

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_05_08_2017

Monday, May 08, 2017 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, May 08, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

AGENDA

Pledge of Allegiance

Presented by Cub Scout Pack 207

Invocation by Pastor Tim Krupski, with Lord of Life Church

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 4-10-2017](#)

Claims:

Documents: [Docket Sheet May 8, 2017](#)

Approval of Claims

Old Business:

Ordinance 16-27: Wood Wind Planned Unit Development (PUD) District (Kevin Todd)

Council Introduction: August 8, 2016

APC Public Hearing: September 6, 2016

APC Public Hearing: November 21, 2016

APC Recommendation: April 17, 2017

Adoption Consideration: May 8, 2017

Documents: [Ordinance 16-27](#) | [Ordinance 16-27 Exhibits](#) | [Staff Report](#) | [Concept Plan Comparison Exhibit](#)

Ordinance 17-04: Field Brewing in the Junction Planned Unit Development District (Pam Howard)

Council Introduction: March 13, 2017

APC Public Hearing: April 3, 2017

APC Recommendation: May 1, 2017

Adoption Consideration: May 8, 2017

Documents: [Ordinance 17-04](#) | [Location Map](#) | [Concept Plan and Character Exhibit](#) | [Department Report](#)

Ordinance 17-10: Unified Development Ordinance Amendment (Kevin Todd)

Council Introduction: March 27, 2017

APC Public Hearing: April 3, 2017

APC Recommendation: May 1, 2017

Adoption Consideration: May 8, 2017

Documents: [Ordinance 17-10](#) | [Staff Report](#)

Resolution 17-108: Fiscal Plan for Annexation Ordinance 17-11 (Goddard/Scofield Farms Phase 1) (Pam Howard)

Adoption consideration May 8, 2017

Documents: [Resolution 17-108](#)

Ordinance 17-11: 100% Voluntary Annexation (Goddard/Scofield Farms Phase 1) (Pam Howard)

Council Introduction: April 10, 2017

Public Hearing: April 10, 2017

Adoption Consideration: May 8, 2017

Documents: [Ordinance 17-11](#) | [Location Map](#)

New Business:

Ordinance 17-14: Oak Ridge Pointe Planned Unit Development (PUD) Amendment (Daine Crabtree)

Council Introduction: May 8, 2017

APC Public Hearing: May 15, 2017

APC Recommendation: June 5, 2017

Adoption Consideration: June 12, 2017

Documents: [Ordinance 17-14](#) | [Location Map](#) | [Concept Plan](#) | [Character Exhibit](#) | [Powerpoint](#)

Ordinance 17-15: 100% Voluntary Annexation (Scofield Farms Phase 2) (Pam Howard)

Council Introduction: May 8, 2017

Public Hearing: May 8, 2017

Adoption consideration: June 12, 2017

Documents: [Ordinance 17-15](#) | [Location Map](#)

Ordinance 17-16: Hall and House Planned Unit Development (PUD) District Amendment (Matt Pleasant)

Council Introduction: May 8, 2017

APC Public Hearing: June 5, 2017

APC Recommendation: July 11, 2017

Adoption Consideration: July 24, 2017

Documents: [Ordinance 17-16 Amendment](#) | [Location Map](#) | [Concept Plan](#) | [Narrative Statement](#)

Ordinance 17-17: Village Park Plaza 1 Planned Unit Development (PUD) District (Matt Pleasant)

Council Introduction: May 8, 2017

APC Public Hearing: June 5, 2017

APC Recommendation: July 11, 2017

Adoption Consideration: July 24, 2017

Documents: [Ordinance 17-17](#) | [Ordinance 17-17 Exhibits](#) | [Location Map](#) | [Narrative Statement](#)

Ordinance 17-18: Spring Mill Station SEC Planned Unit Development District Amendment (Pam Howard)

Council Introduction: May 8, 2017

APC Public Hearing: June 5, 2017

APC Recommendation: June 5, 2017

Adoption Consideration: June 12, 2017

Documents: [Ordinance 17-18](#) | [Location Map](#) | [Drive-thru Exhibits](#) | [Signage Exhibits](#)

Resolution 17-114: Amended Policies and Procedures (Brian Zaiger)

Council Introduction: May 8, 2017

Adoption Consideration: May 8, 2017

Documents: [Resolution 17-114](#) | [Debt Management Policy](#) | [Investment Policy](#) | [Reserves and Liquidity Policy](#)

Resolution 17-116: Re-Establish a Cumulative Capital Development Fund (Brian Zaiger)

Council Introduction: April 10, 2017

Public Hearing: May 8, 2017

Adoption Consideration: May 8, 2017

Documents: [Resolution 17-116](#)

Resolution 17-118: Common Council of the City of Westfield, IN finding property owners in substantial compliance for tax abatement purposes (Amanda Rubadue)

Council Introduction: May 8, 2017

Adoption Consideration: May 8, 2017

Documents: [Resolution 17-118 Tax Abatement Compliance](#) | [2017 Tax Abatement Rev Slide](#)

Resolution 17-120: Additional Appropriation 2017 Parks (Melody Jones)

Council Introduction: May 8, 2017

Adoption Consideration: May 8, 2017

Documents: [Resolution 17-120](#)

Resolution 17-121: 2017 Transfer of Grand Park Property to RDA-C2 (Brian Zaiger)

Council Introduction: May 8, 2017

Adoption Consideration: May 8, 2017

Documents: [Resolution 17-121 Transfer of Grand Park Property](#) | [Quitclaim Deed \(City of Westfield to Westfield Redevelopment Authority\)](#)

Resolution 17-122: Sale of Property-C2 (Brian Zaiger)

Council Introduction: May 8, 2017

Adoption Consideration: May 8, 2017

Documents: [Resolution 17-122 Sale of Property](#)

Guests:

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

Council Response to Guest Comments

City Council Comments

Mayor Comments

Adjourn

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

Working Meeting

Westfield City Council April 10, 2017

The Westfield City Council met in regular session on Monday April 10, 2017 at the Westfield City Hall. Members present were Jim Ake, Chuck Lehman, Steve Hoover, Joe Edwards, Cindy Spoljaric, and Bob Horkay. Also present were Clerk Treasurer, Cindy Gossard and City Attorney, Brian Zaiger.

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

Approval of Minutes:

Steve Hoover made a motion to approve March 27, 2017 minutes as presented. Cindy Spoljaric seconded. Vote: Yes-7; No-0; Motion carries.

Claims:

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

Miscellaneous Business/Special Presentations:

Special Presentation: Downtown Westfield Association Update

Teresa Skelton gave a brief update from the DWA

Special Presentation: 2017 Arbor Day Proclamation

Mayor Cook and House Representative, Donna Schaibley spoke proclaiming April 22, 2017 in the City of Westfield, Arbor Day

Old Business:

Ordinance 17-03: Chatham Commons Planned Unit Development (PUD) District

Council Introduction: February 13, 2017

APC Public Hearing: March 20, 2017

APC Recommendation: April 3, 2017

Adoption Consideration: April 10, 2017

Amanda Rubadue presented this stating the request to rezone approx. 41 acres to accommodate a commercial/retail district.

Joe Edwards made a motion to approve Ordinance 17-03 as presented. Mark Keen seconded. Vote: Yes-7; No-0. Motion carries

New Business:

Ordinance 17-05: Haworth Business Park (PUD) District Amendment

Council Introduction: April 10, 2017

APC Public Hearing: May 1, 2017

APC Recommendation: May 15, 2017

Adoption Consideration: June 12, 2019

Daine Crabtree presented this item stating this is a request to amend the UDO and zoning map to designate the Real Estate as a Planned Unit Development District

Adam Dehart, Mike Wilcox, and Mick Peek spoke in favor of the PUD and gave details on the purposed changes that would occur.

Moves on to APC

Ordinance 17-11: 100% Voluntary Annexation (Goddard/Schofield Farms Phase I)

Council Introduction: April 10, 2017

Public Hearing: April 10, 2017

Adoption Consideration: April 24, 2017

Pam Howard presented this item stating it is a request for annexation of 8.2 acres on the North side of 191st street, West of Moontown Rd.

Public Hearing: open 7:33

None

Public Hearing: closed 7:34

Moves to next Council Meeting

Ordinance 17-13: Dartown Crossing PUD

Council Introduction: April 10, 2017

APC Public Hearing: May 1, 2017

APC Recommendation: June 5, 2017

Adoption Consideration: June 12, 2017

Pam Howard presented this is a request for rezoning of 39 acres on the NW side of 32 and Dartown Rd to allow for commercial development. The development standards will follow those of State Highway 32 Overlay District.

Jesse Pohlman spoke detailing the proposal.

Moved on to APC

Resolution 17-115: Regarding Declaration of Official Intent to Reimburse Expenditures

Council Introduction: April 10, 2017

Adoption Consideration: April 10, 2017

Todd Burtron presented stating this would allow the City to enter into agreements to purchase/lease certain property, vehicles, and equipment. Reimbursement of the cost of said items would come from the proceeds of debt incurred by the City. (GO BOND)

Joe Edwards made the motion to approve Resolution 17-115 as presented. Bob Horkay seconded.

Vote: Yes-7; No-0. Motion carries

Resolution 17-116: Re-Establish a Cumulative Capital Development Fund

Council Introduction: April 10, 2017

Public Hearing: April 24, 2017

Adoption Consideration: April 24, 2017

Todd Burtron presented stating this is the reoccurring annual review process and Re-establishment of CCD Fund.

Moved on to the next Council Meeting

Guest:

None

Council responses to Guest Comments:

None

City Council Comments:

Bob Horkay gave APC update

Mark Keen made a comment

Mayor Comments:

Daddy Daughter Dance April 29th

April 15th Opening day for WYSI at Grand Park

April 22nd Indiana Fire Jr. Crossroads of America Boys College Showcase

Upcoming training by Westfield and Noblesville Police Departments in downtown area

Easter Egg Drop was a success

Northview Christian Church Ribbon Cutting

Without any further business the meeting adjourned at 7:55 pm

Clerk-Treasurer

President

ORDINANCE 17-11

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 April 10, 2017, 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 17-108); 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 at 4442 East 191st Street, and adjacent to the existing corporate limits along the southern boundary of the Annexation Area, is hereby annexed to and declared to be a part of the City.

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 17-11** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 17-11
this _____ day of _____, 2017.

I hereby VETO Ordinance 17-11
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

Prepared by: Pam Howard, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
ANNEXATION AREA

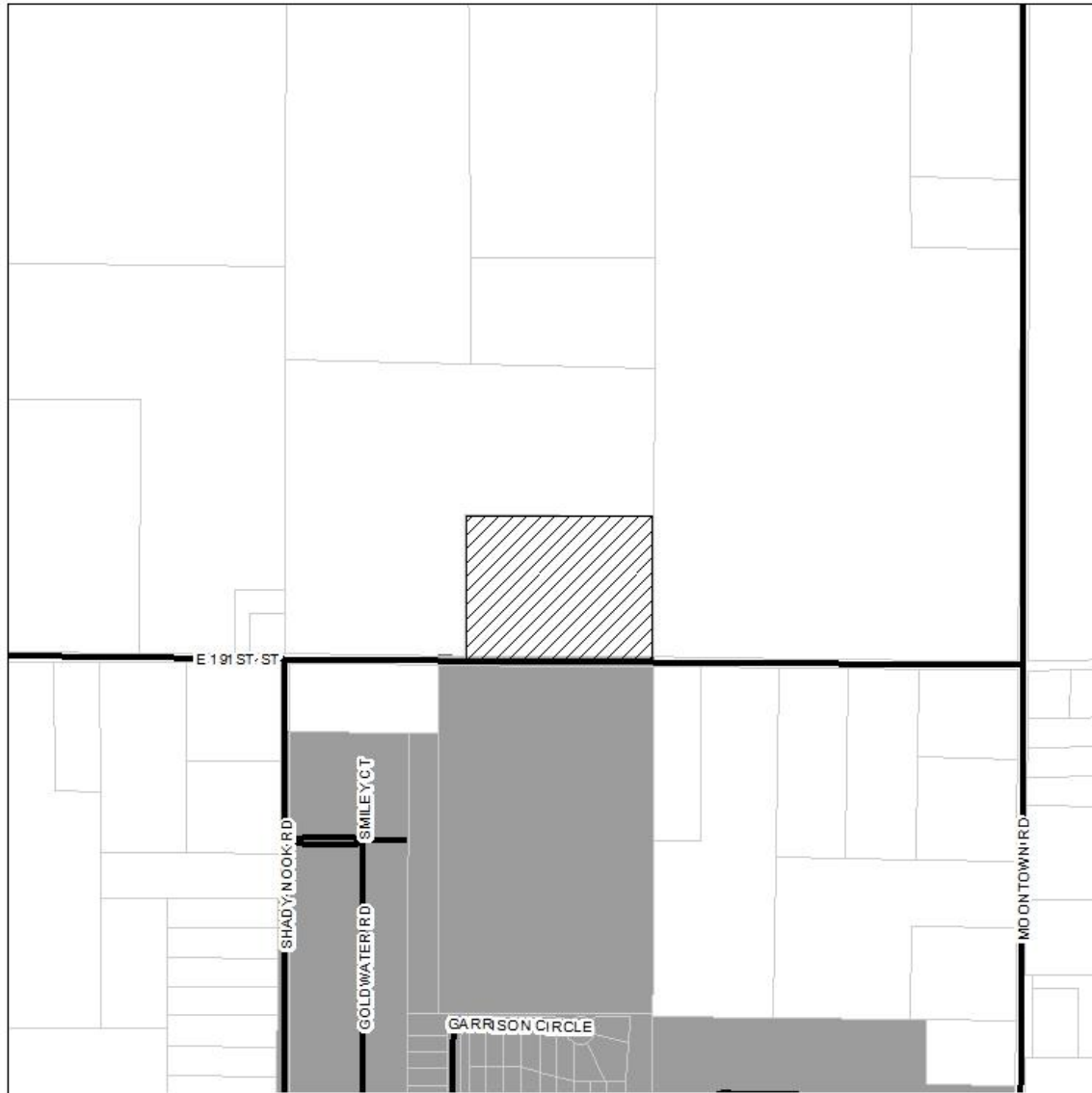


EXHIBIT LEGEND

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

Not To Scale

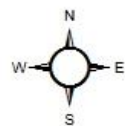


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes one (1) parcel of land:

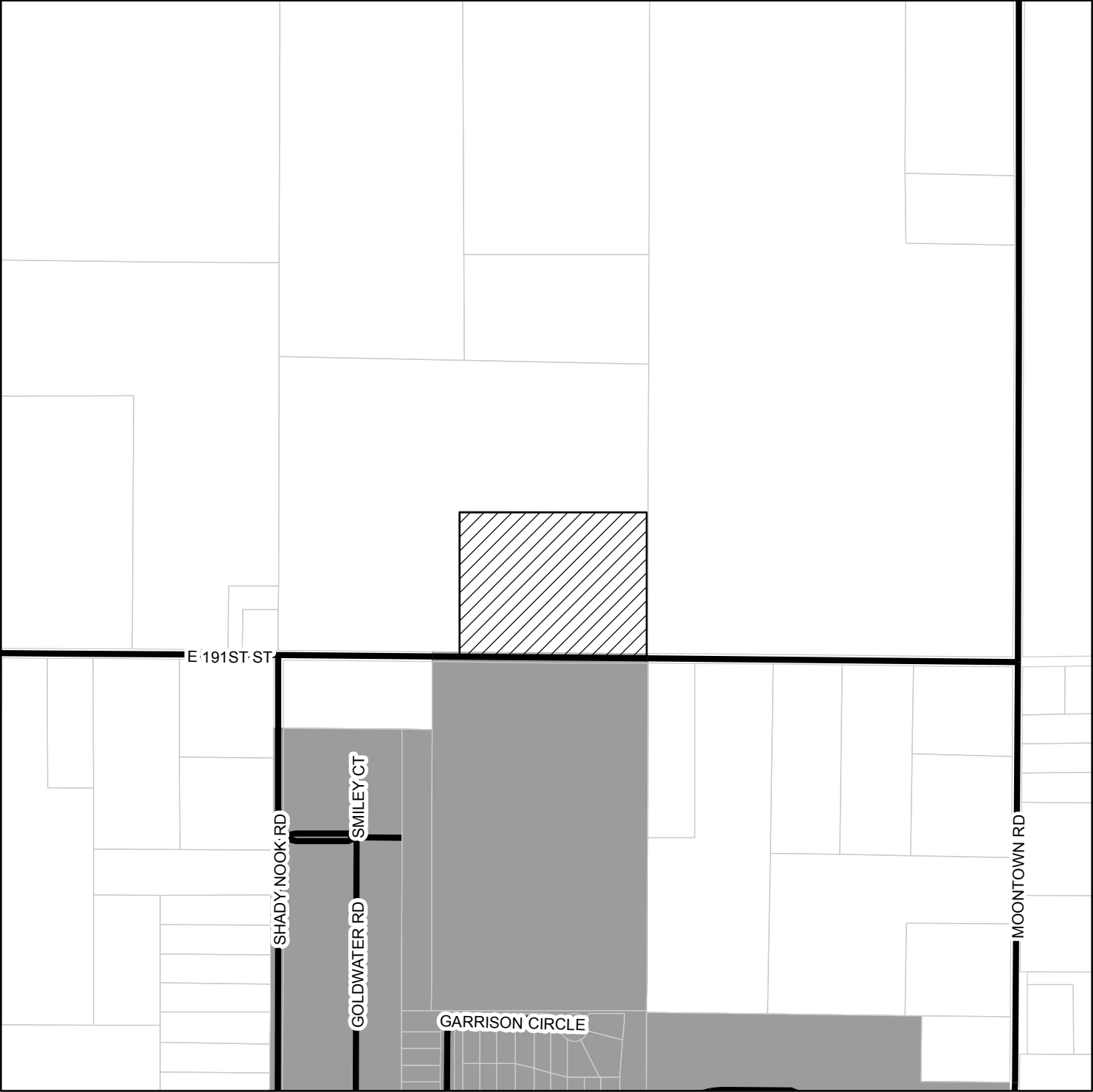
Parcel No. 08-06-29-00-00-006.000

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows: Beginning at a point on the South line of the aforesaid Northeast Quarter Section 651 .57 feet East of the Southwest corner thereof; thence assuming said South line to having a bearing of East, run East along and with said South line 677.11 feet to the East line of the West Half of the aforesaid Northeast Quarter; thence North 0 degrees 21 minutes West along said East line 525.70 feet; thence West parallel to the South line of aforesaid Half Quarter Section 678.64 feet; thence South 0 degrees 31 minutes East 525 .70 feet to the place of beginning.

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 191st Street.

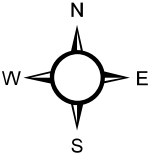
Annexation Area



Not To Scale

EXHIBIT LEGEND

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



ORDINANCE NUMBER 17-14

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE OAK RIDGE POINTE PLANNED UNIT DEVELOPMENT DISTRICT

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

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

WHEREAS, the Council previously adopted Ordinance No. 08-48, which established the Oak Ridge Pointe Planned Unit Development District, on December 8, 2008 (the "Original Ordinance"); and

WHEREAS, the Council subsequently adopted Ordinance No. 11-09, the Oak Ridge Pointe Planned Unit Development District on May 23, 2011 (the "First Amendment"), which amended and restated the Original Ordinance; and

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered **Petition No. 1705-PUD-07** (the "Petition"), proposing this Ordinance No. 17-14, an amendment to the First Amendment (the "Second Amendment"), pertaining to the use and development of the real estate more particularly described in **Exhibit A**, attached hereto and made a part hereof (the "Real Estate"); and

WHEREAS, the Commission forwarded the Petition 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; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017; 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 Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

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

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

Section 3. **Architectural Character Exhibits.** The architectural character exhibits, attached hereto as **Exhibit C** (the “Architectural Character Exhibits”), are hereby incorporated in this Second Amendment and made a part hereof. The Architectural Character Exhibits represent a compilation of images designed to capture the intended quality of structures and improvements to be constructed on the Real Estate. Although the Architectural Character 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 and improvements that are permitted to be constructed on the Real Estate.

Section 4. **Permitted Uses.** In addition to the uses permitted in the First Amendment, the following land use shall also be permitted on the Real Estate: Commercial Recreational Facility.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-14** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-14**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-14**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

This document prepared by:

Don Flick, Pyramid Architecture & Engineering, 203 Good Avenue, Indianapolis, IN 46219

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE THEREOF 102.00 FEET TO THE SOUTHWEST CORNER OF A 2.841 ACRE TRACT OF REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 200300096364 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 32 PER DEDICATION OF PUBLIC RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER 9809810527 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 50.00 FEET TO A 5/8 INCH REBAR WITH RED CAP; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID 2.841 ACRE TRACT 50.00 FEET TO THE SOUTH LINE OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 356.00 FEET, MORE OR LESS, TO THE CENTERLINE OF THE EVAN KENDALL DITCH; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID DITCH 400.00 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID HALF-QUARTER SECTION 405.31 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF AFORESAID 2.841 ACRE TRACT; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID 2.841 ACRE TRACT 348.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.745 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING TRACT:

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE NORTH 00 DEGREES 32 MINUTES 28 SECONDS EAST (ASSUMED BEARING), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, 398.61 FEET TO A 5/8 INCH REBAR WITH RED CAP STAMPED FIRM 0066, (HEREINAFTER REFERED TO AS REBAR) AT THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION, 510.49 FEET TO THE CENTERLINE OF THE EVAN KENDALL DITCH AS NOW LOCATED; THENCE NORTH 09 DEGREES 08 MINUTES 18 SECONDS EAST ALONG SAID CENTERLINE, 32.63 FEET; THENCE NORTH 05 DEGREES 04 MINUTES 32 SECONDS EAST, ALONG SAID CENTERLINE, 30.63 FEET; THENCE NORTH 10 DEGREES 44 MINUTES 11 SECONDS EAST, ALONG SAID CENTERLINE, 29.11 FEET; THENCE NORTH 03 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG SAID CENTERLINE, 25.09 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION, 496.54 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 181.50 FEET TO A REBAR; THENCE SOUTH 00 DEGREES 32 MINUTES 28 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION, 60.00 FEET TO A REBAR; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 181.50 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 32 MINUTES 28 SECONDS WEST, ALONG SAID WEST LINE OF SAID SOUTHWEST QUARTER SECTION, 56.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.593 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

EXHIBIT B
CONCEPT PLAN

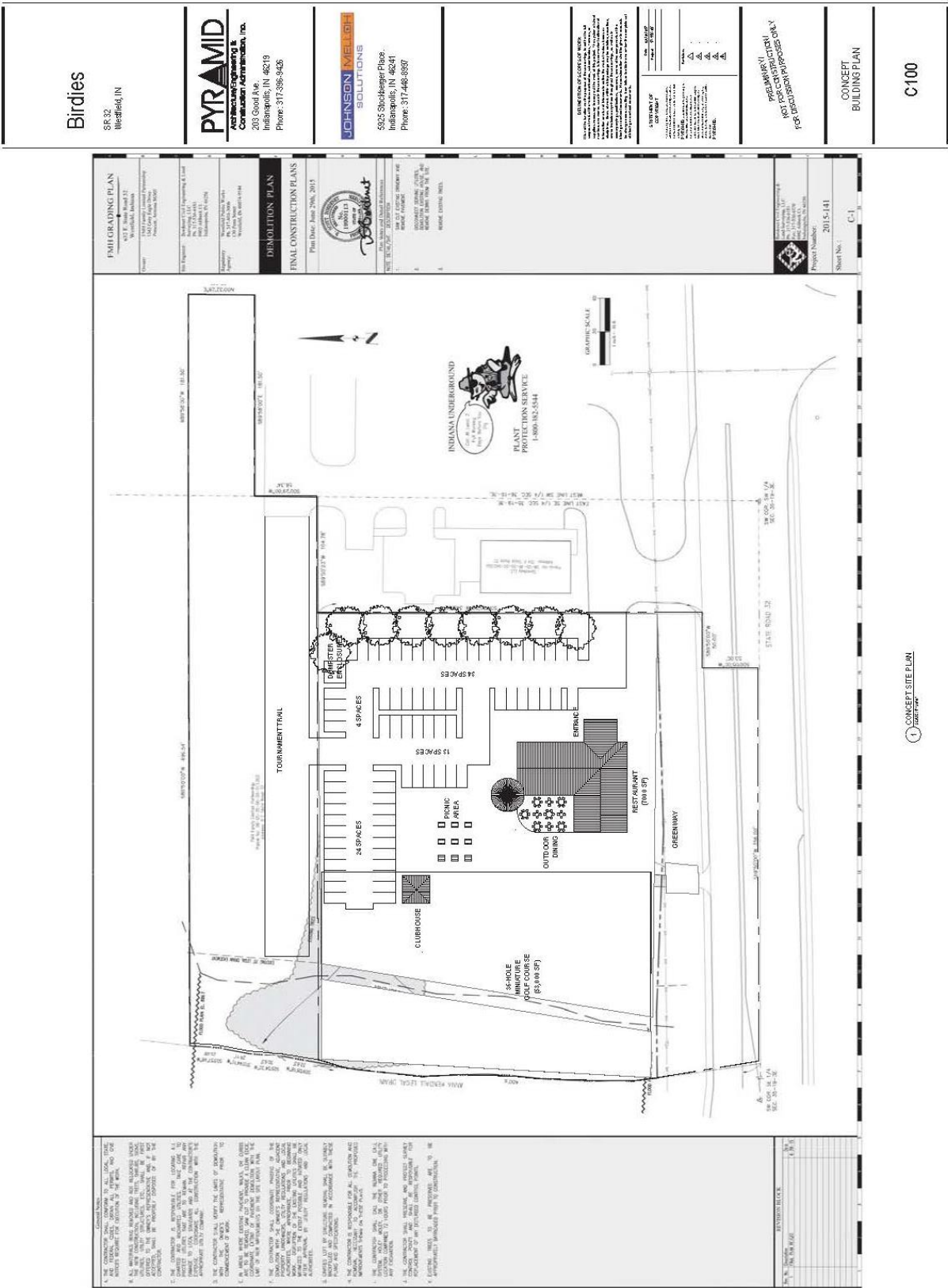
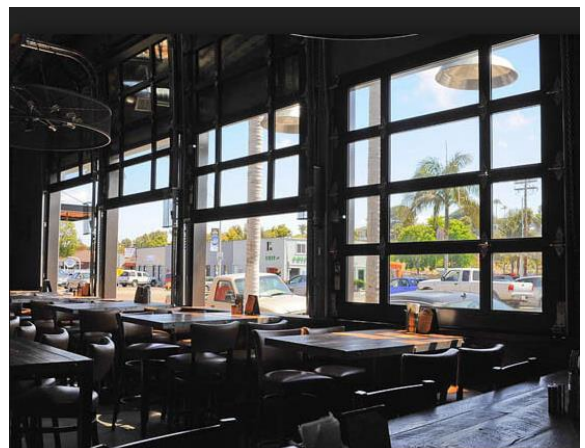


EXHIBIT C
CHARACTER EXHIBIT







Location Map
Birdie's
Oak Ridge Pointe PUD
OR-Commercial 3 Subdistrict
Ordinance 17-14



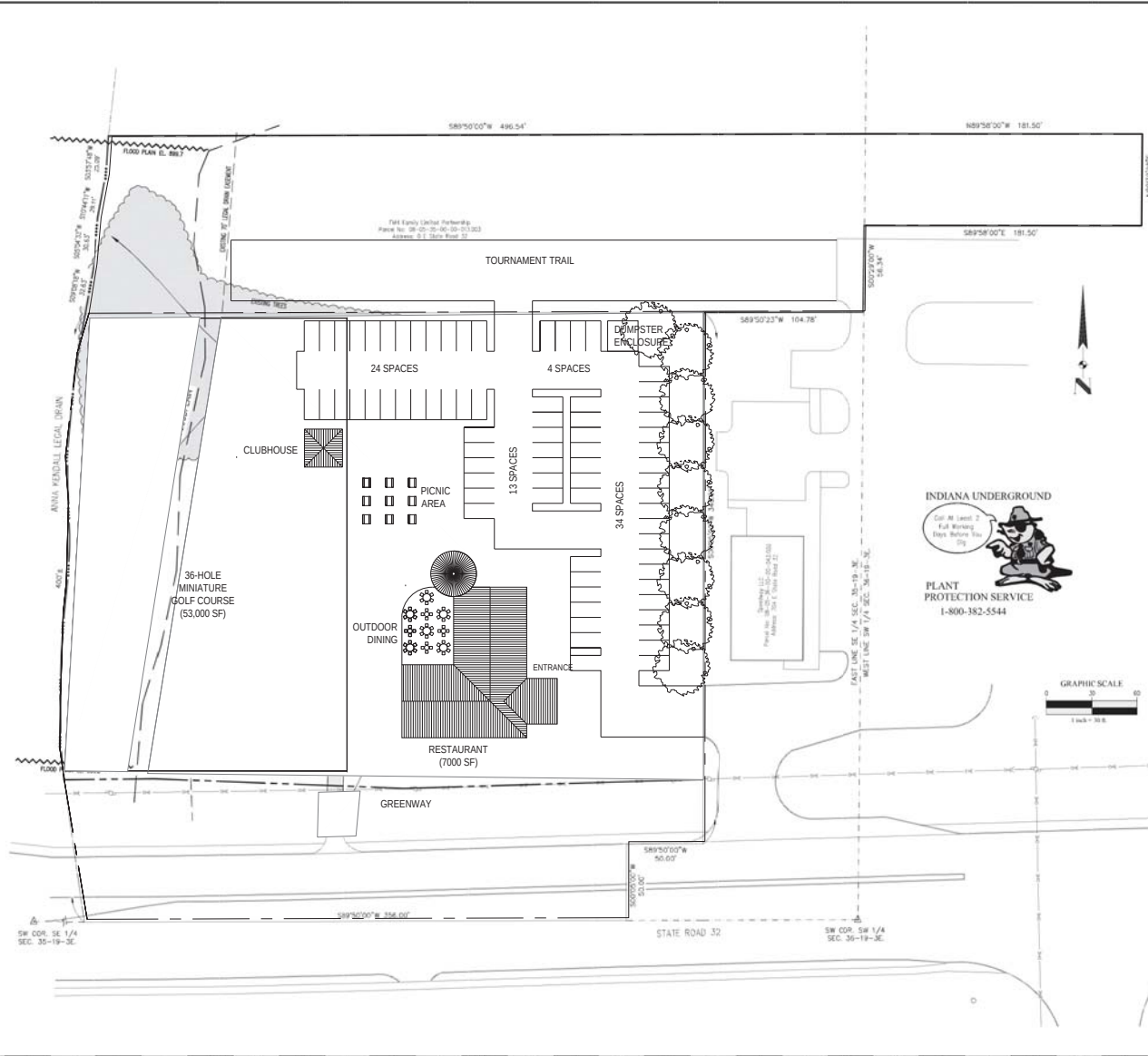
Aerial Location Map



Zoning Map

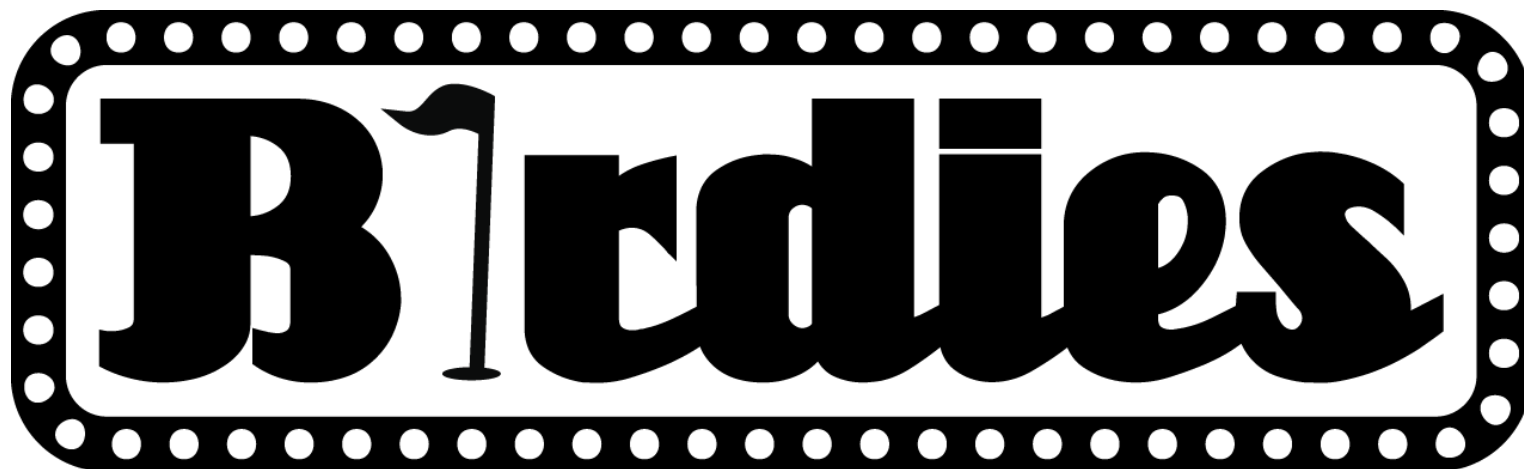


- [illegible]



Sheet No. : C-1

C100



Miniature Golf Course

- Natural Landscaped Course
- Some Theme Features such as windmill, bridges, rock tunnels, etc.
- Course wrapped around restaurant
- Use as much of floodplain as possible
- 36 Holes
- Many Water Features
- High Elevation
- Last Hole Incorporated into the Restaurant





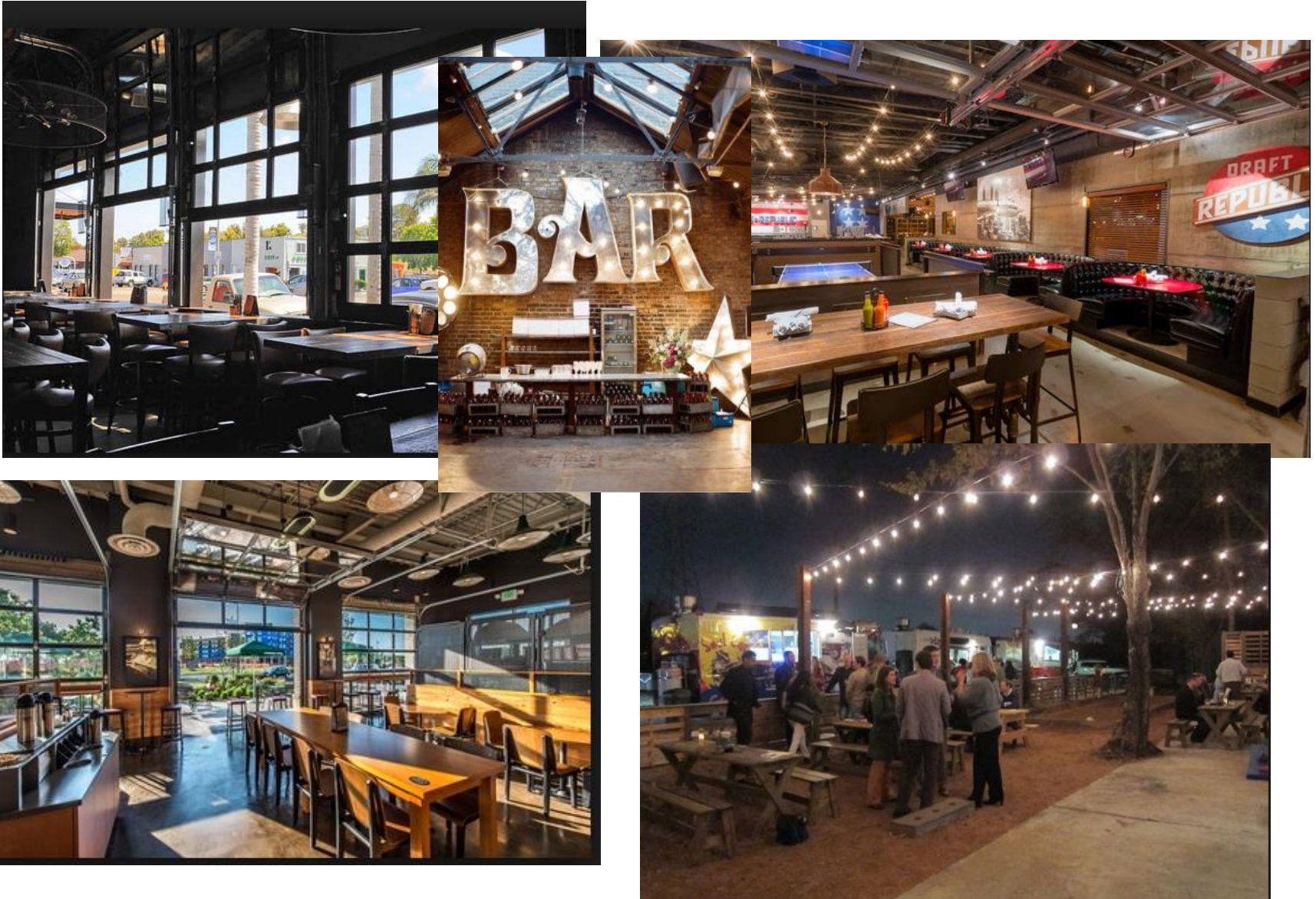
The Last Hole- Happy Gilmore

- <https://www.youtube.com/watch?v=F9VeQidaLw0>
- Incorporate into restaurant

Golf/Restaurant Sketch



Birdies Restaurant Theme



B1rdies

- 7,000 sq ft
- Natural Light
- Family-Oriented
- Gift Shop
- Party Rooms
- Full Liquor License
- TVs
- Sports theme elements example: Hockey Stick wall
- Picnic Tables



ORDINANCE 17-15

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 May 8, 2017, 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 17-108); 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 on the west side of Moontown Road between 191st Street and 196th Street, and adjacent to the existing corporate limits along portions of the eastern, 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 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 JUNE, 2017.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 17-15** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 17-15
this _____ day of _____, 2017.

I hereby VETO Ordinance 17-15
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

Prepared by: Pam Howard, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A **ANNEXATION AREA**

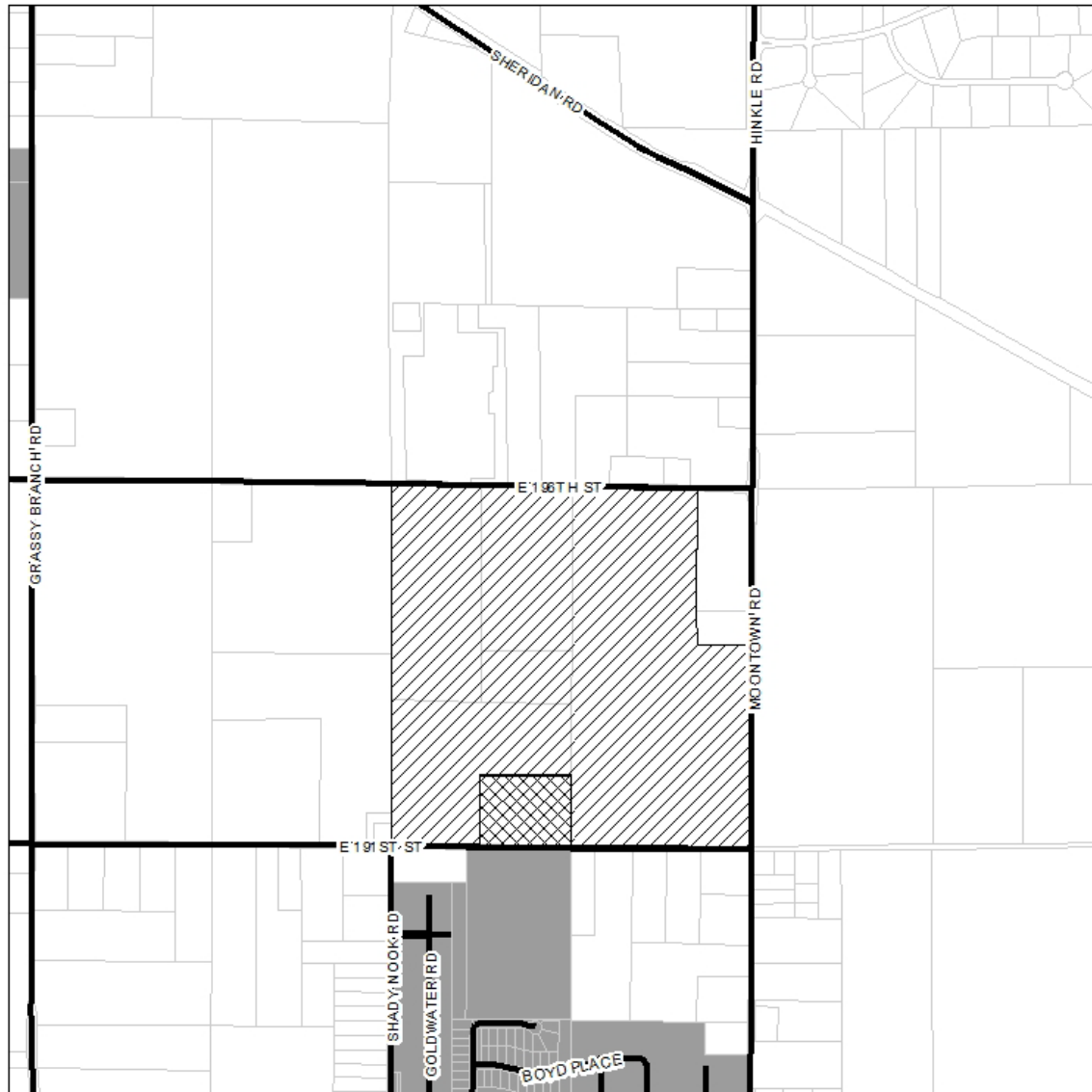


EXHIBIT LEGEND

- | | | | | | |
|---|----------------------|---|---------|---|---|
|  | ANNEXATION AREA |  | PARCELS |  | Ordinance 17-11 (Goddard Annexation)
Adopted 5/8/17, to be effective 6/12/17 |
|  | EXISTING CITY LIMITS |  | STREETS | | |

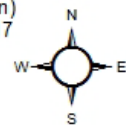


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes five (5) parcels of land:

Parcel Nos. 08-06-29-00-00-005.000
08-06-29-00-00-005.002
08-06-29-00-00-005.102
08-06-29-00-00-005.001
08-06-29-00-00-008.000

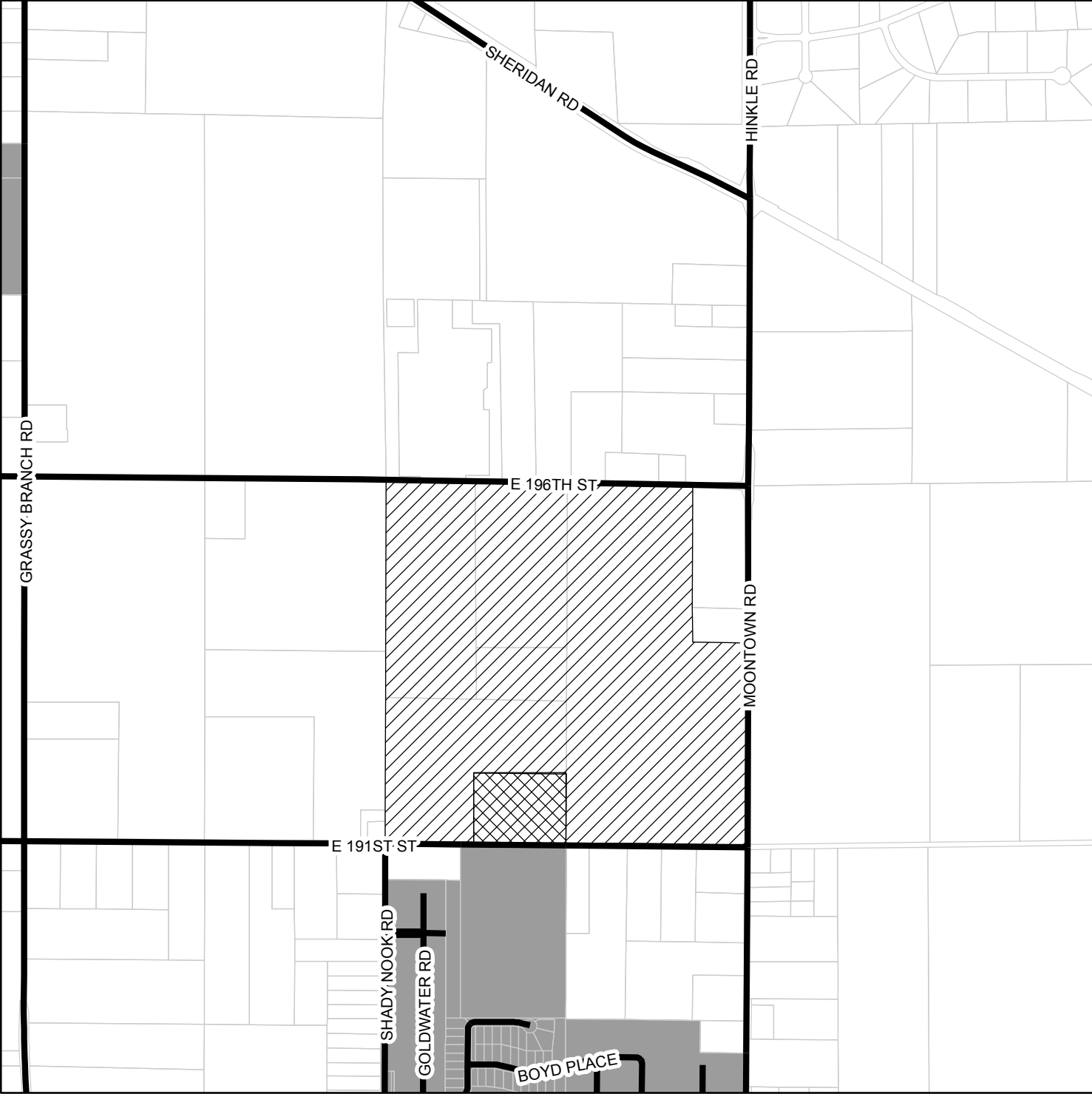
A part of the Northeast Quarter of Section 29, Township 19 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

BEGINNING at the Northwest Corner of said Quarter Section; thence along the north line of said Quarter South 89 degrees 00 minutes 50 seconds East (bearings are derived from coordinates based the Indiana State Plane Coordinate System (east zone) NAD 83 (2011) epoch 2010.0) 2249.10 feet to a point 408.00 feet west of, as measured along said north line, the Northeast Corner of said Quarter Section; thence parallel with the east line of said Quarter Section South 00 degrees 08 minutes 47 seconds West 1150.00 feet; thence parallel with the north line of said Quarter Section South 89 degrees 00 minutes 49 seconds East 408.00 feet to the east line of said Quarter Section; thence along said east line South 00 degrees 08 minutes 47 seconds West 1498.26 feet to the Southeast Corner of said Quarter Section; thence along the south line of said Quarter Section North 89 degrees 27 minutes 13 seconds West 1327.94 feet to the Southeast Corner of the West Half of said Quarter Section and the southeast corner of the lands conveyed to Robert McKnight and Margaret Jones as per Deed recorded in Deed Book 271, page 493; thence along the east line of said Half Quarter Section and McKnight/Jones North 00 degrees 08 minutes 08 seconds East 525.70 feet to the northeast corner of McKnight/Jones, the next two courses are along McKnight/Jones; thence parallel with the south line of said Quarter Section North 89 degrees 27 minutes 13 seconds West 678.64 feet; thence South 00 degrees 06 minutes 40 seconds East 525.72 feet to the south line of said Quarter Section; thence along said south line North 89 degrees 27 minutes 13 seconds West 651.57 feet to the Southwest Corner of said Quarter Section; thence along the west line of said Quarter Section North 00 degrees 07 minutes 30 seconds East 2668.66 feet to the place of beginning containing 143.17 acres, more or less and subject to easements and rights of ways.

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 191st Street, 196th Street, and Moontown Road.

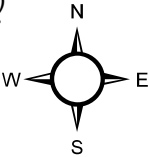
Annexation Area



Not To Scale

EXHIBIT LEGEND

- | | | |
|--|---|---|
|  ANNEXATION AREA |  PARCELS |  Ordinance 17-11 (Goddard Annexation)
Adopted 5/8/17, to be effective 6/12/17 |
|  EXISTING CITY LIMITS |  STREETS | |



ORDINANCE NUMBER 17-04

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Plan Commission”) considered a petition (**Petition No. 1704-PUD-04**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Plan Commission forwarded **Petition No. 1704-PUD-04** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a favorable recommendation (8-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Plan Commission certified the action of the Plan Commission to the Council on May 2, 2017;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as "**Field Brewing in the Junction**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **District Intent.** The District is intended to support the vision of the Westfield-Washington Township Comprehensive Plan, as amended by the Grand Junction Implementation Plan 2013 (Resolution 13-112) and the Grand Junction Addendum: Sub-Districts of the Grand Junction (Resolution 15-119, as amended by Resolution 16-106) (the “Sub-District Addendum”). This Ordinance further creates the regulatory framework to encourage and permit the Real Estate to be developed and used in accordance with the vision of the Sub-District Addendum.

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

Section 4. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

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

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

- 6.1 **Prohibited Uses:** The following uses shall be prohibited within the District:

- A. Automobile-dominated uses with a drive-through or pick-up window (e.g., restaurant, pharmacy, and financial institution); and
- B. Any Special Exception Uses permitted in the Underlying Zoning District.

Section 7. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 7.1 **Minimum Building Setback Lines:**

- A. **Front Yard:** Zero (0) feet
- B. **Side Yard:** Five (5) feet
- C. **Rear Yard:** Five (5) feet

Section 8. **Overlay Districts.** The standards of Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall not apply to the development of the Real Estate, in accordance with Article 5.3(C)(1) Exceptions; Downtown.

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

- 9.1 Article 6.1 Accessory Use and Building Standards: Shall apply; except as otherwise modified below.
- A. Article 6.1(H) Screening of Receptacles and Loading Areas: Shall apply, except as otherwise modified below:
- (1) Article 6.1(H)(2) shall be amended to require that enclosures shall not be located in an Established Front Yard and shall have a minimum setback of two (2) feet from a Side or Rear Lot Line.
 - (2) Article 6.1(H)(3) shall be amended to permit materials for an enclosure that matches and complements the materials of the Principal Building, as depicted in the Illustrative Character Exhibit.
 - (3) Article 6.1(H)(6) shall not apply. Dumpster enclosures shall not be required to have pedestrian access openings (dumpster man-doors).
- 9.2 Article 6.3 Architectural Standards: Shall apply; except as otherwise modified below.
- A. Character Exhibit: Buildings constructed on the Real Estate shall be substantially similar in quality and character with the Illustrative Character Exhibit, attached hereto as **Exhibit C**. If a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibit, then the Illustrative Character Exhibit shall control.
- B. Franchise and Prototype Architecture: Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.
- C. Article 6.3(F)(2) Building Materials: Shall not apply; rather, Buildings shall be faced with authentic natural materials such as wood or Masonry Materials. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block shall be prohibited.
- D. Article 6.3(F)(5) Building Elevations: Shall not apply.
- 9.3 Article 6.5 Fence Standards: Shall apply. In addition, the following shall apply.
- A. The design of fencing, sound walls, enclosures and similar site elements should replicate the architecture of the Principal Building in construction material and detailing.
 - B. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in the Established Front Yard to further define the streetscape.
 - C. Wrought iron, wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall shall only be permitted in Side and Rear Yards.
 - D. Chain link fencing shall be prohibited.

- 9.4 Article 6.8 Landscaping Standards: The Minimum Lot Landscaping Requirements (Article 6.8(K)), Foundation Plantings (Article 6.8(L)), External Street Frontage Landscaping Requirements (Article 6.8(M)), Buffer Yard Requirements (Article 6.8(N)), and Parking Area Landscaping (Article 6.8(O)) shall not apply; rather, the following shall apply.
- A. Landscape Plan: Landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit D**.
 - B. Landscape Plan Modifications: The Landscape Plan implements the recommendations of the Sub-District Addendum; however, it is contemplated that alternatives that accomplish the design intent of the Sub-District Addendum and intended character of the Main Street corridor may be appropriate. As a result, modifications to the Landscape Plan may be approved by the Department if the modifications further the following objectives:
 - (1) The primary focus for landscaping is within the area immediately abutting Main Street, where the highest pedestrian activity will occur. This area shall be landscaped with vegetation and/or hardscaped.
 - (2) If hardscaping is proposed, then window or ground planters shall be considered to enhance the Building Facade and soften the streetscape.
 - (3) The density of trees and flowers or shrubs will depend on the setback of the building from the street. Spaces abutting the right-of-way enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character. The building placement will dictate whether a lawn or hardscape is more appropriate.
- 9.5 Article 6.9 Lighting Standards: Shall apply, except as otherwise modified below.
- A. Lighting shall be designed so that light is not directed off the Real Estate and the light source is shielded from direct offsite viewing.
 - B. Exterior lighting may overflow to adjacent properties and rights-of-way; however, for any use abutting a Single-family District, illumination levels shall not exceed 0.5 foot candles at the Lot Line. The minimum amount of light possible for lighting sidewalks shall be used to not wash out Building Facades but still maintain a safe environment.
 - C. All exterior architectural, display, decorative and sign lighting shall be generated from concealed, low level fixtures.

- 9.6 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below.
- A. Article 6.14(G)(7) Off-Street Parking; Surfacing and Curbs: Shall apply; however, Parking Area surfaces may consist of decomposed granite and shall not be required to be curbed and guttered.
- B. Article 6.14(G)(11) Off-street Parking; Required Spaces: Off-street Parking Spaces shall be required in accordance with the Concept Plan.

Section 10. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

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

- 11.1 Article 8.7 Pedestrian Network Standards: No new sidewalk shall be required within an adjacent Right-of-way. Connector sidewalks within the Real Estate shall be provided in substantial compliance with the Concept Plan and may consist of decomposed granite.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS 8TH DAY OF MAY, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-04** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-04**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-04**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Absolute Stability Commercial Real Estate
1230 Viking Sapphire Court, Westfield, Indiana 46074

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

Lots numbered Fourteen R (14R) and Thirteen R (13R) in the Replat of Lot 14 and West Half of Lot 13 in the Original Town of Westfield, Hamilton County, Indiana, as per plat thereof recorded November 21, 2013, in Plat Cabinet 5, Slide 161, as Instrument No. 2013070155, in the Office of the Recorder of Hamilton County, Indiana.

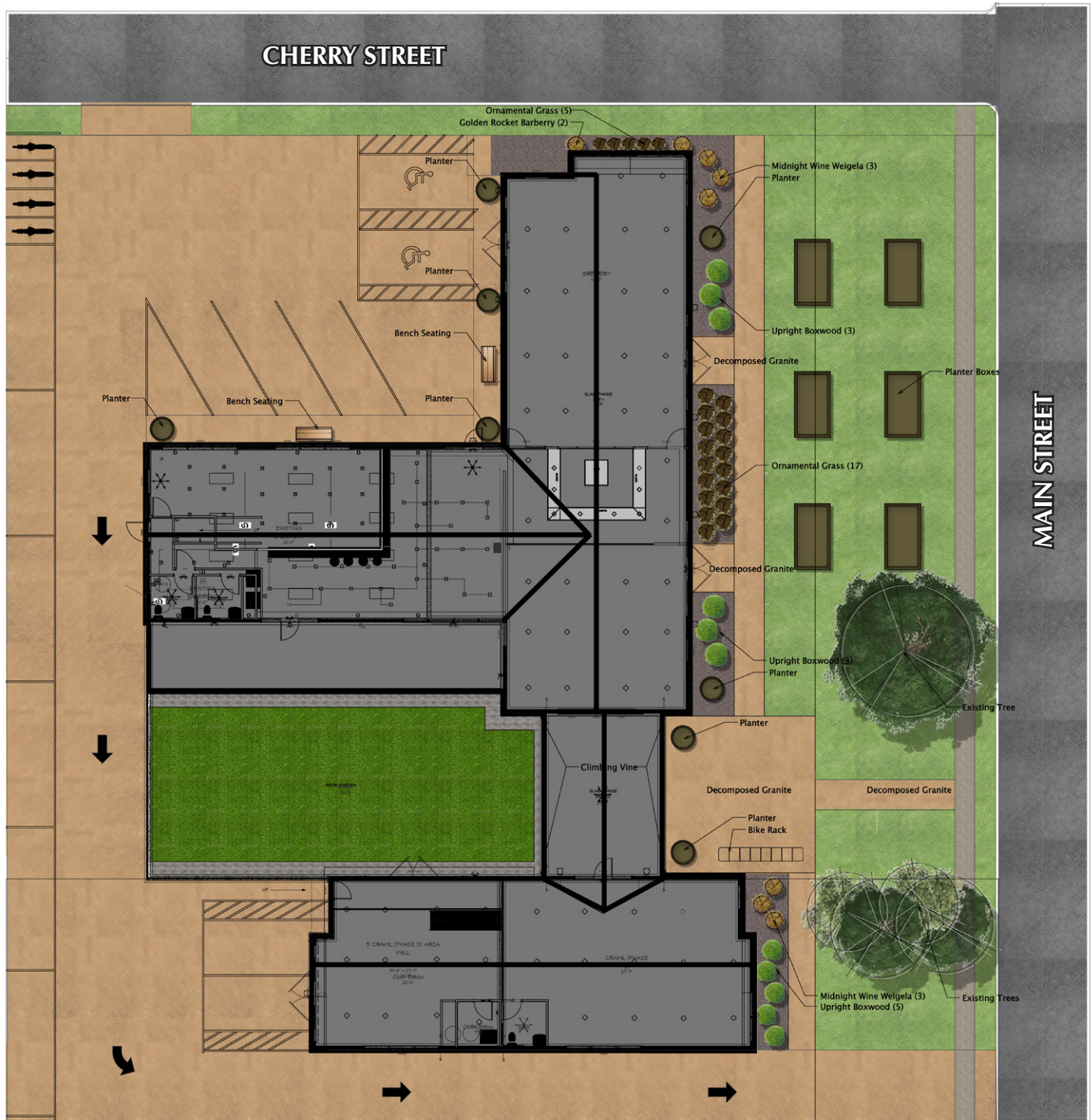
ALSO:

The East Half of Lot Number 13 in the Original Town of Westfield, Hamilton County, Indiana.

FIELD BREWING

IN THE JUNCTION
PLANNED UNIT DEVELOPMENT

EXHIBIT B: CONCEPT PLAN



A9

SHEET:

1/30" = 1'

SCALE:

3/2/17

DATE:

DRAWINGS PROVIDED BY:
TOM LAZZARA

CUSTOMLIVING
design - plan - build

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



FIELD BREWING

IN THE JUNCTION
PLANNED UNIT DEVELOPMENT

EXHIBIT C: CHARACTER EXHIBIT



MAIN STREET PERSPECTIVE (NORTH)



REAR PERSPECTIVE (SOUTH)



CHERRY STREET PERSPECTIVE (WEST)

PLANTER BOX
CHARACTER
EXHIBIT



WINDOW AND
DOOR TRIM
CHARACTER
EXHIBIT



DUMPSTER
SCREENING
CHARACTER
EXHIBIT



A8	SHEET:	SCALE:	3/2/17	DATE:	DRAWINGS PROVIDED BY: TOM LAZZARA
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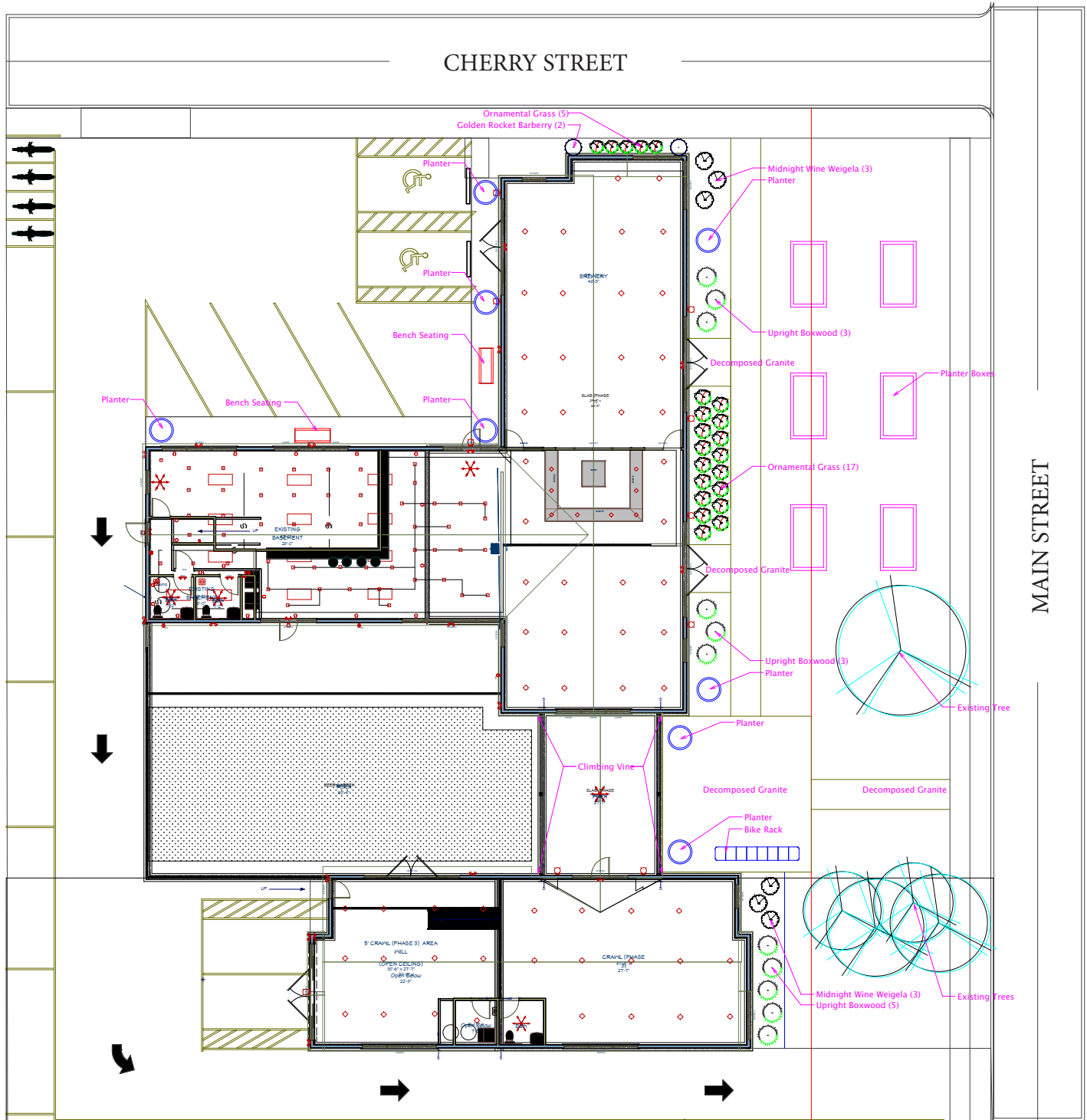
CUSTOMLIVING
design - plan - build

NUMBER	DATE	REVISION	DESCRIPTION

FIELD BREWING

IN THE JUNCTION
PLANNED UNIT DEVELOPMENT

EXHIBIT D: LANDSCAPE PLAN



A4

SHEET:

1/30" = 1'

SCALE:

3/2/17

DATE:

DRAWINGS PROVIDED BY:
TOM LAZZARA

CUSTOMLIVING
design - plan - build

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



Location Map

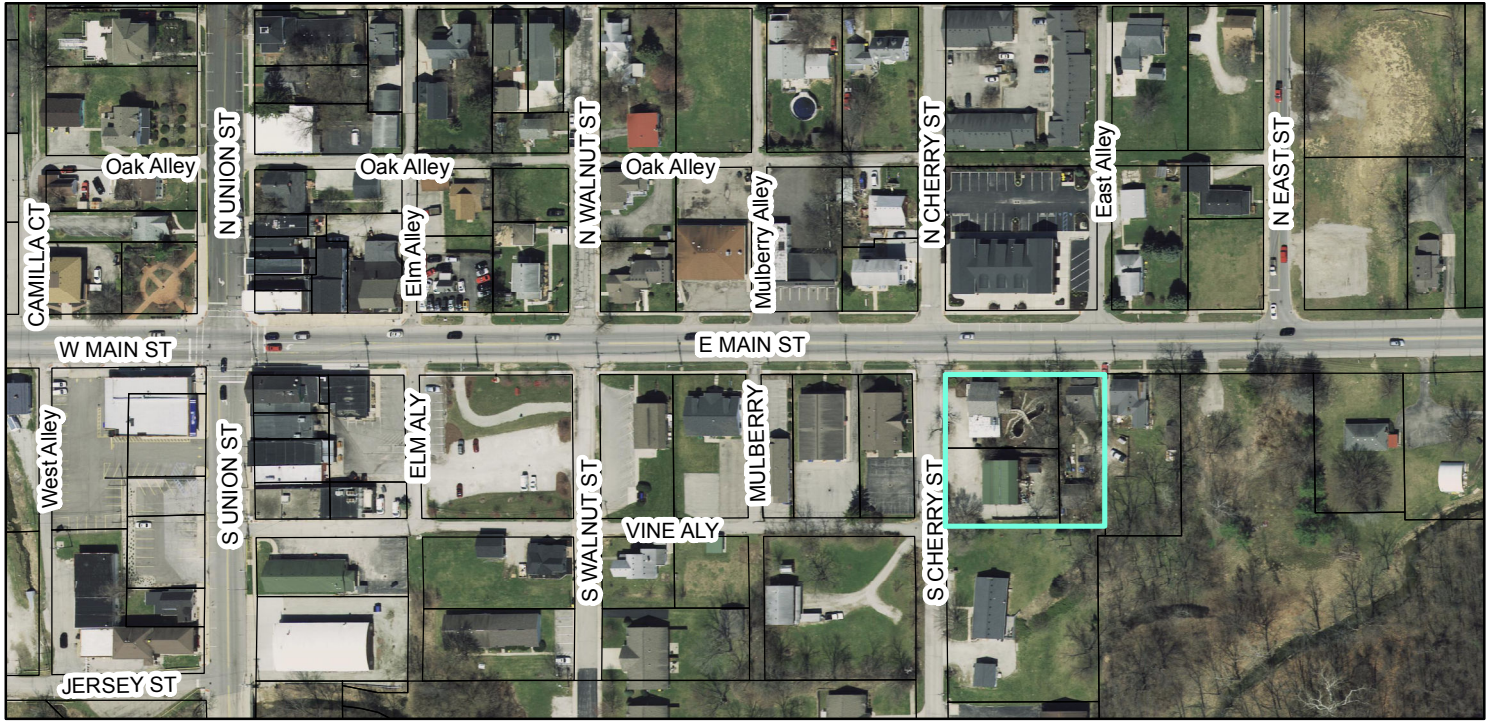
Fields Brewery in the Junction

1704-PUD-04 & 1704-DDP-04

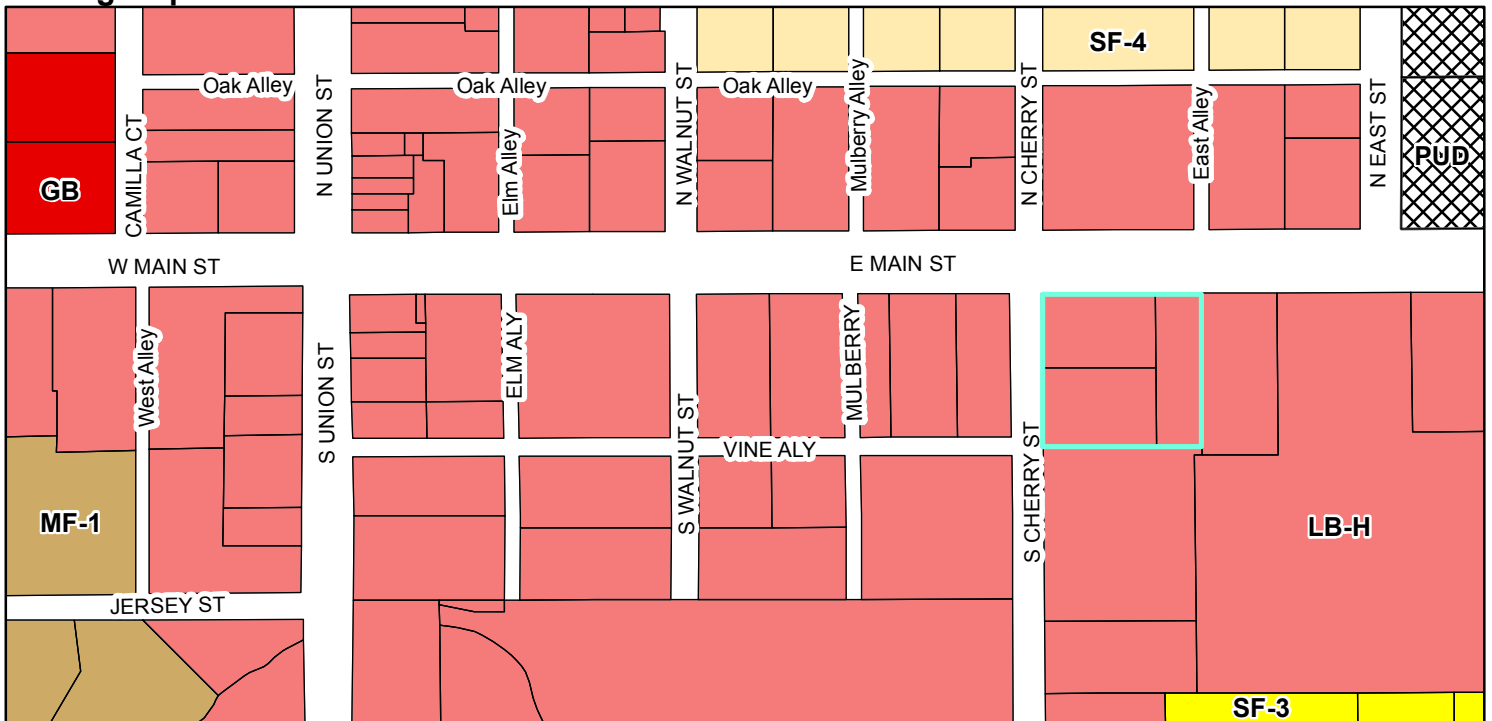


Aerial Location Map

Site



Zoning Map



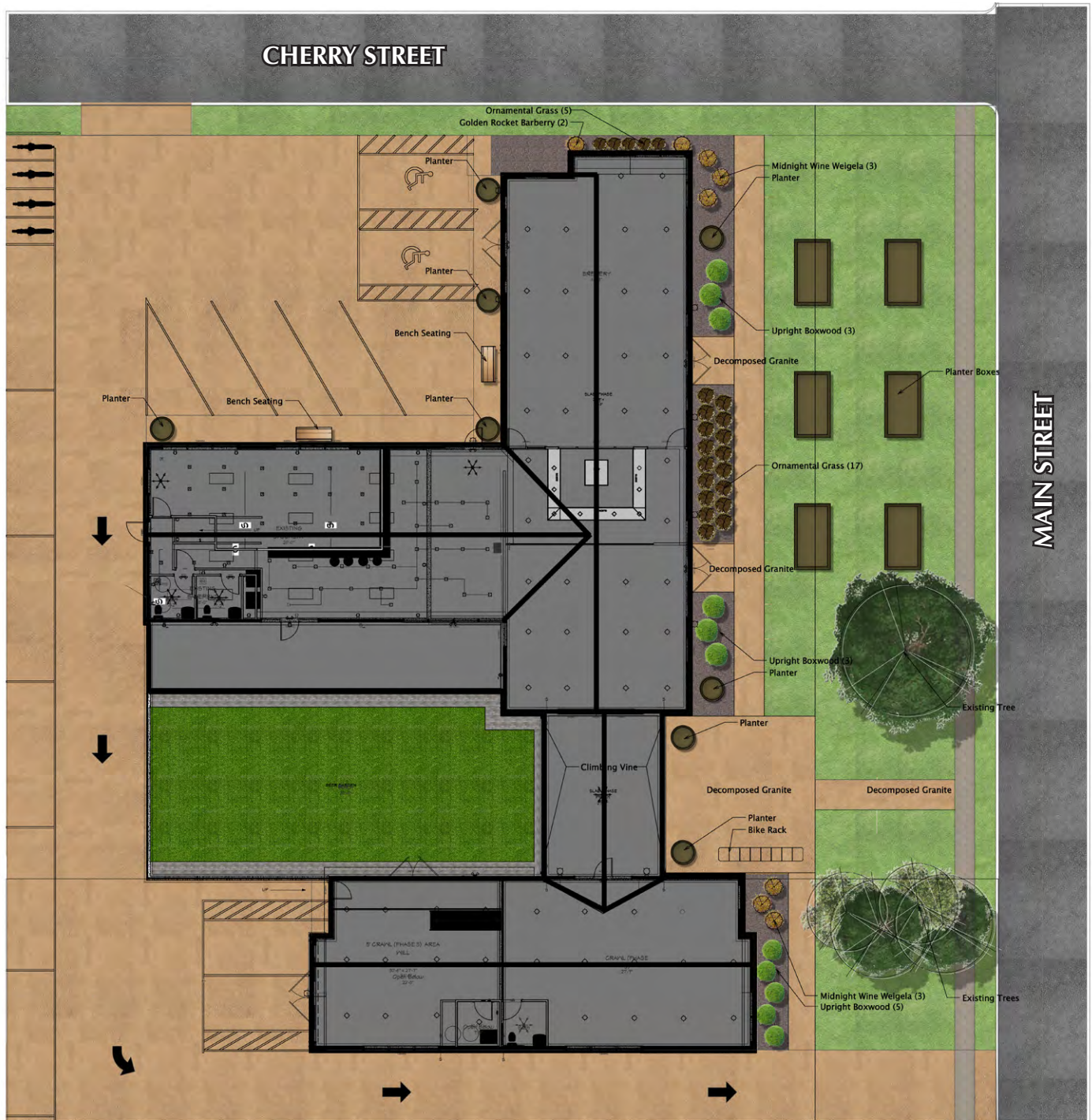
Zoning

- | | |
|------------------------------------|--------------------------------|
| GB (General Business) | PUD (Planned Unit Development) |
| LB-H (Local Business - Historical) | SF-3 (Single Family - 3) |
| MF-1 (Multiple Family - 1) | SF-4 (Single Family - 4) |

FIELD BREWING

IN THE JUNCTION
PLANNED UNIT DEVELOPMENT

EXHIBIT B: CONCEPT PLAN



A9	SHEET:	DATE:	DRAWINGS PROVIDED BY:
	1/30/17	3/2/17	TOM LAZZARA
	SCALE:		

CUSTOMLIVING
design - plan - build

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



FIELD BREWING

IN THE JUNCTION
PLANNED UNIT DEVELOPMENT

EXHIBIT C: CHARACTER EXHIBIT



MAIN STREET PERSPECTIVE (NORTH)



REAR PERSPECTIVE (SOUTH)



CHERRY STREET PERSPECTIVE (WEST)

PLANTER BOX
CHARACTER
EXHIBIT



WINDOW AND
DOOR TRIM
CHARACTER
EXHIBIT



DUMPSTER
SCREENING
CHARACTER
EXHIBIT



A8	SHEET:	SCALE:	3/2/17	DATE:	DRAWINGS PROVIDED BY: TOM LAZZARA
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CUSTOMLIVING
design - plan - build

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



Westfield City Council Report

Ordinance Number:	17-04
APC Petition Number:	1704-PUD-04
Petitioner:	Custom Living, Inc (the "Petitioner")
Requested Action:	A change of zoning of 0.625 acres +/- from the LB-H: Local Business / Historical District to the Field Brewing in the Junction Planned Unit Development (PUD) District to allow for the development of a restaurant brewery.
Current Zoning:	LB-H: Local Business / Historical District
Current Land Use:	Vacant / Commercial
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan and Character Exhibits 4. Proposed Ord. 17-04 (Field Brewing in the Junction PUD) 5. GJTG Letter of Support 6. Neighborhood Meeting Summary 7. Grand Junction Sub-District Addendum 8. APC Certification
Prepared by:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the March 13, 2017, City Council meeting. The public hearing for this petition has held at the April 3, 2017, Advisory Plan Commission (the "Plan Commission") meeting. A unanimous favorable recommendation was forwarded by the Plan Commission at the May 1, 2017, meeting.

Prior to filing this petition, the petitioner presented to the Grand Junction Task Group at their January 31, 2017, meeting. A letter of support was provided following the meeting and has been included as **Exhibit 5**.

The petitioner hosted an informational meeting on March 31, 2017, at the Westfield Library for neighbors and other interested parties. A summary of this meeting was provided by the petitioner and has been included as **Exhibit 6**.

PROJECT OVERVIEW

Location: This subject properties (collectively, the “Property”) encompass 0.625 acres +/- and is located on the southeast corner of SR 32 / Main Street and Cherry Street (see **Exhibit 2**). The property is currently zoned the LB-H: Local Business / Historical District and has been previously used for commercial purposes. All surrounding properties are also zoned LB-H.

Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Field Brewing in the Junction”, that would allow for development of a restaurant brewery. The proposed ordinance defaults to the GB: General Business District as the underlying zoning district.

Permitted Uses: The proposed ordinance further restricts uses permitted by the Underlying Zoning by prohibiting automobile-dominated uses with a drive-through or pick-up window as well as uses that would have been permitted by Special Exception.

General Regulations: The proposed ordinance modifies the Minimum Building Setback Lines, as outlined in the chart below:

	Current Zoning (LB-H)	Proposed Underlying Zoning (GB)	Proposed in PUD
Front	No minimum	Sixty (60) feet	Zero (0) feet
Side	No minimum	Twenty (20) feet	Five (5) feet
Rear	No minimum	Twenty (20) feet	Five (5) feet

State Highway 32 Overlay District: The Property is exempt from the State Highway 32 Overlay District in accordance with the existing Downtown exemption.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning District. The development standards of note are briefly highlighted below:

Accessory Use and Building Standards: The proposed ordinance modifies the standard for dumpster enclosures by reducing the Side and Rear setback to two (2) feet for the enclosure only. Additionally, the proposed ordinance permits the enclosure to use non-masonry materials that complement the Principal Building and removes the man-door requirement for the enclosure.

Architectural Standards: The proposed ordinance incorporates an Illustrative Character Exhibit to establish the benchmark for the quality and character of the development

prohibiting the use of franchise and prototype architecture and establishing alternative standards for building materials.

Fence Standards: The proposed ordinance establishes additional standards for fences to be placed on the Property.

Landscaping Standards: The proposed ordinance incorporates a Landscape Plan that establishes the required landscaping for the site, while allowing for modification that are consistent with the design intent of the Sub-District Addendum.

Lighting Standards: The proposed ordinance establishes additional standards for lighting to be provided on the property.

Parking and Loading Standards: The proposed ordinance uses the Concept Plan to establish the number of parking spaces required for the Property, and permits the parking areas to utilize decomposed granite without curbs and gutters.

Design Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning Districts. The design standards of note are briefly highlighted below:

Pedestrian Network Standards: The proposed ordinance does not require that new sidewalks be constructed within adjacent Rights-of-Way, but instead proposes connector sidewalks consisting of decomposed granite to be provided in substantial compliance with the concept plan (see Exhibit 3).

PETITION UPDATE

Since the April 3, 2017, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department's review of the proposed ordinance and corresponding Detailed Development Plan. Standards were added to address the location, materials, and pedestrian access for the dumpster enclosure. Additionally, images were also incorporated to the Illustrative Character Exhibit to show the intended quality and character of the proposed planter boxes, window and door trim, and dumpster enclosure.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the "Downtown" land use classification. The "Downtown" area was further studied in 2008 after the formation of the Grand Junction Task Group (the "GJTG"). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the "Implementation Plan"), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May 2016, to include the Junction Sub-District (the "Sub-District Addendum"). The subject property is located within the Junction Sub-District. The Sub-District Addendum

further identifies this property as primarily located within the Main Street Corridor (see **Exhibit 7**). The Sub-District Addendum provides a detailed vision for the Junction Sub-District as established by the Implementation Plan.

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

The desired character for the “Main Street Corridor” is characterized as follows within the Sub-District Addendum (page 20):

With the exception of the Grand Junction Plaza Block sub-area, the Main Street Corridor generally includes a block north and a block south of State Highway 32 extending from Poplar Street to east of East Street.

Main Street serves as the backbone through Grand Junction and should focus on form over function. New buildings should be located along a build-to-line on the adjacent right-of-way line to frame the public space. New buildings should be a minimum of two usable stories, with three plus stories encouraged. First floor building facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should generally be restricted from the first floor with this sub-area.

The Sub-District Addendum further establishes recommended design requirements (e.g., landscaping, lighting, signage, architecture) for development within the Main Street Corridor (see page 61 of the Sub-District Addendum).

The complete Sub-District Addendum has been included with this report for reference (see **Exhibit 7**).

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the April 3, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the March 13, 2017, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its May 1, 2017, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 8**).

City Council

Introduction: March 13, 2017

Eligible for Adoption: May 8, 2017

Submitted by: Pam Howard, Associate Planner
Economic and Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, April 3, 2017, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1704-PUD-04
Ordinance No.	17-04
Petitioner	Custom Living, Inc
Description	The petitioner requests a change in zoning of approximately 0.625 acres +/-, generally located on the south east corner of Main Street and Cherry Street, from the LB-H: Local Business / Historical District to the Field Brewing in the Junction Planned Unit Development District.

On May 1, 2017, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

May 2, 2017

Date

RESOLUTION 17-114

RESOLUTION TO ADOPT FISCAL POLICIES

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 clear, current and written policies and procedures when the adoption of which will a benefit for the use and reference by the employees of the City; and,

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

Section 1. That the City hereby adopts the following policies for the City of Westfield:

- a) Reserves and Liquidity Policy
- b) Investment Policy
- c) Debt Management Policy

Section 2. All the above policies are attached hereto as Exhibits "A" through "C" and incorporated herein.

Section 3. This Resolution shall be in full force and effect immediately, all acts necessary in the creation of this manual are hereby ratified.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 17-114 was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 17-114

this _____ day of _____,
2017.

I hereby VETO RESOLUTION 17-114

this _____ day of _____,
2017.

J. Andrew Cook, Mayor

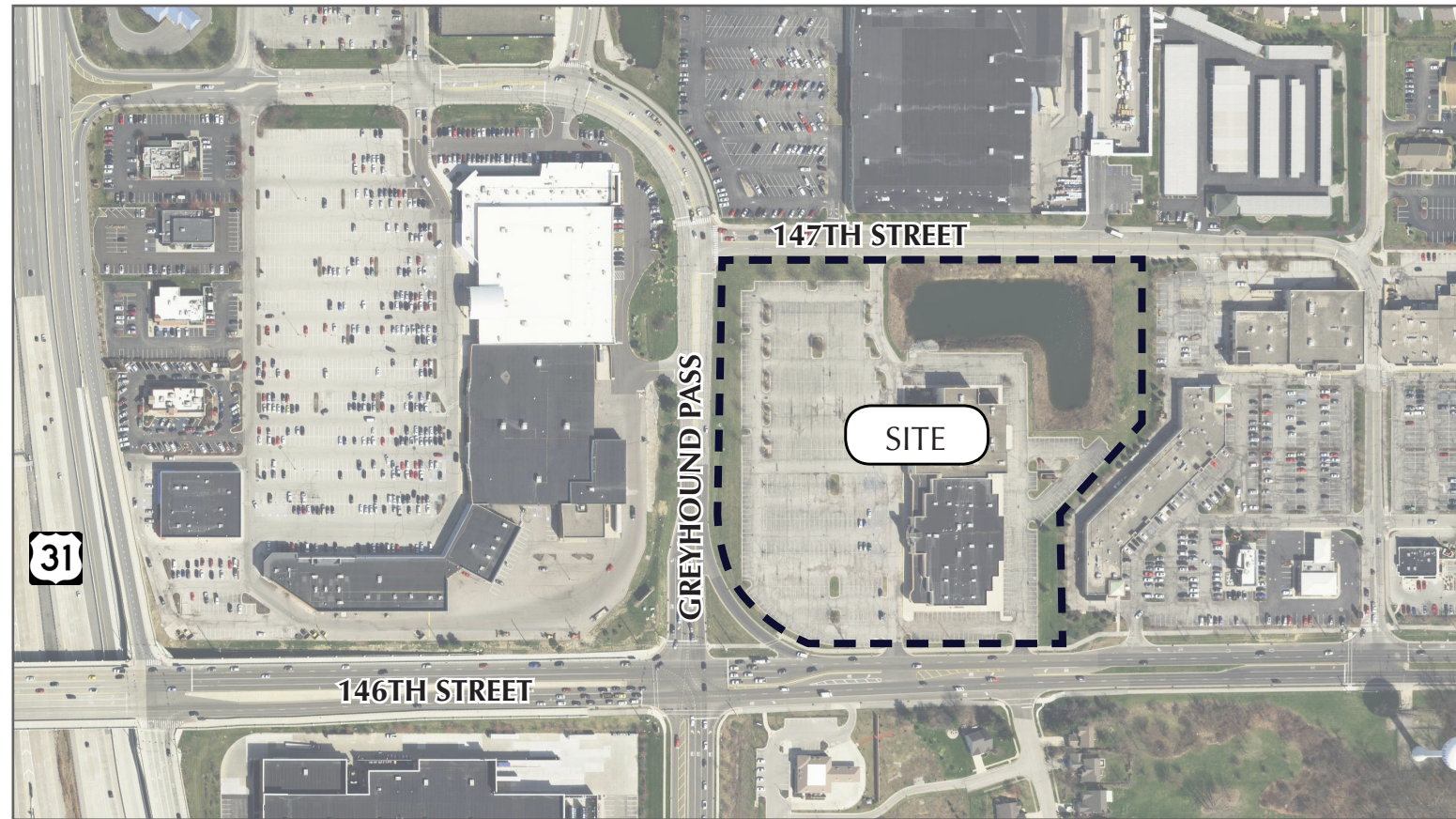
J. Andrew Cook, Mayor

ATTEST:

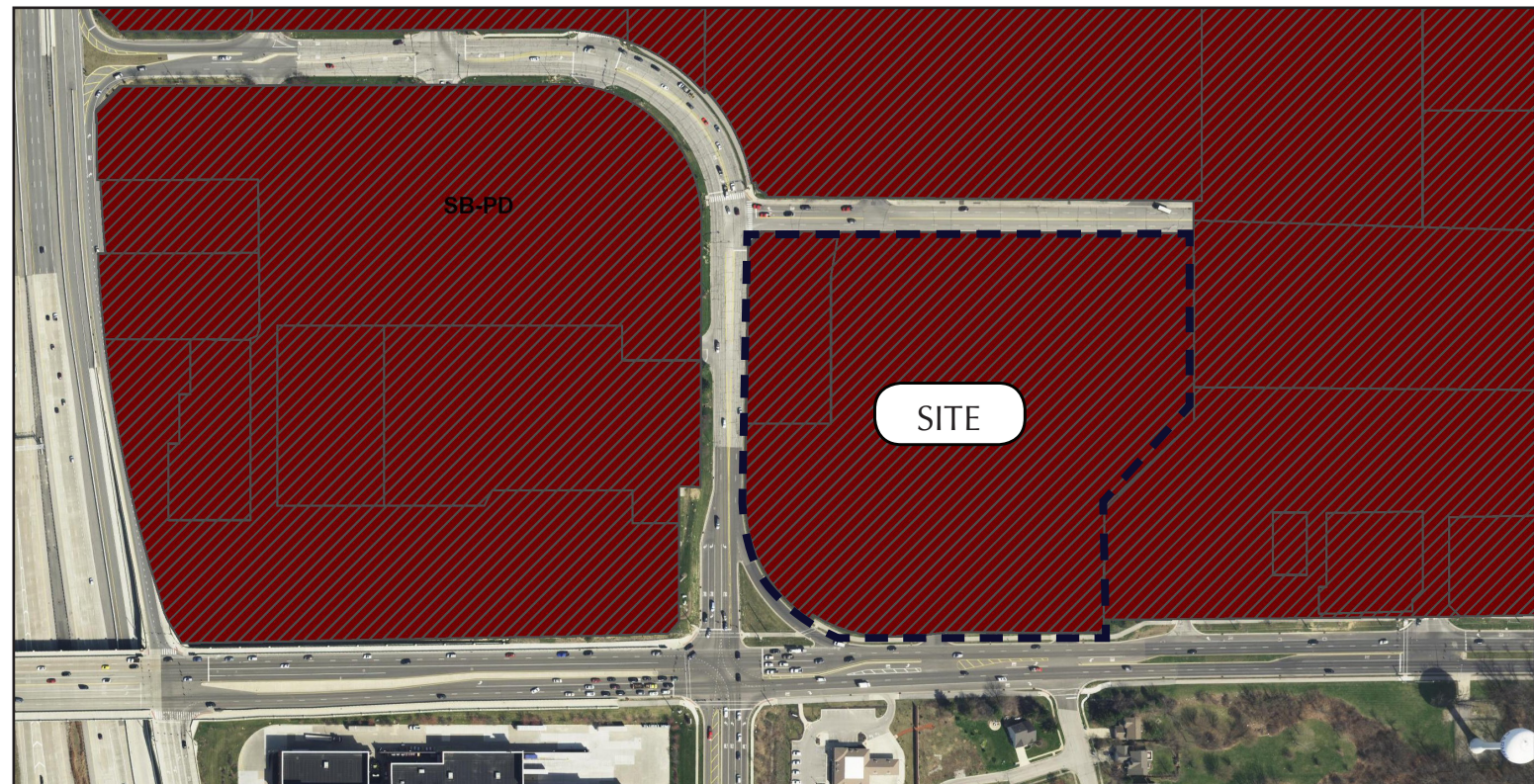
Cindy Gossard, Clerk Treasurer

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

LOCATION MAP

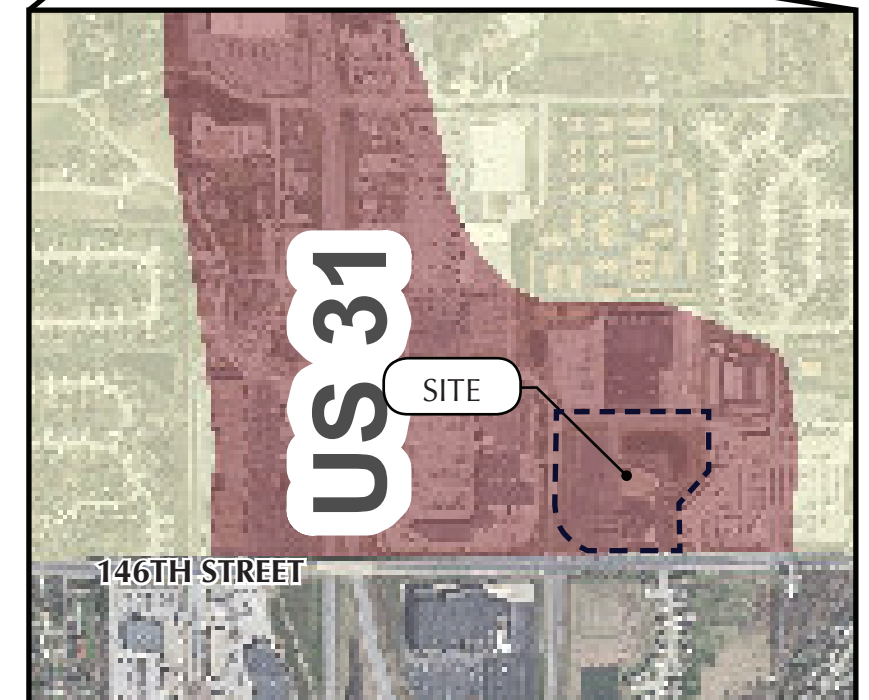
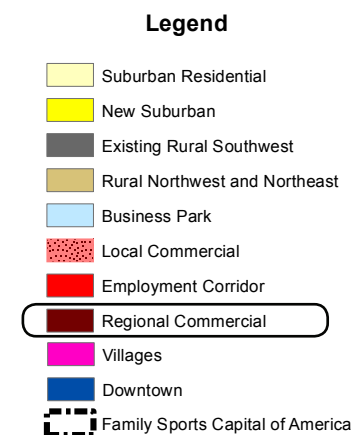
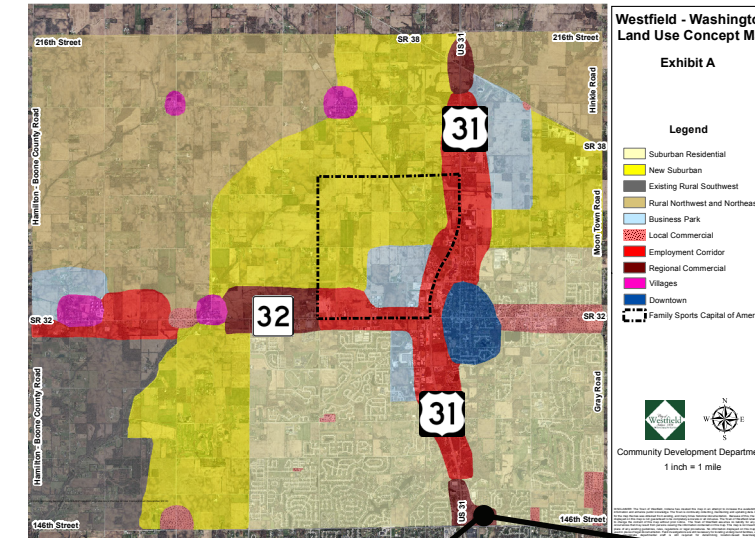


ZONING MAP



COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP



VILLAGE PARK PLAZA I

PLANNED UNIT DEVELOPMENT DISTRICT



04.28.17

Narrative Statement
Village Park Plaza I

Washington Prime Group respectfully requests this change of zoning and associated development plan and plat approvals for the 12 acres± located on the northeast corner of 146th Street and Greyhound Pass. The site was originally developed as part of the Village Park Plaza regional shopping center that received its original approval in 1988 under the SB-PD (Special Business – Planned Development) District, a zoning district that pre-dated the Planned Unit Development (PUD) District.

The site currently includes an existing 57,600 square foot± movie theater that was originally constructed in 1993, and expanded in 1999 when the 146th Street bridge over US31 was built. As depicted in the associated applications and exhibits, the proposed project includes the downsize and interior remodel of the theater and the renovation of 12,000 square feet± at the south end of the existing building to include space for multiple retail and restaurant tenants. The 12,000-square foot± renovation will result in a second front façade for the existing building that will be oriented towards and actively engage 146th Street. Once completed, the building will be 60,146 square feet±.

In addition to the theater downsize and remodel and renovation of the 12,000 square feet±, the proposed development contemplates two (2) potential future outlots to redevelop a portion of the existing oversized parking field on the southeast corner of Greyhound Pass and 147th Street. The proposed outlots will better utilize the site's size and be complimentary with the proposed renovations to the existing building.

The change of zoning from the SB-PD District to a PUD District is requested to create a structure that can better accommodate the existing improvements and facilitate future improvements, while at the same time modernize the governing regulations. As depicted in the application and exhibits, the proposed improvements are intended to implement the objectives of the Unified Development Ordinance while taking into consideration existing and proposed site and infrastructure conditions.

The site is located within the "Regional Commercial" land use classification of the 2007 Comprehensive Plan. As proposed, the renovation and redevelopment will continue to meet the economic and design objectives and policies of the Comprehensive Plan.

ORDINANCE NUMBER 17-__

Hall and House PUD

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED
DEVELOPMENT ORDINANCE AND THE HALL AND HOUSE PLANNED UNIT
DEVELOPMENT DISTRICT ORDINANCE**

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

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

WHEREAS, the City adopted Ordinance Number 12-25, establishing the Hall and House PUD Ordinance on July 12, 2012 (the "Hall and House PUD") with respect to certain real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the owners of the Real Estate desire to amend the Hall and House PUD to provide for definitive standards for signs which might be placed on the Real Estate;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No.** _____), requesting an amendment to the Hall and House PUD;

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Hall and House PUD is hereby amended as follows:

Section 1. **Applicability of Ordinance.**

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

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance (also referred to herein as “UDO”).

- 2.1 Concept Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B**.
- 2.2 Sign Character Exhibits: The illustrations attached hereto and incorporated herein by reference as **Exhibit C-1** and **C-2**.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Signs permitted by this Ordinance shall be located substantially as shown on the Concept Plan.

Compliance: The sign locations are a concept, not fixed. As long as the individual signs do not exceed the maximums provided for herein, the Director may approve minor changes as being in substantial compliance with the sizes and locations shown on the Concept Plan.

Section 4. **Development Standards.** The standards of Chapter 6, Section 6.17 of the UDO shall apply to all signs located on the Real Estate, except as modified below.

- 4.1 Sign Standards. The following sign standards shall apply to all building or center

identification signs located within the Hall and House PUD. Incidental and directional signs shall otherwise be governed by the UDO.

- A. All Wall Signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- B. All freestanding business/center identification signs shall be architecturally compatible with the architecture of the buildings located on the Real Estate.
- C. One Nonresidential Center Monument Sign shall be permitted for the State Road 32 frontage (designated as Sign “A” on **Exhibit B**) and one Nonresidential Center Entrance Sign shall be permitted for the Westfield Park Drive/Wheeler Drive frontage (designated as Sign “B” on **Exhibit B**). Sign “A” shall not exceed fifteen (15) feet in height and one hundred twenty (120) square feet of sign area, per face. Sign “B” shall not exceed ten (10) feet in height and thirty (30) square feet of sign area, per face. Said Signs shall be in substantial compliance with the sign character exhibit attached hereto as **Exhibit C-1**.
- D. One Nonresidential Electronic Monument Sign for the occupant of Block A-1, so long as said occupant is operating a Gasoline Service Station, shall be permitted. Said Electronic Monument Sign, designated as the “Rickers Sign” on **Exhibit B**, shall not exceed seven feet (7’) in height, and sixty-five (65) square feet of sign area, per face, and shall be in substantial compliance with the sign character exhibit attached hereto as **Exhibit C-2**.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark Keen

Mark Keen

Mark Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law. Joseph D. Calderon

I hereby certify that **ORDINANCE 17-__** was delivered to the Mayor of Westfield
on the ____ day of _____, 2017, at _____. m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**
this ____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-__**
this ____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by: Joseph D. Calderon, Barnes & Thornburg LLP, 11 South Meridian
St., Indianapolis, IN 46204

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Concept Plan
- Exhibit C-1 Nonresidential Center Monument Sign Character
- Exhibit C-2 Electronic Monument Sign Character

LOCATION: H:\2014\140215\Engineering\requirements\coco\legals\description.dwg
 DATE/TIME: January 30, 2015 - 6:48am
 PLOTTED BY: schoetfb

EXHIBIT A

LAND DESCRIPTION

LEGAL DESCRIPTION-PROPOSED BLOCK A-2

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 3 EAST (SAID CORNER BEING SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST (BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE) 79.77 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1); THENCE SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1 551.56 FEET TO THE EAST LINE OF LAND IN PLAT BOOK 317, PAGE 314; THENCE SOUTH 01 DEGREE 02 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 68.37 FEET TO SOUTH RIGHT OF WAY LINE OF STATE ROAD 32 PER INSTRUMENT #2007029534; THENCE SOUTH 89 DEGREES 41 MINUTES 03 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 58.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35 DEGREES 54 MINUTES 48 SECONDS WEST 466.99 FEET TO THE NORTH RIGHT OF WAY LINE OF WESTFIELD PARK ROAD PER INSTRUMENT #2013039242; THENCE ALONG SAID RIGHT OF WAY LINE NORTHWESTERLY 109.89 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 52 MINUTES 53 SECONDS WEST 109.89 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 31 SECONDS EAST 331.64 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE, THE NEXT TWO (2) CALLS ARE ALONG SAID SOUTH RIGHT OF WAY LINE PER INSTRUMENTS #2007040168 AND #2007029534: (1) THENCE NORTHEASTERLY 81.73 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10070.00 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 54 MINUTES 59 SECONDS EAST 81.73 FEET; (2) THENCE NORTH 89 DEGREES 41 MINUTES 03 SECONDS EAST 287.81 FEET TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES MORE OR LESS.

LEGAL DESCRIPTION-PROPOSED BLOCK A-3

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST LOCATED IN HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 3 EAST (SAID CORNER BEING SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST (BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE) 79.77 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1); THENCE SOUTH 89 DEGREES 50 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 1 551.56 FEET TO THE EAST LINE OF LAND IN PLAT BOOK 317, PAGE 314; THENCE SOUTH 01 DEGREE 02 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 68.37 FEET TO SOUTH RIGHT OF WAY LINE OF STATE ROAD 32 PER INSTRUMENT #2007029534 AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 03 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE 58.73 FEET; THENCE SOUTH 35 DEGREES 54 MINUTES 48 SECONDS WEST 466.99 FEET TO THE NORTH RIGHT OF WAY LINE OF WESTFIELD PARK ROAD PER INSTRUMENT #2013039242, THE NEXT FOUR (4) CALLS ARE ALONG THE PERIMETER OF SAID INSTRUMENT: (1) THENCE SOUTHEASTERLY 3.26 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 6050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 65 DEGREES 20 MINUTES 44 SECONDS EAST 3.26 FEET; (2) THENCE SOUTH 64 DEGREES 58 MINUTES 28 SECONDS EAST 78.39 FEET; (3) THENCE SOUTH 58 DEGREES 04 MINUTES 07 SECONDS EAST 80.48 FEET; (4) THENCE SOUTHEASTERLY 244.02 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 660.00 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 34 MINUTES 18 SECONDS EAST 242.63 FEET TO THE AFORESAID EAST LINE OF PLAT BOOK 317, PAGE 314; THENCE NORTH 01 DEGREE 02 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 619.42 FEET TO THE POINT OF BEGINNING CONTAINING 2.41 ACRES MORE OR LESS.

LEGAL DESCRIPTION



10505 N. College Avenue
 Indianapolis, Indiana 46240
 317.436.6611

EXHIBIT B

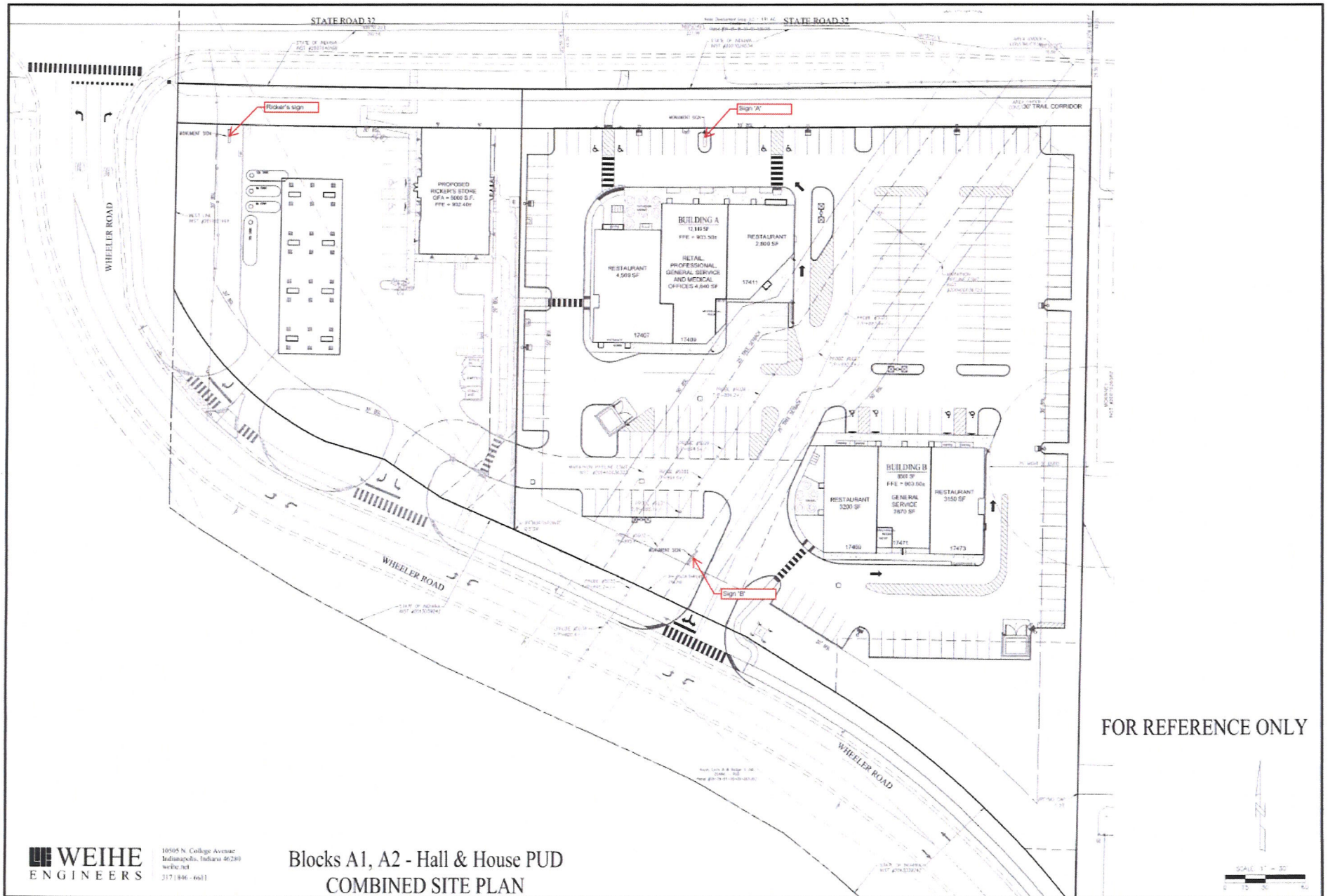
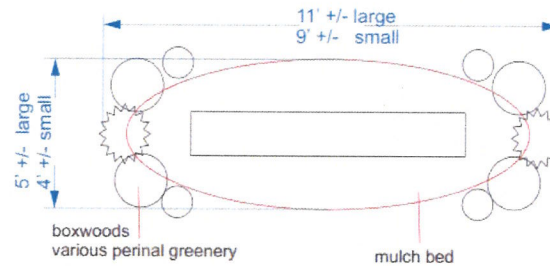
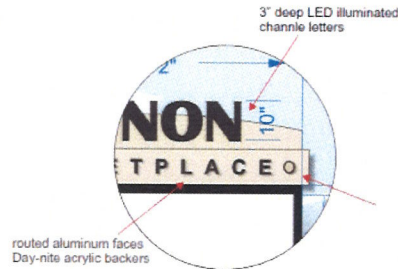


EXHIBIT C-1

DESIGN • RE-BRANDING • FABRICATION • INSTALLATION

Check us out on the web: **CSI - Signs.com****SIGN SPECIFICATIONS - db faced****MAIN ID HEADER SIGN**

Aluminum angle framing w. o63 cladding

Aluminum .090 routed faces with daynite acrylic inserts

MONON

3" deep LED channel letters

Day-night acrylic faces

MARKETPLACE

Routed aluminum faces w/ Day-night acrylic backers

B PYLON

Will have non-illuminated 1" acrylic letters attached

Marketplace - will be routed aluminum faces

TENANT CABINETS (Double sided cabinets)

Aluminum extruded frames w/ 2" retainers and divider bars

White 3/16" Lexan faces (copy additional / TBD)

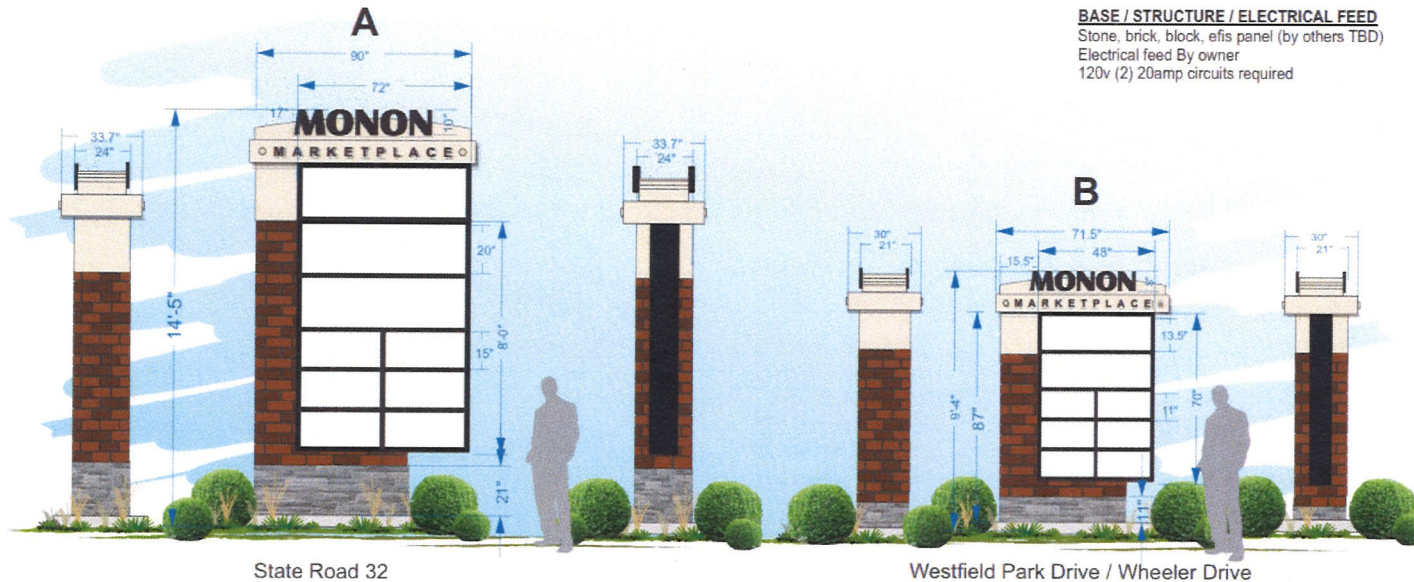
White 6500 LED illumination / self contained pwr supplies

BASE / STRUCTURE / ELECTRICAL FEED

Stone, brick, block, efis panel (by others TBD)

Electrical feed By owner

120v (2) 20amp circuits required

555 Park 32 West Dr.
Noblesville, IN 46062

317 867 2737

Office / Fax

INVOICE NO

XXXXXX

CUSTOMER

Monon Marketplace

LOCATION

Westfield, IN

SALES REP

Mark Keen

DESIGNER

MK

DATE

12/28/15

SCALE

1/4"=1'

FILE PATH

mark/greenwall/mmarket

Approved x _____ Date x _____

PERMIT(S)
CHECK ONE
☐ Y _____
☐ N _____

DISCLAIMER: Representations of artwork displayed on a proof may not be precise a variations in monitor output in some cases. Color prints may vary slightly.

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By approving this artwork the customer is also approving all spelling and grammar excepting CSI Signs.

EXHIBIT C-2

7' Monument Sign
Overall

Westfield
Ground
Monument Sign



WC Signs - A division on Westlund Concepts

806 Woodward St. PO Box 1051 Lapel, IN
www.wcsigns.com
p. 317-819-0622 f. 317-819-0599



DATE	BY	DATE	DESCRIPTION

SCALE N.T.S.

SHEET #1

EXHIBIT B

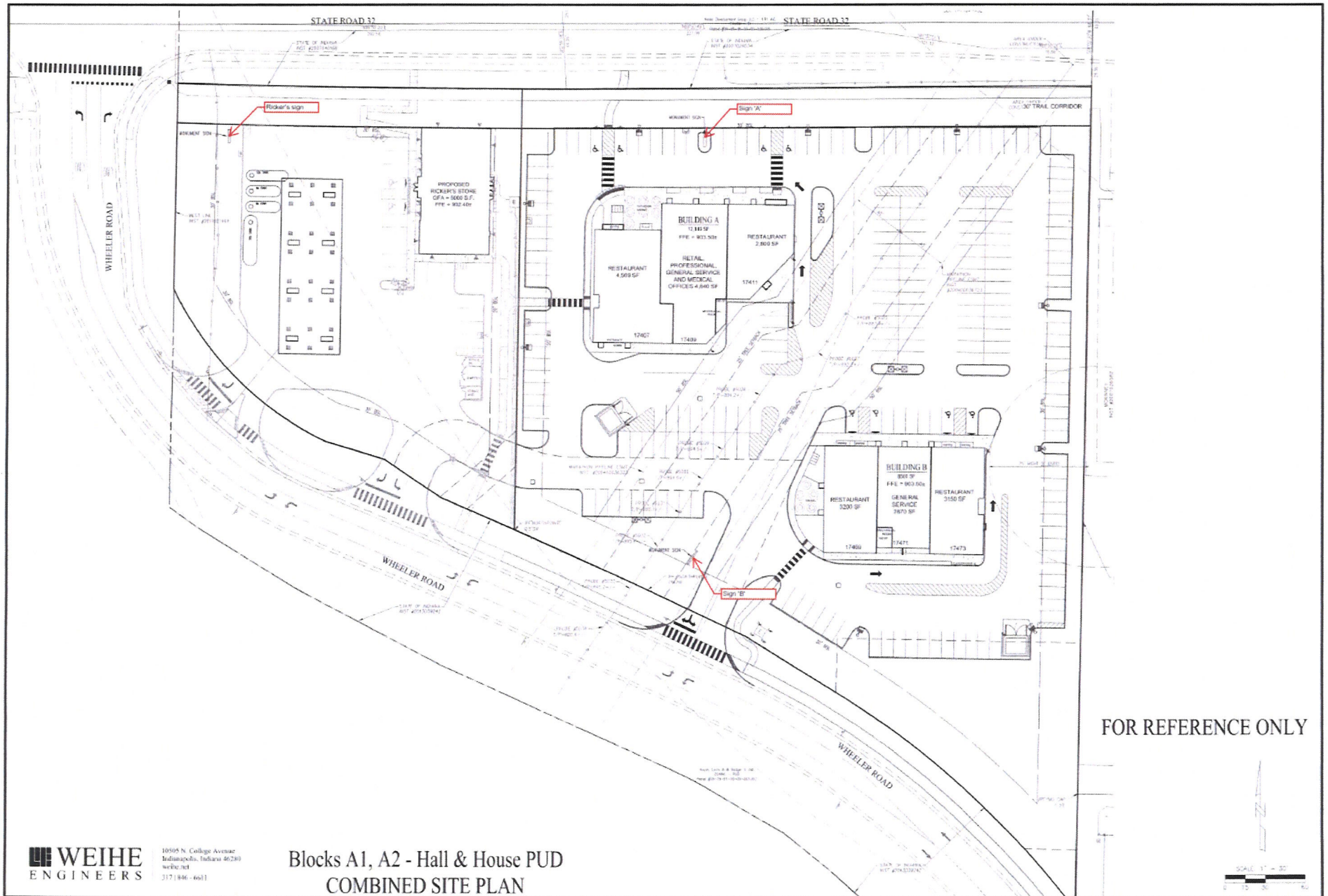
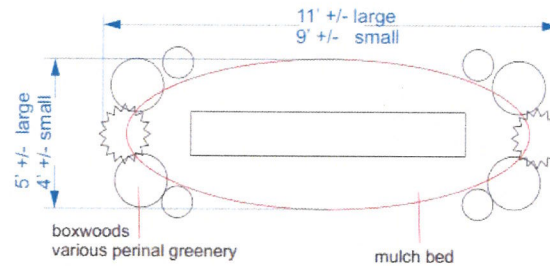
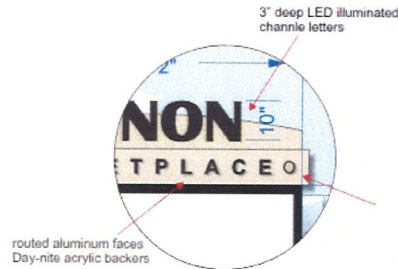


EXHIBIT C-1

DESIGN • RE-BRANDING • FABRICATION • INSTALLATION

Check us out on the web: **CSI - Signs.com****SIGN SPECIFICATIONS - db faced****MAIN ID HEADER SIGN**

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B PYLON

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Marketplace - will be routed aluminum faces

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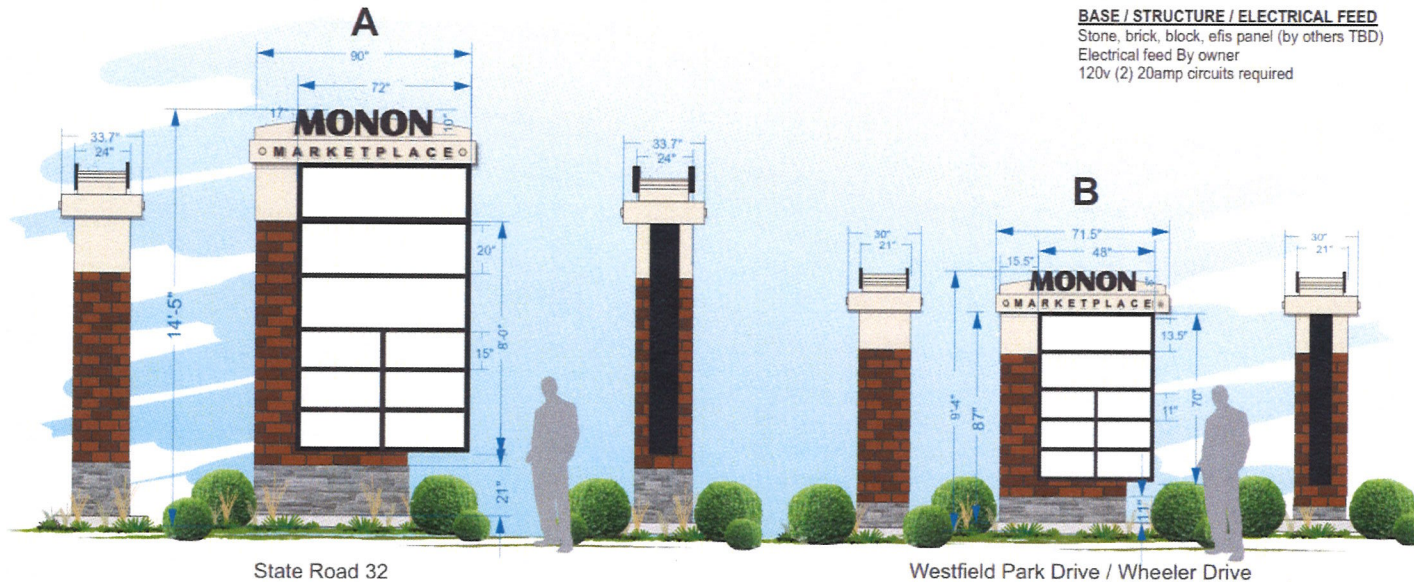
White 6500 LED illumination / self contained pwr supplies

BASE / STRUCTURE / ELECTRICAL FEED

Stone, brick, block, efis panel (by others TBD)

Electrical feed By owner

120v (2) 20amp circuits required



State Road 32

Westfield Park Drive / Wheeler Drive

555 Park 32 West Dr.
Noblesville, IN 46062

317 867 2737

Office / Fax

INVOICE NO

XXXXX

CUSTOMER

Monon Marketplace

LOCATION

Westfield, IN

SALES REP

Mark Keen

DESIGNER

MK

DATE

12/28/15

SCALE

1/4"=1'

FILE PATH

mark/greenwall/mmarket

Approved x _____ Date x _____

PERMIT(S)
CHECK ONE
☐ Y _____
☐ N _____

DISCLAIMER: Representations of artwork displayed on a proof may not be precise a variations in monitor output in some cases. Color prints may vary slightly.

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By approving this artwork the customer is also approving all spelling and grammar excepting CSI Signs.

EXHIBIT C-2

7' Monument Sign
Overall

Westfield
Ground
Monument Sign



WC Signs - A division on Westlund Concepts

806 Woodward St. PO Box 1051 Lapel, IN
www.wcsigns.com
p. 317-819-0622 f. 317-819-0599



DATE	BY	DATE	DESCRIPTION

SCALE N.T.S.

SHEET #1

Greenwalt Monon Marketplace LLC
Statement In Support of PUD Amendment

Applicant, Greenwalt Monon Marketplace LLC, owns slightly more than 4 acres of developed real estate located near the corner of SR32 and Wheeler Road (the “Subject Property”). The Subject Property has been improved with a multi-tenant retail center. Adjacent to the Center is a Gasoline Service Station/Convenience store operated under the “Ricker’s” trade name (the “Rickers Parcel”). The Subject Property and the Rickers Parcel are part of the Hall and House Planned Unit Development District.

The Applicant proposes an amendment to the Hall and House PUD to legally establish the existing signs located on both the Subject Property and the Rickers Parcel .

May 08, 2017

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 30 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 8 day of May, 2017

Signatures of Governing Board

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

City of Westfield

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
101	General								
Administration									
VEND000917	Humane Society for Hamilton	APP041940	4/6/2017	101001349	ADM-SERVICES	Strays	3,813.00	500000182	4/12/2017
VEND01062	Jack Laurie Floors LLC	APP041941	4/10/2017	101001343	ADM-BUILDING	Office Cleaning at City Hall	500.00	62017	4/10/2017
VEND000697	Finley and Cook	APP041942	4/10/2017	101001331	ADM-CONSULTING	Special projects	308.75	62014	4/10/2017
VEND002017	Unifirst Corporation	APP041943	4/10/2017	101001343	ADM-BUILDING	Mats	345.90	62018	4/10/2017
VEND000733	Freije Engineered Solutions Co	APP041944	4/10/2017	101001343	ADM-BUILDING	City Hall	1,268.47	62015	4/10/2017
VEND000697	Finley and Cook	APP041945	4/10/2017	101001331	ADM-CONSULTING	NAV issues	855.00	62014	4/10/2017
VEND002336	Citizens Westfield	APP042028	4/13/2017	101001328	ADM-HEAT/GAS	Gas DWNA	69.63	62032	4/13/2017
VEND002336	Citizens Westfield	APP042028	4/13/2017	101001328	ADM-HEAT/GAS	Clinic House	110.46	62032	4/13/2017
VEND002336	Citizens Westfield	APP042029	4/13/2017	101001342	ADM-WATER/SEWER	Water DWNA	32.87	62032	4/13/2017
VEND002336	Citizens Westfield	APP042029	4/13/2017	101001342	ADM-WATER/SEWER	Clinic House	68.64	62032	4/13/2017
VEND002336	Citizens Westfield	APP042029	4/13/2017	101001342	ADM-WATER/SEWER	City Hall	153.88	62032	4/13/2017
VEND002336	Citizens Westfield	APP042030	4/13/2017	101001328	ADM-HEAT/GAS	Historical Society	65.93	62032	4/13/2017
VEND002336	Citizens Westfield	APP042030	4/13/2017	101001328	ADM-HEAT/GAS	Gas Heat	574.81	62032	4/13/2017
VEND000589	Duke Energy	APP042111	4/17/2017	101001341	ADM-ELECTRICITY	Gas Heat	738.56	62032	4/13/2017
VEND01537	Payroll	APP042205	4/18/2017	101001111	ADM-SALARY	Electric	605.69	62039	4/17/2017
VEND01537	Payroll	APP042205	4/18/2017	101001120	ADM-FICA AND MEDICARE	sal	8,235.99	500000185	4/18/2017
VEND01537	Payroll	APP042205	4/18/2017	101001120	ADM-FICA AND MEDICARE	fica	489.72	500000185	4/18/2017
VEND01537	Payroll	APP042205	4/18/2017	101001121	ADM-PERF	med	114.53	500000185	4/18/2017
VEND000534	Delta Dental	APP042274	4/21/2017	101001119	ADM-HEALTH AND DENTAL	perf	929.07	500000185	4/18/2017
VEND000126	Antenn Blue Cross Blue Shield	APP042276	4/21/2017	101001119	ADM-HEALTH AND DENTAL	Delta Dental	145.31	62050	4/21/2017
VEND002123	Westfield-Washington Schools	APP042368	4/26/2017	101001223	ADM-OFFICE SUPPLIES	Medical Ins	1,960.42	62049	4/21/2017
VEND005901	City of Westfield	APP042376	4/26/2017	101001349	ADM-SERVICES	Paper	0.64		
VEND004479	Symetra Life Insurance	APP042386	4/27/2017	101001119	ADM-HEALTH AND DENTAL	Cash Drawer Allowance Cust	200.00	62052	4/26/2017
VEND01011	Infinsource	APP042436	4/28/2017	101001119	ADM-HEALTH AND DENTAL	Symetra Life	6.50	62055	4/27/2017
VEND000917	Humane Society for Hamilton	APP042453	4/26/2017	101001349	ADM-SERVICES	Cobra	21.76		
VEND01537	Payroll	APP042472	5/1/2017	101001111	ADM-SALARY	Strays	3,813.00	500000188	4/26/2017
VEND01537	Payroll	APP042472	5/1/2017	101001120	ADM-FICA AND MEDICARE	Payroll	8,236.00	500000189	5/1/2017
VEND01537	Payroll	APP042472	5/1/2017	101001120	ADM-FICA AND MEDICARE	FICA	489.72	500000189	5/1/2017
VEND00739	Frontier	APP042475	4/26/2017	101001343	ADM-BUILDING	Medicare	114.52	500000189	5/1/2017
VEND00739	Frontier	APP042475	4/26/2017	101001343	ADM-BUILDING	PERF	929.07	500000189	5/1/2017
VEND00739	Frontier	APP042475	4/26/2017	101001343	ADM-BUILDING	City Hall Alarm	63.26		
						City Services	381.48		

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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									
VEN001361	Mid America Elevator	APP042512	4/18/2017	101001343	ADM-BUILDING	Install fan motor	465.00		
VEN002017	Unifirst Corporation	APP042513	4/18/2017	101001343	ADM-BUILDING	Mats	232.33		
VEN001953	Thomson West	APP042514	4/18/2017	101001330	ADM-ATTORNEY/CONSULT	West Information Charges	168.72		
VEN000263	Bose Public Affairs Group LLC	APP042515	4/21/2017	101001331	ADM-CONSULTING	March Services	3,500.00		
VEN000480	CSI Signs	APP042517	4/21/2017	101001347	ADM-PROMOTIONS	Grand Junction Boards	2,082.72		
VEN002017	Unifirst Corporation	APP042518	4/21/2017	101001343	ADM-BUILDING	Mats	103.30		
VEN003734	Target Solutions Learning	APP042519	4/26/2017	101001334	ADM-TRAVEL/TRAINING/SE	Target Solutions Online Traini	354.00		
VEN000595	DWNA	APP042538	5/2/2017	101001349	ADM-SERVICES	Jean Feb Mar Services	10,855.89		
VEN001988	Travelers	APP042539	4/18/2017	101001349	ADM-SERVICES	Barbara Goddy claim	93.00		
Subtotal for Administration							53,497.54		
Police									
VEN001062	Jack Laurie Floors LLC	APP041941	4/10/2017	101002343	POLICE-BUILDING MAINTEN	Office Cleaning at PSB	750.00	62017	4/10/2017
VEN000636	EMP Technical Group	APP041977	4/12/2017	101002337	POLICE-PRINTING	Printer Paper for Citations	575.00		
VEN001877	T and T Sales promotions	APP041978	4/12/2017	101002229	POLICE-UNIFORMS	Negotiator T-Shirts, Sweatshir	340.00		
VEN001245	Lexisnexis Risk Managment	APP041979	4/12/2017	101002349	POLICE-SERVICES	Monthly Statement	82.50		
VEN000107	American Working Dogs	APP041984	4/12/2017	101002334	POLICE-TRAVEL/TRAINING/	K-9 Olympics - Swiatkowski	540.00		
VEN000314	C.A.R. Clinic	APP041985	4/12/2017	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	2,646.40		
VEN000314	C.A.R. Clinic	APP041985	4/12/2017	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	176.95		
VEN001225	Law Enforcement Training Board	APP041986	4/12/2017	101002334	POLICE-TRAVEL/TRAINING/	S.T.O.P.S Training Manual	30.00		
VEN002336	Citizens Westfield	APP041987	4/12/2017	101002342	POLICE-WATER/SEWER	Fire Service Charges	92.77	62025	4/12/2017
VEN000348	CDW Government Inc	APP042005	4/12/2017	101002472	POLICE-LEASE EQUIP	64GB USB Flash Drives-Inves	210.96		
VEN000348	CDW Government Inc	APP042005	4/12/2017	101002472	POLICE-LEASE EQUIP	32GB USB Flash Drives-Inves	546.80		
VEN002336	Citizens Westfield	APP042030	4/13/2017	101002338	POLICE-HEAT/GAS	Gas Heat	881.81	62032	4/13/2017
VEN002336	Citizens Westfield	APP042032	4/13/2017	101002342	POLICE-WATER/SEWER	water/sewer fees	244.96	62032	4/13/2017
VEN000589	Duke Energy	APP042111	4/17/2017	101002341	POLICE-ELECTRICITY	Electric	2,231.29	62039	4/17/2017
VEN000083	Amanda Ayler	APP042112	4/17/2017	101002334	POLICE-TRAVEL/TRAINING/	Reimbursement for School Bo	53.07	62038	4/17/2017
VEN001028	International Assoc for Property and Evid	APP042113	4/17/2017	101002350	POLICE-SUBSCRIPTIONS/D	Membership Dues-Kautzman	50.00		
VEN000480	CSI Signs	APP042114	4/17/2017	101002337	POLICE-PRINTING	Print Rigid Sign Print	597.79		
VEN001942	The Uniform House, Inc	APP042115	4/17/2017	101002229	POLICE-UNIFORMS	Uniform Boots-Harrell	109.00		
VEN001877	T and T Sales promotions	APP042116	4/17/2017	101002347	POLICE-PROMOTIONS	Badge Stickers	201.66		
VEN005858	Datablaze	APP042117	4/17/2017	101002349	POLICE-SERVICES	Data Services for Blackhawks	600.00		
VEN001617	Purdue University	APP042118	4/17/2017	101002334	POLICE-TRAVEL/TRAINING/	Tuition-Ayler	1,350.00	62042	4/18/2017

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Police									
VEN005857	National Self-Defense Institute	APP042119	4/17/2017	101002334	POLICE-TRAVEL/TRAINING/	Instructor course-Daniels	185.00	62041	4/18/2017
VEN001375	Mike Seagrave	APP042120	4/17/2017	101002334	POLICE-TRAVEL/TRAINING/	Reimbursement for FBI Acad	629.00	62040	4/17/2017
VEN001537	Payroll	APP042205	4/18/2017	101002111	POLICE-SALARY	sal	139,382.66	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101002120	POLICE-FICA AND MEDICAR	fica	8,346.29	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101002120	POLICE-FICA AND MEDICAR	med	1,951.95	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101002121	POLICE-PERF	perf	21,427.99	500000185	4/18/2017
VEN000534	Delta Dental	APP042274	4/21/2017	101002119	POLICE-HEALTH AND DENT	Delta Dental	2,672.64	62050	4/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042276	4/21/2017	101002119	POLICE-HEALTH AND DENT	Medical Ins	40,137.64	62049	4/21/2017
VEN001815	Speedway Superamerica	APP042277	4/21/2017	101002226	POLICE-VEHICLE GAS/SUP	Vehicle Gas	356.27		
VEN001455	Noblesville Police Dept.	APP042278	4/21/2017	101002472	POLICE-LEASE EQUIP	Reimbursement for CNU Sup	28.00		
VEN000691	Fifth Third Bank	APP042279	4/21/2017	101002224	POLICE-OPERATING SUPPL	Subpoena for Case #2017-00	38.16		
VEN000478	Crown Trophy	APP042280	4/21/2017	101002347	POLICE-PROMOTIONS	Plaque for Chaplain Lathers	105.00		
VEN002353	Boldens Cleaners	APP042282	4/21/2017	101002229	POLICE-UNIFORMS	Dry Cleaning	505.25		
VEN005898	Britle Computer	APP042343	4/25/2017	101002472	POLICE-LEASE EQUIP	Roof Security Attachment, Ca	825.00		
VEN001206	L-3 Communication Mobile Vision	APP042344	4/25/2017	101002345	POLICE-EQUIP REPAIR	DVR Cable, Monitor, Batter, T	1,019.00		
VEN000849	Hamilton County Treasurer	APP042350	4/25/2017	101002336	POLICE-DISPATCH SERVICE	E911 2nd Quart	159,329.81		
VEN000970	Indiana Golf Car	APP042371	4/26/2017	101002360	POLICE-VEHICLE REPAIR	Keys	5.25		
VEN000314	C.A.R. Clinic	APP042372	4/26/2017	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	730.12		
VEN002036	USAutomatic Fire and Security	APP042373	4/26/2017	101002343	POLICE-BUILDING MAINTEN	Detector, found and cleared la	180.00		
VEN004479	Symetra Life Insurance	APP042386	4/27/2017	101002119	POLICE-HEALTH AND DENT	Symetra Life	162.50	62055	4/27/2017
VEN001011	Infinsource	APP042436	4/28/2017	101002119	POLICE-HEALTH AND DENT	Cobra	272.00		
VEN001537	Payroll	APP042472	5/1/2017	101002111	POLICE-SALARY	Payroll	139,475.27	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101002120	POLICE-FICA AND MEDICAR	FICA	8,352.03	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101002120	POLICE-FICA AND MEDICAR	Medicare	1,953.32	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101002121	POLICE-PERF	PERF	21,226.44	500000189	5/1/2017
VEN000739	Frontier	APP042475	4/26/2017	101002335	POLICE-TELEPHONE	Elevator and postage machin	60.06		
VEN001052	Indiana University	APP042541	5/1/2017	101002334	POLICE-TRAVEL/TRAINING/	Tuition - Hollowell	1,139.57	62057	5/2/2017
VEN002017	Unifirst Corporation	APP042542	5/1/2017	101002343	POLICE-BUILDING MAINTEN	Mat Rental	116.60		
VEN001935	The Overhead Door Co.	APP042543	5/1/2017	101002343	POLICE-BUILDING MAINTEN	Cable off door next to Sally Po	353.97		
VEN000434	Comcast Cable	APP042544	5/1/2017	101002349	POLICE-SERVICES	Monthly Statement	139.50		
VEN001728	Safety Kleen	APP042545	5/1/2017	101002349	POLICE-SERVICES	5G Parts Washer - Solvent	168.09		
VEN001206	L-3 Communication Mobile Vision	APP042546	5/1/2017	101002472	POLICE-LEASE EQUIP	Body Vision Alligator Clips	205.00		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Police									
VEN002116	Westfield Tire and Muffler	APP042547	5/1/2017	101002360	POLICE-VEHICLE REPAIR	Tires for Ford Utilities and Ta	6,089.60		
VEN001459	North Central Co-Op	APP042548	4/27/2017	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	8,462.95		
Subtotal for Police							578,344.89		
Economic and Community Development									
VEN000137	Applied Economics	APP041981	4/12/2017	101003310	ECD-PLANNING CONSULTIN	Update economic impact anal	3,480.00		
VEN002009	Tyler J Wertenberger	APP041982	4/12/2017	101003334	ECD-TRAVEL/TRAINING/SE	Conference Training TJ	32.64	62028	4/12/2017
VEN001537	Payroll	APP042205	4/18/2017	101003111	ECD-SALARY	sal	19,264.40	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101003111	ECD-SALARY	sal	5,789.69	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101003120	ECD-FICA AND MEDICARE	fica	1,151.91	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101003120	ECD-FICA AND MEDICARE	fica	343.07	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101003120	ECD-FICA AND MEDICARE	med	269.39	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101003121	ECD-PERF	perf	80.23	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101003121	ECD-PERF	perf	2,735.54	500000185	4/18/2017
VEN000534	Delta Dental	APP042274	4/21/2017	101003119	ECD-HEALTH AND DENTAL	Delta Dental	822.14	500000185	4/18/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042276	4/21/2017	101003119	ECD-HEALTH AND DENTAL	Medical Ins	507.84	62050	4/21/2017
VEN004479	Symetra Life Insurance	APP042386	4/27/2017	101003119	ECD-HEALTH AND DENTAL	Symetra Life	7,248.22	62049	4/21/2017
VEN001011	Infinisource	APP042436	4/28/2017	101003119	ECD-HEALTH AND DENTAL	Cobra	39.00	62055	4/27/2017
VEN001537	Payroll	APP042472	5/1/2017	101003111	ECD-SALARY	Payroll	65.28		
VEN001537	Payroll	APP042472	5/1/2017	101003111	ECD-SALARY	Payroll	19,264.39	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101003120	ECD-FICA AND MEDICARE	FICA	5,789.71	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101003120	ECD-FICA AND MEDICARE	FICA	1,151.91	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101003120	ECD-FICA AND MEDICARE	FICA	343.07	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101003120	ECD-FICA AND MEDICARE	Medicare	269.41	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101003121	ECD-PERF	PERF	80.25	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101003121	ECD-PERF	PERF	2,735.54	500000189	5/1/2017
VEN0003734	Target Solutions Learning	APP042472	5/1/2017	101003121	ECD-PERF	PERF	822.14	500000189	5/1/2017
VEN001459	North Central Co-Op	APP042519	4/26/2017	101003349	ECD-SERVICES	Target Solutions Online Traini	708.00		
Subtotal for Economic and Community Development							253.02		
							73,246.79		

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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									
Parks									
VEN000589	Duke Energy	APP042111	4/17/2017	101005341	PARKS-ELECTRIC	Electric	885.44	62039	4/17/2017
VEN001537	Payroll	APP042205	4/18/2017	101005111	PARKS-SALARY	sal	7,819.49	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101005120	PARKS-FICA AND MEDICAR	fica	468.02	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101005120	PARKS-FICA AND MEDICAR	med	109.45	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101005121	PARKS-PERF	perf	1,110.36	500000185	4/18/2017
VEN000589	Duke Energy	APP042235	4/19/2017	101005341	PARKS-ELECTRIC	186th	9.40	62047	4/19/2017
VEN000534	Delta Dental	APP042274	4/21/2017	101005119	PARKS-HEALTH AND DENT	Delta Dental	71.77	62050	4/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042276	4/21/2017	101005119	PARKS-HEALTH AND DENT	Medical Ins	2,437.16	62049	4/21/2017
VEN002123	Westfield-Washington Schools	APP042368	4/26/2017	101005223	PARKS-OFFICE SUPPLIES	Paper	4.61		
VEN004479	Symetra Life Insurance	APP042386	4/27/2017	101005119	PARKS-HEALTH AND DENT	Symetra Life	13.00	62055	4/27/2017
VEN005709	Service Sanitation Inc	APP042418	4/28/2017	101005476	PARKS-EQUIP LEASES	3233 W 166th St	80.00		
VEN002016	UN Communications	APP042419	4/28/2017	101005347	PARKS-PROMOTION	WR4 Car Show flyers	395.00		
VEN005403	BrightView Landscapes LLC	APP042433	4/28/2017	101005349	PARKS-SERVICES	Landscape Maint	40,847.22		
VEN005403	BrightView Landscapes LLC	APP042433	4/28/2017	101005349	PARKS-SERVICES	Janitorial	8,986.11		
VEN005403	BrightView Landscapes LLC	APP042433	4/28/2017	101005349	PARKS-SERVICES	US 31	10,251.67		
VEN001011	Infinitisource	APP042436	4/28/2017	101005119	PARKS-HEALTH AND DENT	Cobra	21.76		
VEN001537	Payroll	APP042472	5/1/2017	101005111	PARKS-SALARY	Payroll	7,819.50	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101005120	PARKS-FICA AND MEDICAR	FICA	468.03	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101005120	PARKS-FICA AND MEDICAR	Medicare	109.47	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101005121	PARKS-PERF	PERF	1,110.37	500000189	5/1/2017
VEN003734	Target Solutions Learning	APP042519	4/26/2017	101005334	PARKS-TRAVEL/TRAINING/S	Target Solutions Online Traini	236.00		
Subtotal for Parks							83,253.83		
Informatics									
VEN001349	Micha Farrar	APP041976	4/12/2017	101007332	IT-CELLULAR/PAGERS/MOBI	Phone screen and iphone cas	46.10	62026	4/12/2017
VEN002050	Verizon Wireless	APP042073	4/17/2017	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones and air cards	13,908.49	62037	4/17/2017
VEN003729	Metronet	APP042074	4/17/2017	101007335	IT-TELEPHONE	Land lines and long distance	2,182.18	62036	4/17/2017
VEN002209	SBS Group	APP042088	4/17/2017	101007331	IT-CONSULTING	Installment IPM Production	332.50		
VEN000348	CDW Government Inc	APP042089	4/17/2017	101007389	IT-SOFTWARE LICENSING	Fire video production software	89.65		
VEN000348	CDW Government Inc	APP042089	4/17/2017	101007451	IT-COMPUTER/EQUIP	Support laptop	1,368.56		
VEN002213	Open Control Systems	APP042090	4/17/2017	101007451	IT-COMPUTER/EQUIP	Security Cards	1,286.37		
VEN005146	Konica Minolta Business	APP042091	4/17/2017	101007337	IT-PRINTING	Click charges	87.59		
VEN002175	Zoho Corporation	APP042092	4/17/2017	101007389	IT-SOFTWARE LICENSING	Annual Helpdesk	1,175.00		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Informatics									
VEN004591	Virtusa Corporation	APP042093	4/17/2017	101007349	IT-SERVICES	Services for March	5,034.00		
VEN002070	Wagner Equipment Co	APP042094	4/17/2017	101007349	IT-SERVICES	Data Center UPS maint contr	4,120.00		
VEN005146	Konica Minolta Business	APP042095	4/17/2017	101007337	IT-PRINTING	Copy machine rental	1,053.89		
VEN005134	Lifeline Data Centers	APP042096	4/17/2017	101007349	IT-SERVICES	Monthly fee	1,065.70		
VEN002012	U.S. Bank Equipment Finance	APP042097	4/17/2017	101007337	IT-PRINTING	Buy out City of Westfield	5,276.12		
VEN002012	U.S. Bank Equipment Finance	APP042097	4/17/2017	101007337	IT-PRINTING	Buy out Training Facility	358.59		
VEN000616	Egov Strategies	APP042127	4/17/2017	101007389	IT-SOFTWARE LICENSING	Annual License for 2017	7,636.00		
VEN002050	Verizon Wireless	APP042145	4/17/2017	101007332	IT-CELLULAR/PAGERS/MOBI	Heart Monitors	37.45		
VEN001537	Payroll	APP042205	4/18/2017	101007111	IT-SALARY	sal	14,294.14	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101007120	IT-FICA AND MEDICARE	fica	842.04	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101007120	IT-FICA AND MEDICARE	med	196.92	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101007121	IT-PERF	perf	2,029.77	500000185	4/18/2017
VEN005146	Konica Minolta Business	APP042247	4/20/2017	101007337	IT-PRINTING	Click charges for March	1,053.89		
VEN005146	Konica Minolta Business	APP042247	4/20/2017	101007337	IT-PRINTING	Click charges for Feb	1,053.89		
VEN000534	Delta Dental	APP042274	4/21/2017	101007119	IT-HEALTH AND DENTAL	Delta Dental	405.37	62050	4/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042276	4/21/2017	101007119	IT-HEALTH AND DENTAL	Medical Ins	5,253.74	62049	4/21/2017
VEN000882	HHPA	APP042316	4/24/2017	101007350	IT-SUBSCRIPTIONS/DUES/SM	2017 HHPA TOB dues	25,850.00		
VEN004591	Virtusa Corporation	APP042317	4/24/2017	101007331	IT-CONSULTING	Grand Park Networking	1,400.00		
VEN004591	Virtusa Corporation	APP042317	4/24/2017	101007331	IT-CONSULTING	Grand Park Networking	8,103.13		
VEN004591	Virtusa Corporation	APP042317	4/24/2017	101007331	IT-CONSULTING	Managed Services	5,159.00		
VEN004479	Symetra Life Insurance	APP042386	4/27/2017	101007119	IT-HEALTH AND DENTAL	Symetra Life	19.50	62055	4/27/2017
VEN001011	Infinsource	APP042436	4/28/2017	101007119	IT-HEALTH AND DENTAL	Cobra	32.84		
VEN001537	Payroll	APP042472	5/1/2017	101007111	IT-SALARY	Payroll	14,294.14	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101007120	IT-FICA AND MEDICARE	FICA	842.04	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101007120	IT-FICA AND MEDICARE	Medicare	196.94	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101007121	IT-PERF	PERF	2,029.77	500000189	5/1/2017
VEN003734	Target Solutions Learning	APP042519	4/28/2017	101007334	IT-TRAVEL/TRAINING/SEMIN	Target Solutions Online Traini	354.00		
VEN002044	Van Ausdall and Farrar	APP042520	4/27/2017	101007337	IT-PRINTING	Oct billing period	62.20		
VEN003729	Metronet	APP042522	5/2/2017	101007335	IT-TELEPHONE	Land line and long distance	2,183.33		
VEN005146	Konica Minolta Business	APP042530	5/1/2017	101007337	IT-PRINTING	Copy machine rentals	1,053.89		
VEN001459	North Central Co-Op	APP042548	4/27/2017	101007226	IT-VEHICLE GAS	Unleaded fuel	126.51		
Subtotal for Informatics							131,895.04		

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Fund No. Fund Name									
101 General									
Clerk Treasurer									
VEN004297	ADP-Payroll	APP041939	4/10/2017	101008331	CT-CONSULTING	Processing charges for period	797.68	500000183	4/12/2017
VEN001940	The Times	APP042018	4/13/2017	101008338	CT-LEGAL NOTICES	Notice to taxpayers	30.11		
VEN000837	Hamilton County Auditor Courthouse	APP042034	4/13/2017	101008338	CT-LEGAL NOTICES	transfer	15.00	62030	4/13/2017
VEN000847	Hamilton County Recorder	APP042035	4/13/2017	101008338	CT-LEGAL NOTICES	warr deed, ordinance, annex,	145.00	62029	4/13/2017
VEN001000	Indianapolis Star	APP042083	4/17/2017	101008338	CT-LEGAL NOTICES	2016 Annual Report	390.77		
VEN004297	ADP-Payroll	APP042084	4/17/2017	101008331	CT-CONSULTING	Workforce and Processing	4,203.44	500000184	4/17/2017
VEN000267	Boyce Forms/systems	APP042183	4/17/2017	101008337	CT-PRINTING	Checks	213.40		
VEN000267	Boyce Forms/systems	APP042183	4/17/2017	101008337	CT-PRINTING	Checks	314.99		
VEN001537	Payroll	APP042205	4/18/2017	101008111	CT-SALARY	sal	15,836.95	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101008120	CT-FICA AND MEDICARE	fica	925.68	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101008120	CT-FICA AND MEDICARE	med	216.49	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101008121	CT-PERF	perf	1,861.57	500000185	4/18/2017
VEN005897	Hamilton County Reporter	APP042236	4/19/2017	101008338	CT-LEGAL NOTICES	Notice Resolution	26.41		
VEN000288	Brian Zaiger	APP042237	4/19/2017	101008338	CT-LEGAL NOTICES	Auditor and Recorder reim	41.00	62046	4/19/2017
VEN000847	Hamilton County Recorder	APP042258	4/20/2017	101008331	CT-CONSULTING	release	13.00	62043	4/20/2017
VEN002112	Westfield Pharmacy	APP042271	4/20/2017	101008347	CT-PROMOTIONS	Flowers for Kim	130.00		
VEN000534	Delta Dental	APP042274	4/21/2017	101008119	CT-HEALTH AND DENTAL	Delta Dental	297.17	62050	4/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042276	4/21/2017	101008119	CT-HEALTH AND DENTAL	Medical Ins	3,337.10	62049	4/21/2017
VEN001940	The Times	APP042300	4/21/2017	101008338	CT-LEGAL NOTICES	Resolution 17-116	28.81		
VEN004297	ADP-Payroll	APP042315	4/24/2017	101008331	CT-CONSULTING	Processing charges for period	797.68	500000186	4/24/2017
VEN004479	Symetra Life Insurance	APP042386	4/27/2017	101008119	CT-HEALTH AND DENTAL	Symetra Life	19.50	62055	4/27/2017
VEN001142	JP Morgan Chase	APP042434	4/27/2017	101965	PCARD PAYABLE	April Pcard	53,566.09	500000187	4/28/2017
VEN001011	Infinisource	APP042436	4/28/2017	101008119	CT-HEALTH AND DENTAL	Cobra	32.64		
VEN001537	Payroll	APP042472	5/1/2017	101008111	CT-SALARY	Payroll	15,836.94	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101008120	CT-FICA AND MEDICARE	FICA	923.29	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101008120	CT-FICA AND MEDICARE	Medicare	215.96	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101008121	CT-PERF	PERF	1,861.56	500000189	5/1/2017
Subtotal for Clerk Treasurer							102,078.23		

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Fund No. Fund Name									
101 General									
Mayor									
VEN001537	Payroll	APP042205	4/18/2017	101009111	MAYOR-SALARY	sal	4,244.77	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101009120	MAYOR- FICA AND MEDICA	fica	258.34	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101009120	MAYOR- FICA AND MEDICA	med	60.41	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101009121	MAYOR-PERF	perf	602.76	500000185	4/18/2017
VEN000534	Delta Dental	APP042274	4/21/2017	101009119	MAYOR-HEALTH AND DENT	Delta Dental	47.80	62050	4/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042276	4/21/2017	101009119	MAYOR-HEALTH AND DENT	Medical Ins	1,021.56	62049	4/21/2017
VEN004479	Symetra Life Insurance	APP042386	4/27/2017	101009119	MAYOR-HEALTH AND DENT	Symetra Life	2.21	62055	4/27/2017
VEN001537	Payroll	APP042472	5/1/2017	101009111	MAYOR-SALARY	Payroll	4,244.77	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101009120	MAYOR- FICA AND MEDICA	FICA	258.34	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101009120	MAYOR- FICA AND MEDICA	Medicare	60.42	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101009121	MAYOR-PERF	PERF	602.76	500000189	5/1/2017
Subtotal for Mayor							11,404.14		
City Council									
VEN001117	Jim Ake	APP042455	5/1/2017	101010347	CITY COUNCIL-PROMOTION	Reim FDIC meeting	40.80	62056	5/1/2017
VEN001913	The Bridgewater Club LLC	APP042509	4/28/2017	101010347	CITY COUNCIL-PROMOTION	City Connection April 18	1,354.76		
Subtotal for City Council							1,395.56		

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Fund No. Fund Name									
101 General									
Public Works									
VEN001062	Jack Laurie Floors LLC	APP041941	4/10/2017	101013343	PW-BLDG MAINT	Office Cleaning at City Servic	2,850.00	62017	4/10/2017
VEN001367	Midwest Toxicology Servic	APP041993	4/12/2017	101013349	PW-CONTRACTUAL SERVIC	Drug testing	50.00		
VEN002336	Citizens Westfield	APP042027	4/13/2017	101013342	PW-WATER/SEWER	Water/Sewer PW	616.16	62032	4/13/2017
VEN000589	Duke Energy	APP042111	4/17/2017	101013341	PW-ELECTRIC	Electric	3,721.03	62039	4/17/2017
VEN000183	Bam Tree Company	APP042144	4/17/2017	101013349	PW-CONTRACTUAL SERVIC	Tree Removal Little Eagle Cre	2,500.00		
VEN001537	Payroll	APP042205	4/18/2017	101013111	PW-SALARY	sal	62,746.38	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101013120	PW-FICA AND MEDICARE	fica	3,686.51	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101013120	PW-FICA AND MEDICARE	med	862.20	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101013121	PW-PERF	perf	8,898.39	500000185	4/18/2017
VEN000589	Duke Energy	APP042234	4/19/2017	101013341	PW-ELECTRIC	151st	62.24	62047	4/19/2017
VEN002048	Vectren	APP042238	4/19/2017	101013349	PW-CONTRACTUAL SERVIC	151st	22.83	62048	4/19/2017
VEN000534	Delta Dental	APP042274	4/21/2017	101013119	PW-HEALTH AND DENTAL	Delta Dental	2,545.13	62050	4/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042276	4/21/2017	101013119	PW-HEALTH AND DENTAL	Medical Ins	34,917.96	62049	4/21/2017
VEN001000	Indianapolis Star	APP042340	4/25/2017	101013349	PW-CONTRACTUAL SERVIC	Legal notice	91.64		
VEN002123	Westfield-Washington Schools	APP042368	4/26/2017	101013223	PW-OFFICE SUPPLIES	Paper	9.65		
VEN004479	Symetra Life Insurance	APP042386	4/27/2017	101013119	PW-HEALTH AND DENTAL	Symetra Life	125.71	62055	4/27/2017
VEN001367	Midwest Toxicology Servic	APP042427	4/28/2017	101013349	PW-CONTRACTUAL SERVIC	Drug and alcohol tests	273.00		
VEN001011	Infimsource	APP042436	4/28/2017	101013119	PW-HEALTH AND DENTAL	Cobra	195.34		
VEN001537	Payroll	APP042472	5/1/2017	101013111	PW-SALARY	Payroll	62,165.17	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101013120	PW-FICA AND MEDICARE	FICA	3,650.47	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101013120	PW-FICA AND MEDICARE	Medicare	853.72	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101013121	PW-PERF	PERF	8,882.48	500000189	5/1/2017
Subtotal for Public Works							199,726.01		

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Fund No. Fund Name									
101 General									
Communications									
VEN001537	Payroll	APP042205	4/18/2017	101020111	COMM-SALARY	sal	9,567.77	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101020120	COMM-FICA	fica	578.51	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101020120	COMM-FICA	med	135.31	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101020121	COMM-PERF	perf	843.88	500000185	4/18/2017
VEN000534	Della Dental	APP042274	4/21/2017	101020119	COMM-INSURANCE	Della Dental	186.38	62050	4/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042276	4/21/2017	101020119	COMM-INSURANCE	Medical Ins	2,889.56	62049	4/21/2017
VEN000480	CSI Signs	APP042345	4/25/2017	101020347	COMM-PROMOTIONS	Presentation Boards	85.00		
VEN002273	Commercial Artisan	APP042346	4/25/2017	101020331	COMM-CONSULT	Grand Park Indoor Event Spa	500.00		
VEN005852	TVEyes Inc	APP042347	4/25/2017	101020350	COMM-DUES MEMBERSHIP	Media Monitoring	3,660.00		
VEN000229	Beth Maier Photography	APP042348	4/25/2017	101020347	COMM-PROMOTIONS	Grand Park Baseball Opening	135.00		
VEN000480	CSI Signs	APP042349	4/25/2017	101020347	COMM-PROMOTIONS	Sign	60.00		
VEN002123	Westfield-Washington Schools	APP042368	4/26/2017	101020223	COMM-OFFICE SUPP	Paper	0.53		
VEN004479	Symetra Life Insurance	APP042386	4/27/2017	101020119	COMM-INSURANCE	Symetra Life	9.75	62055	4/27/2017
VEN001011	Infinsource	APP042436	4/28/2017	101020119	COMM-INSURANCE	Cobra	10.88		
VEN001537	Payroll	APP042472	5/1/2017	101020111	COMM-SALARY	Payroll	6,167.01	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101020120	COMM-FICA	FICA	367.67	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101020120	COMM-FICA	Medicare	85.98	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101020121	COMM-PERF	PERF	648.24	500000189	5/1/2017
VEN003734	Target Solutions Learning	APP042519	4/26/2017	101020334	COMM-TRAINING	Target Solutions Online Traini	177.00		
VEN002097	Westfield Chamber Of Commerce	APP042521	5/2/2017	101020347	COMM-PROMOTIONS	Chamber Golf	100.00		
Subtotal for Communications							26,208.47		

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Fund No. Fund Name									
101 General									
Customer Service									
VEN001537	Payroll	APP042205	4/18/2017	10102111	CUST SERVICE-SAL	sal	7,694.99	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	10102120	CUSTOMER SERV- FICA ME	fica	447.86	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	10102120	CUSTOMER SERV- FICA ME	med	104.75	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	10102121	CUSTOMER SERV- PERF	perf	1,092.69	500000185	4/18/2017
VEN000534	Delta Dental	APP042274	4/21/2017	10102119	CUST SERVICE- INSURANC	Delta Dental	331.69	62050	4/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042276	4/21/2017	10102119	CUST SERVICE- INSURANC	Medical Ins	4,397.58	62049	4/21/2017
VEN0002123	Westfield-Washington Schools	APP042368	4/26/2017	101021223	CUSTOMER SERV- OFFICE	Paper	6.96		
VEN0004479	Symetra Life Insurance	APP042386	4/27/2017	10102119	CUST SERVICE- INSURANC	Symetra Life	19.50	62055	4/27/2017
VEN001011	Infinisource	APP042436	4/28/2017	10102119	CUST SERVICE- SAL	Cobra	32.64		
VEN001537	Payroll	APP042472	5/1/2017	10102111	CUSTOMER SERV- FICA ME	FICA	8,721.71	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	10102120	CUSTOMER SERV- FICA ME	Medicare	511.51	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	10102121	CUSTOMER SERV- PERF	PERF	1,238.48	500000189	5/1/2017
VEN003734	Target Solutions Learning	APP042519	4/26/2017	101021334	CUSTOMER SERV-TRAVEL	Target Solutions Online Traini	354.00		
Subtotal for Customer Service							25,073.99		
Human Resources									
VEN001537	Payroll	APP042205	4/18/2017	10102211	HR - SAL	sal	4,574.83	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101022120	HR- FICA MED	fica	269.66	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101022120	HR- FICA MED	med	63.06	500000185	4/18/2017
VEN001537	Payroll	APP042205	4/18/2017	101022121	HR - PERF	perf	649.63	500000185	4/18/2017
VEN000534	Delta Dental	APP042274	4/21/2017	10102219	HR- INSURANCE	Delta Dental	145.31	62050	4/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042276	4/21/2017	10102219	HR- INSURANCE	Medical Ins	2,485.80	62049	4/21/2017
VEN0002123	Westfield-Washington Schools	APP042368	4/26/2017	101022223	HR- OFFICE SUPP	Paper	22.39		
VEN0004479	Symetra Life Insurance	APP042386	4/27/2017	10102219	HR- INSURANCE	Symetra Life	6.50	62055	4/27/2017
VEN001011	Infinisource	APP042436	4/28/2017	10102219	HR- INSURANCE	Cobra	10.88		
VEN001537	Payroll	APP042472	5/1/2017	10102211	HR - SAL	Payroll	4,574.83	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101022120	HR- FICA MED	FICA	269.66	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101022120	HR- FICA MED	Medicare	63.07	500000189	5/1/2017
VEN001537	Payroll	APP042472	5/1/2017	101022121	HR - PERF	PERF	649.63	500000189	5/1/2017
Subtotal for Human Resources							13,785.25		
Subtotal for Fund 101 General							1,299,909.74		

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Fund No. Fund Name									
201 Motor Vehicle Highway (MVH)									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP042434	4/27/2017	101965	PCARD PAYABLE	April Peard	3,457.72	500000187	4/28/2017
Subtotal for Clerk Treasurer							3,457.72		
Public Works									
VEN001154	Kahlo Jeep	APP041992	4/12/2017	201013472	MVH-EQUIP	3500 Crew Cab Chassis pick	29,118.00		
VEN004675	TAPCO	APP042105	4/17/2017	201013433	MVH-INFRASTRUCTURE RE	Signage for Work Zones - Re	2,007.86		
VEN000589	Duke Energy	APP042111	4/17/2017	201013341	MVH-ELECTRIC	Electric	2,189.67	62039	4/17/2017
VEN005696	Hazelline and Assoc	APP042137	4/17/2017	201013349	MVH-SERVICES	151st Appraisal	1,200.00		
VEN001363	Mid-state Truck Equipment	APP042138	4/17/2017	201013472	MVH-EQUIP	Equip repair	5,900.40		
VEN005695	Harbour Spray Foam Insulation	APP042325	4/25/2017	201013349	MVH-SERVICES	Spray Foam	4,850.00		
VEN000975	Indiana Oxygen Company	APP042331	4/25/2017	201013472	MVH-EQUIP	Acetylene Oxygen	30.94		
VEN001992	Treyner and Assoc	APP042332	4/25/2017	201013349	MVH-SERVICES	151st	600.00		
VEN001666	Reynold's Farm Equipment	APP042334	4/25/2017	201013345	MVH-EQUIP REPAIR	Chain Saw repair	124.98		
VEN002706	KJM Trucking Inc	APP042337	4/25/2017	201013231	MVH-SUBGRADE MATERIAL	Stone	3,783.54		
VEN000596	E and B Paving Inc	APP042339	4/25/2017	201013231	MVH-SUBGRADE MATERIAL	Cold mix	422.75		
VEN002123	Westfield-Washington Schools	APP042415	4/27/2017	201013226	MVH-VEHICLE GAS/SUPPLI	Diesel fuel for March	1,255.49		
VEN001459	North Central Co-Op	APP042548	4/27/2017	201013226	MVH-VEHICLE GAS/SUPPLI	Unleaded fuel	6,630.21		
Subtotal for Public Works							58,113.84		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							61,571.56		
Fund No. Fund Name									
202 Local Road and Street (LRS)									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP042434	4/27/2017	101965	PCARD PAYABLE	April Peard	3.50	500000187	4/28/2017
Subtotal for Clerk Treasurer							3.50		
Public Works									
VEN001541	PCS Engineers	APP042290	4/21/2017	202013349	LRS-SERVICES	161st and Union	2,124.28		
VEN005642	Continental Signal Equipment	APP042328	4/25/2017	202013472	LRS-EQUIPMENT	Sign Hardware	625.50		
VEN003838	Harding Group Inc	APP042416	4/28/2017	202013432	LRS-SIDEWALK	Concrete repair	6,798.00		
Subtotal for Public Works							9,547.78		
Subtotal for Fund 202 Local Road and Street (LRS)							9,551.28		

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Fund No. Fund Name									
203 Fire Operating									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP042434	4/27/2017	101965	PCARD PAYABLE	April Pcard	17,094.20	500000187	4/28/2017
Subtotal for Clerk Treasurer							17,094.20		
Fire									
VEN002336	Citizens Westfield	APP041987	4/12/2017	203012342	FIRE-WATER/SEWER	Stored Water for Station 81	92.00	62025	4/12/2017
VEN002336	Citizens Westfield	APP042025	4/13/2017	203012328	FIRE-GAS/HEAT	Gas Heat Sta 83	566.74	62032	4/13/2017
VEN002336	Citizens Westfield	APP042025	4/13/2017	203012342	FIRE-WATER/SEWER	Water Sta 83	317.97	62032	4/13/2017
VEN002336	Citizens Westfield	APP042030	4/13/2017	203012328	FIRE-GAS/HEAT	Gas Heat	881.82	62032	4/13/2017
VEN002336	Citizens Westfield	APP042032	4/13/2017	203012342	FIRE-WATER/SEWER	water/sewer fees	367.45	62032	4/13/2017
VEN001942	The Uniform House, Inc	APP042056	4/17/2017	203012229	FIRE-UNIFORMS	Breast Badges, oxfords, sewi	886.40		
VEN005854	Rusys Animal Control	APP042058	4/17/2017	203012343	FIRE-BUILDING MAINTENAN	Goose Control	150.00		
VEN000903	Hoosier Fire Equipment	APP042059	4/17/2017	203012229	FIRE-UNIFORMS	boots and helmet	617.30		
VEN001062	Jack Laurie Floors LLC	APP042060	4/17/2017	203012343	FIRE-BUILDING MAINTENAN	Carpet cleaning	375.00		
VEN001264	Love At First Sight	APP042061	4/17/2017	203012347	FIRE-PROMOTIONS	Retirement Flowers for G. So	30.00		
VEN000903	Hoosier Fire Equipment	APP042064	4/17/2017	203012472	FIRE-EQUIP	blade cutter for E81	200.00		
VEN000903	Hoosier Fire Equipment	APP042064	4/17/2017	203012360	FIRE-EQUIP	blade cutter for E82	200.00		
VEN005006	Team Pride Athletic Apparel	APP042065	4/17/2017	203012229	FIRE-UNIFORMS	4 pair of tennis shoes	211.88		
VEN000882	Fastenal	APP042066	4/17/2017	203012360	FIRE-VEHICLE MAINT	Vehicle shop supplies	22.50		
VEN000882	Fastenal	APP042067	4/17/2017	203012360	FIRE-VEHICLE MAINT	vehicle shop supplies	44.49		
VEN004590	CKS Company Inc	APP042069	4/17/2017	203012343	FIRE-BUILDING MAINTENAN	washer machine repair	325.91		
VEN001459	North Central Co-Op	APP042071	4/17/2017	203012226	FIRE-VEHICLE GAS/SUPPLE	March 2017 Fuel	2,592.58		
VEN005860	PPE Care and Repair LLC	APP042076	4/17/2017	203012229	FIRE-UNIFORMS	Turnout gear repair	150.00		
VEN002046	Vans Electrical Systems	APP042077	4/17/2017	203012360	FIRE-VEHICLE MAINT	Inverter for A81	24.16		
VEN001417	Napa Auto Parts	APP042079	4/17/2017	203012360	FIRE-VEHICLE MAINT	Grass Truck 81 maint., stock	2,127.41		
VEN005587	Kronos Inc	APP042080	4/17/2017	203012349	FIRE-SERVICES	Telestaff Development	4,220.00		
VEN000862	Harrison Hydra-gen	APP042085	4/17/2017	203012360	FIRE-VEHICLE MAINT	Generators for Trucks (E81, L	149.06		
VEN000862	Harrison Hydra-gen	APP042085	4/17/2017	203012360	FIRE-VEHICLE MAINT	Generator for Truck (E82)	74.52		
VEN000862	Harrison Hydra-gen	APP042085	4/17/2017	203012360	FIRE-VEHICLE MAINT	Generator for Truck (E83)	74.53		
VEN002353	Boldens Cleaners	APP042086	4/17/2017	203012229	FIRE-UNIFORMS	Drycleaning March 2017 throu	117.90		
VEN005272	SHI International	APP042089	4/17/2017	203012472	FIRE-EQUIP	Computer vehicle docks	3,245.00		
VEN000589	Duke Energy	APP042111	4/17/2017	203012341	FIRE-ELECTRIC	Electric	773.07	62039	4/17/2017
VEN000589	Duke Energy	APP042111	4/17/2017	203012341	FIRE-ELECTRIC	Electric	547.05	62039	4/17/2017
VEN000589	Duke Energy	APP042111	4/17/2017	203012341	FIRE-ELECTRIC	Electric	2,231.30	62039	4/17/2017

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203 Fire Operating									
Fire									
VEN000589 Duke Energy		APP042111	4/17/2017	203012346	FIRE-TORNADO SIREN	Electric	65.80	62039	4/17/2017
VEN000214 Behind The Seams		APP042121	4/17/2017	203012229	FIRE-UNIFORMS	Turnout gear repairs	475.00		
VEN001537 Payroll		APP042205	4/18/2017	203012111	FIRE-SALARY	sal	191,242.89	500000185	4/18/2017
VEN001537 Payroll		APP042205	4/18/2017	203012120	FIRE-FICA AND MEDICARE	fica	11,323.38	500000185	4/18/2017
VEN001537 Payroll		APP042205	4/18/2017	203012120	FIRE-FICA AND MEDICARE	med	2,648.21	500000185	4/18/2017
VEN001537 Payroll		APP042205	4/18/2017	203012121	FIRE-PERF	perf	29,908.80	500000185	4/18/2017
VEN002048 Vectren		APP042239	4/19/2017	203012328	FIRE-GAS/HEAT	Sta 82	260.02	62048	4/19/2017
VEN000534 Delta Dental		APP042274	4/21/2017	203012119	FIRE-HEALTH AND DENTAL	Delta Dental	4,591.22	62050	4/21/2017
VEN000126 Anthem Blue Cross Blue Shield		APP042276	4/21/2017	203012119	FIRE-HEALTH AND DENTAL	Medical Ins	62,928.20	62049	4/21/2017
VEN000849 Hamilton County Treasurer		APP042360	4/25/2017	203012336	FIRE-DISPATCH SERVICE	E911 2nd Quart	53,109.94		
VEN004479 Symetra Life Insurance		APP042386	4/27/2017	203012119	FIRE-HEALTH AND DENTAL	Symetra Life	223.21	62055	4/27/2017
VEN005602 Tyler Hittle		APP042432	4/28/2017	203012334	FIRE-TRAVEL/TRAINING/SE	FDIC class	265.00		
VEN001011 Infinsource		APP042436	4/28/2017	203012119	FIRE-HEALTH AND DENTAL	Cobra	389.92		
VEN001537 Payroll		APP042472	5/1/2017	203012111	FIRE-SALARY	Payroll	191,578.79	500000189	5/1/2017
VEN001537 Payroll		APP042472	5/1/2017	203012120	FIRE-FICA AND MEDICARE	FICA	11,344.21	500000189	5/1/2017
VEN001537 Payroll		APP042472	5/1/2017	203012120	FIRE-FICA AND MEDICARE	Medicare	2,653.02	500000189	5/1/2017
VEN001537 Payroll		APP042472	5/1/2017	203012121	FIRE-PERF	PERF	29,928.98	500000189	5/1/2017
VEN000739 Frontier		APP042475	4/26/2017	203012349	FIRE-SERVICES	Elevator and postage machin	60.06		
VEN005272 SHI International		APP042486	5/1/2017	203012223	FIRE-OFFICE SUPPLIES	Vehicle toughbooks and dock	9,468.59		
VEN005587 Kronos Inc		APP042489	5/1/2017	203012349	FIRE-SERVICES	Telestaff Development	1,871.40		
VEN005922 Classic Restaurant Services		APP042492	5/1/2017	203012343	FIRE-BUILDING MAINTENAN	Oven door spring repair	219.78		
VEN005923 Fitness Foundations		APP042493	5/1/2017	203012349	FIRE-SERVICES	Fitness Equip service	764.40		
VEN001615 Public Safety Medical Services		APP042497	4/28/2017	203012334	FIRE-MEDICAL EXAMS/TEST	Fit for Duty Exams-- Groninger	466.15		
VEN002028 UPS		APP042499	4/28/2017	203012333	FIRE-POSTAGE	shipping and postage	8.10		
VEN001587 Power Train		APP042500	4/28/2017	203012360	FIRE-VEHICLE MAINT	Truck Supplies	398.88		
VEN001459 North Central Co-Op		APP042548	4/27/2017	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	1,173.56		
Subtotal for Fire							628,964.55		
Subtotal for Fund 203 Fire Operating							646,056.75		

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Fund No.	Fund Name								
204	Park Impact								
Public Works									
VEN000535	Delta Services	APP041988	4/12/2017	204013349	PARK IMPACT-SERVICES	Asbestos inspection	400.00		
VEN001716	Runyon Equipment Rental	APP042142	4/17/2017	204013472	PARK IMPACT-EQUIPMENT	Quaker Park	896.00		
VEN001778	Shelby Materials	APP042327	4/25/2017	204013472	PARK IMPACT-EQUIPMENT	Quaker Park	1,112.00		
VEN000808	Greencycle	APP042335	4/25/2017	204013472	PARK IMPACT-EQUIPMENT	Top Soil	550.00		
VEN003838	Harding Group Inc	APP042336	4/25/2017	204013472	PARK IMPACT-EQUIPMENT	Quaker Park	760.00		
VEN001778	Shelby Materials	APP042338	4/25/2017	204013472	PARK IMPACT-EQUIPMENT	Quaker Park	1,660.00		
VEN001716	Runyon Equipment Rental	APP042510	4/28/2017	204013472	PARK IMPACT-EQUIPMENT	Quaker Park	192.00		
Subtotal for Public Works							5,570.00		
Subtotal for Fund 204 Park Impact							5,570.00		
Fund No.	Fund Name								
206	Parks Programming/Events								
Parks									
VEN002273	Commercial Artisan	APP042417	4/28/2017	206005347	PARKS PROGRAM/PROMOT	National Trails Day logo updat	300.00		
Subtotal for Parks							300.00		
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP042434	4/27/2017	101965	PCARD PAYABLE	April Pcard	971.92	500000187	4/28/2017
Subtotal for Clerk Treasurer							971.92		
Subtotal for Fund 206 Parks Programming/Events							1,271.92		
Fund No.	Fund Name								
239	Law Enforcement								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP042434	4/27/2017	101965	PCARD PAYABLE	April Pcard	2,750.00	500000187	4/28/2017
Subtotal for Clerk Treasurer							2,750.00		
Subtotal for Fund 239 Law Enforcement							2,750.00		

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264 Road and Street Improvement (Road Impact)

VEND000010	A and F Engineering	APP041989	4/12/2017	264013309	ROAD IMPACT-CONSULTIN	Road Impact Fee Study
VEND000608	Eco-Infrastructure Solution	APP042143	4/17/2017	264013349	ROAD IMPACT-SERVICES	Mill St Curb
VEND000608	Eco-Infrastructure Solution	APP042143	4/17/2017	264013349	ROAD IMPACT-SERVICES	Mill St Hydro Excavate
VEND005640	CC and T Construction	APP042314	4/24/2017	264013349	ROAD IMPACT-SERVICES	Extra Curb Work at Mill Street
VEND005921	CC and T Construction	APP042314	4/24/2017	264013349	ROAD IMPACT-SERVICES	Curb Work and Ramps at Ro
VEND005920	Roseanna Green and Barbara Stone	APP042428	4/28/2017	264013349	ROAD IMPACT-SERVICES	Green and Stone parcel 9
VEND005919	Barbara Ellen Stone	APP042429	4/28/2017	264013349	ROAD IMPACT-SERVICES	Barbara Stone Parcel 9
VEND005919	Roseanna Green	APP042430	4/28/2017	264013349	ROAD IMPACT-SERVICES	Green Parcel 9
VEND000517	Daystar Directional Drilling	APP042485	5/1/2017	264013349	ROAD IMPACT-SERVICES	Mill Street - Roosevelt Draina
VEND005924	Integrly Investment Partners LLC	APP042508	4/28/2017	264013349	ROAD IMPACT-SERVICES	Parcel 14 Integrity Investment
Subtotal for Public Works						147,273.50

Subtotal for Fund 264 Road and Street Improvement (Road Impact)

268 Emergency Medical and Equip

Subtotal for Clerk Treasurer

625.80	500000187	4/28/2017
625.80		

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Fund No. Fund Name									
268 Emergency Medical and Equip									
Fire									
VEN000065	Airgas Mid America	APP042057	4/17/2017	268012224	EMS-OPERATING SUPPLIES	Oxygen Cylinder Rental	162.76		
VEN000065	Airgas Mid America	APP042057	4/17/2017	268012224	EMS-OPERATING SUPPLIES	Oxygen Cylinder Rental	137.02		
VEN000065	Airgas Mid America	APP042057	4/17/2017	268012224	EMS-OPERATING SUPPLIES	Oxygen Cylinder Rental	64.48		
VEN001050	IU Health Ball Memorial Hospital	APP042062	4/17/2017	268012224	EMS-OPERATING SUPPLIES	Pharmacy Charges March 20	697.20		
VEN005855	James M Palmer	APP042063	4/17/2017	268012349	EMS-SERVICES	Patient Reimbursement	126.93		
VEN000065	Airgas Mid America	APP042068	4/17/2017	268012224	EMS-OPERATING SUPPLIES	Oxygen rental	9.76		
VEN005584	The Accumed Group	APP042070	4/17/2017	268012349	EMS-SERVICES	EMS Billing Fee	3,393.64		
VEN000266	Bound Tree Medical	APP042072	4/17/2017	268012224	EMS-OPERATING SUPPLIES	paper, swabs, tubing, etc.	715.34		
VEN001569	Physio Control	APP042078	4/17/2017	268012224	EMS-OPERATING SUPPLIES	Pediatric electrodes	200.10		
VEN001569	Physio Control	APP042081	4/17/2017	268012472	EMS-LEASE EQUIPMENT	5-Lifepak 15 monitors	2,830.01		
VEN000426	CUA Laboratory Program	APP042082	4/17/2017	268012349	EMS-SERVICES	Lab Certificate Fee	150.00		
VEN005859	IUH Ball Memorial Hospital	APP042098	4/17/2017	268012349	EMS-SERVICES	Medical Direction fee 2016	2,500.00		
VEN005856	Alice L Scott	APP042101	4/17/2017	268012349	EMS-SERVICES	Patient Reimbursement	79.25		
VEN000065	Airgas Mid America	APP042122	4/17/2017	268012224	EMS-OPERATING SUPPLIES	Oxygen at Station 81	9.76		
VEN000065	Airgas Mid America	APP042122	4/17/2017	268012224	EMS-OPERATING SUPPLIES	Oxygen at Station 82	22.66		
VEN002426	Horizon Medical Products	APP042123	4/17/2017	268012224	EMS-OPERATING SUPPLIES	Microdot Test Strips	73.70		
VEN000266	Bound Tree Medical	APP042477	4/28/2017	268012224	EMS-OPERATING SUPPLIES	Dextrose, IV Solution, misc. E	1,867.52		
VEN001569	Physio Control	APP042488	5/1/2017	268012472	EMS-LEASE EQUIPMENT	5-Lifepak 15 monitors	5,121.25		
VEN005584	The Accumed Group	APP042494	5/1/2017	268012349	EMS-SERVICES	Billing service fee	2,151.65		
VEN000065	Airgas Mid America	APP042496	4/28/2017	268012224	EMS-OPERATING SUPPLIES	oxygen	9.76		
VEN000065	Airgas Mid America	APP042496	4/28/2017	268012224	EMS-OPERATING SUPPLIES	oxygen	9.76		
VEN004879	Penn Care Inc	APP042498	4/28/2017	268012224	EMS-OPERATING SUPPLIES	Capnoline Plus	503.50		
Subtotal for Fire							20,836.05		
Subtotal for Fund 268 Emergency Medical and Equip							21,461.85		
Fund No. Fund Name									
269 Training Facility Center									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP042434	4/27/2017	101965	PCARD PAYABLE	April Pcard	83.97	500000187	4/28/2017
Subtotal for Clerk Treasurer							83.97		

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Fund No. Fund Name									
269 Training Facility Center									
Public Safety (Police and Fire)									
VEN001900	Tevik Media	APP041980	4/12/2017	269014349	TRAINING FAC-SERVICES	Business hosting for HCTC w	450.00	62027	4/12/2017
VEN000434	Comcast Cable	APP042026	4/13/2017	269014350	TRAINING FAC-SUBSCRIPT	Training Facility	240.90	62033	4/13/2017
VEN002048	Vectren	APP042031	4/13/2017	269014328	TRAINING FAC-HEAT/GAS	Training Facility	180.69	62034	4/13/2017
VEN000405	Citizens Energy Group	APP042385	4/27/2017	269014342	TRAINING FAC-WATER/SE	Water TF	33.78	62054	4/27/2017
VEN000903	Hoosier Fire Equipment	APP042495	4/28/2017	269014349	TRAINING FAC-SERVICES	service 2/25/17-4/22/17	160.00		
Subtotal for Public Safety (Police and Fire)							1,065.37		
Subtotal for Fund 269 Training Facility Center							1,149.34		
Fund No. Fund Name									
301 Eastside TIF									
RDC									
VEN000961	Indiana Dept Of Transportation	APP041946	4/10/2017	301018380	EASTSIDE TIF PRINCIPAL P	Principle	207,619.98	62016	4/10/2017
VEN000961	Indiana Dept Of Transportation	APP041946	4/10/2017	301018381	EASTSIDE TIF INTEREST P	Interest	28,670.92	62016	4/10/2017
VEN001469	O W Krohn and Associates	APP041983	4/12/2017	301018349	EASTSIDE TIF SERVICES	TIF services for Feb	840.00		
VEN002108	Westfield LLC	APP042375	4/26/2017	301018400	EASTSIDE TIF LAND	Settlement Agreement Westfi	295,500.00	62053	4/26/2017
Subtotal for RDC							532,630.90		
Subtotal for Fund 301 Eastside TIF							532,630.90		
Fund No. Fund Name									
305 Grand Junction TIF									
RDC									
VEN001898	Terry Anker	APP041947	4/10/2017	305018400	GRAND JUNCTION LAND PU	Ballanttrae appraisal	2,500.00	62023	4/11/2017
VEN001273	M G Gerdienich II	APP041948	4/10/2017	305018400	GRAND JUNCTION LAND PU	Ballanttrae Development	2,500.00	62022	4/11/2017
VEN002849	Jeffrey S Juday	APP041949	4/10/2017	305018400	GRAND JUNCTION LAND PU	Ballanttrae Development	2,500.00	62021	4/11/2017
VEN001469	O W Krohn and Associates	APP041983	4/12/2017	305018349	GRAND JUNCTION TIF-SER	TIF services for Feb	1,793.75		
VEN005861	Benjamin and Brian Cook	APP042007	4/12/2017	305018400	GRAND JUNCTION LAND PU	217 S Union Cook	1,000.00	62031	4/12/2017
VEN005861	Benjamin and Brian Cook	APP042055	4/17/2017	305018400	GRAND JUNCTION LAND PU	Cook 217 S Union St	4,000.00	62035	4/17/2017
Subtotal for RDC							14,293.75		
Subtotal for Fund 305 Grand Junction TIF							14,293.75		

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Fund No. Fund Name									
309	Eagletown TIF								
RDC									
VEN001469	O W Krohn and Associates	APP041983	4/12/2017	309018349	EAGLETOWN TIF SERVICES	TIF services for Feb	420.00		
VEN000596	E and B Paving Inc	APP042420	4/28/2017	309018349	EAGLETOWN TIF SERVICES	Ditch Rd Extension Project	447,900.74		
Subtotal for RDC							448,320.74		
Subtotal for Fund 309 Eagletown TIF							448,320.74		
Fund No. Fund Name									
342	2016 GO Bond								
Police									
VEN002213	Open Control Systems	APP042342	4/25/2017	342002472	GO BOND 2016 PD EQUIP	Conference Room/Squad Roo	8,122.50		
VEN002213	Open Control Systems	APP042342	4/25/2017	342002472	GO BOND 2016 PD EQUIP	Conference Room/Squad Roo	902.00		
VEN002213	Open Control Systems	APP042342	4/25/2017	342002472	GO BOND 2016 PD EQUIP	Conference Room/Squad Roo	569.00		
Subtotal for Police							9,593.50		
Fire									
VEN001569	Physio Control	APP042075	4/17/2017	342012473	GO BOND 2016 FD VEH LEA	5 lifepak 15 monitors	21,646.77		
Subtotal for Fire							21,646.77		
Subtotal for Fund 342 2016 GO Bond							31,240.27		
Fund No. Fund Name									
551	IPEP Safety Grant								
Public Works									
VEN003736	Wesco Distribution	APP042004	4/12/2017	551013349	IPEP SAFETY GRANT SERV	Summer gloves	396.00		
VEN003736	Wesco Distribution	APP042004	4/12/2017	551013349	IPEP SAFETY GRANT SERV	Shipping	16.00		
VEN005918	Working Persons Store	APP042425	4/28/2017	551013349	IPEP SAFETY GRANT SERV	Shoes	1,105.05		
VEN003734	Target Solutions Learning	APP042519	4/26/2017	551013349	IPEP SAFETY GRANT SERV	Target Solutions Online Traini	4,432.00		
Subtotal for Public Works							5,949.05		
Subtotal for Fund 551 IPEP Safety Grant							5,949.05		
Fund No. Fund Name									
559	191st Planning Study								
Public Works									
VEN000998	City of Indianapolis	APP042140	4/17/2017	559013349	191ST STREET PLANNING S	Local Match	20,874.00		
Subtotal for Public Works							20,874.00		
Subtotal for Fund 559 191st Planning Study							20,874.00		

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Fund No. Fund Name									
585 MPO 151st Culvert Protec Grant									
Public Works									
VEN001788	Shrewsberry and Associates LLC	APP042202	4/18/2017	585013349	MPO 151 CULVERT PRO GR	151st Culvert Replacement	6,608.80		
Subtotal for Public Works							6,608.80		
Subtotal for Fund 585 MPO 151st Culvert Protec Grant							6,608.80		
Fund No. Fund Name									
590 Town Rd 156-166 Grant									
Public Works									
VEN001710	RQAW Corp	APP041990	4/12/2017	590013349	MPO TOWN RD 156-166 SE	Amendment to add more parc	12,700.00		
VEN000839	Hamilton County Clerk	APP042141	4/17/2017	590013349	MPO TOWN RD 156-166 SE	Kathleen Elsan	23,100.00	62051	4/25/2017
Subtotal for Public Works							35,800.00		
Subtotal for Fund 590 Town Rd 156-166 Grant							35,800.00		
Fund No. Fund Name									
595 Monon Trail Grant									
Public Works									
VEN000839	Hamilton County Clerk	APP042431	4/28/2017	595013349	MONON TRAIL GRANT 191-2	Double A Grain	41,100.00		
Subtotal for Public Works							41,100.00		
Subtotal for Fund 595 Monon Trail Grant							41,100.00		
Fund No. Fund Name									
597 MPO 186th-Springmill Grant									
Public Works									
VEN002225	Butler Fairman and Seufert	APP042270	4/20/2017	597013349	MPO 186TH-SPRINGMILL GR	PE Services for 186th and Spr	33,680.00		
Subtotal for Public Works							33,680.00		
Subtotal for Fund 597 MPO 186th-Springmill Grant							33,680.00		
Fund No. Fund Name									
640 Sports Campus Operating									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP042434	4/27/2017	101965	PCARD PAYABLE	April Peard	2,543.40	500000187	4/28/2017
Subtotal for Clerk Treasurer							2,543.40		
Grand Park									
VEN001248	LifeServices EAP	APP041938	4/10/2017	640015349	SPORTS CAMPUS-SERVICE	EAP services	22.20	1549	4/10/2017

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640 Sports Campus Operating											
Grand Park											
VEN005403	BrightView Landscapes LLC			APP042014	4/13/2017	640015349	SPORTS CAMPUS-SERVICE	Grass Field	28,151.75	1554	4/19/2017
VEN001637	Ray's Trash Service			APP042016	4/13/2017	640015349	SPORTS CAMPUS-SERVICE	March 10 Field	750.00		
VEN001637	Ray's Trash Service			APP042017	4/13/2017	640015349	SPORTS CAMPUS-SERVICE	Mar 10 Field	52.50		
VEN000589	Duke Energy			APP042020	4/13/2017	640015341	SPORTS CAMPUS-ELECTRI	Electric GP	3,246.10	1551	4/13/2017
VEN000589	Duke Energy			APP042020	4/13/2017	640015341	SPORTS CAMPUS-ELECTRI	Electric GP	3,525.02	1551	4/13/2017
VEN000589	Duke Energy			APP042020	4/13/2017	640015341	SPORTS CAMPUS-ELECTRI	Electric GP	3,915.15	1551	4/13/2017
VEN002336	Citizens Westfield			APP042022	4/13/2017	640015342	SPORTS CAMPUS-WAT SE	Field	372.69	1550	4/13/2017
VEN002336	Citizens Westfield			APP042022	4/13/2017	640015342	SPORTS CAMPUS-WAT SE	Diam	372.69	1550	4/13/2017
VEN002336	Citizens Westfield			APP042022	4/13/2017	640015342	SPORTS CAMPUS-WAT SE	General	327.56	1550	4/13/2017
VEN002336	Citizens Westfield			APP042022	4/13/2017	640015342	SPORTS CAMPUS-WAT SE	Field	397.15	1550	4/13/2017
VEN002336	Citizens Westfield			APP042022	4/13/2017	640015342	SPORTS CAMPUS-WAT SE	Diam	397.16	1550	4/13/2017
VEN002336	Citizens Westfield			APP042022	4/13/2017	640015342	SPORTS CAMPUS-WAT SE	General	262.96	1550	4/13/2017
VEN000739	Frontier			APP042024	4/13/2017	640015224	SPORTS CAMPUS-OPERATI	Grand Park	216.87	1552	4/13/2017
VEN000739	Frontier			APP042024	4/13/2017	640015224	SPORTS CAMPUS-OPERATI	Grand Park	227.93	1552	4/13/2017
VEN002228	Indiana Sports Properties			APP042198	4/18/2017	640015331	SPORT CAMPUS-CONSULTI	April management fee	21,500.00		
VEN000733	Freije Engineered Solutions Co			APP042199	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Soccer Admin Bldg heater	515.58		
VEN005403	BrightView Landscapes LLC			APP042200	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Grass Field	2,609.40		
VEN005403	BrightView Landscapes LLC			APP042200	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Syn Grooming	8,728.22		
VEN005403	BrightView Landscapes LLC			APP042200	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Stripping Field	1,417.00		
VEN005403	BrightView Landscapes LLC			APP042201	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Irrig	9,417.13		
VEN005403	BrightView Landscapes LLC			APP042201	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Field	3,378.06		
VEN005403	BrightView Landscapes LLC			APP042201	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Diam	3,515.94		
VEN005403	BrightView Landscapes LLC			APP042201	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Diam	6,392.00		
VEN005403	BrightView Landscapes LLC			APP042201	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Field	2,545.55		
VEN005403	BrightView Landscapes LLC			APP042201	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Field	2,649.45		
VEN005403	BrightView Landscapes LLC			APP042201	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Field	10,366.44		
VEN005403	BrightView Landscapes LLC			APP042201	4/18/2017	640015349	SPORTS CAMPUS-SERVICE	Diam	13,741.56		
VEN001011	Infimsource			APP042435	4/28/2017	640015349	SPORTS CAMPUS-SERVICE	Cobra	21.76		
VEN005006	Team Pride Athletic Apparel			APP042478	4/25/2017	640015229	SPORTS CAMPUS-APPAREL	Logo for wearables	75.06		
VEN001637	Ray's Trash Service			APP042479	4/25/2017	640015349	SPORTS CAMPUS-SERVICE	GP Indoor	480.55		
VEN001637	Ray's Trash Service			APP042480	4/25/2017	640015349	SPORTS CAMPUS-SERVICE	April 10	300.00		
VEN001637	Ray's Trash Service			APP042481	4/25/2017	640015349	SPORTS CAMPUS-SERVICE	April 10	750.00		

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Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN002228	Indiana Sports Properties	APP042482	4/28/2017	640015349	SPORTS CAMPUS-SERVICE	Hotel Rebates Jan-March	3,978.90		
VEN002228	Indiana Sports Properties	APP042483	4/27/2017	640015349	SPORTS CAMPUS-SERVICE	Feb and March Sales Commi	15,975.00		
VEN000267	Boyce Forms/systems	APP042484	4/21/2017	640015223	SPORTS CAMPUS-OFFICE S	Checks	298.84		
VEN005243	Franklin Equipment	APP042491	4/18/2017	640015472	SPORTS CAMPUS-EQUIPME	Grand Park	440.00		
Subtotal for Grand Park							151,334.17		
Sport Campus Indoor Event Ctr									
VEN005403	BrightView Landscapes LLC	APP042012	4/13/2017	640023349	GP INDOOR-SERVICES	Jan Services	5,127.48	1554	4/19/2017
VEN005403	BrightView Landscapes LLC	APP042012	4/13/2017	640023349	GP INDOOR-SERVICES	Jan Services	2,370.00	1554	4/19/2017
VEN005403	BrightView Landscapes LLC	APP042012	4/13/2017	640023349	GP INDOOR-SERVICES	Jan Services	7,098.67	1554	4/19/2017
VEN005403	BrightView Landscapes LLC	APP042013	4/13/2017	640023349	GP INDOOR-SERVICES	Event Center	14,276.75	1554	4/19/2017
VEN005403	BrightView Landscapes LLC	APP042015	4/13/2017	640023349	GP INDOOR-SERVICES	Event Center	10,967.00	1554	4/19/2017
VEN001637	Ray's Trash Service	APP042017	4/13/2017	640023349	GP INDOOR-SERVICES	Mar 10 CAM	172.50		
VEN001637	Ray's Trash Service	APP042017	4/13/2017	640023349	GP INDOOR-SERVICES	Mar 10 JB	525.00		
VEN000589	Duke Energy	APP042019	4/13/2017	640023341	GP INDOOR-ELECTRIC	GP Indoor	13,327.65	1551	4/13/2017
VEN002336	Citizens Westfield	APP042021	4/13/2017	640023342	GP INDOOR-WAT AND SEW	GP Indoor	599.63	1550	4/13/2017
VEN002336	Citizens Westfield	APP042021	4/13/2017	640023342	GP INDOOR-WAT AND SEW	GP Indoor	124.23	1550	4/13/2017
VEN002336	Citizens Westfield	APP042023	4/13/2017	640023328	GP INDOOR-NATURAL GAS	GP Indoor Site 100 and 200	13,310.00	1550	4/13/2017
VEN003729	Metronet	APP042033	4/13/2017	640023349	GP INDOOR-SERVICES	March and April	283.25	1553	4/13/2017
VEN000480	CSI Signs	APP042104	4/17/2017	640023228	GP INDOOR-SIGNS AND PO	GPEC Front Door Signs	244.90		
VEN003729	Metronet	APP042454	4/19/2017	640023349	GP INDOOR-SERVICES	Grand Park Indoor	134.18	1555	5/1/2017
VEN001637	Ray's Trash Service	APP042480	4/25/2017	640023349	GP INDOOR-SERVICES	April 10	75.00		
VEN001637	Ray's Trash Service	APP042480	4/25/2017	640023349	GP INDOOR-SERVICES	April 10	375.00		
VEN002266	Kwik Goal Ltd	APP042487	5/1/2017	640023228	GP INDOOR-SIGNS AND PO	6 New Full Size Goals	13,130.00		
Subtotal for Sport Campus Indoor Event Ctr							82,141.24		
Subtotal for Fund 640 Sports Campus Operating							236,018.81		

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Fund No. Fund Name									
641 Supplemental Reserv									
Administration									
VEN000839	Hamilton County Clerk	APP041966	4/11/2017	641001349	SUPPLE RESERV CONTR S	Himes	334,500.00	62024	4/11/2017
VEN000203	BD Managed Services LLC	APP041994	4/12/2017	641001474	SUPPLE RESER-CONSTRU	Event Center Ste G and H	2,260.40		
VEN004839	Maxwell Electrical Services	APP042106	4/17/2017	641001474	SUPPLE RESER-CONSTRU	G & H Board Room Floor Pok	1,883.99		
VEN000203	BD Managed Services LLC	APP042511	4/14/2017	641001474	SUPPLE RESER-CONSTRU	Grand Park Suites	2,195.60		
VEN002213	Open Control Systems	APP042516	4/21/2017	641001474	SUPPLE RESER-CONSTRU	Grand Park Suite G and H	2,320.00		
Subtotal for Administration							343,159.99		
Subtotal for Fund 641 Supplemental Reserv							343,159.99		
Fund No. Fund Name									
651 Infrastructure Improv									
Public Works									
VEN002038	USI Consultants, Inc	APP041991	4/12/2017	651013474	INFRASTRUCTURE IMPRO	Supplement Agreement 1 Con	6,062.00		
VEN002019	United Consulting Engineers	APP042087	4/17/2017	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	12,087.50		
VEN002067	VS Engineering	APP042103	4/17/2017	651013474	INFRASTRUCTURE IMPRO	Westfield Boulevard Extensio	3,352.70		
VEN000159	Cardno Inc	APP042313	4/24/2017	651013474	INFRASTRUCTURE IMPRO	Mitigation	35,734.61		
VEN002234	Land Collective LLC	APP042353	4/25/2017	651013474	INFRASTRUCTURE IMPRO	Junction - DDs and CDs 2016	250,000.00		
VEN001671	Rieth-Riley Construction	APP042356	4/25/2017	651013474	INFRASTRUCTURE IMPRO	Grand Park Blvd Extension	230,644.14		
VEN001671	Rieth-Riley Construction	APP042356	4/25/2017	651013474	INFRASTRUCTURE IMPRO	GP Blvd Extension small chan	3,367.18		
Subtotal for Public Works							541,248.13		
Subtotal for Fund 651 Infrastructure Improv							541,248.13		
Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN000008	77 Police and Fire Fund	APP041924	4/7/2017	701008133	PAYROLL-PERF	Non Civilian PERF	47,267.55	700000229	4/12/2017
VEN001550	PERF	APP041925	4/7/2017	701008133	PAYROLL-PERF	Civilian PERF	38,682.29	700000230	4/12/2017
VEN000920	Huntington National Bank	APP042151	4/17/2017	701008131	PAYROLL-EMPLOYERS FIC	FICA employer	29,978.02	700000231	4/17/2017
VEN000920	Huntington National Bank	APP042151	4/17/2017	701008132	PAYROLL-EMPLOYERS ME	Medicare employer	7,010.99	700000231	4/17/2017
VEN000920	Huntington National Bank	APP042151	4/17/2017	701008921	PAYROLL-FEDERAL WITHH	Federal	59,224.20	700000231	4/17/2017
VEN000920	Huntington National Bank	APP042151	4/17/2017	701008922	PAYROLL-EMPLOYEE FICA	FICA employee	29,978.07	700000231	4/17/2017
VEN000920	Huntington National Bank	APP042151	4/17/2017	701008922	PAYROLL-EMPLOYEE FICA	Medicare employee	7,010.99	700000231	4/17/2017
VEN000959	Indiana Dept Of Revenue	APP042152	4/17/2017	701008923	PAYROLL-STATE WITHHOL	State	14,886.01	700000232	4/17/2017

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN000959	Indiana Dept Of Revenue	APP042152	4/17/2017	701008923	PAYROLL-STATE WITHHOL	COIT	5,391.39	700000232	4/17/2017
VEN001537	Payroll	APP042207	4/18/2017	701008110	PAYROLL-NET SALARIES	net sal	345,525.91	700000234	4/18/2017
VEN000163	Aul Retirement	APP042208	4/18/2017	701008931	PAYROLL-401A MATCHING-	Contributions and loans	18,787.04	700000233	4/18/2017
VEN000948	IN Family and Social Services Admin	APP042222	4/19/2017	701008140	PAYROLL-SUPPORT WITHH	Child Support	2,072.84	700000236	4/28/2017
VEN001583	Police and Firemens Insurance	APP042223	4/19/2017	701008930	PAYROLL-INS. DED	Ins Prem	70.85	16726	4/19/2017
VEN001864	Supporting Heroes	APP042224	4/19/2017	701008991	PAYROLL-MISC	Employee Contributions	111.64	16727	4/19/2017
VEN000703	Fire Fighters Credit Union	APP042225	4/19/2017	701008141	PAYROLL-UNION DUES	Union Dues	1,820.82	16723	4/19/2017
VEN001016	INSCU-ASFE	APP042226	4/19/2017	701008140	PAYROLL-SUPPORT WITHH	Annual Support Fee	55.00	16724	4/19/2017
VEN004836	Nationwide Retirement Solutions	APP042227	4/19/2017	701008931	PAYROLL-401A MATCHING-	Contributions and loan prnts	1,332.74	16725	4/19/2017
VEN000058	AFLAC	APP042272	4/21/2017	701008930	PAYROLL-INS. DED	Aflac Ins	7,373.32	16728	4/21/2017
VEN000534	Delta Dental	APP042273	4/21/2017	701008930	PAYROLL-INS. DED	Dental Ins	4,155.13	16730	4/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP042275	4/21/2017	701008930	PAYROLL-INS. DED	Medical Ins	3,896.54	16729	4/21/2017
VEN005722	Aflac Premium Holding	APP042301	4/21/2017	701008930	PAYROLL-INS. DED	Ins Prem	2,581.46	16731	4/21/2017
VEN001550	PERF	APP042437	4/28/2017	701008133	PAYROLL-PERF	Civilian PERF	38,996.12	700000237	4/28/2017
VEN000008	77 Police and Fire Fund	APP042438	4/28/2017	701008133	PAYROLL-PERF	Non Civilian PERF	47,267.55	700000235	4/28/2017
VEN000920	Huntington National Bank	APP042473	5/1/2017	701008131	PAYROLL-EMPLOYERS FIC	FICA	29,840.90	700000238	5/1/2017
VEN000920	Huntington National Bank	APP042473	5/1/2017	701008132	PAYROLL-EMPLOYERS ME	Medicare	6,978.92	700000238	5/1/2017
VEN000920	Huntington National Bank	APP042473	5/1/2017	701008921	PAYROLL-FEDERAL WITHH	Federal	58,784.30	700000238	5/1/2017
VEN000920	Huntington National Bank	APP042473	5/1/2017	701008922	PAYROLL-EMPLOYEE FICA	FICA	29,840.90	700000238	5/1/2017
VEN000920	Huntington National Bank	APP042473	5/1/2017	701008922	PAYROLL-EMPLOYEE FICA	Medicare	6,978.89	700000238	5/1/2017
VEN000959	Indiana Dept Of Revenue	APP042474	5/1/2017	701008923	PAYROLL-STATE WITHHOL	State	14,829.18	70000239	5/1/2017
VEN000959	Indiana Dept Of Revenue	APP042474	5/1/2017	701008923	PAYROLL-STATE WITHHOL	COIT	5,371.29	70000239	5/1/2017
VEN000163	Aul Retirement	APP042531	5/2/2017	701008931	PAYROLL-401A MATCHING-	Employee Contributions and I	18,617.83	700000240	5/2/2017
VEN000948	IN Family and Social Services Admin	APP042532	5/2/2017	701008140	PAYROLL-SUPPORT WITHH	Child Support	2,072.84		
VEN004836	Nationwide Retirement Solutions	APP042533	5/2/2017	701008931	PAYROLL-401A MATCHING-	Employee contributions	1,332.74		
VEN001583	Police and Firemens Insurance	APP042534	5/2/2017	701008930	PAYROLL-INS. DED	Police and Fire Ins	71.44		
VEN001864	Supporting Heroes	APP042535	5/2/2017	701008991	PAYROLL-MISC	Supporting Heroes	111.64		
VEN000703	Fire Fighters Credit Union	APP042536	5/2/2017	701008141	PAYROLL-UNION DUES	Union Dues	1,820.82		
Subtotal for Clerk Treasurer							890,130.16		
Subtotal for Fund 701 Payroll							890,130.16		

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Fund No. Fund Name									
900	Stormwater								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP042434	4/27/2017	101965	PCARD PAYABLE	April Paard	1,021.14	500000187	4/28/2017
Subtotal for Clerk Treasurer							1,021.14		
Stormwater									
VEN003889	Indiana Sign and Barricade	APP042139	4/17/2017	900016228	STORM-SIGNS AND POSTS	151st Shelbourn Eaglecreek	1,353.80		
VEN005863	Heather Pressel	APP042146	4/17/2017	900016370	STORMWATER-REFUND		8.32		
VEN005864	Heather Ofarrell	APP042147	4/17/2017	900016370	STORMWATER-REFUND		1.66		
VEN005865	Cathy Bursick	APP042148	4/17/2017	900016370	STORMWATER-REFUND		1.53		
VEN005866	Lavonda Romine	APP042149	4/17/2017	900016370	STORMWATER-REFUND		8.04		
VEN005867	Walter Mashburn	APP042150	4/17/2017	900016370	STORMWATER-REFUND		11.23		
VEN005868	George Smith	APP042153	4/17/2017	900016370	STORMWATER-REFUND		20.60		
VEN004891	Lazar Insurance	APP042154	4/17/2017	900016370	STORMWATER-REFUND		50.13		
VEN005869	Gene Pflingsen	APP042155	4/17/2017	900016370	STORMWATER-REFUND		1.25		
VEN005869	Gene Pflingsen	APP042155	4/17/2017	900016370	STORMWATER-REFUND		50.13		
VEN005870	David Snyder	APP042156	4/17/2017	900016370	STORMWATER-REFUND		4.58		
VEN005871	Frank Endicott	APP042157	4/17/2017	900016370	STORMWATER-REFUND		11.93		
VEN005872	Pamela Cintas	APP042158	4/17/2017	900016370	STORMWATER-REFUND		12.06		
VEN005873	Connie Ash	APP042159	4/17/2017	900016370	STORMWATER-REFUND		0.28		
VEN005873	Connie Ash	APP042159	4/17/2017	900016370	STORMWATER-REFUND		50.13		
VEN003983	Gregory and Robin Lee	APP042160	4/17/2017	900016370	STORMWATER-REFUND		50.13		
VEN005874	Joseph Morone Jr	APP042161	4/17/2017	900016370	STORMWATER-REFUND		12.62		
VEN005875	Sara Kennedy	APP042162	4/17/2017	900016370	STORMWATER-REFUND		56.27		
VEN005876	Jacqueline Brunley	APP042163	4/17/2017	900016370	STORMWATER-REFUND		12.78		
VEN005877	Brad Ruggles	APP042164	4/17/2017	900016370	STORMWATER-REFUND		15.24		
VEN005878	Reem Fyling	APP042165	4/17/2017	900016370	STORMWATER-REFUND		3.61		
VEN005879	Patience Hisey	APP042166	4/17/2017	900016370	STORMWATER-REFUND		0.42		
VEN005879	Patience Hisey	APP042166	4/17/2017	900016370	STORMWATER-REFUND		50.13		
VEN005880	Brad Shearer	APP042167	4/17/2017	900016370	STORMWATER-REFUND		10.95		
VEN005881	Pam Manaril	APP042168	4/17/2017	900016370	STORMWATER-REFUND		12.76		
VEN003686	Jeanette Paris	APP042169	4/17/2017	900016370	STORMWATER-REFUND		65.00		
VEN005883	Robert Owens	APP042170	4/17/2017	900016370	STORMWATER-REFUND		0.14		
VEN005883	Robert Owens	APP042170	4/17/2017	900016370	STORMWATER-REFUND		50.13		
VEN005884	Michelle Cain	APP042171	4/17/2017	900016370	STORMWATER-REFUND		8.32		

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Fund No. 900	Fund Name Stormwater								
Stormwater									
VEN005885	Matthew Sweeney	APP042172	4/17/2017	900016370	STORMWATER-REFUND		2.08		
VEN005885	Matthew Sweeney	APP042172	4/17/2017	900016370	STORMWATER-REFUND	OP	50.13		
VEN005886	Illiana Lacouture	APP042173	4/17/2017	900016370	STORMWATER-REFUND		3.47		
VEN005887	Shawn Cook	APP042174	4/17/2017	900016370	STORMWATER-REFUND		1.66		
VEN005888	Spirit Master Funding LLC	APP042175	4/17/2017	900016370	STORMWATER-REFUND		6.38		
VEN005889	Waitt Elevator Co Inc	APP042176	4/17/2017	900016370	STORMWATER-REFUND		38.39		
VEN005890	Brent M Foster	APP042177	4/17/2017	900016370	STORMWATER-REFUND		12.76		
VEN005891	Investors Capital LLC	APP042178	4/17/2017	900016370	STORMWATER-REFUND		4.16		
VEN003831	Stalley Properties LLC	APP042179	4/17/2017	900016370	STORMWATER-REFUND		12.34		
VEN005892	Ron Brumbarger	APP042180	4/17/2017	900016370	STORMWATER-REFUND	OP	173.91		
VEN001474	OES Solutions	APP042181	4/17/2017	900016370	STORMWATER-REFUND	OP	737.23		
VEN005893	Anna Scarlavai	APP042182	4/17/2017	900016370	STORMWATER-REFUND	OP	156.66		
VEN001537	Payroll	APP042206	4/18/2017	900016111	STORM-SALARY	sal	14,366.54	900000033	4/18/2017
VEN001537	Payroll	APP042206	4/18/2017	900016120	STORM-FICA AND MEDICAR	fica	847.03	900000033	4/18/2017
VEN001537	Payroll	APP042206	4/18/2017	900016120	STORM-FICA AND MEDICAR	med	198.09	900000033	4/18/2017
VEN001537	Payroll	APP042206	4/18/2017	900016121	STORM-PERF	perf	1,546.77	900000033	4/18/2017
VEN003324	Flatland Resources LLC	APP042209	4/18/2017	900016474	STORM-CONSTRUCTION C	Mill Street - Stream Mitigation	13,612.63		
VEN002193	Christopher Burke	APP042210	4/18/2017	900016309	STORM-CONSULTING FEES	Stormwater Master Plan	7,323.25		
VEN003889	Indiana Sign and Barricade	APP042326	4/25/2017	900016228	STORM-SIGNS AND POSTS	151st Shelbome	1,241.80		
VEN002424	IUPPS	APP042329	4/25/2017	900016309	STORM-CONSULTING FEES	Feb tickets	890.15		
VEN002303	D2 Land and Water Resource Inc	APP042330	4/25/2017	900016433	STORM-INFRASTRUCTURE	Repair supplies	551.25		
VEN000267	Boyce Forms/systems	APP042333	4/25/2017	900016223	STORM-OFFICE SUPPLIES	Checks	334.75		
VEN005643	Spiars Engineering LLC	APP042352	4/25/2017	900016309	STORM-CONSULTING FEES	Sleepy Hollow Drainage Impr	15,273.30		
VEN005634	OT932 LLC	APP042398	4/27/2017	900016370	STORMWATER-REFUND	OP	42.35		
VEN005903	Beagle Inc	APP042399	4/27/2017	900016370	STORMWATER-REFUND		132.61		
VEN005904	James Alwine	APP042400	4/27/2017	900016370	STORMWATER-REFUND		11.79		
VEN005905	Scott Luker	APP042401	4/27/2017	900016370	STORMWATER-REFUND		10.82		
VEN005906	Jason Nicole	APP042402	4/27/2017	900016370	STORMWATER-REFUND		11.79		
VEN005907	Dean Lane	APP042403	4/27/2017	900016370	STORMWATER-REFUND		10.82		
VEN005907	Dean Lane	APP042403	4/27/2017	900016370	STORMWATER-REFUND	OP	50.13		
VEN005908	Susan Otto	APP042404	4/27/2017	900016370	STORMWATER-REFUND		8.87		
VEN005909	Angie Babb	APP042405	4/27/2017	900016370	STORMWATER-REFUND		12.76		

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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
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Fund No. Fund Name

900 Stormwater

Stormwater

VEN005909	Angie Babb	APP042405	4/27/2017	900016370	STORMWATER-REFUND	OP	49.87		
VEN005876	Jacqueline Brunley	APP042406	4/27/2017	900016370	STORMWATER-REFUND	OP	5.45		
VEN005910	Alan and Amie Lang	APP042407	4/27/2017	900016370	STORMWATER-REFUND	OP	44.56		
VEN005911	Larhea Langdon	APP042408	4/27/2017	900016370	STORMWATER-REFUND		10.82		
VEN005912	Zach Lawson	APP042409	4/27/2017	900016370	STORMWATER-REFUND		4.02		
VEN005913	Erin Hartley	APP042410	4/27/2017	900016370	STORMWATER-REFUND		10.82		
VEN005914	John Laughlin	APP042411	4/27/2017	900016370	STORMWATER-REFUND		105.73		
VEN005915	Anne Bennett	APP042412	4/27/2017	900016370	STORMWATER-REFUND		8.04		
VEN005634	OT932 LLC	APP042413	4/27/2017	900016370	STORMWATER-REFUND		12.20		
VEN005634	OT932 LLC	APP042413	4/27/2017	900016370	STORMWATER-REFUND	OP	27.30		
VEN005916	Sandra Branley	APP042414	4/27/2017	900016370	STORMWATER-REFUND	OP	696.10		
VEN002303	D2 Land and Water Resource Inc	APP042423	4/28/2017	900016433	STORM-INFRASTRUCTURE	Grass Seed	115.00		
VEN001778	Shelby Materials	APP042424	4/28/2017	900016433	STORM-INFRASTRUCTURE	East St and North St	316.00		
VEN002303	D2 Land and Water Resource Inc	APP042426	4/28/2017	900016433	STORM-INFRASTRUCTURE	Supplies	134.10		
VEN001537	Payroll	APP042471	5/1/2017	900016111	STORM-SALARY	Storm payroll	14,720.08	900000034	5/1/2017
VEN001537	Payroll	APP042471	5/1/2017	900016120	STORM-FICA AND MEDICAR	FICA	866.95	900000034	5/1/2017
VEN001537	Payroll	APP042471	5/1/2017	900016120	STORM-FICA AND MEDICAR	Medicare	203.21	900000034	5/1/2017
VEN001537	Payroll	APP042471	5/1/2017	900016121	STORM-PERF	PERF	1,596.99	900000034	5/1/2017
Subtotal for Stormwater							78,540.08		
Subtotal for Fund 900 Stormwater							79,561.22		

Fund No. Fund Name

950 Trash

Trash

VEN001637	Ray's Trash Service	APP042100	4/17/2017	950017851	TRASH-RES QRTLTY FEE CO	Collection for March	255,690.04		
VEN005863	Heather Pressel	APP042146	4/17/2017	950017370	TRASH-REFUND		2.00		
VEN005863	Heather Pressel	APP042146	4/17/2017	950017370	TRASH-REFUND		23.10		
VEN005864	Heather Ofarrell	APP042147	4/17/2017	950017370	TRASH-REFUND		0.40		
VEN005864	Heather Ofarrell	APP042147	4/17/2017	950017370	TRASH-REFUND		4.62		
VEN005865	Cathy Bursick	APP042148	4/17/2017	950017370	TRASH-REFUND		0.37		
VEN005865	Cathy Bursick	APP042148	4/17/2017	950017370	TRASH-REFUND		4.23		
VEN005866	Layonda Romine	APP042149	4/17/2017	950017370	TRASH-REFUND		1.93		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
950 Trash									
Trash									
VEN005866	Lavonda Romlne	APP042149	4/17/2017	950017370	TRASH-REFUND		22.33		
VEN005867	Walter Mashburn	APP042150	4/17/2017	950017370	TRASH-REFUND		2.70		
VEN005867	Walter Mashburn	APP042150	4/17/2017	950017370	TRASH-REFUND		31.19		
VEN005868	George Smith	APP042153	4/17/2017	950017370	TRASH-REFUND		0.00		
VEN005868	George Smith	APP042153	4/17/2017	950017370	TRASH-REFUND		0.00		
VEN005869	Gene Pflingsen	APP042155	4/17/2017	950017370	TRASH-REFUND		0.30		
VEN005869	Gene Pflingsen	APP042155	4/17/2017	950017370	TRASH-REFUND		3.47		
VEN005870	David Snyder	APP042156	4/17/2017	950017370	TRASH-REFUND		1.10		
VEN005870	David Snyder	APP042156	4/17/2017	950017370	TRASH-REFUND		12.71		
VEN005871	Frank Endicott	APP042157	4/17/2017	950017370	TRASH-REFUND		2.87		
VEN005871	Frank Endicott	APP042157	4/17/2017	950017370	TRASH-REFUND		33.11		
VEN005872	Pamela Cintas	APP042158	4/17/2017	950017370	TRASH-REFUND		2.90		
VEN005872	Pamela Cintas	APP042158	4/17/2017	950017370	TRASH-REFUND		33.50		
VEN005873	Connie Ash	APP042159	4/17/2017	950017370	TRASH-REFUND		0.07		
VEN005873	Connie Ash	APP042159	4/17/2017	950017370	TRASH-REFUND		0.77		
VEN005874	Joseph Morone Jr	APP042161	4/17/2017	950017370	TRASH-REFUND		3.03		
VEN005874	Joseph Morone Jr	APP042161	4/17/2017	950017370	TRASH-REFUND		35.03		
VEN005876	Jacqueline Brumley	APP042163	4/17/2017	950017370	TRASH-REFUND		3.07		
VEN005876	Jacqueline Brumley	APP042163	4/17/2017	950017370	TRASH-REFUND		35.46		
VEN005878	Reem Fyling	APP042165	4/17/2017	950017370	TRASH-REFUND		0.87		
VEN005878	Reem Fyling	APP042165	4/17/2017	950017370	TRASH-REFUND		10.01		
VEN005879	Patience Hisey	APP042166	4/17/2017	950017370	TRASH-REFUND		0.10		
VEN005879	Patience Hisey	APP042166	4/17/2017	950017370	TRASH-REFUND		1.15		
VEN005880	Brad Shearer	APP042167	4/17/2017	950017370	TRASH-REFUND		2.63		
VEN005880	Brad Shearer	APP042167	4/17/2017	950017370	TRASH-REFUND		30.42		
VEN005881	Pam Manaril	APP042168	4/17/2017	950017370	TRASH-REFUND		3.07		
VEN005881	Pam Manaril	APP042168	4/17/2017	950017370	TRASH-REFUND		35.42		
VEN005883	Robert Owens	APP042170	4/17/2017	950017370	TRASH-REFUND		0.03		
VEN005883	Robert Owens	APP042170	4/17/2017	950017370	TRASH-REFUND		0.38		
VEN005884	Michelle Cain	APP042171	4/17/2017	950017370	TRASH-REFUND		2.00		
VEN005884	Michelle Cain	APP042171	4/17/2017	950017370	TRASH-REFUND		23.10		
VEN005885	Matthew Sweeney	APP042172	4/17/2017	950017370	TRASH-REFUND		0.50		

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Fund No. Fund Name									
950 Trash									
Trash									
VEN005885	Matthew Sweeney	APP042172	4/17/2017	950017370	TRASH-REFUND		5.78		
VEN005886	Illana Lacouture	APP042173	4/17/2017	950017370	TRASH-REFUND		0.83		
VEN005886	Illana Lacouture	APP042173	4/17/2017	950017370	TRASH-REFUND		9.63		
VEN005887	Shaun Cook	APP042174	4/17/2017	950017370	TRASH-REFUND		0.40		
VEN005887	Shaun Cook	APP042174	4/17/2017	950017370	TRASH-REFUND		4.62		
VEN005890	Brent M Foster	APP042177	4/17/2017	950017370	TRASH-REFUND		3.07		
VEN005890	Brent M Foster	APP042177	4/17/2017	950017370	TRASH-REFUND		35.42		
VEN005891	Investors Capital LLC	APP042178	4/17/2017	950017370	TRASH-REFUND		1.00		
VEN005891	Investors Capital LLC	APP042178	4/17/2017	950017370	TRASH-REFUND		11.55		
VEN005891	Investors Capital LLC	APP042178	4/17/2017	950017370	TRASH-REFUND		2.97		
VEN005891	Stalley Properties LLC	APP042179	4/17/2017	950017370	TRASH-REFUND		2.83		
VEN005891	Stalley Properties LLC	APP042179	4/17/2017	950017370	TRASH-REFUND		34.27		
VEN005891	Stalley Properties LLC	APP042179	4/17/2017	950017370	TRASH-REFUND		2.83		
VEN005894	James Alwine	APP042400	4/27/2017	950017370	TRASH-REFUND		32.72		
VEN005894	James Alwine	APP042400	4/27/2017	950017370	TRASH-REFUND		2.60		
VEN005895	Scott Luker	APP042401	4/27/2017	950017370	TRASH-REFUND		30.03		
VEN005895	Scott Luker	APP042401	4/27/2017	950017370	TRASH-REFUND		2.83		
VEN005896	Jason Nicole	APP042402	4/27/2017	950017370	TRASH-REFUND		32.72		
VEN005896	Jason Nicole	APP042402	4/27/2017	950017370	TRASH-REFUND		2.60		
VEN005897	Dean Lane	APP042403	4/27/2017	950017370	TRASH-REFUND		30.03		
VEN005897	Dean Lane	APP042403	4/27/2017	950017370	TRASH-REFUND		2.13		
VEN005898	Susan Otto	APP042404	4/27/2017	950017370	TRASH-REFUND		24.64		
VEN005898	Susan Otto	APP042404	4/27/2017	950017370	TRASH-REFUND		3.07		
VEN005899	Angie Babb	APP042405	4/27/2017	950017370	TRASH-REFUND		35.42		
VEN005899	Angie Babb	APP042405	4/27/2017	950017370	TRASH-REFUND		2.60		
VEN005891	Larhea Langdon	APP042408	4/27/2017	950017370	TRASH-REFUND		30.03		
VEN005891	Larhea Langdon	APP042408	4/27/2017	950017370	TRASH-REFUND		0.97		
VEN005891	Zach Lawson	APP042409	4/27/2017	950017370	TRASH-REFUND		11.16		
VEN005891	Zach Lawson	APP042409	4/27/2017	950017370	TRASH-REFUND		2.60		
VEN005891	Erin Hartley	APP042410	4/27/2017	950017370	TRASH-REFUND		30.03		
VEN005891	Erin Hartley	APP042410	4/27/2017	950017370	TRASH-REFUND		1.93		
VEN005891	Anne Bennett	APP042412	4/27/2017	950017370	TRASH-REFUND		22.33		
VEN005891	Anne Bennett	APP042412	4/27/2017	950017370	TRASH-REFUND				

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
950	Trash								
Trash									
VEN0005634	OT932 LLC	APP042413	4/27/2017	950017370	TRASH-REFUND		2.93		
VEN0005634	OT932 LLC	APP042413	4/27/2017	950017370	TRASH-REFUND		33.88		
VEN001637	Ray's Trash Service	APP042528	5/2/2017	950017851	TRASH-RES QRTLY FEE CO	Quart Summary	150,122.05		
VEN001637	Ray's Trash Service	APP042529	5/2/2017	950017850	TRASH-TRASH BAGS CONT	Overage Bags	300.00		
Subtotal for Trash							406,931.65		
Subtotal for Fund 950 Trash							406,931.65		
Posted Invoices Total							5,834,115.41		
Credit Memos									
Vendor No.	Vendor Name	C. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount		
Fund No.	Fund Name								
900	Stormwater								
Stormwater									
VEN003889	Indiana Sign and Barricade	ACP001111	4/17/2017	900016228	Storm-Signs and Posts	Storm-Signs and Posts	1,353.80		
Subtotal for							1,353.80		
Subtotal by Fund 900 Stormwater							1,353.80		
Credit Memo Total							1,353.80		

RESOLUTION 17-120

RESOLUTION REQUESTING ADDITIONAL APPROPRIATIONS FOR FUNDS THAT HAVE EXISTING CASH FUND BALANCES OVER AND ABOVE APPROVED APPROPRIATIONS

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

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

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the 2017 annual budget; and

WHEREAS, funds for these additional appropriations are available in cash balances in these funds that have been received through non-property tax revenues.

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

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

<u>Fund Name</u>	<u>Budget Classification</u>	<u>Amount Requested</u>	<u>Amount Approved by Fiscal Body</u>
262 Parks Rental	40000 Capital Outlays	\$26,650	

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

Section 3. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All Ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. Any

portion of this Ordinance later deemed invalid shall not
operate to invalidate the remaining portions.

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

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 17-120 was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 17-120 I hereby VETO ORDINANCE 17-120
this _____ day of _____, 2017. this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

RESOLUTION 17-108

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 17-11

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 MARCH, 2017, BY THE WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 17-108 was delivered to the Mayor of Westfield
on the _____ day of March, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 17-108
this _____ day of March, 2017.

I hereby VETO Resolution 17-108
this _____ day of March, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

Prepared by: Pam Howard, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A **ANNEXATION AREA**

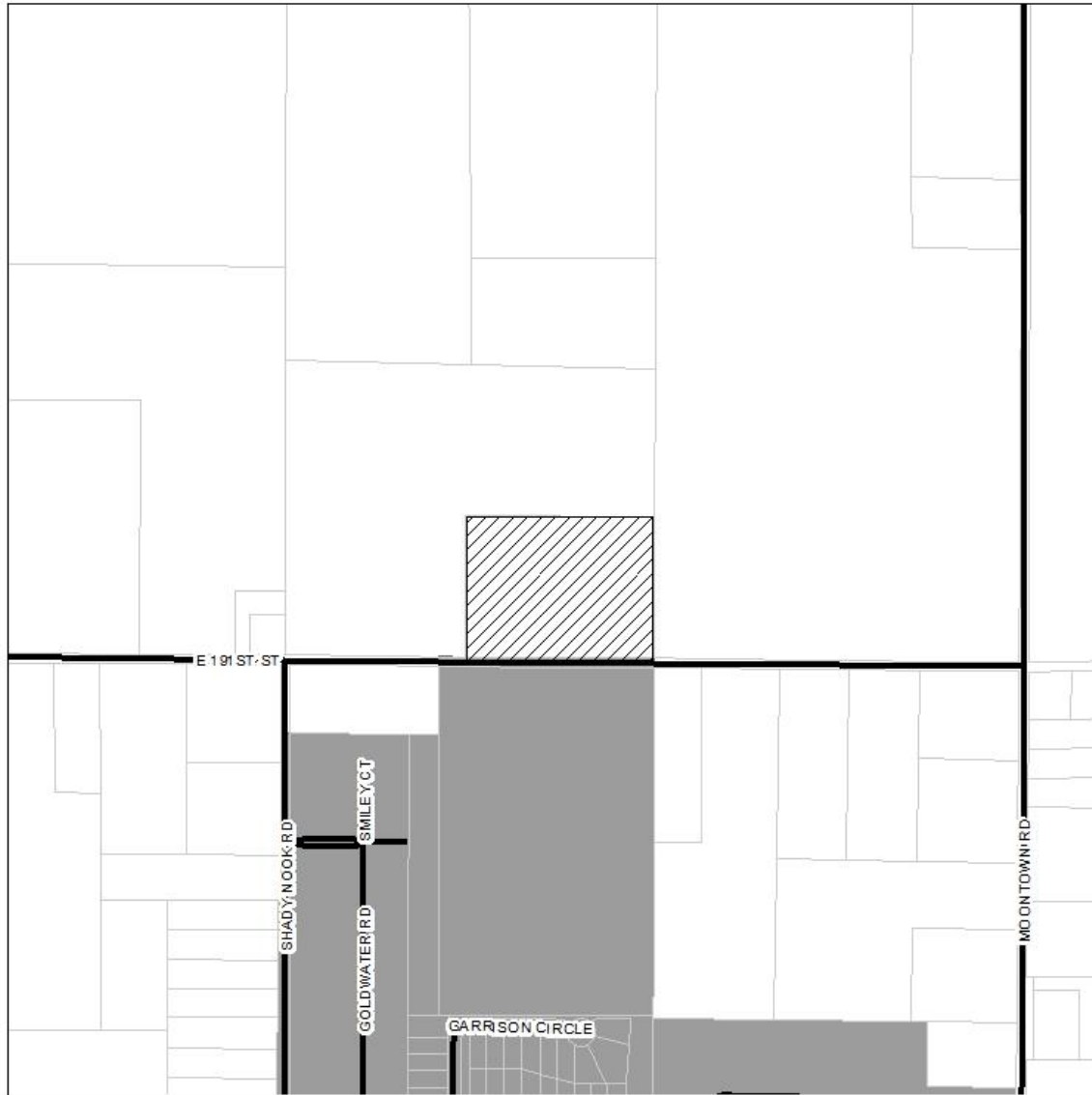


EXHIBIT LEGEND

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



EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTIONS

This description includes one (1) parcel of land:

Parcel No. 08-06-29-00-00-006.000

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows: Beginning at a point on the South line of the aforesaid Northeast Quarter Section 651 .57 feet East of the Southwest corner thereof; thence assuming said South line to having a bearing of East, run East along and with said South line 677.11 feet to the East line of the West Half of the aforesaid Northeast Quarter; thence North 0 degrees 21 minutes West along said East line 525.70 feet; thence West parallel to the South line of aforesaid Half Quarter Section 678.64 feet; thence South 0 degrees 31 minutes East 525 .70 feet to the place of beginning.

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 191st Street.



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

Described as real estate located at 4442 East 191st Street

**This Fiscal Plan Supports
Ordinance 17-11**

**This Fiscal Plan is Exhibit C
of Resolution 17-108**

Introduction

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

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

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

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

City of Westfield Annexation Philosophy and Plan

A. Fiscal Policy of the City

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

B. General Philosophy and Plan

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

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

C. Further the City Shall:

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

Parcel Analysis

A. Description

The Annexation Area is located at 4442 East 191st Street (see attached **Exhibit 1**) and encompasses an area of approximately 8.2 acres.

B. Contiguity

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

C. Population and Structures

The Annexation Area has an estimated three (3) inhabitants and contains one (1) residential structure and seven (7) accessory structures.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is: AG-SF1: Agriculture / Single-Family Rural District.

E. Property Tax Assessment

The 2016 pay 2017 total gross assessed valuation of all real property and its improvements located within the Annexation Area is \$149,200.

F. Municipal Property Tax Rate

The existing 2016 pay 2017 property tax rate assessed to all real property and its improvements within the Annexation Area is \$2.3986 per \$100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

No improvements are planned for the Annexation Area.

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

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 2016 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-five (45) uniformed officers of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

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

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

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

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

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

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

B. Fire Department

The seventy-one (71) Firefighters, EMS and Paramedics personnel employed by the Fire Department of the City respond to fire emergencies, chemical and hazardous material spills, and general life safety emergencies throughout the corporate limits of the City and throughout the remainder of Washington Township, Hamilton County (the “Township”).

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

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

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

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

C. Public Works Department

a. Street Division

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

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

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway (“MVH”) fund, the Local Road and Street Fund (“LR&S”), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S was approximately \$2.05 million in 2016, which is approximately \$9,951 per road mile¹.

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 estimated 0 miles of new road miles to be built by the developer within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

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

b. Water and Sewer Services

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

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

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

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

¹ Based on an estimated two hundred and six miles of road.

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

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

D. Parks and Recreation Department

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

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

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

E. Clerk-Treasurer's Office

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

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

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

F. Economic and Community Development Department

a. Planning and Zoning Services

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

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

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

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

b. Economic Development Services

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

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

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

c. Building and Construction Services

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

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

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

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Financial Summary

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

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is \$149,200. No improvements are planned for the Annexation Area.

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

Assuming the annexation is effective prior to January 1, 2018; the property within the Annexation Area will then be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2018, will not be realized until May and November of 2019. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

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

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

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2017 is \$2.3986. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to \$2.8383, an increase of \$0.4397. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction

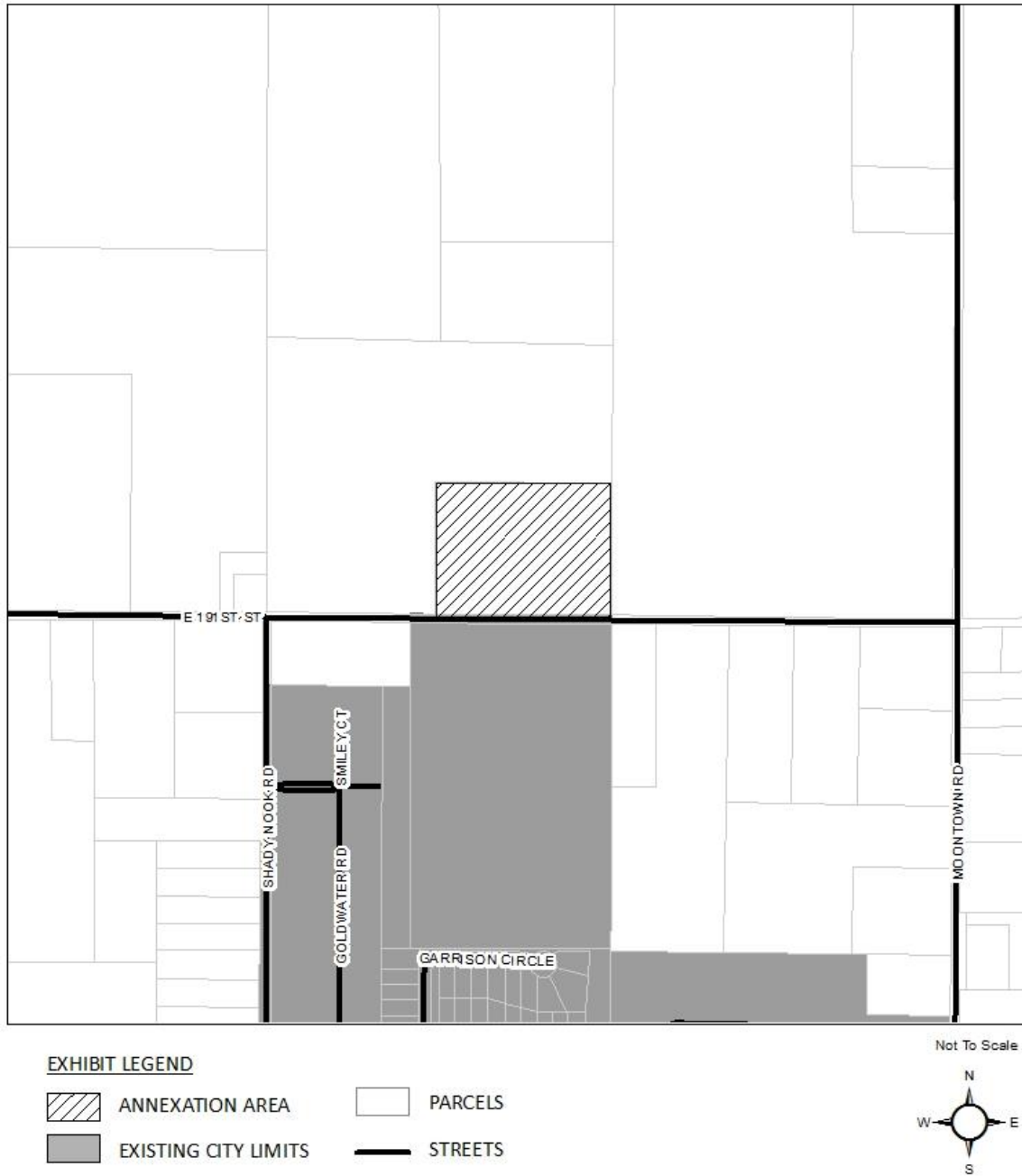


Exhibit 2

Annexation Area: Legal Description

This description includes one (1) parcel of land:

Parcel No. 08-06-29-00-00-006.000

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows: Beginning at a point on the South line of the aforesaid Northeast Quarter Section 651 .57 feet East of the Southwest corner thereof; thence assuming said South line to having a bearing of East, run East along and with said South line 677.11 feet to the East line of the West Half of the aforesaid Northeast Quarter; thence North 0 degrees 21 minutes West along said East line 525.70 feet; thence West parallel to the South line of aforesaid Half Quarter Section 678.64 feet; thence South 0 degrees 31 minutes East 525 .70 feet to the place of beginning.

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 191st Street.

CITY OF WESTFIELD, INDIANA

"Resolution No. 17-108"

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 17-108"

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	\$ 149,200 (1)	\$ 66,840 (2)	\$ 82,360	\$ 0.7937 (3)	\$ 654
2nd	149,200	66,840	82,360	0.7937	654
3rd	149,200	66,840	82,360	0.7937	654
4th	149,200	66,840	82,360	0.7937	654
5th	149,200	66,840	82,360	0.7937	654

(1) Assumes current assessed values continue with no changes

(2) Assumes current homestead; supplemental homestead remains the same

(3) Assumes the final tax rate for 2013

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 17-108"

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	\$ 82,360	\$ 82,360	\$ 82,360	\$ 82,360	\$ 82,360
Property Tax Revenue	654	654	654	654	654
Income Tax - COIT	-	262	262	262	262
Excise Tax/CVET	13	13	13	13	13
Circuit Breaker Reduction (1)	(21)	(21)	(21)	(21)	(21)
Motor Vehicle Highway	-	-	-	-	-
Local Roads & Street	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenue	<u>\$ 646</u>	<u>\$ 908</u>	<u>\$ 908</u>	<u>\$ 908</u>	<u>\$ 908</u>

(1) Estimated Circuit Breaker reduction based upon Pay 2017 tax rate and estimated build out

General Notes

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

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 17-108"

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)	\$ 196	\$ 206	\$ 216	\$ 227	\$ 272
Fire (1)	444	466	490	514	617
Lighting (2)	-	-	-	-	-
Fire Hydrants (2)	-	-	-	-	-
Streets & Road Maint. (2)	-	-	-	-	-
Park (1)	32	34	36	37	39
<u>Admin. & General Dpts. (1)</u>					
Administrative	32	34	41	45	47
Community Dev. Planning	9	10	12	13	13
Building Dept.	2	2	3	3	3
Information Tech.	13	14	17	19	20
Clerk	5	5	7	7	8
Mayor	1	1	2	2	2
City Council	1	1	1	1	1
Street Dept	10	11	13	14	15
Total Non-Capital Costs	<u>\$ 747</u>	<u>\$ 784</u>	<u>\$ 835</u>	<u>\$ 881</u>	<u>\$ 1,037</u>

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

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

General Note

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

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 17-108"

Estimated Capital Costs

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

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

General Note

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

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 17-108"

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	\$ 646	\$ 908	\$ 908	\$ 908	\$ 908	\$ 4,278
Non-Capital Costs	747	784	835	881	1,037	4,284
Capital Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net	<u>\$ (101)</u>	<u>\$ 124</u>	<u>\$ 73</u>	<u>\$ 27</u>	<u>\$ (129)</u>	<u>\$ (6)</u>
Percentage	<u>-15.6%</u>	<u>13.7%</u>	<u>8.0%</u>	<u>3.0%</u>	<u>-14.2%</u>	<u>-0.1%</u>

General Notes

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

CITY OF WESTFIELD, INDIANA

"Resolution No. 17-108"

EXHIBIT 4

Property Tax Impact & Circuit Breaker Report by Parcel

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-06-29-00-006.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion - 1% Cap</u>		
Gross Assessed Value	\$ 107,400	\$ 107,400
Homestead - Standard Deduction	45,000	45,000
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	21,840	21,840
Net Assessed Value	\$ 40,560	\$ 40,560
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 1,070	\$ 892
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ 1,070	\$ 892
<u>Agricultural Portion - 2% Cap</u>		
Net Assessed Value	\$ 11,000	\$ 11,000
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 290	\$ 242
Circuit Breaker Credit - (2% Cap)	70	22
Estimated Net Property Taxes Paid by Owner	\$ 220	\$ 220
<u>Commercial Portion - 3% Cap</u>		
Net Assessed Value	\$ 30,800	\$ 30,800
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 813	\$ 677
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ 813	\$ 677
Total Estimated Net Property Taxes Paid by Owner	\$ 2,103	\$ 1,789
Plus School Referendum (Tax Rate .2000)	\$ 165	\$ 165
Total Estimated Net Property Taxes Paid by Owner	\$ 2,268	\$ 1,954

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-06-29-00-00-006.000 - Current

<u>Before Annexation</u>	Pay 2017 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.80%	\$ 232	\$ 3	\$ 229
Washington Township	0.3638	16.55%	300	4	296
Westfield Library	0.0363	1.65%	30	-	30
Westfield School Corporation	1.5139	68.86%	1,246	15	1,231
Solid Waste District	0.0032	0.15%	3	-	3
Total	<u>\$ 2.1986</u>	<u>100.00%</u>	<u>\$ 1,811</u>	<u>\$ 22</u>	<u>\$ 1,789</u>
<u>After Annexation</u>	Pay 2017 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.67%	\$ 232	\$ 7	\$ 225
Washington Township	0.0098	0.37%	8	-	8
Westfield Library	0.0363	1.38%	30	1	29
Westfield School Corporation	1.5139	57.38%	1,246	41	1,205
Solid Waste District	0.0032	0.12%	3	-	3
City of Westfield	0.7937	30.08%	654	21	633
Total	<u>\$ 2.6383</u>	<u>100.00%</u>	<u>\$ 2,173</u>	<u>\$ 70</u>	<u>\$ 2,103</u>

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

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Future
Parcel #08-06-29-00-00-006.000 Future**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ 107,400	\$ 107,400
Homestead - Standard Deduction	45,000	45,000
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	21,840	21,840
Net Assessed Value	\$ 40,560	\$ 40,560
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 1,070	\$ 892
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 1,070</u>	<u>\$ 892</u>
 <u>Agricultural Portion</u>		
Net Assessed Value	\$ 11,000	\$ 11,000
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 290	\$ 242
Circuit Breaker Credit - (2% Cap)	70	22
Estimated Net Property Taxes Paid by Owner	<u>\$ 220</u>	<u>\$ 220</u>
 <u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 30,800	\$ 30,800
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 813	\$ 677
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 813</u>	<u>\$ 677</u>
 Total Estimated Net Property Taxes Paid by Owner	 \$ 2,103	 \$ 1,789
Plus School Referendum (Tax Rate .2000)	\$ 165	\$ 165
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 2,268</u>	<u>\$ 1,954</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit - Parcel #08-06-29-00-00-006.000 Future

Before Annexation

	Pay 2017 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.80%	\$ 232	\$ 3	\$ 229
Washington Township	0.3638	16.55%	300	4	296
Westfield Library	0.0363	1.65%	30	-	30
Westfield School Corporation	1.5139	68.86%	1,246	15	1,231
Solid Waste District	0.0032	0.15%	3	-	3
Total	<u>\$ 2.1986</u>	<u>100.00%</u>	<u>\$ 1,811</u>	<u>\$ 22</u>	<u>\$ 1,789</u>

After Annexation

	Pay 2017 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.67%	\$ 232	\$ 7	\$ 225
Washington Township	0.0098	0.37%	8	-	8
Westfield Library	0.0363	1.38%	30	1	29
Westfield School Corporation	1.5139	57.38%	1,246	41	1,205
Solid Waste District	0.0032	0.12%	3	-	3
City of Westfield	0.7937	30.08%	654	21	633
Total	<u>\$ 2.6383</u>	<u>100.00%</u>	<u>\$ 2,173</u>	<u>\$ 70</u>	<u>\$ 2,103</u>

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

CITY OF WESTFIELD, INDIANA

"Resolution No. 17-108"

EXHIBIT 5

Parcel Listing

CITY OF WESTFIELD, INDIANA

Parcel Listing

"Resolution No. 17-108"

Parcel ID	Owner	Parcel Address	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Net AV
08-06-29-00-00-006.000	Goddard, Carol Joyce	4442 E 191ST ST, Westfield, IN 46062	\$ 107,400	\$ 11,000	\$ 30,800	\$ 149,200	\$ 45,000	\$ 21,840		\$ 82,360
			<u>\$ 107,400</u>	<u>\$ 11,000</u>	<u>\$ 30,800</u>	<u>\$ 149,200</u>	<u>\$ 45,000</u>	<u>\$ 21,840</u>	<u>\$ -</u>	<u>\$ 82,360</u>

CITY OF WESTFIELD, INDIANA

"Resolution No. 17-108"

EXHIBIT 6

Estimated Impact to other Governmental Entities

CITY OF WESTFIELD, INDIANA

Calculation of Estimated District Tax Rate Impact

<u>District Tax Rate Impact - Year 1 of Annexation</u>	Washington Twp.	Westfield City
Estimated District Tax Rate (1)	\$ 2.4921	\$ 2.9490
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Estimated Tax Rate Change (2)	\$ -	\$ -
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	\$ 2.4921	\$ 2.9490
Estimated Tax Rate Increase/(Decrease) due to Annexation - Year 1	\$ -	\$ -
Estimated Percentage Increase/(Decrease) - Year 1	0.00%	0.00%
<u>District Tax Rate Impact - Year 5 of Annexation</u>		
Estimated District Tax Rate	\$ 2.4921	\$ 2.9490
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	\$ 2.4921	\$ 2.9490
Estimated Tax Rate Increase/(Decrease) due to Annexation - Year 1	\$ -	\$ -
Estimated Percentage Increase/(Decrease) - Year 1	0.00%	0.00%

(1) Based upon certified Pay 2017 tax rates plus an estimated 3.9% statewide growth factor

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

CITY OF WESTFIELD, INDIANA

Estimated Tax Rate Impact by Political Subdivision

<u>Before Annexation</u>	Estimated Pay 2018 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924
Washington Township	0.3780	0.3780	0.3780	0.3780	0.3780
Westfield Library	0.0377	0.0377	0.0377	0.0377	0.0377
Westfield School Corporation	1.7901	1.7901	1.7901	1.7901	1.7901
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	-	-	-	-	-
Total	<u>\$ 2.5015</u>	<u>\$ 2.5015</u>	<u>\$ 2.5015</u>	<u>\$ 2.5015</u>	<u>\$ 2.5015</u>
<u>After Annexation</u>	Estimated Pay 2018 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924
Washington Township	0.0102	0.0102	0.0102	0.0102	0.0102
Westfield Library	0.0377	0.0377	0.0377	0.0377	0.0377
Westfield School Corporation	1.7901	1.7901	1.7901	1.7901	1.7901
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	0.8247	0.8247	0.8247	0.8247	0.8247
Total	<u>\$ 2.9583</u>	<u>\$ 2.9583</u>	<u>\$ 2.9583</u>	<u>\$ 2.9583</u>	<u>\$ 2.9583</u>

NOTE

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

CITY OF WESTFIELD, INDIANA

Impact of Circuit Breaker by Property Class - Residential

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2019 Total Taxes (Year 1)</u>	<u>Estimated 2018 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 100,000.00	\$ 842.35	\$ 842.35	\$ -	0.00%
City of Westfield	100,000.00	1,000.00	1,000.00	-	0.00%

NOTES

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

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

CITY OF WESTFIELD, INDIANA

Agricultural (100 Acres)

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2019 Total Taxes (Year 1)</u>	<u>Estimated 2018 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 242,000.00	\$ 4,840.00	\$ 4,840.00	\$ -	0.00%
City of Westfield	242,000.00	4,840.00	4,840.00	-	0.00%

NOTES

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

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

CITY OF WESTFIELD, INDIANA

Commercial

Taxing District	Property Value	Estimated 2019 Total Taxes (Year 1)	Estimated 2018 Total Taxes	Dollar Increase/ (Decrease)	Percentage Increase/ (Decrease)
Washington Township	\$ 500,000.00	\$ 12,460.73	\$ 12,460.73	\$ -	0.00%
City of Westfield	500,000.00	14,744.97	14,744.97	-	0.00%

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

CITY OF WESTFIELD, INDIANA

Summary of Estimated Impact on Auto Excise and Commercial Vehicle Taxes

Government Unit	Estimated 2017	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,846,497	\$ 3,846,495	\$ (2)	\$ 3,846,493	\$ (2)	\$ 3,846,491	\$ (2)	\$ 3,846,489	\$ (2)
Adams Township	20,438	20,438	(0)	20,438	(0)	20,438	(0)	20,438	(0)
Clay Township	411,005	411,004	(0)	411,004	(0)	411,004	(0)	411,004	(0)
Delaware Township	38,644	38,644	(0)	38,644	(0)	38,644	(0)	38,644	(0)
Fall Creek Township	45,101	45,101	(0)	45,101	(0)	45,101	(0)	45,101	(0)
Jackson Township	22,647	22,647	(0)	22,647	(0)	22,647	(0)	22,647	(0)
Noblesville Township	109,601	1,049	(0)	1,049	(0)	1,049	(0)	1,049	(0)
Washington Township	57,046	57,046	(0)	57,046	(0)	57,046	(0)	57,046	(0)
Wayne Township	18,722	18,722	(0)	18,722	(0)	18,722	(0)	18,722	(0)
White River Township	19,730	19,730	(0)	19,730	(0)	19,730	(0)	19,730	(0)
Carmel Civil City	3,253,801	1,531	(2)	1,529	(2)	1,528	(2)	1,526	(2)
Noblesville Civil City	1,813,889	1,813,888	(1)	1,813,888	(1)	1,813,887	(1)	1,813,886	(1)
Arcadia Civil Town	42,093	42,093	(0)	42,093	(0)	42,093	(0)	42,093	(0)
Atlanta Civil Town	12,404	3,461	(0)	3,461	(0)	3,461	(0)	3,461	(0)
Cicero Civil Town	103,111	103,111	(0)	103,111	(0)	103,111	(0)	103,111	(0)
Fishers Civil Town	2,013,281	2,013,280	(1)	2,013,279	(1)	2,013,278	(1)	2,013,277	(1)
Sheridan Civil Town	79,057	79,057	(0)	79,057	(0)	79,057	(0)	79,057	(0)
Westfield Civil Town	1,048,905	1,048,918	13	1,048,931	13	1,048,944	13	1,048,957	13
Carmel Schools	3,245,300	3,245,298	(2)	3,245,297	(2)	3,245,295	(2)	3,245,293	(2)
Hamilton Heights Schools	572,000	572,000	(0)	571,999	(0)	571,999	(0)	571,999	(0)
HSE Schools	3,339,814	3,339,812	(2)	3,339,811	(2)	3,339,809	(2)	3,339,807	(2)
Noblesville Schools	1,877,000	1,876,999	(1)	1,876,998	(1)	1,876,997	(1)	1,876,996	(1)
Sheridan Schools	293,886	293,886	(0)	293,886	(0)	293,886	(0)	293,885	(0)
Westfield Schools	1,835,115	1,835,114	(1)	1,835,113	(1)	1,835,112	(1)	1,835,111	(1)
Hamilton North Public Library	34,110	34,110	(0)	34,110	(0)	34,110	(0)	34,110	(0)
Carmel-Clay Public Library	373,151	412,419	(0)	412,419	(0)	412,418	(0)	412,418	(0)
Hamilton East Public Library	426,035	426,035	(0)	426,035	(0)	426,035	(0)	426,034	(0)
Sheridan Public Library	16,264	16,264	(0)	16,264	(0)	16,264	(0)	16,264	(0)
Westfield Public Library	61,221	61,221	(0)	61,221	(0)	61,221	(0)	61,221	(0)
Hamilton County Solid Waste	43,263	43,263	(0)	43,263	(0)	43,263	(0)	43,263	(0)

CITY OF WESTFIELD, INDIANA

Summary of Estimated Impact on County Option Income Taxes

Government Unit	Certified 2017 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 35,643,274	\$ 35,643,274	\$ -	\$ 35,643,202	\$ (72)	\$ 35,643,129	\$ (72)	\$ 35,643,057	\$ (72)
Adams Township	189,387	189,387	-	189,387	(0)	189,386	(0)	189,386	(0)
Clay Township	3,808,542	3,808,542	-	3,808,534	(8)	3,808,527	(8)	3,808,519	(8)
Delaware Township	358,095	358,095	-	358,094	(1)	358,094	(1)	358,093	(1)
Fall Creek Township	417,925	417,925	-	417,924	(1)	417,923	(1)	417,922	(1)
Jackson Township	209,853	209,853	-	209,853	(0)	209,852	(0)	209,852	(0)
Noblesville Township	1,015,607	1,015,607	-	1,015,605	(2)	1,015,603	(2)	1,015,601	(2)
Washington Township	528,616	528,616	-	528,615	(1)	528,614	(1)	528,613	(1)
Wayne Township	173,482	173,482	-	173,482	(0)	173,481	(0)	173,481	(0)
White River Township	182,826	182,826	-	182,826	(0)	182,825	(0)	182,825	(0)
Carmel Civil City	30,151,095	30,151,095	-	30,151,034	(61)	30,150,973	(61)	30,150,911	(61)
Noblesville Civil City	16,808,268	16,808,268	-	16,808,234	(34)	16,808,200	(34)	16,808,166	(34)
Arcadia Civil Town	390,048	390,048	-	390,047	(1)	390,046	(1)	390,046	(1)
Atlanta Civil Town	114,944	114,944	-	114,944	(0)	114,944	(0)	114,943	(0)
Cicero Civil Town	955,470	955,470	-	955,468	(2)	955,466	(2)	955,464	(2)
Fishers Civil Town	18,655,919	18,655,919	-	18,655,881	(38)	18,655,843	(38)	18,655,805	(38)
Sheridan Civil Town	732,578	732,578	-	732,577	(1)	732,575	(1)	732,574	(1)
Westfield Civil Town	9,719,598	9,719,598	-	9,719,860	262	9,720,122	262	9,720,384	262
Hamilton North Public Library	316,080	316,080	-	316,079	(1)	316,079	(1)	316,078	(1)
Carmel-Clay Public Library	3,457,774	3,457,774	-	3,457,767	(7)	3,457,760	(7)	3,457,753	(7)
Hamilton East Public Library	3,947,824	3,947,824	-	3,947,816	(8)	3,947,808	(8)	3,947,800	(8)
Sheridan Public Library	150,706	150,706	-	150,706	(0)	150,705	(0)	150,705	(0)
Westfield Public Library	567,298	567,298	-	567,297	(1)	567,296	(1)	567,295	(1)
Hamilton County Airport	32,941	32,941	-	32,941	(0)	32,941	(0)	32,941	(0)
Hamilton County Solid Waste	400,896	400,896	-	400,895	(1)	400,894	(1)	400,894	(1)

CITY OF WESTFIELD, INDIANA

Summary of Estimated Impact on Circuit Breaker Credits

Government Unit	Estimated 2017	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,876,843	\$ 3,876,847	\$ 4	\$ 3,876,851	\$ 4	\$ 3,876,855	\$ 4	\$ 3,876,859	\$ 4
Adams Township	5,791	5,791	-	5,791	-	5,791	-	5,791	-
Clay Township	117,455	117,455	-	117,455	-	117,455	-	117,455	-
Delaware Township	6,014	6,014	-	6,014	-	6,014	-	6,014	-
Fall Creek Township	16,783	16,783	-	16,783	-	16,783	-	16,783	-
Jackson Township	13,676	13,676	-	13,676	-	13,676	-	13,676	-
Noblesville Township	49,903	49,903	-	49,903	-	49,903	-	49,903	-
Washington Township	110,550	110,550	-	110,550	-	110,550	-	110,550	-
Wayne Township	4,726	4,726	-	4,726	-	4,726	-	4,726	-
White River Township	62	62	-	62	-	62	-	62	-
Carmel Civil City	1,132,485	1,132,485	-	1,132,485	-	1,132,485	-	1,132,485	-
Noblesville Civil City	5,155,218	5,155,218	-	5,155,218	-	5,155,218	-	5,155,218	-
Arcadia Civil Town	33,004	33,004	-	33,004	-	33,004	-	33,004	-
Atlanta Civil Town	6,434	6,434	-	6,434	-	6,434	-	6,434	-
Cicero Civil Town	99,068	99,068	-	99,068	-	99,068	-	99,068	-
Fishers Civil Town	1,431,012	1,431,012	-	1,431,012	-	1,431,012	-	1,431,012	-
Sheridan Civil Town	256,430	256,430	-	256,430	-	256,430	-	256,430	-
Westfield Civil Town	3,430,772	3,430,793	21	3,430,814	21	3,430,835	21	3,430,856	21
Carmel Schools	1,002,043	1,002,043	-	1,002,043	-	1,002,043	-	1,002,043	-
Hamilton Heights Schools	198,047	198,047	-	198,047	-	198,047	-	198,047	-
HSE Schools	2,562,340	2,562,340	-	2,562,340	-	2,562,340	-	2,562,340	-
Noblesville Schools	4,423,662	4,423,662	-	4,423,662	-	4,423,662	-	4,423,662	-
Sheridan Schools	178,342	178,342	-	178,342	-	178,342	-	178,342	-
Westfield Schools	7,986,350	7,986,376	26	7,986,402	26	7,986,428	26	7,986,454	26
Hamilton North Public Library	17,168	17,168	-	17,168	-	17,168	-	17,168	-
Carmel-Clay Public Library	121,645	121,645	-	121,645	-	121,645	-	121,645	-
Hamilton East Public Library	450,084	450,084	-	450,084	-	450,084	-	450,084	-
Sheridan Public Library	14,657	14,657	-	14,657	-	14,657	-	14,657	-
Westfield Public Library	195,986	195,987	1	195,988	1	195,989	1	195,990	1
Hamilton County Solid Waste	43,724	43,724	-	43,754	30	43,842	89	44,108	266

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



City of Westfield

2017 Annual Review of Existing Tax Abatements

Abatement Details																								
Name of Taxpayer		Type of Abatement	Term	Years Remaining	Status	2010	2011	2012	2013	2014	2015	2016	2017*	2018*	2019*	2020*	2021*	2022*	2023*	2024*	2025*	2026*	2027*	Total Abatement
1	AgReliant Genetics, LLC	Real Property	10 years	8 years	Added fifteen (15) employees since the approval of their abatement (4 new since last year).								\$74,745	\$67,270	\$59,796	\$52,321	\$44,847	\$37,372	\$29,898	\$22,423	\$14,949	\$7,474	\$7,474	\$418,571
2	Automatic Pool Covers (11-01)	Personal Property	5 years	1 year	Added twenty-eight (28) employees since the approval of their abatement (6 new since last year).					\$1,803	\$10,336	\$6,851	\$4,567	\$2,284										\$25,841
3	Automatic Pool Covers (16-120)	Personal Property	5 years	4 year	This is the first year for this abatement, added three (3) since the approval of the abatement.									\$6,937	\$7,769	\$4,370	\$2,220	\$832						\$22,128
4	Carrington Mortgage	Personal Property	5 years	3 years	Added three hundred, ninety-one (391) employees since the approval of their abatement (31 new since last year.)							\$11,250	\$13,468	\$13,468	\$13,468	\$13,468								\$65,120
5	Carter Jackson	Real Property	10 years	10 years	Abated improvements not yet constructed.																			
6	CPS, Inc.	Personal Property	10 years	4 years	Added twenty-one (21) employees since the approval of their abatement.			\$4,000	\$3,595	\$2,076	\$1,816	\$1,376	\$1,147	\$917	\$688	\$459	\$229							\$16,303
7	Custom Cast Stone	Real Property	8 years	None	Employment numbers are lower than expected, this is the final year of their abatement.	\$4,713	\$4,912	\$4,186	\$3,992	\$3,198	\$2,430	\$1,413	\$735											\$25,579
8	Custom Concrete	Real Property	10 years	None	Added twenty-four (24) employees since the approval of their abatement (16 new since last year.)	\$102,770	\$83,501	\$69,156	\$55,325	\$35,164	\$23,443	\$10,359	\$5,180											\$384,897
9	DuraMark Technologies	Personal Property	5 years	4 years	This is the first year for this abatement, added fourteen (14) employees since the approval of the abatement.									\$43,984	\$35,197	\$26,390	\$17,593	\$8,797						\$131,961
10	DuraMark Technologies	Real Property	10 years	9 years	Same as above									\$48,734	\$43,860	\$38,987	\$34,114	\$29,240	\$24,367	\$19,493	\$14,620	\$9,747	\$4,873	\$268,035
11	EGO Enterprises LLC (APC, Res. 11-02)	Real Property	10 years	5 years	Added twenty-eight (28) employees since the approval of their abatement (6 new since last year).				\$86,652	\$92,055	\$79,574	\$57,140	\$43,954	\$35,163	\$26,372	\$17,581	\$8,791	\$4,395						\$451,678
12	EGO Enterprises LLC (APC, Res. 16-112)	Real Property	10 years	9 years	This is the first year for this abatement, added three (3) since the approval of the abatement.									\$77,645	\$69,881	\$62,116	\$54,352	\$46,587	\$38,823	\$31,058	\$23,294	\$15,529	\$7,765	\$427,050
13	HADAH II, LLC (Weas)	Real Property	10 years	8 years	Added thirteen (13) employees since the approval of their abatement (2 new since last year).							\$84,128	\$79,922	\$67,302	\$54,683	\$42,064	\$33,651	\$25,238	\$16,826	\$8,413	\$4,206			\$416,433
14	IMMI	Personal Property	10 years	5 years	Added eleven (11) employees since the approval of their abatement (2 new since last year).				\$42,133	\$84,119	\$77,144	\$59,656	\$51,134	\$42,611	\$34,089	\$25,567	\$17,045	\$8,522						\$442,019
15	Indiana Brick Corporation	Real Property	8 years	None	Abatement benefits have expired.	\$11,638	\$19,024	\$17,457	\$14,663	\$11,638	\$8,845	\$5,143												\$88,406
16	NewPro Containers	Real Property	10 years	10 years	Abated improvements not yet constructed.																			
17	Schillinger Associates	Real Property - VP	3 years	3 years	Abated improvements not yet constructed.																			
18	Shelby Materials, Inc.	Real Property	10 years	10 years	Abated improvements not yet constructed.																			
19	Thieneman Construction	Real Property	10 years	8 years	Added twenty-five (25) employees since the approval of their abatement (16 new since last year).								\$73,212	\$65,891	\$58,570	\$51,248	\$43,927	\$36,606	\$29,285	\$21,964	\$14,642	\$7,321	\$7,321	\$409,987
20	Weas Engineering, Inc.	Personal Property	5 years	2 years	Added thirteen (13) employees since the approval of their abatement (2 new since last year).						\$130	\$4,408	\$3,306	\$2,204	\$1,102									\$11,149
					Total Abatement	\$119,121	\$107,437	\$94,798	\$206,360	\$230,052	\$203,718	\$241,723	\$351,367	\$474,410	\$405,474	\$334,571	\$256,769	\$197,591	\$139,198	\$103,351	\$71,712	\$40,072	\$27,434	\$3,605,157

*Value represents an estimate based on 2016 pay 2017 tax rate (\$2.85 per \$100 of assessed value, taxes capped at 3%). Assumes tax rate and assessed value estimates remain unchanged in future years.

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that the **City of Westfield, Indiana**, a/k/a **City of Westfield**, an Indiana municipal corporation (collectively, “Grantor”), QUITCLAIMS to the **Westfield Redevelopment Authority**, a separate body corporate and politic organized and existing under Indiana Code 36-7-14.5 as an instrumentality of Grantor (“Grantee”), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Westfield, Hamilton County, Indiana:

See attached Exhibit “A” for legal description.

IN WITNESS WHEREOF, Grantor has executed this deed this _____ day of April, 2017.

City of Westfield, Indiana a/k/a City of Westfield
an Indiana municipal corporation

By: _____
J. Andrew Cook, Mayor

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared **J. Andrew Cook**, by me known and by me known to be the Mayor of the City of Westfield, Indiana, an Indiana municipal corporation, who acknowledged the execution of the foregoing Quitclaim Deed and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this _____ day of April, 2017.

Signature _____ Notary Public _____

Printed

My Commission Expires:

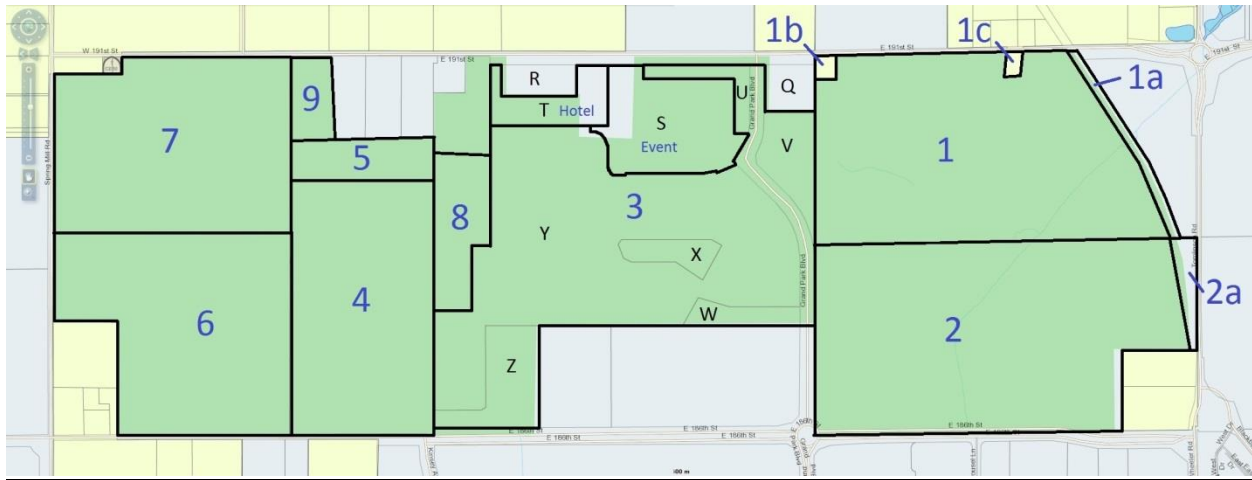
My County of Residence:

Send tax statements to: Westfield Redevelopment Authority
130 Penn Street
Westfield, Indiana 46074
Attn: Todd Burtron

This instrument prepared by: Andrew C. Strobel, Esq.
Krieg DeVault LLP
12800 N. Meridian Street, Suite 300
Carmel, Indiana 46032
(317) 636-4341

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Andrew C. Strobel, Esq.

Exhibit "A"



Parcel 1

County Parcel No. 08-05-25-00-00-058.000

State Parcel No. 29-05-25-000-058.000-015

Begin at a stone at the Northwest corner of the Southwest Quarter of Section 25, Township 19 North, Range 3 East, of the Second Principal Meridian; run thence East 1727.15 feet to the West right of way of the C.I. & L. Railroad; thence following West right of way line Southeasterly 1509.6 feet to a point; thence West 2466 feet to a point; thence North 1322 feet to the Place of Beginning. Containing 64.86 acres, more or less, in Washington Township, Hamilton County, Indiana.

EXCEPT: Part of the Southwest quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows; Beginning at the Northwest corner of the Southwest Quarter of Section 25, Township 19 North, Range 3 East; thence North 90 degrees 00 minutes East (assumed bearing) on and along the North line of said Southwest quarter, 145.00 feet; thence South 1 degree 18 minutes West parallel with the West line of said Southwest quarter 185.00 feet; thence North 90 degrees 00 minutes West parallel with said North line 145.00 feet to the West line of said Southwest quarter; thence North 1 degree 18 minutes East on and along said West line 185.00 feet to the Place of Beginning. Containing 0.62 acre, more or less.

ALSO EXCEPT: Part of the Southwest Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows; Beginning 1314.00 feet North 90 degrees 00 minutes East (assumed bearing) of the Northwest corner of the Southwest quarter of Section 25, Township 19 North, Range 3 East and on the North line thereof; thence continuing North 90 degrees 00 minutes East and on and along said North line 115.00 feet; thence South 04 degrees 48 minutes West 185.00 feet; thence North 90 degrees 00 minutes West

parallel with said North line 115.00 feet; thence North 04 degrees 48 minutes East 185.00 feet to the Place of Beginning. Containing 0.49 acre, more or less.

Resulting in a net area of 63.754 acres, more or less.

Parcel 1a

County Parcel No. R/W

State Parcel No. 29-05-25-000-058.001-015

A part of the Southwest Quarter of Section 25, Township 19 North, Range 3 East, Hamilton County, Indiana and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Beginning on the north line of said quarter section at a point North 88 degrees 46 minutes 07 seconds East 1,763.77 feet from the northwest corner of said quarter section, designated as point "401" on the Location Control Route Survey Plat recorded as Instrument 2013057006 and corrected in an Affidavit of Correction recorded at Instrument 2013067270 all in the Office of the Recorder of said county (basis of bearings is said Location Control Route Survey Plat), which point of beginning is the northeast corner of the grantor's land on the center line of the abandoned CSX Railroad (formerly the Monon or C.I. & I. Railroad); thence South 33 degrees 30 minutes 30 seconds East 703.86 feet along said center line to a corner of the grantor's land, designated as point "605" on said Route Survey Plat; thence along said center line Southeasterly 806.35 feet along an arc to the right and having a radius of 2,817.42 feet and subtended by a long chord having a bearing of South 25 degrees 18 minutes 33 seconds East and a length of 803.61 feet to the southeast corner of the grantor's land; thence South 88 degrees 58 minutes 33 seconds West 34.36 feet along the south line of the grantor's land to the southwest corner of the grantor's land, designated as point "1050" on said Parcel Plat; thence Northwesterly 787.39 feet along an arc to the left and having a radius of 2,784.42 feet and subtended by a long chord having a bearing of North 25 degrees 24 minutes 26 seconds West and a length of 784.77 feet to a corner of the grantor's land, designated as point "1058" on said Parcel Plat; thence North 33 degrees 30 minutes 30 seconds West 724.70 feet to the northwest corner of the grantor's land and the north line of said quarter section; thence North 88 degrees 46 minutes 07 seconds East 39.03 feet along said north line to the point of beginning and containing 1.145 acres, more or less, inclusive of the presently existing right-of-way which contains 0.008 acres, more or less, for a net additional taking of 1.137 acres, more or less.

Parcel 1b

County Parcel No. 08-05-25-00-00-060.000

State Parcel No. 29-05-25-000-060.000-014

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

Beginning at the Northwest Corner of the Southwest Quarter of Section 25, Township 19 North, Range 3 East; Thence North 90 Degrees 00' East (Assumed Bearing) on and along the North

Line of said Southwest Quarter 145 Feet; thence South 1 Degree 18' West Parallel with the West Line of said Southwest Quarter 185 Feet; Thence North 90 Degrees 00' West Parallel with said North Line 145 Feet to the West Line of said Southwest Quarter; Thence North 1 Degree 18' East on and along said West line 185 Feet to the place of beginning, containing 0.62 acre, more or less.

Property Address: 709 E. 191st Street, Westfield, IN 46074

Parcel 1c

County Parcel No. 08-05-25-00-00-059.000

State Parcel No. 29-05-25-000-059.000-014

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

Beginning 1314.00 Feet North 90 Degrees 00 Minutes East (Assumed Bearing) of the Northwest Corner of the Southwest Quarter of Section 25, Township 19 North, Range 3 East and on the North line thereof; Thence continuing North 90 Degrees 00 Minutes East on and along said North line 115.00 Feet; Thence South 04 Degrees 48 Minutes West 185.00 Feet; Thence North 90 Degrees 00 Minutes West parallel with said North line 115.00 Feet; Thence North 04 Degrees 48 Minutes East 185.00 Feet to the place of beginning, containing 0.49 acre more or less.

Property Address: 931 E. 191st St., Westfield, IN 46074

Parcel 2

County Parcel No. 08-05-25-00-00-057.000

State Parcel No. 29-05-25-000-057.000-015

The South Half of the Southwest Quarter of Section 25, Township 19 North, Range 3 East, containing 80 acres, more or less.

Less the Following three parcels:

(1) Part of the South Half of the Southwest Quarter of Section 25, Township 19 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast Corner of said Quarter Section; thence Westerly along the South line thereof a distance of 525.00 feet; thence Northerly parallel with the East line thereof a distance of 300.00 feet; thence Easterly parallel with the South line of said Quarter Section a distance of 525.00 feet to a point on the East line of said Quarter Section; thence Southerly along said East line a distance of 300.00 feet to the Point of Beginning.

(2) Part of the South Half of the Southwest Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Quarter Section; thence Northerly along the East line thereof a distance of 300.00 feet to the Point of Beginning; thence continuing Northerly along said East line a distance of 250.00 feet; thence Westerly parallel with the South line of said Quarter Section a distance of 525.00 feet; thence Southerly parallel with the East line thereof a distance of 250.00 feet; thence Easterly parallel with the South line a distance of 25.00 feet to the Point of Beginning.

(3) A part of the South Half of the Southwest Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Quarter Section; thence along the East line thereof North 00 degrees 02 minutes 30 seconds East (basis of bearings is the Indiana State Plane Coordinate System, East Zone (NAD 1983)) 550.00 feet to the Northeast corner of land described in Warranty Deed recorded as Instrument No. 200500035989 in the Office of the Recorder of the county and state aforesaid and the Point of Beginning; thence along the North line thereof South 89 degrees 10 minutes 59 seconds West 69.91 feet to the Westerly Right of Way of the former Monon Railroad (most recently CSX and abandoned) to the point of curvature of a non-tangent curve concave Westerly having a radius of 2768.82 feet, a long chord bearing of North 09 degrees 08 minutes 19 seconds West and a chord length of 787.18 feet; thence along said curve Northwesterly 789.86 feet to the North line of said Half Quarter Section; thence along said North line North 88 degrees 58 minutes 32 seconds East 195.52 feet to the Northeast corner thereof; thence along said East line of said Half Quarter Section South 00 degrees 02 minutes 30 seconds West 779.69 feet to the Point of Beginning containing 2.035 acres more or less.

Parcel 2a

County Parcel No. 08-05-25-00-00-057.003

State Parcel No. 29-05-25-000-057.003-015

A survey of part of the South Half of the Southwest Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2011063552 in the Office of the Recorder of the County and State aforesaid and is made a part of this description by reference, described as follows:

Commencing at the Southeast corner of said Quarter Section; thence along the East line thereof North 00 degrees 02 minutes 30 seconds East (basis of bearings is the Indiana State Plane Coordinate System, East Zone (NAD 1983)) 550.00 feet to the Northeast corner of land described in a Warranty Deed recorded as Instrument Number 200500035989 in the Office of the Recorder of said County and said State and the POINT OF BEGINNING; thence along the North line thereof South 89 degrees 10 minutes 59 seconds West 69.91 feet to the Westerly Right of Way of the former Monon Railroad (most recently CSX and abandoned) to the point of curvature of a non-tangent curve concave Westerly having a radius of 2768.82 feet, a long chord bearing of North 09 degrees 08 minutes 19 seconds West and a chord length of 787.18 feet; thence along

said curve Northwesterly 789.86 feet to the North line of said Half Quarter Section; thence along said North line North 88 degrees 58 minutes 32 seconds East 195.52 feet to the Northeast corner thereof; thence along said East line of said Half Quarter Section South 00 degrees 02 minutes 30 seconds West 779.69 feet to the POINT OF BEGINNING, and containing 2.035, acres more or less.

Subject to a Communications Systems easement in favor of AT&T Corporation, dated July 26, 2002 and recorded as Instrument Number 2002000528.

Parcel 3T

County Parcel No. 08-05-26-00-01-002.000

State Parcel No. 29-05-26-001-002.000-015

Lot 2, Grand Park Subdivision, Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana also described as follows:

A part of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the Northeast corner of said Quarter Section; thence South 89 degrees 54 minutes 07 seconds West 1447.73 feet along the north line of said Quarter Section; thence South 00 degrees 00 minutes 00 seconds East 75.00 feet to the point of beginning of this description: thence South 00 degrees 00 minutes 00 seconds East 416.06 feet; thence North 90 degrees 00 minutes 00 seconds West 115.00 feet; thence South 00 degrees 00 minutes 00 seconds East 4.04 feet; thence North 90 degrees 00 minutes 00 seconds West 694.45 feet to a western line of that 146.070 acre tract depicted and described on the ALTA/ACSM Land Title Survey prepared by DLZ Indiana, LLC and recorded as Instrument Number 2012018330 in the office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 05 minutes 53 seconds West 418.71 feet along said western line to a point 75.00 feet south, by perpendicular measurement, of the north line of the Southeast Quarter of said section; thence North 89 degrees 54 minutes 07 seconds East 75.00 feet, parallel to said north line, to a western line of that 8.441 acre tract depicted and described on said ALTA/ACSM Land Title Survey; thence South 00 degrees 05 minutes 53 seconds East 212.50 feet along the west line of said 8.441 acre tract to a southwest corner thereof; thence North 89 degrees 46 minutes 10 seconds East 517.94 feet to the western line of that 5.027 acre tract depicted and described on the Survey prepared by DLZ Indiana, LLC and recorded as Instrument Number 2012020314 in said Office of the Recorder; thence North 00 degree 05 minutes 20 seconds East 211.30 feet along the western line of said 5.027 acre tract to a point 75.00 feet south, by perpendicular measurement, of the north line of the Southeast Quarter of said section; thence North 89 degrees 54 minutes 07 seconds East 216.54 feet parallel to said north line to the point of beginning and containing 5.265 acres, more or less.

Property Address Per Property Tax Reports: 0 Grant Park Blvd., Westfield, IN 46074

Parcel 3U

County Parcel No. 08-05-26-00-01-006.000

State Parcel No. 29-05-26-001-006.000-015

Common Area “A” in Grand Park Subdivision – Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana as per plat thereof, recorded December 17, 2014 as Instrument Number 2014057320, Plat Book 5, Slide 292, in the Office of the Recorder of Hamilton County, Indiana and containing 2.624 acres more or less.

Parcel 3V

County Parcel No. 08-05-26-00-01-007.000

State Parcel No. 29-05-26-001-007.000-015

Common Area “B” in Grand Park Subdivision – Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana as per plat thereof, recorded December 17, 2014 as Instrument Number 2014057320, Plat Book 5, Slide 292, in the Office of the Recorder of Hamilton County, Indiana and containing 5.072 acres more or less.

Parcel 3W

County Parcel No. 08-05-26-00-01-008.000

State Parcel No. 29-05-26-001-008.000-015

Common Area “C” in Grand Park Subdivision – Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana as per plat thereof, recorded December 17, 2014 as Instrument Number 2014057320, Plat Book 5, Slide 292, in the Office of the Recorder of Hamilton County, Indiana and containing 2.547 acres more or less.

Parcel 3X

County Parcel No. 08-05-26-00-01-009.000

State Parcel No. 29-05-26-001-009.000-015

Common Area “D” in Grand Park Subdivision – Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana as per plat thereof, recorded December 17, 2014 as Instrument Number 2014057320, Plat Book 5, Slide 292, in the Office of the Recorder of Hamilton County, Indiana and containing 2.732 acres more or less.

Parcel 3Y

County Parcel No. 08-05-26-00-01-003.000

State Parcel No. 29-05-26-001-003.000-015

Lot 3 in Replat of Lot 3 Grand Park Subdivision – Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana recorded July 30, 2015 as Instrument Number 2015039870, Plat Cabinet 5, Slide 370, in the Office of the Recorder of Hamilton County, Indiana and containing 58.455 acres more or less.

Parcel 3Z

County Parcel No. 08-05-26-00-01-010.000

State Parcel No. 29-05-26-001-010.000-015

Common Area "E" in Grand Park Subdivision – Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana as per plat thereof, recorded December 17, 2014 as Instrument Number 2014057320, Plat Book 5, Slide 292, in the Office of the Recorder of Hamilton County, Indiana and containing 7.007 acres more or less.

Parcel 4

Parcel No. 08-05-26-00-00-011.000

State Parcel No. 29-05-26-000-011.000-015

Commencing at a point 53.33 1/2 rods South of the Northeast corner of the Southwest Quarter of Section 26, Township 19 North, Range 3 East, run thence West 60 rods, thence South 106.66 2/3 rods, thence East 60 rods, thence North 106.66 2/3 rods to the place of beginning, containing 40 acres, more or less, in Hamilton County, Indiana.

Parcel 5

Parcel No. 08-05-26-00-00-010.001

State Parcel No. 29-05-26-000-010.001-015

A part of the Southwest Quarter of Section 26, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

BEGINNING at a point on the East line of the Southwest Quarter of Section 26, Township 19 North, Range 3 East, said Point of Beginning, being South 53.33 1/3 rods (880.00 feet) from the Northeast corner of said Southwest Quarter, said Point of Beginning also being the Southeast corner of a 20 acre tract of land described in Instrument #3836 and recorded in Deed Record 155, Page 493 in the Records of Hamilton County, Indiana and the Northeast corner of a 40 acre tract of land described in Instrument #1991 and recorded in Deed Record 310, Page 429 in the Records of Hamilton County, Indiana; thence West 60 rods (990.00 feet) on and along the South line of said 20 acre tract of land and on and along the North line of said 40 acre tract of land to their Southwest and Northwest corners, respectively; thence North 274.8 feet, more or less, on and along the West line of said 20 acre tract of land to a point in an existing East/West fence line (December 1980) said point being 605.2 feet South of the North line of said Southwest Quarter; thence East 990.00 feet on and along the East/West fence line to the East line of said Southwest Quarter, said point being 582.6 feet South of the Northeast corner of said Southwest Quarter; thence South 297.4 feet more or less, on and along the East line of said Southwest Quarter to the POINT OF BEGINNING, containing 6.5 acres more or less, being subject to all applicable easements and right-of-way of record.

Parcel 6

Parcel No. 08-05-26-00-00-014.000

State Parcel No. 29-05-26-000-014.000-015

A parcel of land lying within the Southwest quarter of Section 26, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southwest quarter of Section 26, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence South 90 degrees 00 minutes 00 seconds East (assumed bearing) 1656.59 feet on the North line of said Southwest quarter to the Northeast corner of the real estate described in a Warranty Deed recorded in Deed Book 271, page 33, in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 21 minutes 04 seconds West, 1233.85 feet on the East line of the real estate described in said Deed Book 271, page 33, to a 5/8 inch diameter rebar w/cap marked Weihe Engr. 0012 ("capped rebar") at the Point of Beginning of this description; thence North 89 degrees 36 minutes 35 seconds West, 1657.39 feet perpendicular to the West line of said Southwest quarter to a PK nail on the West line thereof; thence South 00 degrees 23 minutes 25 seconds West, 612.76 feet on the West line of said Southwest quarter to the Northwest corner of the real estate described in Instrument #87-25961 in said Recorder's Office; thence South 89 degrees 56 minutes 55 seconds East, 468.00 feet on the North line of the real estate described in said Instrument #87-25961 to the Northeast corner thereof; thence South 00 degrees 23 minutes 25 seconds West, 807.37 feet on the East line of the real estate described in said Instrument #87-25961 and the East line of the real estate described in Deed Book 286, page 747 in said Recorder's Office to the Southeast corner thereof, being on the South line of said Southwest quarter; thence South 89 degrees 56 minutes 55 seconds East, 1190.39 feet on the South line of said Southwest quarter to the Southeast corner of the real estate described in said Deed Book 271, page 33; thence North 00 degrees 21 minutes 04 seconds East 1410.33 feet on the east line of the real estate described in said Deed Book 271, page 33, to the Point of Beginning.

Parcel 7

Parcel No. 08-05-26-00-00-015.000

State Parcel No. 29-05-26-000-015.000-015

A parcel of land lying within the Southwest quarter of Section 26, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southwest quarter of Section 26, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence South 90 degrees 00 minutes 00 seconds East (assumed bearing) 1656.59 feet on the North line of said Southwest quarter to the Northeast corner of the real estate described in a Warranty Deed recorded in Deed Book 271, page 33 in the Office of the Recorder of Hamilton

County, Indiana, said corner being the Point of Beginning of this description; thence South 00 degrees 21 minutes 04 seconds West, 1233.85 feet on the East line of the real estate described in said Deed Book 271, page 33 to a 5/8 inch diameter rebar w/ cap marked Weihe Engr. 0012 ("capped rebar"); thence North 89 degrees 36 minutes 35 seconds West, 1657.39 feet perpendicular to the West line of said Southwest quarter to a PK nail on the West line thereof; thence North 00 degrees 23 minutes 25 seconds East, 1087.87 feet to a pk nail; thence South 90 degrees 00 minutes 00 seconds East, 495.00 feet to a capped rebar; thence North 00 degrees 23 minutes 25 seconds East, 134.70 feet parallel with the West line of said Southwest quarter to a pk nail on the North line thereof; thence South 90 degrees 00 minutes 00 seconds East, 1161.59 feet on the North line of said Southwest quarter to the Point of Beginning. Containing 45.19 acres of land more or less.

Property Address: Springmill Road, Westfield, IN 46074

Parcel 8

Parcel No. 08-05-26-00-00-009.002

State Parcel No. 29-05-26-000-009.002-015

A part of the Southeast Quarter of Section 26, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

BEGINNING at a point on the North line of the Southeast Quarter of Section 26, Township 19 North, Range 3 East; said Point of Beginning being South 90 degrees 00 minutes 00 seconds West (assumed bearing) 2258.03 feet from the Northeast corner of said Southeast Quarter (stone with "X" found); thence South 00 degrees 00 minutes 09 seconds East 1324.15 feet; thence North 89 degrees 35 minutes 49 seconds West 129.86 feet; thence South 00 degrees 10 minutes 16 seconds East 445.99 feet; thence North 89 degrees 30 minutes 45 seconds West 266.68 feet to the West line of said Southeast Quarter; thence North 00 degrees 13 minutes 32 seconds East 1502.97 feet on and along the West line of said Southeast Quarter to a point being South 00 degrees 13 minutes 32 seconds West 264.86 feet from the Northwest corner of said Southeast Quarter; thence North 89 degrees 35 minutes 10 seconds East 216.23 feet; thence North 00 degrees 56 minutes 27 seconds East 263.33 feet to the North line of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds East 168.67 feet on and along the North line of said Southeast Quarter to the POINT OF BEGINNING, containing 13.26 acres, more or less.

Except

Part of the Southeast Quarter of Section 26, Township 19 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence along the North along the North line thereof South 89 degrees 54 minutes 07 seconds West (Basis of bearings is the Indiana State Plane Coordinate System East Zone (NAD 1983)) 2258.03 feet to the Northeast corner of land conveyed by Warranty Deed, recorded as Instrument Number 2009088954 In the Office of the Recorder of the County and State aforesaid and the POINT OF BEGINNING;

thence along the East line of said land South 00 degrees 05 minutes 53 seconds East 706.60 feet to a 5/8 Inch by 24 inch rebar flush with plastic cap stamped "DLZ FIRM #0056", hereafter referred to as a DLZ monument; thence along the easterly extension of a fence and along said fence and the westerly extension thereof North 86 degrees 49 minutes 07 seconds West 391.48 feet to a DLZ monument on the West line of said Southeast Quarter; thence along said West line North 00 degrees 07 minutes 28 seconds East 419.35 feet; thence North 89 degrees 29 minutes 43 seconds East 216.23 feet; thence North 00 degrees 49 minutes 29 seconds East 263.36 feet to the North line of said Southeast Quarter; thence along said North line North 89 degrees 54 minutes 06 seconds East 168.74 feet to the POINT OF BEGINNING; containing 4.898 acres more or less.

Resulting in 8.359 acres, more or less.

Parcel 9

Parcel No. 08-05-26-00-00-010.102

State Parcel No. 29-05-26-000-010.102-015

A Part of the Southwest quarter of Section 26, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana being described as follows:

Commencing at the Northeast corner of the Southwest quarter of Section 26, Township 19 North, Range 3 East; thence on the North line of said Southwest quarter North 89 degrees 59 minutes 53 seconds West (assumed bearing) 722.07 feet to a mag nail and the Point of Beginning of this description; thence South 03 degrees 50 minutes 18 seconds East 598.26 feet to a 5/8" iron rod with a yellow cap stamped Miller Surveying on the South line of the tract of real estate described in Instrument No. 9357399; thence on said South line South 88 degrees 35 minutes 08 seconds West 311.76 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying at the Southwest corner of said real estate; thence on the West line of said real estate North 00 degrees 20 minutes 55 seconds East 604.64 feet to a mag nail on the North line of said Southwest quarter; thence on said North line South 89 degrees 59 minutes 53 seconds East 267.93 feet to the Point of Beginning. Containing 4.00 acres, more or less.



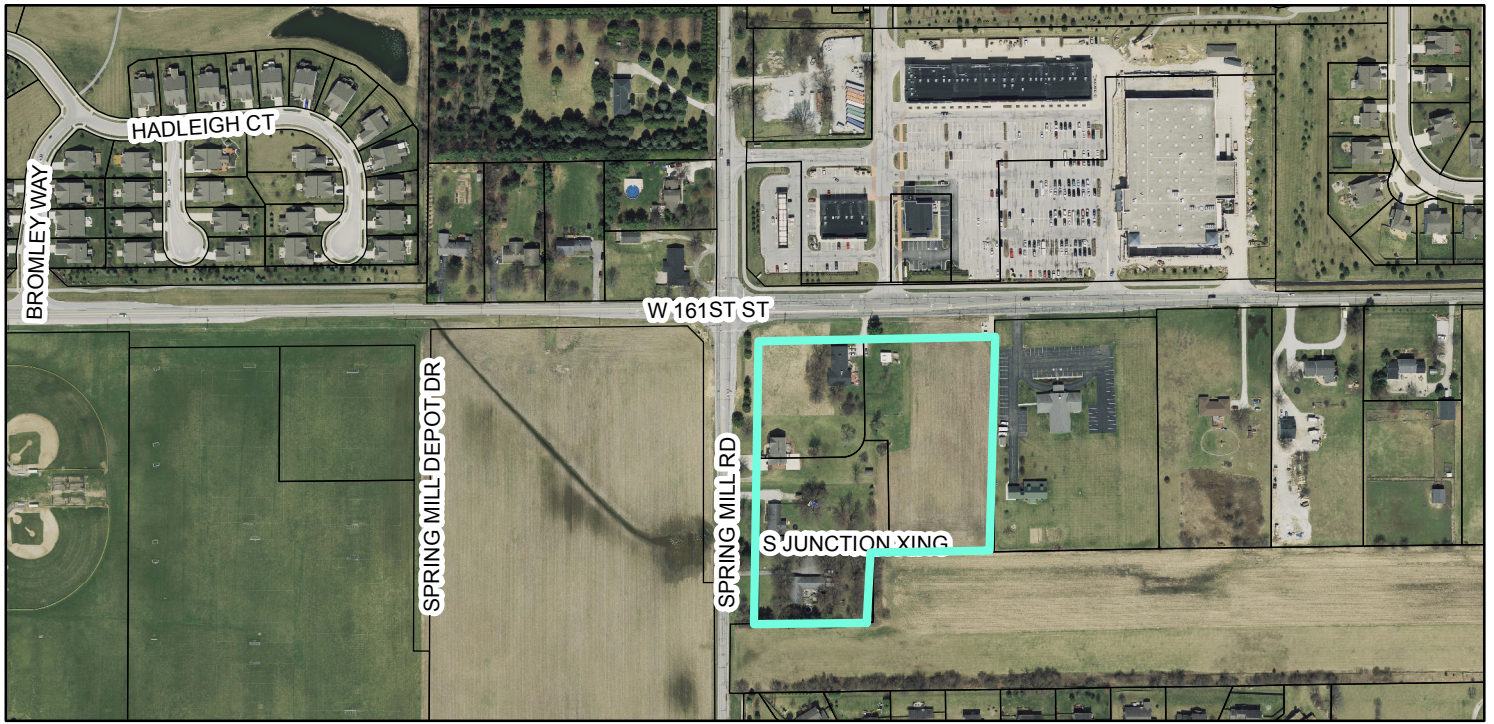
Location Map

Spring Mill Station SEC PUD Amendment

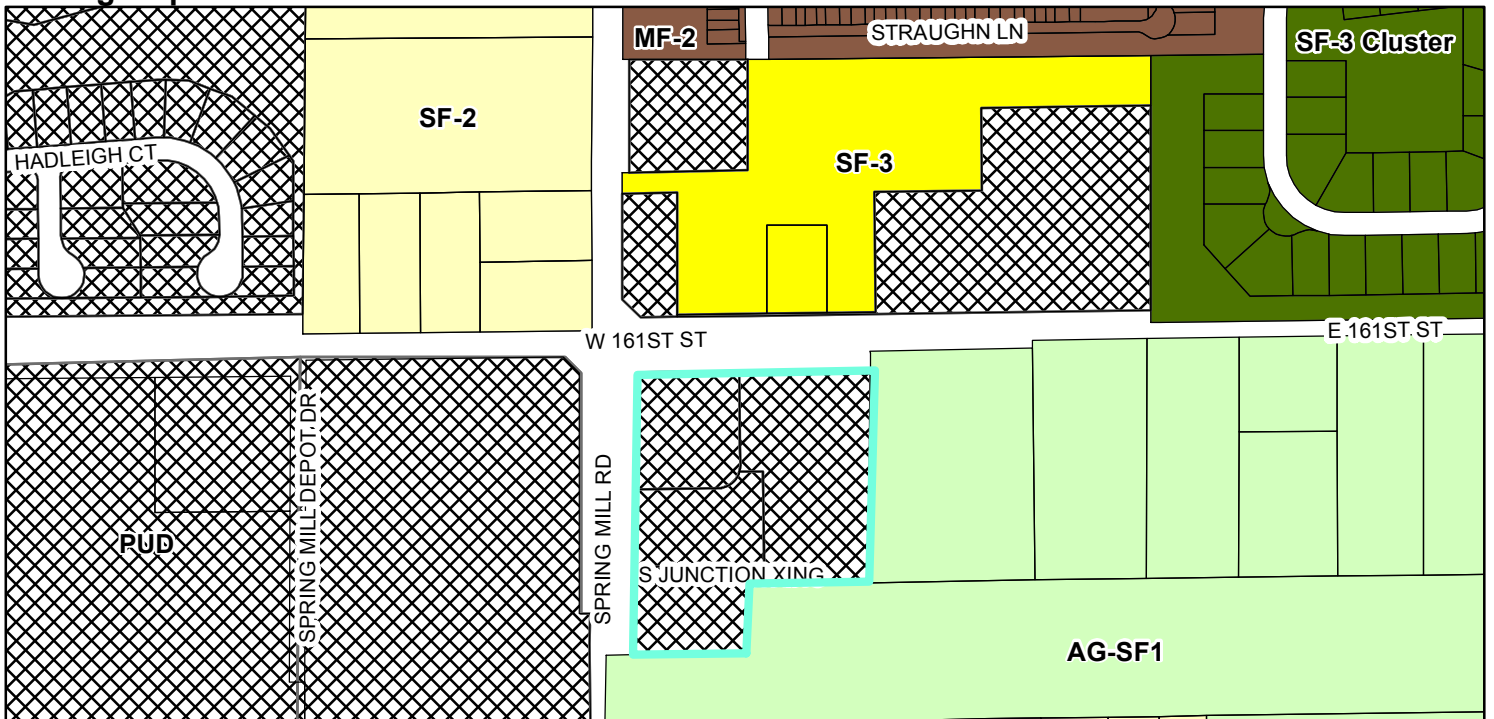
1706-PUD-11



Aerial Location Map



Zoning Map



Zoning

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

City of Westfield, Indiana Debt Management Policy

1. Policy Statement

It is the policy of the City of Westfield, Indiana (the "City") to appropriately and advantageously issue public debt in response to the ongoing capital needs of the City and its agencies. All debt will be issued in accordance with all applicable Federal, State, City Policies, and the City Municipal Code (Code of Ordinances) requirements and laws governing the issuance of public debt.

The City's debt policy is the guideline for City staff to use in issuing debt. The policy shall be reviewed on an annual basis by the Director Enterprise Development. Any substantive modifications made to the policy must be approved by the City Council and will be submitted accordingly and updated by the Director Enterprise Development.

2. Authority

Under the authority granted by the Indiana State Code Title 5, State and Local Administration, Title 36, Local Government; the Westfield Municipal Code (Code of Ordinances); and the Westfield City Council; the City of Westfield is authorized to incur debt for funding capital acquisitions, capital improvement projects, capital equipment, and for economic development projects or purposes. It is the City Council's intent to responsibly use this authority in order to fulfill the objectives of the City of Westfield, Indiana (the "City") and its agencies and departments.

Management responsibility for the City's debt program is hereby delegated to the Director Of Enterprise Development. Pursuant to the conditions, regulations, and procedures in this policy and aforementioned laws and policies, it shall be the responsibility the Director of Enterprise Development to monitor and manage debt on behalf of the City. Only the fiscal bodies of the City of Westfield, which are the Westfield City Council or its agencies as specifically mentioned in this document, are authorized to issue debt.

3. Ethics and Conflict of Interest

Officers and employees involved in the debt issuance process shall refrain from personal business activity that could conflict with proper execution of the debt program, or which could impair their ability to make impartial debt issuance decisions.

Employees and debt issuance officials shall disclose to the City Clerk Treasurer any material financial interests in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial positions that could be related to the City's debt portfolio.

All matters of conflict of interest and ethics shall be governed and handled in accordance with the City of Westfield, Indiana, Employee Personal Manual.

4. Prudence

Debt shall be issued subject to the City Council with extreme judgment and care; and under all circumstances all persons involved shall use prudence, discretion and intelligence as they would exercise in the management of their own affairs. The standard of prudence to be used by debt issuance officials shall be the “prudent person” standard and shall be applied in the context of managing an overall debt portfolio.

Debt managers acting in accordance with the debt policy and written procedures and exercising due diligence shall be relieved of personal liability for an individual’s security credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments. The “prudent person” is expected to be a reasonably well informed person and should always consult with the City Financial Advisor(s) and the Director of Enterprise before any such related matter is entered into or others agreed upon.

5. Scope

This debt policy applies to debt issued directly by the City and debt issued on behalf of the City.

This debt policy shall be all-inclusive of debt issued by the City to include, but not be limited to: general obligation debt, Tax Increment Financing (TIF) debt, governmental purpose revenue debt for public enterprises – stormwater, other revenue debt, economic development related debt, lease obligations, and all forms of debt having an annual appropriation of City revenues. Additionally, this policy governs the use of any swap transactions used in conjunction with the City’s debt program.

This debt policy contains certain elements on procedures and practices to achieve the objectives of the policy and to ensure that professional standards are defined and met in the policy’s implementation.

To ensure sound issuing of debt and along with EMMA (Electronic Municipal Market Access) continuing disclosures, the City has selected a Dissemination Agent for issuing any debt. The Dissemination Agent is responsible for SEC post-issuance compliance per the MCDC (Municipalities Continuing Disclosure Cooperation Initiative).

6. Objectives

- a. To preserve the public trust and ensure current decisions positively impact future citizens. The City shall achieve this objective by:
 - i. Providing ongoing information to elected officials, senior management and the public on the status of the City's debt program;
 - ii. Evaluating each debt issue in accordance with this policy, as to its individual and cumulative impact;
 - iii. Adhering to Federal and State code, City Policies, and the City Municipal Code (Code of Ordinances).
- b. To minimize borrowing costs. The City shall minimize borrowing costs by:
 - i. Working with spending authorities to ensure that the tax-exempt status of bonds issued on that basis are maintained;
 - ii. Striving to obtain the highest credit ratings possible within the overall objectives of the City;
 - iii. Ensuring that the type of debt and debt structure selected employ criteria that ensure the advantageous marketing of each issue.
- c. To preserve access to capital markets. The City shall preserve access to the capital markets by:
 - i. Providing information to the general municipal market and its agents including regular continuing disclosure to its investors;
- d. Maintaining future debt capacity. To ensure future financial flexibility. The City shall ensure financial flexibility by:
 - i. Maintaining debt levels within manageable ranges to ensure parameters are within state and local compliance.
 - ii. Using cost/benefit analysis to set optional prepayment provisions, which ensure proactive management of outstanding obligations.
 - iii. Managing callable dates and repayment terms for potential renegotiations and increased flexibility.

7. Guidelines for Use

Debt is a financing tool which should be judiciously used when the City has legal, financial and market debt capacities and will be considered when some or all of the following conditions exist:

- a. Estimated future revenue is sufficient to ensure the repayment of the debt obligation;
- b. Other financing options have been explored and are not viable for the timely or economic acquisition or completion of a capital project;
- c. A capital project is mandated by federal or state authorities with no other viable funding option available; and

- d. The capital project or asset lends itself to debt financing rather than pay-as-you-go funding based on the expected useful life of the project and the City's ability to pay debt service.
- e. Debt will not be used to fund ongoing operating expenses of the City.
- f. Any City debt issued in support of a development project shall first be reviewed and approved by the City's Economic and Community Development Team, including the City Director of Enterprise Development. The City Clerk Treasurer will be notified by the City Director of Enterprise Development of the approved City debt issued.

8. Types of Debt Issuance/Debt Limits

The City has numerous choices regarding types of debt available to meet its financing objectives. All such uses of debt are subject to legal requirements. Regarding direct debt, the Director of Enterprise Development will calculate the ratios for all new debt and use this to help guide the City in making sound decisions of future debt issuance. These ratios shall include the following: debt per capita, debt to personal income, and debt to taxable property value. The following is a listing of the types of generally issued debt and general guidelines as to their use.

- a. General Obligation (G.O.) Bond – Full Faith and Credit. General obligation bonds provide the investor with its most secure City transaction, because of the City's pledge of its unlimited authority to levy property taxes for debt service. To be issued for projects, which benefit the City as a whole. Principal and interest to be paid from City's debt levy assessed on all real and personal property.
- b. Revenue Bonds. Revenue bonds may be issued to fund capital improvements related to municipal enterprise functions (sewer or stormwater) or for special projects supported by discrete revenue sources. They are designed to be self-supporting through user fees or other special earmarked receipts or taxes and do not rely on the general taxing powers of the City. Principal and interest is paid from net revenues from enterprise operations or directly from the earmarked revenue source.
- c. Capital Leases. The City may issue tax-exempt and taxable leasehold revenue bonds and special limited obligation bonds (including redevelopment bonds) through not-for-profit municipal corporations or by using a trust structure. Projects are primarily to be limited to public purpose capital improvements. Principal and interest to be paid from project revenues or specific taxes. Capital leases are not considered an indebtedness of the City according to state statute because the lease payments are subject to annual appropriation; however, from a variety of perspectives (e.g. credit, accounting, etc.) all or most of this type of debt may be considered an obligation of the City.

- d. Developer Backed Bonds. These bonds receive their income payments (and hence their value) from Developers with projects within the City, which are derived from and collateralized (or “backed”) by a specified pool of underlying assets provided by the Developer. The City is not responsible for default or any other repayment of such debt, rather it is the Developer.
- e. Short Term – Borrowing and Bond Anticipation Notes (BAN’s). To borrow monies from non-city sources, using bonding authority approved by the voters or the City Council to finance capital improvements in anticipation of issuing bonds to refinance the loan. All such loans shall become due within a reasonably short period of time from the date of incurring the loan obligation as determined by the Director of Enterprise Development on a case by case basis. The City may not use revenues authorized for repayment of bonded indebtedness for repayment of such loans unless the loan is made pursuant to voted authority. BAN’s will not be rolled over for more than five (5) years.
- f. Lease Financing. The City may enter short-term lease-purchase agreements to finance capital improvements, including equipment with an expected useful life as defined by the Governmental Accounting Standards Board (GASB) of less than ten (10) years. Principal and interest to be paid from the operating budget or other dedicated resources of the department purchasing equipment or constructing capital improvement.
- g. Conduit Debt. The City may issue bonds through conduit agencies provided that the projects financed have a general public purpose (e.g. infrastructure, economic development, housing, health facilities, etc.) consistent with the City’s overall operating and capital plans. Principal and interest to be paid from project revenues or specific taxes.
- h. Low Interest Loan. The City may utilize short-term borrowing in anticipation of long-term bond issuance or to fund cash flow needs in anticipation of tax or other revenue sources. The City’s fiscal bodies are authorized to make low interest loans from one City fund to another City fund for the shortest periods of time as possible, as determined by the approving fiscal body. The Director of Enterprise Development is required to assure that the loaning fund will have adequate cash balances to continue to meet current expenses after the loan is made and until repayment from the receiving fund.
- i. Tax Increment Financing (TIF). TIF provides for the temporary allocation to redevelopment districts of increased tax proceeds (known as “increment”) in an allocation area generated by increases in assessed value. Accordingly, TIF proceeds permits the City to use increased tax revenues stimulated by redevelopment to pay for the capital improvements needed to induce the

redevelopment. Depreciable personal property may be used as increment under limited circumstances.

- j. Swap Transactions. The City will not enter into any swap transactions unless a debt derivative policy has first been established. Accordingly, the City will not enter into interest rate swaps, forward swaps, swap options, basis swaps, caps, floors, collars, cancellation options or any similar hedge, derivative or synthetic instrument on behalf of the City ("swap transactions").

9. Debt Administration

- a. Post Issuance Compliance – The Director of Enterprise Development will review with the Dissemination Agent procedures to ensure compliance with State and Federal regulations, and City of Westfield policy and code. Such procedures will consider: Continuing Disclosure, Arbitrage Rebate, Private Use Limitations, Other Tax Compliance Requirements and Permitted Investments of bond proceeds.
- b. Refunding – The Department of Enterprise will conduct periodic review of the Debt Management Schedule of outstanding debt to identify refunding opportunities and report in compliance with the reporting section of this policy.

10. Limitation on Level of Debt to be Issued and Outstanding

- a. Constitutional and Statutory Limitations:
As established per the Indiana Code, for direct debt the City may not exceed 2% (percent) of 1/3 (one-third) of the net assessed value (AV) of the City within the municipal boundaries. This limit is applicable for the City's direct debt and the Redevelopment District direct debt respectively. Projects greater than two million dollars (\$2,000,000) will have to go through a petition remonstrance process. Projects greater than twelve millions dollars (\$12,000,000) are required to be approved by a voter's referendum.

11. Retention of Consultants and Other Related Parties

The City recognizes the nature of the municipal bond industry is such that specialized consultants may need to be retained. The City will strive to retain those consultants who will best advise them on individual issues and the overall City debt program in a manner, which will most advantageously position the City on both a short and long-term basis.

All City debt will be reviewed by Bond Counsel to ensure that the City is meeting all statutory requirements.

12. Reporting

The Director of Enterprise Development is charged with the responsibility of monitoring all City debt and preparing quarterly debt reports for the City Council and the Clerk Treasurer. This debt report will also be updated when new debt is issued and when debt matures. Within the quarterly debt report, a summary of the City's debt portfolio shall be included listing of all City's outstanding debt by type including the outstanding principal amount for each. Additionally, the quarterly debt report shall also include a calculation of debt capacity for the City's direct debt obligations.

On an annual basis, the Clerk Treasurer's Office will perform the following:

- a. Prepare and provide a report to the Westfield City Council and the Indiana Department of Local Government Finance (DLGF).

INVESTMENT POLICY is hereby stated as follows:

A. Purpose. The purpose of this policy is to provide investment objectives and guidelines for the management of public funds, to safeguard funds on behalf of the City, to assure the availability of funds when needed, to encourage investments that earn a competitive rate of return, and, at all times, invest according to and consistent with state law, Ind. Code § 5-13-9 *et seq.*, as amended.

B. Investing Officer. The City's Clerk-Treasurer is the City's Investing Officer and is hereby authorized to invest city funds, with recommendations by the Director of Enterprise Development, in authorized funds or any fund that state statutes, as amended, may deem or consider an authorized fund prior to expiration of this Investment Policy.

C. Minimum Rating. Authorized funds in which the City's Investing Officer invests city funds shall have attained at least the minimum rating required by state statutes, as amended.

D. State Statutes. All investments made by the City's Investing Officer shall be made in accordance with Ind. Code § 5-13 *et seq.*

E. Maturity Date. The City's Investing Officer is hereby authorized to make investments up to two (2) years in maturity.

F. Longer-Term Investments. The City's Investing Officer shall limit total longer-term investments outstanding to not more than 25% of the City's total portfolio, including balances in the City's transaction accounts. However, an investment is authorized and remains legal even if a subsequent decrease in the City's total portfolio of public funds invested, including balances in transaction accounts, causes the percentage of longer term investments outstanding to exceed 25% of the City's total portfolio.

G. Term of Policy. This Investment Policy is and shall be in effect upon adoption and publication as required by Ind. Code §5-13-9-5.7 and shall expire on January 1, 2019 ("Expiration Date"). The power to make investments under this Investment Policy terminates on the Expiration Date.

Investments made in accordance with this Investment Policy that are outstanding on or after the Expiration Date remain valid investments, and nothing herein shall be construed to render such investments improper or unlawful.

H. Approval of Investment Officer. All investments made pursuant to this Investment Policy must be approved by the Investing Officer.

I. Internal Control/External Review. Director of Enterprise Development is responsible for establishing and maintaining policies and procedures to insure that City assets are protected from loss, theft, or misuse. Such policies and procedures shall be discussed with the Clerk Treasurer and approved by the City Council. The City Director of Enterprise Development shall review all proposed investments with the Mayor or his designee before investing to maintain dual control, legal/ethical compliance, and to ensure both parties are in agreement with the proposed investment.

J. Investment Advisor. The Investing Officer is hereby authorized to contract with a federally regulated Investment Advisor or other institutional money manager to make investments under this Investment Policy.

K. Certificates of Deposit (CD's). Certificates of deposits, transaction accounts, and other interest bearing deposit accounts may be used for investment of City funds pursuant to Ind. Code § 5-13-9-5. All CD investments shall be insured by the FDIC. However, for institutions rated Prime-1, there is no limitation of total investment per institution. Total investment with a non-rated institution is limited to the lesser of 10% of the institution's capital and ninety days maximum maturity. In accordance with state law, this subchapter will expire two (2) years from the date this ordinance is adopted.

L. Diversification of Investments. The City's investment portfolio shall be diversified by institution, investment instruments and maturity schedule to the extent practical and prudent. Maturities shall be time diversified over a schedule determined by known liability to achieve target duration or weighted average maturity for the portfolio based on the recommendation of the City Director of Enterprise Development.

M. Ethics and Conflicts of Interest. The Investment Officer and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or which could impair their ability to make impartial decisions. The Investment Officer and employees involved in the investment process shall complete a Conflict of Interest form provided by the City Attorney affirming that the Investment Officer or employee does not have a pecuniary interest in the City's investments.

N. Reporting. The Director of Enterprise Development shall maintain an inventory of all obligations and securities and shall provide quarterly investments reports to the Clerk Treasurer and City Council detailing the following information: types of investments, depository institutions, principal balances, maturity dates, rates of return, purchases, and sales.

The Director of Enterprise Development shall make an annual written report to the City Council and the Clerk Treasurer summarizing the City's investments during the previous calendar year. The report must contain the name of each financial institution, government agency or instrumentality, or other person with whom the City invested money during the previous calendar year (Ind. Code § 5-13-7). The City Council shall review the report and review the City's overall investment policy.

The City's Clerk-Treasurer or his or her designee will review the investment policy at least annually with the Director of Enterprise Development and direct such changes to safeguard funds on behalf of the City, to assure the availability of funds when needed, and to provide a competitive investment return.

City of Westfield, Indiana Reserves and Liquidity Policy

I. RESERVES

1. Policy Statement

The City of Westfield desires to maintain a prudent level of financial resources to guard its stakeholders against service disruption in the event of unexpected temporary revenue shortfalls or unpredicted one-time expenditures. This policy is intended to document the appropriate reserve level to protect the City's credit worthiness. All fund reserves are accumulated and maintained to provide stability and flexibility to respond to unexpected adversity and/or opportunities, to address emergencies, and to address temporary revenue shortfall or provide stability during economic cycles. Sufficient reserve funds will be managed to provide adequate cash flow, stabilize the City's interest rates, and provide continuity in service delivery.

The objective of the City's reserve policy is to provide adequate working capital for cash flow and contingency purposes, while maintaining reasonable tax rates. This policy shall refer to both cash and investments (Westfield Municipal Code § 35.50 "Investment Policy") owned by the City of Westfield. All reserves shall be in accordance with all applicable Federal, State, City Policies, and the City Municipal Code (Code of Ordinances) requirements and laws governing cash reserves. The City shall maintain adequate cash reserves in each fund to maintain a positive cash position at any time during a fiscal year and at year-end.

The City's reserve policy is the guideline for City staff to use in creating and maintaining the proper reserves for all City financial accounts. The policy shall be reviewed on an annual basis by the Director of Enterprise Development. Any substantive modifications made to the policy must be approved by the City Council and will be submitted accordingly and updated by the Director of Enterprise Development with copies to the Clerk Treasurer.

2. Authority

Under the authority granted by the Indiana State Code Title 5, State and Local Administration, Title 36, Local Government; the Westfield Municipal Code (Code of Ordinances); and the Westfield City Council; the City of Westfield is authorized to maintain certain levels of fund reserves. It is the City Council's intent to responsibly use this authority in order to fulfill the objectives of the City of Westfield, Indiana and its agencies and departments.

Management responsibility for the City's reserves policy is hereby delegated to the Director of Enterprise Development. Pursuant to the conditions, regulations, and

procedures in this policy and aforementioned laws and policies, it shall be the responsibility the Director of Enterprise Development to monitor and manage reserves on behalf of the City. Only the Westfield City Council is authorized to establish the maximum reserve levels.

3. Ethics and Conflict of Interest

Officers and employees involved in the reserves process shall refrain from personal business activity that could conflict with or which could impair their ability to make impartial financial decisions.

Employees and officials shall disclose to the City Clerk Treasurer any material financial interests in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial positions that could be related to the City's reserves or other financials portfolio.

All matters of conflict of interest and ethics shall be governed and handled in accordance with the City of Westfield, Indiana, Employee Policies and Procedures Manual.

4. Objectives

- a. Maintain fiscal soundness. The City will attempt to maintain a General Fund (including Rainy Day) Cash balance of at least twenty-five percent (25%) of the previous year's revenue. All revenue sources will be monitored and forecasted to the best of staff's ability to ensure accurate and reliable information to the City Council. Adequate information on the financial impact of major, non-reoccurring expenditures will be given to the City Council prior to requesting action.

To the extent that unusual contingencies exist as a result of state or federal aid uncertainties, or other highly variable factors, a balance larger than this minimum amount may be maintained. These funds will be used to avoid cash flow interruptions, generate interest income, avoid the needs for short-term borrowing, and assist in maintaining or increasing the current AA+ bond rating.

- b. Supported by a diverse source of revenues. The City will evaluate all City fees and charges for services in order to ensure that the current fee reflects the increased cost of executing those services.
- c. Annual budget will be implemented using sound budgeting practices. The annual budget of the City of Westfield will be based on and implemented by departmental goals and objectives for the fiscal year. Current operating revenues will be sufficient to support current operating expenditures. Department Heads will be responsible for managing their budgets within the

amount they have been appropriated. All City departments will share in the responsibility of meeting policy goals and ensuring long-term financial health.

- d. Financial Revenues will remain sufficient to support public services. The General Operating Fund will be supported by a balanced tax structure. The City will follow an aggressive and professional policy of collecting applicable revenues. All future service plans and program initiatives will be developed to reflect current policy directives, projected resources and future service requirements. The City will retain twenty-five percent (25%) of the combined annual revenue as unreserved fund balance (available cash).
- e. Capital Funds. Appropriate capital fund reserves shall also be maintained for emergency improvements relating to new regulations, or emergency needs for capital repair or replacement.

5. Annual Review

An annual review of cash flow requirements and appropriate fund balances shall be undertaken to determine whether modifications are appropriate for the reserve policy.

II. LIQUIDITY

1. Policy Statement

Liquidity is the amount of cash and/or “near cash” (which refers to assets or security that can easily and quickly be converted to cash), available to be utilized to meet obligations and/or pay commitments. The marketability or ability to buy or sell an asset without incurring unacceptable large losses thus determines the liquidity of an asset or defines it as near cash. Liquid assets are those that can be converted to cash quickly if needed to meet financial obligations; examples of liquid assets generally include cash, general and other funds reserves, and municipal debt.

In order for the City of Westfield to remain viable, it must have sufficient liquid assets to meet its obligations. This liquidity policy sets forth the minimum risk management measures that the City has to implement and adhere to in order to ensure that its current and future liquidity position is managed in a prudent manner. As such, this policy is implemented to provide guidance on the minimum liquidity level that the City has to maintain in order to comply with required State, County, and local regulations or laws.

2. Authority

The liquidity policy follows the same guidelines and policy in this area as the “Reserves Policy” previously mentioned in this policy document.

3. Ethics and Conflict of Interest

The liquidity policy follows the same guidelines and policy in this area as the “Ethics and Conflict of Interest” previously mentioned in this policy document.

4. Key Components of Minimum Required Liquidity

The following constitutes the key elements to take into consideration when determining the liquidity requirement of the City of Westfield:

- a. To comply with statutory requirements all City of Westfield funds or funds of its agents, reserves and provisions must be fully covered by unencumbered cash and investments.
- b. All commitments resulting from the legally entrenched rights and benefits employees have, with specific reference to the Council’s commitment to staff retirement benefits, the employee health care fund, and other employee related funds.
- c. Cognizance also needs to be taken of the external loan commitments and the servicing of capital and interest on these loans. Therefore provision should be made that City of Westfield can meet its external loan/financial commitments together with the normal operational expenditure, as well as its liabilities to staff.
- d. All investments ceded as security against long term loans need to be excluded from total cash and investment balances for calculation of the minimum liquidity level required.
- e. In addition, a level of cash available for normal operational expenditure needs to be held in cash to ensure that, notwithstanding fluctuations in the monthly income levels of City of Westfield, the City will be in a position to meet its financial requirements. In this respect, the average monthly operational expenditure needs to be used as a guide of the minimum buffer required. Two month’s operational expenditure excluding debt impairments, depreciation and other non-cash expenses should be available for liquidity cover.
- f. The “golden rule” should be to ensure that the City of Westfield will have adequate liquid assets (those that can be made into cash within 24 hours, weekly or monthly as the requirement might be) to meet its short term financial commitments.

5. Management and Oversight

The minimum liquidity requirements must be determined, at least, on a monthly basis by the City Director of Enterprise Development and reported to the City Clerk Treasurer. Compliance with this policy will be monitored by the Director of Enterprise. The Director of Enterprise Development will present the liquidity compliance reports quarterly to the City Council and Clerk Treasurer. Where compliance has been breached the Director of Enterprise Development must present an action plan to correct the non-compliance to the City Council.

The City's liquidity policy is the guideline for City staff to use to ensure that Westfield has sufficient liquid assets to meet its obligations. The policy shall be reviewed on an annual basis by the Clerk Treasurer and Director of Enterprise Development. Any substantive modifications made to the policy must be approved by the City Council and will be submitted accordingly and updated by the Director of Enterprise Development.

ORDINANCE NUMBER 16-27

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1609-PUD-16**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a **favorable** recommendation (6-3) 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 Council on April 18, 2017;

WHEREAS, the 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 Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

- 2.1 Custom Home Lots: Collectively, the Lots within Area 1 and the Lots within Area 4 West.
- 2.2 Development Amenities: As defined by the Unified Development Ordinance and shall also include the Wood Wind Golf Course.
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the greatest percentage of surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials or patterns on a Building, such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.5 Home Series. The series of home types (e.g., Custom Homes Series One (C-1), Custom Homes Series Two (C-2), Traditional Homes Series One (T-1), Traditional Homes Series Two (T-2), Traditional Homes Series Three (T-3), Empty Nester Homes Series One (E-1) and Empty Nester Homes Series Two (E-2)) to be built within the District, as identified on the Concept Plan, attached hereto at **Exhibit B**, and represented in the Single-Family Character Exhibits, attached hereto at **Exhibit C**. 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 Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is

consistent with the established benchmark and complies with the standards of this Ordinance.

- 2.6 Open Space: As defined by the Unified Development Ordinance and depicted on **Exhibit B-4: Single Family Open Space** and includes the Wood Wind Golf Course.
- 2.7 Pulte: Pulte Homes of Indiana, LLC, or its affiliates.
- 2.8 Tree Preservation Areas. Those locations identified on **Exhibit B-2-A: Single Family District Layout – Area 1**, **Exhibit B-2-C: Single Family District Layout – Area 3**, **Exhibit B-2-D: Single Family District Layout – Area 4**, and **Exhibit B-2-E: Single Family District Layout – Area 5** as Tree Preservation Areas, and as further regulated herein.
- 2.9 Wood Wind Golf Course: The eighteen (18) hole golf course and associated facilities as depicted on the Concept Plan within Areas 1 and 2, including all elements of the course (i.e. fairways and surrounding corridors, greens, tee boxes, bunkers, hazards, natural features (i.e. creeks, woods, lakes)), common areas, restrooms or park pavilions, bridges, pathways, practice facility, driving range, short game area, instructional area, cart paths, golf bag storage and drop-off, golf cart parking and golf cart use on cart paths, golf cart-related services (indoor/outdoor storage, rental, service, sales, cleaning, refueling/charging, maintenance), Sit Down Restaurant with bar area and outdoor seating, banquet center, and accessory parking areas.
- 2.10 Wood Wind Home Owners Association: A corporation, association, or other legal entity created by the Developer for the benefit of the owners of Lots in Areas 1, 2, 3, 4 East, and 5.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B: Concept Plans**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Substantial compliance generally includes, but is not limited to, the location and design of the Wood Wind Golf Course, the buildings, curvilinear streets, frontage streets, and the placement of open space and detention/retention facilities. If the size of detention / retention facilities (including ponds) are decreased or eliminated based upon final engineering of the project, then such areas shall remain Open Space and be maintained as common area by the Wood Wind Home Owners Association.

Section 4. **District Areas.** The District is hereby divided into the following areas as illustrated on the Concept Plan and labeled as: Areas 1, 2, 3, 4 East, 4 West and 5 (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be as follows (individually or collectively, the “Underlying Zoning District”):

- 5.1 Area 1: SF2: Single-Family Low Density District.
- 5.2 Area 2: SF2: Single Family Low Density District.
- 5.3 Area 3: SF3: Single-Family Medium Density District.
- 5.4 Area 4 East: SF3: Single-Family Medium Density District.
- 5.5 Area 4 West: SF1: Single Family Large Lot District.
- 5.6 Area 5: SF3: Single Family Medium Density District.

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

- 6.1 Wood Wind Golf Course: In addition to uses permitted in the Underlying Zoning District, the Wood Wind Golf Course shall be permitted within Areas 1 and 2. Deed restrictions shall provide that the Wood Wind Golf Course shall be maintained as a golf course available to the public for regular play or other Open Space in accordance with this Ordinance (the “Deed Restriction”). The Deed Restriction shall terminate upon the fiftieth (50th) anniversary of the adoption of this Ordinance and comply with the following:

- A. In addition to the permitted use of the Wood Wind Golf Course as a golf course available to the public for regular play and other Open Space, the Deed Restriction will permit uses which are non-residential and primarily recreational, agricultural or equestrian in nature and operated by or for the benefit of the Wood Wind Home Owners Association if, and only if, all of the following shall occur:
 - 1) an amendment to this Ordinance is adopted or approved by the Council permitting the use of the Wood Wind Golf Course for such additional uses; and
 - 2) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 1 and 2 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and
 - 3) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 3, 4 East and 5 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and
 - 4) The then current owner of the Wood Wind Golf Course approves the use of the Wood Wind Golf Course for such additional uses and consents to or files a petition to amend this Ordinance to permit such additional uses.

- B. The Deed Restriction shall be placed of public record prior to the recordation of a secondary plat for any Area and shall provide for the modification of the legal description for the Wood Wind Golf Course once the final boundaries of the Wind Wood Golf Course and configuration of the Lots and common areas within Areas 1 and 2 are determined and approved as part of a secondary plat approval.

Section 7. **General Regulations.** The standards of Chapter 4 Zoning Districts shall not apply to the development of the District; rather, the individual lot standards set forth in **Exhibit B-3: Single Family District Standards** shall apply to each Area as specified therein.

- 7.1 **Maximum Number of Lots:** The total number of single family lots in the District shall not exceed eight-hundred and fifty-six (856).
- 7.2 **Building Permit Limits:** A maximum of one-hundred and twenty-five (125) Improvement Location Permits (“building permits”) may be issued for Dwellings to be constructed in Areas 2, 3, 4 East and 5 in any calendar year beginning with the effective date of this Ordinance, provided, however: (i) the number of annual allotted building permits not issued in any given calendar year (i.e., the positive difference between the annual maximum of one-hundred and twenty-five (125) building permits reduced by the number of building permits actually issued in any given calendar year) may be carried over to the next calendar year or successive calendar years; and, (ii) the maximum number of building permits issued for Dwellings to be constructed in Areas 2, 3, 4 East and 5 in any given calendar year shall not exceed one-hundred and fifty (150) building permits.
- 7.3 **Minimum Perimeter Setback Standards:** A minimum perimeter setback for rear or side lot lines shall be provided along all perimeter thoroughfares as depicted on **Exhibits B-2-A through B-2-E: Single Family District Layout.**

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

- 8.1 **Article 6. 1 Accessory Buildings or Structures:** Shall apply, except as modified below:
- A. **Maximum Number:** There shall be no maximum number of Accessory Buildings for the Wood Wind Golf Course and related operations. New or expanded Accessory Buildings shall be reviewed and approved by the Department as a Development Amenity.
- B. **Ancillary Structures:** Tents, pavilions, patios and related equipment or displays (e.g., leaderboards) which are ancillary uses to the Wood Wind Golf Course and related uses (e.g., weddings, social events, golf demonstration or training tents), shall be deemed permanent as an ongoing ancillary use to existing operations and shall not require a temporary use permit. This does not exempt such structures or uses from obtaining permits otherwise required by the State or Fire Marshal.

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

- A. Wood Wind Golf Course and Development Amenity Buildings: Article 6.3 Architectural Standards shall not apply, rather:
- 1) Except for a Sit Down Restaurant, which shall be governed by Section 8.2(A)(2) of this Ordinance, new and/or expanded Wood Wind Golf Course buildings shall be consistent and compatible with the architectural style and building materials depicted in existing Wood Wind Golf Course buildings as depicted in **Exhibit G: Wood Wind Golf Course Buildings Character Exhibit**, attached hereto. Vinyl or aluminum siding shall not be permitted on any new Wood Wind Golf Course buildings. Loading docks for a Wood Wind Golf Course building shall be screened from view from an External Street or adjacent property zoned or used residentially by landscaping or screen walls.
 - 2) Development Amenity Buildings and a Sit Down Restaurant shall be consistent and compatible with the architectural style and building materials depicted in **Exhibit H: Development Amenities Buildings Character Exhibit**, attached hereto. Vinyl or aluminum siding shall not be permitted on any new Development Amenity buildings.
- B. Single-Family Architectural Standards: The following shall apply to Single-family Dwellings within the District:
- 1) Custom Home Lots Character Exhibit: **Exhibit C-1: Illustrative Front Elevations for Area 1, Exhibit C-6: Area 1 Pulte Models** and **Exhibit C-4-B: Illustrative Front Elevations for Area 4 West** attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed on the Lots in Area 1 and Area 4 West of the District, respectively. 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 Single-family Dwellings that are permitted to be constructed in Areas 1 and Area 4 West and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
 - 2) Custom Home Variation: The Front Building Facades of any two Dwellings on the Lots in Area 1 of the District shall be substantially different. The Front Building Facades of any two

Dwellings on the Lots in Area 4 West of the District shall be substantially different.

- 3) Custom Home Lots in Area 1: Pulte shall have the option of being the builder of not more than fifty percent (50%) of the Dwellings in Area 1, provided that all Dwellings constructed by Pulte in Area 1 shall be one of the following home types, as depicted in **Exhibit C-6: Area 1 Pulte Models**: (i) 3850, 3900, 3950, 4000, 4150, 4563, 4634, 4741 or 5271; (ii) 4500, 4600, 4700, or 5200; or, (iii) any updated or comparable version of the foregoing of similar size, quality and character, as determined by the Director. In the event of any conflict or inconsistency between this Section 8.2(B)(3) and Section 8.2(B)(1), this Section 8.2(B)(3) shall control.
- 4) Custom Home Lots in Area 4 West: Pulte shall not be the builder of Dwellings on Custom Home Lots in Area 4 West.
- 5) Traditional & Empty Nester Character Exhibits: **Exhibit C: Single-Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed in Areas 2, 3, 4 East and 5 of the District, respectively. 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 Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
- 6) Home Series by Area: **Exhibit B: Concept Plans** identifies a specific Home Series, as labeled and depicted in the **Exhibit C: Single Family Character Exhibits**, proposed to be built on specific Lots in each Area. In those Areas which are not specified for Custom Home Lots (i.e., Area 1 and Area 4 West) or for Dwellings from one specific Home Series (i.e., Area 2), the specific Home Series built in such Area may be adjusted from that depicted in the Concept Plan as specified below:
 - a) Area 3 and Area 5: Dwellings in Area 3 and Area 5 shall come from the Home Series E-2 and T-3. Dwellings from Home Series E-2 may replace any Dwelling from Home Series T-2 or T-3, provided that any such Home Series E-2 replacement home with a front load garage shall be separated from a perimeter street by no less than two (2) platted lots, exclusive

of common areas.

- b) Area 4 East: Dwellings in Area 4 East shall come from the Home Series T-1, T-2 and T-3. Dwellings from Home Series T-1 may replace any dwelling from Home Series T-2 and/or Home Series T-3. Dwellings from Home Series T-2 may replace Dwellings from Home Series T-3.
 - c) Model Homes: Notwithstanding anything in this Ordinance to the contrary, Developer may establish model homes within any Area. The model home may be a Dwelling from any Home Series permitted in that Area by this Ordinance. Any model home that includes a front load garage shall be separated from a perimeter street by no less than two (2) platted lots, exclusive of common areas.
- 7) Basements: All Dwellings from Home Series C-1, C-2, T-1, T-2 and E-1 shall include a basement with a minimum Gross Floor Area equal to not less than seventy percent (70%) of the Minimum Living Area of the Ground Floor.
 - 8) Perimeter Lots: Article 6.3(C)(1) Single-family Districts; Perimeter Lots shall be amended to only apply to those Building Facades on those Lots identified in **Exhibits D-1-A through D-1-E: Perimeter Lots Subject to Architectural Standards**. If the Lot layout and distance from Perimeter Streets on an approved Secondary Plat varies in any material respect from the Concept Plan, then the Director shall determine which Lots and Building Facades, in accordance with Article 6.3(C)(1), apply.
 - 9) Side or Rear Façade Requirements: Lots identified as having a Side or Rear Façade Requirement on **Exhibits D-1-A through D-1-E: Perimeter Lots Subject to Architectural Standards**, shall include a minimum thirty-six inch (36”) tall Masonry Material wrap along the entire length of each Building Façade, provided that all such Lots shall count toward the forty percent (40%) of the total number of Lots specified in Sections 8.2 (B)(15)(a)(i), (ii), and (iii), below, and the ninety percent (90%) of the total number of Dwellings specified in Section 8.2 (B)(15)(a)(iv), below.
 - 10) Streetscape Diversity. Article 6.3(C)(2) Single-family Districts; Streetscape Diversity shall apply. The extensive use of curvilinear street patterns, substantially as depicted on **Exhibit B-2: Single Family District Layout**, constitutes the use of winding streets throughout the District to eliminate monotonous building placement and, together with the use of variable building setback lines with a minimum variation of two

(2) foot increments from adjacent lots wherever the street is straight for more than one-hundred and eighty (180) feet, hereby satisfies the requirement of Article 6.3(C)(2)(b) regarding varying Building Setback Lines. In addition, the facade variety code identified in **Exhibit I: Facade Variety Code** shall be applicable to Areas 2, 3, 4 East and 5.

- 11) **Corner Lots.** Lots identified as corner lots on **Exhibits D-1-A through D-1-E: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side Building Facade oriented towards the street:
 - a) A minimum of one of the following: (i) a minimum thirty-six inch (36”) tall Masonry Material wrap along the entire length of all Building Facades; (ii) a Masonry Material wrap extending not less than four feet (4’) in length along both side Building Facades from the corner of the Front Building Façade (or such shorter length as appropriate to accommodate doors and windows), of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; or, (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; and
 - b) A minimum of two (2) windows on a single-story dwelling or three (3) windows on a two-story dwelling.
- 12) **Trail Lots.** Lots identified as trail lots on **Exhibits D-1-A through D-1-E: Perimeter Lots Subject to Architectural Standards**, shall include a minimum of one of the following on the side Building Facade oriented towards the trail: (i) a minimum thirty-six inch (36”) tall Masonry Material wrap along the entire length of all Building Facades; (ii) a Masonry Material wrap extending not less than four feet (4’) in length along both side Building Facades from the corner of the Front Building Façade (or such shorter length as appropriate to accommodate doors and windows), of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; or (iv) a landscape package including two (2) trees and ten (10) shrubs.
- 13) **Golf Lots – Rear Facades:** In Area 1 and Area 2 on Lots abutting the Wood Wind Golf Course and depicted as Golf Lots on **Exhibits D-1-A and D-1-B: Perimeter Lots Subject to Architectural Standards** the rear elevation of those Dwellings shall incorporate either: a full first floor Masonry Material wrap; or, a minimum of two of the following elements:

- a) Masonry Material a minimum of thirty-six (36) inches in height;
- b) Pergola with a minimum of 100 square feet;
- c) A Facade Projection or Recession including a minimum of one (1) twelve-foot (12') deep offset, which is a minimum height equivalent to one-story;
- d) A Facade Projection or Recession including a minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to a one-story;
- e) Covered porch or covered patio (minimum of one-hundred and forty (140) square feet).
- f) Sunroom (minimum of one-hundred and twenty (120) square feet);
- g) A Facade Projection or Recession in the rear Building Facade that contains a minimum of fifty percent (50%) of Masonry Material;
- h) Two (2) or more siding materials or material patterns (e.g., board and batten, shake, lap siding) on the Building Facade. Each siding material or material pattern shall be a minimum of ten percent (10%) of the applicable rear Building Facade (exclusive of openings and trim);
- i) A Facade Projection a minimum of one (1) foot deep offset, which is a minimum height equivalent to two-stories and spans a minimum of ten (10) feet in length; or
- j) Roof design featuring a hip roof, dormers (minimum of two (2)), reverse gable, shed roof accent or two (2) or more roof planes.

No element listed above may be used to meet this requirement on more than fifty percent (50%) of such Lots (excluding those Lots with a full first floor Masonry Material wrap) in either individual Area.

- 14) Golf Lots – Masonry Materials: A minimum of fifty percent (50%) of the Lots in Area 1 and fifty percent (50%) of the Lots in Area 2 which abut the Wood Wind Golf Course and are identified as Golf Lots on **Exhibits D-1-A and D-1-B: Perimeter Lots Subject to Architectural Standards** shall have a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each Building Façade of any Dwelling. Dwellings meeting this requirement shall count toward the forty percent (40%) of the total number of Dwellings specified in Sections 8.2(B)(15)(a)(i), (ii), and (iii), below, and

the ninety percent (90%) of the total number of Dwellings specified in Section 8.2(B)(15)(a)(iv), below.

- 15) Four-Sided Architectural Requirements: In addition to the requirements of Article 6.3(C)(3), all Single-Family Dwellings shall comply with the following:
 - a) Minimum Masonry Material: The following Masonry Material requirements shall apply to Lots in Areas 1, 2, 3, 4 East, 4 West and 5:
 - i. A minimum of forty percent (40%) of all Dwellings in Area 1 shall have a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each Building Façade;
 - ii. A minimum of forty percent (40%) of all Dwellings in Area 4 West shall have a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each Building Façade;
 - iii. A minimum of forty percent (40%) of all Dwellings in Areas 2, 3, 4 East and 5 combined shall have a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each Building Façade; and,
 - iv. A minimum of ninety percent (90%) of all Dwellings in Areas 1, 2, 3, 4 East and 5 combined shall have a minimum eighteen inch (18") tall Masonry Material wrap along the entire length of each Building Façade. Dwellings with a minimum thirty-six inch (36") Masonry Material wrap shall count toward meeting this ninety percent (90%) standard.
 - b) Side Building Facades with Gable: All Dwellings with a gable end on the side Building Façade that do not have either: a side loading garage; or, Masonry Material a minimum of thirty-six (36) inches tall on the side Building Façade, shall incorporate a minimum of one of the following elements on the side Building Façade which shall be complimentary to elements found on the Front Building Façade, with a variety of these elements being utilized throughout the District:
 - i. A change in exterior color separated by trim*;
 - ii. A change in Exterior Material pattern separated by trim*;
 - iii. A change in Exterior Material separated by trim;
 - iv. A gable end architectural detail* (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - v. A minimum of ten (10) square foot gable window with

horizontal trim below the window;

- vi. A gable peak with a change in Exterior Material*; or
- vii. A projecting chimney running the full height of the side Building Facade constructed with Masonry Material.

*See **Exhibit J: Gable End Character Exhibit** for depictions of these elements.

d) **Exterior Building Materials:**

- i. **Siding:** Aluminum and vinyl siding shall be prohibited.
- ii. **Trim:** Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials or for windows that include shutters. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.
- iii. **Fireplaces:** Exterior (projects from Building Facade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of or have a veneer that emulates Masonry Materials.

e) **Roof Design:**

- i. **Overhangs:** Roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- ii. **Materials:** All Dwelling roofs shall use dimensional singles.

f) **Side Façade Windows:** All one-story Dwellings shall have a minimum of one (1) window per side Building Façade. All two-story Dwellings shall have a minimum of two (2) windows per side Building Façade. The minimum area of any window used to meet this minimum standard shall be fifteen (15) square feet in area.

g) **Garages and Driveways:**

- i. **Design Elements:** Garage elevations shall include a variety of design elements substantially similar to those elements depicted in **Exhibit D-2: Illustrative Garage Door Treatments** to vary the appearance of the garage facade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable

- brackets, multiple building materials, gable accent windows and gable decorative louver.
- ii. Color: All Dwellings shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.
 - iii. Side Wall Window: The non-door Building Facade of a courtyard-load or side-load garage oriented toward a street shall include a minimum of twenty-five (25) square feet of windows.
 - iv. Dwellings on Lots in all Areas as labeled and depicted on **Exhibits D-1-A through D-1-E: Perimeter Lots Subject to Architectural Standards** identified as “Non-Front Loading Garages” shall include a courtyard-load or side-load garage. For the purposes of this regulation, an “L” shaped three (3) car garage shall be deemed to comply with this standard provided no more than a one (1) car garage door is oriented toward the street.
 - v. Dwellings from Home Series C-1, C-2, T-1 and T-2 shall include a minimum three car garage. Dwellings from Home Series E-1, E-2 and T-3 shall include a minimum two car garage.
 - vi. Base model Dwellings from Home Series E-1 on Lots in Area 2 are designed for a non-front loading garage; however, model options include a front loading three car garage. Dwellings in Area 2 shall be non-front loading garages, except in the event a homebuyer elects to build the front loading three car garage option. If a front loading three car garage option is selected by the buyer, then a three car front loading shall be permitted and shall include three individual and separate garage doors. In no case, however, shall the number of dwellings with front loading three car garages in Area 2 exceed thirty percent (30%) of the total number of Lots in Area 2. In addition, no more than two (2) consecutive Lots on the same side of the street may contain front loading garages, provided, however, when two (2) front located garages are located on two (2) consecutive Lots on the same side of the street, there shall be a minimum of three (3) consecutive Lots on the same side of the street with non-front loading garages in each direction before another front loading garage is allowed on the same side of the street.

vii. An overall combined total of not less than seventy percent (70%) of the Dwellings in the District shall have non-front loading garages.

viii. All driveways shall be concrete. Asphalt driveways shall be prohibited.

16) Rear Building Facade Variation: The rear Building Facade of at least one (1) Dwelling of every three (3) consecutive Dwellings located on the same side of a Street within Areas 2, 3, 4 East and 5 shall incorporate one (1) of the following elements:

- a) A Masonry Material wrap a minimum of thirty-six (36) inches in height;
- b) A Facade Projection or Recession including a minimum of one (1) ten-foot (10') deep offset, which is a minimum height equivalent to one-story;
- c) A Facade Projection or Recession including a minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to a one-story;
- d) A Facade Projection including a minimum of one (1) foot deep offset, which spans a minimum of ten (10) feet in length; or
- e) A covered porch or covered patio (minimum of one-hundred and twenty (120) square feet in area).

The inclusion of one (1) of the foregoing elements shall also count toward the requirements specified in Sections 8.2(B)(9), (12), (13) and (15), above.

17) Model Homes: All model homes in Areas 2, 3, 4 East and 5 shall have a minimum thirty-six (36) inch Masonry Material wrap on both side Building Facades and the rear Building Facade. These model homes shall count toward the minimum forty percent (40%) of the total number of Lots specified in Section 8.2(B)(15)(a)(ii) and (iii), above, and the ninety percent (90%) of the total number of Lots specified in Section 8.2(B)(15)(a)(iv), above.

18) Application of Varying Percentage Standards. Percentages specified above in this sub-section which are applicable to an Area individually and separately shall be calculated and applied to those Lots within such Area that have received primary plat approval at the time of the Improvement Location Permit application for the calculation in question.

- 8.3 Article 6.5 Fence Standard: Shall apply. Open wire mesh or black or green vinyl-coated chain-link fencing surrounding Wood Wind Golf Course uses may be erected to a height that meets national regulations for the sport, or an increased height specified by the Department of Public Works, to protect nearby vehicular and pedestrian traffic or buildings.
- 8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below:
- A. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
 - B. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
 - 1) Area 1, Area 2, Area 4 East and Area 4 West: Lots located in Area 1, Area 2, Area 4 East and Area 4 West shall include a minimum lot landscaping of: two (2) shade trees; two (2) ornamental or evergreen trees; and, twenty (20) shrubs.
 - 2) Area 3 and Area 5: Lots located in Area 3 and Area 5 shall include a minimum lot landscaping of: two (2) shade trees; one (1) ornamental or evergreen tree; and, ten (10) shrubs.
 - 3) Area 4 West Custom Lots – Tree Clearing: Developer may perform grading and tree clearing as reasonably necessary to accommodate the following aspect of the residential development: streets, utilities, drainage facilities which shall include side and rear yard drainage swales between future Dwellings, and for reasonable grade changes for proper pad development to accommodate Dwellings. Developer may clear lots of underbrush, dead or dying trees, trees that are less than two inches (2”) in diameter measured at three feet (3’) from existing grade in order to develop a park-like setting for each lot. Developer shall keep trees outside of these aforementioned development areas that are healthy, pose no unsafe conditions to the nearby streets, utilities, or Dwellings, are reasonably aesthetically pleasing, and have a reasonable chance of flourishing through the development and future neighborhood. Developer shall take reasonable care to save as much of the natural growth and terrain as reasonably possible. Developer shall not conduct mass clearing of trees.
 - 4) Area 4 West Custom Lots – Preservation Credits: Trees preserved on individual lots shall qualify for credit against minimum lot landscaping.

- C. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply; rather, the following shall apply.
- 1) Wood Wind Golf Course and Development Amenities: No External Street Frontage Landscaping shall be required along Wood Wind Golf Course and Development Amenity parcels abutting an External Street. Existing golf cart paths and fencing on the Wood Wind Golf Course and Development Amenity parcels may encroach into current or future rights-of-way, subject to approval and issuance of applicable permits by the Department of Public Works. All existing fencing along the perimeter of the Wood Wind Golf Course shall be repaired or replaced as necessary.
 - 2) Single-family Areas: A landscaping area shall be required for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise exempted herein for Wood Wind Golf Course and Development Amenity areas) abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping**. A minimum of sixty-five percent (65%) of an individual Area's gross External Street Frontage for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise provided herein for Wood Wind Golf Course and Development Amenity areas) shall incorporate a black four board horse fence into the road frontage landscaping area. If the Front Building Facade of a Dwelling is located on a Frontage Road and oriented toward an External Street, then the External Street Frontage Landscaping Requirements of Article 6.8 Landscaping Standards shall not be required between the Dwelling's Lot or Frontage Road and the External Street; provided, that the area between the Frontage Road and the External Street shall contain a four board black horse fence and at least twenty-five (25) shrubs per one hundred (100) lineal feet of External Street for which the Front Building Facade of a Dwelling is oriented.
- D. Article 6.8(N) Buffer Yard Requirements: Shall not apply; rather the following Buffer Yards shall apply, as depicted in **Exhibit E: District Landscape Exhibits**.
- 1) Location: Buffer Yards shall be required as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity and Exhibit E-4: Parcel-Specific Buffer Yards**.
 - 2) Buffer Yard Types: The following types of Buffer Yards are hereby established.
 - a) Buffer A: Buffer A is required and depicted in areas where there is Open Space in excess of one hundred feet (100') in depth and contains the Wood Wind Golf Course, detention/retention areas,

and/or existing woodlands.

- b) Buffer B: Buffer B shall be planted as a reforestation buffer as depicted on **Exhibit E-3-A: Buffer Yard Type B**, and shall have a minimum depth of fifty (50) feet.
 - c) Buffer C: Buffer C shall be as depicted in **Exhibit E-3-B: Buffer Yard Type C**, and shall have a minimum depth of thirty feet (30') and shall include a minimum of three (3) Shade Trees, three (3) Evergreen Trees, ten (10) shrubs and a mixture of native plantings per one hundred (100) lineal feet.
 - d) Buffer D: Buffer D shall be as depicted in **Exhibit E-3-C: Buffer Yard Type D**, and shall have a minimum depth of fifteen feet (15') and shall include a minimum of two (2) Shade Trees, three (3) Evergreen Trees and ten (10) shrubs per one hundred (100) lineal feet.
- 3) Parcel-Specific Buffer Yards: In addition to the above Buffer Yard Requirements, the following buffer yards shall be provided, as labeled and depicted on **Exhibit E-4: Parcel-Specific Buffer Yards**. In the event of conflict between the above Buffer Yard Requirements and the following additional requirements, the provision that creates the stricter standard shall control.
- a) Buffer 1: Parcel of real estate located at 1924 W. 161st Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-004.001 (the "Burkman Parcel"): Buffer Yard A shall be required on the Real Estate along the shared property lines of the Real Estate and the Burkman Parcel, which shall also include the following:
 - i. A five to six foot (5' – 6') tall undulating mound (measured from existing grade) along the northern property line of the Burkman Parcel. Mound may be less than five feet (5') tall in some areas to accommodate drainage.
 - ii. A minimum of eight (8) and maximum of twelve (12) trees per 100 lineal feet and planted within twenty feet (20') of the north property line of the Burkman Parcel. The trees shall be a combination of and minimum size at planting of 6' tall spruce trees and 2.5" caliper shade trees.
 - iii. A white four board vinyl horse fence along the north, west and east property lines of the Burkman Parcel.

- b) Buffer 2: Parcel of real estate located at 1839 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-006.000 (the "Martin Parcel"):
 - i. Buffer Yard A shall be required along the southern property line of the Martin Parcel, and shall include a black four board fence and a minimum six foot (6') tall mound planted with Indiana spruce trees, a minimum of seven feet (7') tall at planting, planted at a rate of twelve (12) trees per 100 lineal feet on the upper third of the mound.
 - ii. A black four board horse fence shall be required on the Real Estate along the southern property line of the Martin Parcel. In addition, a black four board horse fence shall be required on the Real Estate along the east side of the street from 166th Street to Area 1 and west of the Martin Parcel.
- c) Buffer 3: Parcel of real estate located at 2001 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-006.101 (the "Hall Parcel"): Buffer Yard A shall be required along and south of the south property line of the Hall Parcel. The buffer shall include the following:
 - i. A minimum of six (6) trees per 100 lineal feet, which shall be either spruce trees, a minimum of seven feet (7') tall at planting, or deciduous trees a minimum 2.5" caliper at planting. The trees shall be located on the Real Estate within twenty feet (20') of the Hall Parcel property line.
- d) Buffer 4: Parcel of real estate located at 2045 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-006.001 (the "Frei Parcel"): Buffer Yard A shall be required on the Real Estate along the south property line of the Frei Parcel, and shall include the following:
 - i. Twelve (12) spruce trees, a minimum of seven feet (7') tall at planting, and planted within twenty feet (20') of the Frei Parcel property line.
 - ii. A black four board horse type fence along the common property line of the Real Estate and the Frie Parcel.

- e) Buffer 5: Parcel of real estate located at 2101 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-00-006.002 (the "Brown Parcel"):
 - i. Buffer Yard A shall be required on the Real Estate along the south property line of the Brown Parcel and shall include a minimum of fifteen (15) spruce trees of a variety native to Indiana, planted within twenty feet (20') of the Brown Parcel. The trees shall be a minimum height of seven feet (7') tall at time of planting.
 - ii. A black four board horse fence shall be required on the Real Estate along the shared property line of the Real Estate and the Brown Parcel, or, if determined by Developer at the time of the Overall Development Plan to be reasonably feasible, south of the existing tree line in order to minimize the disturbance to the existing trees along the shared property line.
- f) Buffer 6: Parcel of real estate located at 2131 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-00-006.003 (the "Gibson Parcel"):
 - i. Buffer Yard A shall be required on the Real Estate along the south property line of the Gibson Parcel. A black four board horse fence shall be required on the Real Estate along the shared property line of the Real Estate and the Gibson Parcel.
- g) Buffer 7: Parcel of real estate located at 2199 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-00-003.101 (the "Watkins Parcel"):
 - i. Buffer Yard A shall be required on the Real Estate along the south property line of the Watkins Parcel and shall include a minimum of thirty (30) trees planted within fifteen feet (15') of the Watkins Parcel property line. Trees shall include a combination of Indiana native spruce & deciduous trees a minimum height of seven feet (7') at planting.
 - ii. A black four board horse fence shall be required on the Real Estate along the shared property line of the Real Estate.
- h) Buffer 8: Parcel of real estate located at 2223 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-00-003.111 (the "Severson Parcel"):
 - i. Buffer Yard A shall be required on the Real Estate along the south property line of the Severson Parcel and shall

include a black four board horse fence along that portion of the common property line of the Real Estate and the Severson Parcel which is not prohibited by the location of any pond in this area.

- i) Buffer 9: Parcel of real estate located at 3421 W. 151st Street and identified as Hamilton County Tax Parcel No. 08-09-17-00-00-014.001 (the "Spencer Parcel"):
 - i. Buffer Yard A shall be required on the Real Estate along the east property line of the Spencer Parcel and shall include a minimum of thirty-six (36) Indiana native spruce trees. Trees shall be a minimum height of five feet (5') at planting.
- j) Buffer 10: Parcel of real estate located at 1881 W. 161st Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-00-010.003 (the "VanNatta Parcel"):
 - i. A six-foot (6') tall black vinyl chain link fence on the Real Estate along the shared property line of the Real Estate and the VanNatta Parcel shall be required commencing at the south property line of the Real Estate along 156th Street and extending north for six-hundred feet (600').
 - ii. A black four board horse fence shall be required on the Real Estate commencing at the end of the northernmost point of the chain link fence, required above, to the southern edge of the surveyed flood plain of the creek running through the Wood Wind Golf Course.
 - iii. Ten (10) trees per 100' lineal feet shall be required on the Real Estate adjacent to the VanNatta Parcel. A minimum of forty percent (40%) of the trees shall be spruce trees and the remaining trees shall be native Indiana deciduous trees. Spruce trees shall be a minimum height of seven feet (7') at time of planting. Deciduous trees shall be a minimum 2.5" caliper at time of planting.
- k) Buffer 11: Parcel of real estate located at 1953 W. 156th Street and identified as Hamilton County Tax Parcel No. 08-09-16-00-00-002.005 (the "Essex Parcel"):
 - i. A black four board horse fence shall be required on the Real Estate along the shared property line of the Real Estate and the Essex Parcel between the top of bank on the lake and the future right-of-way line of 156th Street.

- E. Article 6.8(O), Parking Area Landscaping: Shall apply to the District, except as modified below:
- 1) Wood Wind Golf Course and Development Amenities: Subsection (1) Interior Parking Area Landscaping shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenities areas on the date of adoption of this Ordinance.
- F. Tree Preservation: Tree Preservation shall be applicable to those portions of Areas 1, 3, 4 East and 5 identified as Tree Preservation Areas on **Exhibit B-2-A: Single Family District Layout – Area 1, Exhibit B-2-C: Single Family District Layout – Area 3, Exhibit B-2-D: Single Family District Layout – Area 4, and Exhibit B-2-E: Single Family District Layout – Area 5**. Obligations regarding the Tree Preservation Area shall be incorporated into the recorded Conditions, Covenants, and Restrictions established by the Developer of each Area where a Tree Preservation Area is located. The provisions of Article 6.8(E)(5) of the UDO shall not be applicable to the Tree Preservation Areas. Tree Preservation Areas shall be regulated and well maintained in accordance with the following:
- 1) The following best management practices shall be implemented with respect to Tree Preservation Areas:
 - a) Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
 - b) Removal of an overabundance of combustible material (e.g. dead, fallen trees, and leaves).
 - c) Removal of vines growing on and up a tree.
 - d) Removal of dead, hazardous and at risk trees.
 - e) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods.
 - 2) The following activities shall be permitted within Tree Preservation Areas:
 - a) Planting of native trees.
 - b) Removal of hazardous, exotic and invasive species.
 - c) Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
 - d) Installation of minor improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible.

- e) Establishment of access easements, paved trails, utility and drainage improvements; provided, however, that any such easements shall be as narrow or small as reasonably possible with no blanket easements.
- 3) The following activities shall be prohibited within Tree Preservation Areas:
 - a) Removal of living vegetation except as otherwise permitted in this Section 8.4 (F).
 - b) Mowing any portion of existing, naturally vegetated areas.
 - c) Dumping of leaves or other debris from areas other than the Tree Preservation Area.
 - d) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden unless otherwise approved by the Director.
 - e) The construction of pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures.
 - f) Active recreational activities that would adversely impact the Tree Preservation Area such as the placement of playground equipment, paving for basketball or tennis courts and swimming pools.
- 4) The following shall be required for all Tree Preservation Areas:
 - a) Signs identifying the Tree Preservation Area shall be posted every one-thousand (1,000) feet around the perimeter of all Tree Preservation Areas. Such signs shall state "Natural Preservation Area – No mowing or spraying".
 - b) Barriers shall be installed prior to site development and earth moving activities, which shall be specified on all landscape, construction, demolition and grading plans. Such barriers shall remain in place during the site's construction activity.

8.5 Article 6.14, G, Off-street Parking: Shall apply to the District, except as modified below:

- A) Wood Wind Golf Course and Development Amenities: The requirements of Subsection 7 (b), regarding curbs and gutters for Parking Areas shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenity areas on the date of adoption of this Ordinance.

8.6 Article 6.17 Signs Standards: Shall apply. In addition, the following shall also apply:

- A. Wood Wind Golf Course and Development Amenity Signs: Article 6.17 Sign Standards shall apply to the Wood Wind Golf Course and Development Amenities. In addition, the following signs shall be permitted and shall not count against otherwise permitted Signs for the Wood Wind Golf Course and Development Amenities. These signs shall not require a sign permit and shall not be visible from the public right-of-way or adjoining residential properties:
 - 1) Leaderboard Signs: Signs with scoring or leader board information with manual or digital changeable copy area. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.
 - 2) Message Signs: Message or announcement boards mounted to Wood Wind Golf Course or Development Amenity buildings.
 - 3) Wood Wind Golf Course Hole Signs: All temporary or permanent signs related to tours or layout of the Wood Wind Golf Course or Development Amenities (e.g., hole numbers, description of area or directional signs for tours).
 - 4) Directional / Circulation Signs: Signs two (2) square feet or less in Sign Area and located along internal drives and parking areas within the Wood Wind Golf Course and Development Amenity areas.
- B. Single-Family Areas: Article 6.17 Sign Standards shall apply to Areas 1, 2, 3, 4 East, 4 West and 5, except as modified below:
 - 1) Monument Signs: Article 6.17(G)(1) shall not apply; rather, the following shall apply:
 - a) Column Signs for Individual Entrances: Individual entrances to the various Areas within the District shall be permitted to be identified by “column” signs substantially similar to **Exhibit F: District Monument Sign & Column Entrance Sign Concepts**. The name of the individual Area may also be included on the column as depicted. Columns may be located either on each side of an entrance drive or in a median entrance feature subject to the approval of the Director and the Department of Public Works, if located within the right-of-way. Columns shall not exceed nine (9) feet in height. The total sign surface area of any sign or signs placed on an individual Column shall not exceed thirty-two (32) square feet in area.

- b) District Monument Signs: A monument sign shall be permitted at the corner of 161st Street and Towne Road to identify “Wood Wind of Westfield”. The sign area shall not exceed sixty (60) square feet in area, six (6) feet in height or twenty-five (25) feet in width.
- c) Temporary Signage: The design objectives of Article 6.17 (K)(2) Construction Signs shall apply; however, for the purposes of this section, each Area within the District shall be considered as a separate construction project.

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

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

- 10.1 Article 8.1 Block Standards: Shall not apply.
- 10.2 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:
 - A. Minimum Open Space: Article 8.6(G) shall not apply; rather the Minimum Open Space shall be provided in the locations and minimum quantities as depicted on **Exhibit B-4: Single Family Open Space.**
 - B. Development Amenity Center and Playgrounds: A Development Amenity Center and playgrounds shall be located in Areas 1, 3, 4 East and 5 as generally located in **Exhibits B-2-A through B-2-E: Single Family District Layout** and shall include improvements substantially as depicted in **Exhibit B-5: Amenity Area Concepts.**
 - C. Timing of Installation: Article 8.6(F)(3) Timing of Installation shall not apply to Areas 1 and 2; rather, the following shall apply:
 - 1) Wood Wind Golf Course: The Wood Wind Golf Course shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign, modernizing and upgrades, or to accommodate the construction of other Development Amenities, the Wood Wind Golf Course shall remain open and available to the public during renovations.
 - 2) Development Amenity Center: The Development Amenity Center shall be constructed in two (2) phases as follows:
 - a) Phase One: Phase One shall include three (3) swimming pools (lap pool, resort pool, and a kiddie pool) and associated bath house (restrooms and showers). Construction of this phase shall commence at or prior to the issuance of the 75th Improvement

Location Permit for a Single-Family Dwelling within the District, or by October 31, 2018, whichever occurs later. Phase One improvements shall be completed within one (1) year of commencement.

- b) Phase Two: Phase Two shall include a sport court/multi-purpose room and fitness center and tennis courts and a playground. Construction of this phase shall commence at or prior to issuance of the 160th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2019, whichever occurs later. Phase Two improvements shall be completed within one (1) year of commencement.

- D. Barn Preservation: Developer intends to preserve the existing barn located in Area 4 West as identified in **Exhibit B-2-D: Single Family District Layout – Area 4** and incorporate the barn into the project’s Development Amenities, provided the barn is determined by licensed structural professionals to be in sound condition and does not present a danger to the public health and safety. If the barn is determined to be in sound condition and does not present a danger to the public health and safety, then the barn shall be preserved and incorporated as a part of a Development Amenity. Alternatively, if the barn is determined not to be in sound condition or presents a danger to the public health or safety, then a written report by a licensed structural professional making such determination shall be required and submitted to the City prior to the demolition of the barn.

- E. Ownership of Amenity Areas. All Amenity Areas identified on **Exhibits B-2-A through B-2-E: Single Family District Layout** shall be located within a Common Area.

10.3 Article 8.7 Pedestrian Network Standards: Shall apply, however, provided however:

- A. Article 8.7(C)(2) Internal Pedestrian Network Standards shall be modified to require that sidewalks and trails be installed as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity**.
- B. Sidewalks: Along any internal street with a sidewalk on only one side, the minimum sidewalk width shall be six (6) feet.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-27** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-27**
this _____ day of _____, 2017.

I hereby VETO **ORDINANCE 16-27**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Joseph M. Scimia, Partner, Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200; and,

Eugene Valanzano, Senior Land Use Consultant, Faegre Baker Daniels, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240

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

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate

Exhibit A-1: Area Map

Exhibit A-2: Parcel Ownership List

Exhibit A-3: Legal Description

All additional Exhibits referred to in this Wood Wind PUD District Ordinance may be found in the **Wood Wind PUD District Exhibit Book** filed with this Ordinance and on file with the City of Westfield Economic and Community Development Department.

Exhibit A: Real Estate

Exhibit A-1: Area Map (Amended 04-04-2017)

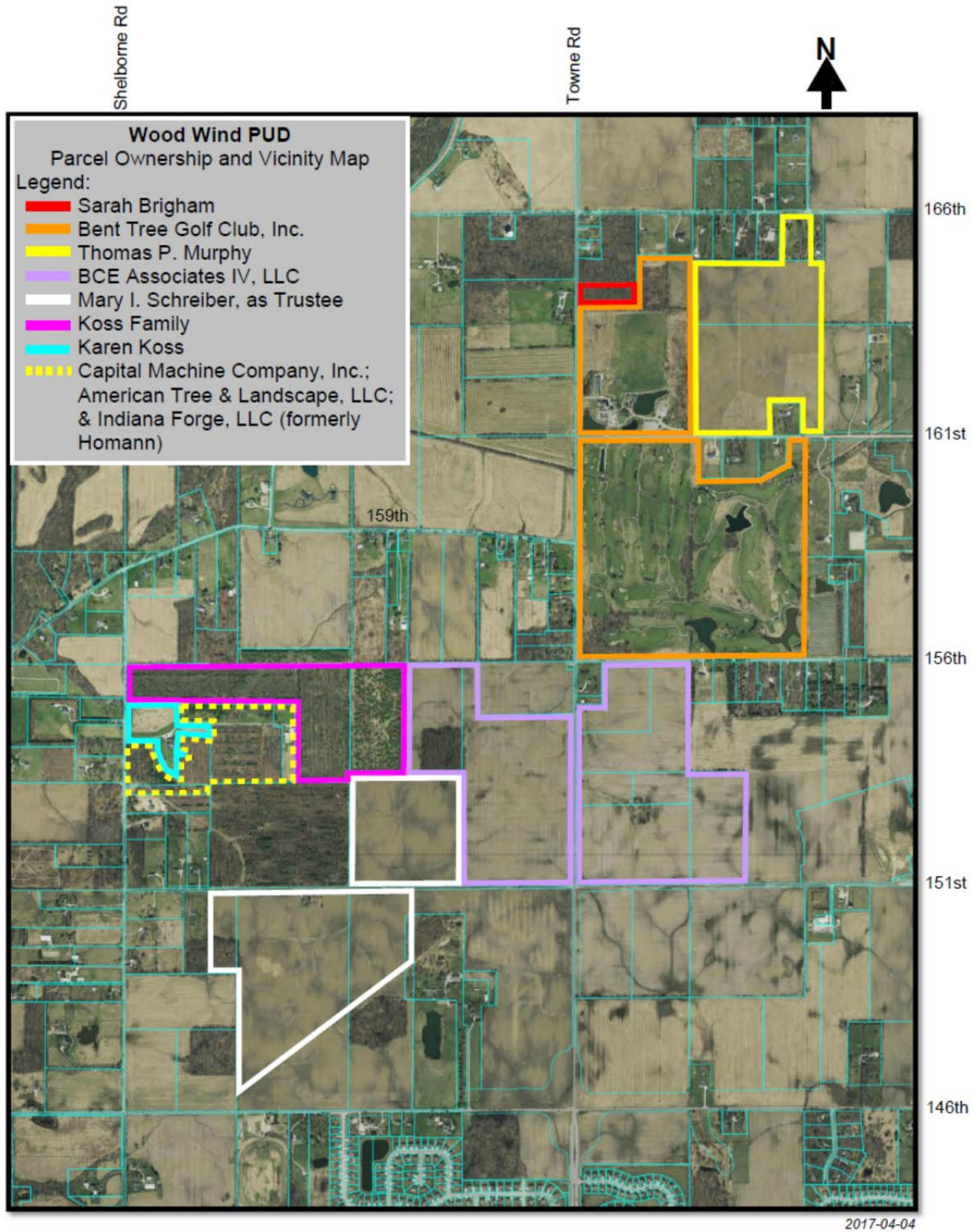


Exhibit A-2: Parcel Ownership List (Amended 04-04-2017)

Ownership Name & Mailing Address	Hamilton County Tax Parcel Number
Bent Tree Golf Club, Inc. 234 S. Franklin Road Indianapolis, IN 46219	08-09-09-00-00-003.001
Sarah Jane Brigham, also known as Jane Brigham 2041 W. 161 st Street Westfield, IN 46074	08-09-09-00-00-003.002
Thomas P. Murphy 12618 Winding Creek Lane Fishers, IN 46038	08-09-09-00-00-004.000 08-09-09-00-00-005.000 08-09-09-00-00-006.004
BCE Associates IV, LLC P.O. Box 280 Zionsville, IN 46077	08-09-16-00-00-001.002 08-09-16-00-00-001.003 08-09-16-00-00-020.000 08-09-16-00-00-021.000 08-09-16-00-00-021.001 08-09-16-00-00-022.000 08-09-17-00-00-006.000 08-09-17-00-00-007.000
Mary I. Schreiber, as Trustee of the Timothy J. Murphy Trust 7604 Cider Mill Court Fishers, IN 46038-2695	08-09-17-00-00-004.000 08-09-17-00-00-008.000 08-09-17-00-00-008.001 08-09-17-00-00-009.000 08-09-17-00-00-013.000
William & Karen Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-005.000
William, Karen, Mary, Ruth, and Sarah Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-003.001
Capital Machine Company Inc., American Tree & Landscape LLC & Indiana Forge LLC (formerly Homann parcels) 2801 Roosevelt Avenue Indianapolis, IN 46218	08-09-17-00-00-001.001 08-09-17-00-00-001.101 08-09-17-00-00-002.501 08-09-17-00-00-003.002
Karen J. Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-001.000

Exhibit A-3: Legal Description (Amended 04-04-2017)**Bent Tree Parcel (from Instrument #2011005626):**

Part of the west half of the Northwest Quarter and the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, and being more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of Section 9; thence North 00 degrees 00 minutes 00 seconds East (an assumed bearing) along the West line of said Southwest Quarter a distance of 2632.22 feet to the northwest corner of said Southwest Quarter, also being the southwest corner of the west half of the Northwest Quarter of said Section 9; thence North 00 degrees 05 minutes 27 seconds West along the west line of said west half a distance of 1549.77 feet; thence North 89 degrees 41 minutes 48 seconds East 700.59 feet; thence North 00 degrees 10 minutes 40 seconds East 1084.10 feet to the north line of said west half; North 89 degrees 34 minutes 29 seconds East along the north line of said west half a distance of 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 2631.54 feet to the southeast corner of said west half, also being on the north line of the Southwest Quarter of said Section 9; thence North 89 degrees 32 minutes 31 seconds East along said north line 101.06 feet; thence South 00 degrees 27 minutes 29 seconds East 495.00 feet; thence North 89 degrees 32 minutes 31 seconds East 685.00 feet; thence North 00 degrees 27 minutes 29 seconds West 495 feet to the north line of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East along said north line 572.87 feet to the northeast corner of said Southwest Quarter; thence South 00 degrees 02 minutes 26 seconds East along the east line of said Southwest Quarter 2627.24 feet to the southeast corner of said Southwest Quarter; thence South 89 degrees 26 minutes 14 seconds West along the south line of said Southwest Quarter a distance of 2719.77 feet to the Point of Beginning.

EXCEPT:

A part of the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and being described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East (an assumed bearing) along the north line of said Southwest Quarter a distance of 2145.00 feet to the Point of Beginning; thence continue North 89 degrees 32 minutes 31 seconds East along said north line 320.47 feet; thence South 00 degrees 02 minutes 24 seconds East parallel with the east line of said Southwest Quarter a distance of 324.21 feet; thence South 61 degrees 18 minutes 36 seconds West 361.06 feet to the southeasterly corner of a tract of land conveyed to Sarah Jane Brigham, recorded as Instrument No. 9609647425 in the Office of the Recorder of Hamilton County; thence North 00 degrees 27 minutes 29 seconds West along the easterly line of said Brigham tract 495.00 feet to the Point of Beginning.

ALSO EXCEPT:

Part of the west half of the Northwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and described as follows:

Commencing at the northwest corner of said west half; thence North 89 degrees 34 minutes 29 seconds East (an assumed bearing) along the north line of said West half a distance of 705.68 feet to the Point of Beginning; thence continue North 89 degrees 34 minutes 29 seconds East along said north line 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 500.00 feet; thence South 89 degrees 34 minutes 29 seconds West parallel with the north line of said west half a distance of 654.33 feet to the easterly line of a Classified Forest as described in Miscellaneous Record Book 157, page 42 as recorded in the Office of the Hamilton County Recorder, thence North 00 degrees 10 minutes 40 seconds East along the east line of said Forest, a distance of 500 feet to the Point of Beginning.

Brigham Parcel (Parcel 2 of Instrument #9609647425):

A part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

BEGINNING at a point on the North line of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, said POINT OF BEGINNING being the Northeast corner of a 3.52 acre tract described in Deed Record 132, Page 140 and 278.00 feet East of the Northwest corner of said Northwest Quarter; thence Easterly 442 feet more or less on and along the North line of said Northwest Quarter; thence Southerly 1075 feet more or less; thence Westerly 710 feet more or less to the West line of said Northwest Quarter; thence Northerly 541 feet more or less, on and along the West line of said Northwest Quarter to the Southwest corner of said 3.52 acre tract, said Southwest corner being South 528.8 feet of the Northwest corner of said Northwest Quarter; thence Easterly 294.6 feet on and along the South line of said 3.52 acre tract to its Southeast corner thereof, said Southeast corner being 294.0 feet East of the West line of said Northwest Quarter; thence Northerly 544.6 feet on and along the East line of said 3.52, acre tract to the POINT OF BEGINNING. Containing 14 acres more or less, being subject to all applicable easements and rights-of-way of record.

BCE Parcels (description from survey):

A part of the Northwest Quarter of Section 16 and a part of the Northeast Quarter of Section 17, all in Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southwest corner of the

East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the West line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to a "Mag" nail marking the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof a distance of 108.92 feet to the "Mag" nail marking the Southwest corner of a tract of land described in Instrument Number 2015038724 in said Recorder's Office; thence North 89 degrees 43 minutes 41 seconds East along the South line thereof a distance of 315.00 feet to the Southeast corner of said tract; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof and along the East line of a tract of land described in Instrument Number 200200059827 in said Recorder's Office a distance of 515.00 feet to a Railroad spike marking the Northeast corner of said tract, said point also being on the North line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along the North line thereof a distance of 1044.79 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 17 minutes 57 seconds West along the East line thereof a distance of 1316.87 feet to a 5/8 inch rebar marking the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 38 minutes 28 seconds East along the North line thereof a distance of 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 19 minutes 43 seconds West along the East line thereof a distance of 1315.85 feet to a Railroad spike marking the Southeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 33 minutes 16 seconds West along the South line of said Northwest Quarter a distance of 2035.71 feet to the POINT OF BEGINNING. Containing 182.550 acres, more or less.

Koss Family (from Quit Claim Deeds #9251631 and #9300783):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Northwest corner of said quarter section; thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89

degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00 minutes 00 seconds East along said west line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less. Subject to right of way for Shelbourne Road off the entire West side thereof and all other legal easements and rights of way of record.

Koss Parents (Parcel II of Instrument #9709702004):

The West Half of the Northwest Quarter of the Northeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East in Hamilton County, Indiana, containing Twenty (20) acres, more or less.

Murphy Parcels (from Instrument #9909901082):

26.5 ACRES OFF AND ALONG THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE: BEGIN AT A STONE 181 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST AND RUN WEST 1539.4 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST 1538.46 FEET TO A STONE, THENCE NORTH 1317.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.5 ACRES, MORE OR LESS, IN HAMILTON COUNTY, INDIANA.

ALSO:

PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, AS FOLLOWS: BEGIN AT A STONE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND RUN NORTH ON THE WEST LINE OF SAID EAST HALF OF NORTHWEST QUARTER TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, EAST 1538.46 FEET TO A STONE, THENCE SOUTH 1317.5 FEET TO A STONE ON SOUTH LINE OF SAID EAST HALF, THENCE WEST 1537.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.80 ACRES, MORE OR LESS, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

EXCEPT:

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 84.51 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID

SOUTH LINE, 332.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 393.00 FEET; THENCE NORTH 90 DEGREES 00 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 332.52 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

Schreiber Parcel (description from Schreiber survey revised on 3/3/17):

A part of the Northeast, Southwest and Southeast Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southeast corner of the Southwest Quarter of said Northeast Quarter, said point also being the POINT OF BEGINNING of this description; thence North 00 degrees 19 minutes 45 seconds East along the East line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" (hereafter referred to as capped rebar) marking the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the North line thereof a distance of 1320.21 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 25 minutes 05 seconds West along the West line thereof a distance of 1310.34 feet to a stone marking the Northeast corner of the Southwest Quarter of said Section 17; thence South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 1323.12 feet to the Northwest corner of the East Half of said Southwest Quarter; thence continuing South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 330.88 feet to the Northwest corner of a tract of land described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 984.63 feet to a capped rebar on the North line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office; thence North 89 degrees 35 minutes 51 seconds East along the North line thereof a distance of 334.70 feet to a capped rebar marking the Northeast corner of said tract; thence South 00 degrees 11 minutes 51 seconds West along the East line thereof and along the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office a distance of 1360.05 feet to the intersection of the East line of said tract and the West line of the East Half of said Southwest Quarter; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 162.22 feet to a capped rebar on the Northerly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in said Recorder's Office, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 4 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 50 degrees 59 minutes 49 seconds East a distance of 1252.01 feet; thence North 53 degrees 27 minutes 51 seconds East a distance of 397.70 feet; thence North 50 degrees 59 minutes 48 seconds East a distance of 865.93 feet; thence North 53 degrees 56 minutes 17 seconds East a distance of 158.93 feet to a capped rebar on the

West line of a tract of land described in Instrument Number 9709730812 in said Recorder's Office; thence North 00 degrees 03 minutes 15 seconds West along the West line and a Northerly extension thereof a distance of 862.20 feet to a "Mag' nail on the North line of said Southeast Quarter; thence North 89 degrees 26 minutes 39 seconds East along the North line thereof a distance of 553.71 to the POINT OF BEGINNING. Containing 127.853 acres, more or less.

Capital Machine Company, Inc., American Tree & Landscape, LLC, and Indiana Forge, LLC (from Instrument #2017002278) (formerly Homann parcels):

PARCEL 1:

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 926.78 feet to a mag nail set at the POINT OF BEGINNING; thence South 88 degrees 30 minutes 33 seconds East 355.80 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 00 degrees 37 minutes 49 seconds East 107.23 feet to a rebar; thence South 20 degrees 36 minutes 32 seconds East 216.78 feet to a rebar; thence South 53 degrees 09 minutes 01 second East 124.95 feet to a rebar; thence South 84 degrees 58 minutes 32 seconds East 95.85 feet to a rebar; thence North 01 degree 29 minutes 53 seconds East 236.92 feet to an existing corner post; thence North 83 degrees 27 minutes 59 seconds East 85.98 feet to a rebar; thence North 09 degrees 55 minutes 50 seconds East 65.30 feet to a rebar; thence North 87 degrees 09 minutes 41 seconds West 89.40 feet to a rebar; thence North 03 degrees 54 minutes 49 seconds East 174.29 feet to a rebar; thence South 83 degrees 43 minutes 11 seconds East 354.47 feet to a rebar; thence North 01 degree 18 minutes 05 seconds East 197.68 feet to a rebar; thence South 89 degrees 22 minutes 02 seconds West 368.24 feet to a rebar; thence North 01 degree 13 minutes 48 seconds East 218.81 feet to a rebar; thence South 89 degrees 50 minutes 31 seconds East 1360.14 feet to a rebar; thence South 00 degrees 19 minutes 30 seconds West 919.69 feet to a rebar; thence South 89 degrees 48 minutes 03 seconds West 998.63 feet to a rebar; thence South 00 degrees 31 minutes 20 seconds West 30.00 feet; thence South 89 degrees 50 minutes 47 seconds West 1008.00 feet to a mag nail on the West line of said Quarter Section, which lies North 00 degrees 31 minutes 20 seconds East 1201.20 feet from the Southwest corner of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along the West line of said Quarter Section, 499.53 feet to the point of beginning and containing 32.694 acres, more or less.

(NOTE: the foregoing Parcel 1 consists of 3 separate presently existing tax parcels and Grantor does not wish to combine these parcels with this deed)

PARCEL 2:

Part of the northwest quarter of Section 17, Township 18 North, Range 3 east of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the southwest corner of said quarter section; thence north 00 degrees 31 minutes 20 seconds east 1121.20 feet to a mag nail set with washer, stamped "firm 0066" at the point of beginning; thence continuing along said west line, north 00 degrees 31 minutes 20 seconds east 80.00 feet; thence north 89 degrees 50 minutes 47 seconds east, parallel with the south line of said quarter section, 1008.00 feet; thence south 00 degrees 31 minutes 20 seconds west, parallel with the west line of said quarter section, 110.00 feet to a 5/8 inch rebar. With red cap stamped "firm 0066"; thence south 89 degrees 50 minutes 47 seconds west, parallel with the south line of said quarter section, 991.50 feet to a 5/8 inch rebar with red cap stamped firm 0066; thence north 00 degrees 31 minutes 20 seconds east, parallel with the west line of said quarter section, 30.00 feet; thence south 89 degrees 50 minutes 47 seconds west, parallel with the south line of said quarter section, 16.50 feet to the point of beginning.

Karen Koss Parcel (from Instrument #2016054888):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 454.85 feet to mag nail at the POINT OF BEGINNING; thence South 88 degrees 56 minutes 49 seconds East 643.23 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 01 degree 13 minutes 48 seconds West 218.81 feet to a rebar; thence North 89 degrees 22 minutes 02 seconds East 368.24 feet to a rebar; thence South 01 degree 18 minutes 05 seconds West 197.68 feet to a rebar; thence North 83 degrees 43 minutes 11 seconds West 354.47 feet to a rebar; thence South 03 degrees 54 minutes 49 seconds West 174.29 feet to a rebar; thence South 87 degrees 09 minutes 41 seconds East 89.40 feet to a rebar; thence South 09 degrees 55 minutes 50 seconds West 65.30 feet to a rebar; thence South 83 degrees 27 minutes 59 seconds West 85.98 feet to an existing corner post; thence South 01 degree 29 minutes 53 seconds West 236.92 feet to a rebar; thence North 84 degrees 58 minutes 32 seconds West 95.85 feet to a rebar; thence North 53 degrees 09 minutes 01 second West 124.95 feet to a rebar; thence North 20 degrees 36 minutes 32 seconds West 216.78 feet to a rebar; thence North 00 degrees 37 minutes 49 seconds West 107.23 feet to a rebar; thence North 88 degrees 30 minutes 33 seconds West 355.80 feet to a mag nail on the West line of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along said West line, 471.93 feet to the point of beginning and containing 10.683 acres, more or less.

(End of Legal Description)

Wood Wind PUD District

Exhibit Book

Submitted By:

Pulte Homes of Indiana, LLC

Petition No.: 1609-PUD-16

Wood Wind PUD District Exhibit Book

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Exhibit B: Concept Plans
Exhibit B-1: Single Family District Areas

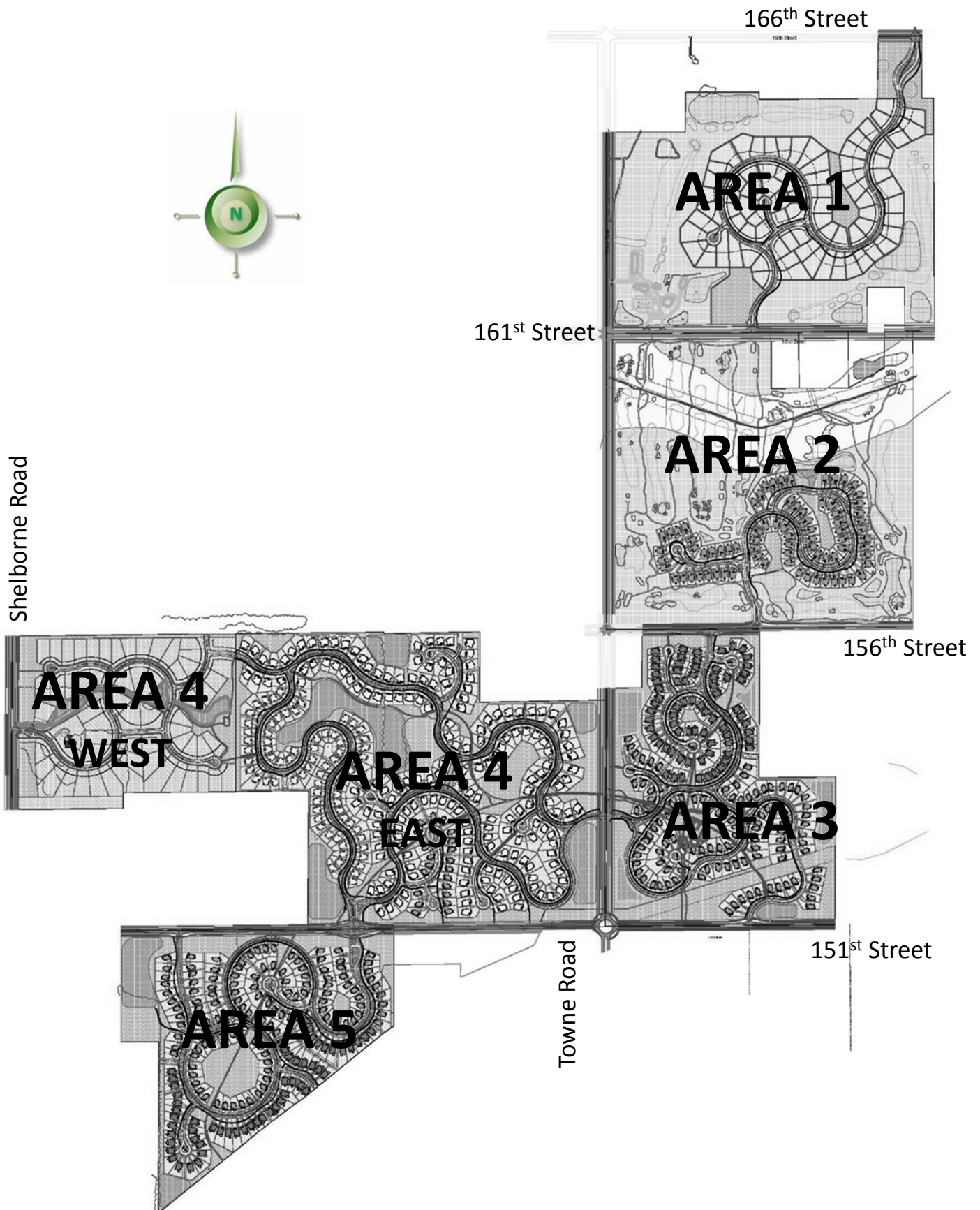


Exhibit B-2: Single Family District Layout



Exhibit B-2-A: Single Family District Layout – Area 1



Exhibit B-2-B: Single Family District Layout – Area 2



Exhibit B-2-C: Single Family District Layout – Area 3



Exhibit B-2-D: Single Family District Layout – Area 4

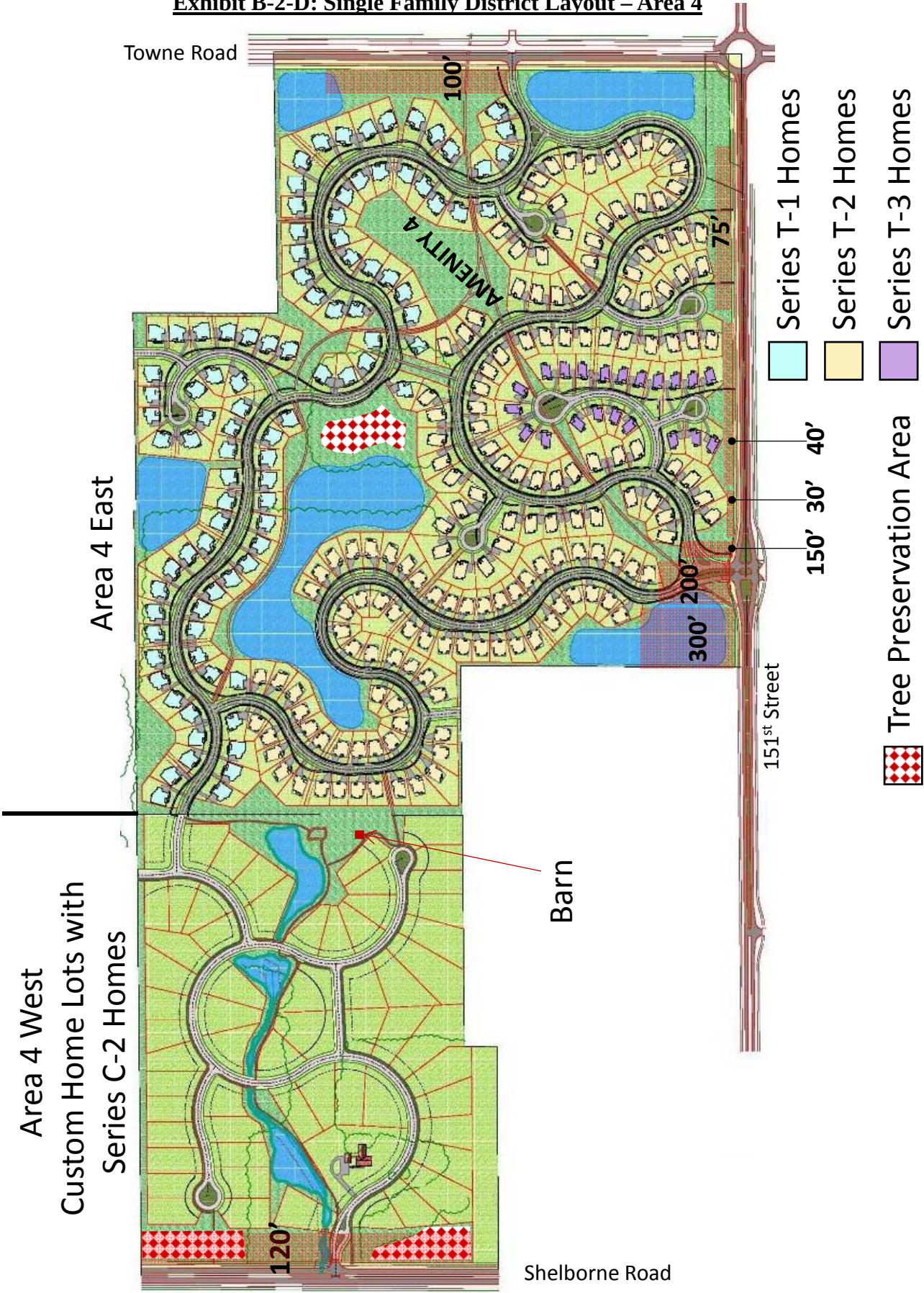


Exhibit B-2-E: Single Family District Layout – Area 5

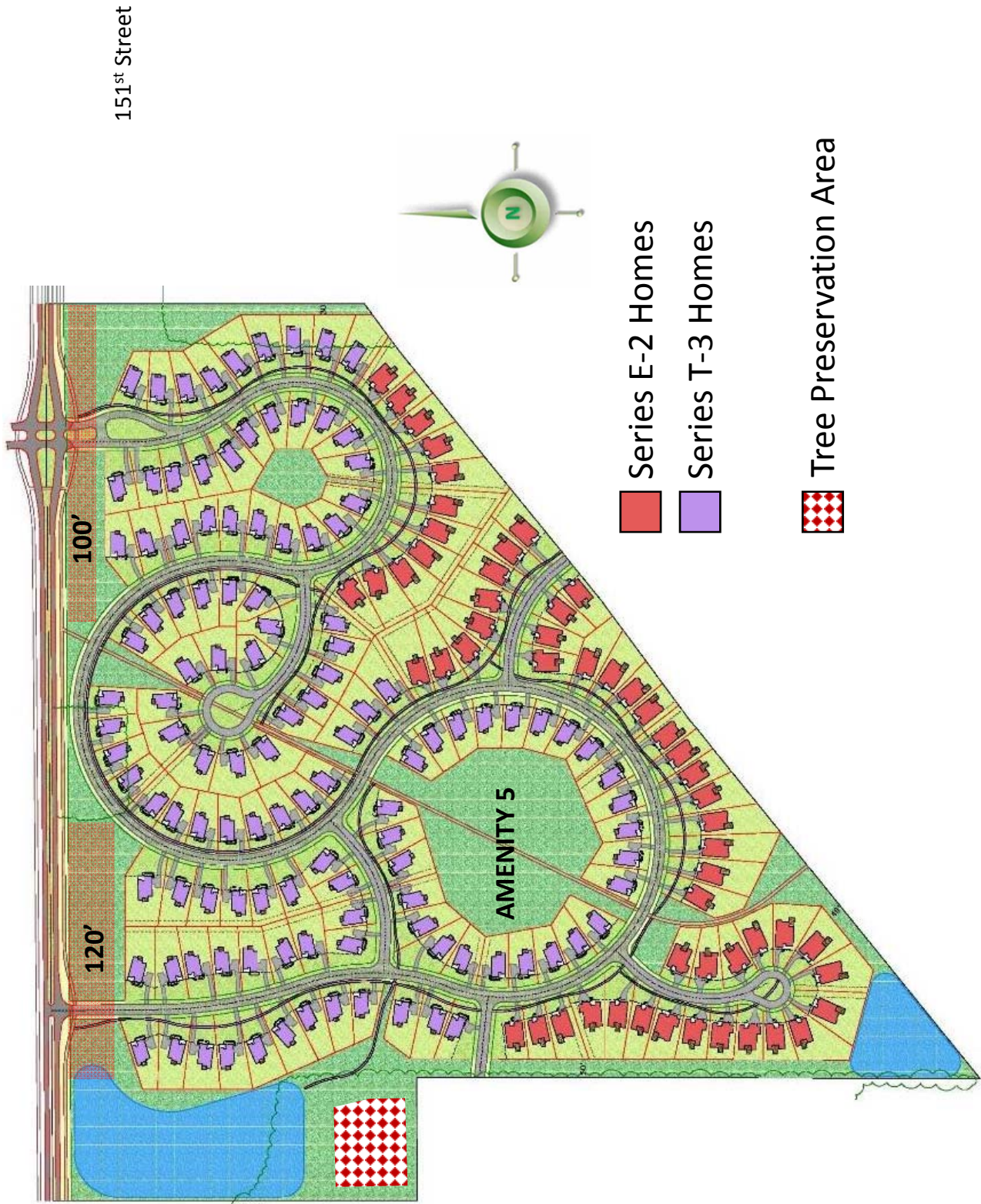


Exhibit B-3: Single Family District Standards

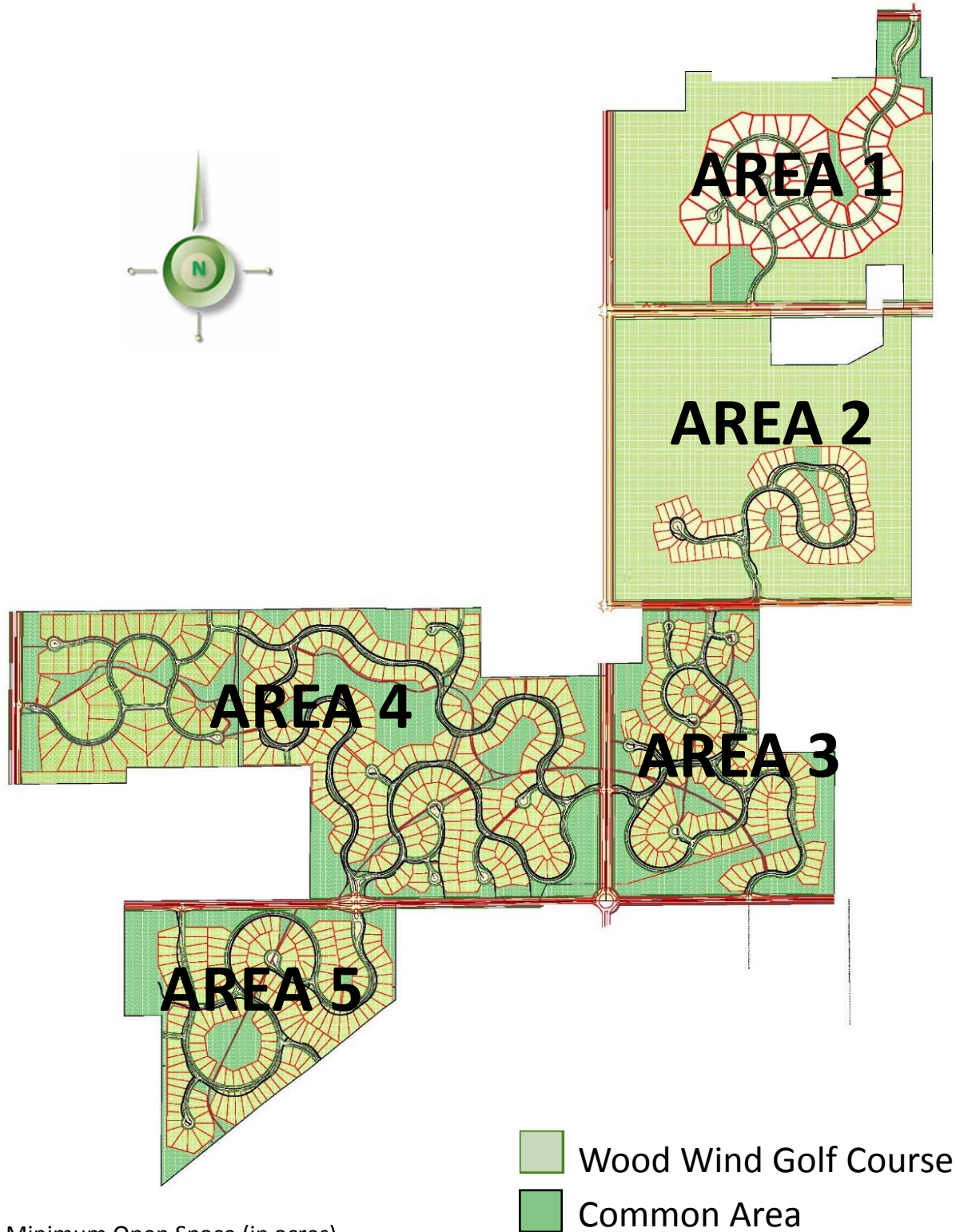
	AREA					
STANDARD	1	2	3	4 East	4 West	5
Minimum Lot Area ⁽¹⁾	20,000 sf	10,750 sf	10,000 sf	11,250 sf	22,000 sf	10,000 sf
Average Lot Area	23,000 sf	13,000 sf	12,000 sf	14,000 sf	30,000 sf	12,250 sf
Minimum Lot Frontage	40'	20'	20'	25'	36'	30'
Minimum Building Setback Lines						
Front Yard	25'	25'	25'	25'	25'	25'
Side Yard	5'	5'	5'	5'	5'	5'
Side Yard (Lot Aggregate)	10'	10'	10'	10'	10'	10'
Rear yard	25'	25'	25'	25'	25'	25'
Minimum Lot Width	100' ⁽²⁾	75'	62'	62'	100'	62'
Maximum Building Height ⁽³⁾	Two and one-half (2 ½) Stories					
Number of Lots by Home Series ⁽⁴⁾						
	Series C1: 82	Series E1: 78	Series E2: 72 Series T3: 102	Series T1: 96 Series T2: 162 Series T3: 24	Series C2: 66	Series E2: 55 Series T3: 119
⁽¹⁾ 20% of the lots in each Area may be reduced by up to 20% in lot area, provided that the “Average Lot Area” for the applicable Area, as calculated at the time of the primary plat, shall be met. ⁽²⁾ 20% of the lots in Area 1 may be reduced in Lot Width by up to 10%. ⁽³⁾ Wood Wind Golf Course and Development Amenity buildings shall not exceed fifty-five feet (55'). ⁽⁴⁾ Number of Lots in each Home Series may vary subject to the provisions of Section 8.2 B 4.						

Exhibit B-3: Single Family District Standards (Cont.)

	Custom		Empty Nester		Traditional		
	SERIES C-1	SERIES C-2 ⁽¹⁾	SERIES E-1	SERIES E-2	SERIES T-1	SERIES T-2	SERIES T-3
Minimum Living Area (Ground Floor)							
Single Story	2,400 sf	2,750 sf	2,600 sf	2,000 sf	2,400 sf	2,400 sf	2,300 sf
Two Story	1,700 sf	1,700 sf	2,300 sf	1,300 sf	1,700 sf	1,300 sf	1,100 sf
Minimum Living Area (Total)							
Two Story	3,500 sf	3,600 sf	3,000 sf	2,400 sf	3,500 sf	2,700 sf	2,400 sf

⁽¹⁾ 20% of the Series C-2 Dwellings in Area 4 West may contain a Dwelling with the Minimum Living Area as specified for Series C-1.

Exhibit B-4: Single Family Open Space



Minimum Open Space (in acres)

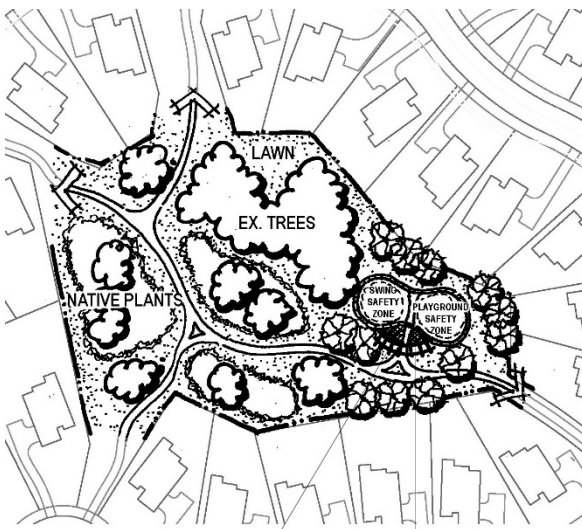
Area 1	Area 2	Area 3	Area 4	Area 5	Total
75	110	27	57	21	290

Exhibit B-5: Amenity Area Concepts

AMENITY 1



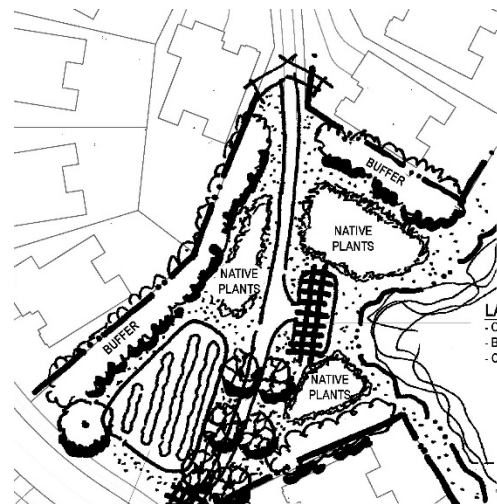
AMENITY 3A



Features:

- Play Structure with Rural or Ag Theme
- 4 Benches

AMENITY 3B



Features:

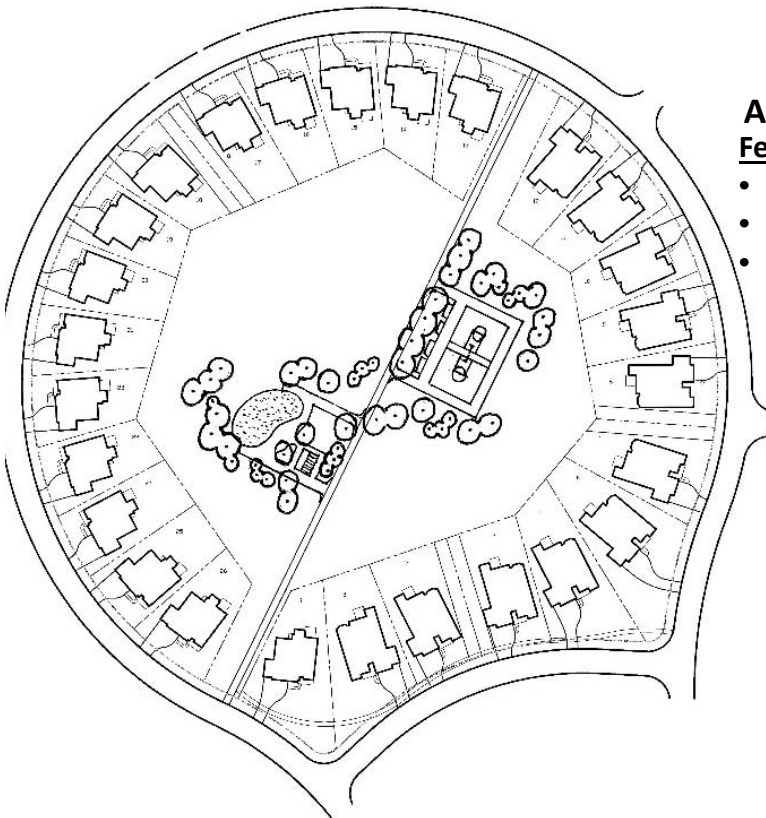
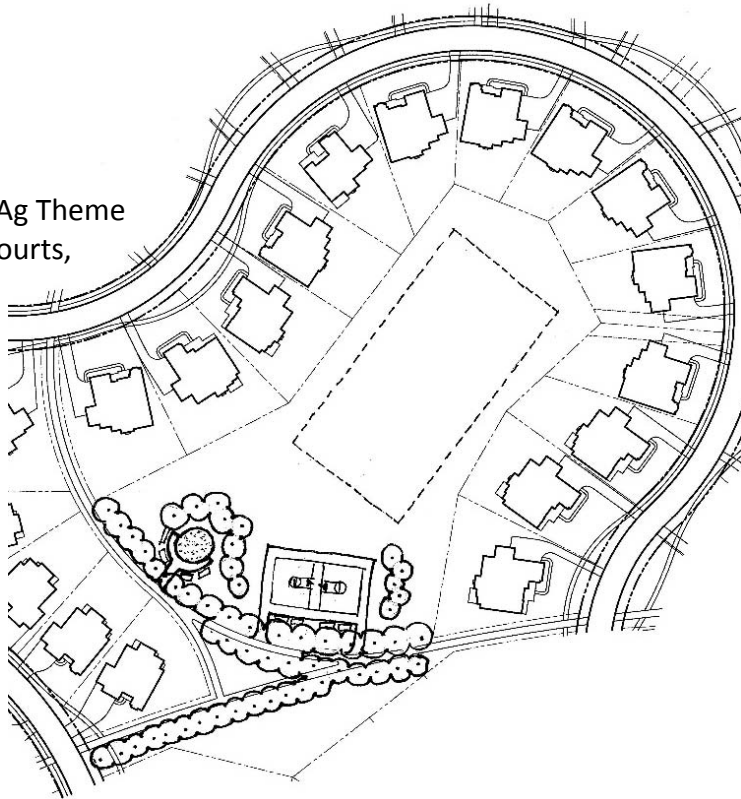
- 4' Wide Planting Areas
- Overhead Trellis
- 4 Benches

Exhibit B-5: Amenity Area Concepts (Cont.)

AMENITY 4

Features:

- Play Structure with Rural or Ag Theme
- Two Half Court Basketball Courts,
- 8 benches



AMENITY 5

Features:

- Play Structure with Rural or Ag Theme
- Two Half Court Basketball Courts,
- 8 benches

Exhibit C: Single Family Character Exhibits
Exhibit C-1: Illustrative Front Elevations for Area 1

Series C-1 Homes



Exhibit C-1: Illustrative Front Elevations for Area 1 (Cont.)

Series C-1 Homes



Exhibit C-2: Illustrative Front Elevations for Area 2

Series E-1 Homes



Exhibit C-3: Illustrative Front Elevations for Area 3

Series E-2 Homes



Series T-3 Homes



Exhibit C-4-A: Illustrative Front Elevations for Area 4 East

Series T-1 Homes



Series T-2 Homes



Series T-3 Homes



Exhibit C-4-B: Illustrative Front Elevations for Area 4 West

Series C-2 Homes



Exhibit C-4-B: Illustrative Front Elevations for Area 4 West (Cont.)

Series C-2 Homes



Exhibit C-5: Illustrative Front Elevations for Area 5

Series E-2 Homes



Series T-3 Homes



Exhibit C-6: Area 1 Pulte Models

Series C-1 Homes



Exhibit C-6: Area 1 Pulte Models (Cont.)

Series C-1 Homes



Exhibit C-6: Area 1 Pulte Models (Cont.)

Series C-1 Homes



Exhibit C-6: Area 1 Pulte Models (Cont.)

Series C-1 Homes



Exhibit D: Perimeter Lots Subject to Architectural Standards
Exhibit D-1-A: Perimeter Lots Subject to Architectural Standards – Area 1

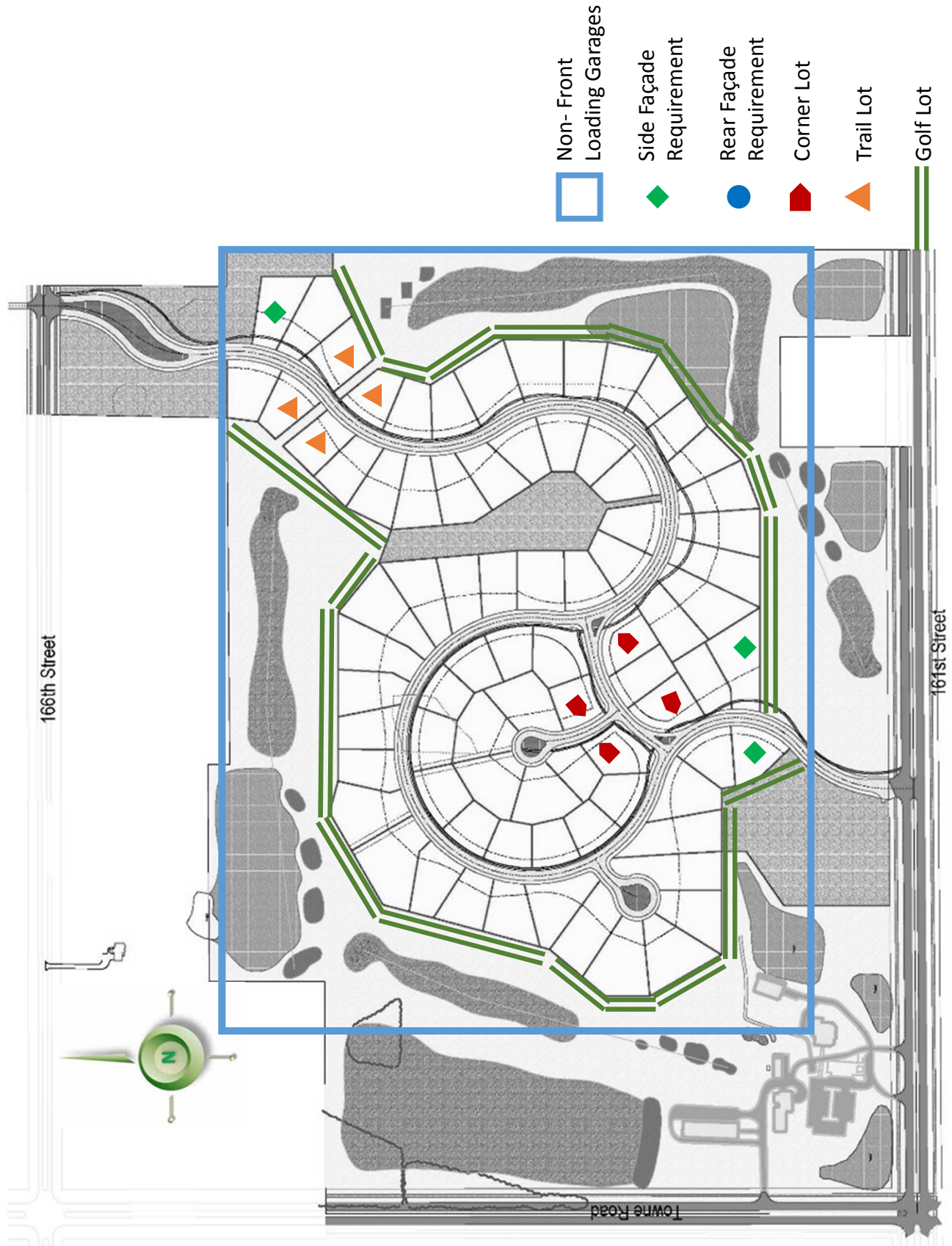


Exhibit D-1-B: Perimeter Lots Subject to Architectural Standards – Area 2

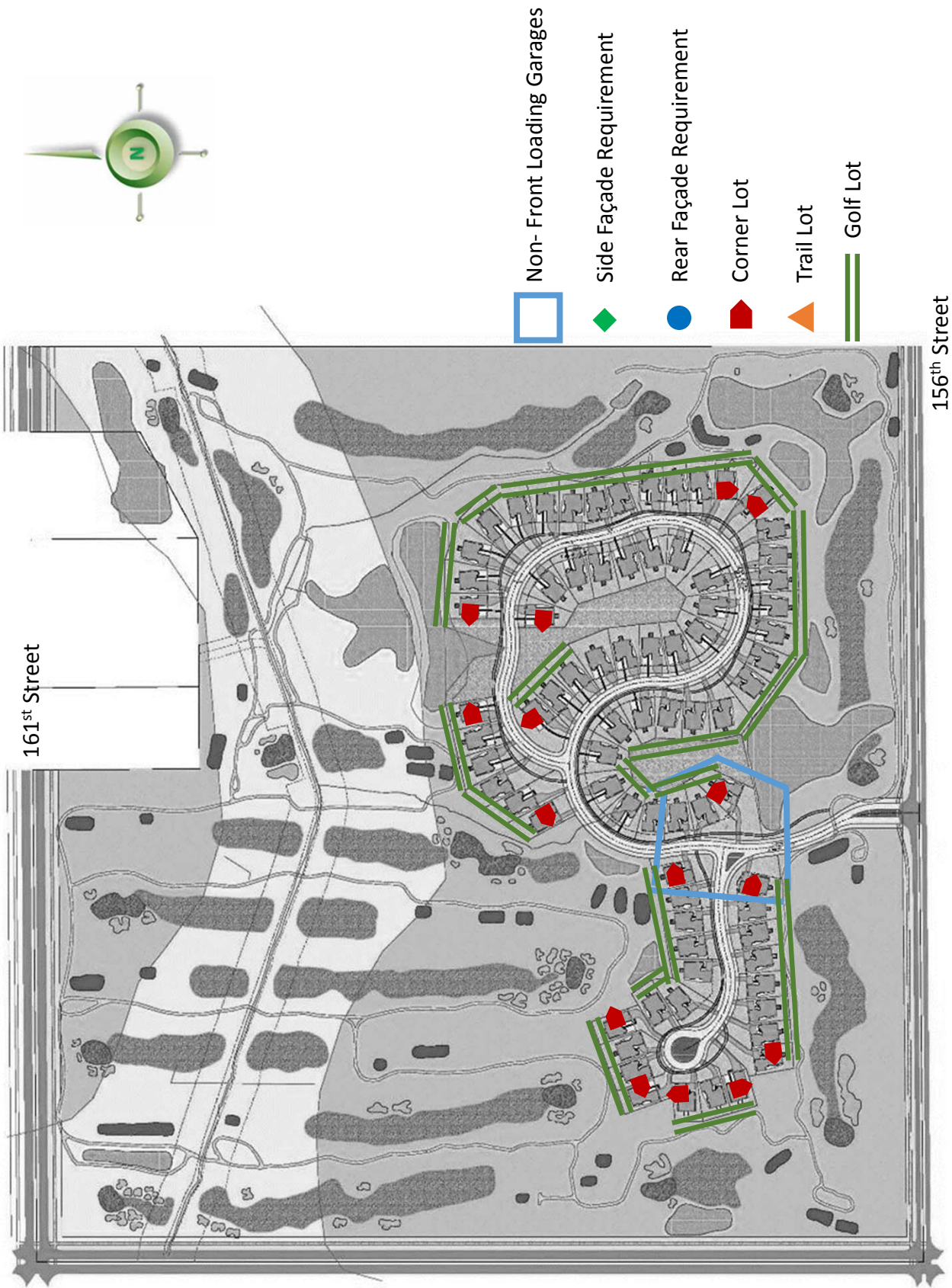


Exhibit D-1-C: Perimeter Lots Subject to Architectural Standards – Area 3

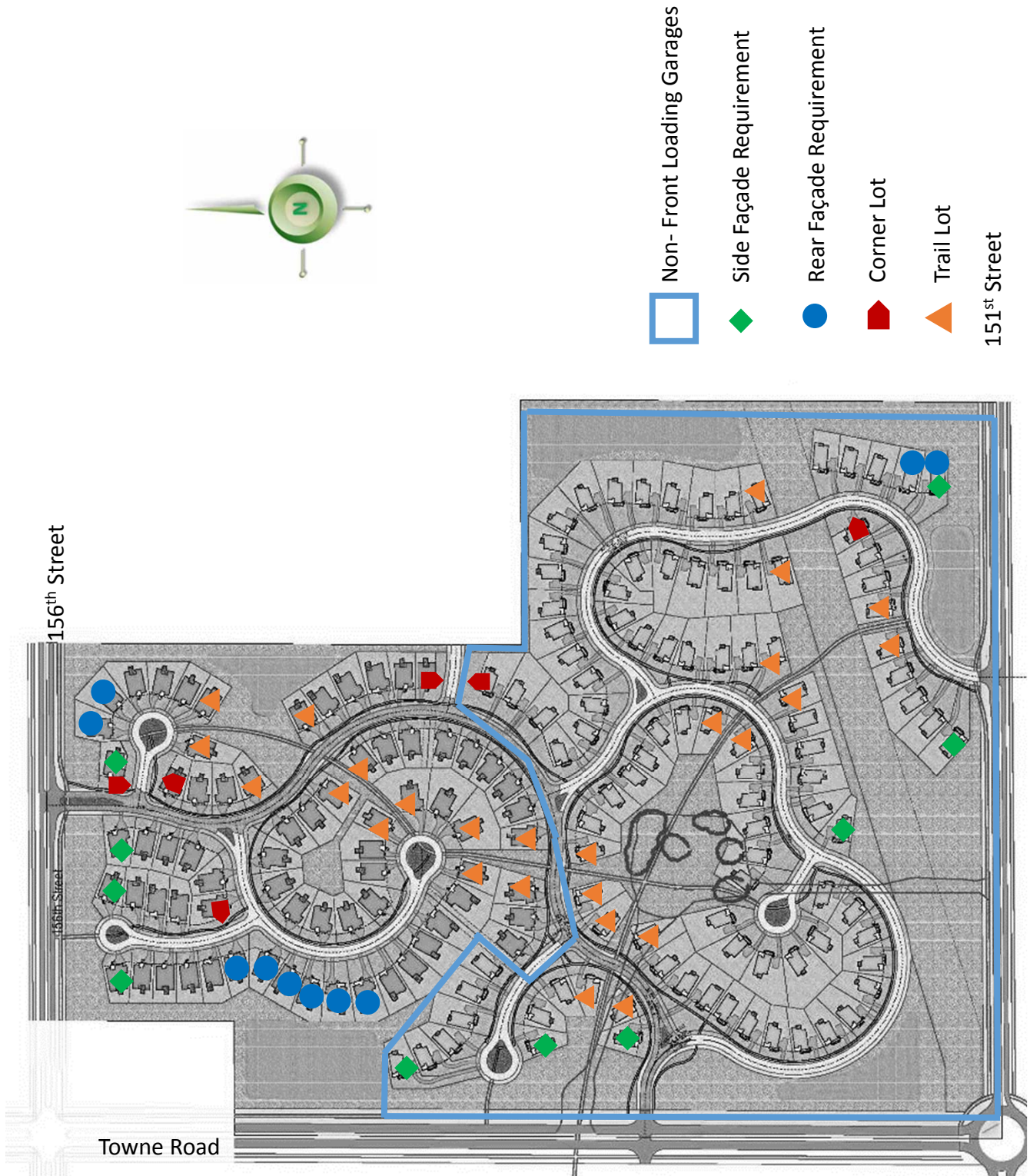


Exhibit D-1-D: Perimeter Lots Subject to Architectural Standards – Area 4

Towne Road

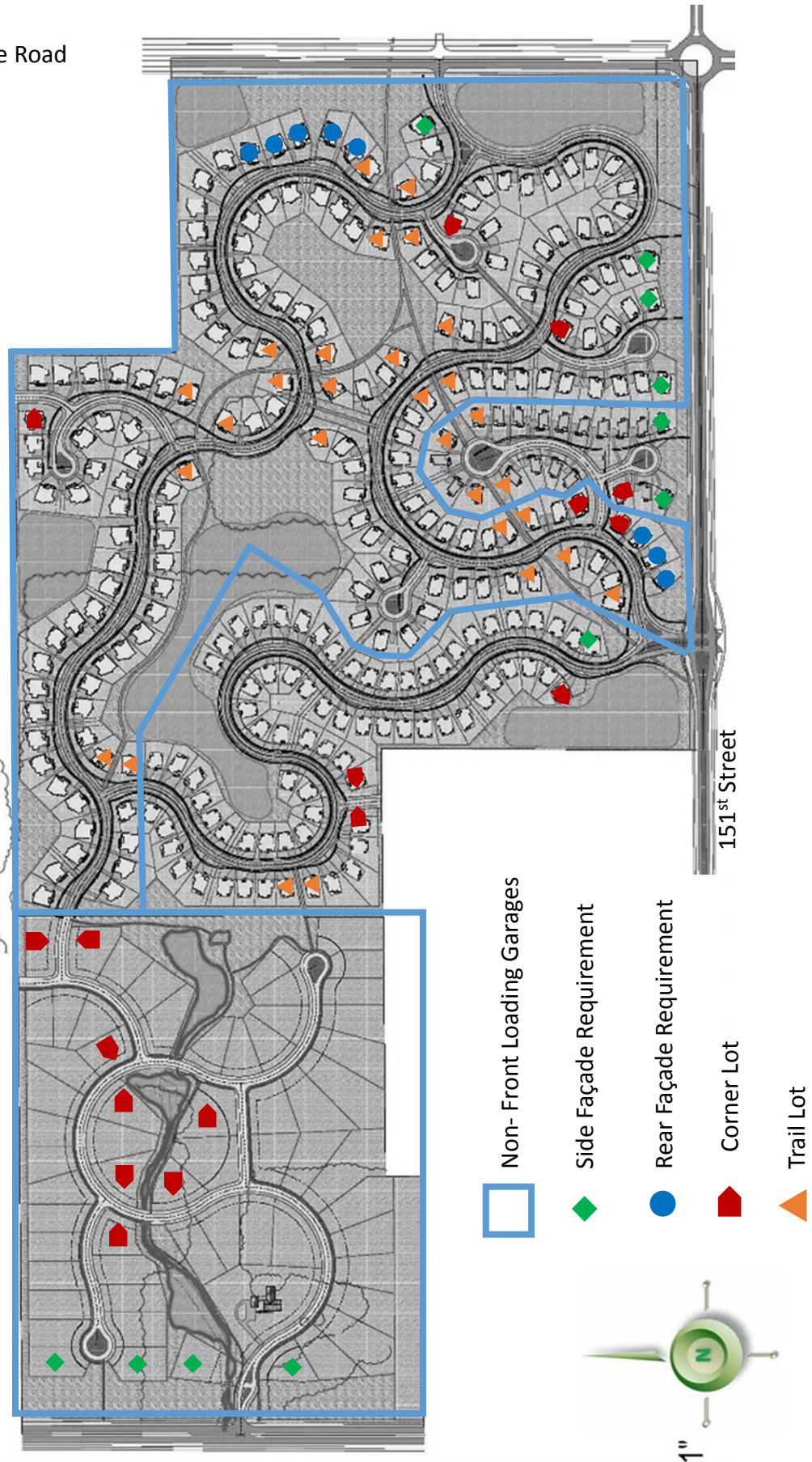


Exhibit D-1-E: Perimeter Lots Subject to Architectural Standards – Area 5

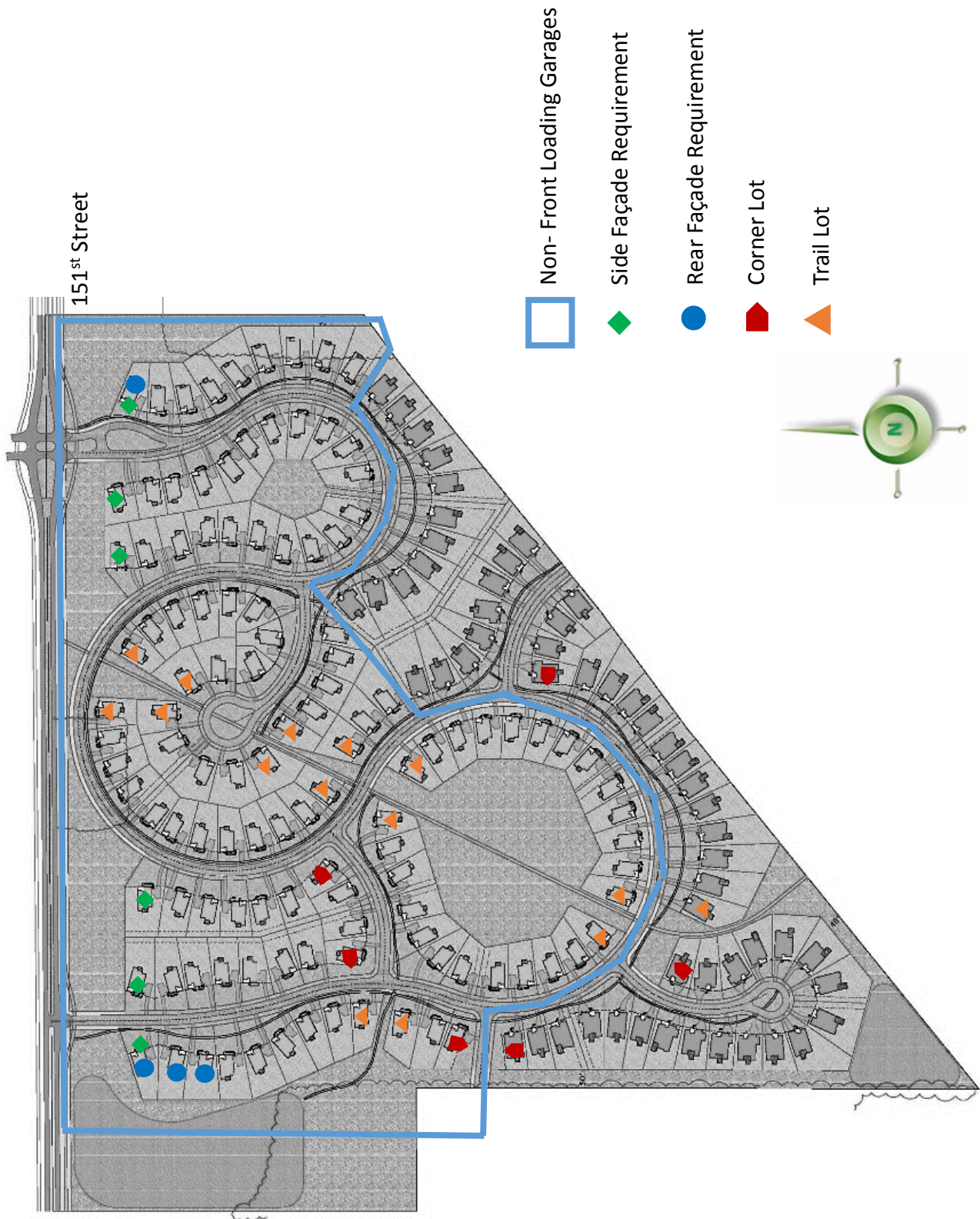


Exhibit D-2: Illustrative Garage Door Treatments



Option 1



Option 2



Option 3

Exhibit D-2: Illustrative Garage Door Treatments (Cont.)



Option 4



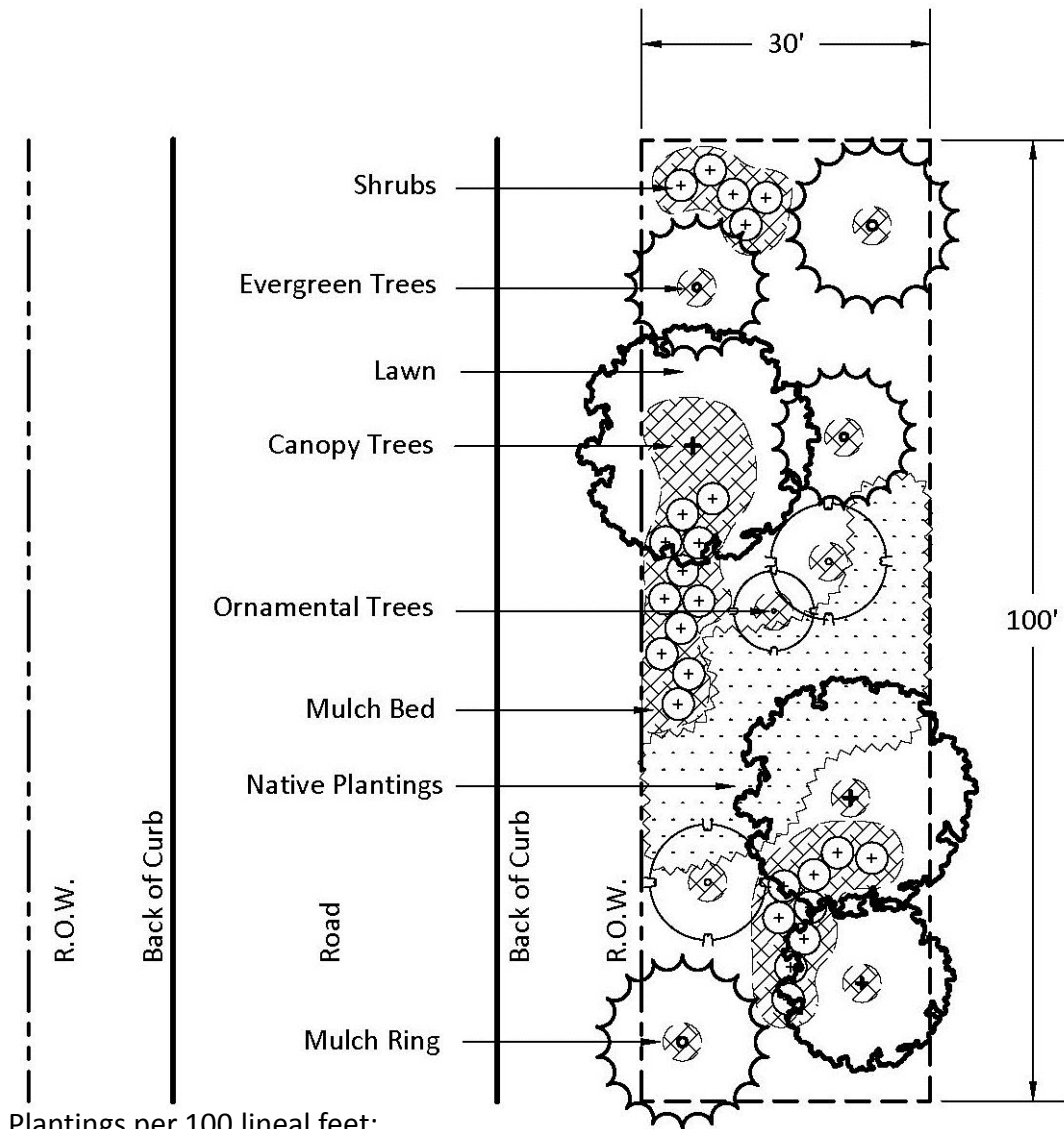
Option 5



Option 6

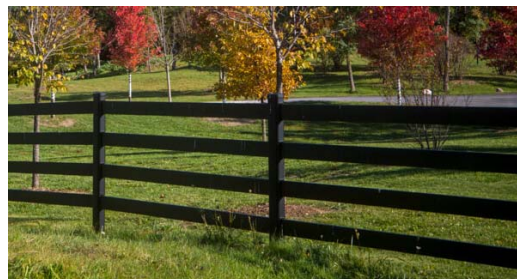
Exhibit E: District Landscape Exhibits

Exhibit E-1: Road Frontage Landscaping



Plantings per 100 lineal feet:

Width	Shade	Ornamental	Evergreen	Shrub
30'	3	3	4	25



Black four board horse fence

Exhibit E-2: Buffer Yard Locations and Connectivity

Exhibit E-2-A: Buffer Yard Locations & Connectivity – Area 1

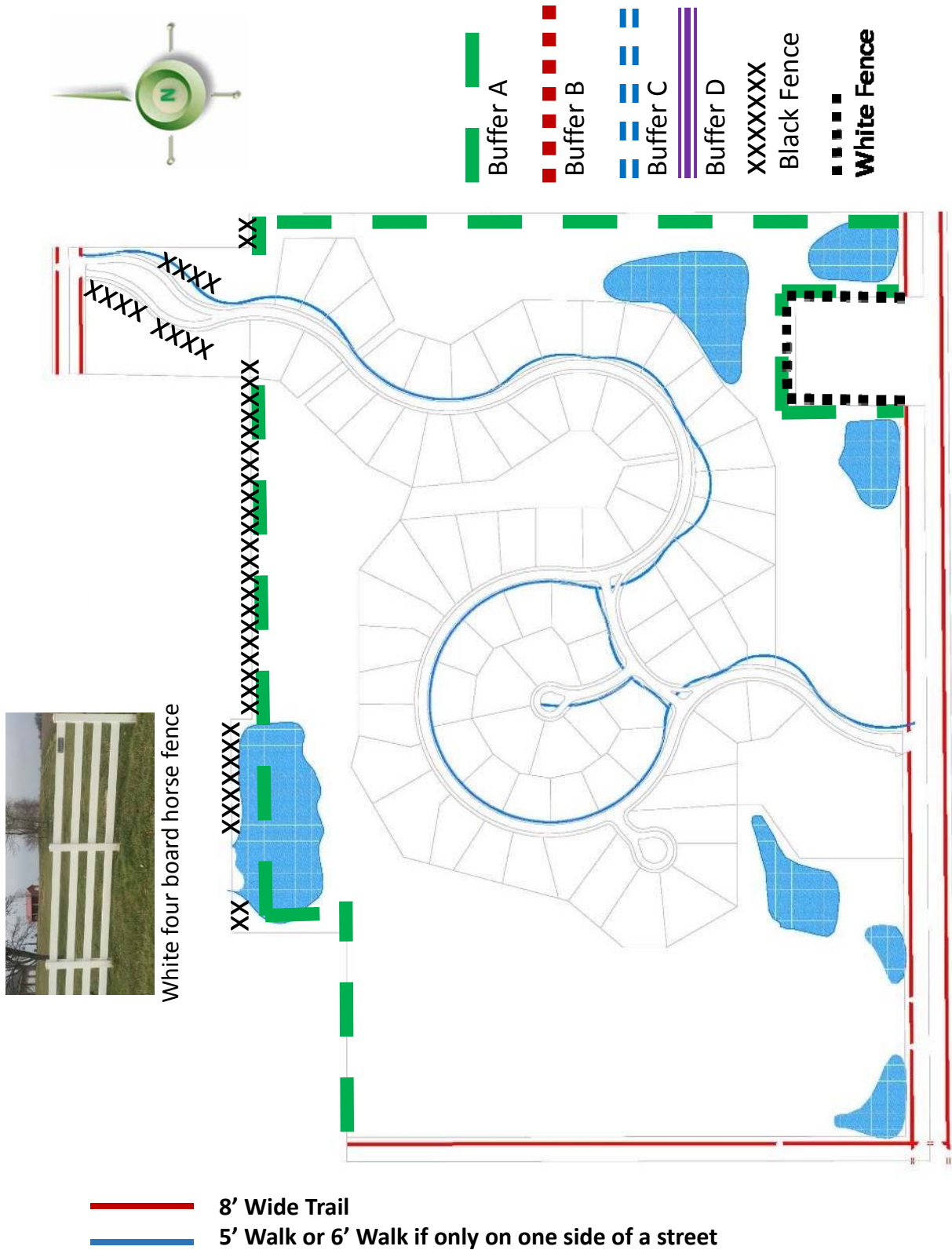


Exhibit E-2-B: Buffer Yard Locations & Connectivity – Area 2

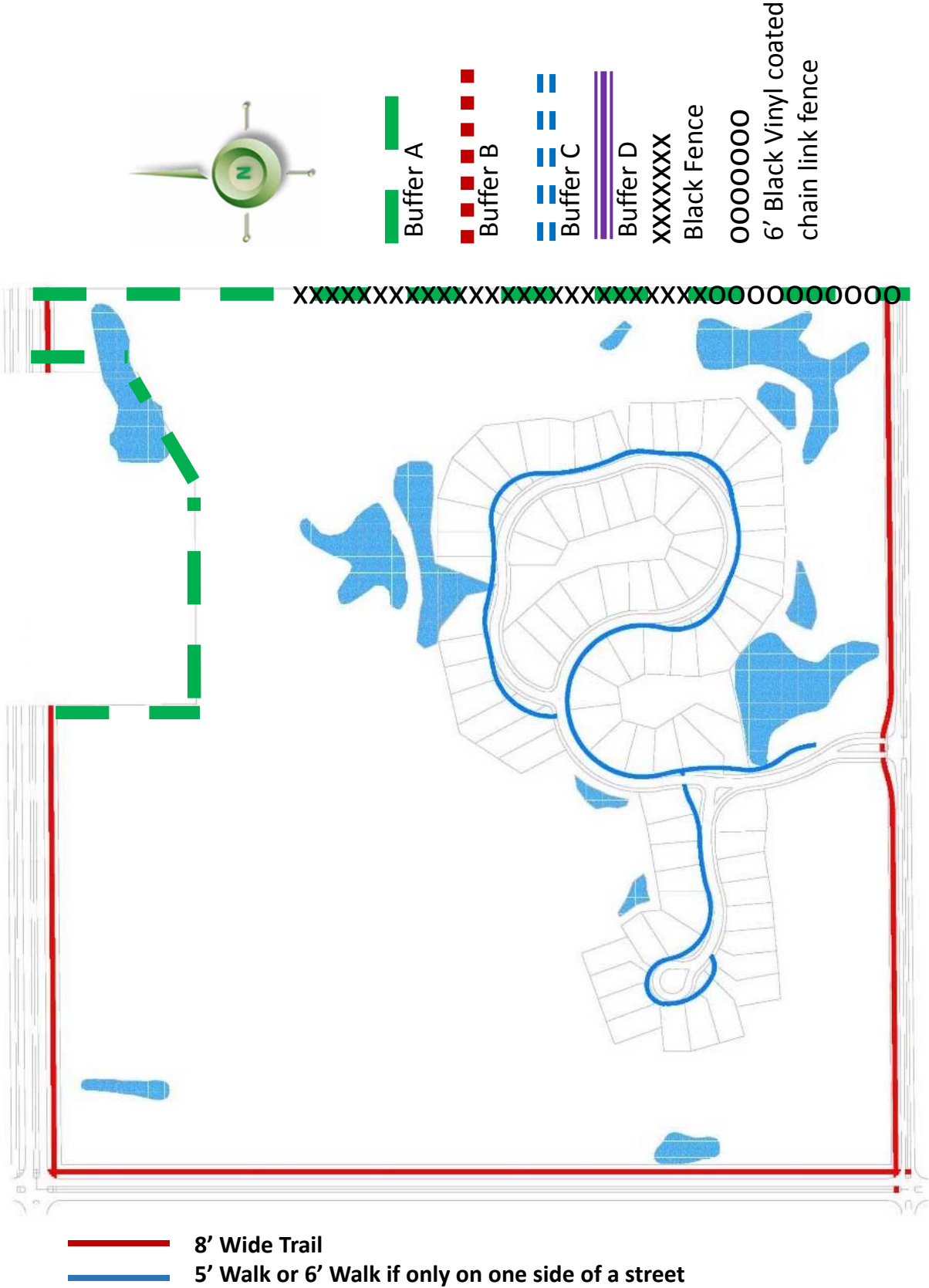


Exhibit E-2-C: Buffer Yard Locations & Connectivity – Area 3

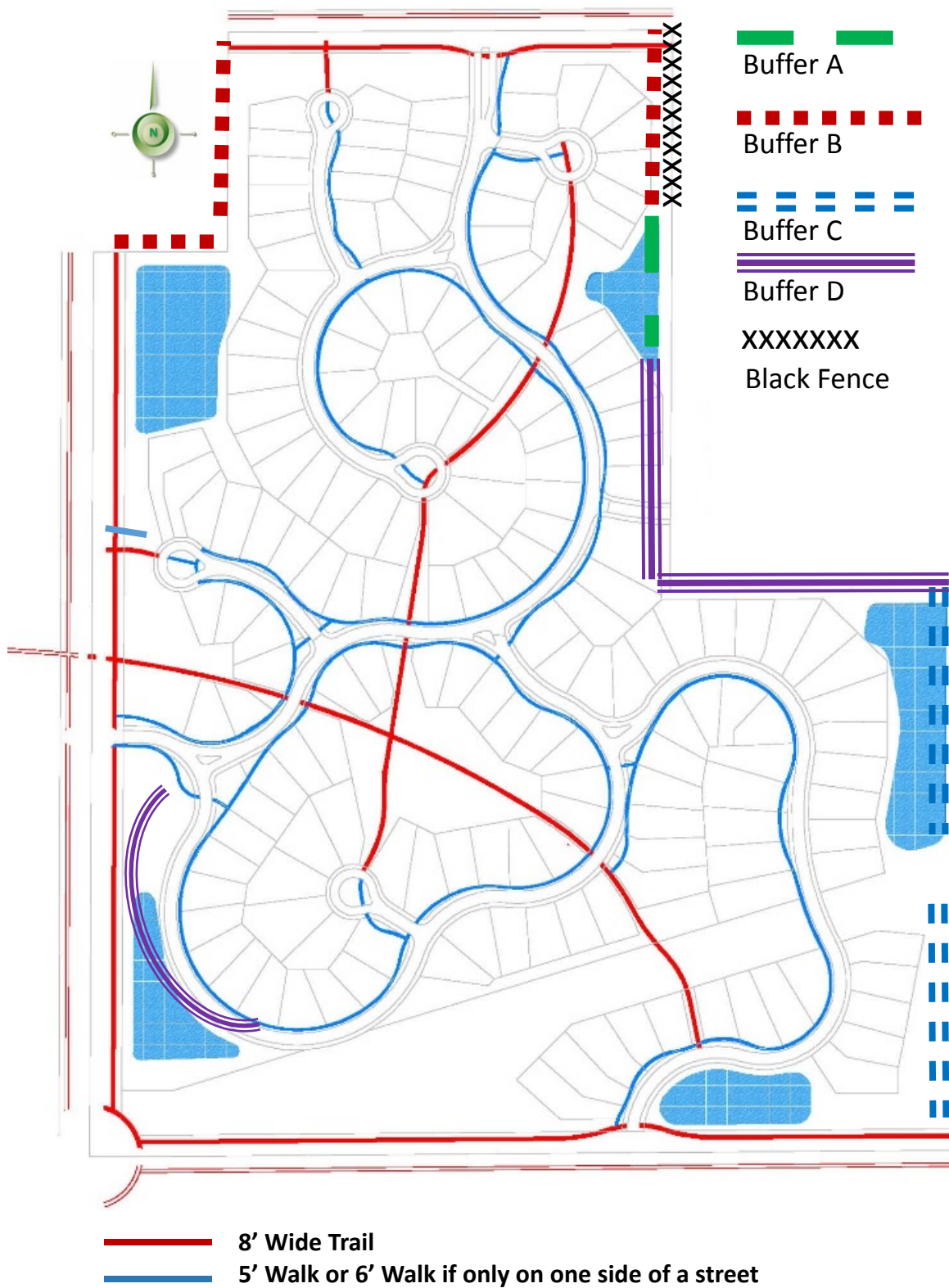


Exhibit E-2-D: Buffer Yard Locations & Connectivity – Area 4 East

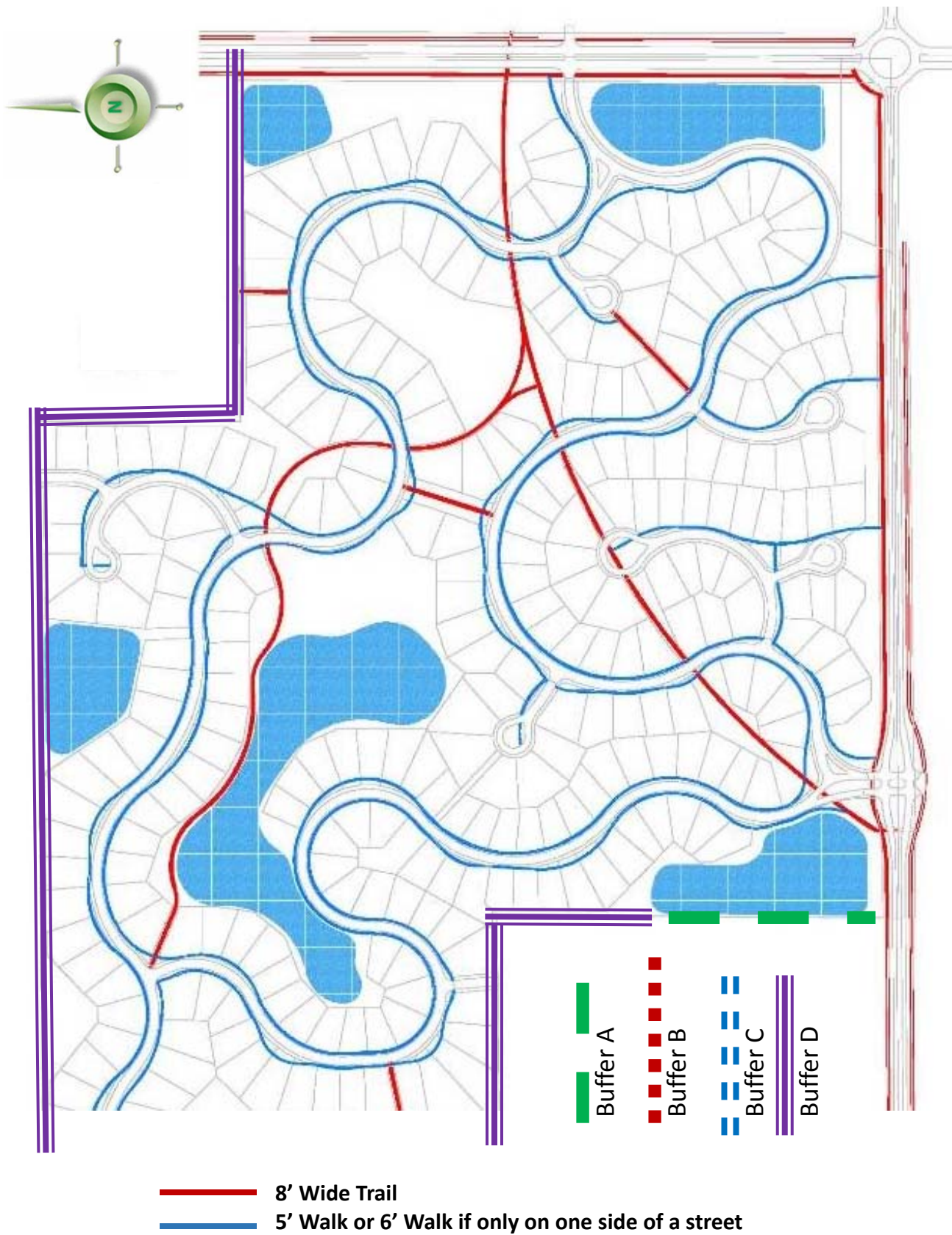


Exhibit E-2-E: Buffer Yard Locations & Connectivity – Area 4 West

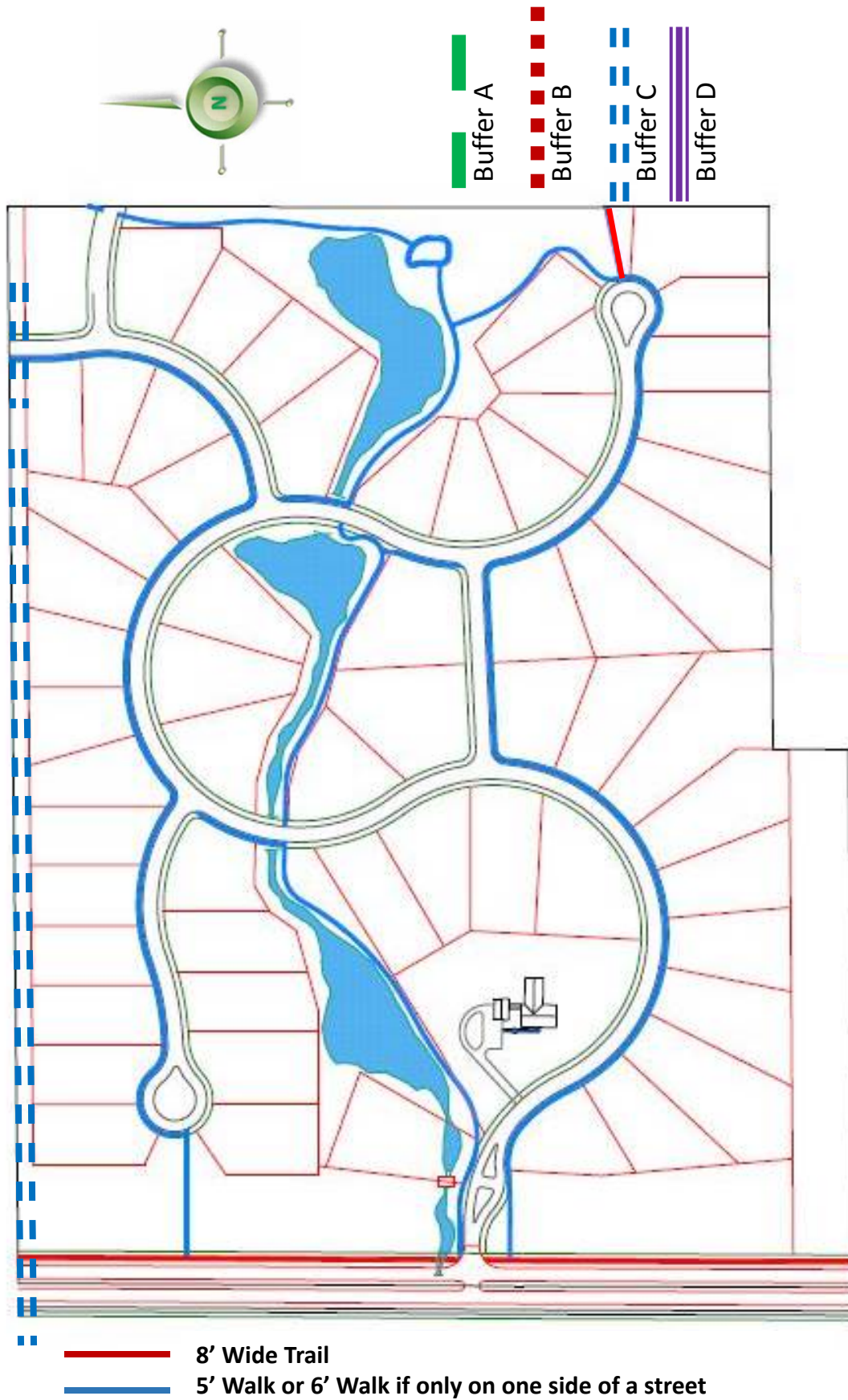


Exhibit E-2-F: Buffer Yard Locations & Connectivity – Area 5

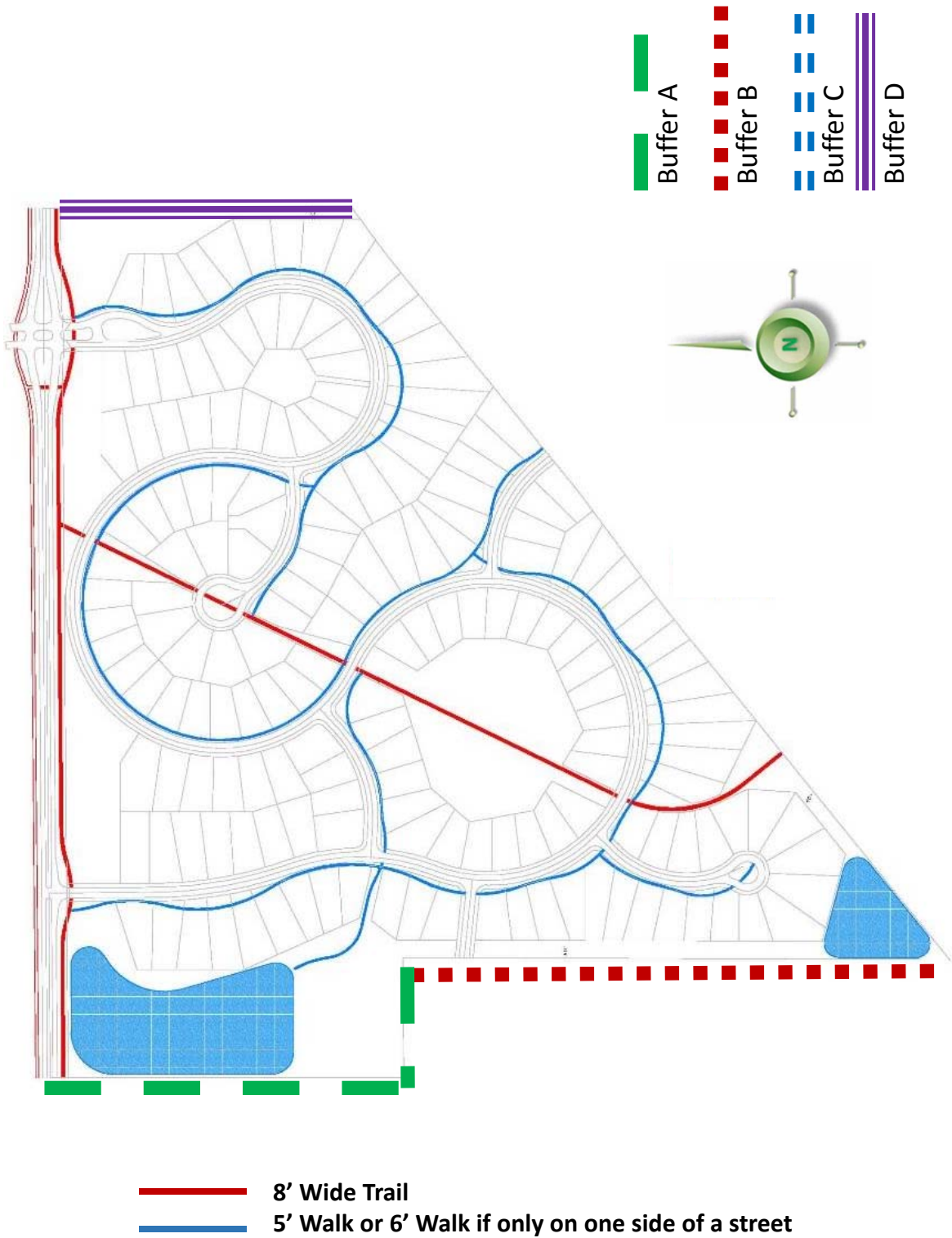


Exhibit E-3: Buffer Yard Types

Exhibit E-3-A: Buffer Yard Type B

Using the 50' wide buffer width, plant four rows of trees spaced on an alternating grid of 12' between the rows and 15' between the trees.

Plant the following species:

- Bur Oak (*Quercus muehlenbergii*)
- Swamp White Oak (*Quercus bicolor*)
- Norway spruce (*Picea abies*)
- Bald cypress (*Taxodium distichum*)

Fifty percent of the Norway Spruce will have a minimum height of 6' at the time of planting, and the balance will be a minimum 5 gallon size container trees.

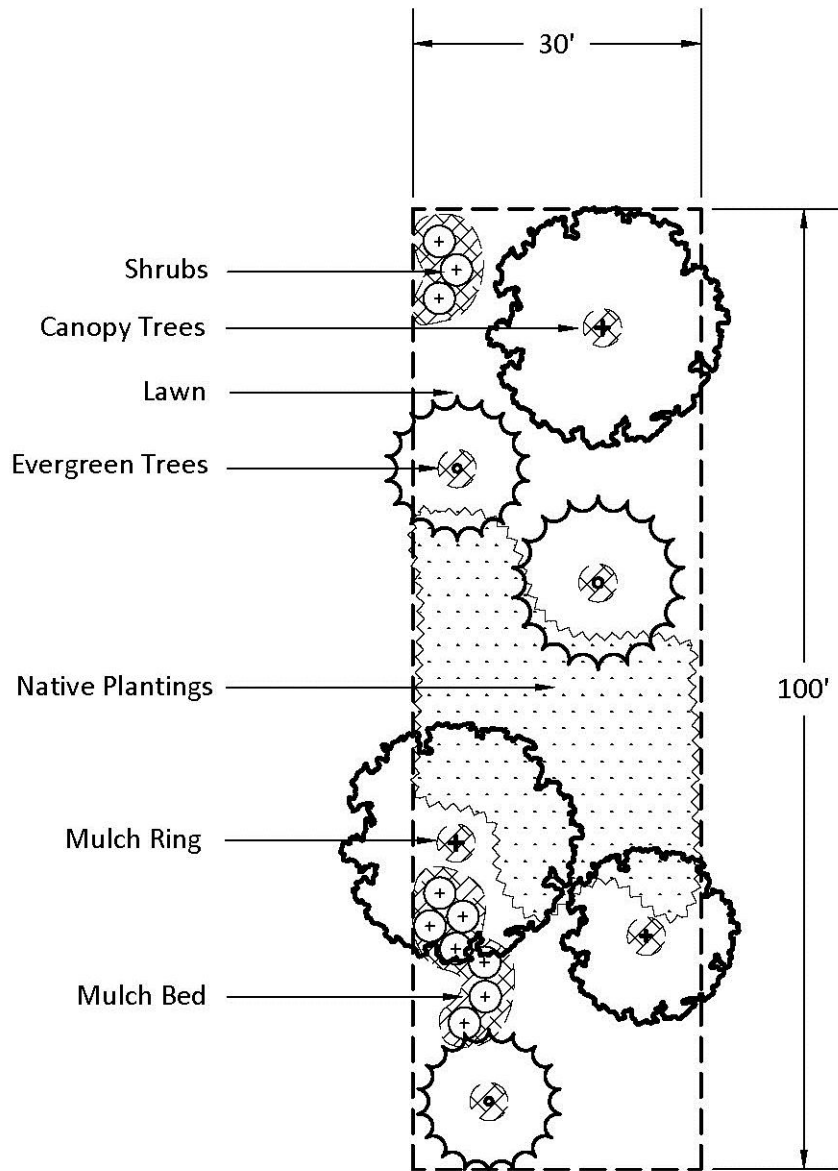
For the Bur Oak, Swamp White Oak and Bald Cypress trees, fifty percent will be a minimum 15 gallon size container trees and the balance will be a minimum 5 gallon size container trees.

Alternate the species within the rows.

Planting Layout: SWO-Swamp white oak NSP-Norway spruce BUO-Bur oak BCY-Bald cypress

SWO	NSP	BUO	BCY	SWO	NSP	BUO	BCY	
	SWO	NSP	BUO	BCY	SWO	NSP	BUO	BCY
BCY	SWO	NSP	BUO	BCY	SWO	NSP	BUO	
BCY	SWO	NSP	BUO	BCY	SWO	NSP	BUO	

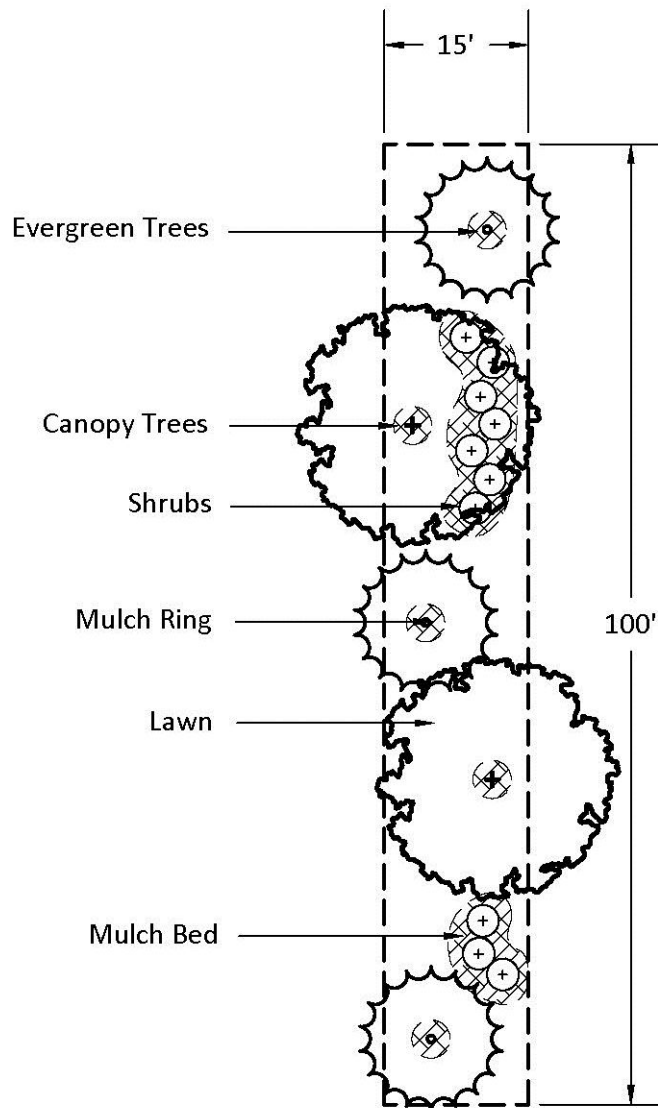
Exhibit E-3-B: Buffer Yard Type C



Plantings per 100 lineal feet:

Width	Canopy	Evergreen	Shrub
30'	3	3	10

Exhibit E-3-C: Buffer Yard Type D



Width	Shade	Evergreen	Shrub
15'	2	3	10

Exhibit E-4: Parcel Specific Buffer Yards

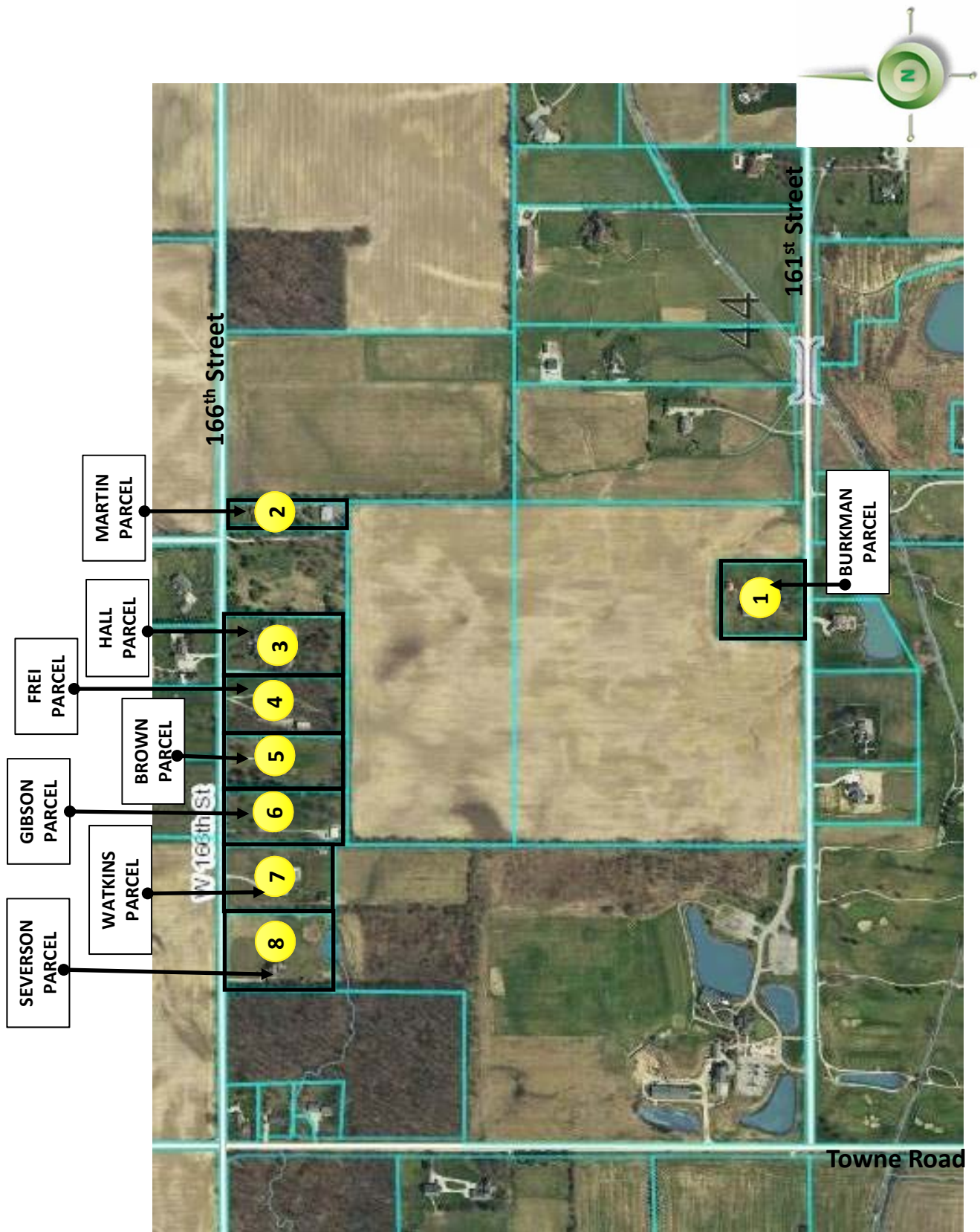


Exhibit E-4: Parcel Specific Buffer Yards



Exhibit E-4: Parcel Specific Buffer Yards

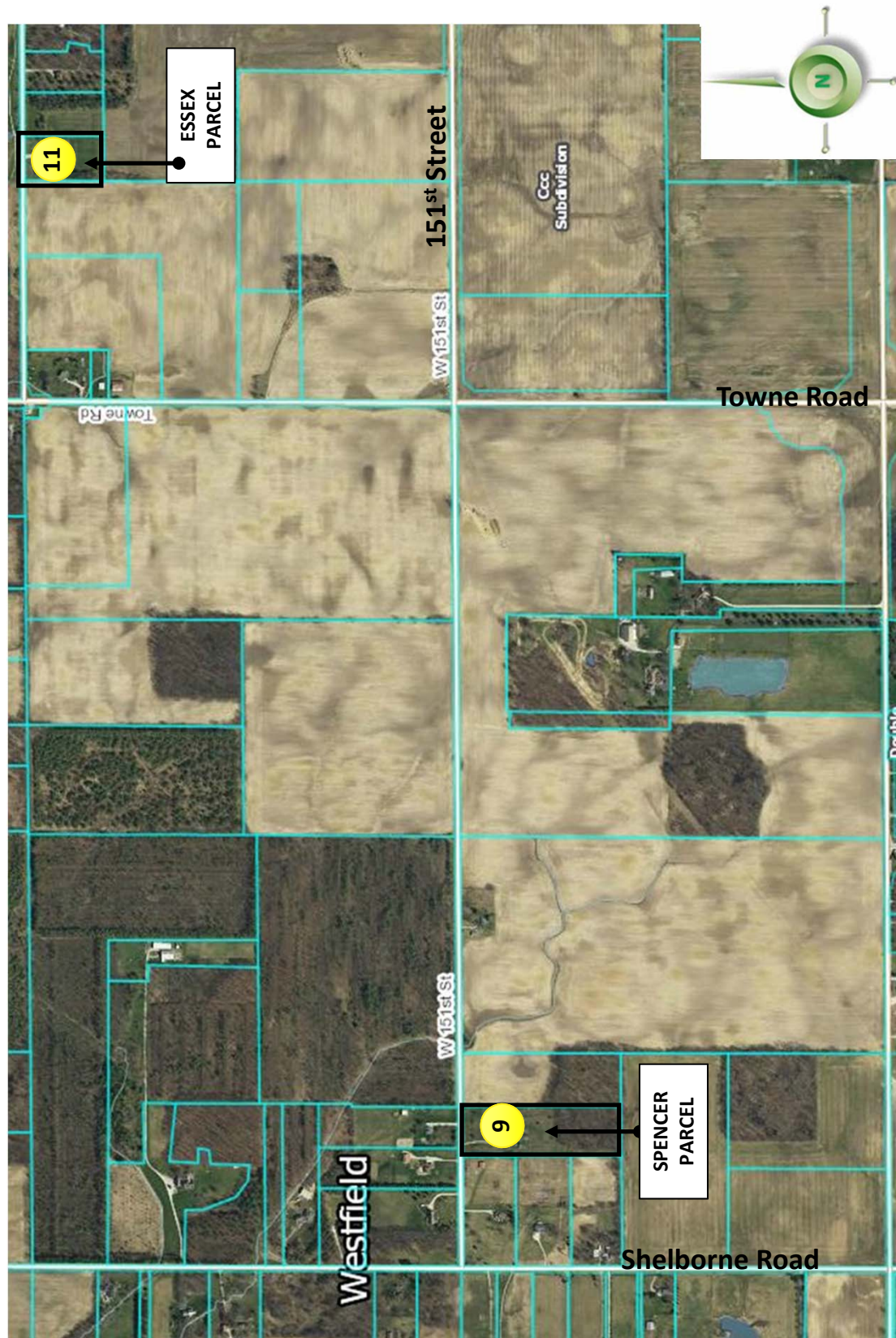


Exhibit F: District Monument Sign & Column Entrance Sign Concepts

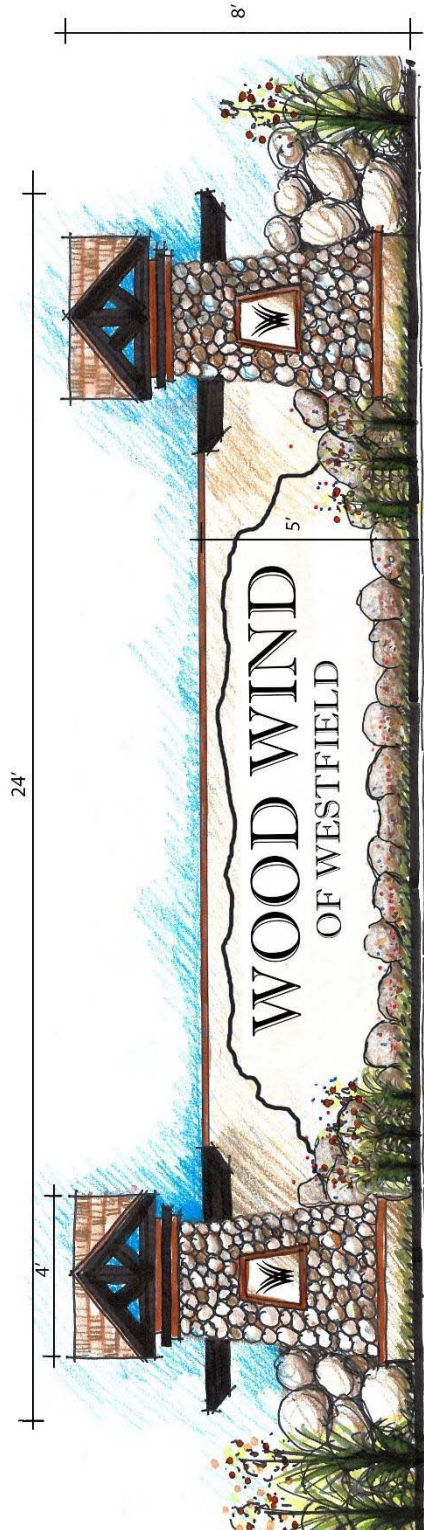
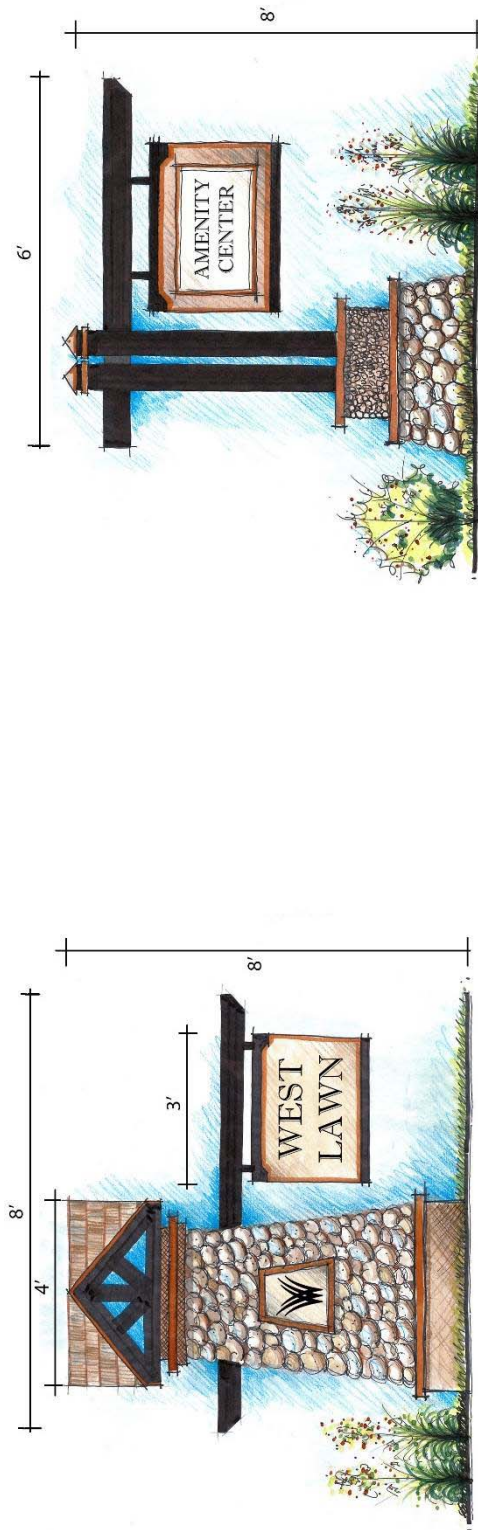


Exhibit G: Wood Wind Golf Course Buildings Character Exhibit



Exhibit H: Development Amenities Buildings Character Exhibit

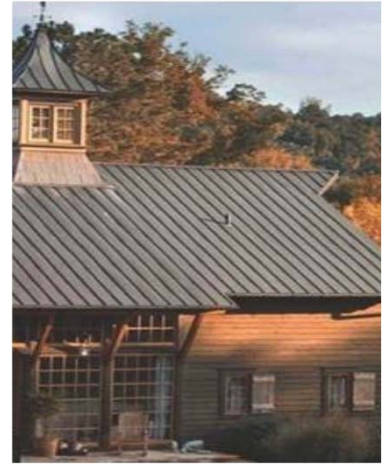
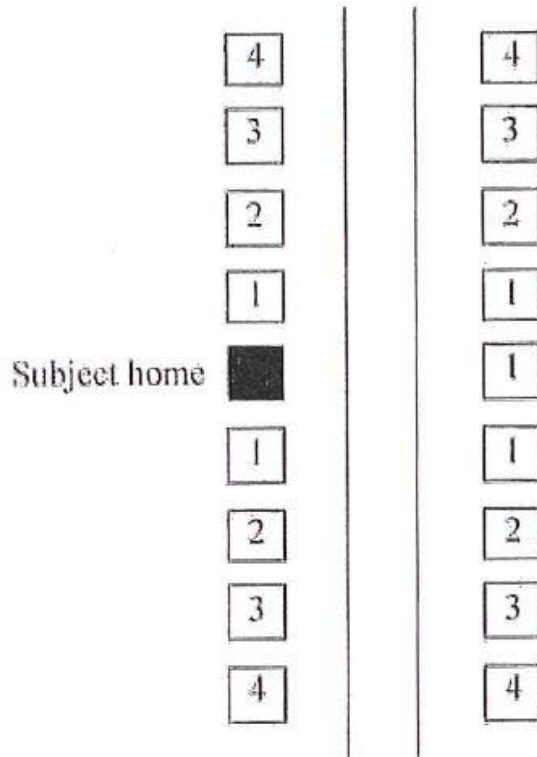


Exhibit I: Façade Variety Code



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

Exhibit J: Gable End Character Exhibit



Architectural Detailing





Westfield City Council Report

Ordinance Number:	16-27
APC Petition Number:	1609-PUD-16
Petitioner:	Pulte Homes of Indiana, LLC by Ice Miller, LLP
Requested Action:	A change of zoning of 706.6 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course and single-family residential uses.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Undeveloped / Residential / Agriculture / Golf Course
Exhibits:	1. Location Map 2. Concept Plan Comparison Exhibit 3. Ordinance 16-27 4. Ordinance 16-27 Exhibits 5. Comprehensive Plan Review 6. Overview of Significant Modifications 7. APC Certification
Prepared by:	Jesse M. Pohlman, Senior Planner

PETITION HISTORY

August Council Introduction: This petition was introduced at the [August 8, 2016, City Council meeting](#).

August Neighbor Meetings: The petitioner hosted two informational meetings on [August 11, 2016, and August 23, 2016](#), at the Wood Wind Golf Course Pavilion for neighbors and other interested parties (in accordance with Article 10.9(C)(1)(f)).

September Plan Commission Public Hearing: The petition received a public hearing at the [September 6, 2016, Advisory Plan Commission](#) (the "Plan Commission") meeting. At the October 17, 2016, Plan Commission meeting, the Department distributed a summary of the [list of issues and comments](#) that were raised as part of the initial public hearing, and the Department's analysis of the petition in review of the Comprehensive Plan.

October Amended Petition: After the initial public hearing, the petitioner amended its application to include additional real estate (731 acres± to 799 acres±) (see **Exhibit 1**). As a result, the amended application required a new public hearing.

November Plan Commission Meeting: The petitioner presented its [amended application and revisions](#) at the November 9, 2016, Plan Commission meeting, in advance of the additional public hearing. The information presented included:

- Revised PUD District Ordinance 16-27 and Concept Plans
- [Petitioner's Response to Issues and Comments](#)
- [Petitioner's Response to Comprehensive Plan Review](#)
- [Financial Analysis by O.W. Krohn & Associates](#)
- [Woodland Analysis by Judd Scott Consulting Arborist](#)
- [Traffic Impact Study by A&F Engineering](#)
- [Market Information](#)

November Plan Commission Public Hearing: The amended petition received a public hearing at [November 21, 2016, meeting](#), Plan Commission meeting. The written comments that were submitted in response to the November 21, 2016, public hearing, are included with the November 21, 2016, Plan Commission meeting agenda ([link here](#)) and public comments presented at the public hearing are summarized in the Plan Commission's minutes ([link here](#)).

January Plan Commission Meeting: Following the November 21, 2016, public hearing, and in working with the Department, the petitioner further revised the ordinance and corresponding exhibits, and presented those revisions to the Plan Commission at its January 17, 2017, meeting ([link here](#)). Plan Commission members provided additional comments regarding the revised ordinance and submitted those comments to the Department following the meeting. A summary of those comments, as well as the petitioner's responses, are included with the February 6, 2017, Plan Commission meeting agenda ([link here](#)). The written comments from the public were updated with additional public comment received leading up to February 6, 2017, Plan Commission meeting ([link here](#)).

February Plan Commission Meeting: As a result of the additional Plan Commission comments, the petitioner further revised the proposed ordinance. At the February 6, 2017, Plan Commission meeting:

A motion was made to send a favorable recommendation of the petition to the Council with the incorporation of recommended changes. The motion failed (Vote: 4 in favor, 4 opposed (G. Kelleher, T. Smith, D. Schmitz, C. Woodard)).

A subsequent motion was made to send an unfavorable recommendation of the petition to the Council. The motion failed (Vote: 3 in favor, 5 opposed (R. Graham, S. Hoover, R. Horkay, A. Maue, D. Schmitz)).

The failure of the Advisory Plan Commission to adopt a recommendation resulted in the certification of no recommendation.

February Council Meeting: At the February 27, 2017, Council meeting, the petitioner presented revisions to the Council and requested that the Council send the ordinance back to the Plan Commission for consideration of those revisions. At the request of the petitioner, the Council took action to send the ordinance back to the Plan Commission for the Plan Commission's consideration and recommendation of the petitioner's proposed revisions.

March Plan Commission Meeting: At the March 20, 2017, Plan Commission meeting, the petitioner briefly presented revisions, including removing the originally proposed multi-family and commercial areas, and requested a continuance to the April 17, 2017, Plan Commission meeting, which was granted by the Plan Commission.

April Plan Commission: At the April 17, 2017, Plan Commission meeting, the petitioner presented revisions to the ordinance. The Plan Commission forwarded the ordinance to the Council with a favorable recommendation.

PROJECT OVERVIEW

Project Location: The subject properties (collectively, the "property") encompass approximately seven hundred and six (706) acres and includes real estate extending from 146th Street north to 166th Street, and from Shelborne Road to east of Towne Road (see **Exhibit 1**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and currently includes the existing Wood Wind Golf Club, as well as property currently and primarily being used for agricultural purposes. The surrounding properties include a number of recently developed and/or proposed developments (e.g., Liberty Ridge, Central Christian Church, Bent Creek, Harmony, Towne West), as well as large lot residential and agricultural properties.

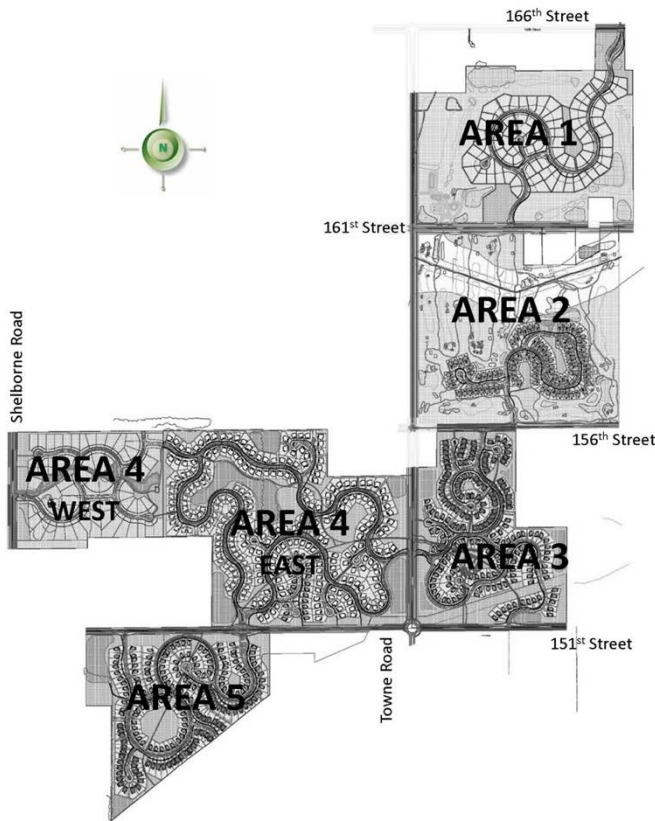


Figure 1: District Areas

Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Wood Wind", that would allow for a single-family residential golf course development. The proposed ordinance establishes six (6) areas for the development of the property (see **Figure 1**), which allows for detached single-family residential uses and golf course uses (the existing Wood Wind golf course, including the relocation of four (4) golf holes) and development amenity areas.

The proposed ordinance defaults to the following underlying zoning district for these areas: Area 1 (SF2: Single-Family Low Density District); Area 2 (SF2: Single-Family Low Density District); Area 3 (SF3: Single-Family Medium Density District); Area 4 East (SF3: Single-Family Medium Density District); Area 4 West (SF1: Single-Family Large Lot District); Area 5 (SF3: Single-Family Medium Density District).

Bulk and Density Standards:

Single-Family Residential: The proposed ordinance establishes a maximum number of 856 (reduced from 937) single-family lots. The proposed development consists of 706 acres±, which results in a proposed density of 1.21 (reduced from 1.38) du/acre±.

The single-family areas include lot standards that range from 60' wide (9,500 sq. ft.) to 100' wide (22,000 sq. ft.). Since originally introduced to the Council, the minimum lot standards have been increased, and the overall density decreased.

Architectural Standards: The proposed ordinance generally defaults to the UDO's architectural standards for the base architectural standards, and incorporates additional requirements as briefly highlighted below.

Golf Course and Development Amenities: The proposed ordinance incorporates various modifications to accommodate the petitioner's vision for new improvements to complement the existing golf course structures and design theme of the development (e.g., architecture, accessory buildings, landscaping, signs).

Single-Family Residential: The UDO's architectural standards for single-family homes includes rear and side façade requirements when facing a perimeter street, and it includes streetscape diversity requirements. The proposed ordinance defaults to these standards, and proposes increased standards to the UDO's streetscape diversity requirements, and increased façade standards for corner lots, lots abutting the internal trail system, and for lots abutting the golf course.

In addition, the proposed ordinance incorporates: (1) character images of front elevations "intended to capture the intended quality"; (2) minimum requirements for Masonry Materials throughout the development; (3) restrictions on front loading garages throughout the development; (4) enhancements for garage door treatment; and (5) prohibitions on aluminum and vinyl siding.

Landscaping Standards: The proposed ordinance generally defaults to the UDO's landscaping standards. A brief summary of the proposed modifications is highlighted below. A woodlands analysis has been submitted by Jud Scott (as noted herein) identifying that there are areas with woodland portions that would be candidates for preserving. In general, the revised layout appears to incorporate those identified woodlands into proposed open space areas, buffer yards, or wooded lots.

External Street Frontage: The proposed ordinance provides that the golf course and amenity areas are exempt from the external street frontage requirement. The curvilinear design of the proposed development results in fewer rear or side residential facades abutting an external street (compared to the typical suburban design). The proposed

landscaping within the ordinance for frontages along the residential areas, that the UDO would otherwise require landscaping, are consistent with the UDO’s requirements (with the exception of not requiring a mound (as recommended by the Comprehensive Plan to accommodate the “rural” character) and requiring the incorporation of a black four-board horse fence).

Buffer Yards: The proposed ordinance includes a variety of buffer yard types. The specific design and location of each buffer yard type are intended to provide a buffer sensitive to the varying contexts of the perimeters of the proposed development. The proposed buffers exceed the requirements of the UDO, and are consistent with the objectives of the Comprehensive Plan, including reforestation requirements.

Tree Preservation: The proposed ordinance incorporates specific requirements for tree preservation within Area 3, Area 4 East and Area 5.

Open Space Standards: The open space is proposed as shown on Exhibit B-5-A of the proposed ordinance (see Figure 2).

Since originally proposed, the proposed ordinance has been revised to increase the minimum open space from 215 acres to 290 acres, an increase of 65 acres.

The minimum open space represents about 41% of the proposed development (290 acres of the 706 acres±). The proposed open space exceeds the minimum ordinance requirements of other recently approved ordinances, which for comparison include: Chatham Hills = 20%; Wilshire = 15%; Scofield Farms = 30%; Liberty Ridge = 29%; West Rail = 30%; Mapleridge = 16%; and Lantern Park = 27%.

The proposed ordinance incorporates specific amenity standards for the primary amenity center. As a result of the public process, additional open space was incorporated that does not include the golf course (Area 3, Area 4, and Area 5). Each single-family area now proposes a minimum range between 24% and 72% of open space



Figure 2: Open Space Exhibit

Infrastructure Standards: The proposed ordinance generally defaults to the City’s construction and design standards.

Pedestrian Network Standards: The proposed ordinance incorporates a pedestrian network plan that identifies both the perimeter (consistent with the UDO) and internal pedestrian network system. The proposed pedestrian network includes a combination of eight-foot wide asphalt trails, five-foot wide concrete sidewalks, and six-foot wide concrete sidewalks (for when sidewalks are only on one side of the street).

Traffic Impact Study: A Traffic Impact Study was required by the City to be conducted as part of the Technical Advisory Committee’s review of this petition. In addition to those improvements that would otherwise be required in accordance with the City’s Construction Standards as part of a development plan approval, the developer will also be required to make road and intersection improvements in accordance with the recommendations of the Traffic Impact Study.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the property as primarily New Suburban, with areas along the western end as Existing Rural Southwest and areas at the northwest corner of 146th Street and Towne Road as Local Commercial.

The Department performed an analysis of the proposed petition in review of the 2007 Westfield-Washington Township Comprehensive Plan. The initial review was done in review of the petition presented at the first public hearing in September, and then subsequently updated pursuant to the revised petition presented at the January 17, 2017, Plan Commission meeting.

This purpose of the analysis is not to be a rigid checklist; rather, the analysis is a broad policy evaluation for the benefit of the Plan Commission and Council. It is not expected that a proposed development will necessarily meet all of the policies of the Comprehensive Plan, and it is expected that there may be practical or other reasonable justifications that a proposed development may not meet a policy. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

For reference, the analysis completed in January by the Department is included at **Exhibit 5**.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The initial public hearing for this petition was held at the September 6, 2016, Plan Commission meeting, and an additional public hearing was held at the November 21, 2016, Plan Commission meeting for the amended application that incorporated additional real estate. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the August 8, 2016, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

On April 17, 2017, a motion was made and passed to send a favorable recommendation of the ordinance to the City Council with the revisions set forth in Exhibit 8 of the April 17, 2017, Plan Commission Department report (Vote: 6 in favor, 3 opposed (G. Kelleher, R. Smith, R. Graham)) (see **Exhibit 7**).

The ordinance and corresponding exhibits (see **Exhibit 3** and **Exhibit 4**), as presented, incorporate the revisions set forth in the Plan Commission's motion.

City Council

Introduction: August 8, 2016

Eligible for Adoption: April 24, 2017

Submitted by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Kevin Todd, Senior Planner
Economic and Community Development Department

Shelborne Rd

Towne Rd



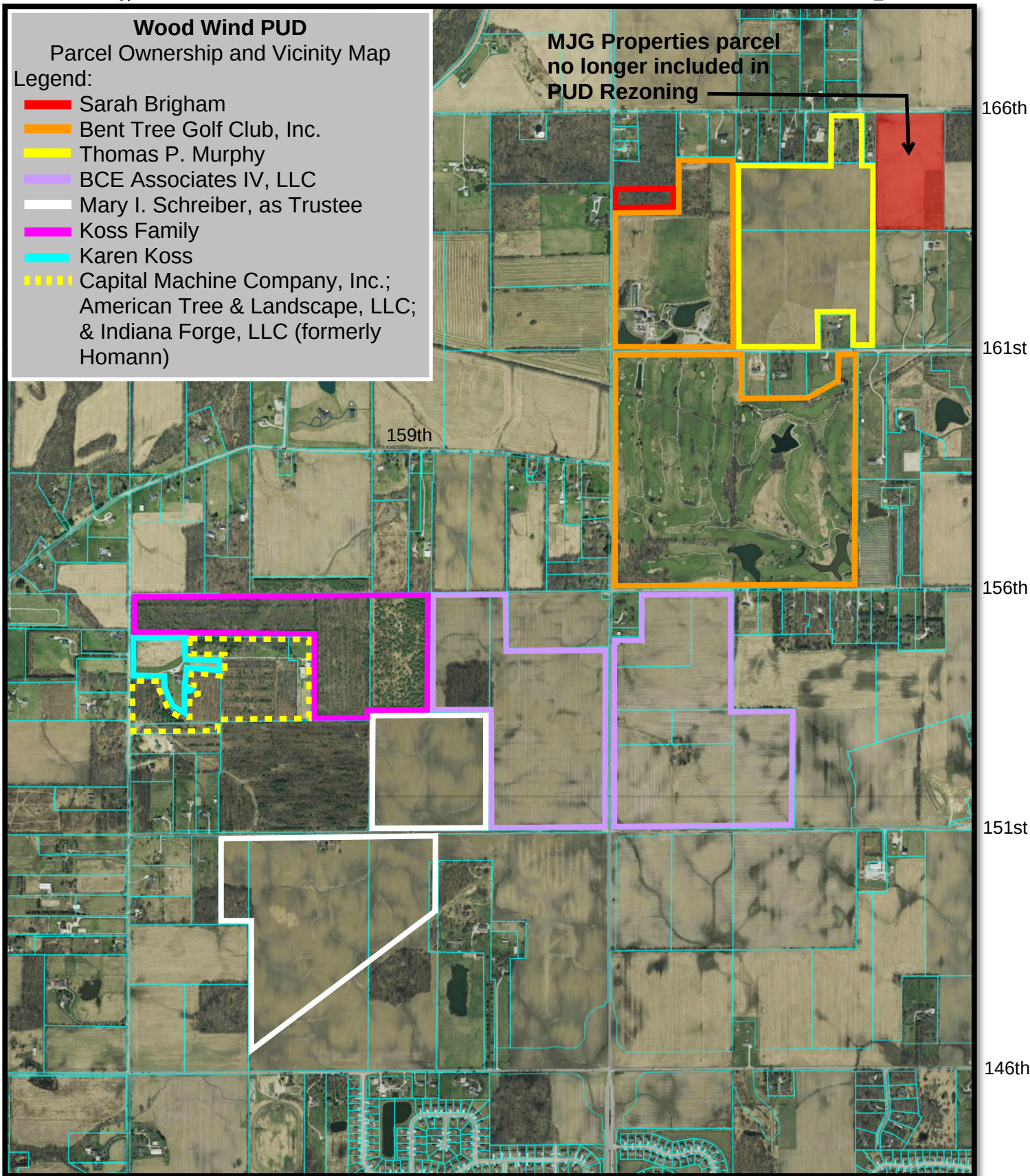
Wood Wind PUD

Parcel Ownership and Vicinity Map

Legend:

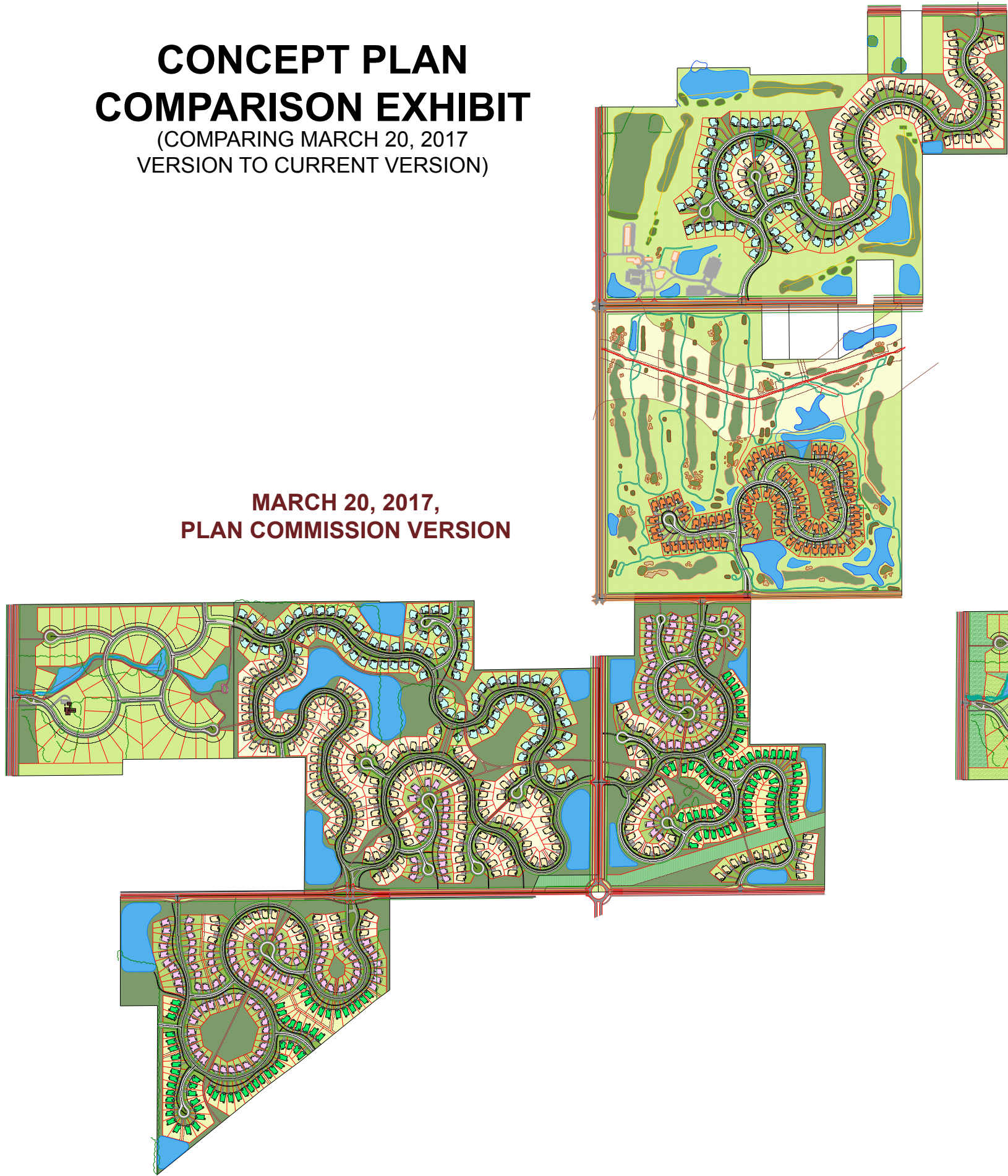
- █ Sarah Brigham
- █ Bent Tree Golf Club, Inc.
- █ Thomas P. Murphy
- █ BCE Associates IV, LLC
- █ Mary I. Schreiber, as Trustee
- █ Koss Family
- █ Karen Koss
- █ Capital Machine Company, Inc.;
American Tree & Landscape, LLC;
& Indiana Forge, LLC (formerly
Homann)

MJG Properties parcel
no longer included in
PUD Rezoning

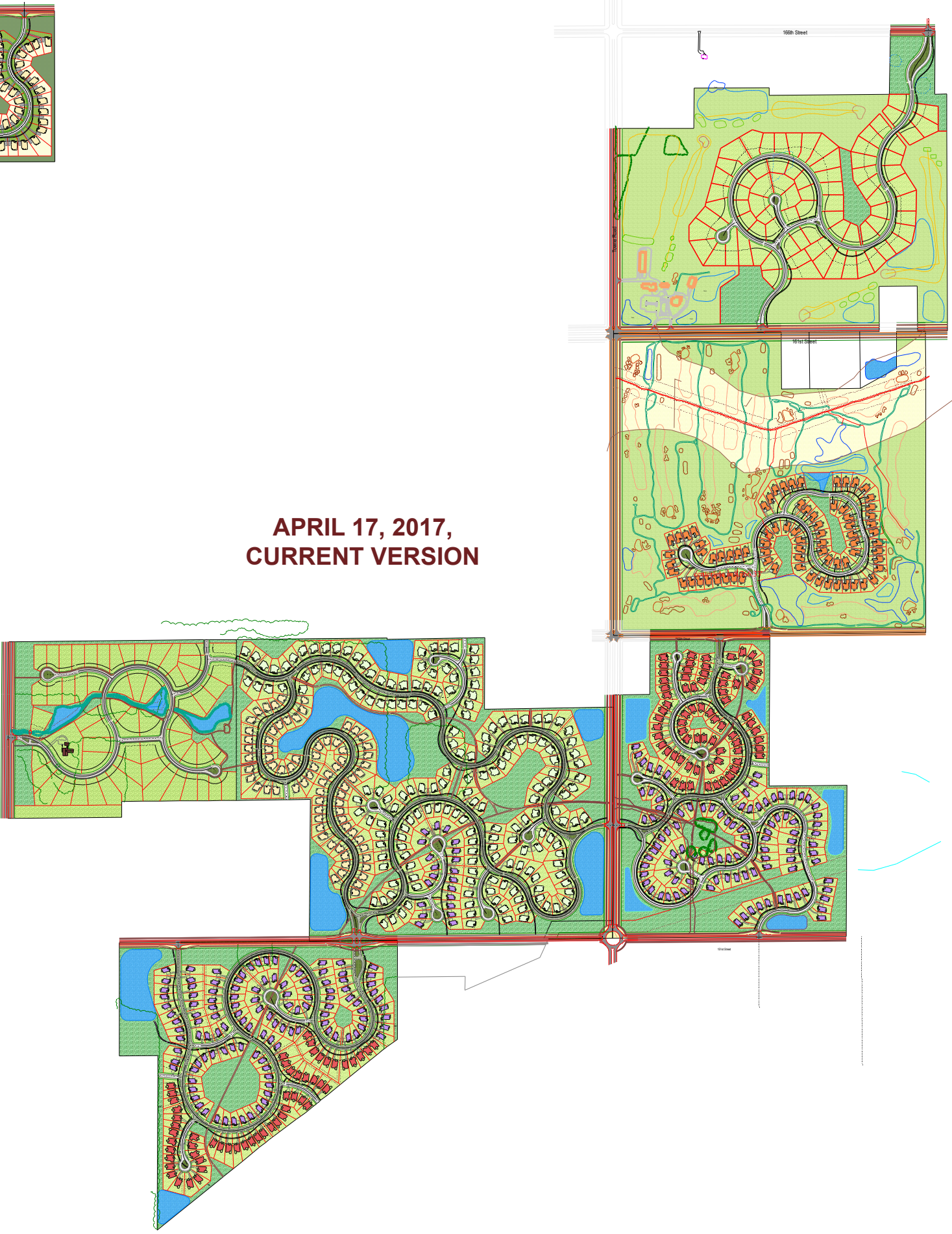


**CONCEPT PLAN
COMPARISON EXHIBIT**
(COMPARING MARCH 20, 2017
VERSION TO CURRENT VERSION)

**MARCH 20, 2017,
PLAN COMMISSION VERSION**



**APRIL 17, 2017,
CURRENT VERSION**



ORDINANCE NUMBER 16-27

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1609-PUD-16**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "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 Council on _____, 2017;

WHEREAS, the 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 Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

- 2.1 Custom Home Lots: Collectively, the Lots within Area 1 and the Lots within Area 4 West.
- 2.2 Development Amenities: As defined by the Unified Development Ordinance and shall also include the Wood Wind Golf Course.
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the greatest percentage of surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials or patterns on a Building, such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.5 Home Series. The series of home types (e.g., Custom Homes Series One (C-1), Custom Homes Series Two (C-2), Traditional Homes Series One (T-1), Traditional Homes Series Two (T-2), Traditional Homes Series Three (T-3), Empty Nester Homes Series One (E-1) and Empty Nester Homes Series Two (E-2)) to be built within the District, as identified on the Concept Plan, attached hereto at **Exhibit B**, and represented in the Single-Family Character Exhibits, attached hereto at **Exhibit C**. 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 Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is

consistent with the established benchmark and complies with the standards of this Ordinance.

- 2.6 Open Space: As defined by the Unified Development Ordinance and depicted on **Exhibit B-4: Single Family Open Space** and includes the Wood Wind Golf Course.
- 2.7 Pulte: Pulte Homes of Indiana, LLC, or its affiliates.
- 2.8 Tree Preservation Areas. Those locations identified on **Exhibit B-2-A: Single Family District Layout – Area 1**, **Exhibit B-2-C: Single Family District Layout – Area 3**, **Exhibit B-2-D: Single Family District Layout – Area 4**, and **Exhibit B-2-E: Single Family District Layout – Area 5** as Tree Preservation Areas, and as further regulated herein.
- 2.9 Wood Wind Golf Course: The eighteen (18) hole golf course and associated facilities as depicted on the Concept Plan within Areas 1 and 2, including all elements of the course (i.e. fairways and surrounding corridors, greens, tee boxes, bunkers, hazards, natural features (i.e. creeks, woods, lakes)), common areas, restrooms or park pavilions, bridges, pathways, practice facility, driving range, short game area, instructional area, cart paths, golf bag storage and drop-off, golf cart parking and golf cart use on cart paths, golf cart-related services (indoor/outdoor storage, rental, service, sales, cleaning, refueling/charging, maintenance), Sit Down Restaurant with bar area and outdoor seating, banquet center, and accessory parking areas.
- 2.10 Wood Wind Home Owners Association: A corporation, association, or other legal entity created by the Developer for the benefit of the owners of Lots in Areas 1, 2, 3, 4 East, and 5.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B: Concept Plans**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Substantial compliance generally includes, but is not limited to, the location and design of the Wood Wind Golf Course, the buildings, curvilinear streets, frontage streets, and the placement of open space and detention/retention facilities. If the size of detention / retention facilities (including ponds) are decreased or eliminated based upon final engineering of the project, then such areas shall remain Open Space and be maintained as common area by the Wood Wind Home Owners Association.

Section 4. **District Areas.** The District is hereby divided into the following areas as illustrated on the Concept Plan and labeled as: Areas 1, 2, 3, 4 East, 4 West and 5 (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be as follows (individually or collectively, the “Underlying Zoning District”):

- 5.1 Area 1: SF2: Single-Family Low Density District.
- 5.2 Area 2: SF2: Single Family Low Density District.
- 5.3 Area 3: SF3: Single-Family Medium Density District.
- 5.4 Area 4 East: SF3: Single-Family Medium Density District.
- 5.5 Area 4 West: SF1: Single Family Large Lot District.
- 5.6 Area 5: SF3: Single Family Medium Density District.

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

- 6.1 Wood Wind Golf Course: In addition to uses permitted in the Underlying Zoning District, the Wood Wind Golf Course shall be permitted within Areas 1 and 2. Deed restrictions shall provide that the Wood Wind Golf Course shall be maintained as a golf course available to the public for regular play or other Open Space in accordance with this Ordinance (the “Deed Restriction”). The Deed Restriction shall terminate upon the fiftieth (50th) anniversary of the adoption of this Ordinance and comply with the following:

- A. In addition to the permitted use of the Wood Wind Golf Course as a golf course available to the public for regular play and other Open Space, the Deed Restriction will permit uses which are non-residential and primarily recreational, agricultural or equestrian in nature and operated by or for the benefit of the Wood Wind Home Owners Association if, and only if, all of the following shall occur:
 - 1) an amendment to this Ordinance is adopted or approved by the Council permitting the use of the Wood Wind Golf Course for such additional uses; and
 - 2) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 1 and 2 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and
 - 3) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 3, 4 East and 5 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and
 - 4) The then current owner of the Wood Wind Golf Course approves the use of the Wood Wind Golf Course for such additional uses and consents to or files a petition to amend this Ordinance to permit such additional uses.

- B. The Deed Restriction shall be placed of public record prior to the recordation of a secondary plat for any Area and shall provide for the modification of the legal description for the Wood Wind Golf Course once the final boundaries of the Wind Wood Golf Course and configuration of the Lots and common areas within Areas 1 and 2 are determined and approved as part of a secondary plat approval.

Section 7. **General Regulations.** The standards of Chapter 4 Zoning Districts shall not apply to the development of the District; rather, the individual lot standards set forth in **Exhibit B-3: Single Family District Standards** shall apply to each Area as specified therein.

- 7.1 **Maximum Number of Lots:** The total number of single family lots in the District shall not exceed eight-hundred and fifty-six (856).
- 7.2 **Building Permit Limits:** A maximum of one-hundred and twenty-five (125) Improvement Location Permits (“building permits”) may be issued for Dwellings to be constructed in Areas 2, 3, 4 East and 5 in any calendar year beginning with the effective date of this Ordinance, provided, however: (i) the number of annual allotted building permits not issued in any given calendar year (i.e., the positive difference between the annual maximum of one-hundred and twenty-five (125) building permits reduced by the number of building permits actually issued in any given calendar year) may be carried over to the next calendar year or successive calendar years; and, (ii) the maximum number of building permits issued for Dwellings to be constructed in Areas 2, 3, 4 East and 5 in any given calendar year shall not exceed one-hundred and fifty (150) building permits.
- 7.3 **Minimum Perimeter Setback Standards:** A minimum perimeter setback for rear or side lot lines shall be provided along all perimeter thoroughfares as depicted on **Exhibits B-2-A through B-2-E: Single Family District Layout.**

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

- 8.1 **Article 6. 1 Accessory Buildings or Structures:** Shall apply, except as modified below:
- A. **Maximum Number:** There shall be no maximum number of Accessory Buildings for the Wood Wind Golf Course and related operations. New or expanded Accessory Buildings shall be reviewed and approved by the Department as a Development Amenity.
- B. **Ancillary Structures:** Tents, pavilions, patios and related equipment or displays (e.g., leaderboards) which are ancillary uses to the Wood Wind Golf Course and related uses (e.g., weddings, social events, golf demonstration or training tents), shall be deemed permanent as an ongoing ancillary use to existing operations and shall not require a temporary use permit. This does not exempt such structures or uses from obtaining permits otherwise required by the State or Fire Marshal.

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

- A. Wood Wind Golf Course and Development Amenity Buildings: Article 6.3 Architectural Standards shall not apply, rather:
- 1) Except for a Sit Down Restaurant, which shall be governed by Section 8.2(A)(2) of this Ordinance, new and/or expanded Wood Wind Golf Course buildings shall be consistent and compatible with the architectural style and building materials depicted in existing Wood Wind Golf Course buildings as depicted in **Exhibit G: Wood Wind Golf Course Buildings Character Exhibit**, attached hereto. Vinyl or aluminum siding shall not be permitted on any new Wood Wind Golf Course buildings. Loading docks for a Wood Wind Golf Course building shall be screened from view from an External Street or adjacent property zoned or used residentially by landscaping or screen walls.
 - 2) Development Amenity Buildings and a Sit Down Restaurant shall be consistent and compatible with the architectural style and building materials depicted in **Exhibit H: Development Amenities Buildings Character Exhibit**, attached hereto. Vinyl or aluminum siding shall not be permitted on any new Development Amenity buildings.
- B. Single-Family Architectural Standards: The following shall apply to Single-family Dwellings within the District:
- 1) Custom Home Lots Character Exhibit: **Exhibit C-1: Illustrative Front Elevations for Area 1, Exhibit C-6: Area 1 Pulte Models** and **Exhibit C-4-B: Illustrative Front Elevations for Area 4 West** attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed on the Lots in Area 1 and Area 4 West of the District, respectively. 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 Single-family Dwellings that are permitted to be constructed in Areas 1 and Area 4 West and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
 - 2) Custom Home Variation: The Front Building Facades of any two Dwellings on the Lots in Area 1 of the District shall be substantially different. The Front Building Facades of any two

Dwellings on the Lots in Area 4 West of the District shall be substantially different.

- 3) Custom Home Lots in Area 1: Pulte shall have the option of being the builder of not more than fifty percent (50%) of the Dwellings in Area 1, provided that all Dwellings constructed by Pulte in Area 1 shall be one of the following home types, as depicted in **Exhibit C-6: Area 1 Pulte Models**: (i) 3850, 3900, 3950, 4000, 4150, 4563, 4634, 4741 or 5271; (ii) 4500, 4600, 4700, or 5200; or, (iii) any updated or comparable version of the foregoing of similar size, quality and character, as determined by the Director. In the event of any conflict or inconsistency between this Section 8.2(B)(3) and Section 8.2(B)(1), this Section 8.2(B)(3) shall control.
- 4) Custom Home Lots in Area 4 West: Pulte shall not be the builder of Dwellings on Custom Home Lots in Area 4 West.
- 5) Traditional & Empty Nester Character Exhibits: **Exhibit C: Single-Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed in Areas 2, 3, 4 East and 5 of the District, respectively. 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 Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
- 6) Home Series by Area: **Exhibit B: Concept Plans** identifies a specific Home Series, as labeled and depicted in the **Exhibit C: Single Family Character Exhibits**, proposed to be built on specific Lots in each Area. In those Areas which are not specified for Custom Home Lots (i.e., Area 1 and Area 4 West) or for Dwellings from one specific Home Series (i.e., Area 2), the specific Home Series built in such Area may be adjusted from that depicted in the Concept Plan as specified below:
 - a) Area 3 and Area 5: Dwellings in Area 3 and Area 5 shall come from the Home Series E-2 and T-3. Dwellings from Home Series E-2 may replace any Dwelling from Home Series T-2 or T-3, provided that any such Home Series E-2 replacement home with a front load garage shall be separated from a perimeter street by no less than two (2) platted lots, exclusive

of common areas.

- b) Area 4 East: Dwellings in Area 4 East shall come from the Home Series T-1, T-2 and T-3. Dwellings from Home Series T-1 may replace any dwelling from Home Series T-2 and/or Home Series T-3. Dwellings from Home Series T-2 may replace Dwellings from Home Series T-3.
 - c) Model Homes: Notwithstanding anything in this Ordinance to the contrary, Developer may establish model homes within any Area. The model home may be a Dwelling from any Home Series permitted in that Area by this Ordinance. Any model home that includes a front load garage shall be separated from a perimeter street by no less than two (2) platted lots, exclusive of common areas.
- 7) Basements: All Dwellings from Home Series C-1, C-2, T-1, T-2 and E-1 shall include a basement with a minimum Gross Floor Area equal to not less than seventy percent (70%) of the Minimum Living Area of the Ground Floor.
 - 8) Perimeter Lots: Article 6.3(C)(1) Single-family Districts; Perimeter Lots shall be amended to only apply to those Building Facades on those Lots identified in **Exhibits D-1-A through D-1-E: Perimeter Lots Subject to Architectural Standards**. If the Lot layout and distance from Perimeter Streets on an approved Secondary Plat varies in any material respect from the Concept Plan, then the Director shall determine which Lots and Building Facades, in accordance with Article 6.3(C)(1), apply.
 - 9) Side or Rear Façade Requirements: Lots identified as having a Side or Rear Façade Requirement on **Exhibits D-1-A through D-1-E: Perimeter Lots Subject to Architectural Standards**, shall include a minimum thirty-six inch (36”) tall Masonry Material wrap along the entire length of each Building Façade, provided that all such Lots shall count toward the forty percent (40%) of the total number of Lots specified in Sections 8.2 (B)(15)(a)(i), (ii), and (iii), below, and the ninety percent (90%) of the total number of Dwellings specified in Section 8.2 (B)(15)(a)(iv), below.
 - 10) Streetscape Diversity. Article 6.3(C)(2) Single-family Districts; Streetscape Diversity shall apply. The extensive use of curvilinear street patterns, substantially as depicted on **Exhibit B-2: Single Family District Layout**, constitutes the use of winding streets throughout the District to eliminate monotonous building placement and, together with the use of variable building setback lines with a minimum variation of two

(2) foot increments from adjacent lots wherever the street is straight for more than one-hundred and eighty (180) feet, hereby satisfies the requirement of Article 6.3(C)(2)(b) regarding varying Building Setback Lines. In addition, the facade variety code identified in **Exhibit I: Facade Variety Code** shall be applicable to Areas 2, 3, 4 East and 5.

- 11) **Corner Lots.** Lots identified as corner lots on **Exhibits D-1-A through D-1-E: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side Building Facade oriented towards the street:
 - a) A minimum of one of the following: (i) a minimum thirty-six inch (36”) tall Masonry Material wrap along the entire length of all Building Facades; (ii) a Masonry Material wrap extending not less than four feet (4’) in length along both side Building Facades from the corner of the Front Building Façade (or such shorter length as appropriate to accommodate doors and windows), of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; or, (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; and
 - b) A minimum of two (2) windows on a single-story dwelling or three (3) windows on a two-story dwelling.
- 12) **Trail Lots.** Lots identified as trail lots on **Exhibits D-1-A through D-1-E: Perimeter Lots Subject to Architectural Standards**, shall include a minimum of one of the following on the side Building Facade oriented towards the trail: (i) a minimum thirty-six inch (36”) tall Masonry Material wrap along the entire length of all Building Facades; (ii) a Masonry Material wrap extending not less than four feet (4’) in length along both side Building Facades from the corner of the Front Building Façade (or such shorter length as appropriate to accommodate doors and windows), of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; or (iv) a landscape package including two (2) trees and ten (10) shrubs.
- 13) **Golf Lots – Rear Facades:** In Area 1 and Area 2 on Lots abutting the Wood Wind Golf Course and depicted as Golf Lots on **Exhibits D-1-A and D-1-B: Perimeter Lots Subject to Architectural Standards** the rear elevation of those Dwellings shall incorporate either: a full first floor Masonry Material wrap; or, a minimum of two of the following elements:

- a) Masonry Material a minimum of thirty-six (36) inches in height;
- b) Pergola with a minimum of 100 square feet;
- c) A Facade Projection or Recession including a minimum of one (1) twelve-foot (12') deep offset, which is a minimum height equivalent to one-story;
- d) A Facade Projection or Recession including a minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to a one-story;
- e) Covered porch or covered patio (minimum of one-hundred and forty (140) square feet).
- f) Sunroom (minimum of one-hundred and twenty (120) square feet);
- g) A Facade Projection or Recession in the rear Building Facade that contains a minimum of fifty percent (50%) of Masonry Material;
- h) Two (2) or more siding materials or material patterns (e.g., board and batten, shake, lap siding) on the Building Facade. Each siding material or material pattern shall be a minimum of ten percent (10%) of the applicable rear Building Facade (exclusive of openings and trim);
- i) A Facade Projection a minimum of one (1) foot deep offset, which is a minimum height equivalent to two-stories and spans a minimum of ten (10) feet in length; or
- j) Roof design featuring a hip roof, dormers (minimum of two (2)), reverse gable, shed roof accent or two (2) or more roof planes.

No element listed above may be used to meet this requirement on more than fifty percent (50%) of such Lots (excluding those Lots with a full first floor Masonry Material wrap) in either individual Area.

- 14) Golf Lots – Masonry Materials: A minimum of fifty percent (50%) of the Lots in Area 1 and fifty percent (50%) of the Lots in Area 2 which abut the Wood Wind Golf Course and are identified as Golf Lots on **Exhibits D-1-A and D-1-B: Perimeter Lots Subject to Architectural Standards** shall have a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each Building Façade of any Dwelling. Dwellings meeting this requirement shall count toward the forty percent (40%) of the total number of Dwellings specified in Sections 8.2(B)(15)(a)(i), (ii), and (iii), below, and

the ninety percent (90%) of the total number of Dwellings specified in Section 8.2(B)(15)(a)(iv), below.

- 15) Four-Sided Architectural Requirements: In addition to the requirements of Article 6.3(C)(3), all Single-Family Dwellings shall comply with the following:
 - a) Minimum Masonry Material: The following Masonry Material requirements shall apply to Lots in Areas 1, 2, 3, 4 East, 4 West and 5:
 - i. A minimum of forty percent (40%) of all Dwellings in Area 1 shall have a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each Building Façade;
 - ii. A minimum of forty percent (40%) of all Dwellings in Area 4 West shall have a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each Building Façade;
 - iii. A minimum of forty percent (40%) of all Dwellings in Areas 2, 3, 4 East and 5 combined shall have a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each Building Façade; and,
 - iv. A minimum of ninety percent (90%) of all Dwellings in Areas 1, 2, 3, 4 East and 5 combined shall have a minimum eighteen inch (18") tall Masonry Material wrap along the entire length of each Building Façade. Dwellings with a minimum thirty-six inch (36") Masonry Material wrap shall count toward meeting this ninety percent (90%) standard.
 - b) Side Building Facades with Gable: All Dwellings with a gable end on the side Building Façade that do not have either: a side loading garage; or, Masonry Material a minimum of thirty-six (36) inches tall on the side Building Façade, shall incorporate a minimum of one of the following elements on the side Building Façade which shall be complimentary to elements found on the Front Building Façade, with a variety of these elements being utilized throughout the District:
 - i. A change in exterior color separated by trim*;
 - ii. A change in Exterior Material pattern separated by trim*;
 - iii. A change in Exterior Material separated by trim;
 - iv. A gable end architectural detail* (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - v. A minimum of ten (10) square foot gable window with

horizontal trim below the window;

- vi. A gable peak with a change in Exterior Material*; or
- vii. A projecting chimney running the full height of the side Building Facade constructed with Masonry Material.

*See **Exhibit J: Gable End Character Exhibit** for depictions of these elements.

d) **Exterior Building Materials:**

- i. **Siding:** Aluminum and vinyl siding shall be prohibited.
- ii. **Trim:** Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials or for windows that include shutters. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.
- iii. **Fireplaces:** Exterior (projects from Building Facade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of or have a veneer that emulates Masonry Materials.

e) **Roof Design:**

- i. **Overhangs:** Roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- ii. **Materials:** All Dwelling roofs shall use dimensional singles.

f) **Side Façade Windows:** All one-story Dwellings shall have a minimum of one (1) window per side Building Façade. All two-story Dwellings shall have a minimum of two (2) windows per side Building Façade. The minimum area of any window used to meet this minimum standard shall be fifteen (15) square feet in area.

g) **Garages and Driveways:**

- i. **Design Elements:** Garage elevations shall include a variety of design elements substantially similar to those elements depicted in **Exhibit D-2: Illustrative Garage Door Treatments** to vary the appearance of the garage facade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable

- brackets, multiple building materials, gable accent windows and gable decorative louver.
- ii. Color: All Dwellings shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.
 - iii. Side Wall Window: The non-door Building Facade of a courtyard-load or side-load garage oriented toward a street shall include a minimum of twenty-five (25) square feet of windows.
 - iv. Dwellings on Lots in all Areas as labeled and depicted on **Exhibits D-1-A through D-1-E: Perimeter Lots Subject to Architectural Standards** identified as “Non-Front Loading Garages” shall include a courtyard-load or side-load garage. For the purposes of this regulation, an “L” shaped three (3) car garage shall be deemed to comply with this standard provided no more than a one (1) car garage door is oriented toward the street.
 - v. Dwellings from Home Series C-1, C-2, T-1 and T-2 shall include a minimum three car garage. Dwellings from Home Series E-1, E-2 and T-3 shall include a minimum two car garage.
 - vi. Base model Dwellings from Home Series E-1 on Lots in Area 2 are designed for a non-front loading garage; however, model options include a front loading three car garage. Dwellings in Area 2 shall be non-front loading garages, except in the event a homebuyer elects to build the front loading three car garage option. If a front loading three car garage option is selected by the buyer, then a three car front loading shall be permitted and shall include three individual and separate garage doors. In no case, however, shall the number of dwellings with front loading three car garages in Area 2 exceed thirty percent (30%) of the total number of Lots in Area 2. In addition, no more than two (2) consecutive Lots on the same side of the street may contain front loading garages, provided, however, when two (2) front located garages are located on two (2) consecutive Lots on the same side of the street, there shall be a minimum of three (3) consecutive Lots on the same side of the street with non-front loading garages in each direction before another front loading garage is allowed on the same side of the street.

vii. An overall combined total of not less than seventy percent (70%) of the Dwellings in the District shall have non-front loading garages.

viii. All driveways shall be concrete. Asphalt driveways shall be prohibited.

16) Rear Building Facade Variation: The rear Building Facade of at least one (1) Dwelling of every three (3) consecutive Dwellings located on the same side of a Street within Areas 2, 3, 4 East and 5 shall incorporate one (1) of the following elements:

- a) A Masonry Material wrap a minimum of thirty-six (36) inches in height;
- b) A Facade Projection or Recession including a minimum of one (1) ten-foot (10') deep offset, which is a minimum height equivalent to one-story;
- c) A Facade Projection or Recession including a minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to a one-story;
- d) A Facade Projection including a minimum of one (1) foot deep offset, which spans a minimum of ten (10) feet in length; or
- e) A covered porch or covered patio (minimum of one-hundred and twenty (120) square feet in area).

The inclusion of one (1) of the foregoing elements shall also count toward the requirements specified in Sections 8.2(B)(9), (12), (13) and (15), above.

17) Model Homes: All model homes in Areas 2, 3, 4 East and 5 shall have a minimum thirty-six (36) inch Masonry Material wrap on both side Building Facades and the rear Building Facade. These model homes shall count toward the minimum forty percent (40%) of the total number of Lots specified in Section 8.2(B)(15)(a)(ii) and (iii), above, and the ninety percent (90%) of the total number of Lots specified in Section 8.2(B)(15)(a)(iv), above.

18) Application of Varying Percentage Standards. Percentages specified above in this sub-section which are applicable to an Area individually and separately shall be calculated and applied to those Lots within such Area that have received primary plat approval at the time of the Improvement Location Permit application for the calculation in question.

- 8.3 Article 6.5 Fence Standard: Shall apply. Open wire mesh or black or green vinyl-coated chain-link fencing surrounding Wood Wind Golf Course uses may be erected to a height that meets national regulations for the sport, or an increased height specified by the Department of Public Works, to protect nearby vehicular and pedestrian traffic or buildings.
- 8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below:
- A. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
 - B. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
 - 1) Area 1, Area 2, Area 4 East and Area 4 West: Lots located in Area 1, Area 2, Area 4 East and Area 4 West shall include a minimum lot landscaping of: two (2) shade trees; two (2) ornamental or evergreen trees; and, twenty (20) shrubs.
 - 2) Area 3 and Area 5: Lots located in Area 3 and Area 5 shall include a minimum lot landscaping of: two (2) shade trees; one (1) ornamental or evergreen tree; and, ten (10) shrubs.
 - 3) Area 4 West Custom Lots – Tree Clearing: Developer may perform grading and tree clearing as reasonably necessary to accommodate the following aspect of the residential development: streets, utilities, drainage facilities which shall include side and rear yard drainage swales between future Dwellings, and for reasonable grade changes for proper pad development to accommodate Dwellings. Developer may clear lots of underbrush, dead or dying trees, trees that are less than two inches (2”) in diameter measured at three feet (3’) from existing grade in order to develop a park-like setting for each lot. Developer shall keep trees outside of these aforementioned development areas that are healthy, pose no unsafe conditions to the nearby streets, utilities, or Dwellings, are reasonably aesthetically pleasing, and have a reasonable chance of flourishing through the development and future neighborhood. Developer shall take reasonable care to save as much of the natural growth and terrain as reasonably possible. Developer shall not conduct mass clearing of trees.
 - 4) Area 4 West Custom Lots – Preservation Credits: Trees preserved on individual lots shall qualify for credit against minimum lot landscaping.

- C. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply; rather, the following shall apply.
- 1) Wood Wind Golf Course and Development Amenities: No External Street Frontage Landscaping shall be required along Wood Wind Golf Course and Development Amenity parcels abutting an External Street. Existing golf cart paths and fencing on the Wood Wind Golf Course and Development Amenity parcels may encroach into current or future rights-of-way, subject to approval and issuance of applicable permits by the Department of Public Works. All existing fencing along the perimeter of the Wood Wind Golf Course shall be repaired or replaced as necessary.
 - 2) Single-family Areas: A landscaping area shall be required for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise exempted herein for Wood Wind Golf Course and Development Amenity areas) abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping**. A minimum of sixty-five percent (65%) of an individual Area's gross External Street Frontage for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise provided herein for Wood Wind Golf Course and Development Amenity areas) shall incorporate a black four board horse fence into the road frontage landscaping area. If the Front Building Facade of a Dwelling is located on a Frontage Road and oriented toward an External Street, then the External Street Frontage Landscaping Requirements of Article 6.8 Landscaping Standards shall not be required between the Dwelling's Lot or Frontage Road and the External Street; provided, that the area between the Frontage Road and the External Street shall contain a four board black horse fence and at least twenty-five (25) shrubs per one hundred (100) lineal feet of External Street for which the Front Building Facade of a Dwelling is oriented.
- D. Article 6.8(N) Buffer Yard Requirements: Shall not apply; rather the following Buffer Yards shall apply, as depicted in **Exhibit E: District Landscape Exhibits**.
- 1) Location: Buffer Yards shall be required as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity and Exhibit E-4: Parcel-Specific Buffer Yards**.
 - 2) Buffer Yard Types: The following types of Buffer Yards are hereby established.
 - a) Buffer A: Buffer A is required and depicted in areas where there is Open Space in excess of one hundred feet (100') in depth and contains the Wood Wind Golf Course, detention/retention areas,

and/or existing woodlands.

- b) Buffer B: Buffer B shall be planted as a reforestation buffer as depicted on **Exhibit E-3-A: Buffer Yard Type B**, and shall have a minimum depth of fifty (50) feet.
 - c) Buffer C: Buffer C shall be as depicted in **Exhibit E-3-B: Buffer Yard Type C**, and shall have a minimum depth of thirty feet (30') and shall include a minimum of three (3) Shade Trees, three (3) Evergreen Trees, ten (10) shrubs and a mixture of native plantings per one hundred (100) lineal feet.
 - d) Buffer D: Buffer D shall be as depicted in **Exhibit E-3-C: Buffer Yard Type D**, and shall have a minimum depth of fifteen feet (15') and shall include a minimum of two (2) Shade Trees, three (3) Evergreen Trees and ten (10) shrubs per one hundred (100) lineal feet.
- 3) Parcel-Specific Buffer Yards: In addition to the above Buffer Yard Requirements, the following buffer yards shall be provided, as labeled and depicted on **Exhibit E-4: Parcel-Specific Buffer Yards**. In the event of conflict between the above Buffer Yard Requirements and the following additional requirements, the provision that creates the stricter standard shall control.
- a) Buffer 1: Parcel of real estate located at 1924 W. 161st Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-004.001 (the "Burkman Parcel"): Buffer Yard A shall be required on the Real Estate along the shared property lines of the Real Estate and the Burkman Parcel, which shall also include the following:
 - i. A five to six foot (5' – 6') tall undulating mound (measured from existing grade) along the northern property line of the Burkman Parcel. Mound may be less than five feet (5') tall in some areas to accommodate drainage.
 - ii. A minimum of eight (8) and maximum of twelve (12) trees per 100 lineal feet and planted within twenty feet (20') of the north property line of the Burkman Parcel. The trees shall be a combination of and minimum size at planting of 6' tall spruce trees and 2.5" caliper shade trees.
 - iii. A white four board vinyl horse fence along the north, west and east property lines of the Burkman Parcel.

- b) Buffer 2: Parcel of real estate located at 1839 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-006.000 (the "Martin Parcel"):
 - i. Buffer Yard A shall be required along the southern property line of the Martin Parcel, and shall include a black four board fence and a minimum six foot (6') tall mound planted with Indiana spruce trees, a minimum of seven feet (7') tall at planting, planted at a rate of twelve (12) trees per 100 lineal feet on the upper third of the mound.
 - ii. A black four board horse fence shall be required on the Real Estate along the southern property line of the Martin Parcel. In addition, a black four board horse fence shall be required on the Real Estate along the east side of the street from 166th Street to Area 1 and west of the Martin Parcel.
- c) Buffer 3: Parcel of real estate located at 2001 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-006.101 (the "Hall Parcel"): Buffer Yard A shall be required along and south of the south property line of the Hall Parcel. The buffer shall include the following:
 - i. A minimum of six (6) trees per 100 lineal feet, which shall be either spruce trees, a minimum of seven feet (7') tall at planting, or deciduous trees a minimum 2.5" caliper at planting. The trees shall be located on the Real Estate within twenty feet (20') of the Hall Parcel property line.
- d) Buffer 4: Parcel of real estate located at 2045 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-006.001 (the "Frei Parcel"): Buffer Yard A shall be required on the Real Estate along the south property line of the Frei Parcel, and shall include the following:
 - i. Twelve (12) spruce trees, a minimum of seven feet (7') tall at planting, and planted within twenty feet (20') of the Frei Parcel property line.
 - ii. A black four board horse type fence along the common property line of the Real Estate and the Frie Parcel.

- e) Buffer 5: Parcel of real estate located at 2101 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-00-006.002 (the "Brown Parcel"):
 - i. Buffer Yard A shall be required on the Real Estate along the south property line of the Brown Parcel and shall include a minimum of fifteen (15) spruce trees of a variety native to Indiana, planted within twenty feet (20') of the Brown Parcel. The trees shall be a minimum height of seven feet (7') tall at time of planting.
 - ii. A black four board horse fence shall be required on the Real Estate along the shared property line of the Real Estate and the Brown Parcel, or, if determined by Developer at the time of the Overall Development Plan to be reasonably feasible, south of the existing tree line in order to minimize the disturbance to the existing trees along the shared property line.
- f) Buffer 6: Parcel of real estate located at 2131 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-00-006.003 (the "Gibson Parcel"):
 - i. Buffer Yard A shall be required on the Real Estate along the south property line of the Gibson Parcel. A black four board horse fence shall be required on the Real Estate along the shared property line of the Real Estate and the Gibson Parcel.
- g) Buffer 7: Parcel of real estate located at 2199 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-00-003.101 (the "Watkins Parcel"):
 - i. Buffer Yard A shall be required on the Real Estate along the south property line of the Watkins Parcel and shall include a minimum of thirty (30) trees planted within fifteen feet (15') of the Watkins Parcel property line. Trees shall include a combination of Indiana native spruce & deciduous trees a minimum height of seven feet (7') at planting.
 - ii. A black four board horse fence shall be required on the Real Estate along the shared property line of the Real Estate.
- h) Buffer 8: Parcel of real estate located at 2223 W. 166th Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-00-003.111 (the "Severson Parcel"):
 - i. Buffer Yard A shall be required on the Real Estate along the south property line of the Severson Parcel and shall

include a black four board horse fence along that portion of the common property line of the Real Estate and the Severson Parcel which is not prohibited by the location of any pond in this area.

- i) Buffer 9: Parcel of real estate located at 3421 W. 151st Street and identified as Hamilton County Tax Parcel No. 08-09-17-00-00-014.001 (the "Spencer Parcel"):
 - i. Buffer Yard A shall be required on the Real Estate along the east property line of the Spencer Parcel and shall include a minimum of thirty-six (36) Indiana native spruce trees. Trees shall be a minimum height of five feet (5') at planting.
- j) Buffer 10: Parcel of real estate located at 1881 W. 161st Street and identified as Hamilton County Tax Parcel No. 08-09-09-00-00-010.003 (the "VanNatta Parcel"):
 - i. A six-foot (6') tall black vinyl chain link fence on the Real Estate along the shared property line of the Real Estate and the VanNatta Parcel shall be required commencing at the south property line of the Real Estate along 156th Street and extending north for six-hundred feet (600').
 - ii. A black four board horse fence shall be required on the Real Estate commencing at the end of the northernmost point of the chain link fence, required above, to the southern edge of the surveyed flood plain of the creek running through the Wood Wind Golf Course.
 - iii. Ten (10) trees per 100' lineal feet shall be required on the Real Estate adjacent to the VanNatta Parcel. A minimum of forty percent (40%) of the trees shall be spruce trees and the remaining trees shall be native Indiana deciduous trees. Spruce trees shall be a minimum height of seven feet (7') at time of planting. Deciduous trees shall be a minimum 2.5" caliper at time of planting.
- k) Buffer 11: Parcel of real estate located at 1953 W. 156th Street and identified as Hamilton County Tax Parcel No. 08-09-16-00-00-002.005 (the "Essex Parcel"):
 - i. A black four board horse fence shall be required on the Real Estate along the shared property line of the Real Estate and the Essex Parcel between the top of bank on the lake and the future right-of-way line of 156th Street.

- E. Article 6.8(O), Parking Area Landscaping: Shall apply to the District, except as modified below:
- 1) Wood Wind Golf Course and Development Amenities: Subsection (1) Interior Parking Area Landscaping shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenities areas on the date of adoption of this Ordinance.
- F. Tree Preservation: Tree Preservation shall be applicable to those portions of Areas 1, 3, 4 East and 5 identified as Tree Preservation Areas on **Exhibit B-2-A: Single Family District Layout – Area 1, Exhibit B-2-C: Single Family District Layout – Area 3, Exhibit B-2-D: Single Family District Layout – Area 4, and Exhibit B-2-E: Single Family District Layout – Area 5.** Obligations regarding the Tree Preservation Area shall be incorporated into the recorded Conditions, Covenants, and Restrictions established by the Developer of each Area where a Tree Preservation Area is located. The provisions of Article 6.8(E)(5) of the UDO shall not be applicable to the Tree Preservation Areas. Tree Preservation Areas shall be regulated and well maintained in accordance with the following:
- 1) The following best management practices shall be implemented with respect to Tree Preservation Areas:
 - a) Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
 - b) Removal of an overabundance of combustible material (e.g. dead, fallen trees, and leaves).
 - c) Removal of vines growing on and up a tree.
 - d) Removal of dead, hazardous and at risk trees.
 - e) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods.
 - 2) The following activities shall be permitted within Tree Preservation Areas:
 - a) Planting of native trees.
 - b) Removal of hazardous, exotic and invasive species.
 - c) Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
 - d) Installation of minor improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible.

- e) Establishment of access easements, paved trails, utility and drainage improvements; provided, however, that any such easements shall be as narrow or small as reasonably possible with no blanket easements.
- 3) The following activities shall be prohibited within Tree Preservation Areas:
 - a) Removal of living vegetation except as otherwise permitted in this Section 8.4 (F).
 - b) Mowing any portion of existing, naturally vegetated areas.
 - c) Dumping of leaves or other debris from areas other than the Tree Preservation Area.
 - d) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden unless otherwise approved by the Director.
 - e) The construction of pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures.
 - f) Active recreational activities that would adversely impact the Tree Preservation Area such as the placement of playground equipment, paving for basketball or tennis courts and swimming pools.
- 4) The following shall be required for all Tree Preservation Areas:
 - a) Signs identifying the Tree Preservation Area shall be posted every one-thousand (1,000) feet around the perimeter of all Tree Preservation Areas. Such signs shall state "Natural Preservation Area – No mowing or spraying".
 - b) Barriers shall be installed prior to site development and earth moving activities, which shall be specified on all landscape, construction, demolition and grading plans. Such barriers shall remain in place during the site's construction activity.

8.5 Article 6.14, G, Off-street Parking: Shall apply to the District, except as modified below:

- A) Wood Wind Golf Course and Development Amenities: The requirements of Subsection 7 (b), regarding curbs and gutters for Parking Areas shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenity areas on the date of adoption of this Ordinance.

8.6 Article 6.17 Signs Standards: Shall apply. In addition, the following shall also apply:

- A. Wood Wind Golf Course and Development Amenity Signs: Article 6.17 Sign Standards shall apply to the Wood Wind Golf Course and Development Amenities. In addition, the following signs shall be permitted and shall not count against otherwise permitted Signs for the Wood Wind Golf Course and Development Amenities. These signs shall not require a sign permit and shall not be visible from the public right-of-way or adjoining residential properties:
 - 1) Leaderboard Signs: Signs with scoring or leader board information with manual or digital changeable copy area. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.
 - 2) Message Signs: Message or announcement boards mounted to Wood Wind Golf Course or Development Amenity buildings.
 - 3) Wood Wind Golf Course Hole Signs: All temporary or permanent signs related to tours or layout of the Wood Wind Golf Course or Development Amenities (e.g., hole numbers, description of area or directional signs for tours).
 - 4) Directional / Circulation Signs: Signs two (2) square feet or less in Sign Area and located along internal drives and parking areas within the Wood Wind Golf Course and Development Amenity areas.
- B. Single-Family Areas: Article 6.17 Sign Standards shall apply to Areas 1, 2, 3, 4 East, 4 West and 5, except as modified below:
 - 1) Monument Signs: Article 6.17(G)(1) shall not apply; rather, the following shall apply:
 - a) Column Signs for Individual Entrances: Individual entrances to the various Areas within the District shall be permitted to be identified by “column” signs substantially similar to **Exhibit F: District Monument Sign & Column Entrance Sign Concepts**. The name of the individual Area may also be included on the column as depicted. Columns may be located either on each side of an entrance drive or in a median entrance feature subject to the approval of the Director and the Department of Public Works, if located within the right-of-way. Columns shall not exceed nine (9) feet in height. The total sign surface area of any sign or signs placed on an individual Column shall not exceed thirty-two (32) square feet in area.

- b) District Monument Signs: A monument sign shall be permitted at the corner of 161st Street and Towne Road to identify “Wood Wind of Westfield”. The sign area shall not exceed sixty (60) square feet in area, six (6) feet in height or twenty-five (25) feet in width.
- c) Temporary Signage: The design objectives of Article 6.17 (K)(2) Construction Signs shall apply; however, for the purposes of this section, each Area within the District shall be considered as a separate construction project.

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

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

- 10.1 Article 8.1 Block Standards: Shall not apply.
- 10.2 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:
 - A. Minimum Open Space: Article 8.6(G) shall not apply; rather the Minimum Open Space shall be provided in the locations and minimum quantities as depicted on **Exhibit B-4: Single Family Open Space.**
 - B. Development Amenity Center and Playgrounds: A Development Amenity Center and playgrounds shall be located in Areas 1, 3, 4 East and 5 as generally located in **Exhibits B-2-A through B-2-E: Single Family District Layout** and shall include improvements substantially as depicted in **Exhibit B-5: Amenity Area Concepts.**
 - C. Timing of Installation: Article 8.6(F)(3) Timing of Installation shall not apply to Areas 1 and 2; rather, the following shall apply:
 - 1) Wood Wind Golf Course: The Wood Wind Golf Course shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign, modernizing and upgrades, or to accommodate the construction of other Development Amenities, the Wood Wind Golf Course shall remain open and available to the public during renovations.
 - 2) Development Amenity Center: The Development Amenity Center shall be constructed in two (2) phases as follows:
 - a) Phase One: Phase One shall include three (3) swimming pools (lap pool, resort pool, and a kiddie pool) and associated bath house (restrooms and showers). Construction of this phase shall commence at or prior to the issuance of the 75th Improvement

Location Permit for a Single-Family Dwelling within the District, or by October 31, 2018, whichever occurs later. Phase One improvements shall be completed within one (1) year of commencement.

- b) Phase Two: Phase Two shall include a sport court/multi-purpose room and fitness center and tennis courts and a playground. Construction of this phase shall commence at or prior to issuance of the 160th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2019, whichever occurs later. Phase Two improvements shall be completed within one (1) year of commencement.

D. Barn Preservation: Developer intends to preserve the existing barn located in Area 4 West as identified in **Exhibit B-2-D: Single Family District Layout – Area 4** and incorporate the barn into the project’s Development Amenities, provided the barn is determined by licensed structural professionals to be in sound condition and does not present a danger to the public health and safety. If the barn is determined to be in sound condition and does not present a danger to the public health and safety, then the barn shall be preserved and incorporated as a part of a Development Amenity. Alternatively, if the barn is determined not to be in sound condition or presents a danger to the public health or safety, then a written report by a licensed structural professional making such determination shall be required and submitted to the City prior to the demolition of the barn.

E. Ownership of Amenity Areas. All Amenity Areas identified on **Exhibits B-2-A through B-2-E: Single Family District Layout** shall be located within a Common Area.

10.3 Article 8.7 Pedestrian Network Standards: Shall apply, however, provided however:

- A. Article 8.7(C)(2) Internal Pedestrian Network Standards shall be modified to require that sidewalks and trails be installed as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity**.
- B. Sidewalks: Along any internal street with a sidewalk on only one side, the minimum sidewalk width shall be six (6) feet.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Ewards

James J. Ewards

James J. Ewards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-27** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-27**
this _____ day of _____, 2017.

I hereby VETO **ORDINANCE 16-27**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Joseph M. Scimia, Partner, Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200; and,

Eugene Valanzano, Senior Land Use Consultant, Faegre Baker Daniels, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240

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

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate

Exhibit A-1: Area Map

Exhibit A-2: Parcel Ownership List

Exhibit A-3: Legal Description

All additional Exhibits referred to in this Wood Wind PUD District Ordinance may be found in the **Wood Wind PUD District Exhibit Book** filed with this Ordinance and on file with the City of Westfield Economic and Community Development Department.

Exhibit A: Real Estate

Exhibit A-1: Area Map (Amended 04-04-2017)

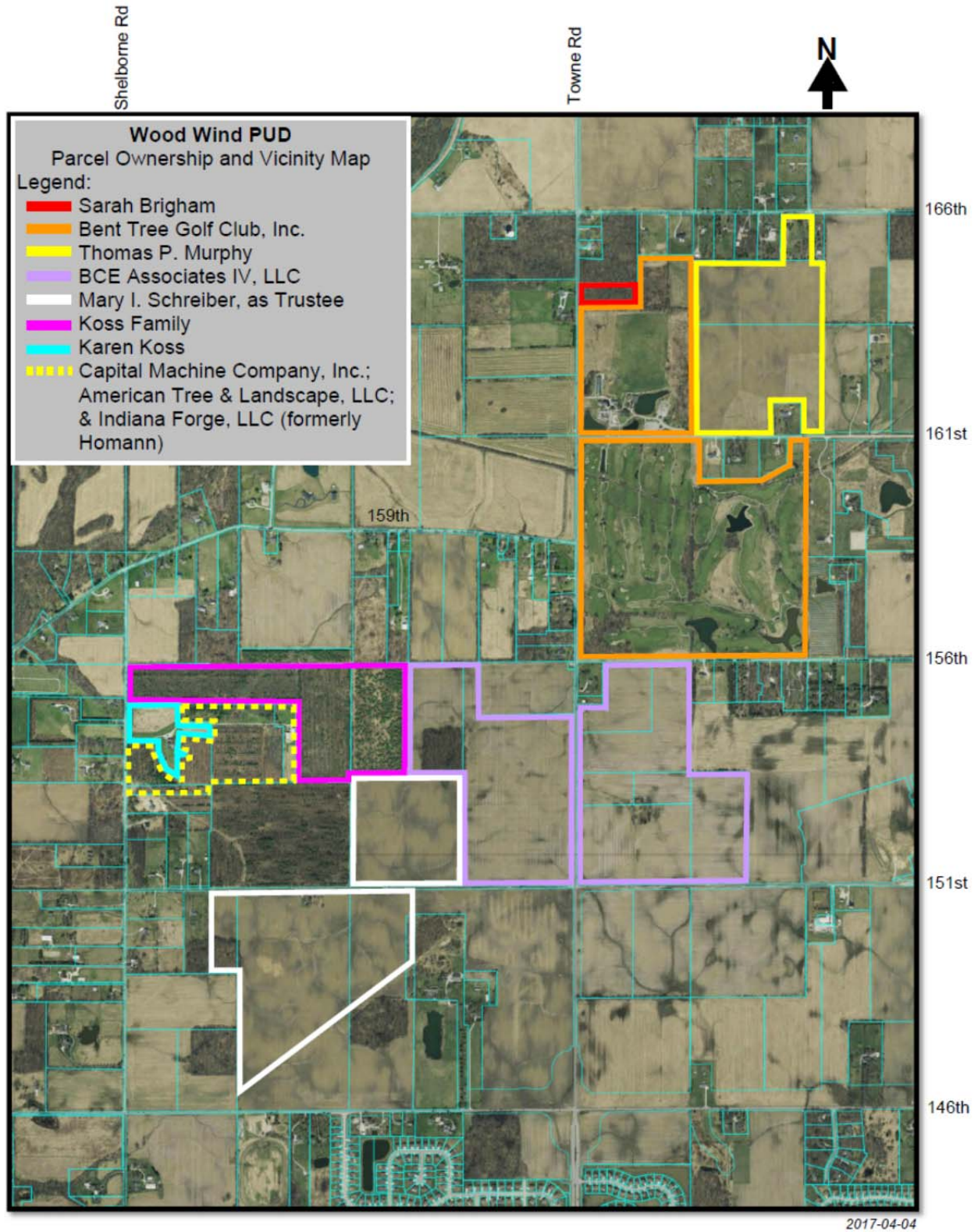


Exhibit A-2: Parcel Ownership List (Amended 04-04-2017)

Ownership Name & Mailing Address	Hamilton County Tax Parcel Number
Bent Tree Golf Club, Inc. 234 S. Franklin Road Indianapolis, IN 46219	08-09-09-00-00-003.001
Sarah Jane Brigham, also known as Jane Brigham 2041 W. 161 st Street Westfield, IN 46074	08-09-09-00-00-003.002
Thomas P. Murphy 12618 Winding Creek Lane Fishers, IN 46038	08-09-09-00-00-004.000 08-09-09-00-00-005.000 08-09-09-00-00-006.004
BCE Associates IV, LLC P.O. Box 280 Zionsville, IN 46077	08-09-16-00-00-001.002 08-09-16-00-00-001.003 08-09-16-00-00-020.000 08-09-16-00-00-021.000 08-09-16-00-00-021.001 08-09-16-00-00-022.000 08-09-17-00-00-006.000 08-09-17-00-00-007.000
Mary I. Schreiber, as Trustee of the Timothy J. Murphy Trust 7604 Cider Mill Court Fishers, IN 46038-2695	08-09-17-00-00-004.000 08-09-17-00-00-008.000 08-09-17-00-00-008.001 08-09-17-00-00-009.000 08-09-17-00-00-013.000
William & Karen Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-005.000
William, Karen, Mary, Ruth, and Sarah Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-003.001
Capital Machine Company Inc., American Tree & Landscape LLC & Indiana Forge LLC (formerly Homann parcels) 2801 Roosevelt Avenue Indianapolis, IN 46218	08-09-17-00-00-001.001 08-09-17-00-00-001.101 08-09-17-00-00-002.501 08-09-17-00-00-003.002
Karen J. Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-001.000

Exhibit A-3: Legal Description (Amended 04-04-2017)**Bent Tree Parcel (from Instrument #2011005626):**

Part of the west half of the Northwest Quarter and the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, and being more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of Section 9; thence North 00 degrees 00 minutes 00 seconds East (an assumed bearing) along the West line of said Southwest Quarter a distance of 2632.22 feet to the northwest corner of said Southwest Quarter, also being the southwest corner of the west half of the Northwest Quarter of said Section 9; thence North 00 degrees 05 minutes 27 seconds West along the west line of said west half a distance of 1549.77 feet; thence North 89 degrees 41 minutes 48 seconds East 700.59 feet; thence North 00 degrees 10 minutes 40 seconds East 1084.10 feet to the north line of said west half; North 89 degrees 34 minutes 29 seconds East along the north line of said west half a distance of 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 2631.54 feet to the southeast corner of said west half, also being on the north line of the Southwest Quarter of said Section 9; thence North 89 degrees 32 minutes 31 seconds East along said north line 101.06 feet; thence South 00 degrees 27 minutes 29 seconds East 495.00 feet; thence North 89 degrees 32 minutes 31 seconds East 685.00 feet; thence North 00 degrees 27 minutes 29 seconds West 495 feet to the north line of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East along said north line 572.87 feet to the northeast corner of said Southwest Quarter; thence South 00 degrees 02 minutes 26 seconds East along the east line of said Southwest Quarter 2627.24 feet to the southeast corner of said Southwest Quarter; thence South 89 degrees 26 minutes 14 seconds West along the south line of said Southwest Quarter a distance of 2719.77 feet to the Point of Beginning.

EXCEPT:

A part of the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and being described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East (an assumed bearing) along the north line of said Southwest Quarter a distance of 2145.00 feet to the Point of Beginning; thence continue North 89 degrees 32 minutes 31 seconds East along said north line 320.47 feet; thence South 00 degrees 02 minutes 24 seconds East parallel with the east line of said Southwest Quarter a distance of 324.21 feet; thence South 61 degrees 18 minutes 36 seconds West 361.06 feet to the southeasterly corner of a tract of land conveyed to Sarah Jane Brigham, recorded as Instrument No. 9609647425 in the Office of the Recorder of Hamilton County; thence North 00 degrees 27 minutes 29 seconds West along the easterly line of said Brigham tract 495.00 feet to the Point of Beginning.

ALSO EXCEPT:

Part of the west half of the Northwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and described as follows:

Commencing at the northwest corner of said west half; thence North 89 degrees 34 minutes 29 seconds East (an assumed bearing) along the north line of said West half a distance of 705.68 feet to the Point of Beginning; thence continue North 89 degrees 34 minutes 29 seconds East along said north line 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 500.00 feet; thence South 89 degrees 34 minutes 29 seconds West parallel with the north line of said west half a distance of 654.33 feet to the easterly line of a Classified Forest as described in Miscellaneous Record Book 157, page 42 as recorded in the Office of the Hamilton County Recorder, thence North 00 degrees 10 minutes 40 seconds East along the east line of said Forest, a distance of 500 feet to the Point of Beginning.

Brigham Parcel (Parcel 2 of Instrument #9609647425):

A part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

BEGINNING at a point on the North line of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, said POINT OF BEGINNING being the Northeast corner of a 3.52 acre tract described in Deed Record 132, Page 140 and 278.00 feet East of the Northwest corner of said Northwest Quarter; thence Easterly 442 feet more or less on and along the North line of said Northwest Quarter; thence Southerly 1075 feet more or less; thence Westerly 710 feet more or less to the West line of said Northwest Quarter; thence Northerly 541 feet more or less, on and along the West line of said Northwest Quarter to the Southwest corner of said 3.52 acre tract, said Southwest corner being South 528.8 feet of the Northwest corner of said Northwest Quarter; thence Easterly 294.6 feet on and along the South line of said 3.52 acre tract to its Southeast corner thereof, said Southeast corner being 294.0 feet East of the West line of said Northwest Quarter; thence Northerly 544.6 feet on and along the East line of said 3.52, acre tract to the POINT OF BEGINNING. Containing 14 acres more or less, being subject to all applicable easements and rights-of-way of record.

BCE Parcels (description from survey):

A part of the Northwest Quarter of Section 16 and a part of the Northeast Quarter of Section 17, all in Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southwest corner of the

East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the West line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to a "Mag" nail marking the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof a distance of 108.92 feet to the "Mag" nail marking the Southwest corner of a tract of land described in Instrument Number 2015038724 in said Recorder's Office; thence North 89 degrees 43 minutes 41 seconds East along the South line thereof a distance of 315.00 feet to the Southeast corner of said tract; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof and along the East line of a tract of land described in Instrument Number 200200059827 in said Recorder's Office a distance of 515.00 feet to a Railroad spike marking the Northeast corner of said tract, said point also being on the North line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along the North line thereof a distance of 1044.79 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 17 minutes 57 seconds West along the East line thereof a distance of 1316.87 feet to a 5/8 inch rebar marking the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 38 minutes 28 seconds East along the North line thereof a distance of 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 19 minutes 43 seconds West along the East line thereof a distance of 1315.85 feet to a Railroad spike marking the Southeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 33 minutes 16 seconds West along the South line of said Northwest Quarter a distance of 2035.71 feet to the POINT OF BEGINNING. Containing 182.550 acres, more or less.

Koss Family (from Quit Claim Deeds #9251631 and #9300783):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Northwest corner of said quarter section; thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89

degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00 minutes 00 seconds East along said west line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less. Subject to right of way for Shelbourne Road off the entire West side thereof and all other legal easements and rights of way of record.

Koss Parents (Parcel II of Instrument #9709702004):

The West Half of the Northwest Quarter of the Northeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East in Hamilton County, Indiana, containing Twenty (20) acres, more or less.

Murphy Parcels (from Instrument #9909901082):

26.5 ACRES OFF AND ALONG THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE: BEGIN AT A STONE 181 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST AND RUN WEST 1539.4 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST 1538.46 FEET TO A STONE, THENCE NORTH 1317.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.5 ACRES, MORE OR LESS, IN HAMILTON COUNTY, INDIANA.

ALSO:

PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, AS FOLLOWS: BEGIN AT A STONE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND RUN NORTH ON THE WEST LINE OF SAID EAST HALF OF NORTHWEST QUARTER TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, EAST 1538.46 FEET TO A STONE, THENCE SOUTH 1317.5 FEET TO A STONE ON SOUTH LINE OF SAID EAST HALF, THENCE WEST 1537.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.80 ACRES, MORE OR LESS, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

EXCEPT:

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 84.51 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID

SOUTH LINE, 332.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 393.00 FEET; THENCE NORTH 90 DEGREES 00 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 332.52 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

Schreiber Parcel (description from Schreiber survey revised on 3/3/17):

A part of the Northeast, Southwest and Southeast Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southeast corner of the Southwest Quarter of said Northeast Quarter, said point also being the POINT OF BEGINNING of this description; thence North 00 degrees 19 minutes 45 seconds East along the East line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" (hereafter referred to as capped rebar) marking the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the North line thereof a distance of 1320.21 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 25 minutes 05 seconds West along the West line thereof a distance of 1310.34 feet to a stone marking the Northeast corner of the Southwest Quarter of said Section 17; thence South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 1323.12 feet to the Northwest corner of the East Half of said Southwest Quarter; thence continuing South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 330.88 feet to the Northwest corner of a tract of land described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 984.63 feet to a capped rebar on the North line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office; thence North 89 degrees 35 minutes 51 seconds East along the North line thereof a distance of 334.70 feet to a capped rebar marking the Northeast corner of said tract; thence South 00 degrees 11 minutes 51 seconds West along the East line thereof and along the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office a distance of 1360.05 feet to the intersection of the East line of said tract and the West line of the East Half of said Southwest Quarter; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 162.22 feet to a capped rebar on the Northerly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in said Recorder's Office, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 4 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 50 degrees 59 minutes 49 seconds East a distance of 1252.01 feet; thence North 53 degrees 27 minutes 51 seconds East a distance of 397.70 feet; thence North 50 degrees 59 minutes 48 seconds East a distance of 865.93 feet; thence North 53 degrees 56 minutes 17 seconds East a distance of 158.93 feet to a capped rebar on the

West line of a tract of land described in Instrument Number 9709730812 in said Recorder's Office; thence North 00 degrees 03 minutes 15 seconds West along the West line and a Northerly extension thereof a distance of 862.20 feet to a "Mag' nail on the North line of said Southeast Quarter; thence North 89 degrees 26 minutes 39 seconds East along the North line thereof a distance of 553.71 to the POINT OF BEGINNING. Containing 127.853 acres, more or less.

Capital Machine Company, Inc., American Tree & Landscape, LLC, and Indiana Forge, LLC (from Instrument #2017002278) (formerly Homann parcels):

PARCEL 1:

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 926.78 feet to a mag nail set at the POINT OF BEGINNING; thence South 88 degrees 30 minutes 33 seconds East 355.80 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 00 degrees 37 minutes 49 seconds East 107.23 feet to a rebar; thence South 20 degrees 36 minutes 32 seconds East 216.78 feet to a rebar; thence South 53 degrees 09 minutes 01 second East 124.95 feet to a rebar; thence South 84 degrees 58 minutes 32 seconds East 95.85 feet to a rebar; thence North 01 degree 29 minutes 53 seconds East 236.92 feet to an existing corner post; thence North 83 degrees 27 minutes 59 seconds East 85.98 feet to a rebar; thence North 09 degrees 55 minutes 50 seconds East 65.30 feet to a rebar; thence North 87 degrees 09 minutes 41 seconds West 89.40 feet to a rebar; thence North 03 degrees 54 minutes 49 seconds East 174.29 feet to a rebar; thence South 83 degrees 43 minutes 11 seconds East 354.47 feet to a rebar; thence North 01 degree 18 minutes 05 seconds East 197.68 feet to a rebar; thence South 89 degrees 22 minutes 02 seconds West 368.24 feet to a rebar; thence North 01 degree 13 minutes 48 seconds East 218.81 feet to a rebar; thence South 89 degrees 50 minutes 31 seconds East 1360.14 feet to a rebar; thence South 00 degrees 19 minutes 30 seconds West 919.69 feet to a rebar; thence South 89 degrees 48 minutes 03 seconds West 998.63 feet to a rebar; thence South 00 degrees 31 minutes 20 seconds West 30.00 feet; thence South 89 degrees 50 minutes 47 seconds West 1008.00 feet to a mag nail on the West line of said Quarter Section, which lies North 00 degrees 31 minutes 20 seconds East 1201.20 feet from the Southwest corner of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along the West line of said Quarter Section, 499.53 feet to the point of beginning and containing 32.694 acres, more or less.

(NOTE: the foregoing Parcel 1 consists of 3 separate presently existing tax parcels and Grantor does not wish to combine these parcels with this deed)

PARCEL 2:

Part of the northwest quarter of Section 17, Township 18 North, Range 3 east of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the southwest corner of said quarter section; thence north 00 degrees 31 minutes 20 seconds east 1121.20 feet to a mag nail set with washer, stamped "firm 0066" at the point of beginning; thence continuing along said west line, north 00 degrees 31 minutes 20 seconds east 80.00 feet; thence north 89 degrees 50 minutes 47 seconds east, parallel with the south line of said quarter section, 1008.00 feet; thence south 00 degrees 31 minutes 20 seconds west, parallel with the west line of said quarter section, 110.00 feet to a 5/8 inch rebar. With red cap stamped "firm 0066"; thence south 89 degrees 50 minutes 47 seconds west, parallel with the south line of said quarter section, 991.50 feet to a 5/8 inch rebar with red cap stamped firm 0066; thence north 00 degrees 31 minutes 20 seconds east, parallel with the west line of said quarter section, 30.00 feet; thence south 89 degrees 50 minutes 47 seconds west, parallel with the south line of said quarter section, 16.50 feet to the point of beginning.

Karen Koss Parcel (from Instrument #2016054888):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 454.85 feet to mag nail at the POINT OF BEGINNING; thence South 88 degrees 56 minutes 49 seconds East 643.23 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 01 degree 13 minutes 48 seconds West 218.81 feet to a rebar; thence North 89 degrees 22 minutes 02 seconds East 368.24 feet to a rebar; thence South 01 degree 18 minutes 05 seconds West 197.68 feet to a rebar; thence North 83 degrees 43 minutes 11 seconds West 354.47 feet to a rebar; thence South 03 degrees 54 minutes 49 seconds West 174.29 feet to a rebar; thence South 87 degrees 09 minutes 41 seconds East 89.40 feet to a rebar; thence South 09 degrees 55 minutes 50 seconds West 65.30 feet to a rebar; thence South 83 degrees 27 minutes 59 seconds West 85.98 feet to an existing corner post; thence South 01 degree 29 minutes 53 seconds West 236.92 feet to a rebar; thence North 84 degrees 58 minutes 32 seconds West 95.85 feet to a rebar; thence North 53 degrees 09 minutes 01 second West 124.95 feet to a rebar; thence North 20 degrees 36 minutes 32 seconds West 216.78 feet to a rebar; thence North 00 degrees 37 minutes 49 seconds West 107.23 feet to a rebar; thence North 88 degrees 30 minutes 33 seconds West 355.80 feet to a mag nail on the West line of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along said West line, 471.93 feet to the point of beginning and containing 10.683 acres, more or less.

(End of Legal Description)

Wood Wind PUD District

Exhibit Book

Submitted By:

Pulte Homes of Indiana, LLC

Petition No.: 1609-PUD-16

Wood Wind PUD District Exhibit Book

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Exhibit B: Concept Plans
Exhibit B-1: Single Family District Areas

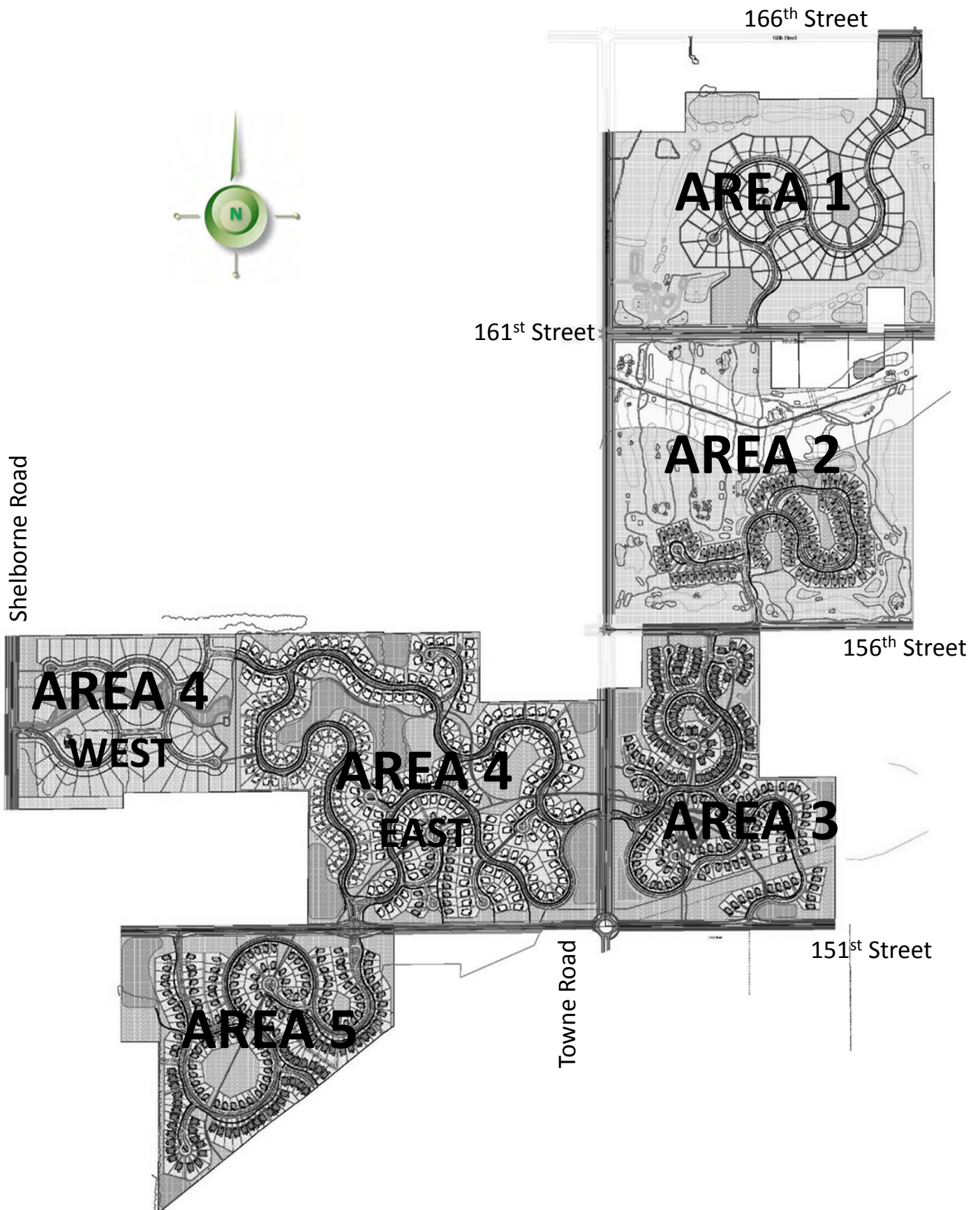


Exhibit B-2: Single Family District Layout



Exhibit B-2-A: Single Family District Layout – Area 1



Exhibit B-2-B: Single Family District Layout – Area 2



Exhibit B-2-C: Single Family District Layout – Area 3



Exhibit B-2-D: Single Family District Layout – Area 4

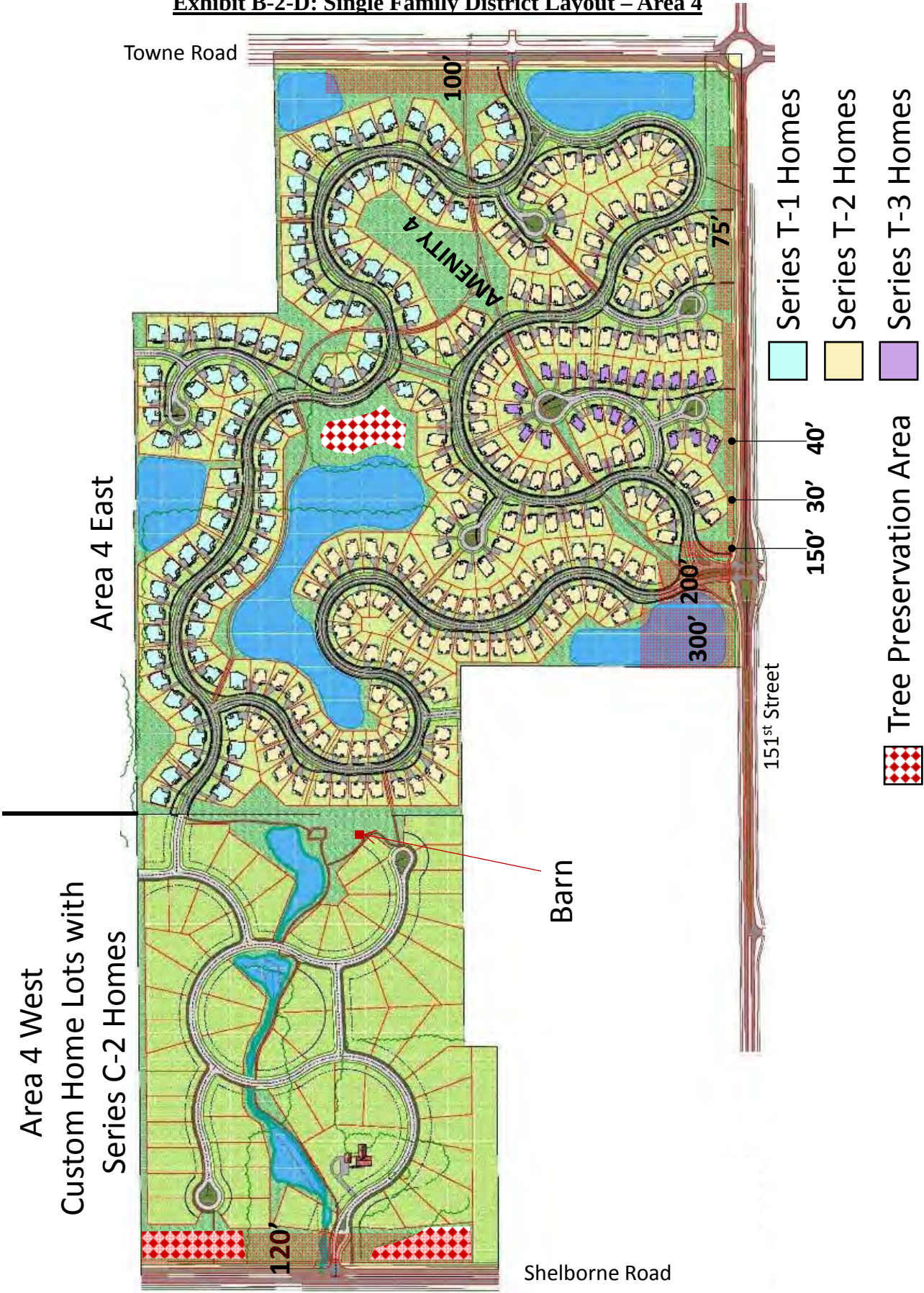


Exhibit B-2-E: Single Family District Layout – Area 5

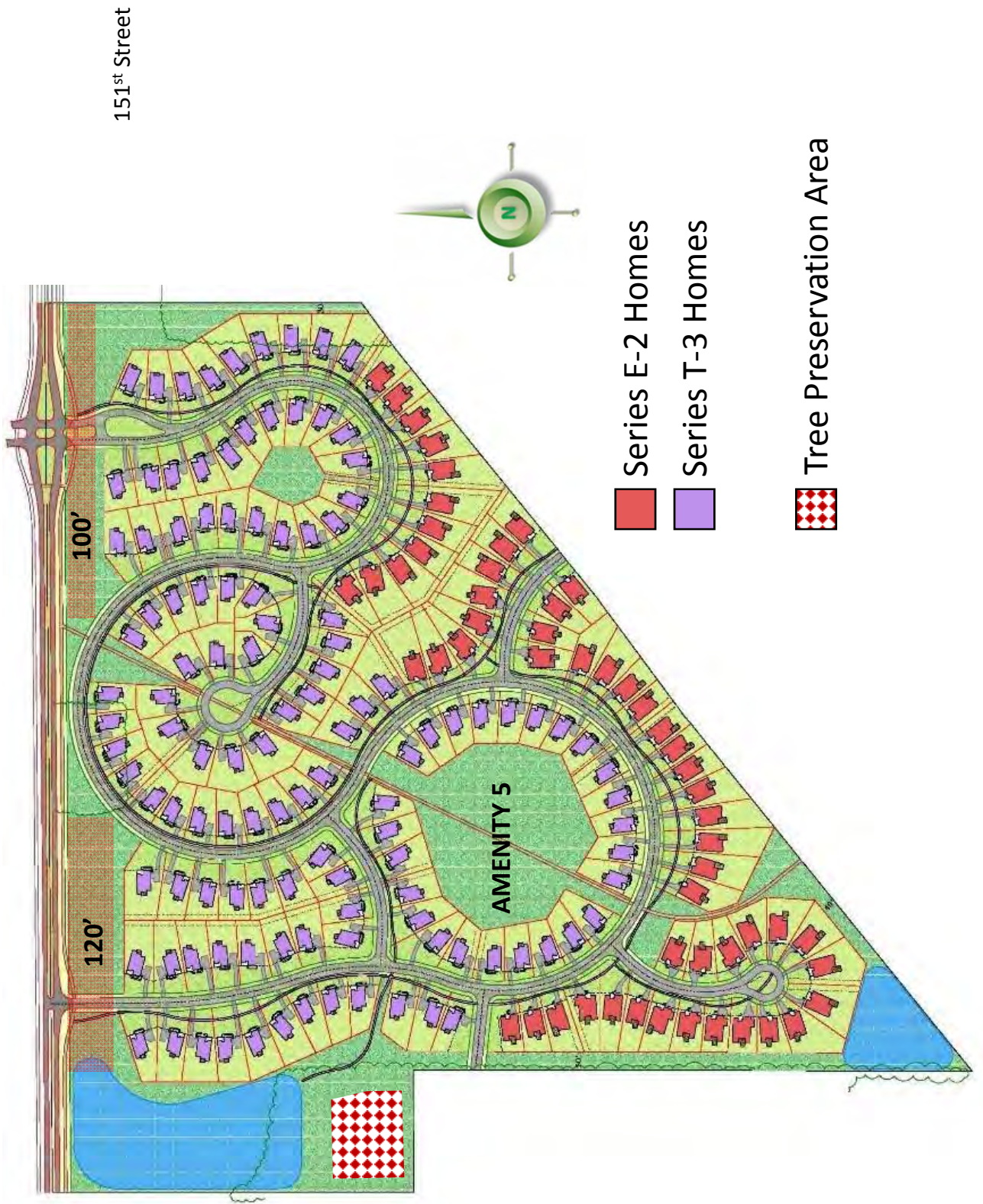


Exhibit B-3: Single Family District Standards

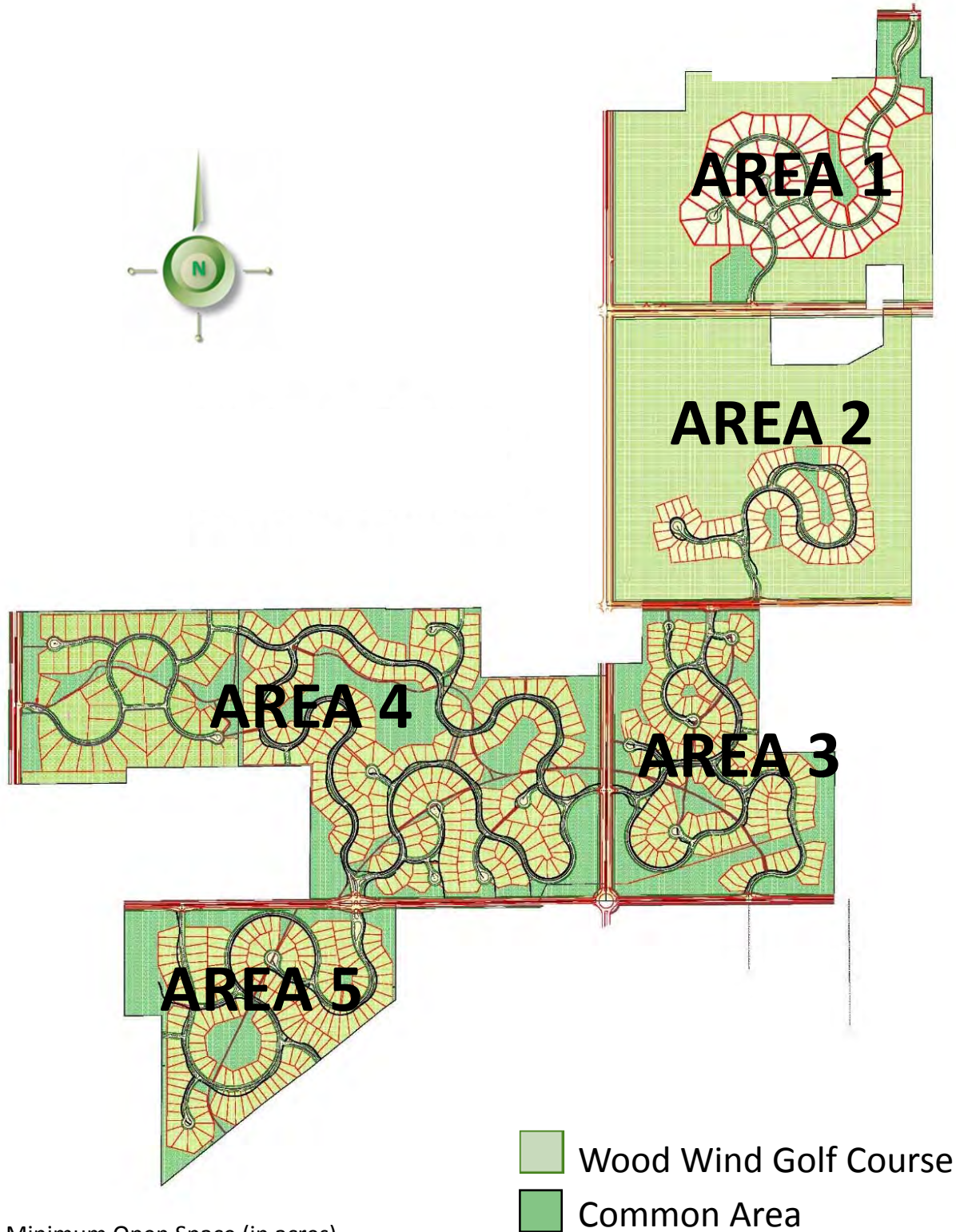
	AREA					
STANDARD	1	2	3	4 East	4 West	5
Minimum Lot Area ⁽¹⁾	20,000 sf	10,750 sf	10,000 sf	11,250 sf	22,000 sf	10,000 sf
Average Lot Area	23,000 sf	13,000 sf	12,000 sf	14,000 sf	30,000 sf	12,250 sf
Minimum Lot Frontage	40'	20'	20'	25'	36'	30'
Minimum Building Setback Lines						
Front Yard	25'	25'	25'	25'	25'	25'
Side Yard	5'	5'	5'	5'	5'	5'
Side Yard (Lot Aggregate)	10'	10'	10'	10'	10'	10'
Rear yard	25'	25'	25'	25'	25'	25'
Minimum Lot Width	100' ⁽²⁾	75'	62'	62'	100'	62'
Maximum Building Height ⁽³⁾	Two and one-half (2 ½) Stories					
Number of Lots by Home Series ⁽⁴⁾						
	Series C1: 82	Series E1: 78	Series E2: 72 Series T3: 102	Series T1: 96 Series T2: 162 Series T3: 24	Series C2: 66	Series E2: 55 Series T3: 119
⁽¹⁾ 20% of the lots in each Area may be reduced by up to 20% in lot area, provided that the “Average Lot Area” for the applicable Area, as calculated at the time of the primary plat, shall be met. ⁽²⁾ 20% of the lots in Area 1 may be reduced in Lot Width by up to 10%. ⁽³⁾ Wood Wind Golf Course and Development Amenity buildings shall not exceed fifty-five feet (55'). ⁽⁴⁾ Number of Lots in each Home Series may vary subject to the provisions of Section 8.2 B 4.						

Exhibit B-3: Single Family District Standards (Cont.)

	Custom		Empty Nester		Traditional		
	SERIES C-1	SERIES C-2 ⁽¹⁾	SERIES E-1	SERIES E-2	SERIES T-1	SERIES T-2	SERIES T-3
Minimum Living Area (Ground Floor)							
Single Story	2,400 sf	2,750 sf	2,600 sf	2,000 sf	2,400 sf	2,400 sf	2,300 sf
Two Story	1,700 sf	1,700 sf	2,300 sf	1,300 sf	1,700 sf	1,300 sf	1,100 sf
Minimum Living Area (Total)							
Two Story	3,500 sf	3,600 sf	3,000 sf	2,400 sf	3,500 sf	2,700 sf	2,400 sf

⁽¹⁾ 20% of the Series C-2 Dwellings in Area 4 West may contain a Dwelling with the Minimum Living Area as specified for Series C-1.

Exhibit B-4: Single Family Open Space



Minimum Open Space (in acres)

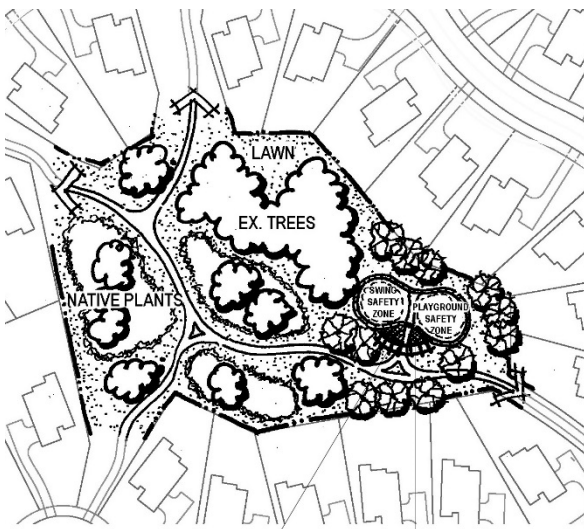
Area 1	Area 2	Area 3	Area 4	Area 5	Total
75	110	27	57	21	290

Exhibit B-5: Amenity Area Concepts

AMENITY 1



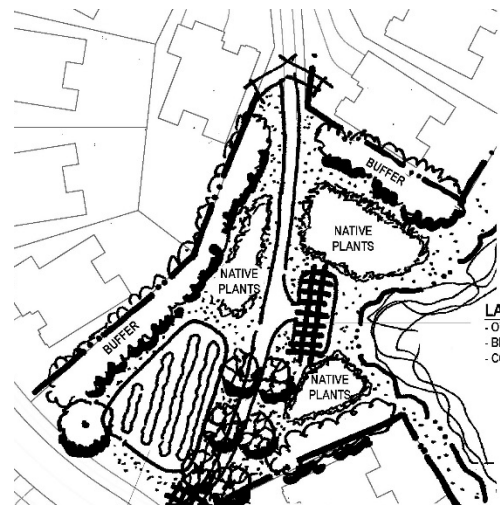
AMENITY 3A



Features:

- Play Structure with Rural or Ag Theme
- 4 Benches

AMENITY 3B



Features:

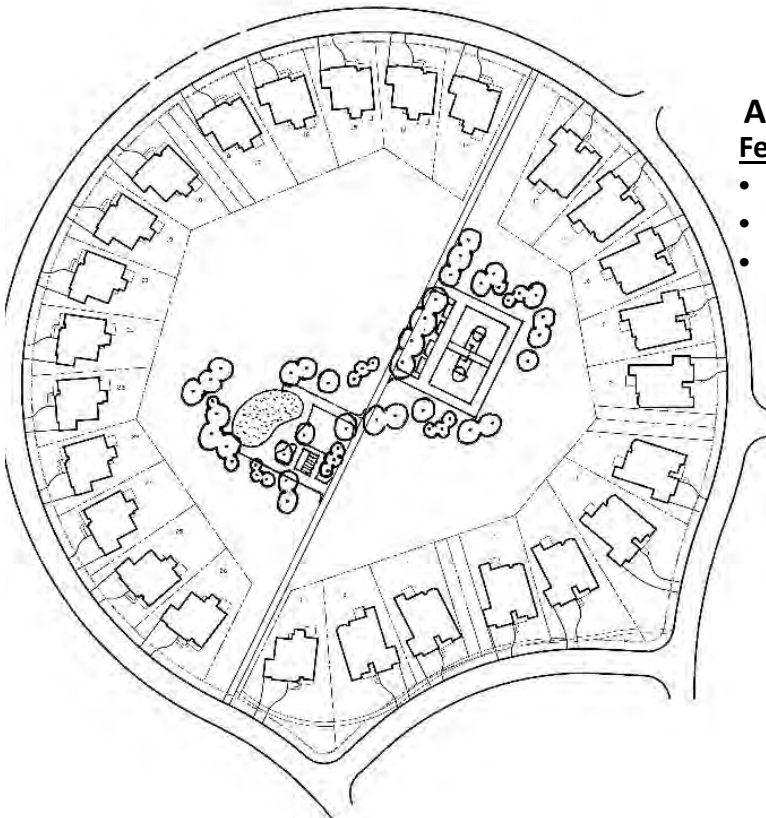
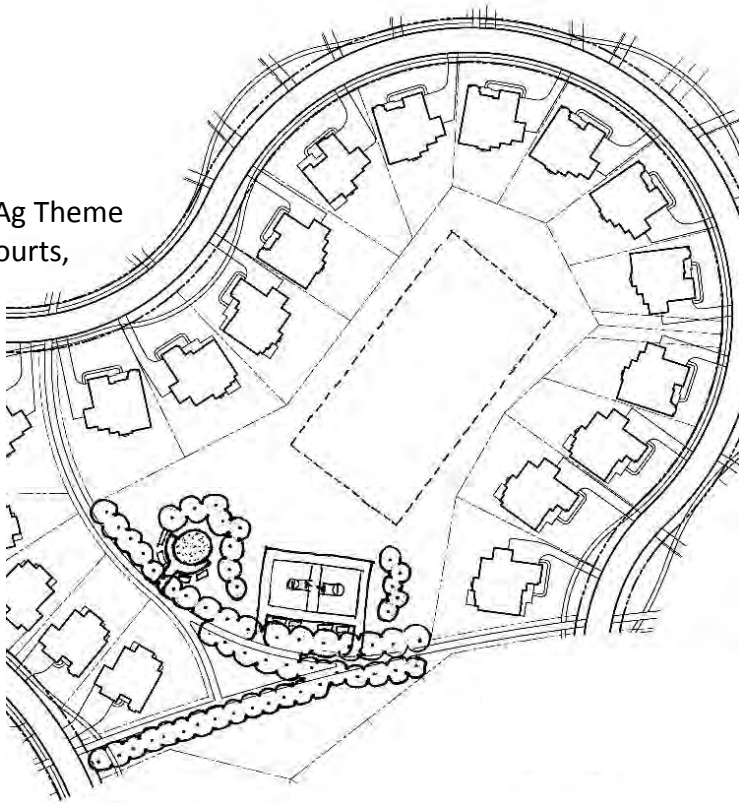
- 4' Wide Planting Areas
- Overhead Trellis
- 4 Benches

Exhibit B-5: Amenity Area Concepts (Cont.)

AMENITY 4

Features:

- Play Structure with Rural or Ag Theme
- Two Half Court Basketball Courts,
- 8 benches



AMENITY 5

Features:

- Play Structure with Rural or Ag Theme
- Two Half Court Basketball Courts,
- 8 benches

Exhibit C: Single Family Character Exhibits
Exhibit C-1: Illustrative Front Elevations for Area 1

Series C-1 Homes



Exhibit C-1: Illustrative Front Elevations for Area 1 (Cont.)

Series C-1 Homes



Exhibit C-2: Illustrative Front Elevations for Area 2

Series E-1 Homes



Exhibit C-3: Illustrative Front Elevations for Area 3

Series E-2 Homes



Series T-3 Homes



Exhibit C-4-A: Illustrative Front Elevations for Area 4 East

Series T-1 Homes



Series T-2 Homes



Series T-3 Homes



Exhibit C-4-B: Illustrative Front Elevations for Area 4 West

Series C-2 Homes



Exhibit C-4-B: Illustrative Front Elevations for Area 4 West (Cont.)

Series C-2 Homes



Exhibit C-5: Illustrative Front Elevations for Area 5

Series E-2 Homes



Series T-3 Homes



Exhibit C-6: Area 1 Pulte Models

Series C-1 Homes



Exhibit C-6: Area 1 Pulte Models (Cont.)

Series C-1 Homes



Exhibit C-6: Area 1 Pulte Models (Cont.)

Series C-1 Homes



Exhibit C-6: Area 1 Pulte Models (Cont.)

Series C-1 Homes



Exhibit D: Perimeter Lots Subject to Architectural Standards
Exhibit D-1-A: Perimeter Lots Subject to Architectural Standards – Area 1

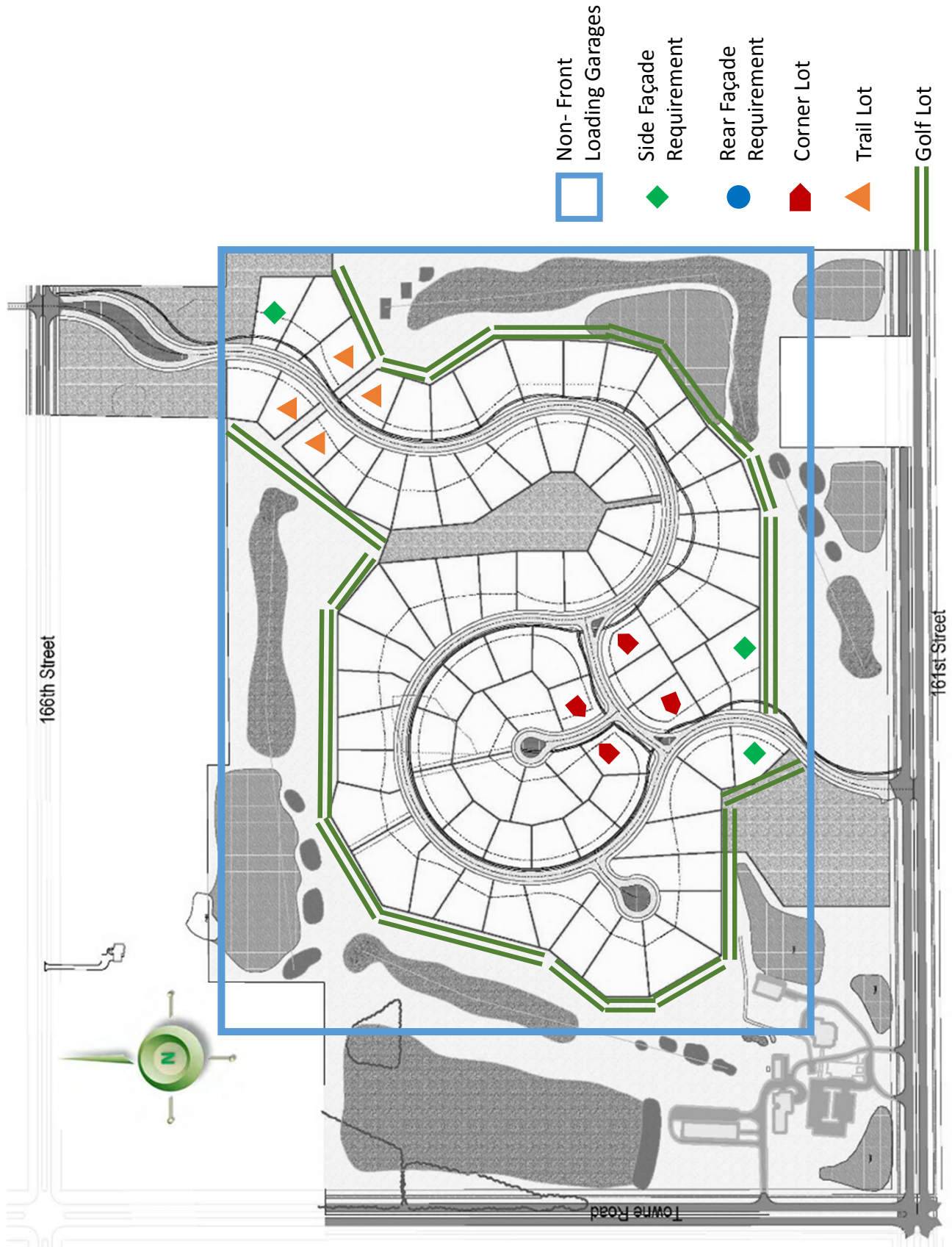


Exhibit D-1-B: Perimeter Lots Subject to Architectural Standards – Area 2

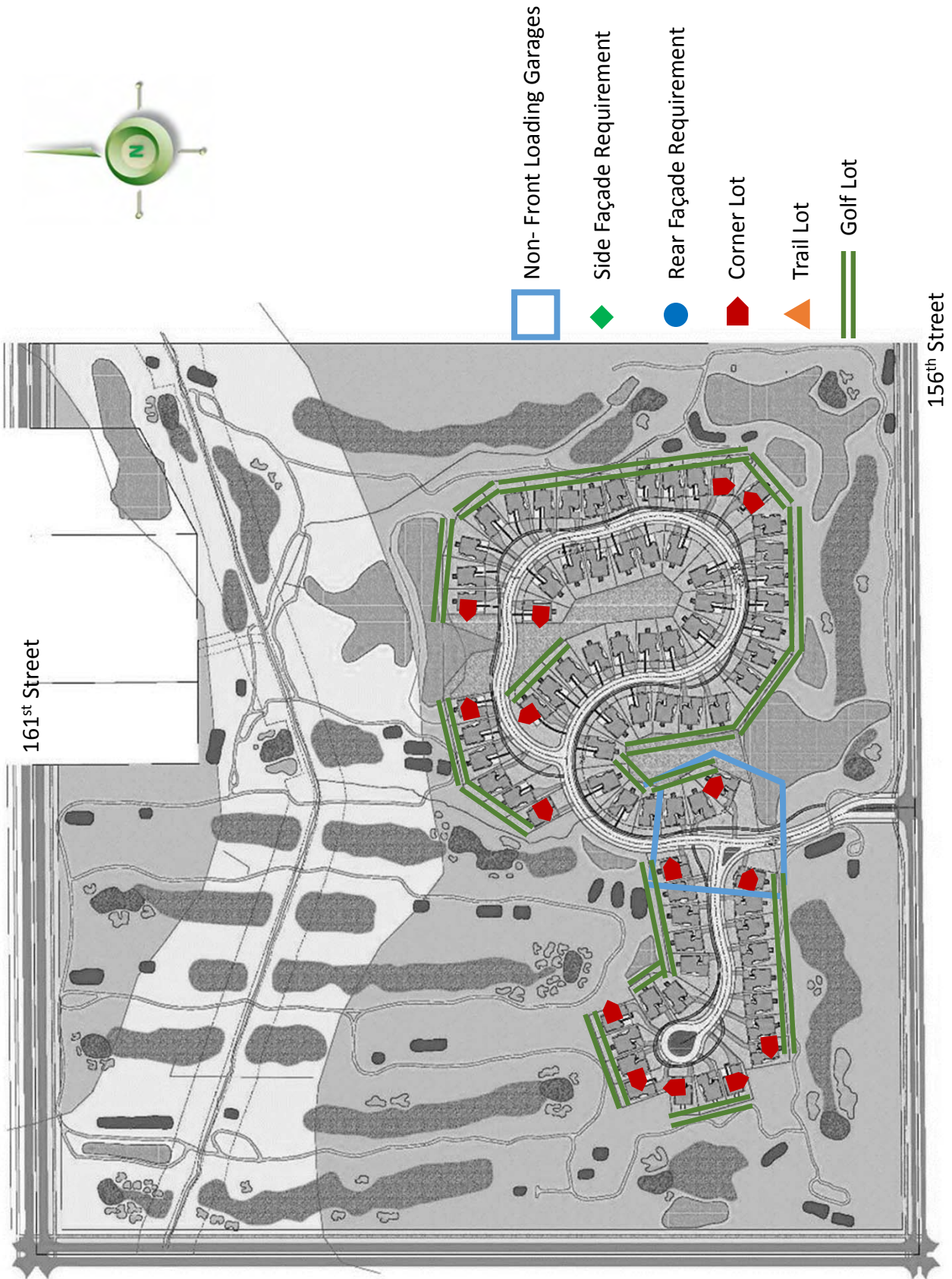


Exhibit D-1-C: Perimeter Lots Subject to Architectural Standards – Area 3

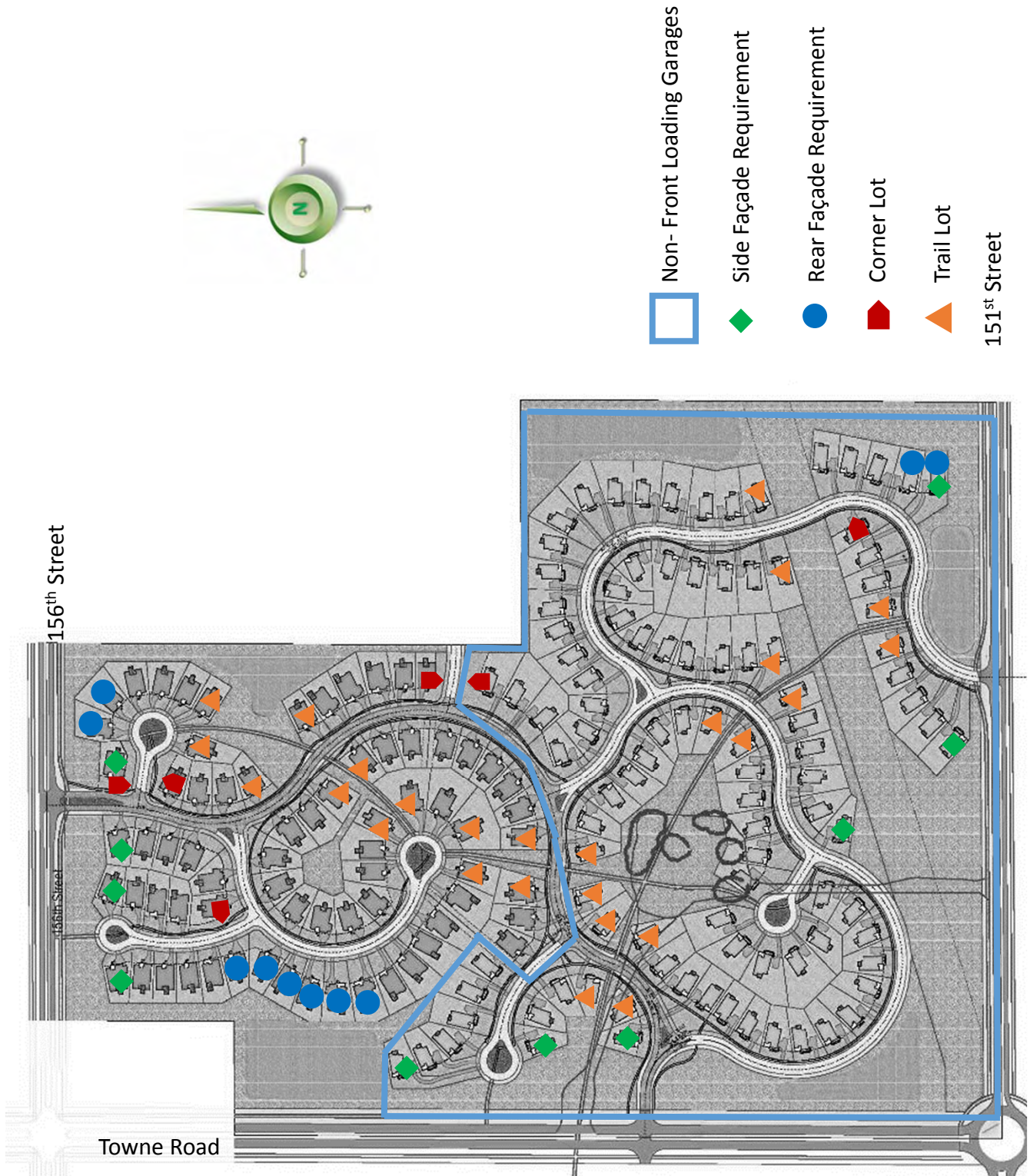


Exhibit D-1-D: Perimeter Lots Subject to Architectural Standards – Area 4

Towne Road

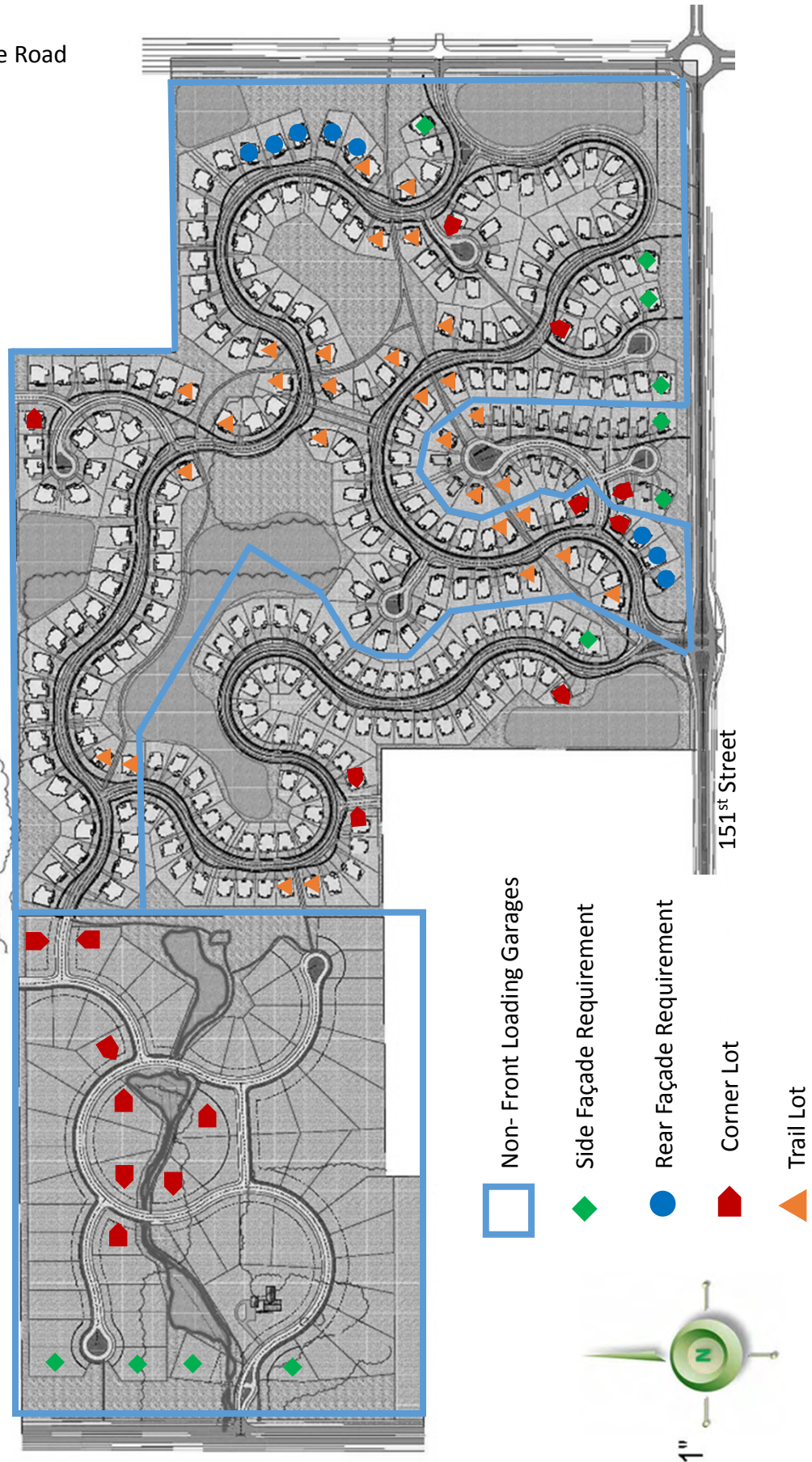


Exhibit D-1-E: Perimeter Lots Subject to Architectural Standards – Area 5

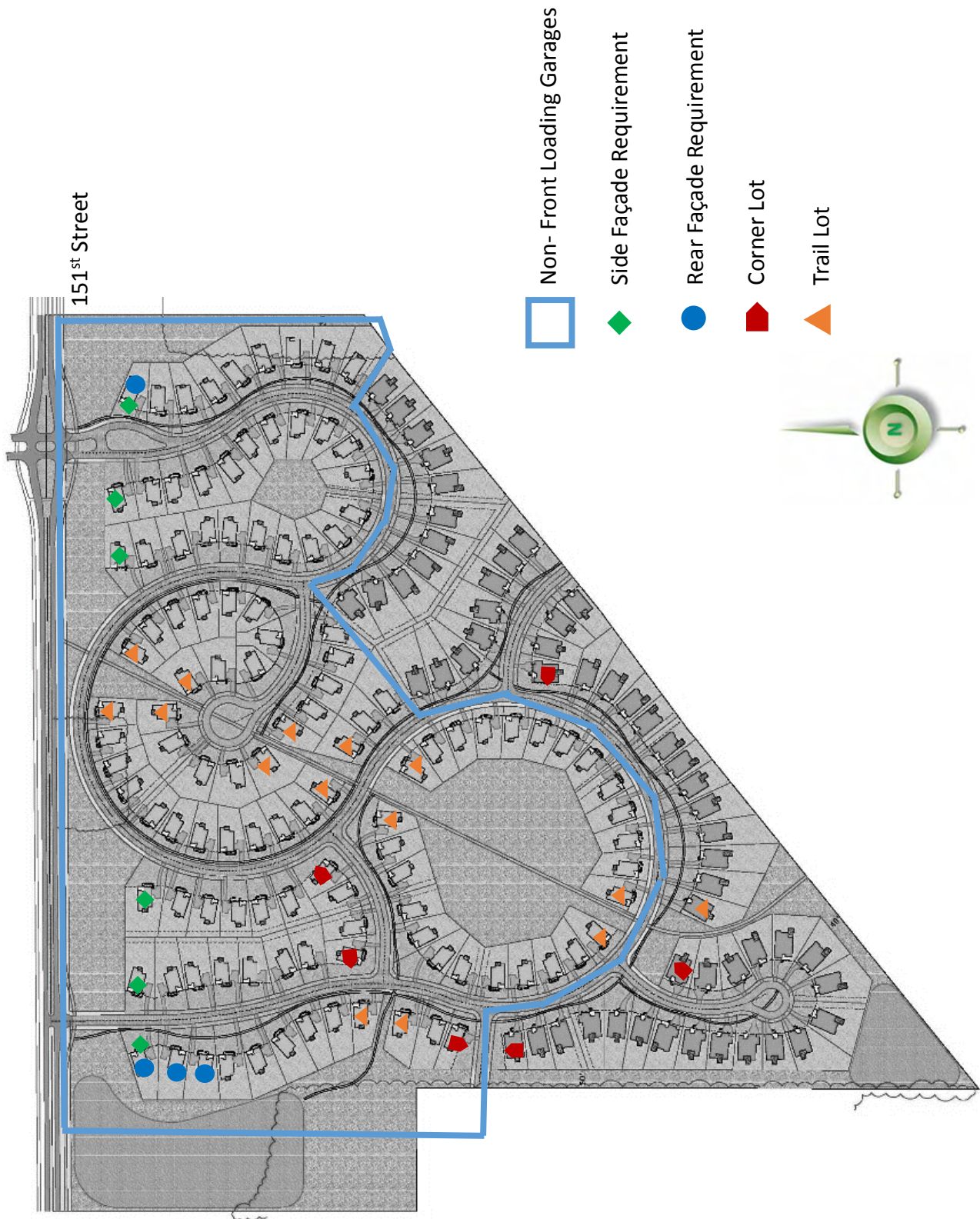


Exhibit D-2: Illustrative Garage Door Treatments



Option 1



Option 2



Option 3

Exhibit D-2: Illustrative Garage Door Treatments (Cont.)



Option 4



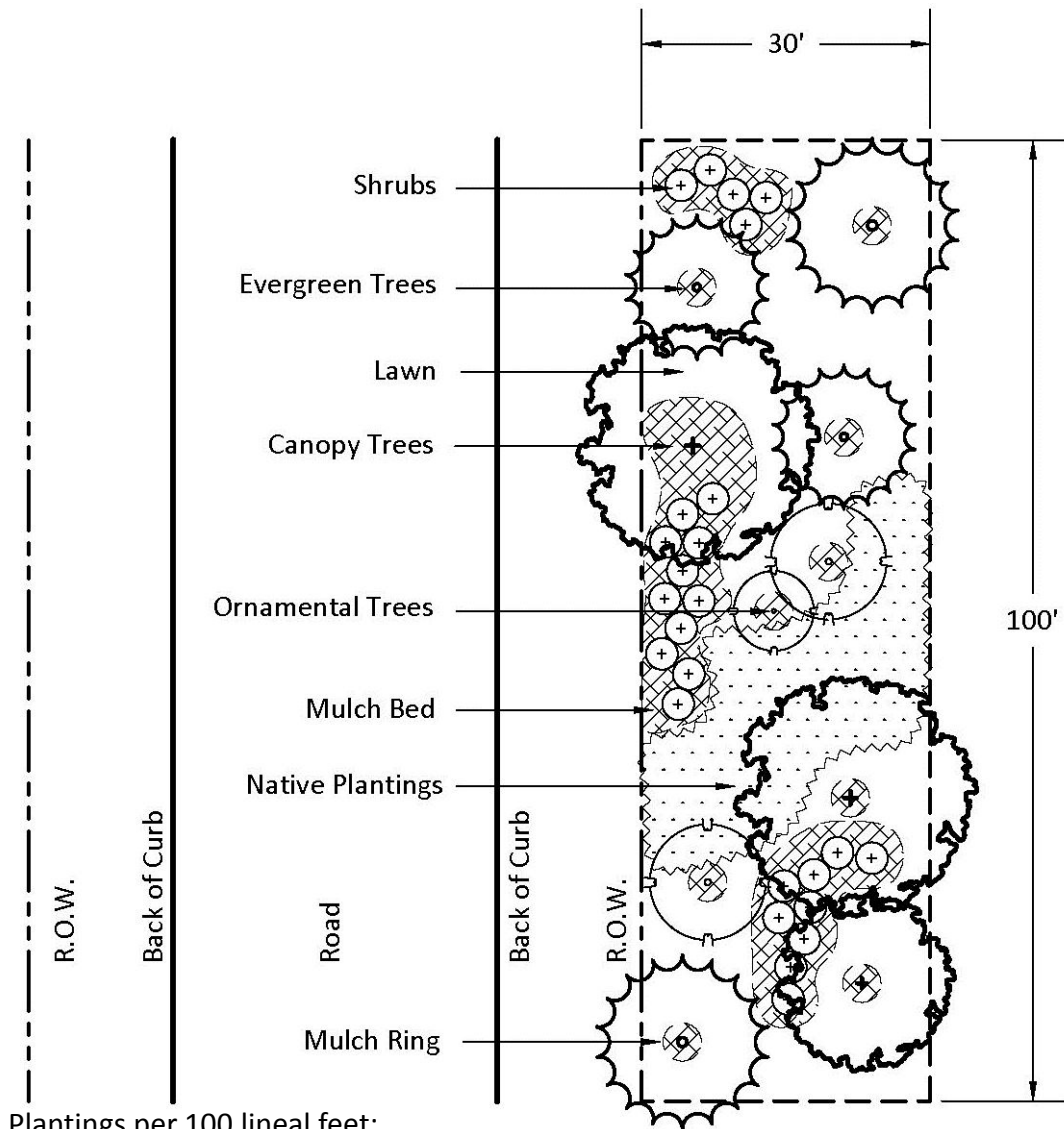
Option 5



Option 6

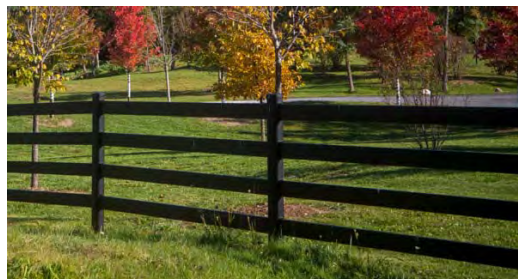
Exhibit E: District Landscape Exhibits

Exhibit E-1: Road Frontage Landscaping



Plantings per 100 lineal feet:

Width	Shade	Ornamental	Evergreen	Shrub
30'	3	3	4	25



Black four board horse fence

Exhibit E-2: Buffer Yard Locations and Connectivity

Exhibit E-2-A: Buffer Yard Locations & Connectivity – Area 1

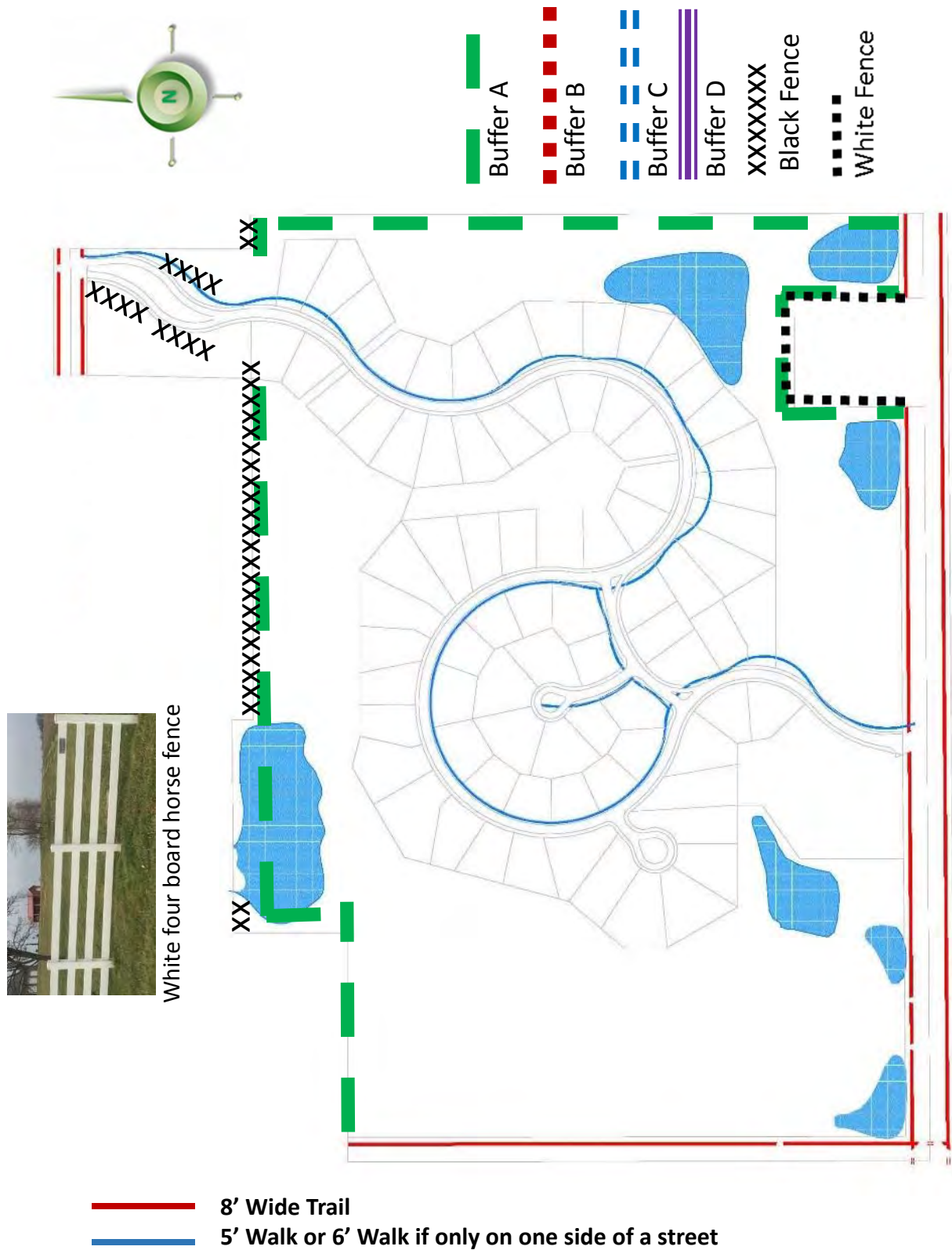


Exhibit E-2-B: Buffer Yard Locations & Connectivity – Area 2

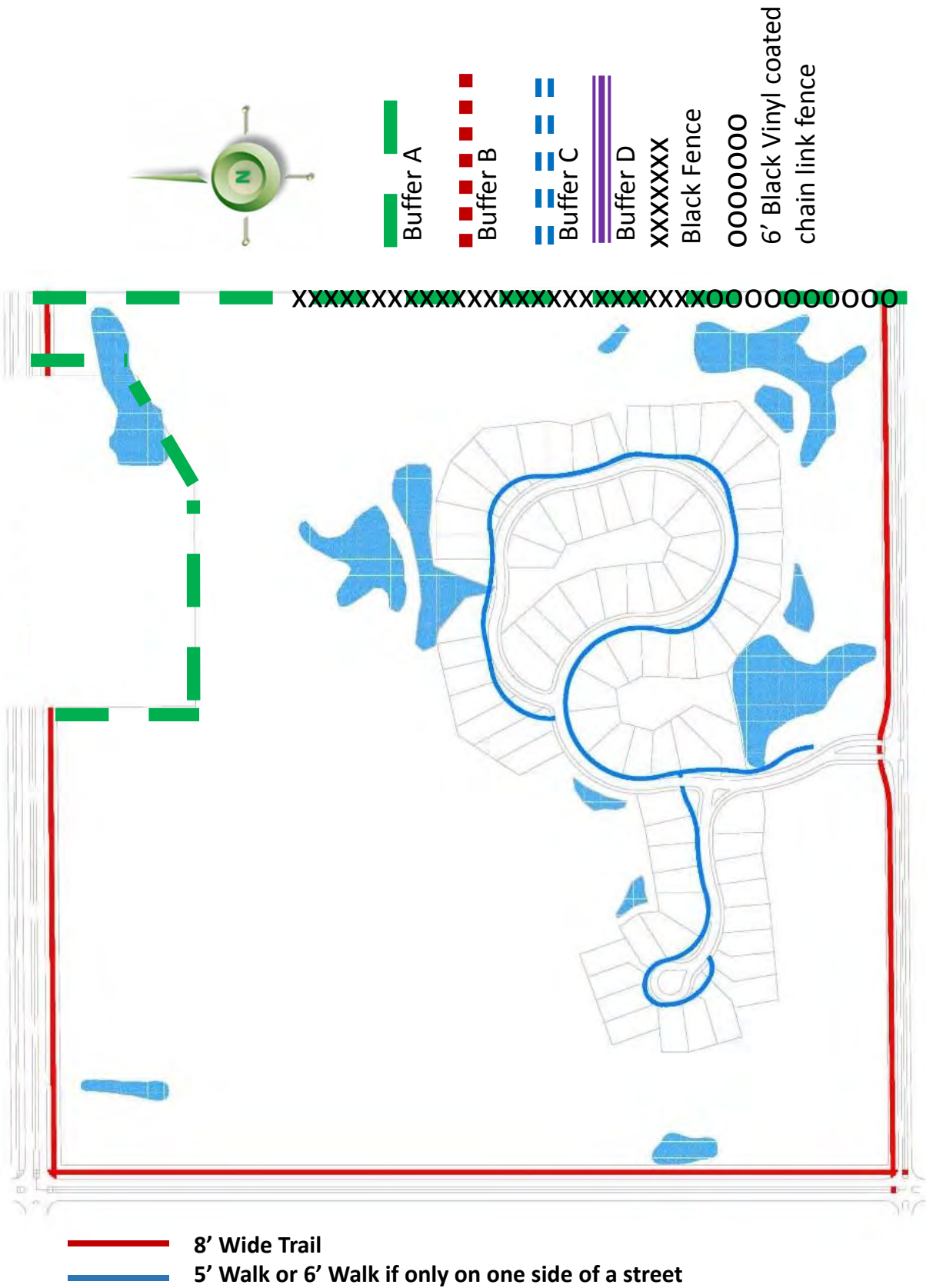


Exhibit E-2-C: Buffer Yard Locations & Connectivity – Area 3

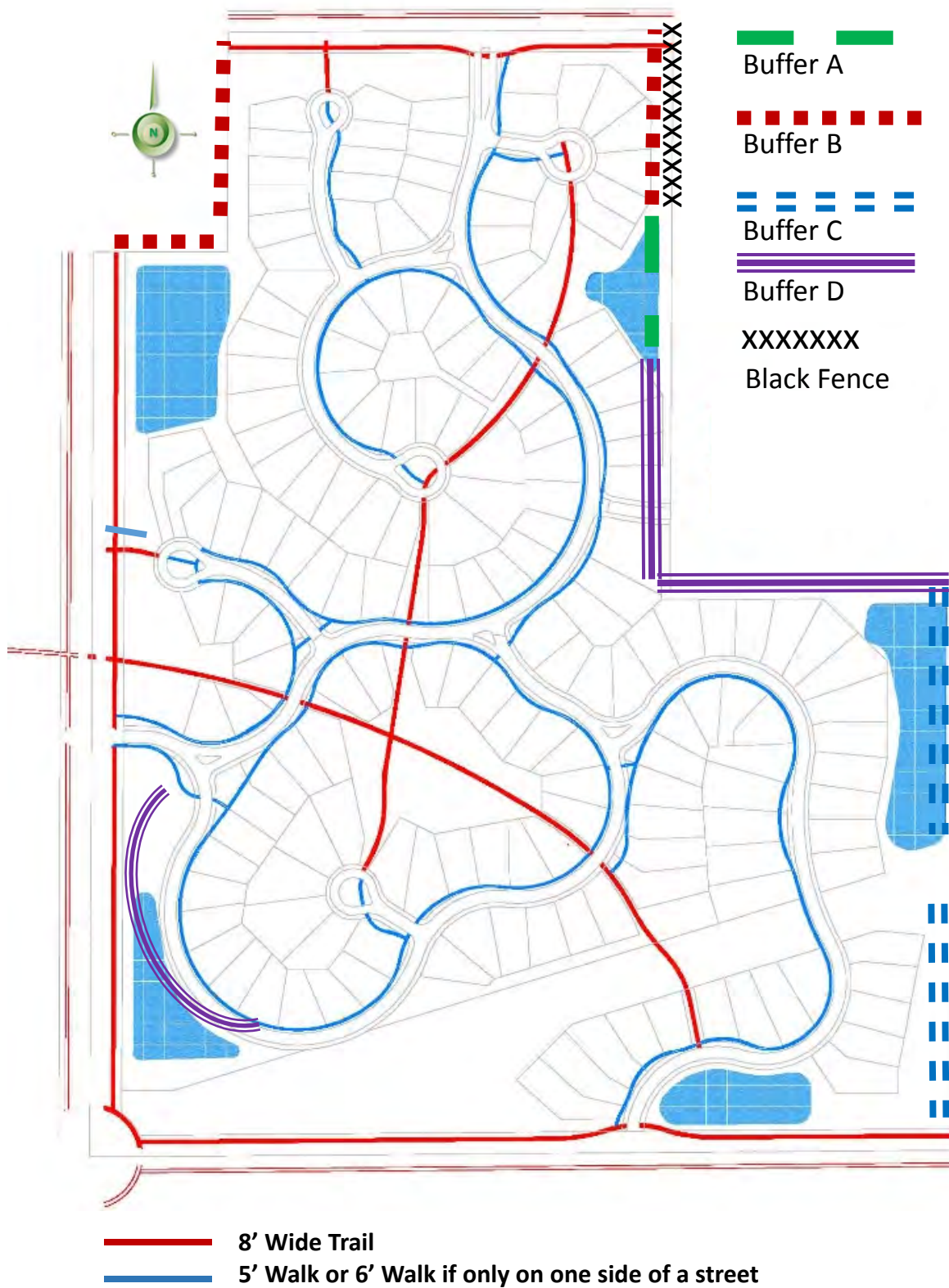
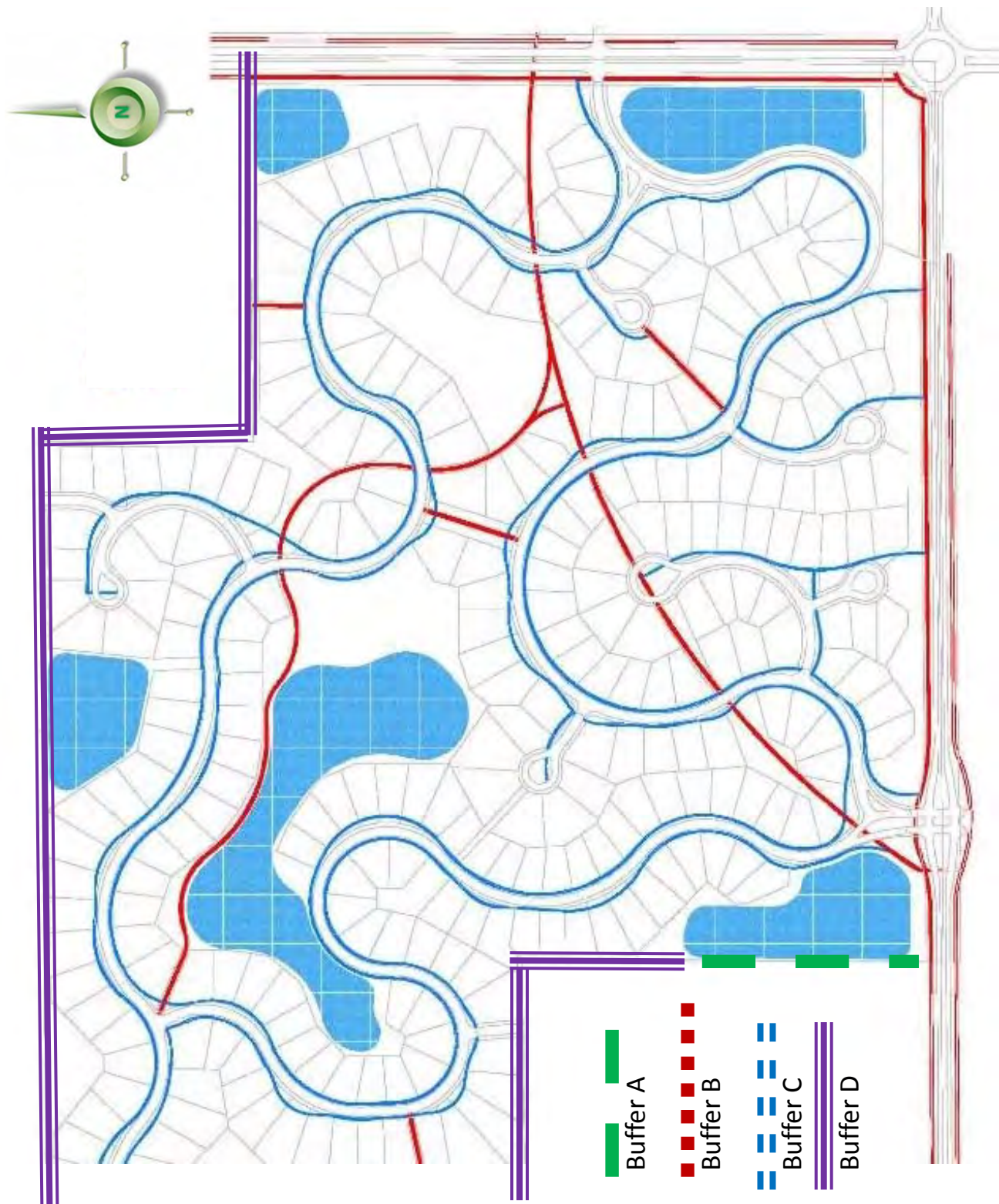


Exhibit E-2-D: Buffer Yard Locations & Connectivity – Area 4 East



8' Wide Trail

5' Walk or 6' Walk if only on one side of a street

Exhibit E-2-E: Buffer Yard Locations & Connectivity – Area 4 West

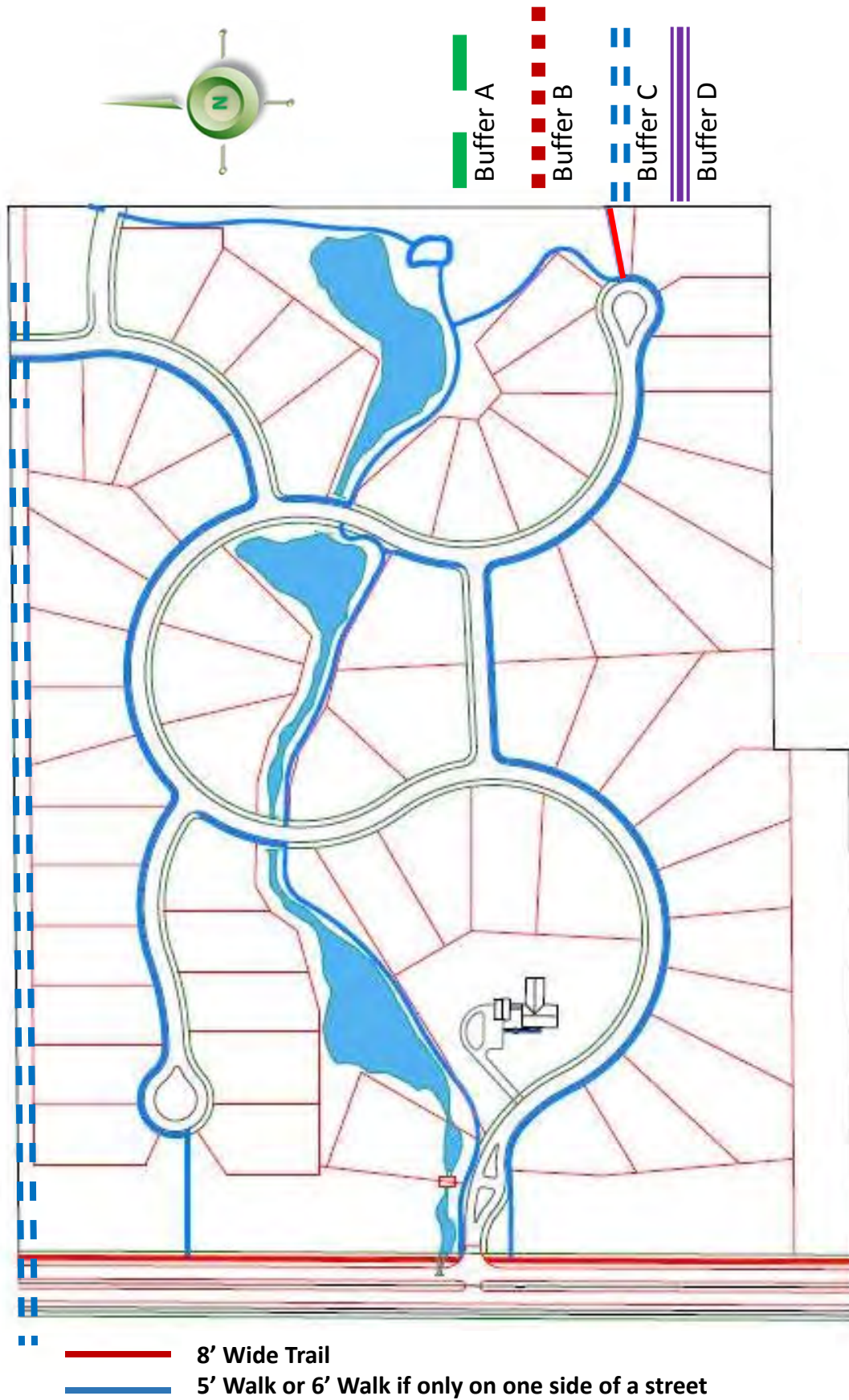


Exhibit E-2-F: Buffer Yard Locations & Connectivity – Area 5

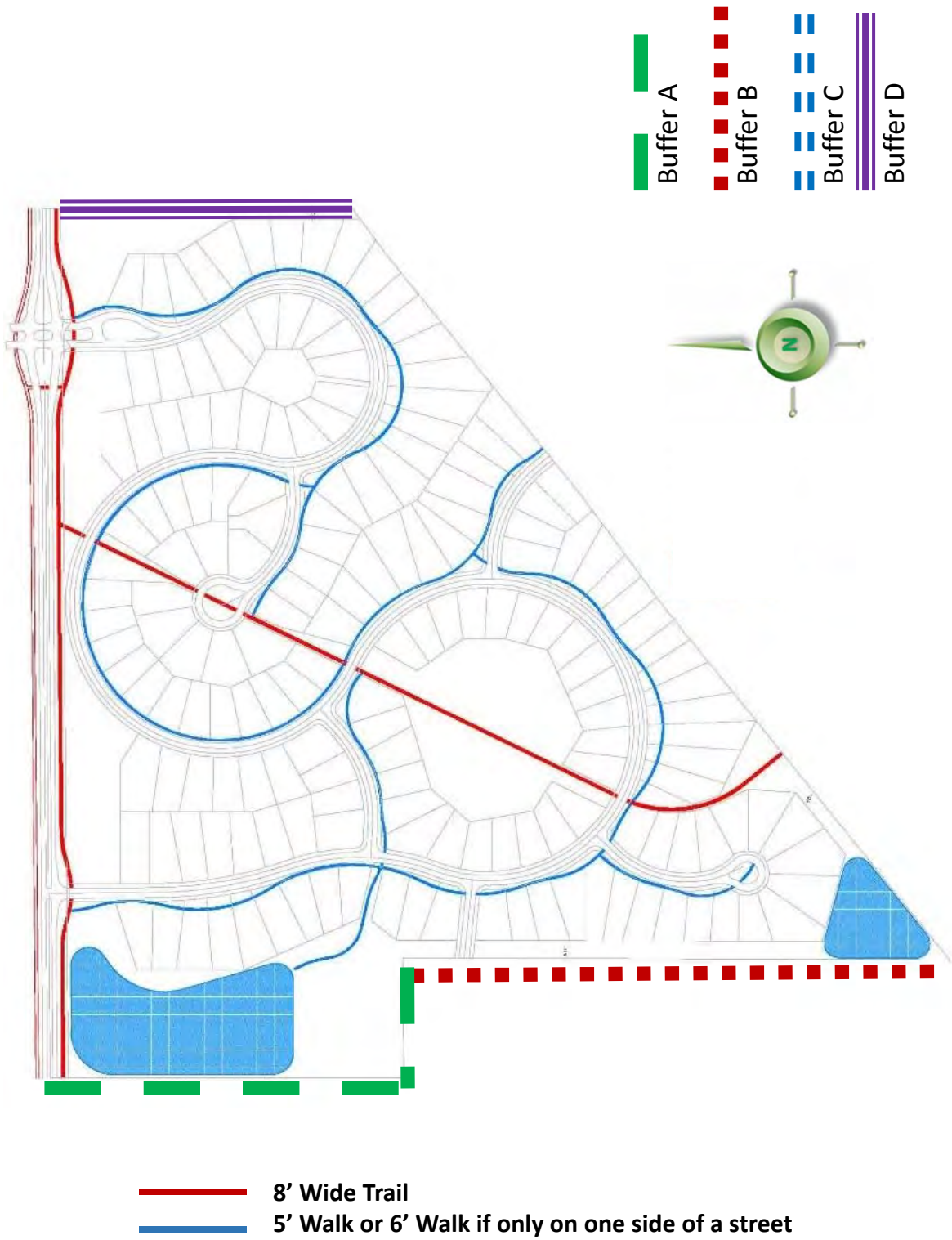


Exhibit E-3: Buffer Yard Types

Exhibit E-3-A: Buffer Yard Type B

Using the 50' wide buffer width, plant four rows of trees spaced on an alternating grid of 12' between the rows and 15' between the trees.

Plant the following species:

- Bur Oak (*Quercus muehlenbergii*)
- Swamp White Oak (*Quercus bicolor*)
- Norway spruce (*Picea abies*)
- Bald cypress (*Taxodium distichum*)

Fifty percent of the Norway Spruce will have a minimum height of 6' at the time of planting, and the balance will be a minimum 5 gallon size container trees.

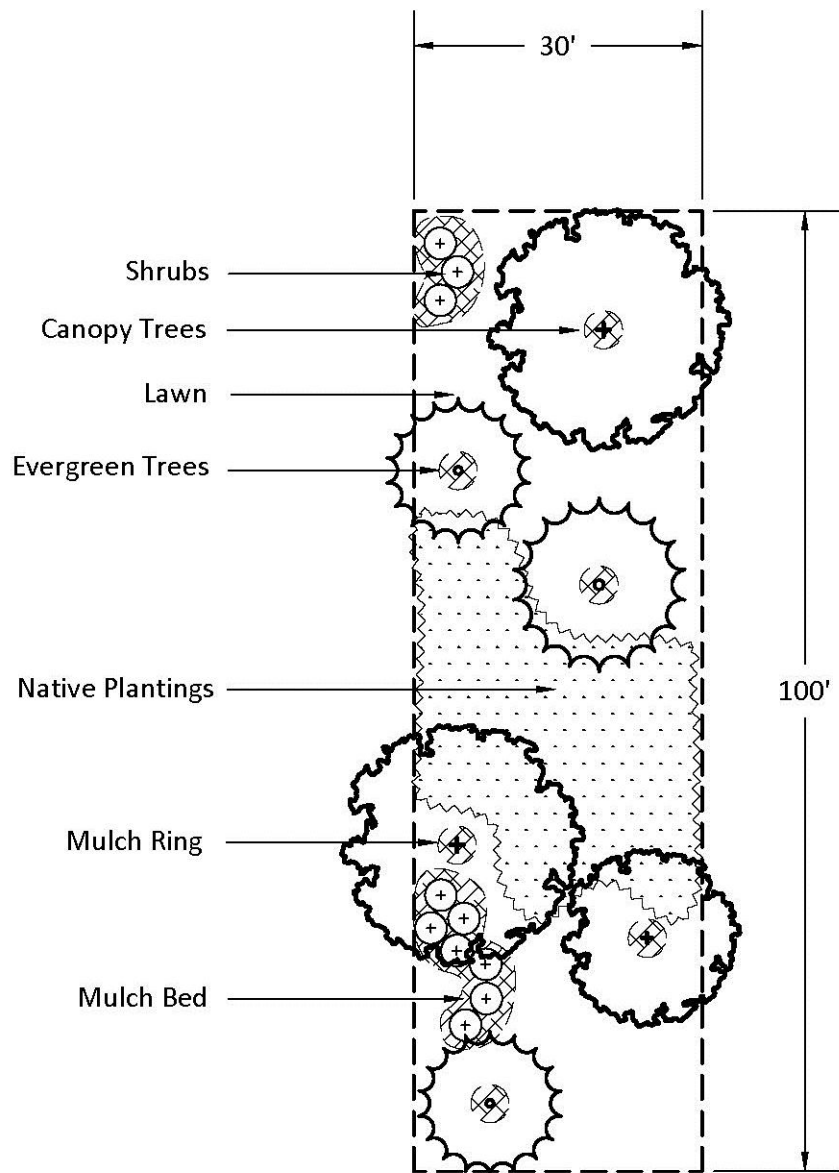
For the Bur Oak, Swamp White Oak and Bald Cypress trees, fifty percent will be a minimum 15 gallon size container trees and the balance will be a minimum 5 gallon size container trees.

Alternate the species within the rows.

Planting Layout: SWO-Swamp white oak NSP-Norway spruce BUO-Bur oak BCY-Bald cypress

SWO	NSP	BUO	BCY	SWO	NSP	BUO	BCY	
	SWO	NSP	BUO	BCY	SWO	NSP	BUO	BCY
BCY	SWO	NSP	BUO	BCY	SWO	NSP	BUO	
BCY	SWO	NSP	BUO	BCY	SWO	NSP	BUO	

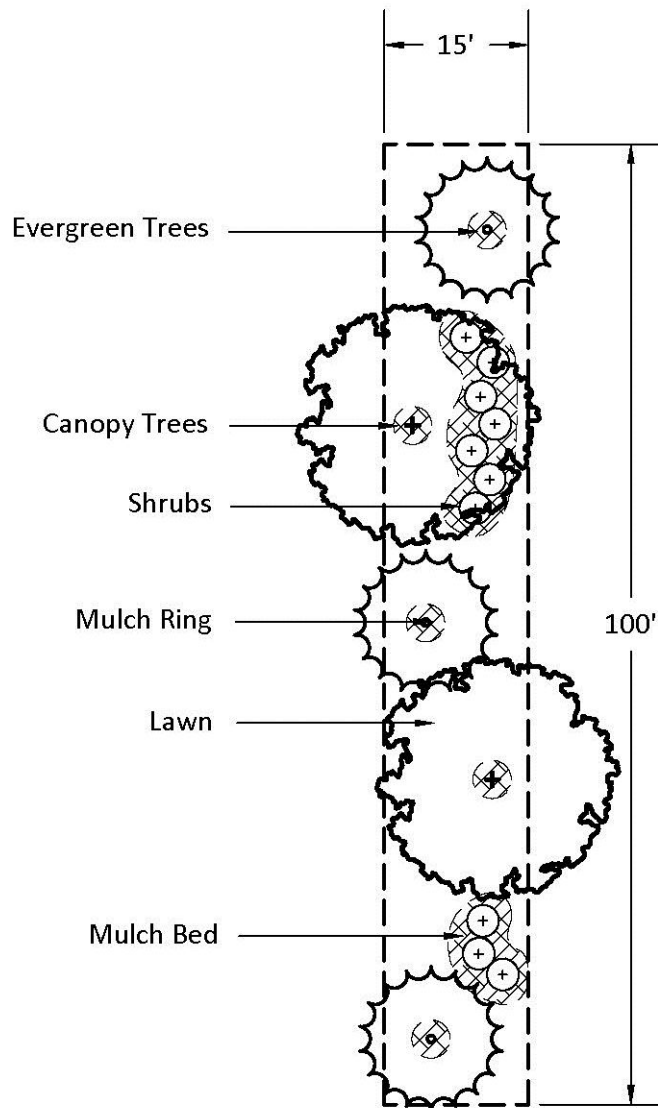
Exhibit E-3-B: Buffer Yard Type C



Plantings per 100 lineal feet:

Width	Canopy	Evergreen	Shrub
30'	3	3	10

Exhibit E-3-C: Buffer Yard Type D



Width	Shade	Evergreen	Shrub
15'	2	3	10

Exhibit E-4: Parcel Specific Buffer Yards

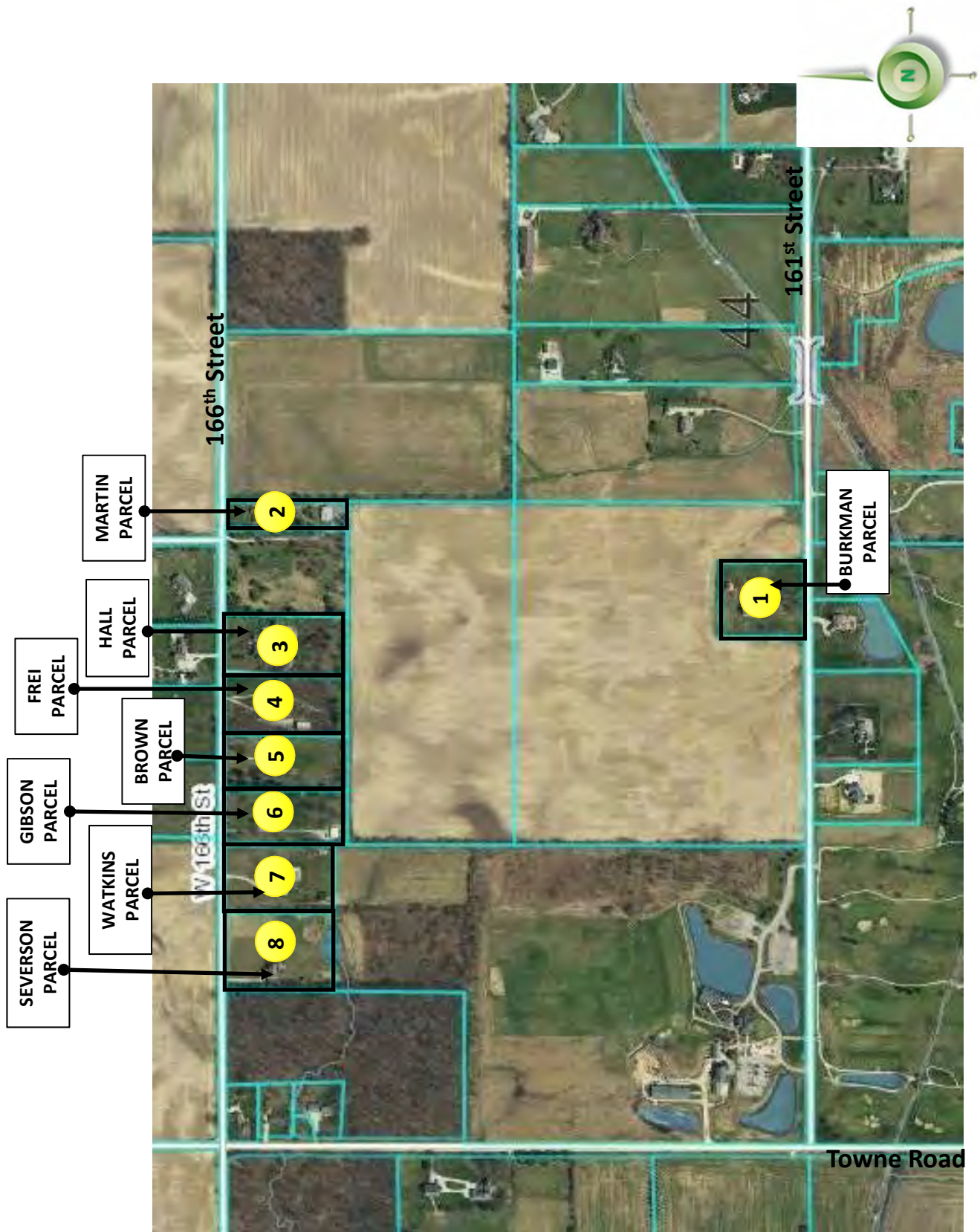


Exhibit E-4: Parcel Specific Buffer Yards



Exhibit E-4: Parcel Specific Buffer Yards

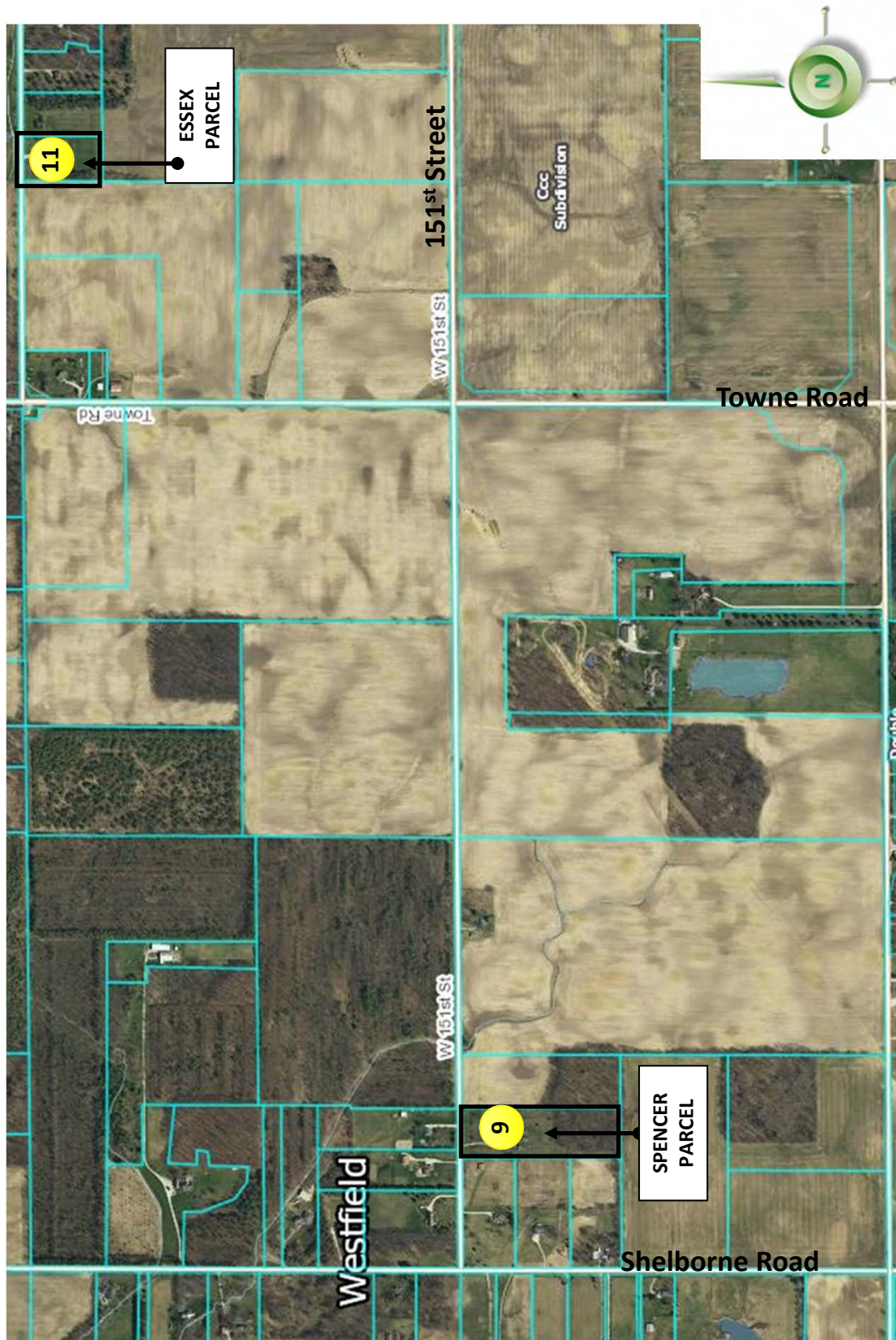


Exhibit F: District Monument Sign & Column Entrance Sign Concepts

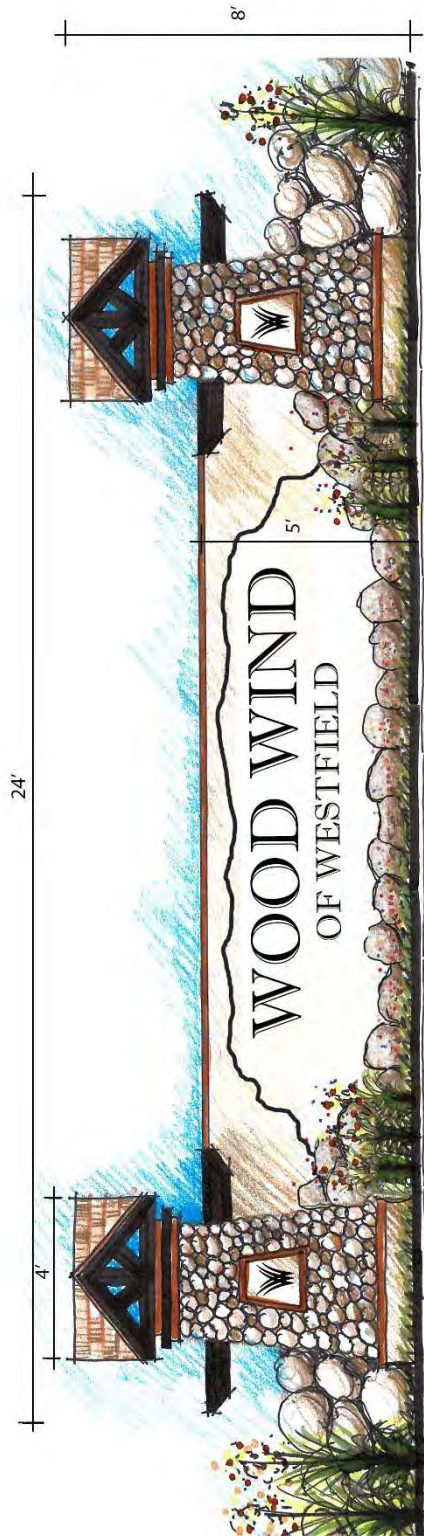
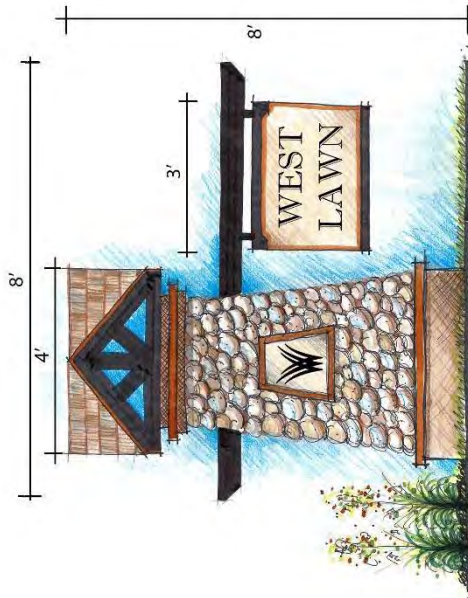
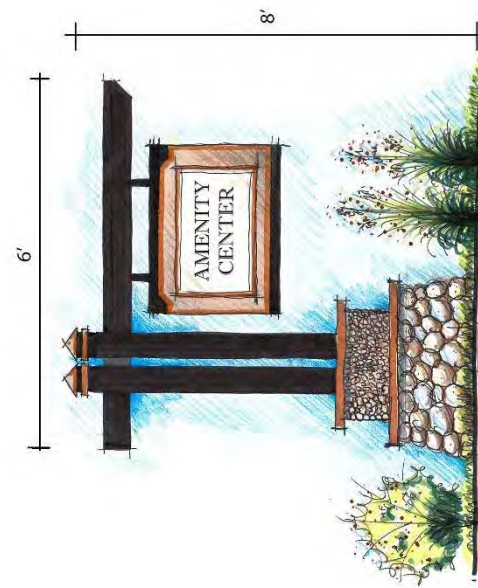


Exhibit G: Wood Wind Golf Course Buildings Character Exhibit



Exhibit H: Development Amenities Buildings Character Exhibit

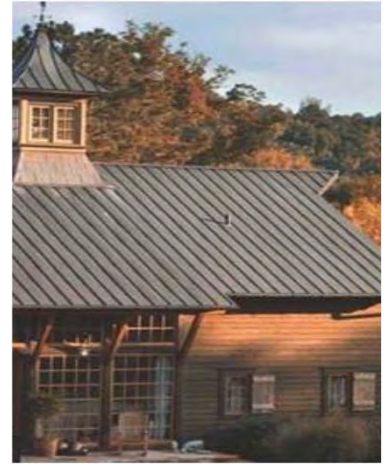
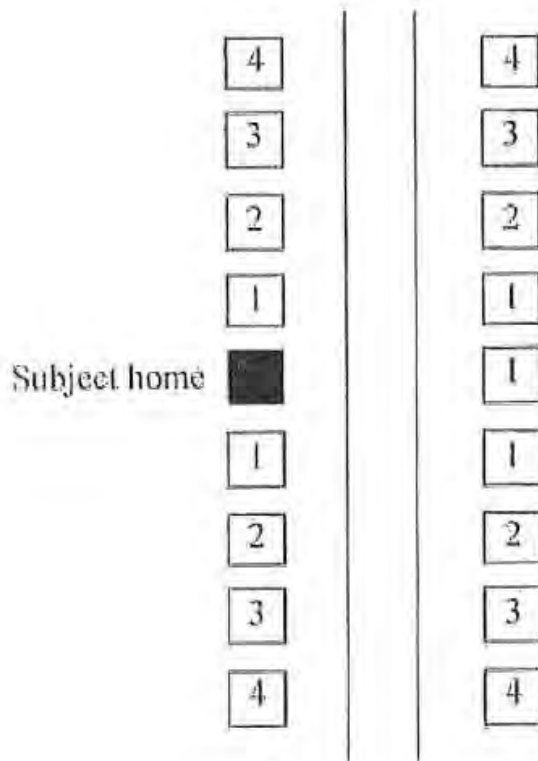


Exhibit I: Façade Variety Code



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

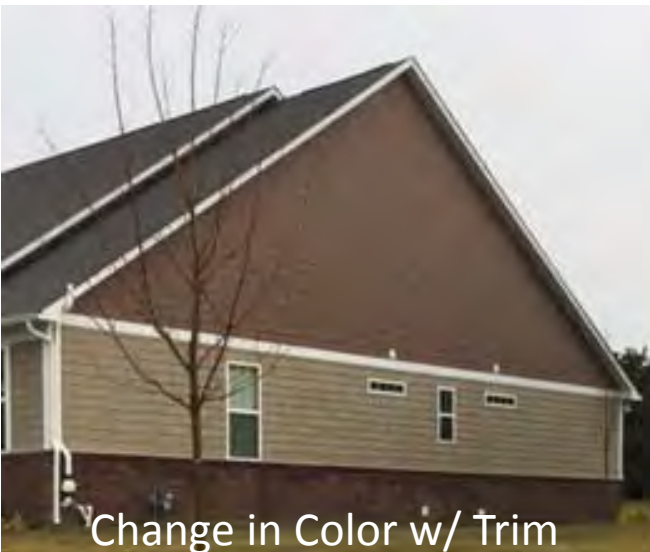
Exhibit J: Gable End Character Exhibit



Change in Material Pattern



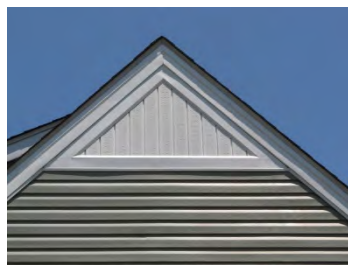
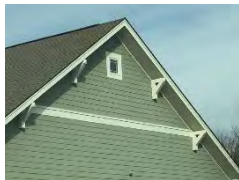
Gable Peak change in Material



Change in Color w/ Trim



Change in Material



Architectural Detailing



Change in Pattern

Purpose: This document is an analysis by the City of Westfield Economic and Community Development Department of the proposed Wood Wind Planned Unit Development (PUD) District (1609-PUD-16) in review of the [2007 Westfield-Washington Township Comprehensive Plan](#).

This review has been updated pursuant to the revised petition, as presented at the January 17, 2017, Plan Commission meeting.

This purpose of this analysis is not to be a rigid checklist; rather, this analysis is a broad policy evaluation for the benefit of the Plan Commission and Council. It is not expected that a proposed development will necessarily meet all of the policies of the Comprehensive Plan, and it is expected that there may be practical or other reasonable justifications that a proposed development may not meet a policy.

Overview: This analysis identifies the stated development policies¹ that are relevant to the geographic area of the proposed development (see Figure 3). In support of the development policies, the Comprehensive Plan also includes potential implementation tools (e.g., zoning regulations, subdivision regulations). The Department recognizes that many of these implementation tools have been addressed with the Unified Development Ordinance, and that the listed implementation tools are not inclusive concepts to meet the stated development policies. As such, if appropriate, implementation tools are also listed with a corresponding development policy in [brackets].

In general, if a development policy infers “appropriate”, then this analysis assumes the minimum standard for “appropriate” is at least as set forth in the Unified Development Ordinance (which was adopted in 2014 after the adoption of the 2007 Comprehensive Plan).

Statutory Consideration: The Comprehensive Plan is one of five criteria that Indiana Code 36-7-4-603 states the Plan Commission and Council shall pay reasonable regard to in the consideration of zoning ordinance amendments and zone map changes.

Comprehensive Plan: “The purpose of the plan is to shape the future of the community and establish policies for future development (Comprehensive Plan, pg. 3).”

“The plan is not a regulation and should not be viewed in that context. At the same time, this plan is adopted by the Plan Commission and the Council, and it is the official policy of Westfield and Washington Township. Decision makers should give full weight to this plan as the agreed-upon vision for the future of the community. These policies should be clear so that they can serve as the basis for the implementing regulations that will follow adoption of the plan. The policies also should assist the Plan Commission, the Council, and the Board of Zoning Appeals in their decision making (Comprehensive Plan, pg. 8).”

Development Policies: The Comprehensive Plan consists of two parts: overarching community-wide development policies, and land-use specific policies. Each part is reviewed herein.

Proposed Development: A change of zoning of 799 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include an existing golf course (Wood Wind), single-family residential, multi-family residential and commercial uses (the “proposed development”) (see Figure 1). The subject properties

¹ The development policies are numbered herein for reference purposes only.

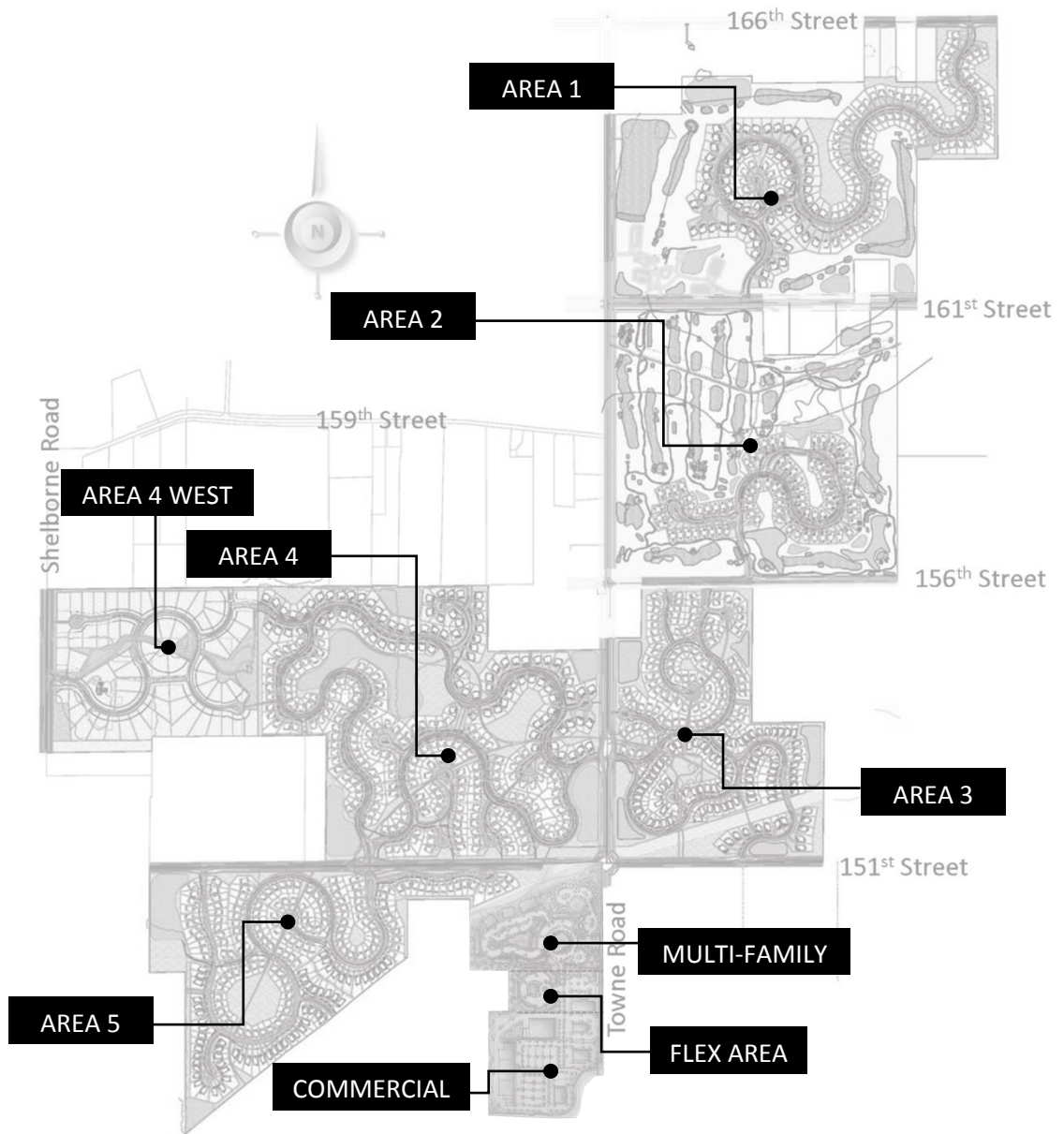
✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 01/11/17)

(collectively, the “property”) encompass real estate extending from 146th Street north to 166th Street, and from Shelborne Road to east of Towne Road.

The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and currently includes the existing Wood Wind Golf Club, as well as property currently and primarily being used for agricultural purposes. The surrounding properties include a number of recently developed and/or proposed developments (e.g., Liberty Ridge, Central Christian Church, Bent Creek, Harmony), as well as large lot residential and agricultural properties (see Figure 2).

Figure 1: Proposed Concept Plan (01/17/17)



✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information
(Updated 01/11/17)



Figure 2: Surrounding Development Context

Overarching Community-Wide Development Policies: “As a starting point, certain overarching principles of growth and development are identified relating to how land uses should develop. These fundamental principles serve as a foundation for more land use specific policies that follow in this chapter. It is the desire of the community to see a diverse balance of land uses that proceed in an efficient and well connected pattern with good land use transitions. The land use patterns should be fiscally sustainable, high quality, and should be accompanied by substantial and permanent open space of one form or another. (Comprehensive Plan, pg. 9).”

The following are the policies that embody these community-wide principles and it is not expected any one development will meet these policies in and of itself.

DEVELOPMENT POLICY		REVIEW COMMENTS
Land Use Diversity and Balance (pg. 9)		
1	Encourage compatible and high quality “life span” housing, including a balanced mix of homes for renters and first-time buyers, housing for first-time owners ready to move up, executive housing, and senior housing. Regardless of type of housing or its target market, all housing should be of high quality design with lasting value. A balanced range of compatible single-family detached and attached housing in a variety of price ranges is envisioned.	✓ <i>It is not expected any one development will meet these policies in and of itself; however, the proposed development incorporates a mix of single-family detached with varying target markets (price points, demographic), as well as market rate multi-family units. The Concept Plan includes variety in the layout with six different neighborhoods.</i>
2	Encourage diversity in lot sizes and lot layout.	✓ <i>The proposed ordinance has average lot sizes ranging from 11,000 to 27,500 sq. ft., and minimum lot sizes ranging from 9,500 to 22,000 sq. ft.</i>
3	Encourage a mix of housing types and prices that meets the needs of the full range of population in Westfield – Washington Township.	✓

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information
(Updated 01/11/17)

Buffers and Transitions (pg. 11)		
4	Provide appropriate buffers between the commercial development and any adjacent non-commercial uses, particularly residential uses.	<i>This objective would apply along the west side of the proposed commercial/multi-family/flex area on the northwest corner of 146th Street and Towne Road.</i> <i>The revised ordinance proposes a minimum 50' wide buffer that includes a reforestation/fence buffer on the south and northern boundaries of the commercial and multi-family area and a mound/fence/planting buffer in the middle area of the boundary near the existing residence.</i> <i>The proposed buffer exceeds the requirements of the UDO, is consistent with the other objectives herein regarding reforestation, and is consistent with similar scenarios approved by the City in the 146th Street corridor (e.g., Cardon Senior Living PUD at the northeast corner of 146th Street and Ditch Road, which required a 40-foot wide buffer with a 5-foot tall mound with a 6-foot tall wood privacy fence atop the mound, and plantings.)</i>
5	Use landscaped building setback areas to provide buffering from roadways.	<i>The UDO only requires perimeter landscaping abutting external streets when the rear or side facades of homes abut the external street. The proposed layout has minimized the number of homes that would have rear or side facades abutting external streets.</i> <i>As a result, the UDO would not require landscaping along perimeter streets in many instances for the proposed development; however, the proposed ordinance requires landscaping along all external street frontage of the single-family areas with a minimum width (30 feet) and planting quantity (10 trees per 100 feet) consistent with the otherwise applicable requirements of the UDO (but does not require a mound with the intent to be more "open" or "rural" in character).</i>
6	Where appropriate, encourage transitional land uses as buffers to help mitigate negative land use impacts. For example, attached housing could be used as a transition between commercial or industrial uses and single family uses. In addition to serving as a land use buffer, such housing can contribute to the goal of providing a balanced range of land uses. Attached housing should be used as a transitional land use only in coordination with actual commercial or industrial development. The mere presence of land recommended or zoned for future business uses should not be used as justification for attached housing as a transitional land use. Absent any existing or pending business use, any attached housing must stand on its own merits and not be justified as a transitional land use.	<i>The proposed development incorporates various land use transitions. For example as the proposed development transitions north from 146th Street to 151st Street, the commercial uses transition to attached residential uses and the proposed density of the single-family uses of Area 5 transitions from 146th Street corridor to lower density single-family uses north of 151st Street.</i>
7	Provide appropriate transition between adjacent dissimilar residential areas.	<i>In general, the proposed buffers are consistent with or exceed the buffer yard requirements of the UDO. The revised ordinance creates and defines a "reforestation" buffer type and more appropriate buffers (than originally proposed) for the varying uses and character of adjacent properties.</i>
8	Ensure proper buffering between existing residences and new development of a dissimilar character.	
9	Develop a range of buffering requirements, to allow for different buffers in different situations.	

			See other development policies herein (#4, #44, #58, #68, #83) regarding transitioning/buffering commercial uses, suburban uses and rural uses.
10	Combine “hardscape” buffers, such as fences and walls, with landscaping and distance for a more pleasing aesthetic effect.	✓	Entry monuments and perimeter landscaping along streets incorporate rural stone and horse fencing.
11	Utilize natural open space for buffering in industrial areas.	--	Not applicable; no industrial areas.
12	Encourage the use of natural buffers involving “reforestation” of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development.	✓	The revised ordinance creates and better defines a “reforestation” buffer type and the applicable locations required for “reforestation”.
13	Discourage the use of berms for buffering.	✓	Berms are not proposed.
Connectivity (pg. 12)			
14	Provide pedestrian systems within open space and along roadways to connect to surrounding pedestrian and bicycle networks, particularly the Midland Trace and Monon Trails.	✓	The revised ordinance incorporates an open space, amenity and connectivity exhibit(s) to require and illustrate how the development meets these objectives.
15	Avoid fragmentation of open space into isolated, unconnected areas, except to provide passive recreation, neighborhood parks and commons.	✓	
16	Link spaces within neighborhoods and between neighborhoods and the larger community through a multi-modal system of fully connected routes to all destinations.	✓	
17	Include pedestrian facilities in all new developments. In particular, develop improved connections between key destinations such as between residential and commercial areas, and between residences, parks and schools.	✓	The revised layout incorporates open space throughout the entire development (rather than primarily in Areas 1 and 2, as originally proposed), incorporates a pedestrian network along perimeter streets, and incorporates internal sidewalks and trails throughout the various areas to provide pedestrian connectivity.
18	Participate in regional transportation efforts that promote better regional connectivity, such as the IndyGo Bus service.	--	Not applicable for this location.
Contiguity of Development (pg. 14)			
19	Encourage new development to be located contiguous to existing development. In rare circumstances, non-contiguous development may be permitted when it is vital to the economically and spatially efficient expansion and improvement of key infrastructure.	✓	The proposed development is contiguous with approved and pending developments, which include (see Figure 2): Towne West PUD (approved), Liberty Ridge (under development), Harmony PUD (under development), West Rail PUD (under development), Ackerson Farms PUD (approved), Westgate PUD (approved), Bent Creek (under development).
20	Recognize that the promotion of efficient expansion of development relative to infrastructure and the avoidance of inefficient sprawl is a general policy; there may be occasions when non-contiguous development is still appropriate, especially when provisions are made for adequate public facilities and infrastructure not just for the development itself, but for land between the development and the existing developed and serviced area.	✓	
Access Control (pg. 15)			
21	Require development of frontage roads in conjunction with new nonresidential development.	✓	The revised layout has incorporated several frontage roads that minimize the rear and side elevations visible from perimeter streets. In addition, a frontage road will be incorporated and required to be improved in conjunction with the proposed commercial area, consistent with the County's planned 146 th Street improvements.
22	Limit access points pursuant to an access management plan, particularly on arterial and collector streets, to new development to reduce the number of areas of traffic conflict and to ensure adequate sight distances.	✓	Access will be regulated by the City as part of the corresponding development plan approvals in accordance with the City's Construction Standards.
23	Utilize traffic calming techniques to control speeds in areas where lower speeds are desirable, such as in residential neighborhoods and in the pedestrian-oriented downtown.	✓	The curvilinear design of the proposed development is a recognized method to calm traffic speeds.
Residential Design Standards (pg. 17)			
24	Encourage neighborhoods that do not have the appearance of “production” housing.	?	The Concept Plan includes variety in the layout and varying model products proposed in the six different neighborhoods.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

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25	Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.	?	<i>In addition, the proposed ordinance incorporates architectural standards for facades oriented towards perimeter streets (in accordance with the UDO) and standards for rear elevations oriented towards the golf course.</i> <i>See overarching policies (#1-3).</i> <i>See <u>Exhibit C</u> of the proposed ordinance for sample home elevations.</i>
26	Where subdivisions are juxtaposed, avoid abrupt changes in housing scale, mass, and materials.	✓	<i>Scale and mass are consistent with other single family homes in the community.</i> <i>Proposed ordinance prohibits aluminum vinyl siding and proposes character exhibits and architectural standards generally consistent with other approved subdivisions in the New Suburban area of the community.</i>
27	Consider the effect of new subdivisions on the character of existing neighborhoods and mitigate adverse effects through proper design and buffering.	✓	<i>In general, the proposed development is consistent with other subdivisions in New Suburban areas of the community.</i> <i>See other policies herein (#9, #44, #58, #68, #83).</i>
28	Evaluate new residential development on the basis of overall density and the relationship of that density to effective and usable open space preservation, rather than on lot sizes.	✓	<i>The overall density of the proposed development is less than surrounding subdivisions, effectively transitioning to lower densities from east to west, and south to north.</i> <i>The gross (or overall) density of the single-family areas (Areas 1 – 5) is 1.38 du/acre +/-.</i>
Open Space and Recreation (pg. 19)			
29	Design open space to form an interconnected network, with provisions for linkages to existing or potential open space on adjoining properties.	✓	<i>See overarching policies (#15, #17).</i> <i>The revised layout incorporates greater open space areas within Areas 3-5 than originally proposed, and connectivity of open space and/or pedestrian facilities are generally provided where appropriate.</i>
30	Maintain stream corridors, woodlands, hedge rows, and other valuable natural and historic resources as part of the dedicated open space.	✓	<i>A woodlands analysis has been submitted by Jud Scott identifying that there are areas with woodland portions that would be candidates for preserving.</i> <i>In general, the revised layout appears to incorporate identified woodlands into proposed open space areas (and buffer yards) or wooded lots (e.g., Area 4 West).</i>
31	Locate open space so as to maintain the visual character of scenic roads.	✓	<i>The revised concept plan generally appears to satisfy this policy. The revised layout has incorporated several frontage roads that minimize the rear and side elevations visible from perimeter streets.</i> <i>The revised ordinance requires substantial compliance with the concept plan (specifically including the location of open space), and in addition, the proposed ordinance includes minimum landscaping along perimeter streets that may not have otherwise been required by the UDO with the frontage roads.</i>

32	Require open space in all new developments. Open spaces should consist of usable areas or valuable natural areas. Open space should not consist only of land that is left over in the site plan review process.	✓	<i>The revised layout incorporates greater open space (specifically within Areas 3-5), increasing the required open space from 215 acres +/- to 255 acres +/- (for a total of 30%+ of the overall development set aside for open space and amenity uses).</i>
33	Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed.	✓	<i>Please see other policies herein (#30).</i>
34	Protect Little Eagle Creek. The installation of sewers in the township has the potential to damage this important resource. It is important that the sewer expansion be completed in an environmentally sensitive manner.	--	<i>Not applicable for this petition.</i>
35	Provide both passive and active recreation for the residents of the community.	✓	<i>The proposed development proposes active recreation opportunities in Areas 1 and 2 (e.g., central amenity area and golf course) and passive recreation opportunities throughout the entire development (e.g., trails, pocket parks, playgrounds).</i>
36	Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows. Recognize that the location and configuration of open space is of importance along with the amount of open space. The location and configuration of open space should be a primary design consideration in the development process, not an afterthought based on a determination of unusable land.	✓	<i>Please see other policies and comments herein regarding open space (#15, #16, #17, #29, #30, #32, #33, #35, #37).</i>
37	Use open space as part of an integrated storm management approach to maintain natural drainage patterns, attenuate water quality impacts, replenish groundwater, and incorporate detention facilities as visual and environmental amenities such as ponds.	✓	<i>The petitioner has represented that the Concept Plan incorporates preliminary drainage design. Drainage will otherwise be required to comply with City and County drainage regulations.</i>
Fiscal Considerations (pg. 21)			
38	Require new development to pay its fair share of the cost of providing infrastructure needed as a result of that new growth.	✓	<i>Each development is responsible to build corresponding utility and drainage infrastructure to support the development.</i>
39	Consider the impact of growth in land use planning and decisions on public services and facilities.	✓	<i>Utility and government agencies rely upon the anticipated growth as set forth in the community's Comprehensive Plan and Thoroughfare Plan when planning and making capital improvements.</i> <i>Residential developments are required to pay road and park impact fees for each home, and non-residential developments pay road impact fees. These collected impact fees are used to make improvements within the community in accordance with the Thoroughfare Plan and Parks Master Plan.</i>
40	Ensure that all new development will have adequate public services and facilities.	✓	<i>The petitioner is being required to have a traffic impact study performed. This study will inform the City in helping to identify what and when certain road improvements will be warranted as a result of the proposed development.</i>

Land Use Specific Policies:

“This plan...provides a general land use vision supplemented with critical land use policies. The previous plan contained a parcel-specific map that often created confusion for the public and for decision-makers, as the distinction between *comprehensive planning* and *zoning* was blurred. This plan is policy and concept oriented and is intended as a framework for decision-making (Comprehensive Plan, pg. 4).”

The Future Land Use Plan is **not parcel-specific**, but rather provides broad conceptual areas for the various land uses. With that being said, the Future Land Use Plan in the Comprehensive Plan generally identifies the property as primarily **New Suburban** (yellow area), with smaller areas along the western area as **Existing Rural Southwest** (gray area) and an area at the intersection of 146th Street and Towne Road as **Local Commercial** (pink area). The land use specific development policies of the Comprehensive Plan are summarized below.

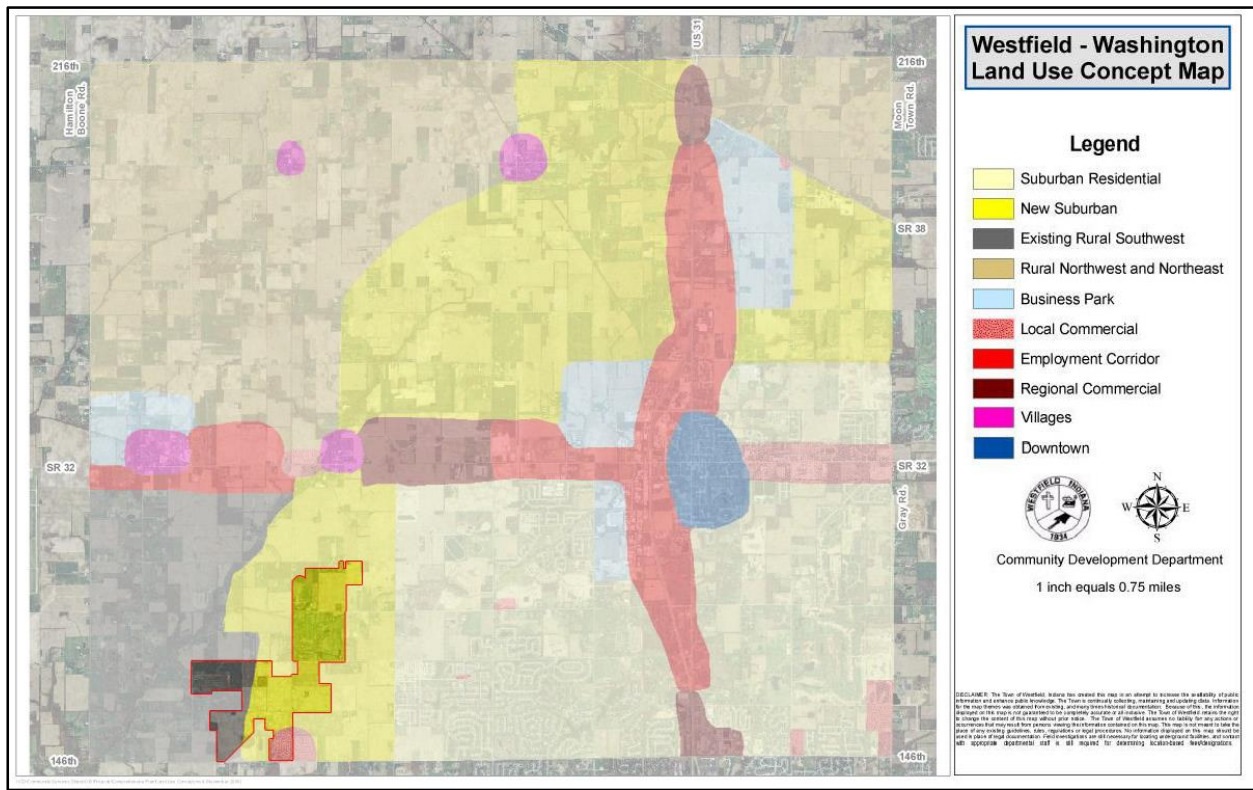


Figure 3: Future Land Use Concept Map

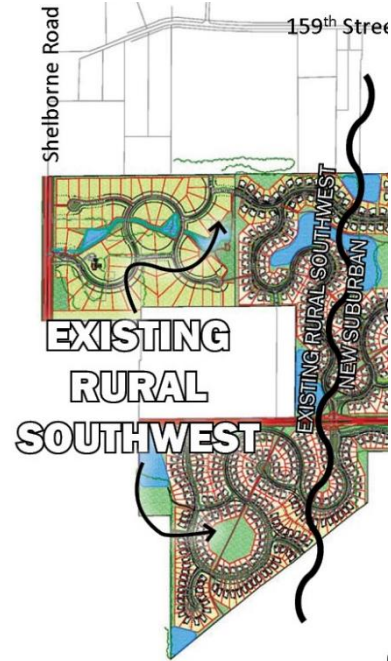
Existing Rural Southwest:

Background: This area is designated as Existing Rural because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses. Specifically, this area provides not just a rural character that is valued by the community; it provides an area where residents can live a rural lifestyle, and this plan embraces the importance of that rural lifestyle opportunity.²

The envisioned long-range gross density is low: no more than one unit per three-acres gross density. This area may have rural subdivisions, developed with substantial open space by using Rural or Conservation Subdivisions as described elsewhere in this plan. Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions³.

Development Policies:

Figure 4: Existing Rural Southwest Area



DEVELOPMENT POLICY			REVIEW COMMENTS
Existing Rural Southwest: Development Policies (pg. 27)			
41	View large-scale commodity farms (crops and livestock) as being subject to eventual change under growth pressure. Washington Township is in the path of growth and it is expected that the few remaining large-scale agricultural tracts will be converted to other uses. [Limit the land uses to those that are consistent with and contribute to the rural character.] [Housing in this district is secondary to the agricultural and equestrian uses.]	?	<i>This policy acknowledges that development is likely and anticipated.</i>
42	Encourage artisan farms and equestrian uses to maintain the rural, country-like atmosphere.	--	
43	Protect and enhance the Eagle Creek Trail as a recreational amenity.	--	<i>The proposed development does not abut the Little Eagle Creek corridor.</i>
44	Allow the continuation of the historic rural patterns (single-family houses on large parcels). New residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan. [Establish maximum densities aimed at retaining rural character and maintaining the existing density.]	?	<i>The proposed development doesn't prevent the continuation of rural patterns in the area.</i> <i>Area 4 West and Area 5 of the proposed development generally consist of the areas within the Rural Southwest area.</i> <i>As proposed, Area 5 is intended to transition north from 146th Street and the commercial/multi-family node at Towne Road at the southeast edge of the Rural Southwest area at 2.18 du/acre+/-; whereas, Area 4 West is the northwest edge of the proposed development in the Rural Southwest area and transitions to 1.00 du/acre.</i>

² Comprehensive Plan, page 26.

³ Comprehensive Plan, page 25.

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			See other policies herein regarding desired preservation of environmental features (#30, #33).
45	Promote flexible design that maximizes open space by regulating density rather than lot size. This approach will permit a wide range of lot dimensions (area, frontage, setbacks, etc.).	✓	The revised layout has incorporated additional open space and amenities into Area 4 and Area 5. In addition, Area 4 West is intended to be maintained as wooded home lots.
46	Encourage open space through incentives (such as density bonuses). [Establish buffering requirements for new development.]	--	
47	Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).	✓	The Concept Plan depicts drainage facilities and increased building setbacks along perimeter streets to maintain the "open" and scenic view corridors.
48	Preserve Little Eagle Creek Ave. as a scenic by-way.	--	The proposed development does not abut the Little Eagle Creek corridor.
49	Utilize subdivision street standards for new development that are appropriate to the rural context (open ditches, no curb and gutter).	✓	Due to competing storm water management regulations, this type of design would not be appropriate for this development.
50	Preserve historically significant buildings and resources (barns, houses, etc.). [Create design standards for new buildings to ensure consistency with the character of the area.]	✓	The proposed development embraces the existing golf course structures. The remainder of the real estate generally consists of properties that do not include existing structures.

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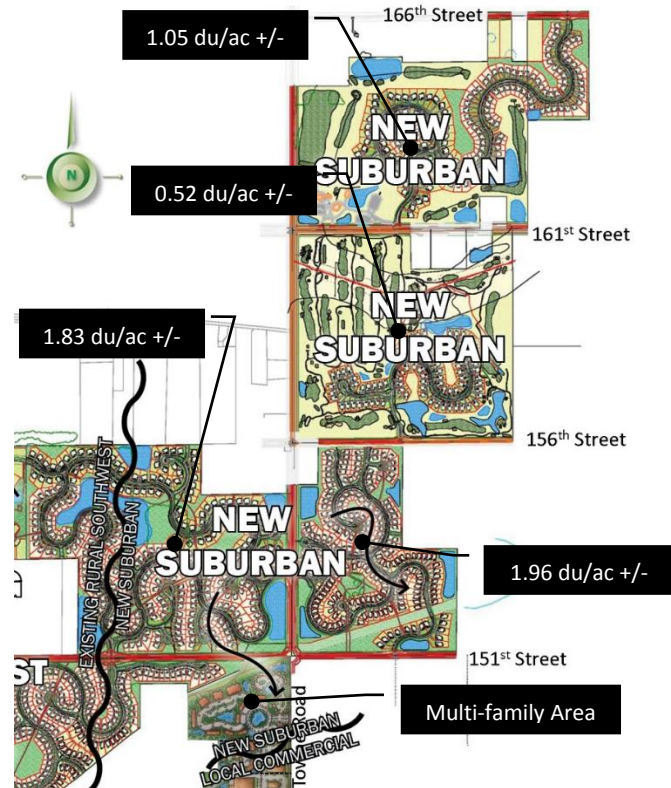
New Suburban Policies:

Background: This area will continue to have rural uses and a rural feel into the immediate future: natural open spaces, trees, fields, and streams. However, the long-range plan is to provide sanitary sewers in the entire township, which will have the effect of creating pressure for denser development in this area. It is expected that over time the large commodity farms in this area will be converted to residential development, and this area is identified to absorb future suburban density and type of development. While the development of this area for suburban uses is envisioned in the long term, it is also important to keep the overall policy of contiguity in mind: development is encouraged to occur in a way that it is contiguous with existing development, meaning that new growth should radiate out from existing suburban areas, and should not sprawl piecemeal throughout the new suburban areas.⁴

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.⁵



⁴ Comprehensive Plan, page 40.

⁵ Comprehensive Plan, page 39.

Development Policies:

DEVELOPMENT POLICY		REVIEW COMMENTS	
New Suburban: Development Policies (pg. 41)			
51	Ensure that new development occurs in a way that it is contiguous with existing development.	✓	Please see overarching policies (#19).
52	Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks. [Require that new development have all necessary services and infrastructure.]	✓	The proposed development will be required to meet the City's subdivision and construction standards.
53	Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.	✓	See policy #31.
54	Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be “high quality” may not achieve a high-quality development if they are all the same and are not part of a sensitive and quality overall design.	?	Please see overarching policies (#24-28).
55	Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.	?	
56	Encourage compatible and high quality “life span” housing in furtherance of the overall policy of this plan. [Establish appropriate locations for varying housing types.]	✓	Please see overarching policies (#1).
57	Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.	✓	As proposed, the revised layout achieves this policy and incorporates the Department’s comments to comply with the UDO’s connectivity requirements.
58	Ensure proper land use transitions between dissimilar types of residential development.	✓	Please see overarching policies (#7).
59	Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.	–	Does not apply.
60	Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances.	✓	Please see overarching policies (#4-13).
61	Preserve existing older structures when possible.	✓	The proposed development embraces the existing golf course structures. The remainder of the real estate generally consists of properties that do not include existing structures.
62	Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development.	✓	Please see overarching policies (#38-40).
63	Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions (area, frontage, setbacks, etc.) and a variety of housing types (detached, semi-detached, attached) to serve multiple markets (traditional families, single-parent households, empty-nesters, etc.). [Emphasize density, rather than lot size.]	✓	Please see overarching policies (#24-37).
64	Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.	–	
65	Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity. In particular, promote connections to new regional trails such as the Monon and Midland Trace Trails.	✓	Please see overarching policies (#14).
66	Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.	✓	Please see overarching policies (#30, #33).
67	Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design. [Create a Traditional Neighborhood Design District that provides for the following: (i) garages that are behind the front line of the dwelling or are side-loaded; (ii) front porches; (iii) smaller front setbacks.]	?	The proposed development incorporates curvilinear streets and varying setbacks. In addition, the revised ordinance and concept plan include requirements for non-front loading garages, and design enhancements for front loading garage

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			<i>doors. The revised concept plan layout minimizes front load garages that could otherwise be visible from perimeter streets.</i>
68	Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions). [Transitions between developments: (i) between new suburban and more rural neighborhoods, use larger lots and increased open space; (ii) cluster higher-density development in areas that abut industrial, commercial, or other higher-density areas.] [Landscape standards should discourage berms and fencing in favor of more natural-appearing buffers, using native plants.]	✓	<i>Please see overarching policies (#24-37).</i>
69	Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).	✓	<i>Please see overarching policies (#29-37).</i>
70	Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way.	✓	<i>The proposed development incorporates curvilinear streets and varying setbacks.</i> <i>The revised ordinance and concept plan include requirements for non-front loading garages, and design enhancements for front loading garage doors. The revised concept plan layout minimizes front load garages that could otherwise be visible from perimeter streets.</i> <i>In addition, the proposed ordinance defaults to the UDO's streetscape diversity standards that achieve this objective.</i>
71	Encourage roadway improvements that promote safety but do not increase speed.	✓	<i>The curvilinear design of the proposed development is a recognized method to calm traffic speeds.</i>

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Local Commercial Policies:

Background: Local businesses are intended to provide goods and services used by nearby residents on a day-to-day basis, as opposed to attracting customers or clients from a large geographic area. Examples include but are not limited to banks, beauty salons, drug stores, convenience stores, automobile service stations, video stores, dry cleaners, restaurants, and supermarkets. Local examples include Westfield Commons, Westfield Marketplace, Carey Shoppes, Springmill Commons and Bridgewater Marketplace. Shopping centers typically have at least one anchor business.⁶



Figure 5: Local Commercial Area

Local commercial development is characterized by architecture having a residential or suburban feel, attractive signs, extensive landscaping, and ample off-street parking. Most local business is located in commercial centers, typically having at least one anchor business and several smaller businesses, some of which are on outlots.⁷

Development Policies:

DEVELOPMENT POLICY		REVIEW COMMENTS	
Local Commercial: Development Policies (pg. 48)			
72	Locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads.	✓	Both 146 th Street and Towne Road are identified as arterials on the Thoroughfare Plan.
73	Require commercial uses to be dispersed, but also to be focused on key nodes, avoiding strip patterns, which are inefficient from an access standpoint.	✓	The intersection of 146 th Street and Towne Road is an identified commercial node in the Comprehensive Plan.
74	Require the size, materials, color, and design of buildings to be unique to Westfield. "Franchise" architecture that represents no effort to create a unique design that fits the Township is not acceptable. [Design standards to ensure quality development.]	✓	The proposed ordinance requires a unique equine/rural theme and requires that franchise architecture is subordinate to this design theme.
75	Discourage masses of asphalt. Parking areas should be broken up by landscaping or by being located on more than one side of the buildings.	✓	The proposed development will be required to comply with the UDO for interior landscaping.
76	Require all parking areas to have interior landscaping as well as landscaping along the street.	✓	The proposed development will be required to comply with the UDO for interior landscaping and perimeter street landscaping.
77	Require all lighting to be shielded and directed downward.	✓	The proposed development will be required to comply with the UDO which requires this.
78	Encourage signs that are easy to locate and read, sized and designed in relation to buildings and the traffic conditions in which they are viewed.	✓	The proposed development will be required to comply with the UDO and does not propose to modify these standards.
79	Require loading and service areas to be screened and to be located so as not to be a nuisance to neighboring properties.	✓	The proposed development will be required to comply with the UDO and does not propose to modify these standards.

⁶ Comprehensive Plan, page 47.

⁷ Comprehensive Plan, page 37.

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80	Encourage internal connectivity between adjacent commercial developments.	✓	<i>The concept plan illustrates an internal street that connects the commercial, flex and multi-family areas.</i>
81	Encourage pedestrian connections between local commercial areas and adjacent residential areas.	✓	<i>The concept plan illustrates an external and internal pedestrian network that achieves this objective. In addition, the development will be required to comply with the UDO.</i>
82	Use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses.	✓	<i>Please see overarching policies (#6).</i>
83	Require effective buffering between commercial uses and adjacent residential uses.	✓	<i>Please see overarching policies (#4).</i>
84	Prevent commercial uses from encroaching into residential areas. [Buffering requirements, including transitional land uses.]	✓	<i>The commercial area is defined by the proposed transitions of the attached residential uses to the north, and a 50'-wide reforestation buffer along the western boundary.</i>
85	Encourage the use of frontage roads to minimize traffic conflicts. [Require traffic studies and traffic management plans for new commercial development.] [Access management plan to control curb cuts, which is a plan for promoting smooth traffic flow by establishing standards for access to property. This plan would address issues such as driveway locations and separation distances, frontage roads, passing blisters, left turn lanes, and traffic signals.]	✓	<i>Please see overarching policies (#21-23).</i>

Wood Wind PUD – Significant Modification Overview since March 2017

Product/Layout

AREA 1:

- Restricted Area 1 to Custom Lots with increased lot size, homes size, and character of homes.
- Reduced size of Area 1 by 23 acres and removed 60 lots.
- Minimum Lot Width increased from 75' to 100'
- Minimum Lot Area increased from 12,000 SF to 20,000 SF.
- Two story dwellings now have a Minimum Living Area of 3,500 SF.
- The front facades of any two dwellings in Area 1 must be substantially different. The lots in this area will be offered to Custom Builders. Pulte Homes may only build on up to 50% of the lots within Area 1 and may only build the plans that are currently offered at Village of West Clay and Hamilton Proper. Revised Character Exhibits to reflect the new C-1 Home Series.
- Added additional landscaping, fencing and buffering requirements specific to each adjoining residence.

AREA 2:

- Modified name of Home Series from Series C to Series E-1. Layout, standards and character of homes did not change.
- Added additional landscaping and fencing requirements specific to adjoining property.

AREA 3:

- Increased lot size, home size, quantity of side load garages, and character of homes.
- Removed 10 lots.
- Removed Series D and Series E from the project.
- Reduced Underlying Zoning District designation from SF4 to SF3.
- Introduced Series E-2 Dwellings (currently offered at Lantern Park in Westfield and will be offered at Shadow Wood in Carmel). The Minimum Living Area for Series E-2 single story homes is 25% higher than the Minimum Living Area was for Series E. Introduced Series T-3 Dwellings, which are not currently offered in the Indianapolis market. All T-3 Dwellings will have a side load garage. The Minimum Living Area for Series T-3 is 200 SF larger than Series D.
- Added additional landscaping and fencing requirements specific to adjoining property

AREA 4:

- Modified name of Home Series A to Series T-1 and of Home Series B to Series T-2. Replaced Series D homes within Area 4 with Series T-3 homes.
- Additional open space along Towne Road was created.
- Added additional landscaping requirements specific to neighboring residence.

AREA 5:

- Similar changes as to Area 3 including increased home size, quantity of side load garages and character of homes.
- Removed 11 lots.

Wood Wind PUD – Significant Modification Overview since March 2017

- Removed Series D and Series E from the project.
- Introduced Series E-2 Dwellings (currently offered at Lantern Park in Westfield and will be offered at Shadow Wood in Carmel).
- Introduced Series T-3 Dwellings, which are not currently offered in the Indianapolis market. All T-3 Dwellings will have a side load garage.
- Added additional landscaping requirements specific to adjoining residence.

Density/Diversity

- The community now contains 856 lots (a reduction of 81 lots) and an overall density of 1.21 dwelling units per acre.
- The Home Series modifications noted above result in a higher average sales price (approximately \$500,000 per home) for the community.
- Over 75% of the community will have floor plans that are not currently offered in Westfield.

Masonry/Four Sided Architecture/Rear Building Facade Variation

- Increased masonry requirements throughout the community and added a requirement that 90% of all Dwellings in Areas 1,2,3, 4 East and 5 combined must have a masonry wrap on all four sides, in addition to existing specific architectural enhancements for Trail Lots, Golf Lots, Perimeter Lots (Rear and Side Facades), and Corner Lots.
- Added requirement for rear building façade variation and enhancement for at least one of every three consecutive Dwellings.

Wood Wind Home Owners Association/Golf Course Ownership

- Provided explanation of Development Amenity Center (pool, fitness, tennis, etc.) ownership and operational structure (10.2.E).

Buffering/Open Space

- Included landscaping, fencing and buffer requirements for thirteen adjacent properties within the PUD.
- Increased Open Space by five acres for a total of 290 acres, or over 40% of the project area.

Permit Restriction

- Introduced restriction that no more than 125 building permits may be issued in a calendar year for Areas 2, 3, 4 East and 5. Allotted permits that were not used may carry over with a maximum of 150 permits being issued in a single year.

Garages

- Added requirement that at least seventy percent (70%) of all Dwellings will not have-front loading garages.

Wood Wind PUD – Significant Modification Overview since March 2017

Comparison to Previous Submittals

LOT COUNT						
	Area 1	Area 2	Area 3	Area 4	Area 5	Total
Initial Filing	139	78	207	485	196	1105
March 2017	142	78	184	348	185	937
April 2017	82	78	174	348	174	856

NON FRONT LOADING GARAGES						
	Area 1	Area 2	Area 3	Area 4	Area 5	Total
Initial Filing	35%	0%	0%	17%	0	12%
March 2017	100%	70%	20%	73%	11%	54%
April 2017	100%	70%	58%	78%	68%	76%

**Wood Wind PUD – Significant Modification Overview since November 2016
(As of January 12, 2017) (As of January 27, 2017)**

Land Plan

- Reduced single family lot count from 1,040 to 1,007 - 69 Custom Lots plus 938 lots which Pulte Group will build on for an overall density of 1.38.
- Increased amount of open space per area, and total open space (increased from 215 acres to 255 acres).
 - Identified Tree Preservation Areas on Exhibit B-2. Added Section 8.4.F to regulate and preserve all Tree Preservation Areas.
 - Added language to clarify that if a pond size decreases, the affected area will remain Open Space and maintained by the Wood Wind Home Owners Association as common area.
- Incorporated Exhibits to confirm trail locations and how pedestrian connectivity is provided to amenities (passive and active) and perimeter trail systems.
- Modified Buffer Yards and provided additional detail for reforestation buffers.
 - Added clarification to use of four board black fence within Road Frontage Buffer (Exhibit E-1).
 - Increased planting sizes within reforestation buffer (Exhibit E-3-A) to have 50% of Norway Spruces at a minimum height of 6' at time of planting, and 50% of hardwood trees to be 15 gallon plantings.
- Modified Land Plan for Area 3 to:
 - Create a frontage road which creates additional open space along Towne Road and eliminates views of the rears of 15 lots from the intersection of 151st and Towne Road
 - Remove cul de sac which creates a wooded passive amenity area of over 2.5 acres.
- Modified Land Plan for Area 4 to:
 - Create a frontage road which creates additional open space along Towne Road and eliminates the view of rears of 19 lots from the intersection of 151st and Towne Road.
 - Remove cul de sac which creates amenity area of over 4 acres to be developed with a playground, benches, two half-court basketball courts and open space large enough for a youth soccer field.
- Modified Land Plan for Area 5 to increase buffer along west property line and include additional open space of over 4.5 acres which will be developed with a playground, benches, two half-court basketball courts and open space.

Use

- Modified Area 5 Underlying Zoning District from SF4 to SF3.
- Modified Commercial Area Underlying Zoning District from GB to LB.
 - Prohibited Gas Station, Amphitheater and Dance Club.
 - Reduced Maximum Business Size from 65,000 SF to 52,000 SF and no tenant over 30,000 SF may be a discount store.
 - Established 200,000 SF as maximum allowable retail square footage (combined in Commercial and Flexible Use Areas).
 - Prohibited Commercial Area development prior to the earlier of January 1, 2019 or the recording of a secondary plat for 100 single family lots in Area 1 and Area 3 combined.

Wood Wind PUD – Significant Modification Overview since November 2016
(As of January 12, 2017) (As of January 27, 2017)

- Removed Multi-family as an allowable use in the Flexible Use Area, reducing allowable MF units to 224.
 - Provided minimum and maximum square footages per unit type.
 - Limited three bedroom units to a maximum of six units.
 - Added requirement for on site management.
 - Required minimum of 16 carriage house buildings.
 - Added requirement for phase one of any Multi-family project to include a minimum of 8 carriage house buildings and a club house.
 - Prohibited Multi-family Area development prior to the earlier of January 1, 2019 or the recording of a secondary plat for 100 single family lots in Area 1 and Area 3 combined.
 - Added provision that if the Multi-family Area is not transferred to a Multi-family Developer within three years of the effective date of the PUD, the Multi-family Area will expire and become part of the Flexible Use Area.
- Added provisions that if the Flexible Use Area is developed for residential purposes, the minimum living area of any dwelling will be 1,050; no garage doors may face Towne Road, and the units may not be rented by the initial developer.
- Prohibited Flexible Use Area development prior to the earlier of January 1, 2019, or the recording of a secondary plat for 100 single family lots in Area 1 and Area 3 combined.
- Clarified that Special Exception Uses permitted in the underlying zoning districts are prohibited.

Architectural

- Provided Character Exhibit for Custom Lots and increased minimum Living Area for homes on Custom Lots.
 - Added standard that no two homes within Area 4 West may have the same front elevation.
 - Increased Minimum Living Area for Custom Lots to 2,750 SF for a One Story home and 3,600 SF for a Two Story home.
- Modified Character Exhibit for Area 3 & 5 to provide elevations that will be new to Westfield.
- Added architectural requirements for rear façades of homes abutting Wood Wind Golf Course and side facades of homes on Corner Lots.
 - Added requirement that 50% of dwellings on Golf Lots within Area 1 and 50% of dwellings on Golf Lots within Area 2 must have a minimum 36" masonry material wrap.
- Added requirement for non-front loading garages in specific Areas.
 - Increased the number of non-front loading garages in Area 1 and Area 4 East.
 - Prohibited more than 30% of the lots within Area 2 from having front loading garages and restricted having more than two front loading garages next to one another.
- Added standard for window/door trim on all four sides of a dwelling (that is not surrounded by masonry material).
- Identified each Series of homes on Single Family District Layouts (Exhibit B-2), Character Exhibits (Exhibit C) and provided Lot Count of each series on Exhibit B-3.
- Modified Minimum Living Area to be by Series instead of by Area (Exhibit B-3).
- Added requirement that all Model Homes must have a minimum 36" masonry material wrap.

Wood Wind PUD – Significant Modification Overview since November 2016
(As of January 12, 2017) (As of January 27, 2017)

- Added standard that 40% of the total dwellings within Area 1, Area 2, Area 3, Area 4 East and Area 5 must have a minimum 36" masonry material wrap, and a minimum of 20% of the dwellings in each of the above areas must have a minimum 36" masonry material wrap.
- Modified MF design language and added building elevations as an Exhibit.
 - Added additional MF Conceptual Elevations.
 - Provided additional detail and requirements for roof pitch of MF buildings.

Miscellaneous

- Provided additional detail on Wood Wind Golf Course Deed Restriction.
- Modified Golf Course Deed Restriction to: extend duration from 40 years to 50 years; require recordation prior to recording of Secondary Plat; clarify allowable uses; and outline steps necessary to modify use to include: a) Council approval of PUD amendment, b) approval by a majority of lot owners in Area 1 and Area 2, c) approval by a majority of lot owners in Area 3, 4 East and 5 and d) approval of modifications by the Owner of WWGC. If a vote occurs while Pulte is the owner of any lots, **Pulte will not vote** and those lot will be excluded from the total lot count.
- Increased quantity and quality of Exhibits to provide clarity and to increase accountability and enforceability of the PUD.
- Required all Amenity Areas to be owned by the Wood Wind Home Owners Association.

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

The Westfield-Washington Township Advisory Plan Commission (the "Advisory Plan Commission") held a public hearing on Tuesday, September 6, 2016, and Monday, November 21, 2016, to consider the Wood Wind Planned Unit Development (PUD) District, an amendment to the Westfield-Washington Township Unified Development Ordinance and Zoning Map. Notice of the public hearings were advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1609-PUD-16
Ordinance No.	16-27
Petitioner	Pulte Homes of Indiana, LLC by Ice Miller, LLP
Description	The petitioner requests a change of zoning of 706.6 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course and single-family residential uses.

On April 17, 2017, a motion was made and passed to send a favorable recommendation of the petition to the City Council with the revisions set forth in Exhibit 8 of the April 17, 2017, Plan Commission Department report. The motion passed (Vote: 6 in favor, 3 opposed (G. Kelleher, R. Smith, R. Graham)).

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



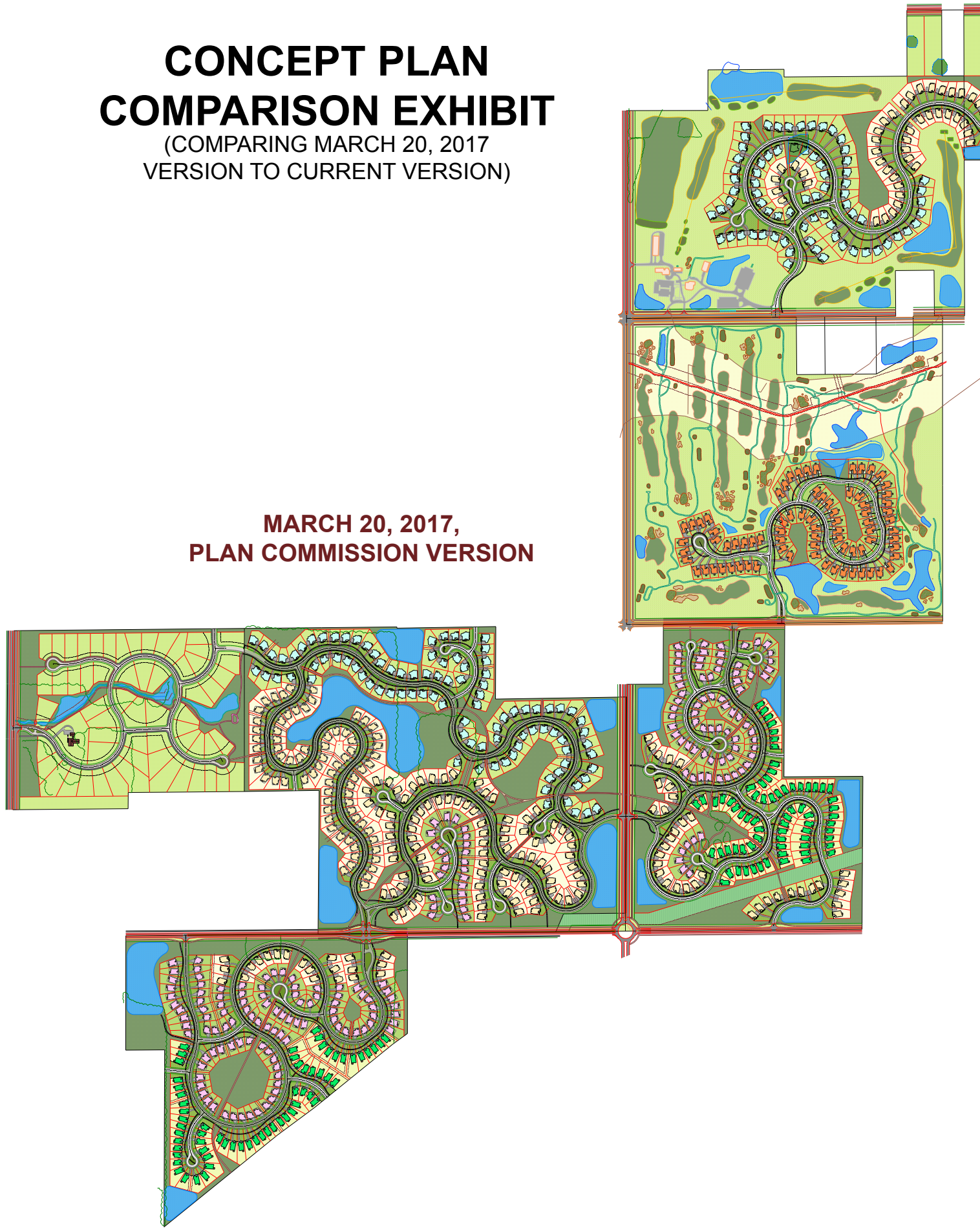
Kevin Todd, Secretary

April 18, 2017

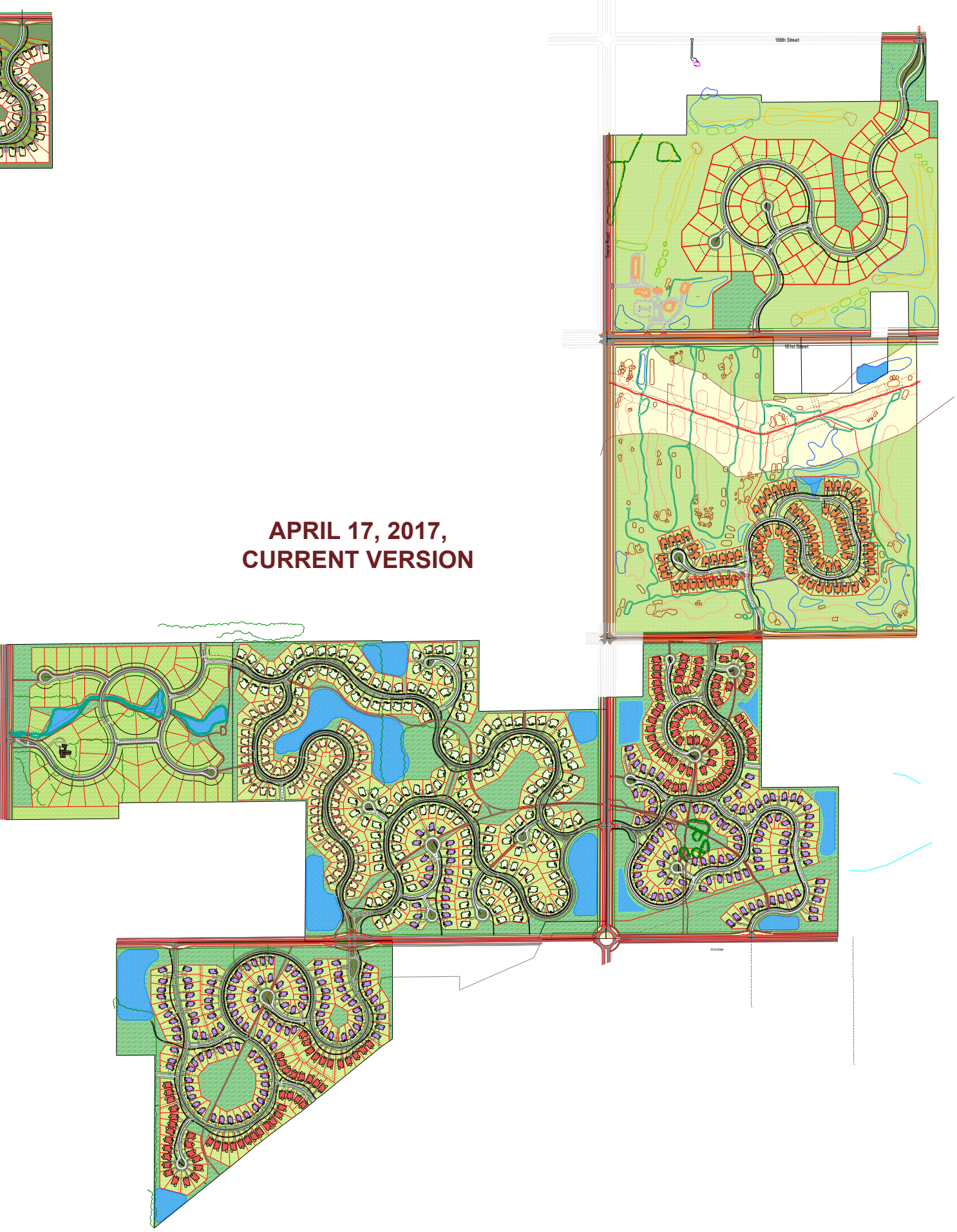
Date

**CONCEPT PLAN
COMPARISON EXHIBIT**
(COMPARING MARCH 20, 2017
VERSION TO CURRENT VERSION)

**MARCH 20, 2017,
PLAN COMMISSION VERSION**



**APRIL 17, 2017,
CURRENT VERSION**



ORDINANCE NUMBER 17-17

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Plan Commission”) considered a petition (**Petition No. 1706-PUD-09**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Plan Commission forwarded **Petition No. 1706-PUD-09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "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 Plan Commission certified the action of the Plan Commission to the Council on _____, 2017;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as "**Village Park Plaza I**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 **Building, Existing:** A Building constructed prior to the effective date of this Ordinance, as generally depicted on the Concept Plan, attached hereto as **Exhibit B**, and Existing Character Exhibit, attached hereto as **Exhibit D**.

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

- 2.3 **Building, Renovated:** That portion of the Existing Building proposed to be renovated, as generally depicted on the Concept Plan, attached hereto as **Exhibit B**, and Renovation Character Exhibit, attached hereto as **Exhibit E**.

Section 3. **Legally Established Pre-Existing Improvements.** The Real Estate has been developed as an indoor movie theater, as generally depicted on the Concept Plan, in compliance with either granted variances or in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (the “Existing Improvements”). Existing Improvements may continue after the effective date of this Ordinance in accordance with the Unified Development Ordinance’s nonconforming development standard provisions. Modifications to Existing Improvements on the Real Estate, including any new construction, new sign permits, building renovations, or site plan changes, shall comply with the standards set forth in this Ordinance. Repair, maintenance and restoration of Existing Improvements on the Real Estate shall not be deemed a modification that requires compliance with the standards of this Ordinance.

Section 4. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 5. **Illustrative Site Layout.** An Illustrative Site Layout is attached hereto as **Exhibit C** to provide one possible layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Site Layout.

Section 6. **Underlying Zoning District.** The Underlying Zoning District shall be the GB: General Business District (the “Underlying Zoning District”).

Section 7. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate.

Section 8. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of

the Real Estate, except as otherwise modified below.

8.1 Minimum Building Setback Lines:

- A. District Perimeter: Fifteen (15) feet
- B. District Perimeter Abutting External Street: Fifty (50) feet
- C. All Other: Zero (0) feet

Section 9. **Overlay Districts.** The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

Section 10. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

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

- A. Renovated Building: The Renovated Building shall be substantially similar in quality and character with the Renovation Character Exhibit, attached hereto as **Exhibit E**. If a provision of Article 6.3 Architectural Standards is in conflict with the Renovation Character Exhibit, then the Renovation Character Exhibit shall control.
- B. New Building(s): New Buildings shall comply with Article 6.3 Architectural Standards.

10.2 Article 6.8 Landscaping Standards: Shall apply; except as otherwise modified below:

- A. Landscape Plan Intent: The Landscape Plan, attached hereto as **Exhibit E**, depicts landscaping installed as part of the Existing Improvements. The Landscape Plan also depicts proposed new landscaping intended to implement the objectives of Article 6.8 Landscaping Standards while taking into consideration existing and proposed site and infrastructure constraints.
- B. Landscape Plan Standard: Landscaping shall be required and installed in substantial compliance with the Landscape Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Landscape Plan, then the Landscape Plan shall control.
- C. Landscape Plan Modifications: It is contemplated and acknowledged that alternatives that accomplish the design intent and minimum planting quantities depicted on the Landscape Plan may be appropriate to accommodate the desired integration of the proposed renovation and development of Outlots. As a result, modifications to the District's Landscape Plan may be approved as part of a Detailed Development Plan.

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

- A. Article 6.14(G)(9) Off-Street Parking; Shared Parking: As part of the redevelopment of an Outlot, new Parking Areas shall be designed as a single

Parking Area to provide for vehicular cross-access and shared parking throughout the Real Estate.

- B. Article 6.14(G)(11) Off-street Parking; Required Spaces: Off-street Parking Spaces shall be required in accordance with the Concept Plan.

Section 11. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 12. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

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

- A. Article 8.7(C) Internal Pedestrian Network Standards: Shall apply, and shall be generally located as depicted on the Illustrative Site Layout.
- B. Article 8.7(D) Perimeter/External Pedestrian Network Standards: Shall apply, and shall be located within the Right-of-way as depicted on the Illustrative Site Layout. Due to the constraints of Existing Improvements, a path or sidewalk shall not be required along the south side of 147th Street that abuts the existing Detention Area, as depicted on the Illustrative Site Layout.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-17**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-17**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Washington Prime Group Inc.
111 Monument Circle, Suite 3500, Indianapolis IN 46204

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Site Layout
Exhibit D	Existing Character Exhibit
Exhibit E	Renovation Character Exhibit
Exhibit F	Landscape Plan

EXHIBIT A
REAL ESTATE

147TH STREET

EXISTING
DETENTION FACILITY

OUTLOTS

GREYHOUND PASS

EXISTING
BUILDING

LOT 1
4.83 ACRES

3,123 FT²

2,500 FT²

3,490 FT²

2,810 FT²

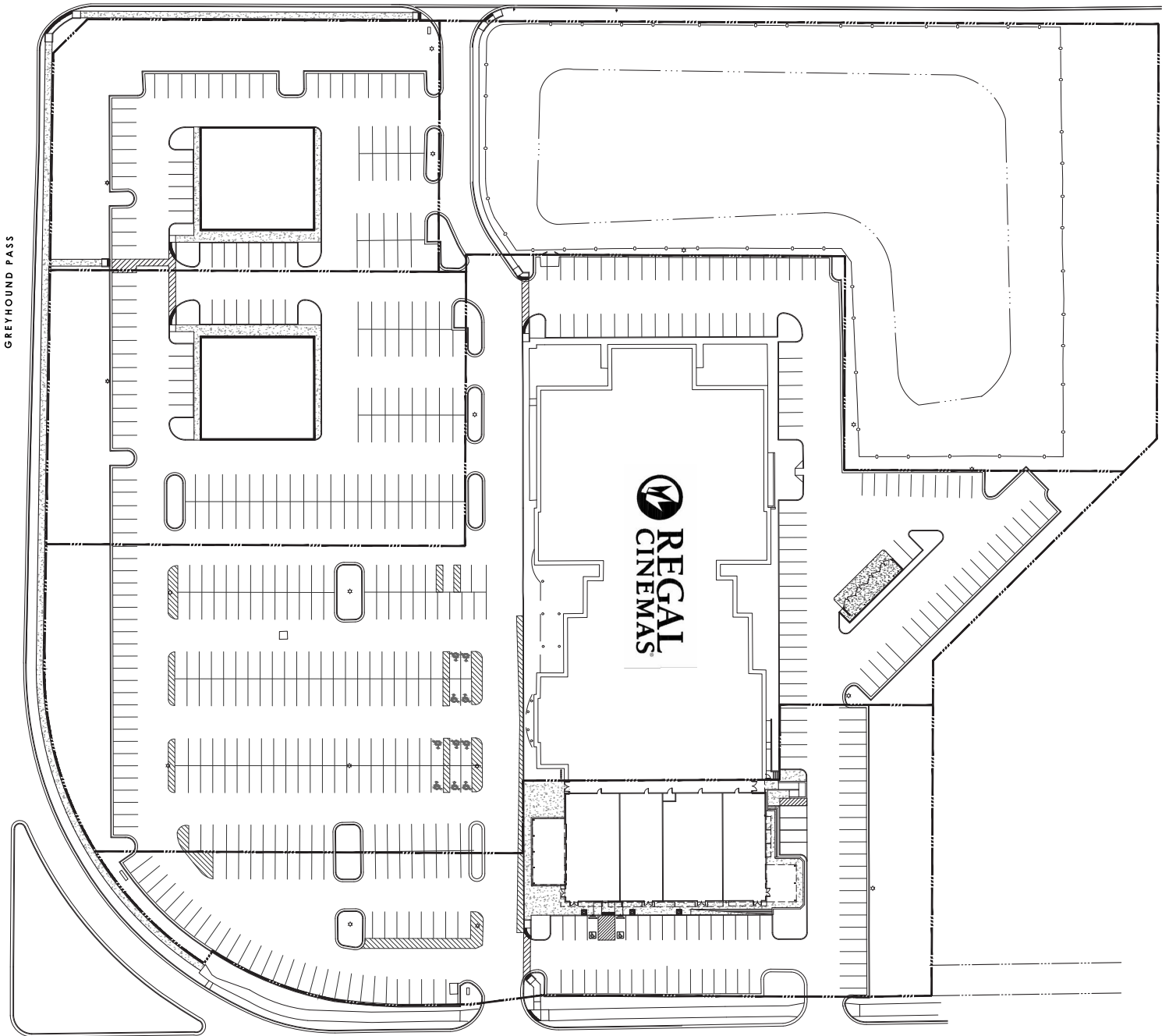
LOT 2
1.89 ACRES

RENOVATED
BUILDING

146TH STREET

EXHIBIT B: CONCEPT PLAN
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

147TH STREET



146TH STREET

EXHIBIT C: ILLUSTRATIVE SITE LAYOUT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT



EXISTING BUILDING: NORTHWEST FACADES



EXISTING BUILDING: SOUTHWEST FACADES



EXISTING BUILDING: SOUTH FACADE



EXISTING BUILDING: WEST FACADE



EXISTING BUILDING: WEST FACADE RENOVATED



RENOVATED BUILDING: WEST FACADE RENOVATED

T/ PARAPET 28'-7"
T/ PARAPET 24'-2"

T/ STOREFRONT 12'-0"
T/ STOREFRONT 10'-0"

EXHIBIT D: EXISTING CHARACTER EXHIBIT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

MATERIAL LIST

ALLURA CEMENT BOARD SIDING

COLOR 1: AUTUMN RED

COLOR 2: STERLING GRAY

EIFS CORNICE
DARK GREY TO MATCH SW 7674

STONE VENEER
COLOR T.B.D.

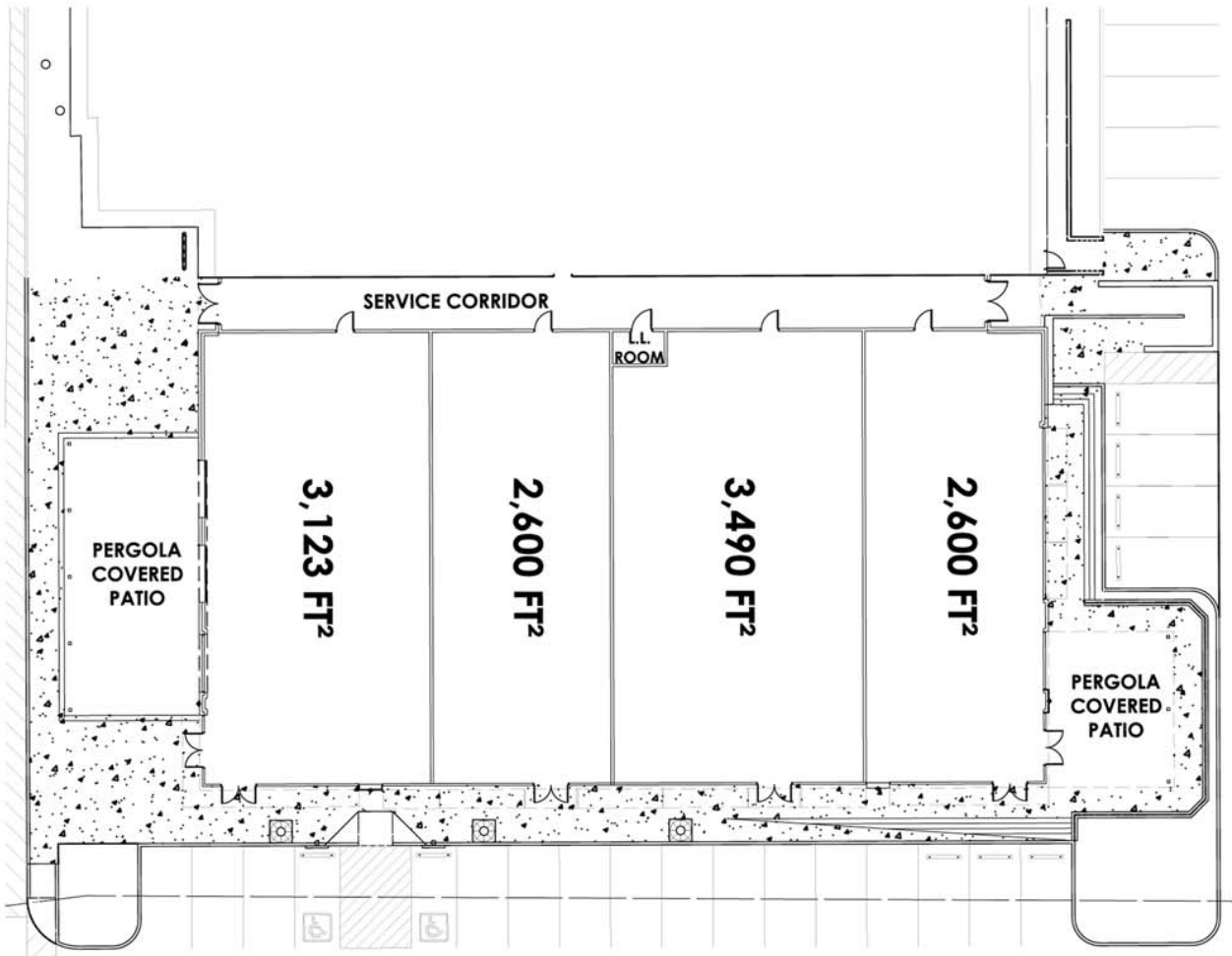
METAL AWNINGS
PITCHED ROOF: DARK GREY TO MATCH SW 7674
BLADE: DARK GREY TO MATCH SW 7674

LIGHTING
GOOSENECK SIGN LIGHTS: BLACK
WALL SCONCE: BLACK

ALUMINUM STOREFRONT FRAMING
COLOR: BLACK ANODIZED



01 WEST ELEVATION



03 EAST ELEVATION



EXISTING BUILDING
BEYOND

STEEL FRAMED
TRELLIS

WALL SCONCE
STONE VENEER

02 SOUTH ELEVATION

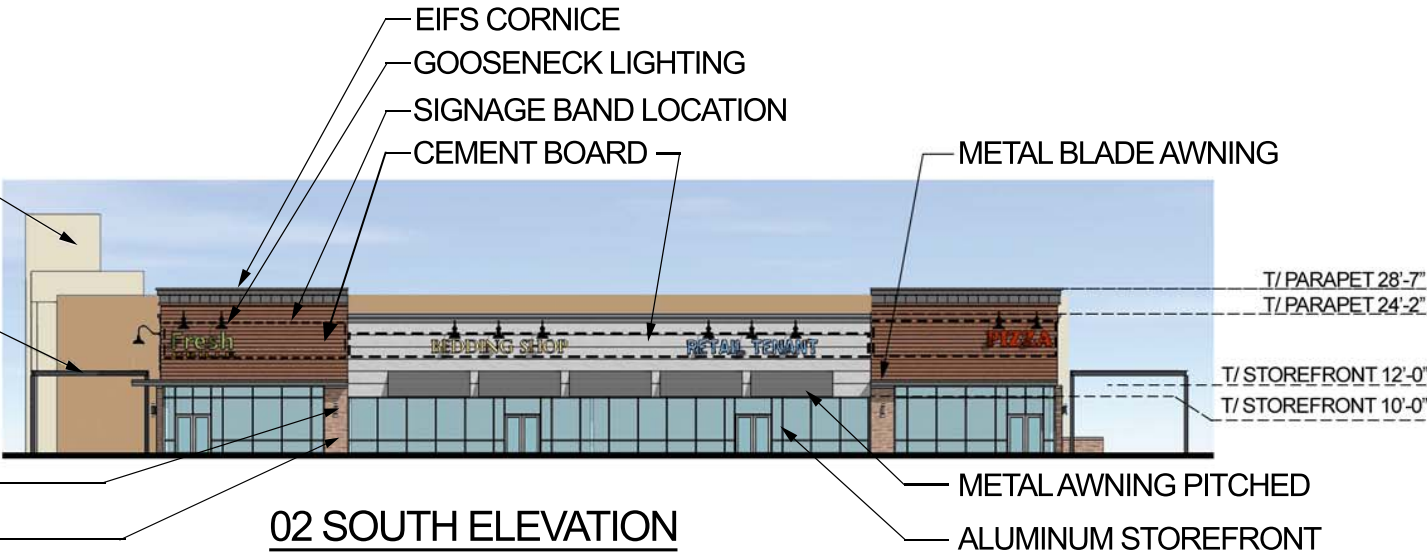
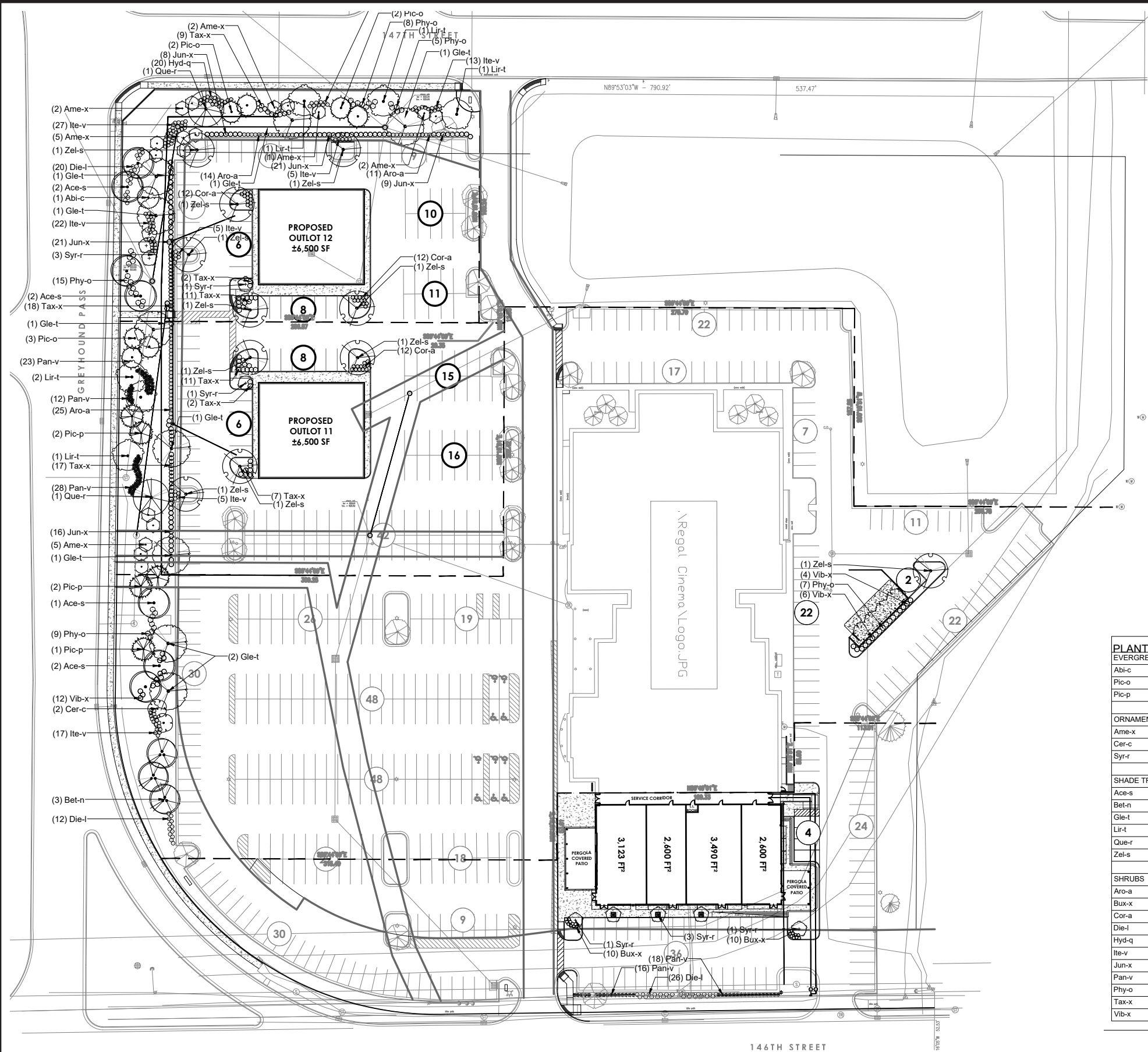


EXHIBIT E: RENOVATION CHARACTER EXHIBIT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT



PLANT SCHEDULE						
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Abi-c	1	Abies concolor	White Fir	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-o	7	Picea omorika	Serbian Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-p	5	Picea pungens	Colorado Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-x	17	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	6' ht.	clump form, 5-13 stems
Cer-c	2	Cercis canadensis	Eastern Redbud	B & B	6' ht.	clump form, 3-5 stems
Syr-r	10	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2"Cal	full, strong central leader, matched
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-s	7	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Bet-n	3	Betula nigra	River Birch	B & B	2"Cal	full, strong central leader, matched
Gle-t	9	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Lir-t	6	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	2	Quercus rubra	Red Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Zel-s	11	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	50	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	container	24"	space @ 3'-0" o.c.
Bux-x	20	Buxus x 'Green Gem'	Green Gem Boxwood	Container	18"	
Cor-a	36	Cornus alba 'Ellegantissima'	Variegated Redtwig Dogwood	Container	24"	space @ 3'-0" o.c.
Die-l	58	Diervilla lonicera 'Kodiak Orange'	Kodiak Orange Northern Bush Honeysuckle	container	24"	space @ 3'-0" o.c.
Hyd-q	20	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea	Container	18"	space @ 3'-0" o.c.
Ite-v	103	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	Container	18"	space @ 3'-0" o.c.
Jun-x	75	Juniperus virginiana 'Grey Owl'	Eastern Redcedar	Container	18" spread	space @ 4'-0" o.c.
Pan-v	97	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	pot	#2	space @ 3'-0" o.c.
Phy-o	44	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	container	24"	space @ 5'-0" o.c.
Tax-x	77	Taxus x media 'Denisiformis'	Dense Yew	Container	24"	space @ 3'-0" o.c.
Vib-x	22	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Doublefile Viburnum	Container	24"	space @ 4'-0" o.c.

EXHIBIT F: LANDSCAPE PLAN
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

LOCATION MAP

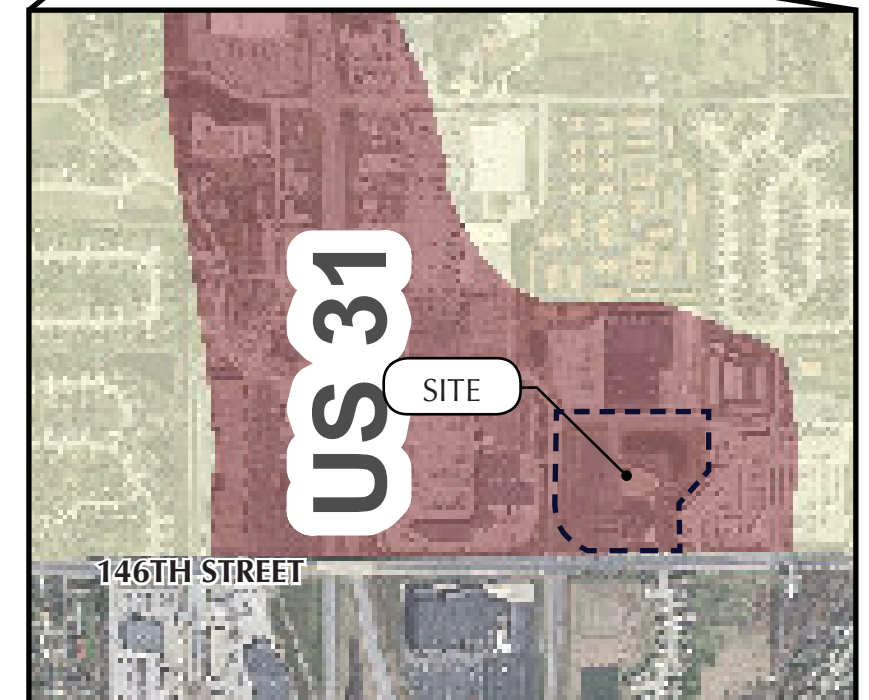
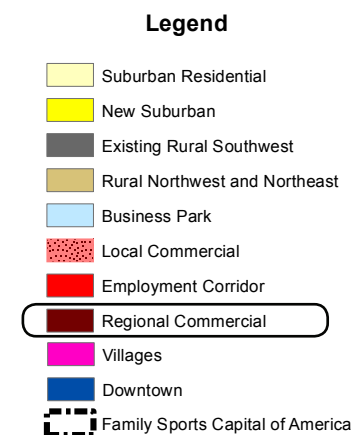
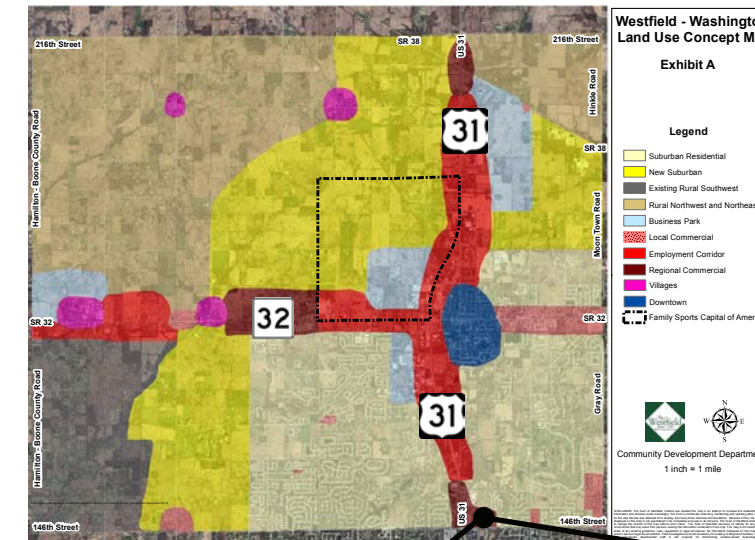


ZONING MAP



COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP



VILLAGE PARK PLAZA I

PLANNED UNIT DEVELOPMENT DISTRICT



04.28.17

147TH STREET

GREYHOUND PASS

OUTLOTS

EXISTING
DETENTION FACILITY

EXISTING
BUILDING

RENOVATED
BUILDING

LOT 1
4.83 ACRES

3,490 FT²

2,800 FT²

3,123 FT²

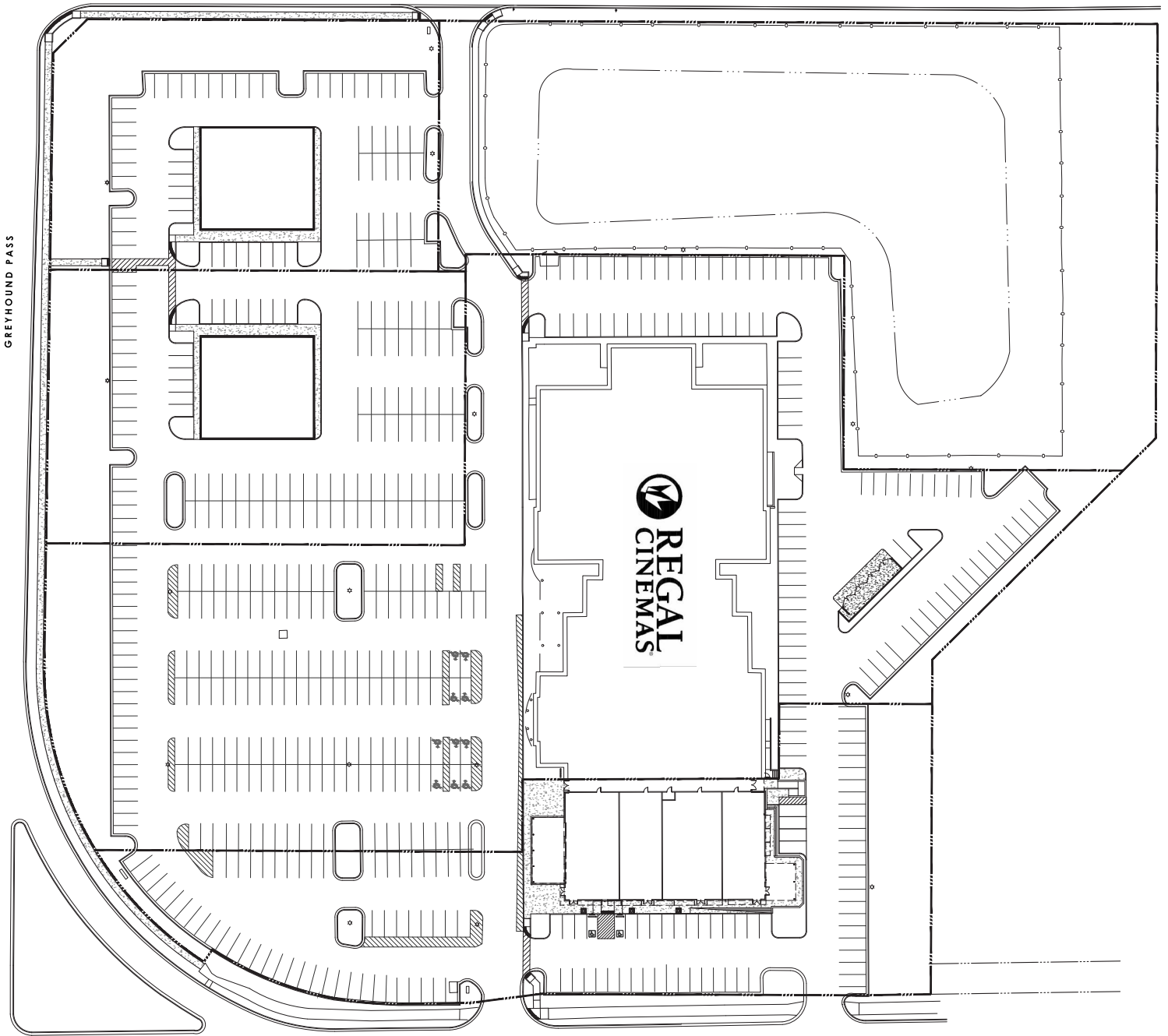
2,810 FT²

LOT 2
1.89 ACRES

146TH STREET

EXHIBIT B: CONCEPT PLAN
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

147TH STREET



146TH STREET

EXHIBIT C: ILLUSTRATIVE SITE LAYOUT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.



04.26.17



EXISTING BUILDING: NORTHWEST FACADES



EXISTING BUILDING: SOUTHWEST FACADES



EXISTING BUILDING: SOUTH FACADE



EXISTING BUILDING: WEST FACADE



EXISTING BUILDING: WEST FACADE RENOVATED



RENOVATED BUILDING: WEST FACADE RENOVATED

T/ PARAPET 28'-7"
T/ PARAPET 24'-2"

T/ STOREFRONT 12'-0"
T/ STOREFRONT 10'-0"

EXHIBIT D: EXISTING CHARACTER EXHIBIT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

MATERIAL LIST

ALLURA CEMENT BOARD SIDING

COLOR 1: AUTUMN RED

COLOR 2: STERLING GRAY

EIFS CORNICE
DARK GREY TO MATCH SW 7674

STONE VENEER
COLOR T.B.D.

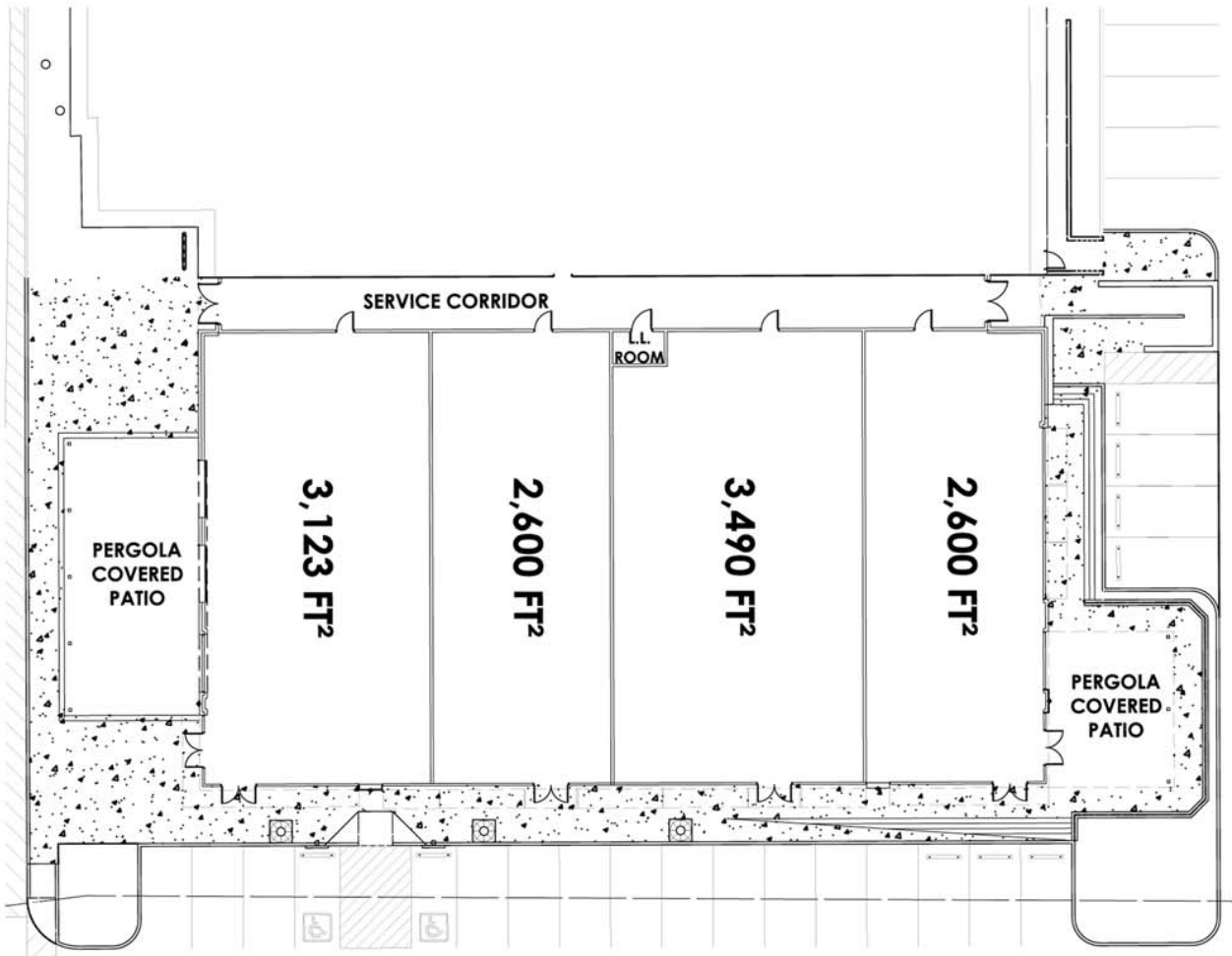
METAL AWNINGS
PITCHED ROOF: DARK GREY TO MATCH SW 7674
BLADE: DARK GREY TO MATCH SW 7674

LIGHTING
GOOSENECK SIGN LIGHTS: BLACK
WALL SCONCE: BLACK

ALUMINUM STOREFRONT FRAMING
COLOR: BLACK ANODIZED



01 WEST ELEVATION



03 EAST ELEVATION



EXISTING BUILDING
BEYOND

STEEL FRAMED
TRELLIS

WALL SCONCE
STONE VENEER

02 SOUTH ELEVATION

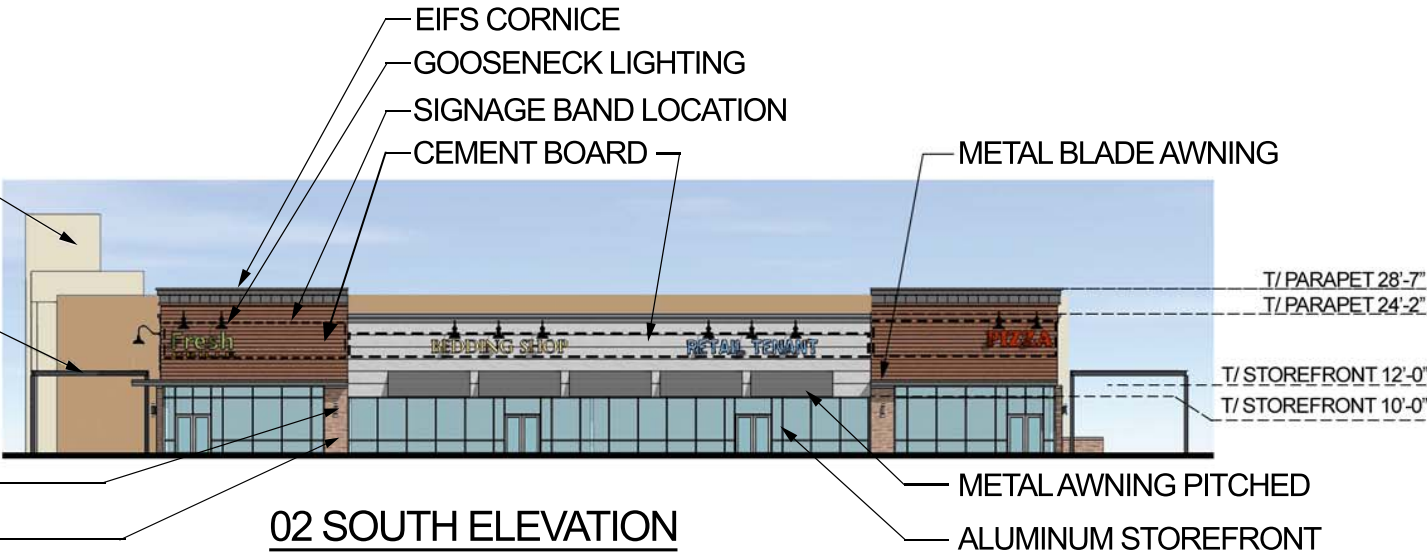


EXHIBIT E: RENOVATION CHARACTER EXHIBIT
VILLAGE PARK PLAZA I
PLANNED UNIT DEVELOPMENT DISTRICT

RESOLUTION 17-121

Resolution of the City of Westfield Authorizing the Transfer of Property

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

WHEREAS, the Council has the duty and authority to maintain the integrity of all property owned by the City of Westfield, as well as dispose of any real property owned by the City; and,

WHEREAS, the City is in possession of certain real property located within the Grand Park, Westfield, Indiana (the “Property”);

WHEREAS, the City has created the Westfield Redevelopment Authority (“RDA”) for the purpose of advantageous management and financing of the Grand Park that anticipated and required the transfer of title to the RDA; and,

WHEREAS, title of the Property is to be transferred to the RDA by deed be executed by the City to carry out its functions that are mutually beneficial.

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

Section 1. That having been duly advised of the contents and the actions proposed by the transfer of City property to the Westfield Redevelopment Authority, as outlined by Exhibit “A”, attached hereto, the Council finds the same should be transferred on agreeable terms pursuant to I.C. 36-1-11-8.

Section 2. That the Mayor is hereby authorized, for and on behalf of the City to execute and deliver the Deeds and any contract, agreement, certificate or other instrument or to take any other action determined by them or any of them to be appropriate or necessary to carry out the purchase of the City Property, such determination to be conclusively evidenced by such officer’s or officers’ having executed such contract, agreement, certificate or other instrument or having taken such other action, and any execution of any such contract, agreement, certificate or other instrument and any taking of any such other action heretofore effective is hereby ratified and approved.

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

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 17-121 was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 17-121

I hereby VETO RESOLUTION 17-121

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy Gossard, Clerk Treasurer

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

RESOLUTION 17-122

Resolution of the City of Westfield Authorizing the Sale of Property

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

WHEREAS, the Council has the duty and authority to maintain the integrity of all property owned by the City of Westfield, as well as dispose of any real property owned by the City; and,

WHEREAS, the City is in possession of certain real property located 1438 151st Street Westfield, Indiana (the “Property”);

WHEREAS, the City no longer has a need for the remainder of the property and wishes to liquidate the property.

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

Section 1. That having been duly advised of the benefits and lack of need for the Property located at 1438 151st Street Westfield, Indiana the Council finds its sale appropriate.

Section 2. That the Mayor is hereby authorized, for and on behalf of the City to execute and deliver the Deeds and any contract, agreement, certificate or other instrument or to take any other action determined by them or any of them to be appropriate or necessary to carry out the sale of the Property, such determination to be conclusively evidenced by such officer’s or officers’ having executed such contract, agreement, certificate or other instrument or having taken such other action, and any execution of any such contract, agreement, certificate or other instrument and any taking of any such other action heretofore effective is hereby ratified and approved.

ALL OF WHICH IS RESOLVED THIS _____DAY OF _____2017.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 17-122 was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 17-122

I hereby VETO RESOLUTION 17-122

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy Gossard, Clerk Treasurer

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

ORDINANCE NUMBER 17-18

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE SPRING MILL STATION SEC PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Council enacted Ordinance No. 14-46, the Spring Mill Station SEC Planned Unit Development District (the "Spring Mill Station SEC PUD Ordinance"), on October 13, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1706-PUD-11**), requesting an amendment to the Spring Mill Station SEC PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1706-PUD-11** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017;

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

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

Section 1. **Applicability of Ordinance.**

- 1.1 This Ordinance shall amend the Spring Mill Station SEC PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Spring Mill Station SEC PUD Ordinance, as amended by this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by the Spring Mill Station SEC PUD Ordinance, as amended.
- 1.2 All other provisions of the Spring Mill Station SEC PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of the Spring Mill Station SEC PUD Ordinance, as amended.

Section 2. **Sign Standards.** The standards of *Section 4.4: Sign Standards* of the Spring Mill Station SEC PUD Ordinance shall apply to the development of the District, except as otherwise modified below.

- 2.1 Section 4.4(A) of Ordinance 14-46 shall be amended as follows:

“With the exception of the Monument Signs permitted by Section 2.2 of Ordinance 17-18, all Signs shall be either (i) reverse channel letter; or (ii) externally lit with gooseneck light fixtures.
- 2.2 Two (2) Monument Signs shall be permitted. The Sign shall have a maximum height of fifteen (15) feet and maximum Sign Area of one hundred twenty (120) square feet. The Sign shall be constructed in substantial compliance with **Exhibit 2** at the locations shown in **Exhibit 3**. The Sign shall be illuminated in accordance with **Exhibit 2**.

Section 3. **Drive-Thru Regulations.** The standards of *Section 5.1: Drive-Thru Regulations* of the Spring Mill Station SEC PUD Ordinance shall apply to the development of the District, except as otherwise modified below.

- 3.1 A drive-thru shall be permitted for a coffee shop on the east end of the In-line Tenant building, and shall be subject to the following conditions:
 - A. The design shall in substantial compliance with **Exhibit 4**.
 - B. Noise from the speaker shall not be audible from any residential properties.
 - C. Crosswalks and flashing signals shall be installed, in lieu of the four (4) raised speed table crosswalks referenced in Section 4.1(C)(iii) of the Ordinance, at the locations shown in **Exhibit 5**, the design and materials shall be in substantial

compliance with **Exhibit 6**.

- D. The curbed island between the drive-thru lane and Spring Mill Station Drive shall be landscaped in substantial compliance with **Exhibit 7**.
- E. The caboose located at the northeast corner of the pond shall be utilized and maintained by the owner of the In-line Tenant Building.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]**

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

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-18**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-18**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

Prepared by: Pam Howard, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT 1
REAL ESTATE

That portion of the Southwest Quarter of Section 11, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Considering the east line of said Southwest Quarter as South 00 degrees 24 minutes 21 seconds West (assumed bearing) and all bearing contained within being relative thereto.

Commencing at a mag nail with "BANNING ENG FIRM #0060" tag set (herein referred to as "mag nail") marking the northwest corner of said Quarter Section; thence South 00 degrees 24 minutes 21 seconds West along the west line thereof 241.12 feet to the POINT OF BEGINNING, said point being the southwest corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9418999 in the Office of the Recorder of said county; thence continue South 00 degrees 24 minutes 21 seconds West along said west line 450.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with the north line of said Southwest Quarter 325.00 feet; thence North 00 degrees 24 minutes 21 seconds East parallel with said west line 150.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with said north line 263.65 feet; thence North 00 degrees 08 minutes 33 seconds East 501.07 feet to the southeast corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9419001 in said county records; thence along the south line thereof and the south line of said Board per Instrument Numbers 9419000 and 9418999 in said county records, being parallel with said north line of the Quarter Section South 89 degrees 11 minutes 54 seconds West 506.34 feet (the remaining courses are along the south and east lines of said land of the Board per Instrument Number 9418999); thence South 44 degrees 48 minutes 18 seconds West 50.01 feet; thence South 00 degrees 24 minutes 21 seconds West parallel with said west line 166.12 feet; thence South 89 degrees 11 minutes 54 seconds West parallel with said north line 45.00 feet to the POINT OF BEGINNING, containing 7.654 acres, more or less.



Monument Sign (#1 & #2)

External Illuminated Double-Faced Pylon Sign

Scale: 1/4" = 1'-0"

CVS/Pharmacy #10591 — SEC W. 161st St. & Spring Mill Rd., Westfield, IN

This is an original unpublished
JC
 3-14-14
 3-18-14TB
 10-27-14RL
 10-29-14CS
 1-29-16CS
 6-8-16BI
 6-22-16AC
 7-7-16KS
 8-16-16CS
 12-6-16AC
 12-28-16AP

1-11-17CS Approved for:

By:

©2016 cvs10591
Date: _____



Night View

Lead #CS4-025812

EXHIBIT 2
ILLUMINATION

**LED Wall Washers Light Outdoor Waterproof Sign Illumination
36W LED (RY-WH-36W)**



RY-WH-36W

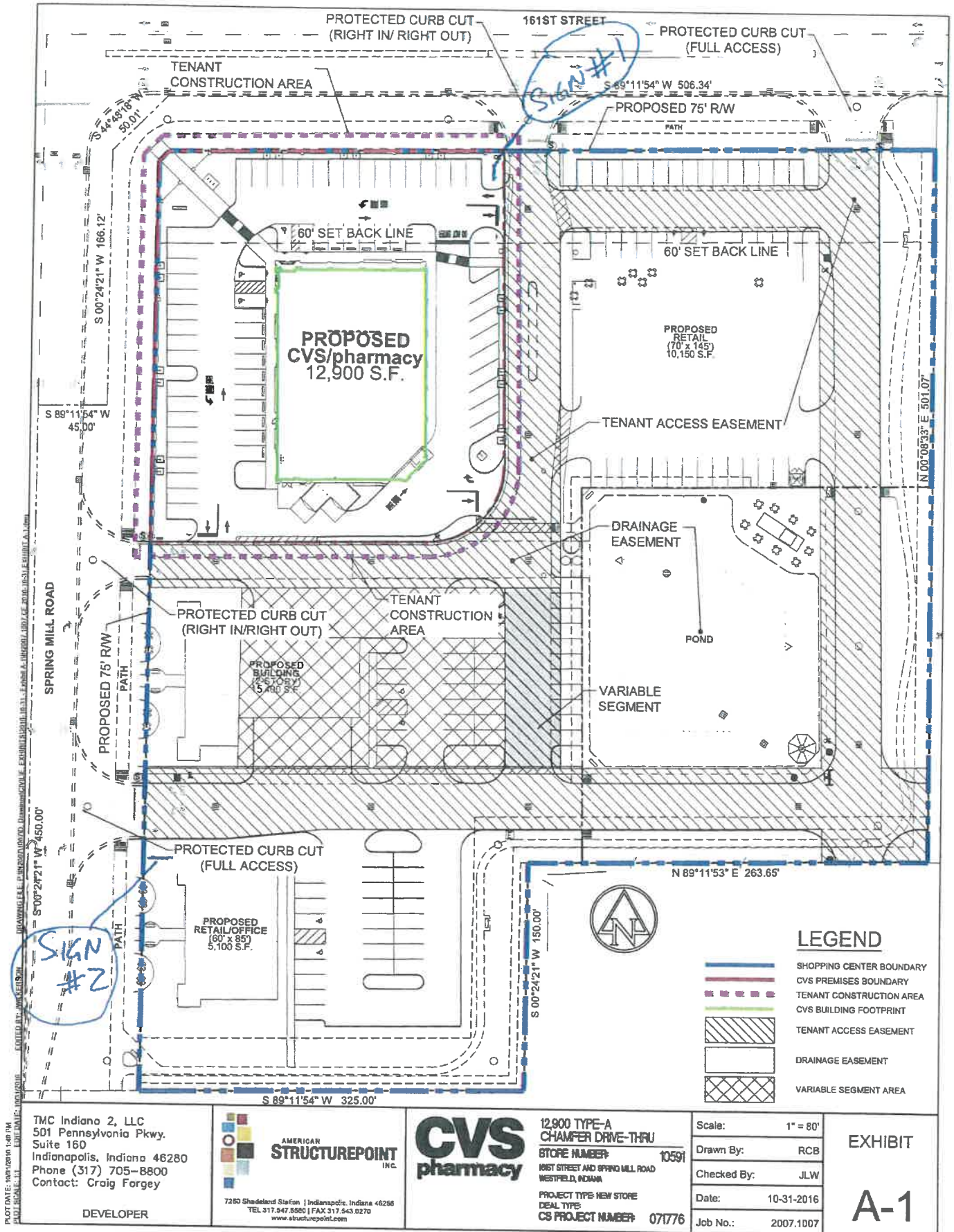
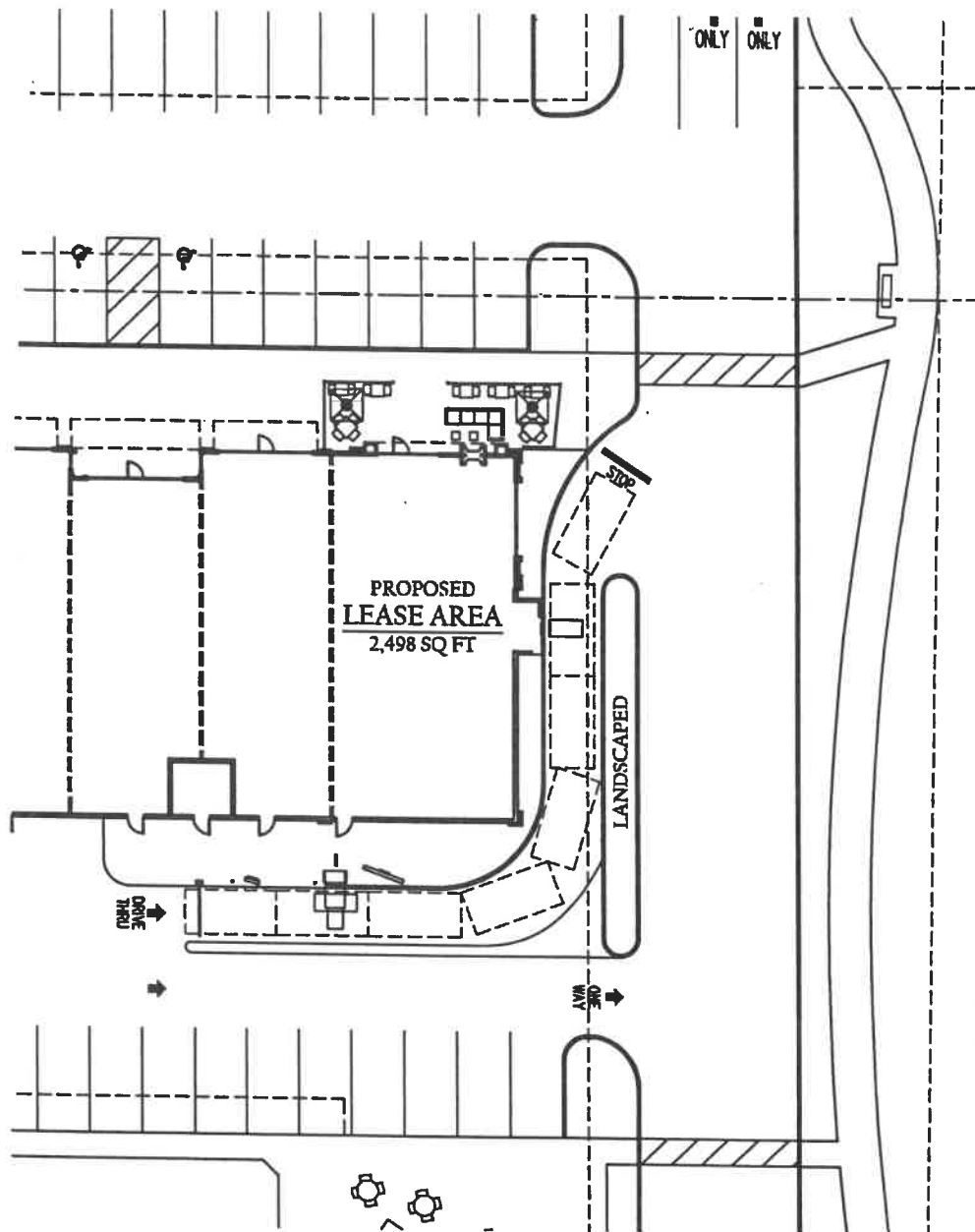


EXHIBIT 4



ARCHITECTURAL SITE
DRIVE THRU

EXHIBIT 5

BlinkerSign® Flashing LED Sign

Pedestrian Crossing W11-2



Standard Specifications (subject to change without notice)

Sign

Sign Substrate .080 Highway Grade Aluminum

Reflective Sheeting 3M™ DG3- with anti-graffiti overlay

MUTCD Compliance MUTCD Section 2A.07 Compliant

Day-Viz® Management System (patent pending)

Battery Nickel Metal Hydride (NiHM)- 14,000mAh

Flash Pattern MUTCD Compliant

LED Type High Power Luxeon- 1 watt

LED Life Expectancy 100,000 hours

Warranty

3 Years

Smart Activation Options

24/7 continuous LED flash

Push-button

Wireless bollard

Pedestrian presence detector

EXHIBIT 6

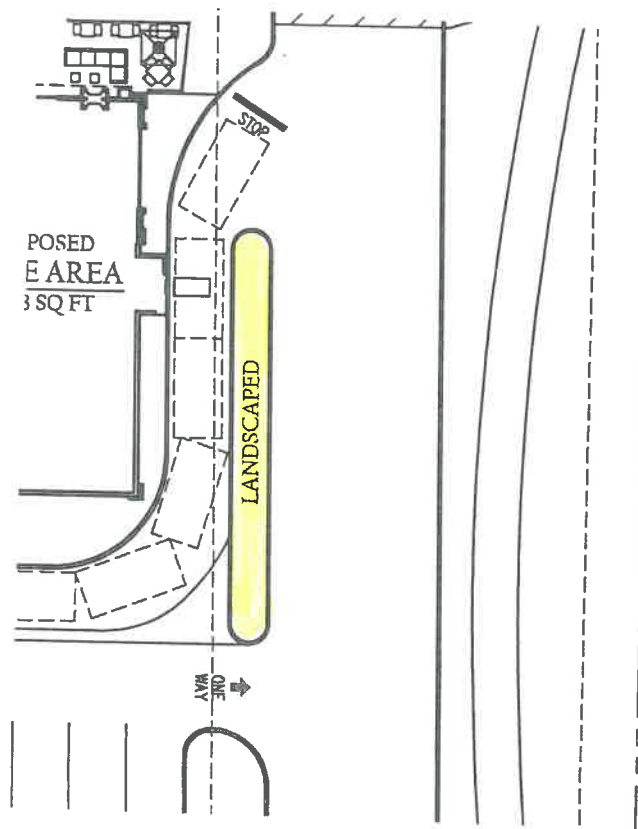
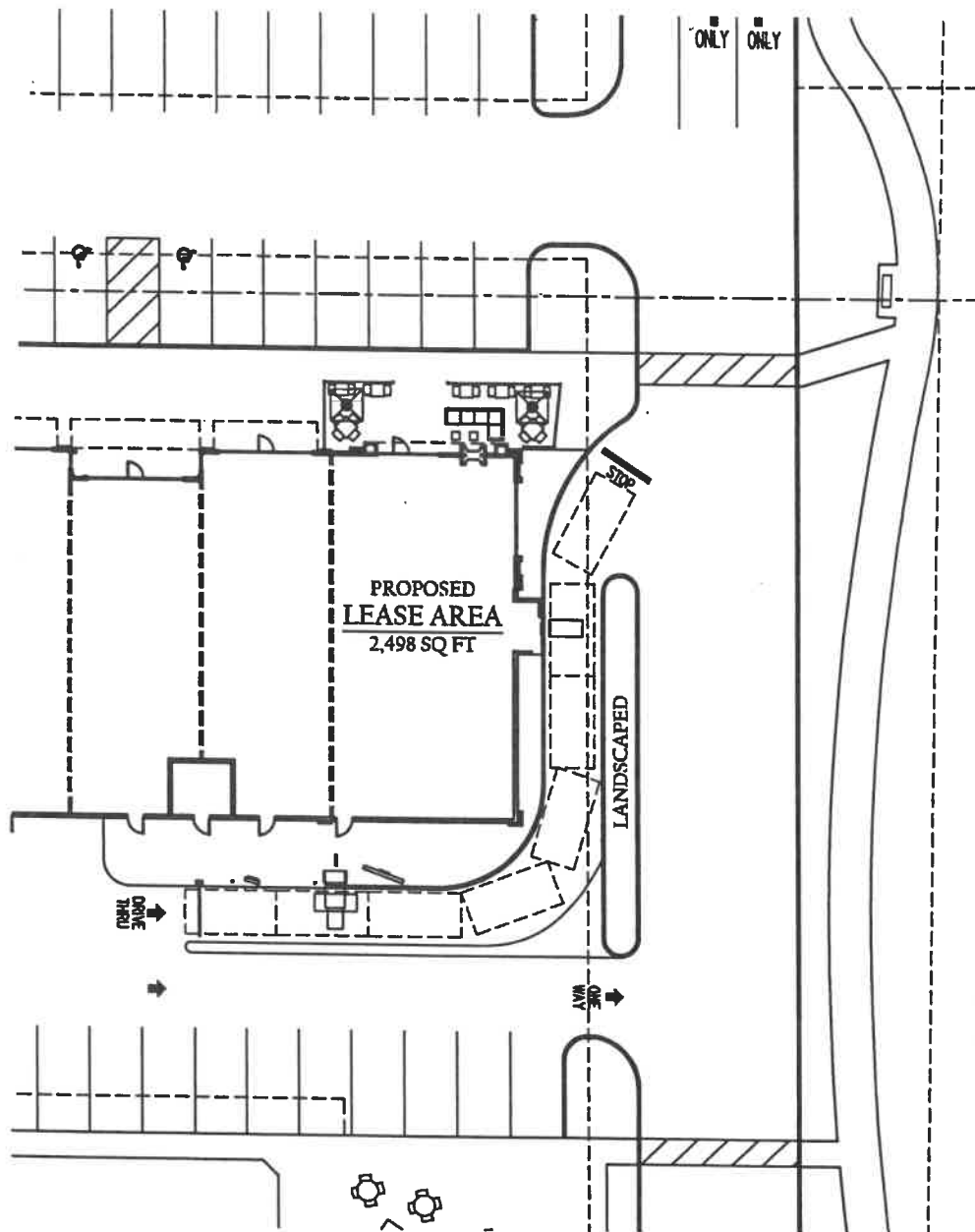


EXHIBIT 4



ARCHITECTURAL SITE
DRIVE THRU

EXHIBIT 5

BlinkerSign® Flashing LED Sign

Pedestrian Crossing W11-2



Standard Specifications (subject to change without notice)

Sign

Sign Substrate .080 Highway Grade Aluminum

Reflective Sheeting 3M™ DG3- with anti-graffiti overlay

MUTCD Compliance MUTCD Section 2A.07 Compliant

Day-Viz® Management System (patent pending)

Battery Nickel Metal Hydride (NiHM)- 14,000mAh

Flash Pattern MUTCD Compliant

LED Type High Power Luxeon- 1 watt

LED Life Expectancy 100,000 hours

Warranty

3 Years

Smart Activation Options

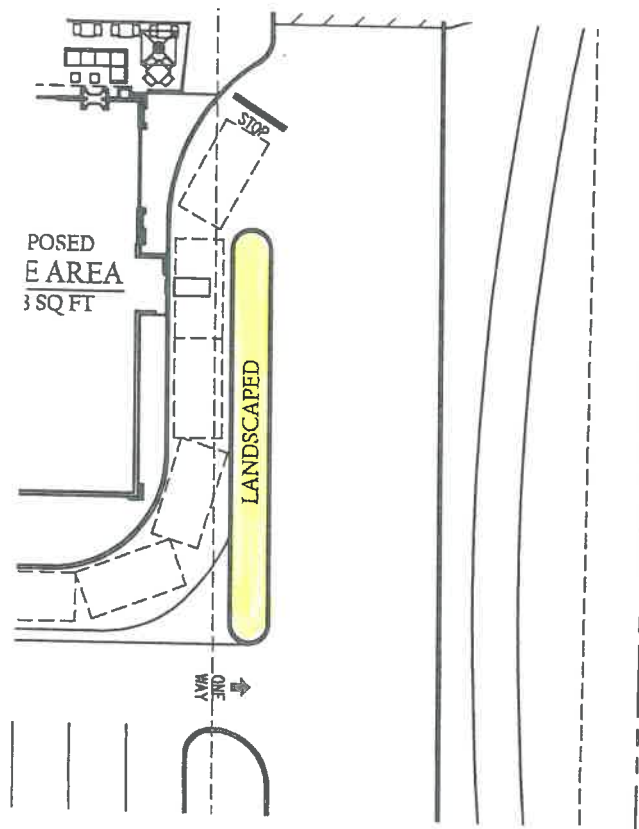
24/7 continuous LED flash

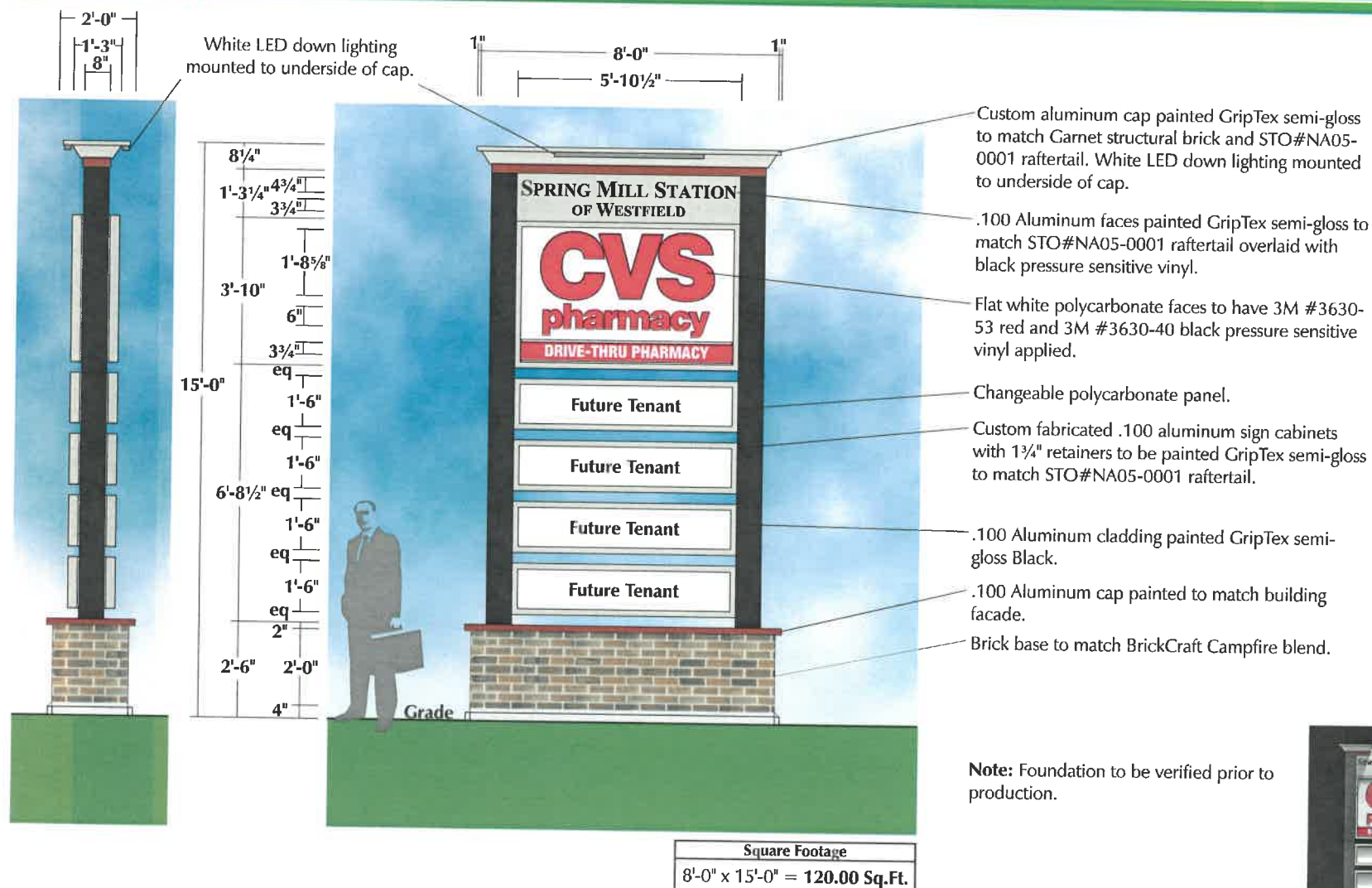
Push-button

Wireless bollard

Pedestrian presence detector

EXHIBIT 6





Monument Sign (#1 & #2)

External Illuminated Double-Faced Pylon Sign

Scale: 1/4" = 1'-0"

CVS/Pharmacy #10591 — SEC W. 161st St. & Spring Mill Rd., Westfield, IN

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JC 3-14-14 6-8-16B1
3-18-14TB 6-22-16AC
10-27-14RL 7-11-16KS
10-29-14CS 8-16-16CS
1-29-16CS 12-6-16AC
12-28-16AP

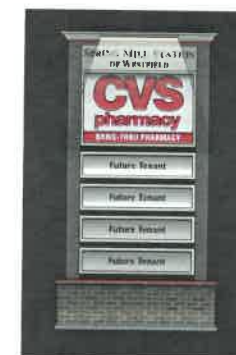
1-11-17CS Approved for:

By:

©2016

cvs10591

Date:



Night View

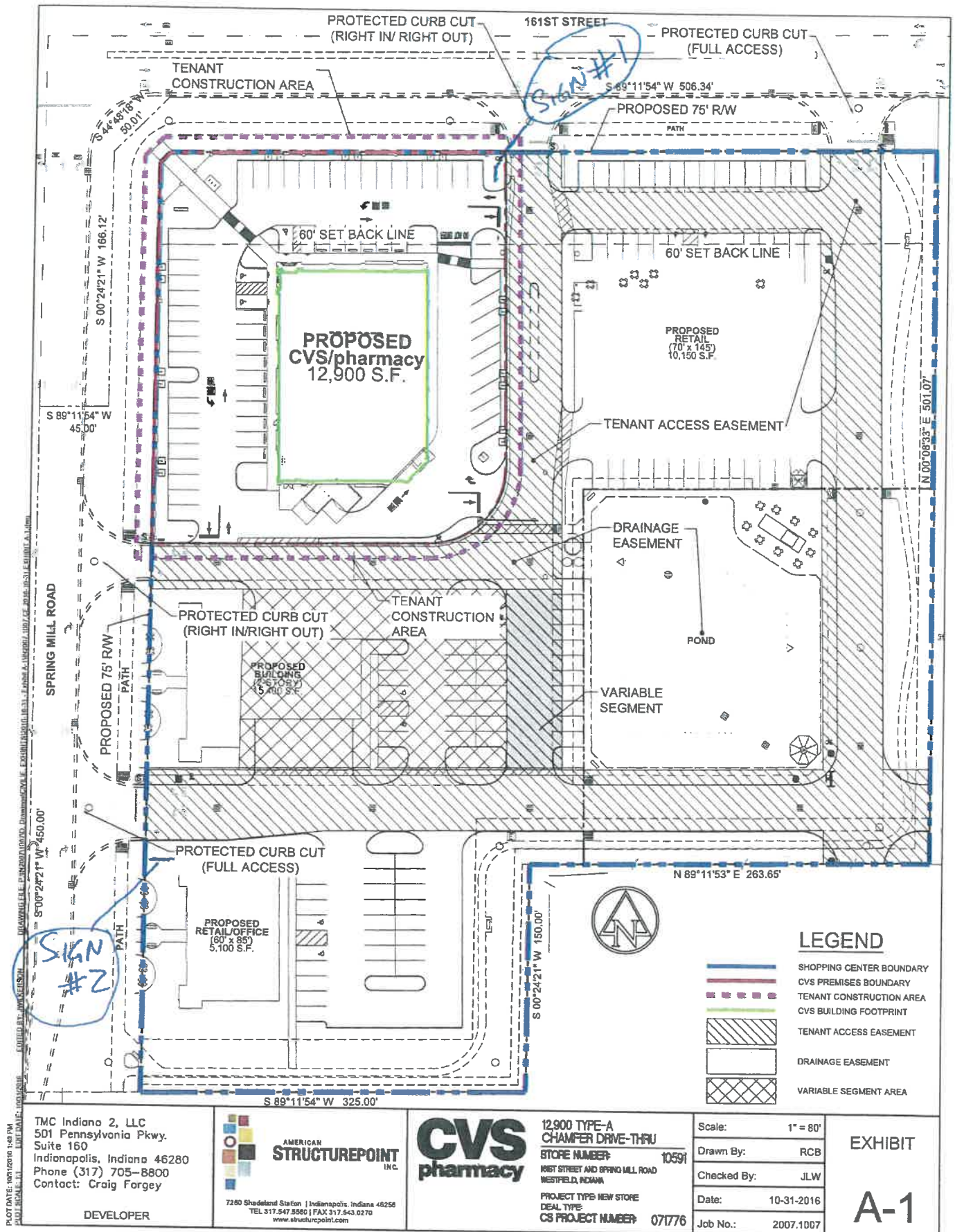
Lead #CS4-025812

EXHIBIT 2
ILLUMINATION

**LED Wall Washers Light Outdoor Waterproof Sign Illumination
36W LED (RY-WH-36W)**



RY-WH-36W

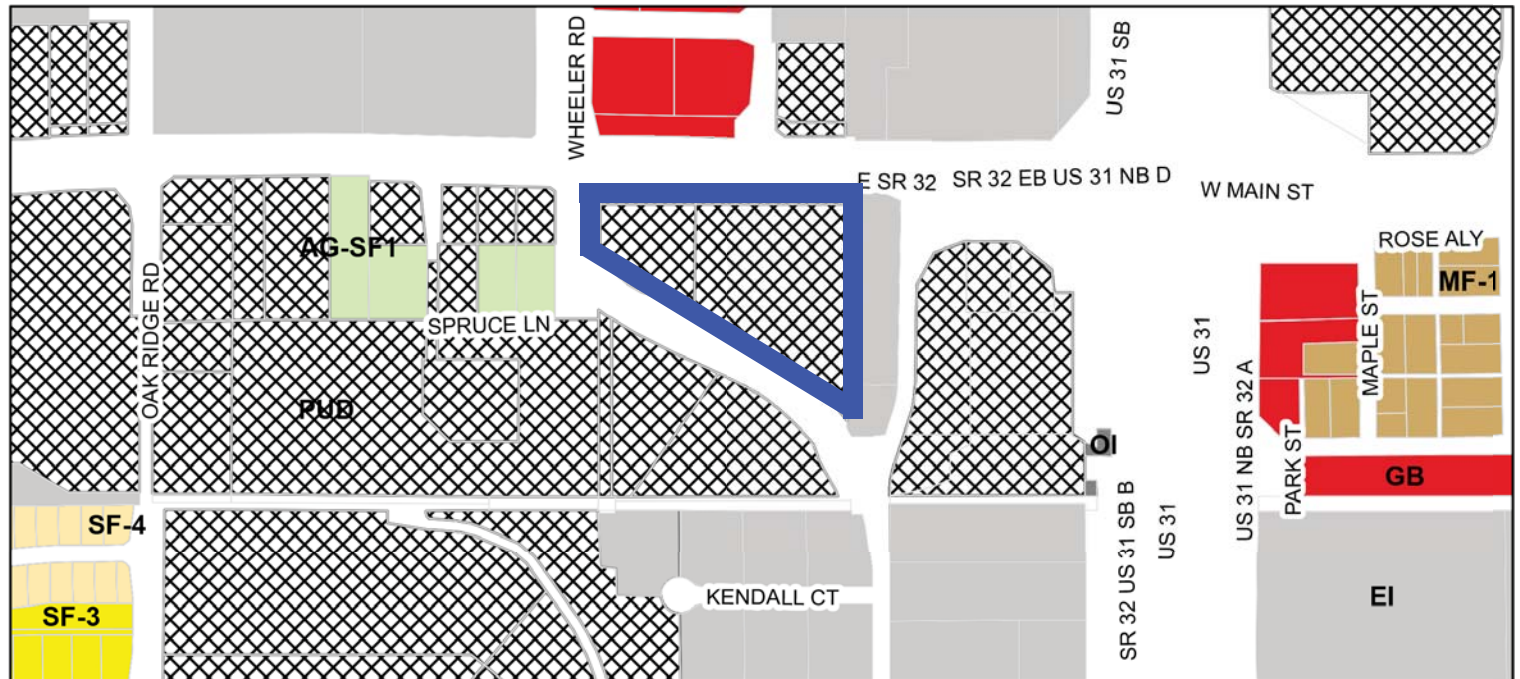


Aerial Location Map

Site



Zoning Map



Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB (General Business)

MF-1 (Multiple Family - 1)

OI (Open Industrial)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

SF-4 (Single Family - 4)

ORDINANCE 17-10

AN ORDINANCE TO AMEND A VARIETY OF PROVISIONS OF THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

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

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township Indiana through a Joinder Agreement; and,

WHEREAS, from time to time it becomes necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 1704-ZOA-01 to the Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of the Plan Commission certified the action of the Plan Commission to the Council on May 2, 2017; and

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

Section 1. **Article 6.3(F)(1) Architectural Standards; Business Districts Mechanical Screening** shall be amended as follows: “1. Mechanical Screening: All roof ~~or ground~~ mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way completely enclosed. Ground-mounted equipment enclosures ~~for mechanical equipment shall be landscaped on all sides not facing the building served~~ screened in accordance with Article 6.8 Landscaping Standards.”

Section 2. **Article 6.8 Landscaping Standards** shall be amended as follows:

A. Article 6.8(H)(1); General Screening Standards; Heating and Cooling Facilities shall be amended as follows: “1. ~~Heating and Cooling Facilities~~ Mechanical Screening: Ground-mounted ~~heating and cooling units~~ mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the

aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)”

B. Article 6.8(E)(3) Preservation and Replacement of Trees; Tree Inventory shall be amended as follows: “3. Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. ~~Tree and~~ inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.”

C. Article 6.8(E)(8) Preservation and Replacement of Trees; Tree Preservation Easement shall be added a new section as follows: “8. Tree Preservation Easement: A tree preservation easement (see Article 8.3 Easement Standards) shall be required for trees identified for preservation and that are not otherwise protected by a landscape easement.”

Section 3. **Article 6.17 Sign Standards** shall be amended as follows:

A. Article 6.17(F)(11)(a) General Sign Regulations; Monument Signs; Materials shall be amended as follows: “a. Materials: Monument Signs ~~Shall shall~~ incorporate brick, stone or equivalent substitute in the ~~construction of the~~ a sign base consisting of Masonry Materials, cap and supporting structure. Masonry Materials shall compliment the color and texture of materials used on the Front Building Facade of the Lot’s Building(s).”

B. Article 6.17(H)(2) Individual Nonresidential Signs; Monument Signs shall be amended as follows:

(1) Monument Signs: A maximum of one (1) Monument Sign shall be permitted for each public Street Frontage per Lot in accordance with the following:

- a. Maximum Sign Area: Sixty (60) square feet per sign face. Sign caps and bases shall not be used for sign display or advertising purposes and shall not count towards the Sign Area calculation.
- b. Maximum Sign Height: Six (6) feet; however, may be nine (9) feet only when incorporating a sign base and sign cap features. Monument signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed three (3) feet. ~~Sign caps and bases shall not be used for sign display or advertising purposes.~~
- c. Maximum Sign Width: Twelve (12) feet.

C. Article 6.17(J)(2) Nonresidential Center Signs; Monument Signs shall be amended as follows:

(2) Monument Signs: A maximum of one (1) Monument Sign shall be permitted for each public Street Frontage per Lot in accordance with the following:

- a. Maximum Sign Area: Sixty (60) square feet per sign face. Sign caps and bases shall not be used for sign display or advertising purposes and shall not count towards the Sign Area calculation.
- b. Maximum Sign Height: Six (6) feet; however, may be nine (9) feet only when incorporating a sign base and sign cap features. Monument signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed three (3) feet. ~~Sign caps and bases shall not be used for sign display or advertising purposes.~~
- c. Maximum Sign Width: Twelve (12) feet.

D. Article 6.17(K)(1)(c) Temporary Signage; General shall be amended as follows: “c. Shall not be erected within five (5) feet of a ~~Public Way Right-of-Way~~ surface or, if a curb exists, within five (5) feet of a ~~Public Right-of-Way’s~~ back-of-curb.”

Section 4. Article 7.4(B) Subdivision Regulations; Plat Certificates and Deed of Dedication; Board of Public Works and Safety Certificate shall be replaced and superseded with the following:

This plat and the acceptance of any public rights-of-way dedicated herein is hereby approved on the _____ day of _____, 20____, by the Director of the Public Works Department of the City of Westfield, Indiana, on behalf of the Board of Public Works and Safety, pursuant to Resolution 15-120 enacted by the Board of Public Works and Safety on August 26, 2015, and Article 7.4(B) of the Unified Development Ordinance.

(Name), Director
Public Works Department

Section 5. Article 8.3 Design Standards; Easement Standards shall be amended as follows:

A. Article 8.3(B)(1) General Easements; Drainage and Utility Easements shall be amended as follows: “1. Drainage and Utility Easements: All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public

Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services. No improvements (e.g., Accessory Buildings, Buildings, Driveways, fences, retaining walls, Structures) shall be permitted within a drainage and utility easement, unless otherwise approved by the Public Works Department or the appropriate utility provider.”

B. Article 8.3(H) shall be added as a new section as follows: “**H. Tree Preservation Easement**: When a Secondary Plat is being recorded and an easement is required or proposed for tree preservation, then an Applicant shall record an easement, or an Applicant may forego a separate easement instrument in favor of printing an easement certificate on the plat, of which shall include:

(1) **Tree Preservation Easement Certificate**: There are shown on this instrument an area(s) designated as ‘Tree Preservation Easements’ or abbreviated as ‘T.P.E.’. Such easement(s) shall be regulated and maintained in accordance with the following:

Permitted Activities: The following activities shall be permitted: (a) Removal of invasive species (e.g., bush honeysuckle), where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species; (b) Removal of an overabundance of combustible material (e.g. dead, fallen trees, and leaves); (c) Removal of vines growing on and up a tree; (d) Removal of hazardous, exotic and invasive species and/or dead, hazardous and at risk trees; (e) Planting of native trees; (f) Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility; (g) Installation of minor improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible; and (h) Installation, mowing, and maintenance of access easements, paved or unpaved trails, or utility and drainage improvements; provided, however, that any such improvements and easements shall be as narrow or small as reasonably possible with no blanket easements.

Prohibited Activities: The following activities shall be prohibited: (a) Mowing any portion of existing, naturally vegetated areas; (b) Dumping of leaves or other debris; (c) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden; (d) The construction of permanent structural improvements including, but not limited to: pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures; and (e) Active recreational activities that adversely impact the natural characteristics of the preservation area, including, but not limited to the placement of playground equipment, paving for basketball or tennis courts or swimming pools.

Required Activities: The following shall be required: (a) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods; (b) Signs identifying a “Tree Preservation Area” shall be posted every one-thousand (1,000) feet near the perimeter of all Tree Preservation Easements. Such signs shall state “Natural Preservation Area. No mowing or spraying. Restricted area”; and (c) Any person or entity causing damage or destruction or that violates the provisions of this easement shall be responsible to replace removed or damaged trees with trees (a minimum of three (3) inches in caliper) of an equivalent caliper to the removed or damaged vegetation, and to return the damaged areas of the easement to its original natural state.

Section 6. **Article 8.7(D)(1) Design Standards; Pedestrian Network Standards; Perimeter/External Pedestrian Network Standards** shall be amended as follows: “1. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter Streets for a Minor Subdivision.”

Section 7. **Chapter 9 Nonconforming Regulations** shall be amended as follows:

A. Article 9.2(B) Legal Nonconforming shall be amended as follows: “B. Legal Nonconforming: Legal nonconforming is different than illegal nonconforming because a legal nonconforming property is caused by an amendment to this Ordinance, not as a result of a change to the property, that has resulted in the property no longer conforming to the policies and standards of the applicable Zoning District. When this situation occurs, then the property is deemed legal nonconforming and shall be subject to the terms of this Article. A property is Legal Nonconforming if changes to the property are the result of improvements and/or changes to Rights-of-way adjacent to the property (e.g., streets, trails) and such improvements and/or changes to Rights-of-way cause the property to no longer conform to the policies and standards of the applicable Zoning District.”

B. Article 9.3(B) Nonconforming Buildings and Structures shall be amended as follows: “B. A Legal Nonconforming Building or Structure may continue provided it remains the same or fits within the below described tolerances:

- (1) A Legal Nonconforming Building or Structure shall not be enlarged or altered in a manner that the enlargement or alteration increases its nonconformity; however, the Building or Structure, or portion thereof, may be altered to maintain or decrease its nonconformity.
- (2) A Legal Nonconforming Building or Structure deliberately damaged or deliberately destroyed by more than fifty percent (50%) of its fair

market value shall thereafter conform to the regulations of the Zoning District in which it is located.

- (3) A Legal Nonconforming Building or Structure damaged or destroyed through natural disaster or a non-deliberate action may be reconstructed to the state and configuration as it existed immediately prior to the damage or destruction, except as otherwise regulated by Article 5.5 Floodplain Overlay District (FOD).”

Section 8. **Article 10.7 Processes & Permits; Development Plan Review** shall be amended as follows:

- A. Article 10.7(C) Applicability** shall be amended as follows: “Applicability: The Development Plan review process shall be necessary prior to any: (i) new construction; (ii) building additions; (iii) new or expanded ~~surface~~ Parking Areas; (iv) ~~new or expanded impervious surface loading areas~~; (iv) renovations or improvements to a previously approved development plan; (v) exterior building renovations ~~that require a Building Permit~~; or, (vi) or any other improvements that require an Improvement Location Permit.”
- B. Article 10.7(F) Approval Process** heading shall be amended as follows: “Overall Development Plan Approval Process”.
- C. Article 10.7(F)(7) Approval Process; Amendments to Approved Overall Development Plan** shall be amended as follows: “7. Amendments to Approved Overall Development Plan: Changes to an Overall Development Plan which has already received approval by the Plan Commission shall be subject to this section.
1. Minor Amendments: If the Director determines a change to an approved Overall Development Plan is not a Major Amendment, ~~as set forth below~~, then the change shall be deemed a Minor Amendment. Minor Amendments may be ~~administratively approved by the Director~~ as part of the Detailed Development Plan or Improvement Location Permit without a public hearing ~~in the Department’s continuing administration of the Development Plan~~.
 2. Major Amendments: If the Director determines a change to an approved Overall Development Plan is a Major Amendment, then the Applicant shall be required to file a new application of an amendment to the Overall Development Plan, which shall follow the procedures set forth in this Article for the initial approval of the Overall Development Plan.
 - ~~i. A change shall be deemed a Major Amendment if the Director determines the change adversely impacts the purpose or intent of the overall development or approved Overall Development Plan, or if the change results in any of the following:~~
 - ~~a) An increase in the buildable area or number of Lots.~~
 - ~~b) An increase in the area or intensity of a use.~~

~~c) A reduction in the width of or number of plantings in a perimeter yard (e.g., buffer yard, external street frontage landscaping).~~

~~d) Additional driveways, Rights-of-way or access points.~~

D. Article 10.7(F)(8) Amendments to Approved Detailed Development and Article 10.7(F)(9) Surety Requirement shall be deleted.

E. Article 10.7(G) Detailed Development Plan Approval Process: A new section inserted after Article 10.7(F) shall be added as follows: “G. Detailed Development Plan Approval Process:

(1) Application Procedures:

1. Pre-Filing Conference: A pre-filing conference with the Department is required prior to the filing of any Development Plan application. The Applicant is encouraged to incorporate the Department’s comments into the design of the project prior to filing the application.
2. Who May File: Applications may be filed by a petition signed by the Property Owners of the real estate involved in the petition, or the Property Owner’s authorized agent. If an authorized agent, then a consent form signed by the Property Owner and notarized shall accompany the application.
3. Filing Deadline: Applications shall be filed in accordance with the Schedule of Meeting and Filing Deadlines. The Applicant shall be responsible for distributing a copy of the application and Development Plan to members of the Technical Advisory Committee.
4. Forms of Filing: An Applicant shall submit a completed application to the Department on forms provided by the Department with documentation and supporting information as set forth in this Article. The number of copies of all petitions and supporting documentation required to be filed shall be as established by the Department.
5. Docketing by Department: Each Development Plan filed shall be reviewed for completeness. All Development Plans which are determined to be in proper form pursuant to the guidelines established by the Department shall be numbered and docketed by the Department.

(2) Investigation of Petitions: The Technical Advisory Committee may review any Detailed Development Plan prior to approval. The Department shall, based upon the facts presented for review, notify the Applicant in writing what revisions, changes, or further changes in the application are needed for approval.

- (3) Plan Commission Action: Following the Applicant's submittal of revised copies of the Detailed Development Plan, the Plan Commission shall review and take action on the petition in accordance with this Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission without a public hearing. If the Detailed Development Plan complies with this Ordinance and is substantially consistent with the approved Overall Development Plan, then the Plan Commission shall approve the Detailed Development Plan. If the Detailed Development Plan is disapproved, then the Director shall set forth the reasons accordingly in writing and provide the Applicant with a copy.
- (4) Effect of Approval: Approval of a Detailed Development Plan shall not authorize the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for such permits or approvals as may be required, which may include but are not limited to approval of an Improvement Location Permit, Building Permit and a Certificate of Occupancy.
- (5) Amendments to Approved Detailed Development Plan: Major Amendments to an approved Detailed Development Plan may be filed as a new application for review and approval of a Detailed Development Plan, which shall follow the procedures set forth in this Article for the initial approval of the Detailed Development Plan. If changes to an approved Detailed Development Plan are determined to be Minor Amendments, then said modifications may be administratively review and approved as part of the application and issuance of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit).
- (6) Surety Requirement: In conjunction with the approval of a Detailed Development Plan, the Applicant shall provide financial sureties for all public improvements in accordance with this Ordinance (see also Article 8.19 Surety Standards).
- (7) Appeals of Determinations by Director: Any determination of the Director made under the authority of this Article may be appealed by any interested party to the Plan Commission. Such letter shall request a hearing on the matter by the Plan Commission at the Plan Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided. Further, appeals of the Plan Commission's determination may be made in accordance with Article 10.3 Appeals of Administrative Decisions.

Section 9. **Article 12.1 Definitions** shall be amended as follows:

A. Add new definitions to read as follows:

- (1) Amendment, Major: A proposed modification(s) to a previously approved development plan that is determined by the Director to adversely impact the purpose or intent of a previously approved development plan. Example modifications may include: (i) an increase in the buildable area or number of Lots; (ii) an increase in impervious surface area or intensity of a use; (iii) a reduction in the width of or number of plantings in a perimeter yard (e.g., buffer yard, external street frontage landscaping); or (iv) changes in standards or alignment of Streets or circulations, including additional driveways, Rights-of-way or access points.
- (2) Amendment, Minor: A proposed modification(s) to a previously approved development plan that is not a Major Amendment.
- (3) Architectural Insulated Panels: An insulated metal panel with an insulated core and an exterior face finished to simulate stucco, or other high quality exterior material. May also be referred to as “sandwich panels”.
- (4) Childcare / Daycare Center: A commercial facility operated for the purpose of providing care, education, protection and/or guidance to children for a period less than twenty-four hours per day, and primarily for children under the age of six (6) years. Examples include nursery schools, preschools, day care centers for individuals, Montessori schools, and other similar uses.
- (5) Development Plan, Detailed: A set of drawings subject to review and approval in accordance with this Ordinance, as set forth in Article 10.7 Development Plan Review, and that clearly define all construction matters and special conditions such as construction techniques, specific building locations and design (e.g., architecture), and specific site design (e.g., landscaping, parking, signage, lighting) for an individual Lot or Block.
- (6) Development Plan, Overall: A set of drawings subject to review and approval in accordance with this Ordinance, as set forth in Article 10.7 Development Plan Review, that preliminarily divides property into Lots, Blocks or Common Area and depicts Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage).
- (7) Self-Storage Facility: A Building or group of Buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property. Facility may include related accessory uses including, without limitation, any one or combination of the following: (i) administrative offices; (ii) ancillary

retail sales (e.g., moving and packing supplies); (iii) mail or delivery boxes, and (iv) any other similar facilities approved by the Director that compliment and are intended as ancillary to serve such a facility.

- (8) Path: An improved pedestrian surface constructed of asphalt in accordance with this Ordinance and that complies with the requirements of the Americans with Disabilities Act (ADA), as amended. [See also Article 7.3 Principles and Standards of Design and Article 8.7 Pedestrian Network Standards.]
- (9) Sidewalk: An improved pedestrian surface constructed of concrete in accordance with this Ordinance and that complies with the requirements of the Americans with Disabilities Act (ADA), as amended. [See also Article 7.3 Principles and Standards of Design and Article 8.7 Pedestrian Network Standards.]

B. Modify the following definitions as follows:

- (1) Agricultural Processing: The use of land for activities involving the cultivation of products as part of a recognized commercial enterprise, including a variety of operations on crops or Livestock, and other Agricultural Uses, which may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties. Example uses include, but are not limited to: aquaculture, hydroponics, the grazing or raising of Livestock in a confined feed yard, commercial logging and timber harvesting operations, slaughterhouses, mills, refineries, canneries, coffee roasting, food processing, granaries, grain processing, commercial hatcheries, poultry processing plants, fat rendering, manufacturing of commercial fertilizer, starch manufacturing, and milk processing plants or other treatment of agricultural products which changes the naturally grown product for consumer use.
- (2) Agricultural Use: The use of land for farming, including plowing, tilling, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting operations); the grazing or raising of Livestock (except in confined feed yards); dairy farming; ~~aquaculture~~; sod production; horticulture; orchards; tree farms; ~~and the cultivation of products as part of a recognized commercial enterprise~~; and related buildings (e.g., barns, Stables, sheds, feeding bins).
- (3) Educational Institution: Public or parochial ~~pre-primary~~, primary, grade, junior high, high, preparatory school or academy; junior college, college or university, if public or founded or conducted by or under the sponsorship of a religious or charitable organization. This definition does not include facilities primarily serving children pre-kindergarten (see Childcare Center).

- (4) Subdivision: The division of any parcel of land into two (2) or more parcels or Lots or, the combination of two (2) or more ~~smaller~~ ~~platted~~ ~~parcels or~~ Lots into one (1) Lot, ~~for the purpose of transfer of ownership or development.~~
- (5) Subdivision, Minor: A Subdivision within an Agricultural District or Single-family District along an existing Street, not involving the opening, widening, or extension of any Street (public or private), and ~~involving not more than five (5) Lots, all of which comply with the applicable Zoning District standards are greater than three (3) acres,~~ after the original tract has been completely subdivided.

Section 10. **Article 13.2 Use Table** shall be amended to add “Self-Storage Facility” to the Use Table under the Industrial Uses section, and identify as: (i) a “Permitted Use” within the following Zoning Districts: EI, OI; (ii) a “Special Exception” within the following Zoning District: GB; and (iii) “Excluded by Overlay” in the ~~SR32 and~~ US31 Overlays.

Section 11. **Article 5.3(E) Overlay Districts; State Highway 32 Overlay District; Permitted Uses** shall be amended as follows:

“Permitted Uses:

1. All uses permitted in the underlying Zoning District shall be permitted except as otherwise excluded and prohibited in the Use Table for the SR32 Overlay, as set forth in Chapter 13: Use Table.
2. No part of a Self-Storage Facility, except for administrative offices, shall be permitted to locate, either: a) within three-hundred (300) feet of the State Highway 32 right-of-way line, or b) between the State Highway 32 right-of-way line and the access road required by Article 5.3(F) Access Control Requirements, whichever is greater.

[The remainder of this page intentionally left blank.]

Section 11. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

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

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 17-10 was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 17-10

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 17-10

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by
Jesse M. Pohlman, Onpointe Land Matters, LLC
Kevin Todd, Senior Planner, City of Westfield, Economic and Community Development Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

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



Westfield City Council Report

Ordinance Number: 17-10

APC Petition Number: 1704-ZOA-01

Requested Action: Approval of an Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance.

Exhibits:

1. Ordinance 17-10
2. APC Certification

Prepared by: Jesse M. Pohlman
Kevin Todd, Senior Planner

PETITION HISTORY

This ordinance was introduced at the March 27, 2017, City Council meeting. The ordinance received a public hearing at the April 03, 2017, Advisory Plan Commission (the "Plan Commission") meeting and forwarded with a favorable recommendation by the Plan Commission at its May 1, 2017, meeting. The ordinance is eligible for the Council's adoption consideration at its May 8, 2017, meeting.

OVERVIEW

The Westfield-Washington Township Unified Development Ordinance (the "UDO") was originally adopted in September 2014. Since then, two amendment ordinances have been adopted (November 2014 and May 2015). This amendment ordinance is proposed to address the following topics, which are further summarized herein.

1. Subdivision Items
2. Development Plan Review Items
3. Definitions
4. Sign Standards
5. Miscellaneous Items

After consideration by the Council's Committee on Ordinance Revisions, the proposed amendments are reflected in the attached ordinance (see **Exhibit 2**).

SUBDIVISION ITEMS:

The proposed amendment addresses several issues with regard to subdivisions:

1. **Issue #1:** The existing **definition of “Subdivision”** essentially qualifies any change in a property line as a subdivision. This unintentionally inhibits the combining of un-platted parcels to create a single larger parcel without requiring a Minor Subdivision process, which has particularly been a hurdle to reconcile illegal subdivisions through the code enforcement process.

Amendment: Revise definition of “Subdivision” to not include the combination of un-platted parcels (platted lots within an existing recorded subdivision will still require an amended secondary plat), as follows:

Subdivision: The division of any parcel of land into two (2) or more parcels or Lots or, the combination of two (2) or more ~~smaller~~ platted ~~parcels or~~ Lots into one (1) Lot, ~~for the purpose of transfer of ownership or development.~~

2. **Issue #2:** The existing **definition of “Minor Subdivision”** essentially restricts Minor Subdivisions to the AG-SF1 District because of the definition’s lot criteria. Since the inception of the Minor Subdivision process, the City has identified that the Minor Subdivision process for residential properties is an appropriate subdivision mechanism in any zoning district where the lots otherwise comply with the applicable standards and the subdivision is not creating new streets.

Amendment: Broaden the “Minor Subdivision” definition to remove the minimum lot area criteria and clarify that the Minor Subdivision applies to residential lots that comply with the applicable zoning district standards, as follows:

Subdivision, Minor: A Subdivision within an Agricultural District or Single-family District along an existing Street, not involving the opening, widening, or extension of any Street (public or private), and involving not more than five (5) Lots, all of which comply with the applicable Zoning District standards ~~are greater than three (3) acres, after the original tract has been completely subdivided.~~

3. **Issue #3:** The UDO requires paths along perimeter thoroughfares for Subdivisions, and allows for waivers to be considered and granted to not require these paths; however, the waiver process only applies to Major Subdivisions, not Minor Subdivisions. Since the UDO was adopted, many of the proposed Minor Subdivisions included scenarios where a perimeter path wasn’t warranted. In most cases, the path wasn’t warranted because it wasn’t within the corporate limits of the City (in which case the path and right-of-way were the County’s jurisdiction) and/or it wasn’t near areas that where paths were likely in the near to immediate future (e.g., not in proximity of areas likely to be developed).

Amendment: Allow the **perimeter path requirement** to be waived for **Minor Subdivisions** by the County or Public Works Department.

4. **Issue #4:** The UDO requires a **Board of Public Works and Safety Certificate** on secondary plats. Shortly after the adoption of the UDO, the Board delegated its signing

of the secondary plat to the Director of Public Works and that certificate has been used since; however, the certificate in the UDO does not reflect the revised certificate.

Amendment: Replace the Board of Public Works and Safety Certificate with the revised certificate.

DEVELOPMENT PLAN ITEMS:

The proposed amendment addresses several items with respect to the administration of a development plan review and approval:

1. **Development Plan Definitions:** Relocates the descriptions of “Overall Development Plan” and “Detailed Development Plan” from Article 10.7 Processes and Permits; Development Plan Review to Chapter 12 Definitions for increased usability.
2. **Development Plan Trigger:** Clarifies that renovations or improvements to a previously approved development plan (overall or detailed) also trigger the development plan review process:

Applicability: The Development Plan review process shall be necessary prior to any: (i) new construction; (ii) building additions; (iii) new or expanded ~~surface Parking Areas;~~ (iv) ~~new or expanded impervious surface loading areas;~~ (iv) renovations or improvements to a previously approved development plan; (v) exterior building renovations ~~that require a Building Permit;~~ or, (vi) or any other improvements that require an Improvement Location Permit.

3. **Development Plan Amendments:**
 - a. **Definitions:** Relocates the descriptions of “Major Amendment” and “Minor Amendment” from Article 10.7 Processes and Permits; Development Plan Review to Chapter 12 Definitions.
 - b. **Differentiate Overall v. Detailed:** The old zoning ordinance provision of how amendments to development plans are handled was carried over into the UDO; however, the provision doesn’t take into account the phased approval between the Overall Development Plan and Detailed Development Plan that was created with the UDO. The amendment addresses this issue.
4. **Detailed Development Plan Approval:** The UDO establishes the ministerial approval of a Detailed Development Plan is by the Plan Commission, following a public hearing. Due to the ministerial nature of the approval, the amendment removes the public hearing requirement. As proposed, the approval would still occur at a public meeting of the Plan Commission. This amendment results in a new section for the approval process of a Detailed Development Plan that splits from the retitled Overall Development Plan approval process section. The public hearing for a development plan would still occur at the Overall Development Plan stage.

DEFINITIONS:

The proposed amendment revises and adds definitions to Chapter 12 Definitions, as follows:

1. **Sidewalk v. Path:** For clarification and consistency in application throughout the UDO and proposed concept plans and development plans, two definitions are proposed for “Sidewalk” (as concrete) and “Path” (as asphalt).

Path: An improved pedestrian surface constructed of asphalt in accordance with this Ordinance and that complies with the requirements of the Americans with Disabilities Act (ADA), as amended. [See also Article 7.3 Principles and Standards of Design and Article 8.7 Pedestrian Network Standards.]

Sidewalk: An improved pedestrian surface constructed of concrete in accordance with this Ordinance and that complies with the requirements of the Americans with Disabilities Act (ADA), as amended. [See also Article 7.3 Principles and Standards of Design and Article 8.7 Pedestrian Network Standards.]

2. **Institution v. Daycare:** The UDO currently includes a definition for “Educational Institution”, but not a definition for childcare or daycare center. Both uses are already included in Chapter 13 Use Table. Educational Institutions are contemplated in various zoning districts (including Residential Districts); however, childcare uses are restricted to the GB: General Business District. For clarification to better categorize the commercial facilities, the ordinance revises the “Educational Institution” definition and adds a definition for “Childcare / Daycare Center”, as follows:

Educational Institution: Public or parochial ~~pre-primary~~, primary, grade, junior high, high, preparatory school or academy; junior college, college or university, if public or founded or conducted by or under the sponsorship of a religious or charitable organization. This definition does not include facilities primarily serving children pre-kindergarten (see Childcare Center).

Childcare / Daycare Center: A commercial facility operated for the purpose of providing care, education, protection and/or guidance to children for a period less than twenty-four hours per day, and primarily for children under the age of six (6) years. Examples include nursery schools, preschools, day care centers for individuals, Montessori schools, and other similar uses.

3. **Self-Storage:** The UDO does not clearly define a self-storage or mini-warehouse use; however, the use has historically been identified by the City’s zoning ordinances as light industrial. In order to provide clarity, the ordinance adds a definition for “Self-Storage” and then adds the use to Chapter 13 Use Table to be a permitted use within the Industrial Districts (EI and OI), but then excludes as a permitted use in the SR32 and US32 Overlays. The ordinance has been revised to incorporate the Plan Commission’s recommendation to allow within the SR32 Overlay conditioned upon the use being restricted from locating within three-hundred (300) feet of State Highway 32 right-of-way, or between State Highway 32 right-of-way and the access road required by Article 5.3(F) of the UDO, whichever is greater.
4. **Agricultural Uses:** The UDO defines “Agricultural Use” (permitted in AG-SF1 District) and “Agricultural Processing” (permitted in OI District). The ordinance amends both

definitions to ensure more intense and commercial agricultural uses are defined as Agricultural Processing rather than Agricultural Use, as follows:

Agricultural Processing: The use of land for activities involving the cultivation of products as part of a recognized commercial enterprise, including a variety of operations on crops or Livestock, and other Agricultural Uses, which may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties. Example uses include, but are not limited to: aquaculture, hydroponics, the grazing or raising of Livestock in a confined feed yard, commercial logging and timber harvesting operations, slaughterhouses, mills, refineries, canneries, coffee roasting, food processing, granaries, grain processing, commercial hatcheries, poultry processing plants, fat rendering, manufacturing of commercial fertilizer, starch manufacturing, and milk processing plants or other treatment of agricultural products which changes the naturally grown product for consumer use.

Agricultural Use: The use of land for farming, including plowing, tilling, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting operations); the grazing or raising of Livestock (except in confined feed yards); dairy farming; ~~aquaculture~~; sod production; horticulture; orchards; tree farms; ~~and the cultivation of products as part of a recognized commercial enterprise~~; and related buildings (e.g., barns, Stables, sheds, feeding bins).

SIGN STANDARDS:

The proposed amendment clarifies the following, with respect to monument (ground) signs:

1. **Masonry Materials:** Clarifies that all monument signs require a masonry “base” (differentiating from “caps” and “supporting structure”), as follows:

Materials: ~~Monument Signs shall~~ incorporate brick, stone or equivalent substitute in the construction of the a sign base consisting of Masonry Materials, cap and supporting structure. Masonry Materials shall compliment the color and texture of materials used on the Front Building Facade of the Lot’s Building(s)."

2. **Sign Area:** The UDO’s existing standard states that sign caps and bases are not permitted to display signs or to advertise. Decorative sign caps and bases are encouraged for aesthetic purposes; however, the UDO is not clear that sign caps and bases do not count towards the maximum sign area calculations. The amendment addresses this issue.
3. **Public Way Term:** “Right-of-way” in the UDO replaced the term “Public Way” from the old zoning ordinance; however, one use of the word “Public Way” was missed in the sign standards (temporary sign section) upon the adoption of the UDO. The ordinance revises accordingly.

MISCELLANEOUS STANDARDS:

The proposed amendment addresses several issues with respect to the following:

1. **Drainage & Utility Easements:** The City's municipal drainage ordinance currently prohibits improvements within drainage and utility easements; however, the UDO's standards for drainage and utility easements does not include such restrictions. As a result, the amendment adds the following:

No improvements (e.g., Accessory Buildings, Buildings, Driveways, fences, retaining walls, Structures) shall be permitted within a drainage and utility easement, unless otherwise approved by the Public Works Department or the appropriate utility provider.

2. **Mechanical Screening:** The UDO combined various sections from the old zoning ordinance with respect to screening of roof and ground mechanical equipment; however, in its implementation, the existing standards have caused confusion. The amendment clarifies roof mechanical equipment screening as an architectural standard and ground mounted equipment screening as a landscaping standard, as follows:

Article 6.3(F)(1) Architectural Standards; Business Districts Mechanical Screening: *Mechanical Screening: All roof ~~or ground~~ mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way completely enclosed. Ground-mounted equipment enclosures for mechanical equipment shall be landscaped on all sides not facing the building served screened in accordance with Article 6.8 Landscaping Standards.*

Article 6.8(H)(1); General Screening Standards; Heating and Cooling Facilities: *Heating and Cooling Facilities-Mechanical Screening: Ground-mounted heating and cooling units mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)*

3. **Tree Preservation:** The existing UDO standards allow for preserved trees to be credited, and some PUD District Ordinances or commitments require specific trees or areas of trees to be preserved in the development of property; however, the UDO does not explicitly require tree inventories for the trees to be preserved. As a result, the amendment requires a tree inventory for enforcement of the preservation. In addition, the amendment includes an example tree preservation easement certificate for secondary plats for standardizing these types of easements.

4. **Nonconforming Standards:** The UDO combined various sections from the old zoning ordinance with regard to nonconforming standards; however, two existing standards have warranted clarification:

- a. **Government Takings:** The purpose and intent narrative of the nonconforming chapter of the UDO states that nonconforming circumstances could occur as a result of a government taking; however, the subsequent standards do not explicitly address such a situation. As a result, the amendment includes the following:

A property is Legal Nonconforming if changes to the property are the result of improvements and/or changes to Rights-of-way adjacent to the property and such improvements and/or changes to Rights-of-way cause the property to no longer conform to the policies and standards of the applicable Zoning District.

- b. **Deliberate v. Natural Destruction:** Historically, if buildings are damaged or destroyed through natural disaster or a non-deliberate action, then the City has permitted buildings to be reconstructed to the prior state. The existing standards are not clear with regard to deliberate or natural damage. As a result, the ordinance proposes the following amendment:

A Legal Nonconforming Building or Structure deliberately damaged or deliberately destroyed by more than fifty percent (50%) of its fair market value shall thereafter conform to the regulations of the Zoning District in which it is located.

A Legal Nonconforming Building or Structure damaged or destroyed through natural disaster or a non-deliberate action may be reconstructed to the state and configuration as it existed immediately prior to the damage or destruction, except as otherwise regulated by Article 5.5 Floodplain Overlay District (FOD)."

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.

PROCEDURAL

Procedures to amend a zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the April 03, 2017, Plan Commission meeting. No action by the Council is required at this time.

PUBLIC HEARING

At the April 03, 2017, public hearing, the following comments and questions were stated:

1. Request to consider refining tree preservation easement certificate to allow for unpaved trails and the maintenance of trails with a mower.
 - *Comment: The proposed tree preservation certificate was revised accordingly.*
2. Support stated for the Agricultural Use and Agricultural Processing change.
3. Opposition stated to prohibiting Self-Storage Facilities within the State Highway 32 Overlay District.
 - *Comment: Pursuant to the Plan Commission's recommendation, the ordinance was revised to allow the use within the SR32 Overlay conditioned upon the use being restricted from locating within three-hundred (300) feet of State Highway 32 right-of-way, or between State Highway 32 right-of-way and the access road required by Article 5.3(F) of the UDO, whichever is greater.*
4. Request for consideration of a future amendment to the Unified Development Ordinance that includes additional design and architectural standards.
5. Does a right-of-way taking for a public trail cause a property to become illegally nonconforming?
 - *Response: No, not as proposed. The UDO's definition of "Right-of-way" includes public alternative transportation trails. As a result, a change in adjacent Right-of-way would also include public trails; however, additional language was added to provide certainty that this provision would also include public trails.*
6. If there will not be a public hearing at the time of the Detailed Development Plan, then can the public's concerns and comments be discussed during the change of zoning or Overall Development Plan public hearings?
 - *Response: Yes. As noted at the public hearing, development plan approval (Overall or Detailed), is a ministerial process and is only being reviewed for compliance with the applicable ordinances.*
7. Within the nonconforming section of the UDO, does "deliberately damaged or destroyed" versus "damaged or destroyed through natural disaster or a non-deliberate action" need further defined?

- *Response: Article 2.4(E) of the UDO states that words not otherwise by the UDO “shall have the meaning inferred from their context in this Ordinance or their ordinarily accepted definitions.” As a result, no additional definitions are warranted at this time.*

RECOMMENDATIONS/ACTIONS

Plan Commission Public Hearing

Public Hearing: April 03, 2017

Recommendation: May 01, 2017 (see **Exhibit 2**)

On May 1, 2017, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition with the condition that no self-storage unit be permitted to locate, either: 1) within three-hundred (300) feet of State Highway 32 right-of-way line, or 2) between State Highway 32 right-of-way line and the access road required by Article 5.3(F) Access Control Requirements, whichever is greater (Vote: 8 in favor, 0 opposed).

The Plan Commission’s recommendation has been incorporated into the ordinance, as presented, accordingly (see **Exhibit 1**).

City Council

Introduction: March 27, 2017

Eligible for Adoption: May 08, 2017

Submitted by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Kevin Todd, Senior Planner, City of Westfield
Economic and Community Development Department

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, April 3, 2017, to consider an amendment to the Westfield-Washington Township Unified Development 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 petition is as follows:

Docket No.	1704-ZOA-01
Ordinance No.	17-10
Petitioner	City of Westfield
Description	Petitioner requests various text amendments to the Unified Development Ordinance generally pertaining to Article 6.3(F)(A) Business District Mechanical Screening; Article 6.8 Landscaping Standards; Article 6.17 Sign Standards; Article 7.4(B) Subdivision Plat Certificates; Article 8.3 Easement Standards; Article 8.7(D)(1) Pedestrian Network Standards; Chapter 9 Nonconforming Regulations; Article 10.7 Development Plan Review; Article 12.1 Definitions; and Article 13.2 Use Table.

On May 1, 2017, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition with the condition that no self-storage unit be permitted to locate, either: 1) within three-hundred (300) feet of State Highway 32 right-of-way line, or 2) between State Highway 32 right-of-way line and the access road required by Article 5.3(F) Access Control Requirements, whichever is greater (Vote: 8 in favor, 0 opposed).

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


Matthew S. Skelton, Secretary

May 2, 2017
Date

RESOLUTION NUMBER 17-118

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA FINDING THAT PROPERTY OWNERS ARE IN SUBSTANTIAL COMPLIANCE FOR TAX ABATEMENT PURPOSES

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

WHEREAS, pursuant to the Act, not later than forty-five (45) days after receipt of the Compliance with Statement of Benefits forms (“Form CF-1”), attached hereto as Exhibit A, the Council may determine whether the property owners have substantially complied with the Statement of Benefits forms (“Form SB-1”) previously approved by the Council.

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

SECTION I. The Council has reviewed Exhibit A and has found that the property owners are in substantial compliance with their respective Form SB-1’s.

SECTION II. The President of the Council is hereby authorized to certify compliance with the respective Form SB-1’s.

SECTION III. The City’s administrative staff is hereby directed to file the certified Form CF-1’s with the appropriate Hamilton County office on behalf of the Council.

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

ADOPTED AND PASSED THIS ____TH DAY OF _____ 2017, BY THE
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
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

THIS INSTRUMENT PREPARED BY Amanda Rubadue, City of Westfield

Return Document to: Cindy Gossard, City of Westfield, 130 Penn Street, Westfield, IN 46074

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

I hereby certify that RESOLUTION 17-118 was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 17-118
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO Resolution 17-118
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

EXHIBIT A

AgReliant Genetics, LLC

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer AgReliant Genetics, LLC		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 1122 E. 169th Street, Westfield, IN 46074		DLGF taxing district number	
Name of contact person Katherine Mayberry, VP & General Counsel		Telephone number (317) 896-5552	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body City of Westfield, Indiana		Resolution number 15-104	Estimated start date (month, day, year) May 1, 2015
Location of property 1122 E. 169th Street		Actual start date (month, day, year) July 1, 2015	
Description of real property improvements Rehabilitation of existing structures to become corporate headquarters.		Estimated completion date (month, day, year) June 1, 2016	
		Actual completion date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		54	69
Salaries		\$4,900,000	\$7,083,980
Number of employees retained		54	54
Salaries		\$4,900,000	\$4,900,000
Number of additional employees		31	15
Salaries		\$2,290,000	\$2,183,980
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project		1,239,800	
Plus: Values of proposed project		3,000,000	
Less: Values of any property being replaced		748,600	
Net values upon completion of project		3,491,200	
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	6,869,000		
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative Katherine D. Mayberry		Title VP & General Counsel	Date signed (month, day, year) 4/12/2017

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Automatic Pool Covers, Inc. (11-01)

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-18)

Prescribed by the Department of Local Government Finance

FORM CF-1/PP

PRIVACY NOTICE

This form contains information
confidential pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer		County						
Automatic Pool Covers, Inc.; Soul Provider, Inc.; Cover Care, LLC		Hamilton						
Address of taxpayer (number and street, city, state, and ZIP code)		DLGF taxing district number						
17397 Oak Ridge Road, Westfield, IN 46074		29015						
Name of contact person		Telephone number						
Dave Berry		(317) 579-2000						
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of designating body		Resolution number	Estimated start date (month, day, year)					
Westfield Redevelopment Commission & Westfield City Council		11-01	1/1/2011					
Location of property		Actual start date (month, day, year)						
NE approx. 8.53 acres of Custom Commerce Park, Westfield		1/1/2011						
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.		Estimated completion date (month, day, year)						
Manufacturing, logistic distribution and IT equipment for Automatic Pool Cover manufacturing facility. See Exhibit B for full description of IT equipment purchases.		12/31/13						
		Actual completion date (month, day, year)						
		12/31/13						
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current number of employees		24	82					
Salaries		1,397,760.00	3,267,970.00					
Number of employees retained		24	24					
Salaries		1,397,760.00	1,397,760.00					
Number of additional employees		22	28					
Salaries		685,252.00	1,870,210.00					
SECTION 4		COST AND VALUES						
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	270,000.00				130,000.00		100,000.00	
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	101,649.00				5,108.00		12,188.00	
Less: Values of any property being replaced								
Net values upon completion of project								
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL					
Amount of solid waste converted								
Amount of hazardous waste converted								
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative		Title	Date signed (month, day, year)					
D. Berry		CEO	2/17/17					

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

- ☐ Approved ☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Automatic Pool Covers, Inc. (16-120)

Personal Property

**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51766 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP**PRIVACY NOTICE**This form contains information
confidential pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer	Automatic Pool Covers, Inc.; Soul Provider, Inc.; Cover Care, LLC		County Hamilton
Address of taxpayer (number and street, city, state, and ZIP code)	17397 Oak Ridge Road, Westfield, IN 46074		DLGF taxing district number 29015
Name of contact person	Dave Berry		Telephone number (317) 804-2800

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Resolution number	Estimated start date (month, day, year)	
Westfield Redevelopment Commission & Westfield City Council	16-120	9/1/2016	
Location of property	Actual start date (month, day, year)		
Approx. 8.48 acres, Section 1, Township 18, Range 3, Lot 3 of Custom Commerce Park	9/1/2016		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.	Estimated completion date (month, day, year)		
Manufacturing machinery and equipment for automatic pool cover manufacturing facility addition	12/31/2019		
	Actual completion date (month, day, year)		

SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		49	52
Salaries		3,185,000.00	3,267,970.00
Number of employees retained		49	49
Salaries		3,185,000.00	3,185,000.00
Number of additional employees		47	3
Salaries		2,419,582.40	82,970.00

SECTION 4		COST AND VALUES							
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values before project									
Plus: Values of proposed project	607,500.00								
Less: Values of any property being replaced									
Net values upon completion of project									
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values before project									
Plus: Values of proposed project	39,854.85								
Less: Values of any property being replaced									
Net values upon completion of project									

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			

SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative	Title	Date signed (month, day, year)	
D. Berry	CFO	2/17/17	

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Carrington Mortgage

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)

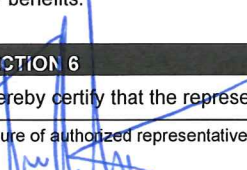
Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

PRIVACY NOTICE

This form contains information
confidential pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Carrington Mortgage Services, LLC		County Hamilton						
Address of taxpayer (number and street, city, state, and ZIP code) 25 Enterprise Drive, Suite 500 Aliso Viejo, CA 92656		DLGF taxing district number 29-015						
Name of contact person Tim Richthammer, VP of Tax, 1700 East Putnam Ave, Old Greenwich CT 06870		Telephone number (203) 661-6186						
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of designating body Common Council of the City of Westfield		Resolution number 14-126	Estimated start date (month, day, year) 01/01/2015					
Location of property 19845 US 31 North, Westfield, IN 46074		Actual start date (month, day, year)						
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. The company will install new cabling, IT equipment, and office equipment to establish a new regional service center.		Estimated completion date (month, day, year) 12/31/2019						
		Actual completion date (month, day, year)						
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current number of employees		180	571					
Salaries		11,232,000.00	31,641,171.17					
Number of employees retained		180	180					
Salaries		11,232,000.00	12,238,387.84					
Number of additional employees		360	391					
Salaries		19,468,800.00	19,402,783.33					
SECTION 4		COST AND VALUES						
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project							1,128,000.00	
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project							734,000.00	
Less: Values of any property being replaced								
Net values upon completion of project							734,000.00	
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL					
Amount of solid waste converted		0.00						
Amount of hazardous waste converted		0.00						
Other benefits:		0.00						
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 		Title VP of Tax	Date signed (month, day, year) 4/12/17					

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

CPS, Inc.

Personal Property

AS AMENDED


**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

PRIVACY NOTICE

This form contains information
confidential pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer CPS, Inc.		County Hamilton						
Address of taxpayer (number and street, city, state, and ZIP code) 17435 Tiller Court, Westfield, IN 46074		DLGF taxing district number 29-015						
Name of contact person Jason Ray		Telephone number (317) 848-0000						
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of designating body Westfield City Council		Resolution number 10-07	Estimated start date (month, day, year) 6-1-2010					
Location of property 17435 Tiller Court, Westfield, IN 46074		Actual start date (month, day, year)						
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Equipment includes several shrink wrap machines, air compressor unit, tape machines, conveyors, cutting tables, inventory system, molds, etc.		Estimated completion date (month, day, year) 6-1-2012						
		Actual completion date (month, day, year)						
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current number of employees		4	4					
Salaries		206,000.00	515,132.55					
Number of employees retained		4	4					
Salaries		208,000.00	515,132.55					
Number of additional employees		20						
Salaries		500,000.00						
SECTION 4		COST AND VALUES						
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	550,000.00							
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	124,384.00	21,771.00						
Less: Values of any property being replaced								
Net values upon completion of project								
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL					
Amount of solid waste converted								
Amount of hazardous waste converted								
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 		Title President	Date signed (month, day, year) 5/4/17					

AS AMENDED

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.**

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Custom Cast Stone

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer B-K. REAL ESTATE INVESTMENT LLC	County HAMILTON
Address of taxpayer (number and street, city, state, and ZIP code) 734 E. 169TH ST. WESTFIELD IN. 46074	DLGF taxing district number
Name of contact person J. Kent GRUBAN	Telephone number (317) 896-1700

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body CITY of WESTFIELD	Resolution number 08-22	Estimated start date (month, day, year) 10-15-2008
Location of property 734 E. 169TH ST. WESTFIELD IN. 46074		Actual start date (month, day, year)
Description of real property improvements		Estimated completion date (month, day, year)
		Actual completion date (month, day, year) 5-1-2009

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		55	41
Salaries		2,030,000.00	1,743,394.00
Number of employees retained			
Salaries			
Number of additional employees			
Salaries			

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		2,968,600.00
Plus: Values of proposed project		
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		2,968,600.00
Plus: Values of proposed project		355,019.00
Less: Values of any property being replaced		
Net values upon completion of project		3,323,619.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative [Signature]	Title PRESIDENT	Date signed (month, day, year) 3-22-2017

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐ the property owner IS in substantial compliance ☐ the property owner IS NOT in substantial compliance ☐ other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	☐ AM ☐ PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
☐ Approved ☐ Denied (see instruction 4 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

Custom Concrete

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 17 PAY 20 18

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Oak Ridge Real Estate Development, LLC and Custom Concrete, Co., Inc.		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 17241 Foundation Parkway, Westfield, IN 46074		DLGF taxing district number	
Name of contact person Douglas Staebler		Telephone number (317) 399-2299	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Westfield City Council		Resolution number 03-09, 07-09	Estimated start date (month, day, year) 08/01/2003
Location of property 17241 Foundation Parkway, Westfield, IN 46074		Actual start date (month, day, year) 08/01/2003	
Description of real property improvements New Construction of Commercial Building		Estimated completion date (month, day, year) 03/30/2005	
		Actual completion date (month, day, year) 03/30/2005	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		184	208
Salaries		7,000,000.00	11,400,000.00
Number of employees retained		184	208
Salaries		7,000,000.00	11,400,000.00
Number of additional employees		55	
Salaries		2,035,000.00	
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		2,500,000.00	
Less: Values of any property being replaced			
Net values upon completion of project		2,500,000.00	
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		4,320,688.00	3,512,200.00
Less: Values of any property being replaced			
Net values upon completion of project		4,320,688.00	3,512,200.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title CFO	Date signed (month, day, year) 03/23/2017

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐ the property owner IS in substantial compliance			
☐ the property owner IS NOT in substantial compliance			
☐ other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	☐ AM ☐ PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
☐ Approved ☐ Denied (see instruction 4 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

Duramark Technologies

Personal Property

**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP**PRIVACY NOTICE**This form contains information
confidential pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer	Duramark Technologies	County	Hamilton
Address of taxpayer (number and street, city, state, and ZIP code)	209 E. 175th Street, Westfield, IN 46074	DLGF taxing district number	015
Name of contact person	Bill Bussick	Telephone number	(317) 413-3888

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Westfield City Council	Resolution number	16-114
Location of property	16450 Southpark Drive, Westfield, IN 46074	Estimated start date (month, day, year)	5/30/2016
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.	Duramark Technologies will purchase equipment used in the production of on-demand durable labels. The company plans to purchase printers, vinyl cutters and other production equipment valued at \$1,926,000.	Actual start date (month, day, year)	5/30/2016
		Estimated completion date (month, day, year)	5/30/2021
		Actual completion date (month, day, year)	

SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		22	36
Salaries		1,073,072.00	2,014,047.00
Number of employees retained		22	22
Salaries		1,073,072.00	1,073,072.00
Number of additional employees		41	14
Salaries		2,686,320.00	971,975.00

SECTION 4		COST AND VALUES							
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project		0.00	0.00						
Plus: Values of proposed project		1,926,000.00	770,400.00						
Less: Values of any property being replaced		0.00	0.00						
Net values upon completion of project		1,926,000.00	770,400.00						
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project		0.00	0.00						
Plus: Values of proposed project		761,970.43	304,788.17						
Less: Values of any property being replaced		0.00	0.00						
Net values upon completion of project		761,970.43	304,788.17						

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			

SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative		Title	President
		Date signed (month, day, year)	April 13, 2017

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.**

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Duramark Technologies

Real Property

**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 17 PAY 20 18

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Duramark Technologies		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 209 E. 175th Street, Westfield, IN 46074		DLGF taxing district number 015	
Name of contact person Bill Bussick		Telephone number (317) 413-3888	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Westfield City Council		Resolution number 16-115	Estimated start date (month, day, year) 9/30/2015
Location of property 16450 Southpark Drive, Westfield, IN 46074		Actual start date (month, day, year) 9/30/2015	
Description of real property improvements New construction of 18,000 sf facility to house Duramark Technologies' Headquarters and production.		Estimated completion date (month, day, year) 12/31/2016	
		Actual completion date (month, day, year) 12/31/2016	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		22	36
Salaries		1,073,072.00	2,045,047.00
Number of employees retained		22	22
Salaries		1,073,072.00	1,073,072.00
Number of additional employees		41	14
Salaries		2,686,320.00	971,975.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		0.00	
Plus: Values of proposed project		2,134,000.00	
Less: Values of any property being replaced		0.00	
Net values upon completion of project		2,134,000.00	
ACTUAL		COST	ASSESSED VALUE
Values before project		0.00	
Plus: Values of proposed project		2,023,000.00	
Less: Values of any property being replaced		0.00	
Net values upon completion of project		2,023,000.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title President	Date signed (month, day, year) April 13, 2017

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
☐ the property owner IS in substantial compliance			
☐ the property owner IS NOT in substantial compliance			
☐ other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	☐ AM ☐ PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
☐ Approved ☐ Denied (see instruction 4 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

EGO Enterprises, LLC (11-02)

Real Property

**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 61766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 17 PAY 20 18

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer EGO Enterprises	County Hamilton
Address of taxpayer (number and street, city, state, and ZIP code) 17397 Oak Ridge Road, Westfield, IN 46074	DLGF taxing district number 29015
Name of contact person Dave Berry	Telephone number (317) 579-2000

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Westfield, Redevelopment Commission/City Council	Resolution number 11-02	Estimated start date (month, day, year) 1/1/2011
Location of property NE approx. 8.53 acres of Custom Commerce Park, Westfield		Actual start date (month, day, year) 1/1/2011
Description of real property improvements Construct a fifty-thousand foot building		Estimated completion date (month, day, year) 12/31/2013
		Actual completion date (month, day, year) 12/31/2013

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	24	52
Salaries	1,397,760.00	3,267,970.00
Number of employees retained	24	24
Salaries	1,397,760.00	1,397,760.00
Number of additional employees	22	28
Salaries	595,200.00	1,870,210.00

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	2,500,000.00	
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	3,263,367.00	
Less: Values of any property being replaced		
Net values upon completion of project		

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative D. Berry	Title CFO	Date signed (month, day, year) 2-17-17

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

- ☐ Approved ☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

EGO Enterprises, LLC (16-112)

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 17 PAY 20 18

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-6.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer EGO Enterprises, LLC f/b/o Automatic Pool Covers		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 17397 Oak Ridge Road, Westfield, IN 46074		DLGF taxing district number 29015	
Name of contact person Dave Berry		Telephone number (317) 804-2800	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Westfield Redevelopment Commission and Westfield City Council		Resolution number 16-112	Estimated start date (month, day, year) 9/18/2016
Location of property Approx. 8.48 acres, Sec. 1, Twp 18, Range 3, Lot 3 of Custom Commerce Park		Actual start date (month, day, year) 9/18/2016	
Description of real property improvements Addition of approximately 30,000 SF of warehouse and 2,500 SF of office space onto the existing property located at 17397 Oak Ridge Road		Estimated completion date (month, day, year) 5/31/2017	
		Actual completion date (month, day, year)	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		49	62
Salaries		3,165,000.00	3,287,570.00
Number of employees retained		49	49
Salaries		3,185,000.00	3,185,000.00
Number of additional employees		47	3
Salaries		2,418,592.40	22,979.00
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project		2,515,100.00	
Plus: Values of proposed project	3,400,000.00		
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL	COST	ASSESSED VALUE	
Values before project		2,515,100.00	
Plus: Values of proposed project	1,544,170.00		
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative D. Berry		Title CFO	Date signed (month, day, year) 2/17/17

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

HADAH II, LLC

Real Property

**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51788 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 17 PAY 20 18

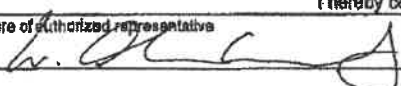
FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 8-1.1-12.1-6.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-6.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer HADAH II LLC		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 4848 Deer Ridge Dr N, Carmel, IN 46033		DLGF taxing district number 29015	
Name of contact person Andy Weas		Telephone number (317) 867-4477	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Westfield Common Council		Resolution number 13-107	Estimated start date (month, day, year)
Location of property 12797 Oakridge Road, Westfield, IN 46074		Actual start date (month, day, year)	
Description of real property improvements Construct a 35,000 SF building		Estimated completion date (month, day, year)	
		Actual completion date (month, day, year)	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		25	38
Salaries		1,300,000.00	2,820,114.00
Number of employees retained		25	25
Salaries		1,300,000.00	1,300,000.00
Number of additional employees		20	13
Salaries		915,200.00	1,520,114.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		2,500,000.00	
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		3,468,461.00	
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title MANAGED	Date signed (month, day, year) 2/13/17

OPTIONAL - FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.2)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has NOT made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner IS in substantial compliance
- ☐ the property owner IS NOT in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

- ☐ Approved ☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.3(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

IMMI

Personal Property

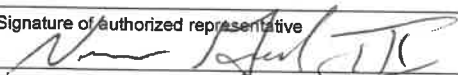
**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP**PRIVACY NOTICE**This form contains information
confidential pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer Indiana Mills & Manufacturing, Inc.						County Hamilton		
Address of taxpayer (number and street, city, state, and ZIP code) 18881 IMMI Way, Westfield, IN 46074						DLGF taxing district number 015		
Name of contact person Norman Gould III						Telephone number (317) 896-9531		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of designating body Westfield Common Council				Resolution number 11-06		Estimated start date (month, day, year) 2/11/2012		
Location of property CAPE facility, 18881 IMMI Way, Westfield, IN 46074						Actual start date (month, day, year) 2/11/2012		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. R&D and support equipment for expansion of research and testing facilities						Estimated completion date (month, day, year) 12/31/2012		
						Actual completion date (month, day, year) 12/31/2012		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL
Current number of employees						20		31.5
Salaries						1,018,671.00		2,109,945.00
Number of employees retained						20		28
Salaries						1,018,671.00		1,866,233.00
Number of additional employees						10		3.5
Salaries						500,000.00		243,712.00
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project			8,129,249.00	1,478,587.50				
Plus: Values of proposed project			2,800,000.00	1,120,000.00				
Less: Values of any property being replaced			0.00	0.00				
Net values upon completion of project			10,929,249.00	2,598,587.50				
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project			8,129,249.00	1,478,587.50				
Plus: Values of proposed project			4,201,714.00	1,680,685.60				
Less: Values of any property being replaced			0.00	0.00				
Net values upon completion of project			12,330,963.00	3,159,273.10				
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL
Amount of solid waste converted								
Amount of hazardous waste converted								
Other benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 				Title VP of Global Finance		Date signed (month, day, year) 3-20-2017		

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

- ☐ Approved ☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Thieneman Construction

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 17 PAY 20 18

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Thieneman Properties, LLC		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 17219 Foundation Parkway, Westfield, IN 46074		DLGF taxing district number 015-0007	
Name of contact person Kenneth D Thieneman		Telephone number (317) 867-3462	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Westfield City Council		Resolution number 14-129	Estimated start date (month, day, year) 10/15/2014
Location of property Custom Commerce Park, Lot 1 (17219 Foundation Parkway)		Actual start date (month, day, year) 7/6/2015	
Description of real property improvements 2 Story office building, warehouse and storage yard		Estimated completion date (month, day, year) 11/1/2015	
		Actual completion date (month, day, year) 06/30/2016	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		16	41
Salaries		1,275,000.00	3,330,770.00
Number of employees retained		16	16
Salaries		1,275,000.00	1,275,000.00
Number of additional employees		28	25
Salaries		2,000,000.00	2,055,770.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		363,000.00	9,300.00
Plus: Values of proposed project		2,437,000.00	1,949,600.00
Less: Values of any property being replaced		0.00	0.00
Net values upon completion of project		2,800,000.00	1,958,900.00
ACTUAL		COST	ASSESSED VALUE
Values before project		363,000.00	9,300.00
Plus: Values of proposed project		3,437,972.00	3,461,000.00
Less: Values of any property being replaced		0.00	0.00
Net values upon completion of project		3,800,972.00	3,470,300.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title Member, Thieneman Properties	Date signed (month, day, year) 4/13/17

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 4 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Weas Engineering, Inc.

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51785 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

PRIVACY NOTICE

This form contains information
confidential pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer	County		
Weas Engineering, Inc.	Hamilton		
Address of taxpayer (number and street, city, state, and ZIP code)	DLGF taxing district number		
17297 Oakridge Road, Westfield, IN 46074	29015		
Name of contact person	Telephone number		
Andy Weas	(317) 867-4477		

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Resolution number	Estimated start date (month, day, year)	
Westfield Common Council	13-106		
Location of property	Actual start date (month, day, year)		
17297 Oakridge Road, Westfield, IN 46074			
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.	Estimated completion date (month, day, year)		
Manufacturing, R&D, logistic distribution and information technology equipment including by not limited to the items listed in Exhibit A.	Actual completion date (month, day, year)		

SECTION 3			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		25	38
Salaries		1,300,000.00	2,820,114.00
Number of employees retained		25	25
Salaries		1,300,000.00	1,300,000.00
Number of additional employees		20	13
Salaries		915,200.00	1,520,114.00

SECTION 4								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	199,000.00						42,000.00	
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	215,156.00	94,110.00					77,926.00	35,361.00
Less: Values of any property being replaced								
Net values upon completion of project								

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5		
WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6		
TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative	Title	Date signed (month, day, year)
	PRESIDENT	5/11/17

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found NOT to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
5. If the designating body determines that the property owner has NOT made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.

We have reviewed the CF-1 and find that: ☐ the property owner IS in substantial compliance ☐ the property owner IS NOT in substantial compliance ☐ other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing ☐ AM ☐ PM	Date of hearing (month, day, year)	Location of hearing	
HEARING RESULTS (to be completed after the hearing)			
☐ Approved ☐ Denied (see instruction 5 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

RESOLUTION 17-116

A RESOLUTION TO RE-ESTABLISH A CUMULATIVE CAPITAL DEVELOPMENT FUND

Under Indiana Code 36-9-15.5

NOW, THEREFORE, BE IT RESOLVED by the Westfield City Council of Hamilton County, Indiana that a need exists for the re-establishment of a Cumulative Capital Development Fund for all uses as set out and referenced in I.C. 36-9-15.5.

BE IT FURTHER RESOLVED that the City shall abide by the provisions as set out therein. The proposed fund shall not exceed \$.05 on each \$100.00 of assessed valuation. Said tax rate will be levied beginning with taxes for 2017 payable 2018.

BE IT FURTHER RESOLVED that proofs of publication of the public hearing held on the 8th day of May 2017 and a certified copy of this resolution be submitted 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.

Duly adopted by the following vote of the members of said Westfield City Council this 8th day of May 2017.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy J. Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 17-116 was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 17-116 I hereby VETO RESOLUTION 17-116

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor