOT (VIEW FROM SOUTHWEST)
30x7 8'0"

SSOE
SSOE, INC.
ARCHITECT - ENGINEERS
1000 N. GLOUCESTER
SALT LAKE CITY, UT 84111



REVISIONS

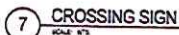
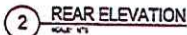
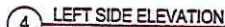
NO.	DESCRIPTION	DATE
1	NOTES	05-18-14
2	REVISIONS	06-02-14

Project No. 0114-0017-000
Project Manager: ALEK
Designed By: ALEK
Drawn By: ALEK
Checked By: ALEK
Scale: J 970

Address: 1451 SPRING HILL ROAD
MULTIPLE, UTAH

COLOR
RENDERINGS

C2.3



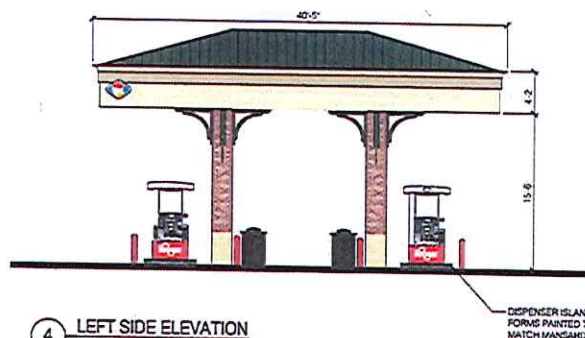
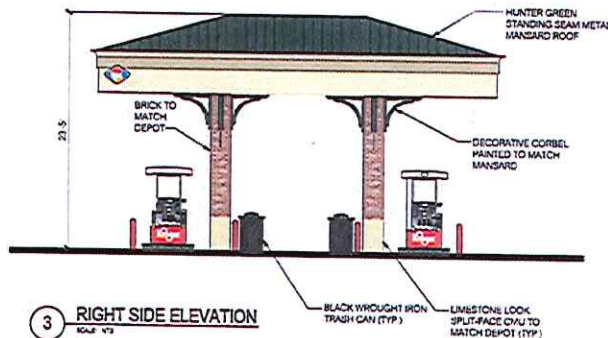
REVISIONS			DATE
1	REVISION		04/12/2010
2	REVISION		04/12/2010
3	REVISION		04/12/2010
4	REVISION		04/12/2010

Project No.	016-000-70
Project Manager	AL
Engineer By	AL
Checked By	AL
Checked By	AL
Drawn By	

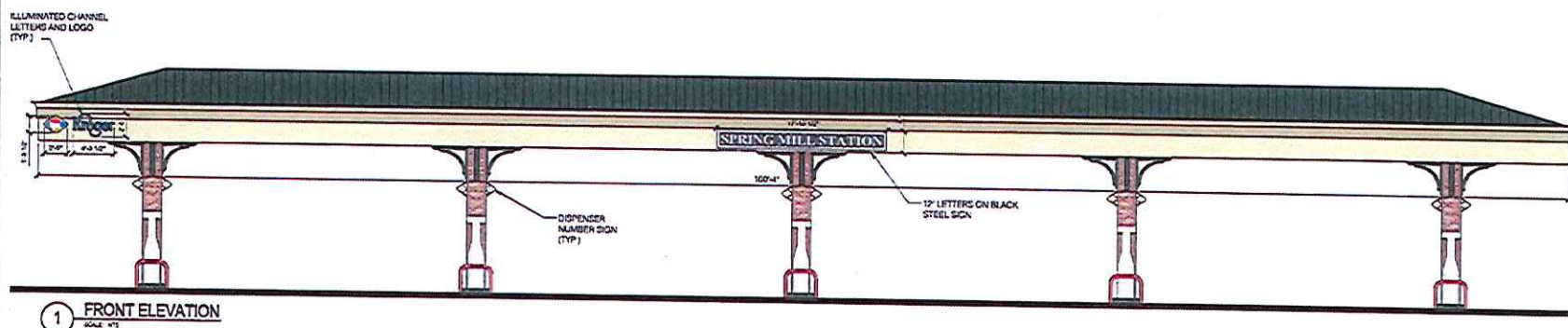
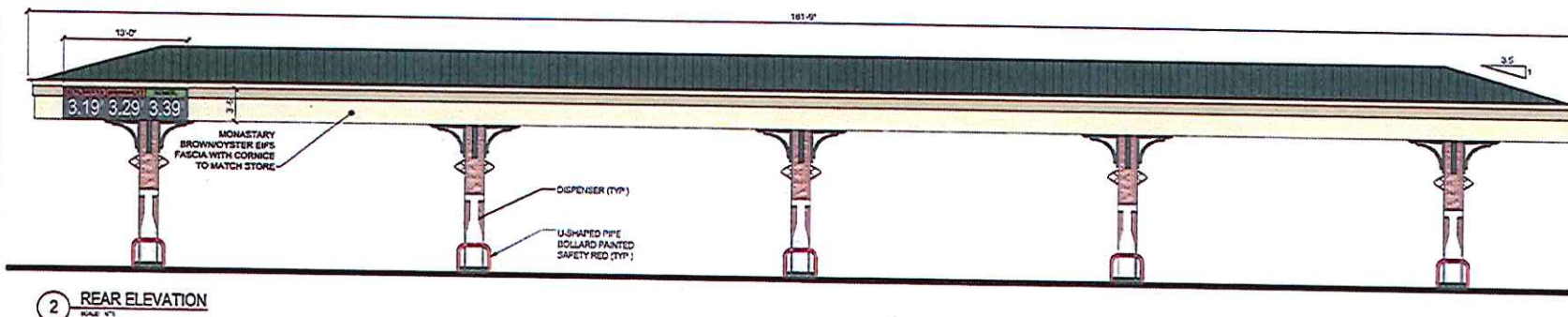
J 97

Address: 16201 SPRING MILL ROAD
PHILADELPHIA, PA 19131

“DEPOT” AND SITE DETAILS



SIGNAGE SCHEDULE			
SIGN	QUANTITY	SIGN AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
3.19 3.29 3.39	1	45.50	45.50
ON COPY	3	2.80	8.40
HOOK	2	2.40	4.80
Kroger	2	10.80	21.60
SPECIAL SIGNAGE	4	73.60	294.40
MONUMENT SIGN	2	40.10	80.20
TOTAL			370.90



SSOE
SSOE INC.
ARCHITECT • ENGINEER
1100 N. WILSON ROAD
JANESVILLE, WI 53405



DATE	BY	REVISION
04/11/2018	SSOE	1. INITIAL DESIGN
05/02/2018	SSOE	2. REVISED DESIGN
05/17/2018	SSOE	3. REVISED DESIGN
06/07/2018	SSOE	4. REVISED DESIGN
06/20/2018	SSOE	5. REVISED DESIGN
07/02/2018	SSOE	6. REVISED DESIGN

Project No: 016-0007-000
Project Manager: ALM
Designed By: ALM
Drawn By: ALM
Checked By: ALM
Scale: J 970
Address: 1001 SPRING HILL ROAD
PRESTFIELD, WI 53594

CANOPY
ELEVATIONS
C2.1

RESOLUTION 14-120

A RESOLUTION OF THE CITY OF WESTFIELD AUTHORIZING FUNDS FOR THE FAÇADE IMPROVEMENT OF THE WESTFIELD PLAYHOUSE

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

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

WHEREAS, certain sums have been budgeted for uses consistent with the Westfield Façade Improvement Program (“Program”) as previously outlined by this Council; and,

WHEREAS, the Council has been advised of the proposed façade improvements to be made by the Westfield Playhouse; and

WHEREAS, a long term fixture of the community, the Westfield Playhouse, does not fall within the definition of those eligible under the Program but does fall within the spirit and the goals of the Program.

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

- Section 1.** The Council being duly advised now finds that the proposed improvements of the Westfield Playhouse are within the goals and objectives of the Program as intended despite the geographical location.
- Section 2.** The Council now finds that the proposed improvements of the Westfield Playhouse shall be eligible for the Façade Improvement Program incentives under the terms of the Program as well as those that the Director of Economic Development shall find appropriate.
- Section 3.** This Resolution shall be in full force and effect immediately.

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 Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 14-120 was delivered to the Mayor of Westfield
on the _____ day of _____, 2014, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 14-120 I hereby VETO RESOLUTION 14-120
this _____ day of _____, 2014. this _____ day of _____, 2014.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor