

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_03_13_2017

Monday, March 13, 2017 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

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

MEETING PLACE: Westfield City Hall- Assembly Room

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

AGENDA

Pledge of Allegiance

Invocation by: Pastor Brad Ruggles

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 2-27-17](#)

Claims:

Documents: [Docket](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Special Presentation: WGU Scholarship Presented by: Kyle Utter

Indianapolis Executive Airport Update: Brad Cozza, Airport Director

Old Business:

Ordinance 16-51: The Grand Millennium Center PUD District

Council Introduction: December 12, 2016

APC Public Hearing: January 4, 2017

APC Recommendation: March 6, 2017

Adoption Consideration: March 13, 2017

Documents: [Ordinance 16-51](#) | [Staff Report](#) | [Location Map](#) | [District Map](#) | [Example Layout](#) | [Character Exhibit](#)

Resolution 17-101: Fiscal Plan for Annexation Ordinance 17-01 (Chatham Hills Phase 11)

Adoption Consideration: March 13, 2017

Documents: [Resolution 17-101](#)

Ordinance 17-01: 100% Voluntary Annexation (Chatham Hills Phase 11)

Council Introduction: February 13, 2017

Public Hearing: February 13, 2017

Adoption Consideration: March 13, 2017

Documents: [Ordinance 17-01](#) | [Location Map](#)

Ordinance 17-02: Belmont Woods Rezone from AG-SF1 to SF-2

Council Introduction: February 13, 2017

APC Public Hearing: March 6, 2017

APC Recommendation: March 6, 2017

Adoption Consideration: March 13, 2017

Documents: [Ordinance 17-02](#) | [Concept Plan](#) | [Location Map](#) | [Department Report](#)

New Business:

Ordinance 17-04: Field Brewing in the Junction Planned Unit Development

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](#) | [Concept Plan](#) | [Illustrative Character Exhibit](#) | [Location Map](#)

Guests:

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

Council Response to Guest Comments

City Council Comments

Mayor Comments

Adjourn

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

Working Meeting

Westfield City Council February 27, 2017

The Westfield City Council met in regular session on Monday February 27, 2017 at the Westfield City Hall. Members present were Chuck Lehman, Steve Hoover, Jim Ake, Joe Edwards, Cindy Spoljaric, Bob Horkay and Mark Keen. 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:

Cindy Spoljaric made a motion to approve February 13, 2017 minutes as presented. Steve Hoover 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:

None

Old Business:

Ordinance 16-27: Wood Wind PUD District (Request to Return to APC)

Council Introduction: August 8, 2016

APC Public Hearing: September 6, 2016

APC Public Hearing: November 21, 2017

APC Recommendation: February 6, 2017

Consideration of Petitioner's Request: February 27, 2017

Joseph Scimia with Ice Miller spoke for Petitioner, Pulte Homes

Council consensus to return to APC for recommendation

Ordinance 16-44: Osborne Trails Planned Unit Development (PUD) District

Council Introduction: November 14, 2016

APC Public Hearing: December 5, 2016

APC Recommendation: February 21, 2017

Adoption Consideration: February 27, 2017

Matt Pleasant presented this item stating it is a change in zoning.

Jon Dobosiewicz from Nelson & Frankenburger spoke detailing the two amended items on the Ordinance.

There was Council discussion

Steve Hoover made a motion to approve Ordinance 16-44 as amended. Bob Horkay seconded. Vote: Yes-5; No-1 (J. Edwards) Abstain-1. (C. Spoljaric) Motion carries.

New Business:

Resolution 17-103: Established of Economic Revitalization Area for 17819 Commerce Dr.

Council Introduction: February 27, 2017

Adoption Consideration: February 27, 2017

Amanda Rubadue presented stating this is a request to establish the Economic Revitalization Area (for the prerequisite process) on 178819 Commerce Dr. in order to be eligible for a tax abatement.

Leslie Wagner from Ginovus Advisory Firm spoke.

Joe Edwards made a motion to approve Resolution 17-103 as presented. Steve Hoover seconded. Vote: Yes-7; No-0. Motion carries.

Resolution 17-104: City of Westfield Authorizing the Execution of Deed

Council Introduction – February 27, 2017

Adoption Consideration – February 27, 2017

Brian Zaiger presented this item stating it is the process to allow the Mayor to execute and deliver the Deed and any contract, agreement, or certificate necessary to carry out the purchase of City Property to Riverview Hospital.

Mark Keen made a motion to approve Resolution 17-104 as presented. Bob Horkay seconded. Vote: Yes-7; No-0. Motion carries.

Resolution 17-105: Establishment of Economic Revitalization Area for West Side of Mule Barn Road
Council Introduction- February 27, 2017
Adoption Consideration- February 27, 2017

Amanda Rubadue presented this item stating this is a statutory prerequisite process for Real Estate to be eligible for a tax abatement.

Randy Zentz from Zentz Consulting spoke

Joe Edwards made a motion to approve Resolution 17-105 as presented. Cindy Spoljaric seconded.
Vote: Yes-7; No-0. Motion carries.

Guest:

Larry Hutson spoke regarding the roundabout at Village Farms. Mr. Hutson went on to thank the Council for cancelling this project.

Chris Michelstetter spoke regarding the City development and growth

Council responses to Guest Comments:

Jim Ake stated the Village Farms round-a-bout project has been removed from list at this time.

Cindy Spoljaric spoke in regards to the City development and growth stating she would like to see the City to be able to assess Developers charges for schools. Indiana State law does not allow this.

Mark Keen stated to Mr. Michelstetter if we stopped building today, the schools would still have the need to add on to current buildings.

Chuck Lehman gave Mr. Michelstetter his phone number and offered to discuss the matter with him further.

Mayor Cook brought up impact of tax caps

Steve Hoover spoke to this matter as well explaining Council decisions are not made alone nor solely on current needs but they are looking at the big picture.

City Council Comments:

Steve Hoover gave APC Update

Mayor Comments:

City using pothole machine and making own hot mix

March 16th City Hall at 5pm meeting to discuss downtown and State Road 32

Indy Eleven started soccer practice at GRP

Circle Center Women's Soccer Showcase past weekend at GRP

College Men's Soccer this upcoming weekend at GRP

Without any further business the meeting adjourned at 8:00 PM

Clerk-Treasurer

President

ORDINANCE 17-01

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 February 13, 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 16-126); 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 southwest corner of US 31 and SR 38, and adjacent to the existing corporate limits along the western and southern boundaries of the Annexation Area, is hereby annexed to and declared to be a part of the City.

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

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF MARCH, 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 17-01** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 17-01
this _____ day of _____, 2017.

I hereby VETO Ordinance 17-01
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**

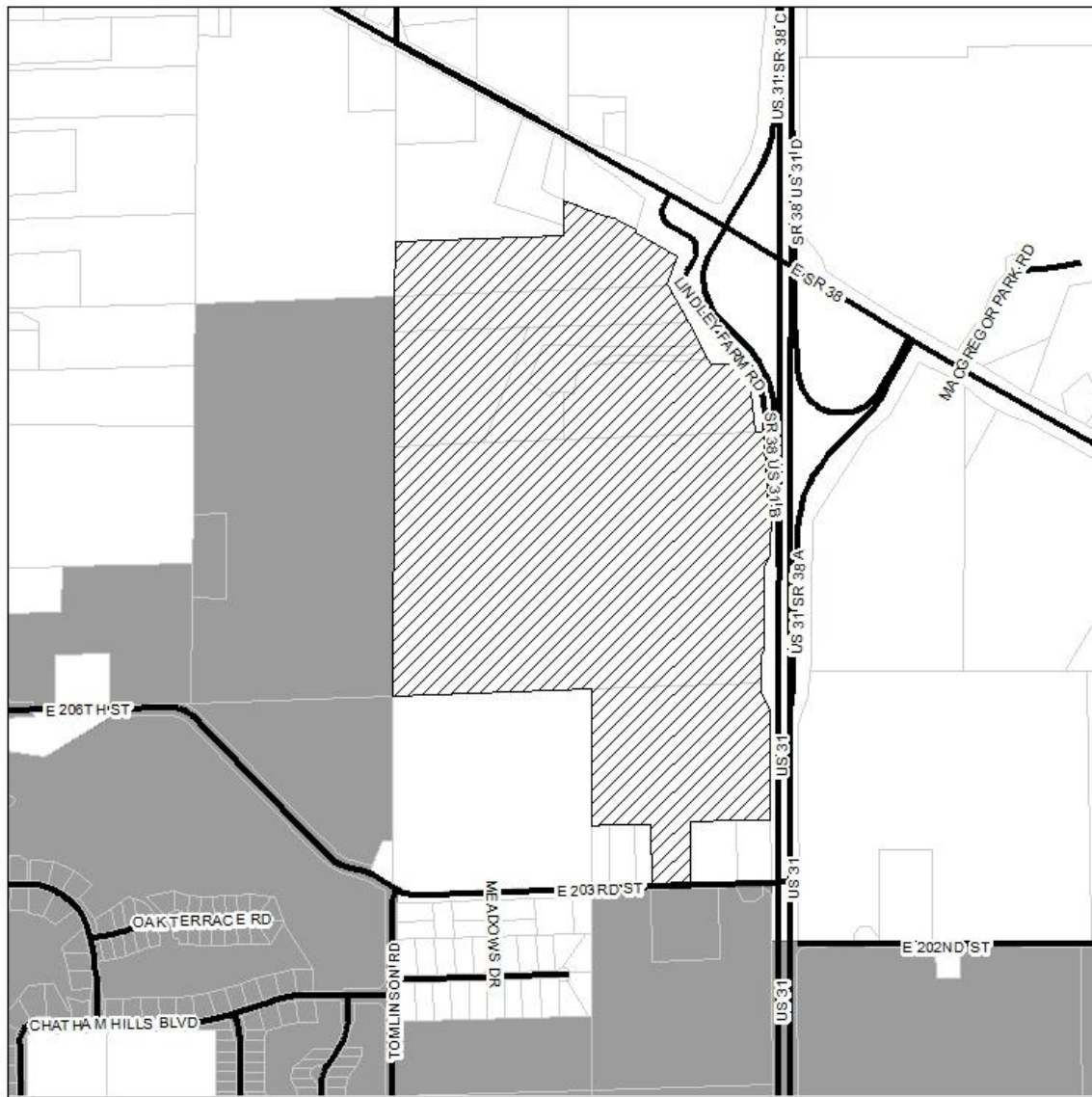


EXHIBIT LEGEND

	ANNEXATION AREA		PARCELS
	EXISTING CITY LIMITS		STREETS

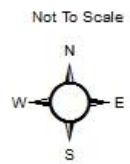


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes seven (7) parcels of land:

Parcel Nos. 08-05-13-00-00-022.000
08-05-13-00-00-025.000
08-05-13-00-00-024.000
08-05-13-00-00-023.000
08-05-24-00-00-006.000
08-05-13-00-00-024.001
08-05-13-00-00-024.101

Starting at the northeast corner of the northeast quarter of Section 24, Township 19, Range 3,

S 87-55-54 W Distance: 190.956 to the point of beginning.

Direction: N 0-7-9 E	Distance: 173.056
Direction: N 16-48-53 E	Distance: 52.2
Direction: N 0-6-56 E	Distance: 550
Direction: N 31-15-4 E	Distance: 81.78
Direction: N 1-6-53 E	Distance: 655.109
Direction: N 7-49-26 W	Distance: 174.347
Direction: S 87-40-38 W	Distance: 89.67
Direction: N 6-14-46 W	Distance: 260.668
Direction: N 19-21-5 W	Distance: 201.441
Direction: S 89-59-49 W	Distance: 197.53
Direction: N 29-0-33 W	Distance: 603.505
Direction: N 20-40-39 E	Distance: 192.832
Direction: N 59-46-48 W	Distance: 321.086
Direction: N 14-53-37 E	Distance: 18.636
Direction: N 61-55-12 W	Distance: 52.942
Direction: N 71-26-22 W	Distance: 20.169
Direction: N 62-48-30 W	Distance: 42.148
Direction: N 57-18-5 W	Distance: 37.836
Direction: N 73-2-49 W	Distance: 53.808
Direction: N 79-24-13 W	Distance: 49.986
Direction: N 67-7-24 W	Distance: 73.415
Direction: N 64-37-3 W	Distance: 70.971
Direction: N 70-40-49 W	Distance: 101.347
Direction: S 0-29-44 W	Distance: 232.388
Direction: S 87-49-0 W	Distance: 1122.895
Direction: S 0-18-15 W	Distance: 363.395
Direction: S 0-18-15 W	Distance: 233.713
Direction: S 0-18-18 W	Distance: 762.471

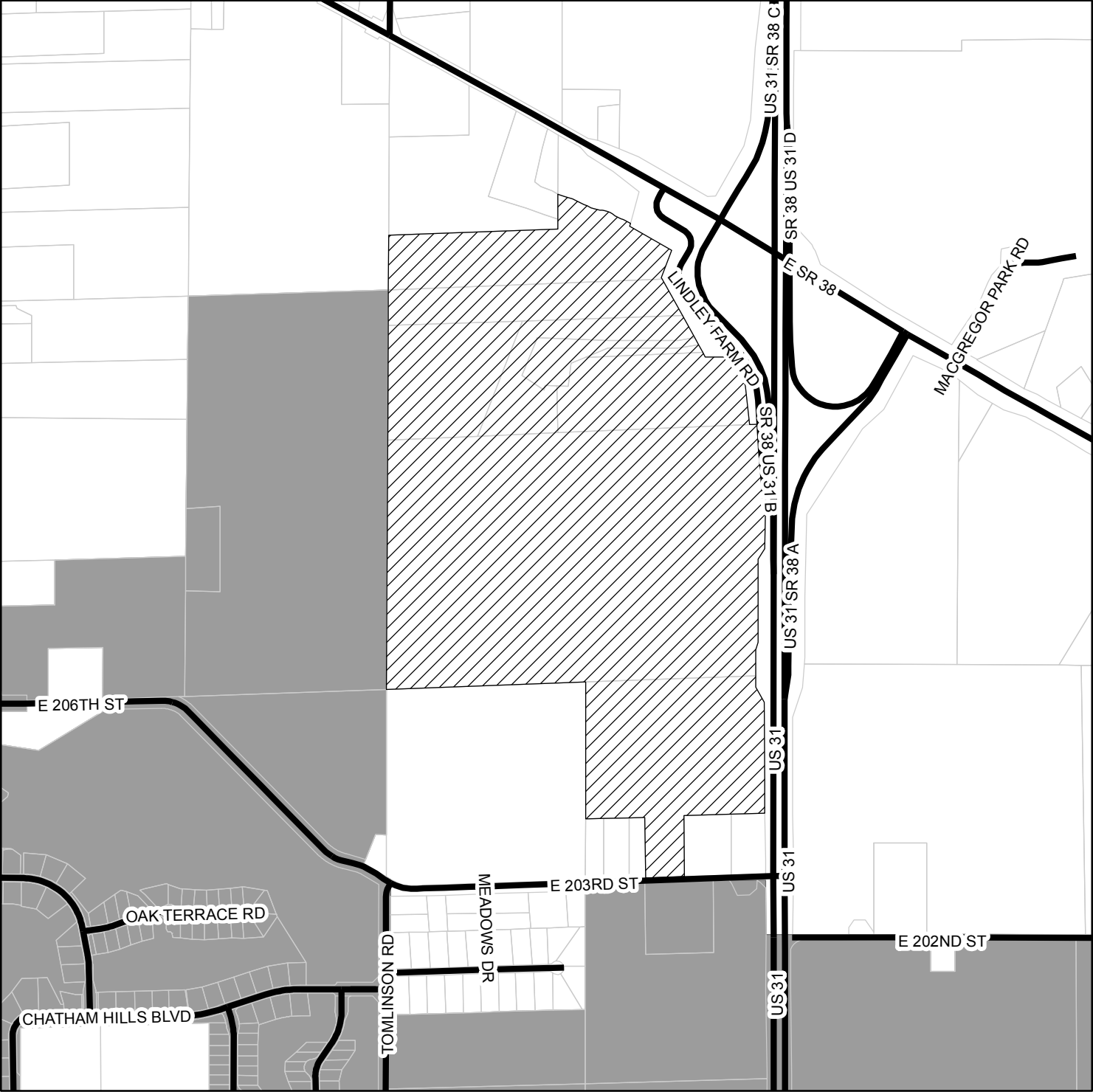
Direction: S 0-16-38 W	Distance: 1655.185
Direction: N 87-52-10 E	Distance: 1325.068
Direction: S 0-13-3 W	Distance: 910.104
Direction: N 88-29-48 E	Distance: 393.775
Direction: S 0-56-1 E	Distance: 401.413
Direction: N 87-51-24 E	Distance: 255.599
Direction: N 0-17-47 W	Distance: 402.126
Direction: N 88-16-10 E	Distance: 536.144
Direction: N 0-10-41 W	Distance: 736.869
Direction: N 29-48-41 W	Distance: 115.39
Direction: N 0-6-29 E	Distance: 76.953

Back to the point of beginning – containing 187.34 acres more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Lindley Farm Road, SR 38, US 31, and 203rd Street.

Annexation Area



Not To Scale

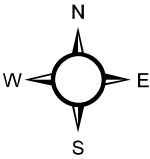


EXHIBIT LEGEND

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

RESOLUTION 17-101

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 17-01

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 17-101 was delivered to the Mayor of Westfield
on the _____ day of March, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 17-101
this _____ day of March, 2017.

I hereby VETO Resolution 17-101
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**

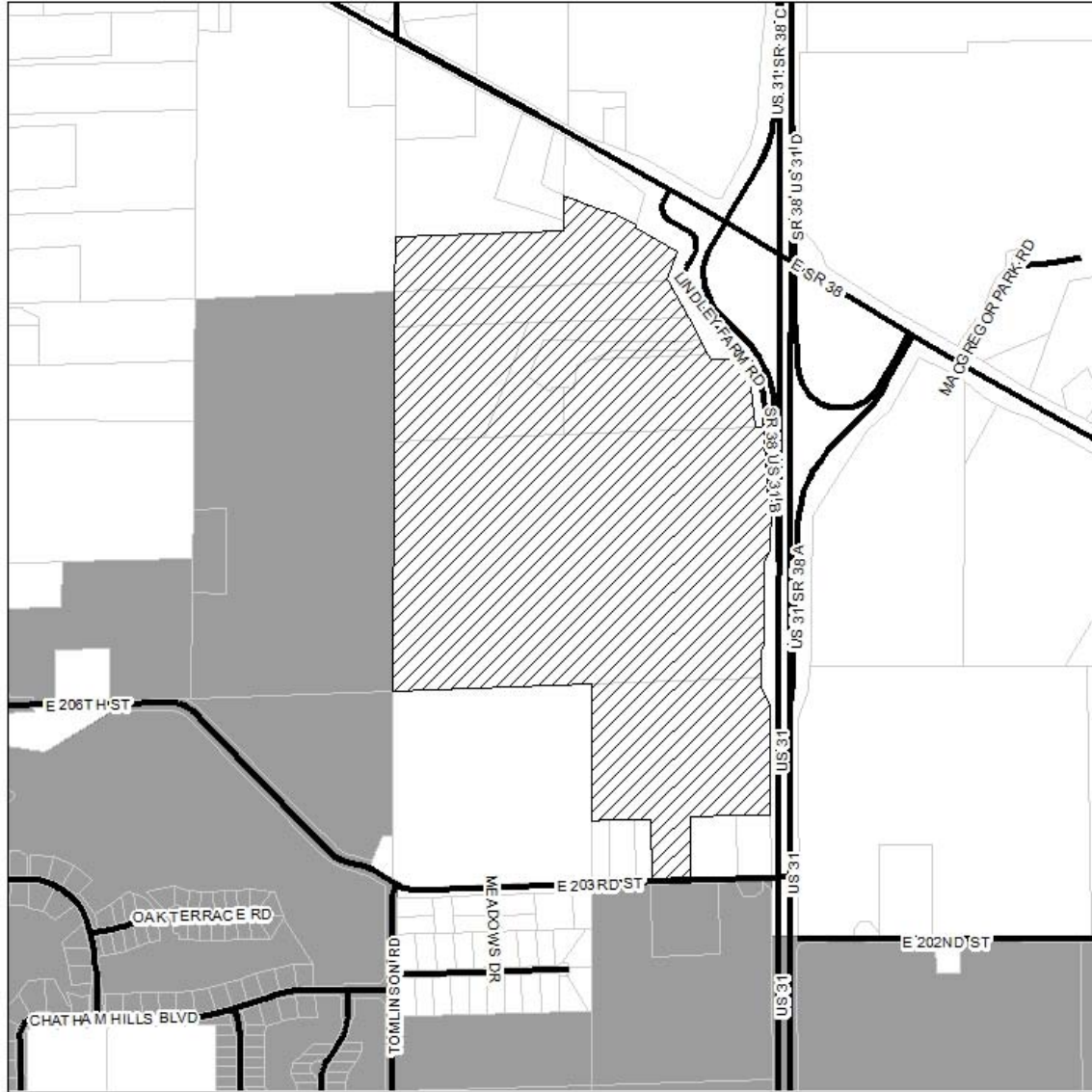


EXHIBIT LEGEND

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

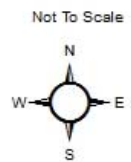


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTIONS

This description includes seven (7) parcels of land:

Parcel Nos. 08-05-13-00-00-022.000
08-05-13-00-00-025.000
08-05-13-00-00-024.000
08-05-13-00-00-023.000
08-05-24-00-00-006.000
08-05-13-00-00-024.001
08-05-13-00-00-024.101

Starting at the northeast corner of the northeast quarter of Section 24, Township 19, Range 3,

S 87-55-54 W Distance: 190.956 to the point of beginning.

Direction: N 0-7-9 E	Distance: 173.056
Direction: N 16-48-53 E	Distance: 52.2
Direction: N 0-6-56 E	Distance: 550
Direction: N 31-15-4 E	Distance: 81.78
Direction: N 1-6-53 E	Distance: 655.109
Direction: N 7-49-26 W	Distance: 174.347
Direction: S 87-40-38 W	Distance: 89.67
Direction: N 6-14-46 W	Distance: 260.668
Direction: N 19-21-5 W	Distance: 201.441
Direction: S 89-59-49 W	Distance: 197.53
Direction: N 29-0-33 W	Distance: 603.505
Direction: N 20-40-39 E	Distance: 192.832
Direction: N 59-46-48 W	Distance: 321.086
Direction: N 14-53-37 E	Distance: 18.636
Direction: N 61-55-12 W	Distance: 52.942
Direction: N 71-26-22 W	Distance: 20.169
Direction: N 62-48-30 W	Distance: 42.148
Direction: N 57-18-5 W	Distance: 37.836
Direction: N 73-2-49 W	Distance: 53.808
Direction: N 79-24-13 W	Distance: 49.986
Direction: N 67-7-24 W	Distance: 73.415
Direction: N 64-37-3 W	Distance: 70.971
Direction: N 70-40-49 W	Distance: 101.347
Direction: S 0-29-44 W	Distance: 232.388
Direction: S 87-49-0 W	Distance: 1122.895
Direction: S 0-18-15 W	Distance: 363.395
Direction: S 0-18-15 W	Distance: 233.713
Direction: S 0-18-18 W	Distance: 762.471
Direction: S 0-16-38 W	Distance: 1655.185

Direction: N 87-52-10 E	Distance: 1325.068
Direction: S 0-13-3 W	Distance: 910.104
Direction: N 88-29-48 E	Distance: 393.775
Direction: S 0-56-1 E	Distance: 401.413
Direction: N 87-51-24 E	Distance: 255.599
Direction: N 0-17-47 W	Distance: 402.126
Direction: N 88-16-10 E	Distance: 536.144
Direction: N 0-10-41 W	Distance: 736.869
Direction: N 29-48-41 W	Distance: 115.39
Direction: N 0-6-29 E	Distance: 76.953

Back to the point of beginning – containing 187.34 acres more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Lindley Farm Road, SR 38, US 31, and 203rd Street.



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

**Generally described as real estate located on the
the southwest corner of US 31 and SR 38**

**This Fiscal Plan Supports
Ordinance 17-01**

**This Fiscal Plan is Exhibit C
of Resolution 17-101**

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 generally described as real estate located the southwest corner of US 31 and SR 38 (see attached **Exhibit 1**) and encompasses an area of approximately one hundred ninety-five (195) 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 six (6) inhabitants and contains two (2) residential structures and four (4) 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 designations of the Annexation Area are: Planned Unit Development District (Chatham Hills PUD District Ordinance No. 13-24, as amended by Ordinance Nos. 15-28 and 16-46, and 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 \$935,300.

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

The build-out of the Annexation Area is planned to include a portion of a larger residential golf course and commercial development pursuant to the approved Chatham Hills Planned Unit Development District. Site construction for the Annexation Area is planned by the developer to be initiated in 2017. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Single-Family Homes¹:

- 2017: Eleven (11) units with an estimated market value of \$825,000 per unit.
- 2018: Eleven (11) units with an estimated market value of \$825,000 per unit.
- 2019: Eleven (11) units with an estimated market value of \$825,000 per unit.
- 2020: Eleven (11) units with an estimated market value of \$825,000 per unit.
- 2021: Eleven (11) units with an estimated market value of \$825,000 per unit.

b. Commercial²:

- 2017: Four (4) acres with an estimated market value of \$1,300,000 per acre.
- 2018: Four (4) acres with an estimated market value of \$1,300,000 per acre.
- 2019: Four (4) acres with an estimated market value of \$1,300,000 per acre.
- 2020: Four (4) acres with an estimated market value of \$1,300,000 per acre.
- 2021: Four (4) acres with an estimated market value of \$1,300,000 per acre.

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

¹ Improvements are estimated to be comparable to the following subdivisions in Westfield: Ashbury at Chatham Hills, and Chatham Creek at Chatham Hills.

² Improvements are estimated to be comparable to the Traders Point area of Indianapolis.

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 mile³.

Provision of planned service of a non-capital nature within one year: Street Division services can be provided for the Annexation Area with existing personnel, based upon estimated 0.95 miles (5000 feet) 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

³ 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.

[The remainder of page intentionally left blank.]

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 \$935,300. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately 5,000 feet of road.

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

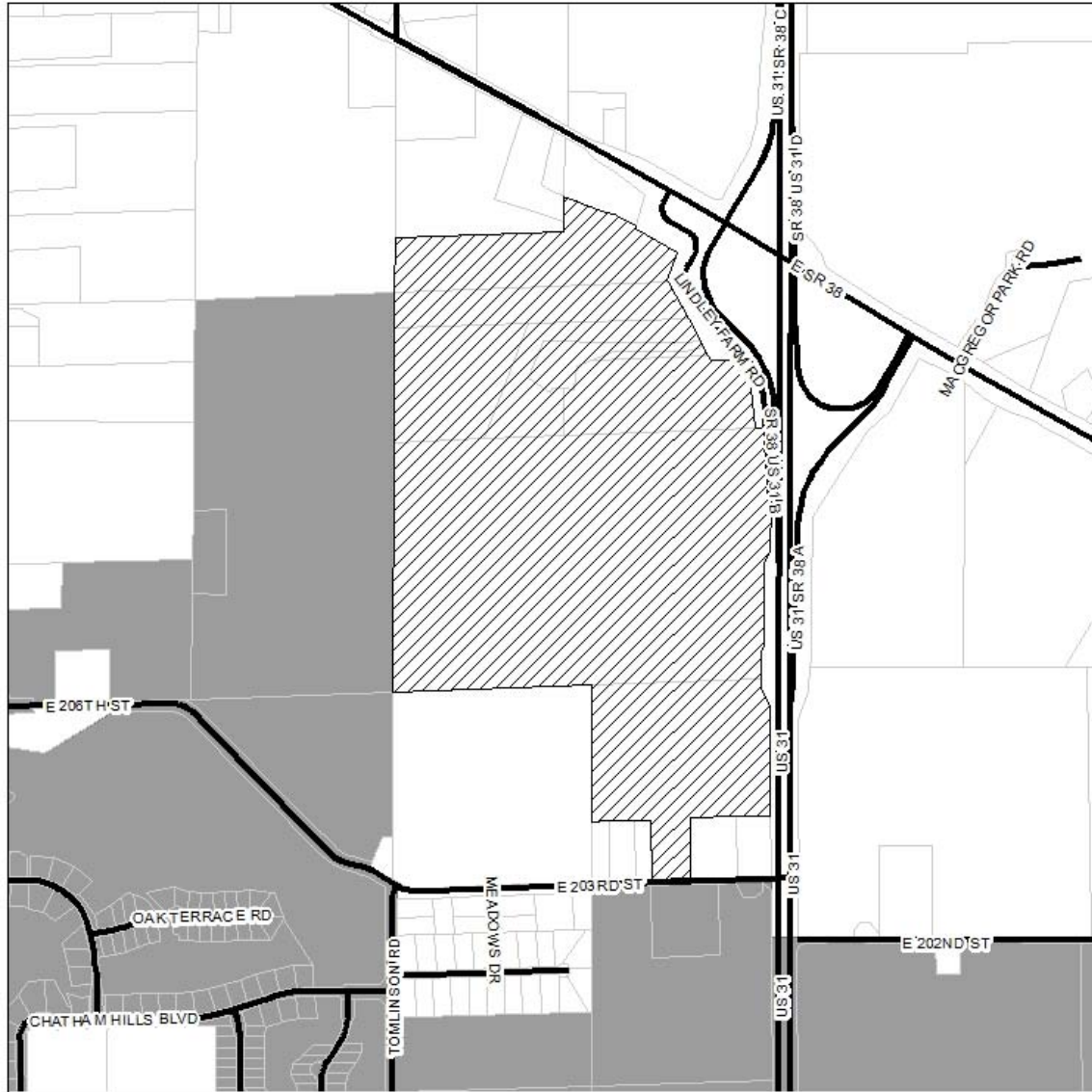


EXHIBIT LEGEND

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

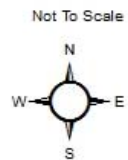


Exhibit 2

Annexation Area: Legal Description

This description includes seven (7) parcels of land:

Parcel Nos. 08-05-13-00-00-022.000
08-05-13-00-00-025.000
08-05-13-00-00-024.000
08-05-13-00-00-023.000
08-05-24-00-00-006.000
08-05-13-00-00-024.001
08-05-13-00-00-024.101

Starting at the northeast corner of the northeast quarter of Section 24, Township 19, Range 3,

S 87-55-54 W Distance: 190.956 to the point of beginning.

Direction: N 0-7-9 E	Distance: 173.056
Direction: N 16-48-53 E	Distance: 52.2
Direction: N 0-6-56 E	Distance: 550
Direction: N 31-15-4 E	Distance: 81.78
Direction: N 1-6-53 E	Distance: 655.109
Direction: N 7-49-26 W	Distance: 174.347
Direction: S 87-40-38 W	Distance: 89.67
Direction: N 6-14-46 W	Distance: 260.668
Direction: N 19-21-5 W	Distance: 201.441
Direction: S 89-59-49 W	Distance: 197.53
Direction: N 29-0-33 W	Distance: 603.505
Direction: N 20-40-39 E	Distance: 192.832
Direction: N 59-46-48 W	Distance: 321.086
Direction: N 14-53-37 E	Distance: 18.636
Direction: N 61-55-12 W	Distance: 52.942
Direction: N 71-26-22 W	Distance: 20.169
Direction: N 62-48-30 W	Distance: 42.148
Direction: N 57-18-5 W	Distance: 37.836
Direction: N 73-2-49 W	Distance: 53.808
Direction: N 79-24-13 W	Distance: 49.986
Direction: N 67-7-24 W	Distance: 73.415
Direction: N 64-37-3 W	Distance: 70.971
Direction: N 70-40-49 W	Distance: 101.347
Direction: S 0-29-44 W	Distance: 232.388
Direction: S 87-49-0 W	Distance: 1122.895
Direction: S 0-18-15 W	Distance: 363.395
Direction: S 0-18-15 W	Distance: 233.713
Direction: S 0-18-18 W	Distance: 762.471
Direction: S 0-16-38 W	Distance: 1655.185

Direction: N 87-52-10 E	Distance: 1325.068
Direction: S 0-13-3 W	Distance: 910.104
Direction: N 88-29-48 E	Distance: 393.775
Direction: S 0-56-1 E	Distance: 401.413
Direction: N 87-51-24 E	Distance: 255.599
Direction: N 0-17-47 W	Distance: 402.126
Direction: N 88-16-10 E	Distance: 536.144
Direction: N 0-10-41 W	Distance: 736.869
Direction: N 29-48-41 W	Distance: 115.39
Direction: N 0-6-29 E	Distance: 76.953

Back to the point of beginning – containing 187.34 acres more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Lindley Farm Road, SR 38, US 31, and 203rd Street.

CITY OF WESTFIELD, INDIANA

"Resolution No. 17-101"

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 17-101"

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	\$ 14,275,000 (1)	\$ 3,283,500 (2)	\$ 10,991,500	\$ 0.7937 (3)	\$ 87,240
2nd	28,550,000	6,567,000	21,983,000	0.7937	174,479
3rd	42,825,000	9,850,500	32,974,500	0.7937	261,719
4th	57,100,000	13,134,000	43,966,000	0.7937	348,958
5th	71,375,000	16,417,500	54,957,500	0.7937	436,198

- (1) Assumes 11 homes are built per year at \$825,000 per home and \$5,200,000 of
of commercial assessed value is added per year**
- (2) Assumes homestead, supplemental homestead and mortgage deductions on all homes**
- (3) Assumes the final tax rate for 2017**

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 17-101"

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	\$ 10,991,500	\$ 21,983,000	\$ 32,974,500	\$ 43,966,000	\$ 54,957,500
Property Tax Revenue	87,240	174,479	261,719	348,958	436,198
Income Tax - COIT	-	34,896	69,792	104,688	139,583
Excise Tax/CVET	3,490	6,979	10,469	13,958	17,448
Circuit Breaker Reduction (1)	(18,666)	(37,332)	(55,999)	(74,665)	(93,331)
Motor Vehicle Highway	-	-	-	-	-
Local Roads & Street	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenue	<u>\$ 72,063</u>	<u>\$ 179,022</u>	<u>\$ 285,981</u>	<u>\$ 392,939</u>	<u>\$ 499,898</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. 17-101"

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)	\$ 18,618	\$ 36,558	\$ 72,438	\$ 144,198	\$ 173,038
Fire (1)	31,678	63,356	95,034	142,552	171,062
Lighting (2)	-	-	-	-	-
Fire Hydrants (2)	-	-	-	-	-
Streets & Road Maint. (1)	5,000	6,250	7,813	9,766	12,207
Park (1)	10,758	16,137	3,873	4,260	4,473
<u>Admin. & General Dpts. (1)</u>					
Administrative	10,758	16,137	19,364	21,301	22,366
Community Dev. Planning	3,094	9,282	11,138	12,252	12,865
Building Dept.	730	2,190	2,628	2,891	3,035
Information Tech.	4,447	13,340	16,008	17,609	18,489
Clerk	1,732	5,196	6,235	6,859	7,202
Mayor	389	1,167	1,400	1,540	1,617
City Council	367	1,100	1,320	1,452	1,525
Street Dept	6,744	20,232	24,278	26,706	28,042
Total Non-Capital Costs	<u>\$ 94,314</u>	<u>\$ 190,945</u>	<u>\$ 261,531</u>	<u>\$ 391,385</u>	<u>\$ 455,920</u>

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

(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. 17-101"

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. 17-101"

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	\$ 72,063	\$ 179,022	\$ 285,981	\$ 392,939	\$ 499,898	\$ 1,429,903
Non-Capital Costs	94,314	190,945	261,531	391,385	455,920	1,394,095
Capital Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net	<u>\$ (22,251)</u>	<u>\$ (11,923)</u>	<u>\$ 24,450</u>	<u>\$ 1,554</u>	<u>\$ 43,978</u>	<u>\$ 35,808</u>
Percentage	<u>-30.9%</u>	<u>-6.7%</u>	<u>8.5%</u>	<u>0.4%</u>	<u>8.8%</u>	<u>2.5%</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. 17-101"

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 #08-05-13-00-00-022.000**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural Portion</u>		
Net Assessed Value	\$ 24,700	\$ 24,700
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 652	\$ 543
Circuit Breaker Credit - (2% Cap)	158	49
Estimated Net Property Taxes Paid by Owner	\$ 494	\$ 494
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 494	\$ 494
Plus School Referendum (Tax Rate .2000)	\$ 49	\$ 49
Total Estimated Net Property Taxes Paid by Owner	\$ 543	\$ 543

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-13-00-00-022.000 - 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%	\$ 69	\$ 6	\$ 63
Washington Township	0.3638	16.55%	90	8	82
Westfield Library	0.0363	1.65%	9	1	8
Westfield School Corporation	1.5139	68.86%	374	34	340
Solid Waste District	0.0032	0.15%	1	-	1
Total	<u>\$ 2.1986</u>	<u>100.00%</u>	<u>\$ 543</u>	<u>\$ 49</u>	<u>\$ 494</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%	\$ 70	\$ 17	\$ 53
Washington Township	0.0098	0.37%	2	1	1
Westfield Library	0.0363	1.38%	9	2	7
Westfield School Corporation	1.5139	57.38%	374	90	284
Solid Waste District	0.0032	0.12%	1	-	1
City of Westfield	0.7937	30.08%	196	48	148
Total	<u>\$ 2.6383</u>	<u>100.00%</u>	<u>\$ 652</u>	<u>\$ 158</u>	<u>\$ 494</u>

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

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-13-00-00-023.000**

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ 24,500	\$ 24,500
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 646	\$ 539
Circuit Breaker Credit - (2% Cap)	156	49
Estimated Net Property Taxes Paid by Owner	<u>\$ 490</u>	<u>\$ 490</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 490	\$ 490
Plus School Referendum (Tax Rate .2000)	\$ 49	\$ 49
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 539</u>	<u>\$ 539</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-13-00-00-023.000 - 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%	\$ 69	\$ 6	\$ 63
Washington Township	0.3638	16.55%	89	8	81
Westfield Library	0.0363	1.65%	9	1	8
Westfield School Corporation	1.5139	68.86%	371	34	337
Solid Waste District	0.0032	0.15%	1	-	1
Total	<u>\$ 2.1986</u>	<u>100.00%</u>	<u>\$ 539</u>	<u>\$ 49</u>	<u>\$ 490</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%	\$ 69	\$ 17	\$ 52
Washington Township	0.0098	0.37%	2	1	1
Westfield Library	0.0363	1.38%	9	2	7
Westfield School Corporation	1.5139	57.38%	371	89	282
Solid Waste District	0.0032	0.12%	1	-	1
City of Westfield	0.7937	30.08%	194	47	147
Total	<u>\$ 2.6383</u>	<u>100.00%</u>	<u>\$ 646</u>	<u>\$ 156</u>	<u>\$ 490</u>

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

CITY OF WESTFIELD, INDIANA

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-13-00-00-024.000

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ 49,300	\$ 49,300
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 1,301	\$ 1,084
Circuit Breaker Credit - (2% Cap)	315	98
Estimated Net Property Taxes Paid by Owner	<u>\$ 986</u>	<u>\$ 986</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 986	\$ 986
Plus School Referendum (Tax Rate .2000)	\$ 99	\$ 99
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 1,085</u>	<u>\$ 1,085</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-13-00-00-024.000 - 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%	\$ 139	\$ 13	\$ 126
Washington Township	0.3638	16.55%	179	16	163
Westfield Library	0.0363	1.65%	18	2	16
Westfield School Corporation	1.5139	68.86%	746	67	679
Solid Waste District	0.0032	0.15%	2	-	2
Total	<u>\$ 2.1986</u>	<u>100.00%</u>	<u>\$ 1,084</u>	<u>\$ 98</u>	<u>\$ 986</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%	\$ 139	\$ 34	\$ 105
Washington Township	0.0098	0.37%	5	1	4
Westfield Library	0.0363	1.38%	18	4	14
Westfield School Corporation	1.5139	57.38%	746	181	565
Solid Waste District	0.0032	0.12%	2	-	2
City of Westfield	0.7937	30.08%	391	95	296
Total	<u>\$ 2.6383</u>	<u>100.00%</u>	<u>\$ 1,301</u>	<u>\$ 315</u>	<u>\$ 986</u>

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

CITY OF WESTFIELD, INDIANA

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-13-00-00-024.001

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural Portion</u>		
Net Assessed Value	\$ 8,210	\$ 8,210
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 217	\$ 181
Circuit Breaker Credit - (2% Cap)	53	17
Estimated Net Property Taxes Paid by Owner	\$ 164	\$ 164
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 44,690	\$ 44,690
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 1,179	\$ 983
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ 1,179	\$ 983
Total Estimated Net Property Taxes Paid by Owner	\$ 1,343	\$ 1,147
Plus School Referendum (Tax Rate .2000)	\$ 106	\$ 106
Total Estimated Net Property Taxes Paid by Owner	\$ 1,449	\$ 1,252

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-13-00-00-024.001 - 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%	\$ 149	\$ 2	\$ 147
Washington Township	0.3638	16.55%	193	3	190
Westfield Library	0.0363	1.65%	19	-	19
Westfield School Corporation	1.5139	68.86%	801	12	789
Solid Waste District	0.0032	0.15%	2	-	2
Total	<u>\$ 2.1986</u>	<u>100.00%</u>	<u>\$ 1,164</u>	<u>\$ 17</u>	<u>\$ 1,147</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%	\$ 149	\$ 6	\$ 143
Washington Township	0.0098	0.37%	5	-	5
Westfield Library	0.0363	1.38%	19	1	18
Westfield School Corporation	1.5139	57.38%	801	30	771
Solid Waste District	0.0032	0.12%	2	-	2
City of Westfield	0.7937	30.08%	420	16	404
Total	<u>\$ 2.6383</u>	<u>100.00%</u>	<u>\$ 1,396</u>	<u>\$ 53</u>	<u>\$ 1,343</u>

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

CITY OF WESTFIELD, INDIANA

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-13-00-00-024.101

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ 391,060	\$ 391,060
Homestead - Standard Deduction	45,000	45,000
Mortgage Deduction	3,000	3,000
Other Deductions	-	-
Homestead - Supplemental Deduction	121,121	121,121
Net Assessed Value	\$ 221,939	\$ 221,939
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 5,855	\$ 4,880
Circuit Breaker Credit - (1% Cap)	1,944	969
Estimated Net Property Taxes Paid by Owner	<u>\$ 3,911</u>	<u>\$ 3,911</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 31,040	\$ 31,040
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 819	\$ 682
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 819</u>	<u>\$ 682</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 4,730	\$ 4,593
Plus School Referendum (Tax Rate .2000)	\$ 506	\$ 506
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 5,236</u>	<u>\$ 5,099</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-13-00-00-024.101 - 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%	\$ 712	\$ 124	\$ 588
Washington Township	0.3638	16.55%	920	160	760
Westfield Library	0.0363	1.65%	92	16	76
Westfield School Corporation	1.5139	68.86%	3,830	668	3,162
Solid Waste District	0.0032	0.15%	8	1	7
Total	<u>\$ 2.1986</u>	<u>100.00%</u>	<u>\$ 5,562</u>	<u>\$ 969</u>	<u>\$ 4,593</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%	\$ 712	\$ 207	\$ 505
Washington Township	0.0098	0.37%	25	7	18
Westfield Library	0.0363	1.38%	92	27	65
Westfield School Corporation	1.5139	57.38%	3,829	1,116	2,713
Solid Waste District	0.0032	0.12%	8	2	6
City of Westfield	0.7937	30.08%	2,008	585	1,423
Total	<u>\$ 2.6383</u>	<u>100.00%</u>	<u>\$ 6,674</u>	<u>\$ 1,944</u>	<u>\$ 4,730</u>

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

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel # 08-05-13-00-00-025.000**

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ 293,900	\$ 293,900
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 7,754	\$ 6,462
Circuit Breaker Credit - (2% Cap)	1,876	584
Estimated Net Property Taxes Paid by Owner	<u>\$ 5,878</u>	<u>\$ 5,878</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 12,900	\$ 12,900
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 340	\$ 284
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 340</u>	<u>\$ 284</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 6,218	\$ 6,162
Plus School Referendum (Tax Rate .2000)	\$ 614	\$ 614
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 6,832</u>	<u>\$ 6,775</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel # 08-05-13-00-00-025.000 - 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%	\$ 863	\$ 75	\$ 788
Washington Township	0.3638	16.55%	1,116	97	1,019
Westfield Library	0.0363	1.65%	111	10	101
Westfield School Corporation	1.5139	68.86%	4,646	401	4,245
Solid Waste District	0.0032	0.15%	10	1	9
Total	<u>\$ 2.1986</u>	<u>100.00%</u>	<u>\$ 6,746</u>	<u>\$ 584</u>	<u>\$ 6,162</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%	\$ 863	\$ 200	\$ 663
Washington Township	0.0098	0.37%	30	7	23
Westfield Library	0.0363	1.38%	111	26	85
Westfield School Corporation	1.5139	57.38%	4,645	1,077	3,568
Solid Waste District	0.0032	0.12%	10	2	8
City of Westfield	0.7937	30.08%	2,435	564	1,871
Total	<u>\$ 2.6383</u>	<u>100.00%</u>	<u>\$ 8,094</u>	<u>\$ 1,876</u>	<u>\$ 6,218</u>

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

CITY OF WESTFIELD, INDIANA

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-00-006.000

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural Portion</u>		
Net Assessed Value	\$ 55,000	\$ 55,000
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 1,451	\$ 1,209
Circuit Breaker Credit - (2% Cap)	351	109
Estimated Net Property Taxes Paid by Owner	\$ 1,100	\$ 1,100
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
Total Estimated Net Property Taxes Paid by Owner	\$ 1,100	\$ 1,100
Plus School Referendum (Tax Rate .2000)	\$ 110	\$ 110
Total Estimated Net Property Taxes Paid by Owner	\$ 1,210	\$ 1,210

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-00-006.000 - 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%	\$ 155	\$ 14	\$ 141
Washington Township	0.3638	16.55%	200	18	182
Westfield Library	0.0363	1.65%	20	2	18
Westfield School Corporation	1.5139	68.86%	832	75	757
Solid Waste District	0.0032	0.15%	2	-	2
Total	<u>\$ 2.1986</u>	<u>100.00%</u>	<u>\$ 1,209</u>	<u>\$ 109</u>	<u>\$ 1,100</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%	\$ 155	\$ 37	\$ 118
Washington Township	0.0098	0.37%	5	1	4
Westfield Library	0.0363	1.38%	20	5	15
Westfield School Corporation	1.5139	57.38%	832	202	630
Solid Waste District	0.0032	0.12%	2	-	2
City of Westfield	0.7937	30.08%	437	106	331
Total	<u>\$ 2.6383</u>	<u>100.00%</u>	<u>\$ 1,451</u>	<u>\$ 351</u>	<u>\$ 1,100</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 #08-05-13-00-00-022.000 (All Original Parcels Combined into One)**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ 45,375,000	\$ 45,375,000
Homestead - Standard Deduction	2,475,000	2,475,000
Mortgage Deduction	165,000	165,000
Other Deductions	-	-
Homestead - Supplemental Deduction	13,777,500	13,777,500
Net Assessed Value	\$ 28,957,500	\$ 28,957,500
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 763,986	\$ 636,660
Circuit Breaker Credit - (1% Cap)	310,236	182,910
Estimated Net Property Taxes Paid by Owner	<u>\$ 453,750</u>	<u>\$ 453,750</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 26,000,000	\$ 26,000,000
Pay 2017 Tax Rate	\$ 2.6383	\$ 2.1986
Gross Taxes before Circuit Breaker	\$ 685,958	\$ 571,636
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 685,958</u>	<u>\$ 571,636</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 1,139,708	\$ 1,025,386
Plus School Referendum (Tax Rate .2000)	\$ 109,915	\$ 109,915
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 1,249,623</u>	<u>\$ 1,135,301</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit - Parcel #08-05-13-00-00-022.000 - Future Combined

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%	\$ 154,650	\$ 23,411	\$ 131,239
Washington Township	0.3638	16.55%	199,935	30,266	169,669
Westfield Library	0.0363	1.65%	19,950	3,020	16,930
Westfield School Corporation	1.5139	68.86%	832,002	125,947	706,055
Solid Waste District	0.0032	0.15%	1,759	266	1,493
Total	<u>\$ 2.1986</u>	<u>100.00%</u>	<u>\$ 1,208,296</u>	<u>\$ 182,910</u>	<u>\$ 1,025,386</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%	\$ 154,650	\$ 33,090	\$ 121,560
Washington Township	0.0098	0.37%	5,386	1,152	4,234
Westfield Library	0.0363	1.38%	19,950	4,268	15,682
Westfield School Corporation	1.5139	57.38%	832,001	178,019	653,982
Solid Waste District	0.0032	0.12%	1,759	376	1,383
City of Westfield	0.7937	30.08%	436,198	93,331	342,867
Total	<u>\$ 2.6383</u>	<u>100.00%</u>	<u>\$ 1,449,944</u>	<u>\$ 310,236</u>	<u>\$ 1,139,708</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. 17-101"

EXHIBIT 5

Parcel Listing

CITY OF WESTFIELD, INDIANA

Parcel Listing

"Resolution No. 17-101"

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
08-05-13-00-00-022.000	Chatham Oaks LLP	0 E. State Road 38		\$ 24,700		\$ 24,700				\$ 24,700
08-05-13-00-00-023.000	Chatham Oaks LLP	0 US Highway 31 North		24,500		24,500				24,500
08-05-13-00-00-024.000	Chatham Oaks LLP	21000 Lindley Farm Rd, Westfield,IN 46074		49,300		49,300				49,300
08-05-13-00-00-024.001	Chatham Oaks LLP	0 Lindley Farm Rd, Westfield,IN 46074		8,210	\$ 44,690	52,900				52,900
08-05-13-00-00-024.101	Chisholm, James & Linda	21020 Lindley Farm Rd, Westfield,IN 46074	\$ 391,060		31,040	422,100	\$ 45,000	\$ 121,121	\$ 3,000	252,979
08-05-13-00-00-025.000	Chatham Oaks LLP	20820 Lindley Farm Rd, Westfield,IN 46074		293,900	12,900	306,800				306,800
08-05-24-00-00-006.000	Chatham Oaks LLP	0 E. 203rd Street		55,000		55,000				55,000
			<u>\$ 391,060</u>	<u>\$ 455,610</u>	<u>\$ 88,630</u>	<u>\$ 935,300</u>	<u>\$ 45,000</u>	<u>\$ 121,121</u>	<u>\$ 3,000</u>	<u>\$ 766,179</u>

CITY OF WESTFIELD, INDIANA

"Resolution No. 17-101"

EXHIBIT 6

Estimated Impact to other Governmental Entities

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 17-101"

Hamilton County, Indiana

Calculation of Estimated District Tax Rate Impact

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

(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 "RESOLUTION NO. 17-101"

Hamilton County, 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 "RESOLUTION NO. 17-101"

Hamilton County, 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 "RESOLUTION NO. 17-101"

Hamilton County, 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 "RESOLUTION NO. 17-101"

Hamilton County, Indiana

Commercial

<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	\$ 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 "RESOLUTION NO. 17-101"

Hamilton County, 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	\$ 3,845,962	\$ (535)	\$ 3,844,891	\$ (1,071)	\$ 3,843,285	\$ (1,606)	\$ 3,841,144	\$ (2,141)
Adams Township	20,438	20,435	(3)	20,429	(6)	20,421	(9)	20,410	(11)
Clay Township	411,005	410,947	(57)	410,833	(114)	410,661	(172)	410,432	(229)
Delaware Township	38,644	38,639	(5)	38,628	(11)	38,612	(16)	38,591	(22)
Fall Creek Township	45,101	45,095	(6)	45,082	(13)	45,063	(19)	45,038	(25)
Jackson Township	22,647	22,643	(3)	22,637	(6)	22,628	(9)	22,615	(13)
Noblesville Township	109,601	1,049	(15)	1,018	(31)	973	(46)	912	(61)
Washington Township	57,046	57,038	(8)	57,023	(16)	56,999	(24)	56,967	(32)
Wayne Township	18,722	18,719	(3)	18,714	(5)	18,706	(8)	18,696	(10)
White River Township	19,730	19,727	(3)	19,722	(5)	19,713	(8)	19,702	(11)
Carmel Civil City	3,253,801	1,531	(453)	625	(906)	(733)	(1,359)	(2,545)	(1,811)
Noblesville Civil City	1,813,889	1,813,637	(252)	1,813,132	(505)	1,812,375	(757)	1,811,365	(1,010)
Arcadia Civil Town	42,093	42,087	(6)	42,075	(12)	42,057	(18)	42,034	(23)
Atlanta Civil Town	12,404	3,461	(2)	3,458	(3)	3,452	(5)	3,445	(7)
Cicero Civil Town	103,111	103,097	(14)	103,068	(29)	103,025	(43)	102,967	(57)
Fishers Civil Town	2,013,281	2,013,001	(280)	2,012,441	(560)	2,011,600	(841)	2,010,479	(1,121)
Sheridan Civil Town	79,057	79,046	(11)	79,024	(22)	78,991	(33)	78,947	(44)
Westfield Civil Town	1,048,905	1,052,395	3,490	1,059,374	6,979	1,069,843	10,469	1,083,801	13,958
Carmel Schools	3,245,300	3,244,848	(452)	3,243,945	(903)	3,242,590	(1,355)	3,240,783	(1,807)
Hamilton Heights Schools	572,000	571,920	(80)	571,761	(159)	571,522	(239)	571,204	(318)
HSE Schools	3,339,814	3,339,349	(465)	3,338,420	(930)	3,337,025	(1,394)	3,335,166	(1,859)
Noblesville Schools	1,877,000	1,876,739	(261)	1,876,216	(522)	1,875,433	(784)	1,874,388	(1,045)
Sheridan Schools	293,886	293,845	(41)	293,763	(82)	293,641	(123)	293,477	(164)
Westfield Schools	1,835,115	1,834,860	(255)	1,834,349	(511)	1,833,583	(766)	1,832,561	(1,022)
Hamilton North Public Library	34,110	34,105	(5)	34,096	(9)	34,082	(14)	34,063	(19)
Carmel-Clay Public Library	373,151	412,419	(52)	412,315	(104)	412,159	(156)	411,951	(208)
Hamilton East Public Library	426,035	425,976	(59)	425,857	(119)	425,680	(178)	425,442	(237)
Sheridan Public Library	16,264	16,261	(2)	16,257	(5)	16,250	(7)	16,241	(9)
Westfield Public Library	61,221	61,212	(9)	61,195	(17)	61,170	(26)	61,136	(34)
Hamilton County Solid Waste	43,263	43,257	(6)	43,245	(12)	43,227	(18)	43,203	(24)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 17-101"

Hamilton County, 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	\$ -	\$ 35,633,627	\$ (9,647)	\$ 35,614,332	\$ (19,294)	\$ 35,585,391	\$ (28,942)
Adams Township	189,387	189,387	-	189,336	(51)	189,233	(103)	189,079	(154)
Clay Township	3,808,542	3,808,542	-	3,807,511	(1,031)	3,805,450	(2,062)	3,802,357	(3,092)
Delaware Township	358,095	358,095	-	357,998	(97)	357,804	(194)	357,513	(291)
Fall Creek Township	417,925	417,925	-	417,812	(113)	417,586	(226)	417,246	(339)
Jackson Township	209,853	209,853	-	209,796	(57)	209,683	(114)	209,512	(170)
Noblesville Township	1,015,607	1,015,607	-	1,015,332	(275)	1,014,782	(550)	1,013,958	(825)
Washington Township	528,616	528,616	-	528,473	(143)	528,187	(286)	527,758	(429)
Wayne Township	173,482	173,482	-	173,435	(47)	173,341	(94)	173,200	(141)
White River Township	182,826	182,826	-	182,777	(49)	182,678	(99)	182,529	(148)
Carmel Civil City	30,151,095	30,151,095	-	30,142,934	(8,161)	30,126,613	(16,321)	30,102,131	(24,482)
Noblesville Civil City	16,808,268	16,808,268	-	16,803,719	(4,549)	16,794,620	(9,099)	16,780,972	(13,648)
Arcadia Civil Town	390,048	390,048	-	389,942	(106)	389,731	(211)	389,415	(317)
Atlanta Civil Town	114,944	114,944	-	114,913	(31)	114,851	(62)	114,757	(93)
Cicero Civil Town	955,470	955,470	-	955,211	(259)	954,694	(517)	953,918	(776)
Fishers Civil Town	18,655,919	18,655,919	-	18,650,870	(5,049)	18,640,771	(10,099)	18,625,623	(15,148)
Sheridan Civil Town	732,578	732,578	-	732,380	(198)	731,983	(397)	731,388	(595)
Westfield Civil Town	9,719,598	9,719,598	-	9,754,494	34,896	9,824,286	69,792	9,928,973	104,687
Hamilton North Public Library	316,080	316,080	-	315,994	(86)	315,823	(171)	315,567	(257)
Carmel-Clay Public Library	3,457,774	3,457,774	-	3,456,838	(936)	3,454,966	(1,872)	3,452,159	(2,808)
Hamilton East Public Library	3,947,824	3,947,824	-	3,946,755	(1,069)	3,944,618	(2,137)	3,941,413	(3,206)
Sheridan Public Library	150,706	150,706	-	150,665	(41)	150,584	(82)	150,461	(122)
Westfield Public Library	567,298	567,298	-	567,144	(154)	566,837	(307)	566,377	(461)
Hamilton County Airport	32,941	32,941	-	32,932	(9)	32,914	(18)	32,888	(27)
Hamilton County Solid Waste	400,896	400,896	-	400,787	(109)	400,570	(217)	400,245	(326)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 17-101"

Hamilton County, 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	\$ 3,876,843	\$ -	\$ 3,879,444	\$ 2,601	\$ 3,887,248	\$ 7,804	\$ 3,910,659	\$ 23,411
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	-	110,678	128	111,062	384	112,214	1,152
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	3,430,772	-	3,439,061	8,289	3,463,928	24,867	3,538,530	74,602
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	7,986,350	-	8,000,344	13,994	8,042,326	41,982	8,168,273	125,947
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	195,986	-	196,322	336	197,328	1,007	200,348	3,020
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

ORDINANCE NUMBER 17-02

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

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

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

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") held a public hearing on March 6, 2017 for a petition (**Petition No. 1703-REZ-01**) filed by Weekley Homes of Indiana, LLC ("Owner" of the Real Estate), requesting to rezone certain lands within the City of Westfield;

WHEREAS, on March 6, 2017, the Commission forwarded **Petition No. 1703-REZ-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (Vote: 6 in favor, 0 opposed, 1 abstention) in accordance with Indiana Code § 36-7-4-608;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on March 7, 2017;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-608 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 Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Zoning Map accompanying and made a part of the Westfield-Washington Unified Development Ordinance is amended to reclassify real estate (the "Real Estate") described in what is attached hereto and incorporated herein by reference as **Exhibit A**, from AG-SF1: Agriculture / Single-Family Rural District to SF-2: Single-Family Low Density District.
- 1.2 Development of the Real Estate shall be governed by the provisions of the Unified Development Ordinance.

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 17-02** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-02**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-02**

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

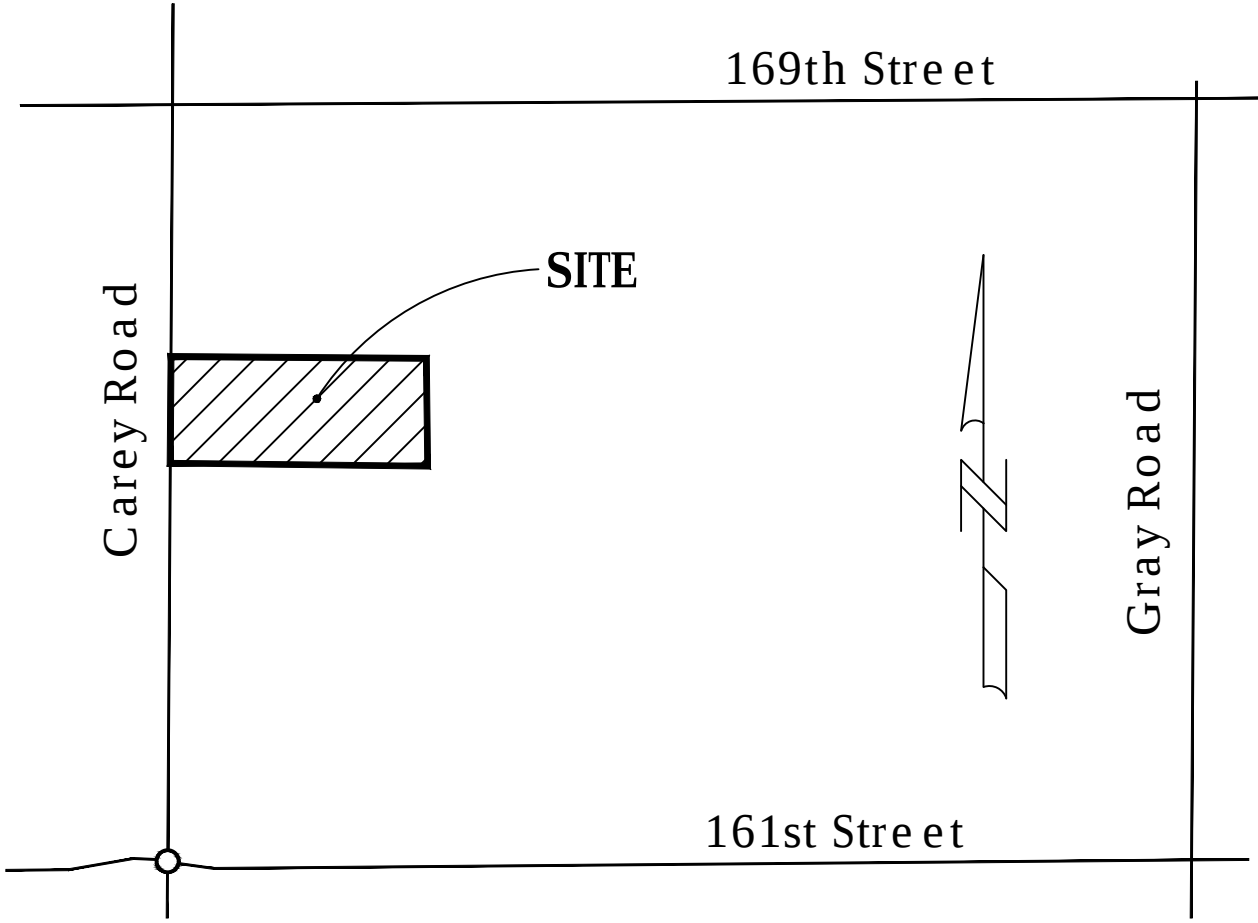
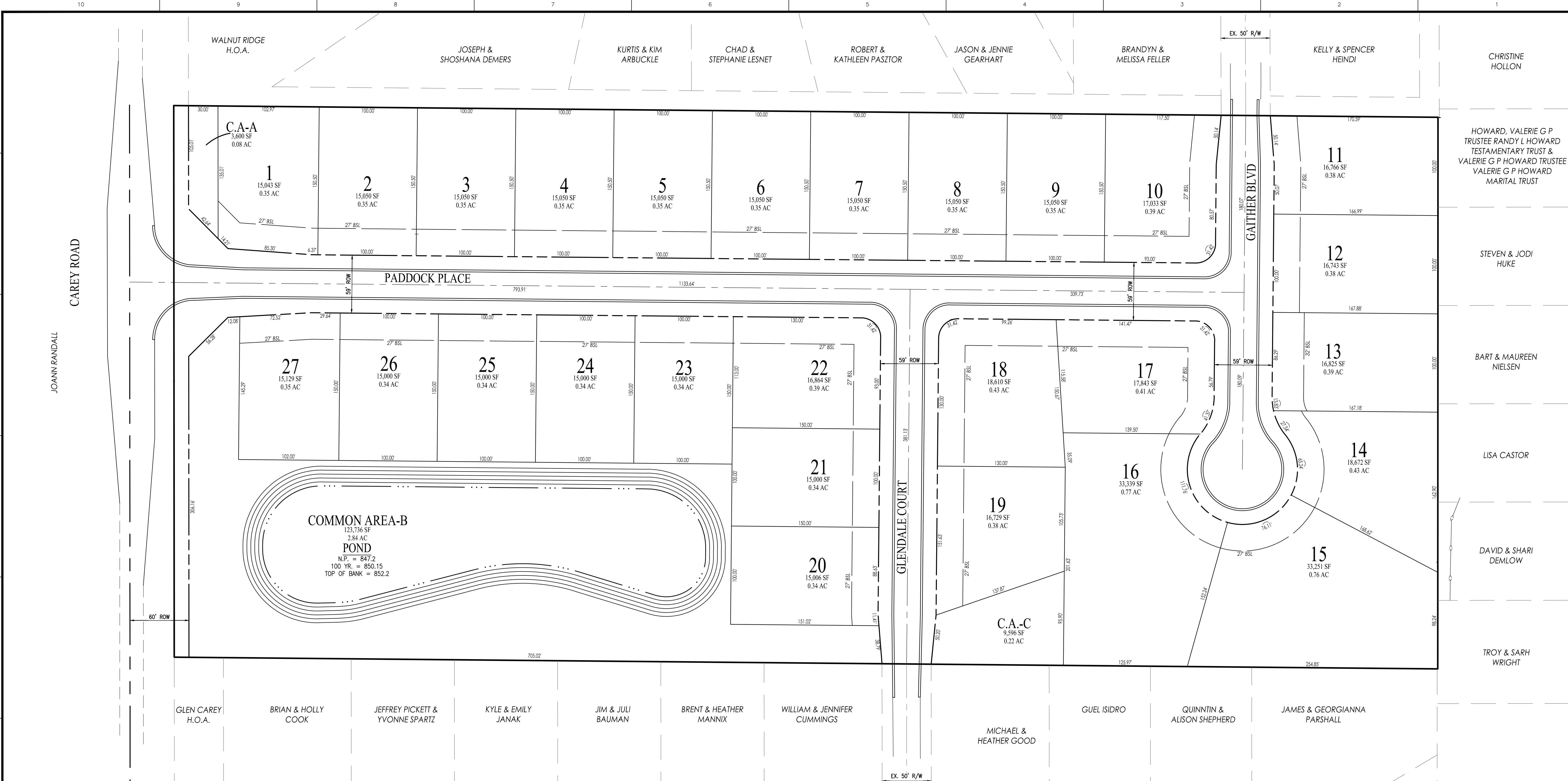
Prepared by: Pam Howard, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
(REAL ESTATE)

A part of West Half of Northwest Quarter of Section 8, Township 18 North, Range 4 East, more particularly described as follows:

Commencing at the Northwest corner of said half quarter section; thence on the North line of said Quarter Section South 89 degrees 27 minutes 59 seconds East (basis of bearings) 44.36 feet to the Point of Beginning; thence continuing on the North line of said Quarter Section North 89 degrees 27 minutes 59 seconds East 1286.07 feet to the East line of the West half of said Quarter Section; thence on the East line of said West half South 00 degrees 01 minute 26 seconds West 561.14 feet to the North line of Carey Glen Subdivision described in Instrument Number 200300117457 in the office of the Hamilton County Recorder; thence on the North line of Carey Glen Subdivision North 89 degrees 28 minutes 02 seconds West 1285.35 feet to the East Right of Way line of Carey Road described in Instrument Number 2014032758 & Instrument Number 2014032759 in the office of said recorder; thence on said East Right of Way line North 00 degrees 02 minutes 59 seconds West 561.18 feet to the Point of Beginning, containing 16.56 acres, more or less.

LOCATION: C:\Users\randall\Documents\1_Docs\Weekley\Taylor Property\Engineering\Design\Primary Plan\Concept Plan Exhibiting
DATE: 10/10/2017
DRAWN BY: RANDALL
PLOTTED BY: RANDALL



VICINITY MAP
1"=1000'

SITE DATA

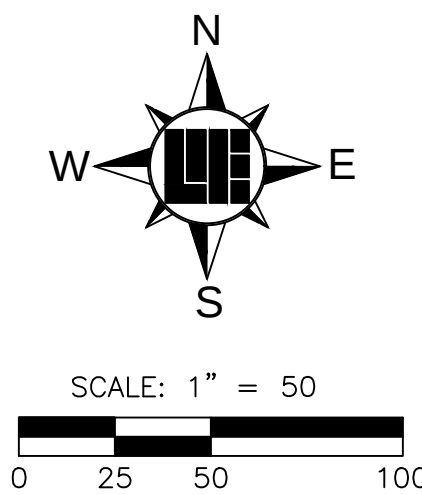
EXISTING ZONING:	AG-SF1
PROPOSED ZONING:	SF-2
DEVELOPMENT STANDARDS	
STANDARD	
Number of Lots	27
Minimum Lot Area	15,000 SF
Minimum Lot Frontage @ R/W	50'
Minimum Setback Lines	
Front Yard	27'
Side Yard	12'
Rear Yard	30'
Minimum Lot Width	100'
ADJACENT ZONING:	
North:	SF-2
South:	SF-2
East:	SF-2
West:	SF-2
PROPOSED:	
Project Area:	16.56 Acres +/-
Number of Proposed Lots:	27
Proposed Density:	1.63 Units / Acre
Common Area A:	3,600 sf
Common Area B:	123,736 sf
Common Area C:	9,596 sf
Total Common Area:	136,932 sf (3.1 Ac) = 18.7%
PROJECT ADDRESS: 16575 CAREY ROAD, WESTFIELD, IN 46074	

CONTACTS:

LAND OWNER: Tara & Robert Taylor 16575 Carey Road Westfield, IN 46074	DEVELOPER: Weekley Homes of Indiana, LLC 9310 N. Meridian St. Ste 100 Indianapolis, IN 46260 Ed Freeman 317-582-2431 Email: efreeman@dwhomes.com	LAND SURVEYOR/ENGINEER: Weihe Engineers 10505 N. College Avenue Indianapolis, IN 46280 Duane Sharer 317-846-6611 Email: sharerd@weihe.net
---	--	---

LEGAL DESCRIPTION

A part of West Half of Northwest Quarter of Section 8, Township 18 North, Range 4 East, more particularly described as follows:
Commencing at the Northwest corner of said half quarter section; thence on the North line of said Quarter Section South 89 degrees 27 minutes 59 seconds East (basis of bearings) 44.36 feet to the Point of Beginning; thence continuing on the North line of said Quarter Section North 89 degrees 27 minutes 59 seconds East 1286.07 feet to the East line of the West half of said Quarter Section; thence on the East line of said West half South 00 degrees 01 minute 26 seconds West 561.14 feet to the North line of Carey Glen Subdivision described in Instrument Number 200300117457 in the office of the Hamilton County Recorder; thence on the North line of Carey Glen Subdivision North 89 degrees 28 minutes 02 seconds West 1285.35 feet to the East Right of Way line of Carey Road described in Instrument Number 2014032758 & Instrument Number 2014032759 in the office of said recorder; thence on said East Right of Way line North 00 degrees 02 minutes 59 seconds West 561.18 feet to the Point of Beginning, containing 16.56 acres, more or less.



CONCEPT PLAN BELMONT WOODS

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 /fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE

ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160542
DWG NAME: PLOTTING
DESIGNED BY: JAS
DRAWN BY: DKS
CHECKED BY: DAS
DATE: 10/10/2017

REVISIONS AND ISSUES

DATE BY

XXXXXXXXXX

PREPARED FOR:
BELMONT WOODS
WEEKLEY HOMES OF INDIANA, LLC

CONCEPT PLAN
Part of Section 8, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
CP100

PROJECT NO.
W160542



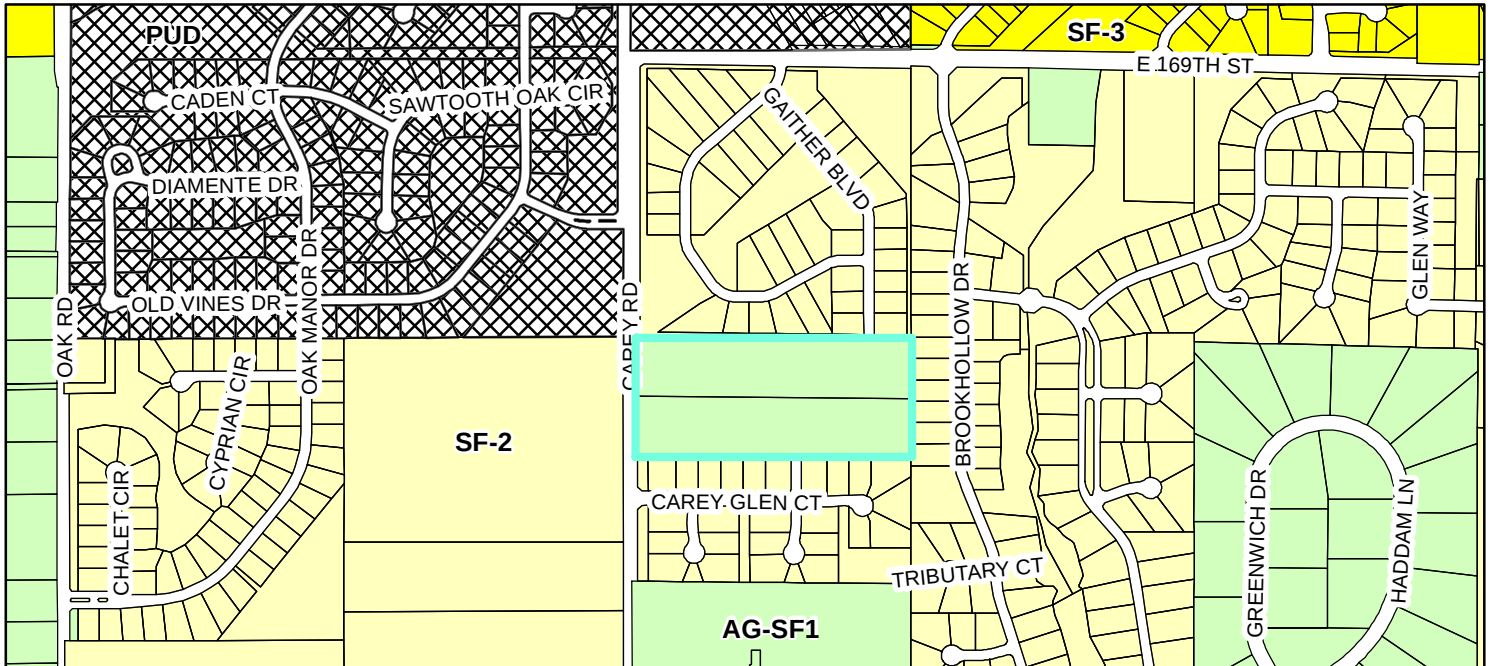
Location Map Belmont Woods 1703-REZ-01, 1703-ODP-02, & 1703-SPP-02



Aerial Location Map



Zoning Map



Zoning

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

ORDINANCE NUMBER 17-##

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

This is a Planned Unit Development District Ordinance (to be known as the “**FIELDS BREWERY 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-##**), 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-##** 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 "**Fields Brewery 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 6.3 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**.

- 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 5.3(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 5.3(F)(5) Building Elevations**: Shall not apply.

9.2 **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.

9.3 **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.

9.4 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.

9.5 Article 6.13 Outdoor Café and Eating Areas: Shall apply. An outdoor dining and activity area is generally depicted on the Concept Plan.

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.

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-##** 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

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

This document prepared by:

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.

EXHIBIT B
CONCEPT PLAN

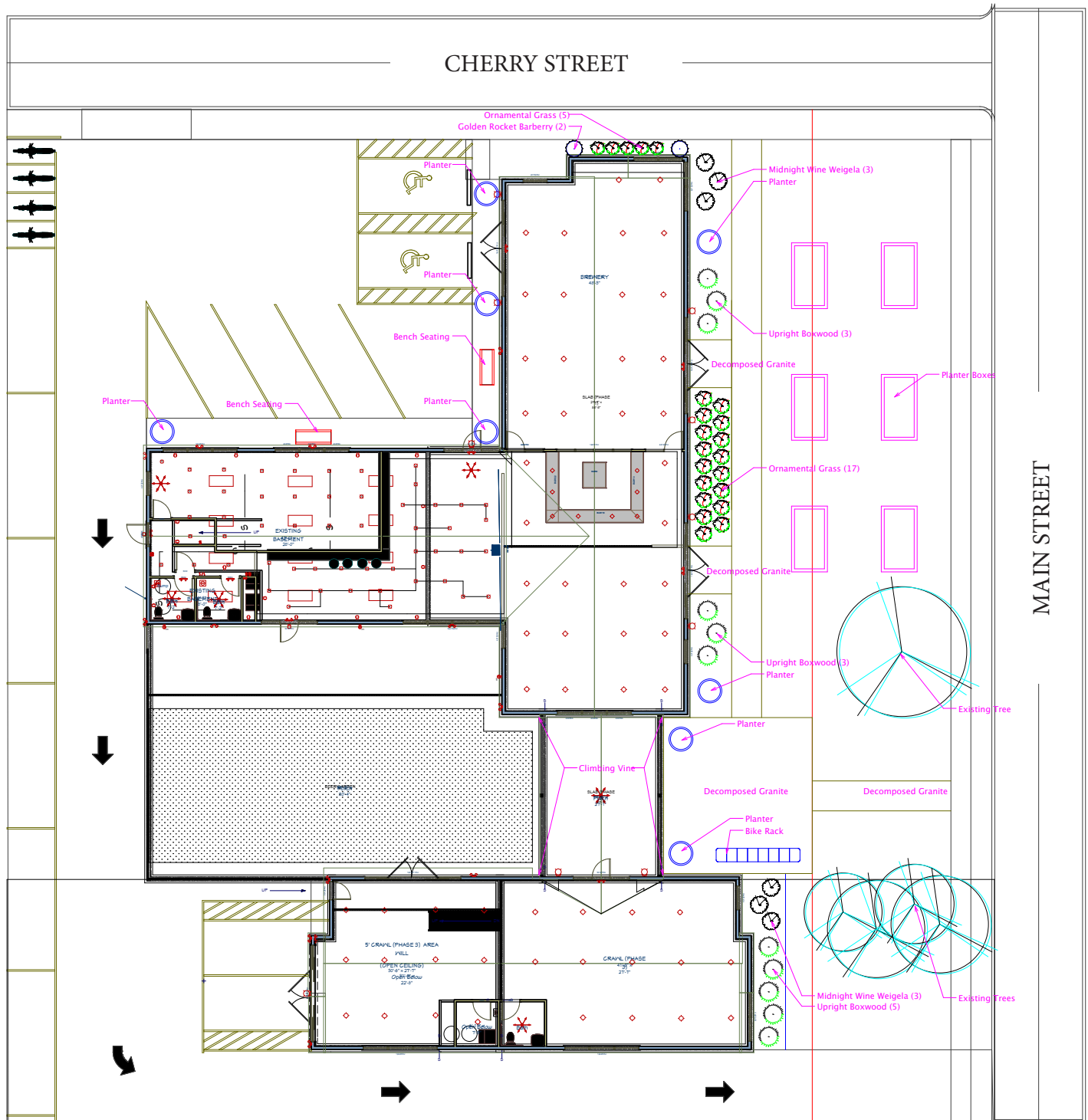
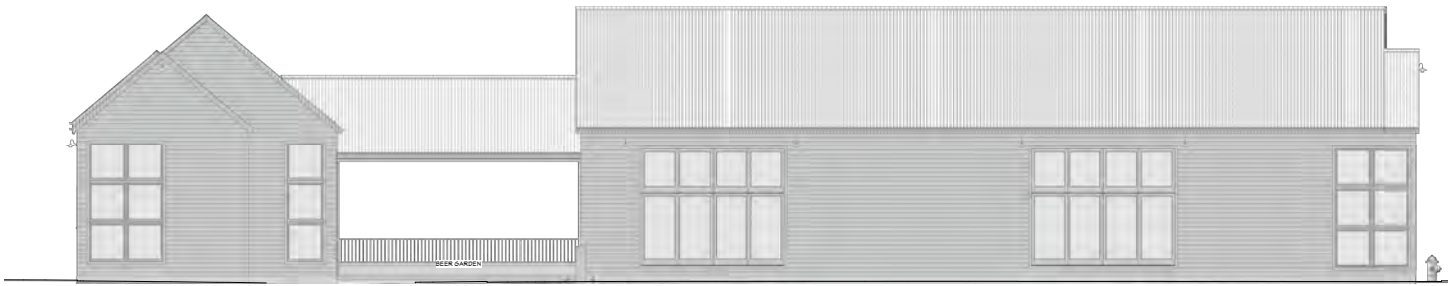


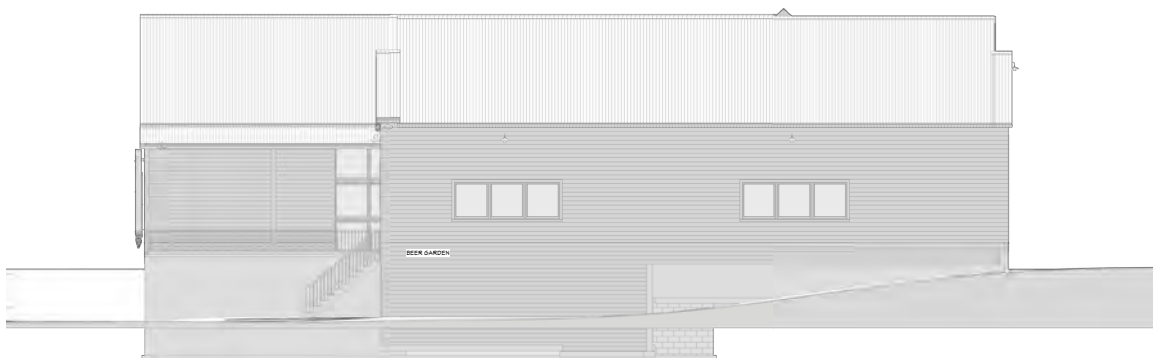
EXHIBIT C-1
ILLUSTRATIVE CHARACTER EXHIBIT



North (Main Street) Elevation



South Elevation



West Elevation



East (Cherry Street) Elevation

EXHIBIT C-2
ILLUSTRATIVE CHARACTER EXHIBIT



MAIN STREET VIEW



SOUTH EAST VIEW



PARKING VIEW

EXHIBIT D
LANDSCAPE PLAN

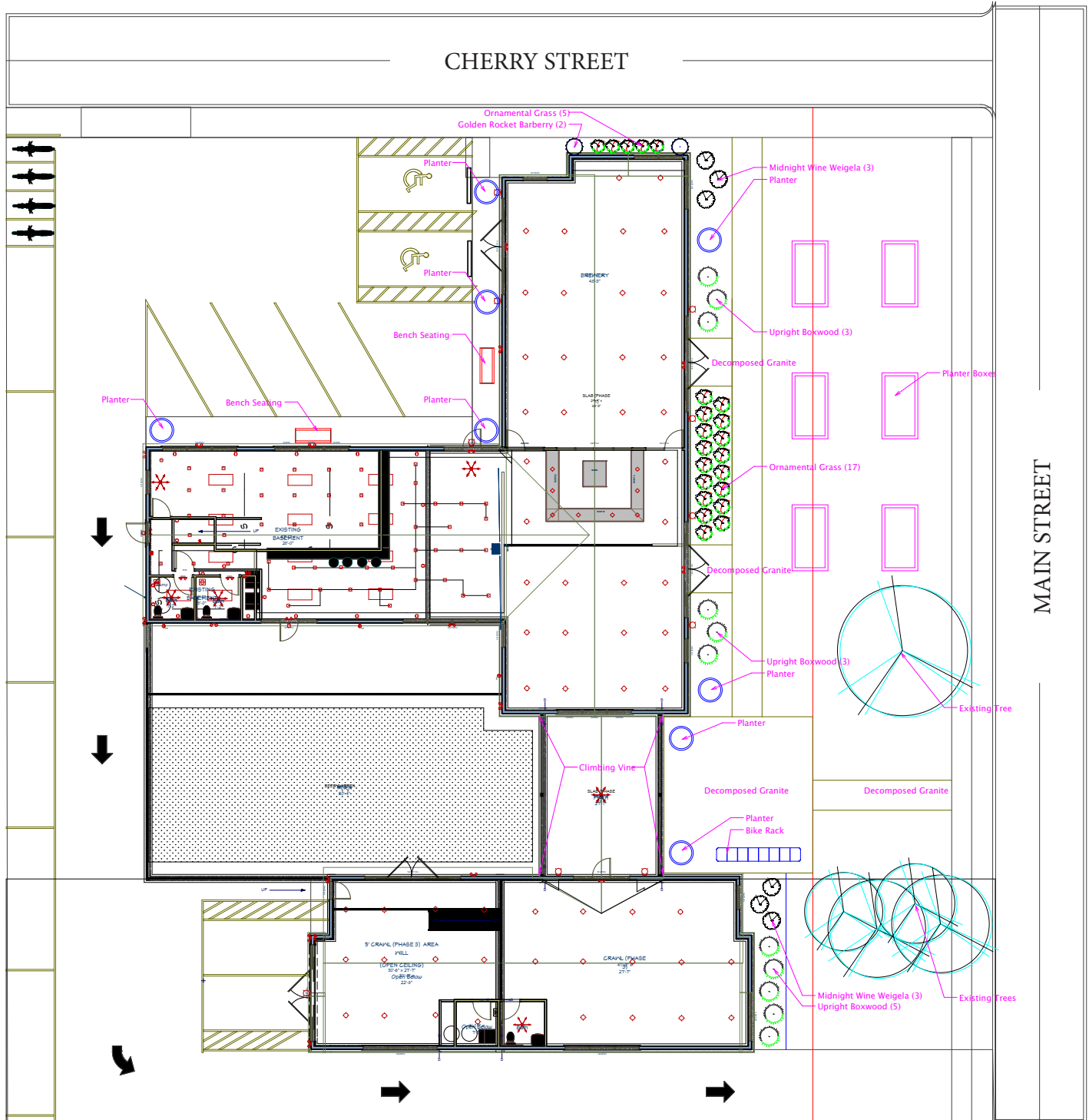


EXHIBIT B
CONCEPT PLAN

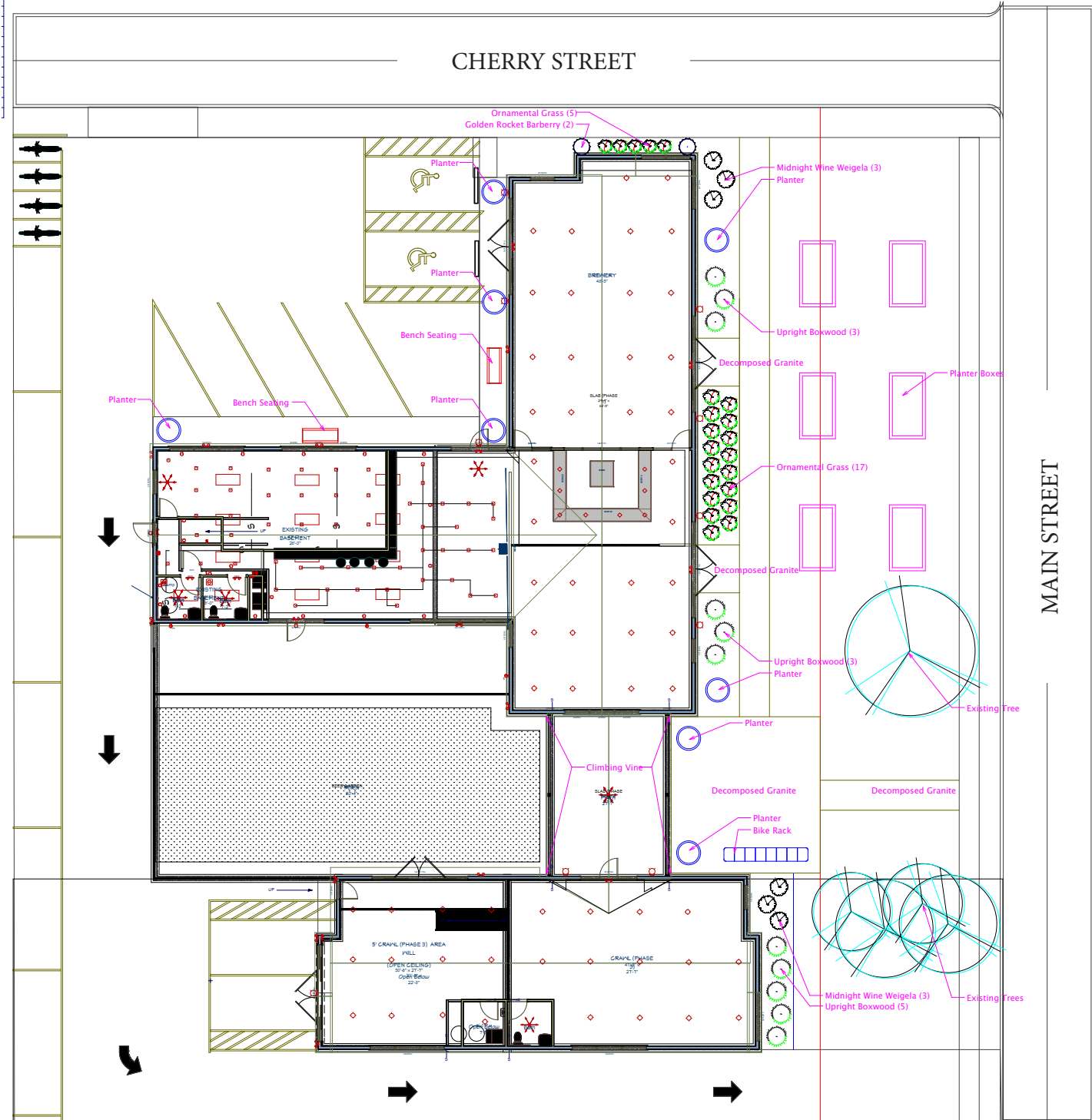
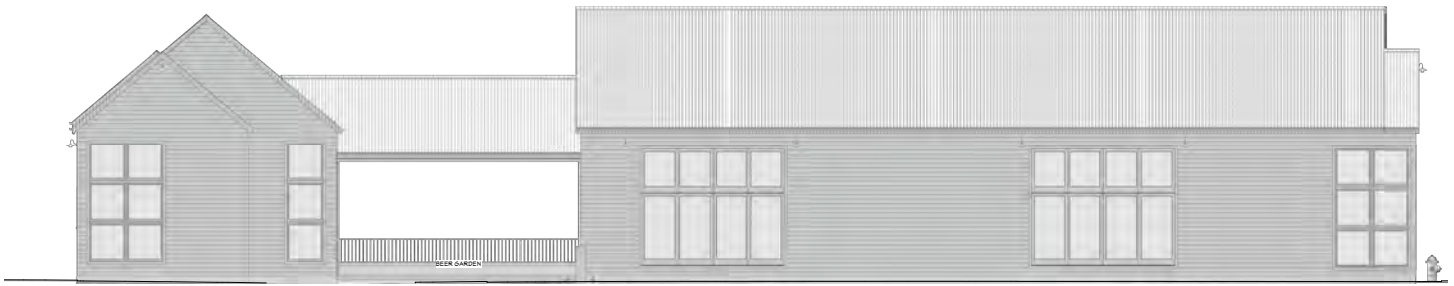


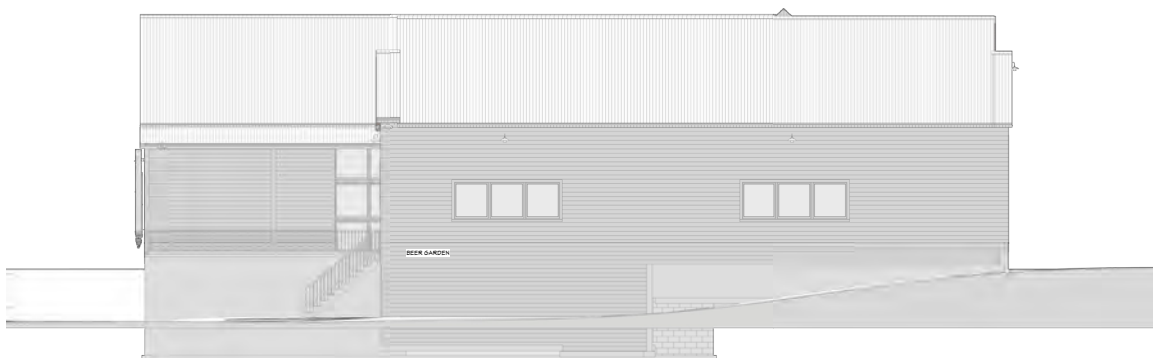
EXHIBIT C-1
ILLUSTRATIVE CHARACTER EXHIBIT



North (Main Street) Elevation



South Elevation



West Elevation



East (Cherry Street) Elevation

EXHIBIT C-2
ILLUSTRATIVE CHARACTER EXHIBIT



MAIN STREET VIEW



SOUTH EAST VIEW



PARKING VIEW

Location Map

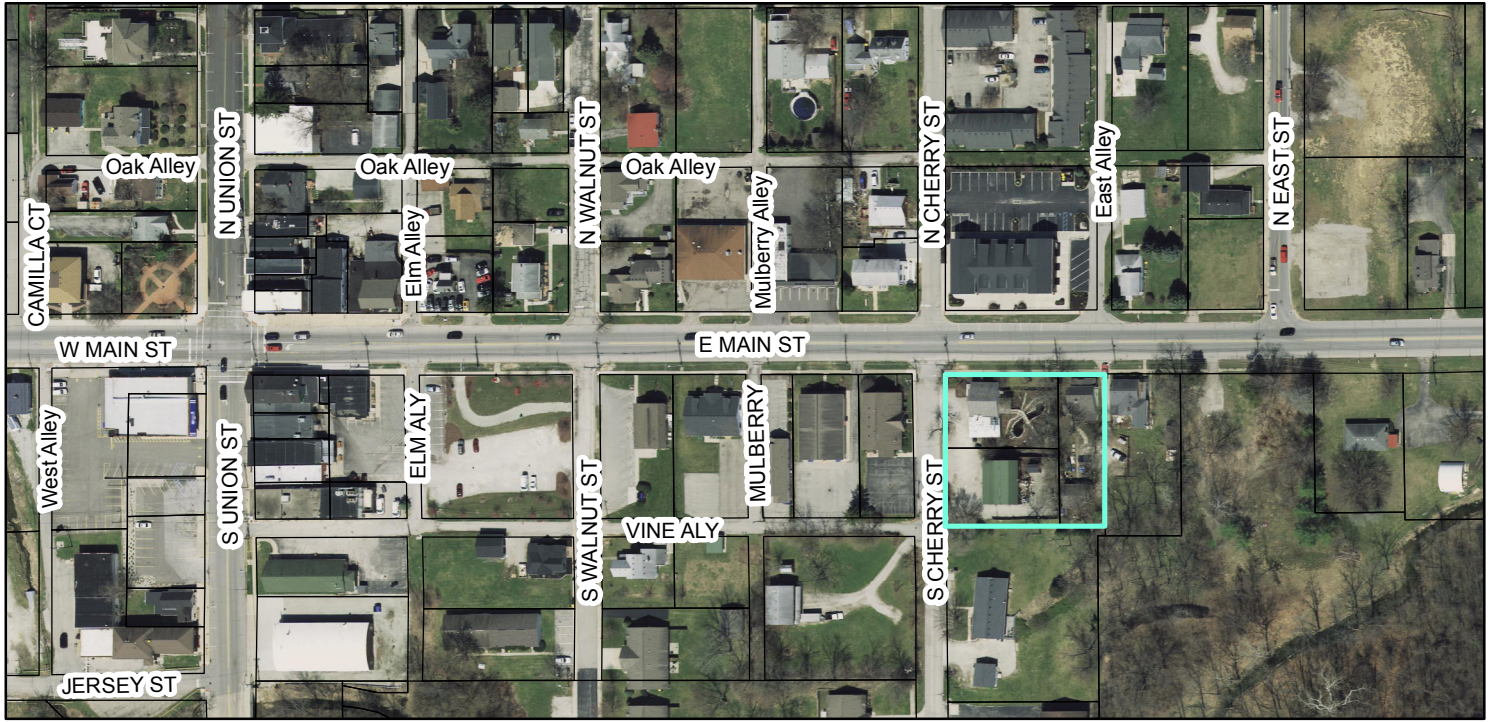
Fields Brewery in the Junction

1704-PUD-04 & 1704-DDP-04

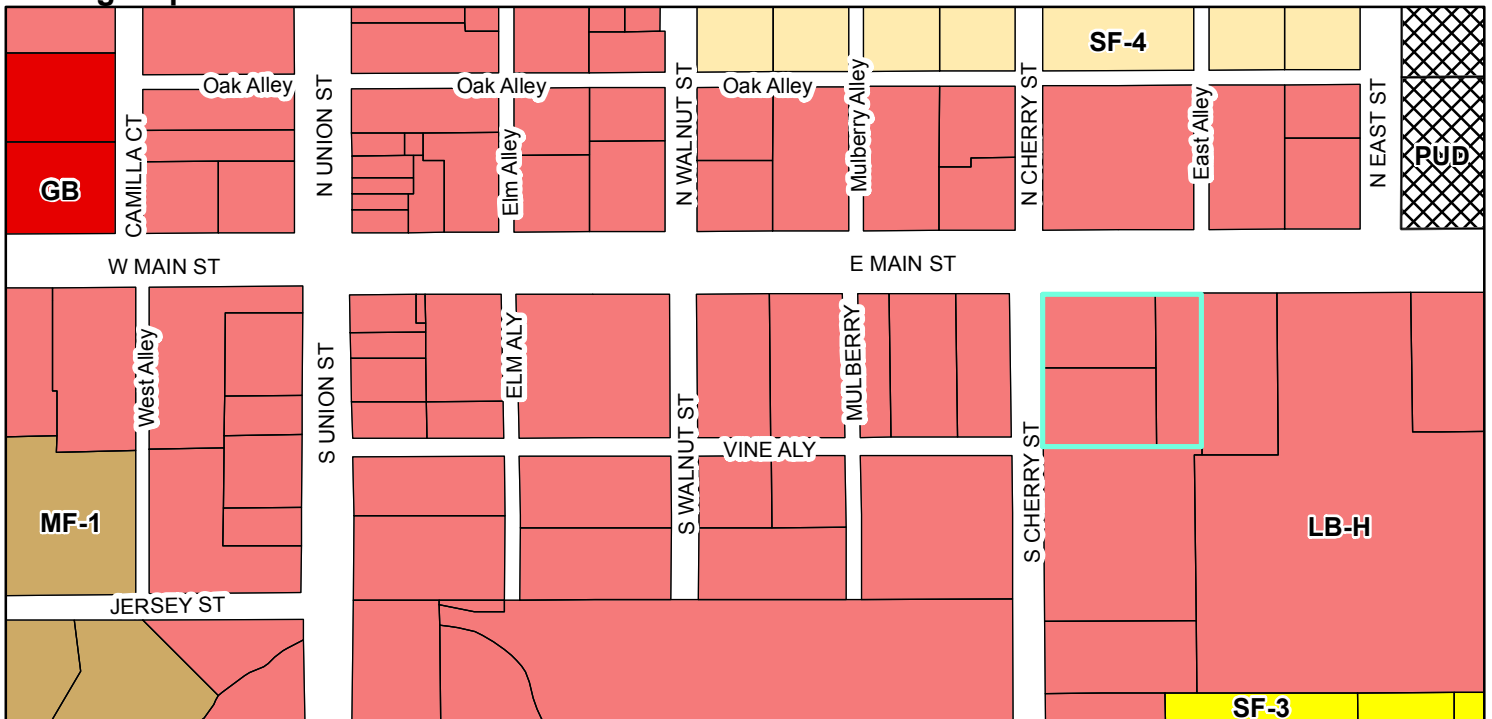


Aerial Location Map

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)



Westfield City Council Report

Ordinance Number:	17-02
APC Petition Number:	1703-REZ-01
Petitioner:	Weekley Homes of Indiana, LLC (the "Petitioner")
Requested Action:	A change of zoning of 16.56 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the SF2: Single-Family Low Density District to allow for the development of 27 single-family residential lots.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Residential
Exhibits:	1. Staff Report 2. Location Map 3. Ordinance 17-02 4. Concept Plan 5. APC Certification
Prepared by:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the February 13, 2017, City Council meeting. The petition will receive a public hearing at the March 6, 2017, Advisory Plan Commission (the "Plan Commission") meeting, and received a favorable recommendation at the same meeting.

PROJECT OVERVIEW

Location: The subject properties (collectively, the "property") encompass 16.56 acres +/- and are located on the west side of Carey Road between the existing Walnut Ridge Estates and Carey Glen developments (see **Exhibit 2**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and has been primarily used for a single-family residence. The surrounding properties on the eastside of Carey Road include three (3) SF2: Single-Family Low Density subdivisions (Walnut Ridge Estates, Carey Glen, and Brookside). The adjacent property on the west side of Carey Road is a large undeveloped SF2 parcel, with the Oak Manor PUD

directly to the north.

Property Description: The petitioner is requesting a change of zoning from AG-SF1 to SF2, to allow for a development to be known as “Belmont Woods”. The proposed development would include 27 single-family residential lots on 16.56 acres +/-.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Existing Suburban”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for “Existing Suburban” encourage avoiding sprawl by developing infill projects that are compatible in style and density with existing neighborhoods, and will not alter the character of the area. Buffering is suggested when adjacent to existing neighborhoods. Suggested development polices for “residential design standards” include encouraging variety while maintaining a distinct character for the neighborhood and considering the open space, and not only lot size, when evaluating the density of a neighborhood.

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 is scheduled for the March 6, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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 February 13, 2017, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its March 6, 2017, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 6 in favor, 0 opposed, 1 abstention) (see **Exhibit 7**).

City Council

Introduction: February 13, 2017

Eligible for Adoption: March 13, 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, March 6, 2017, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1703-REZ-01
Ordinance No.	17-02
Petitioner	Weekley Homes of Indiana, LLC
Description	The petitioner requests a change in zoning of approximately 16.56 acres +/-, generally located on the east side of Carey Road south of 169 th Street, from AG-SF1: Agriculture / Single-Family Rural District to SF2: Single-Family Low Density District.

On March 6, 2017, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 6 in favor, 0 opposed, 1 abstention).

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


Matthew S. Skelton, Secretary

March 7, 2017

Date

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

March 13, 2017

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 17 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 13 day of March, 2017

Signatures of Governing Board

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

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 1 of 17

WESTFIELD\kgagnon

Buy-From Vendor No. Buy-From Vendor Name		Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
101	General								
	Administration								
	VEN004479 Symetra Life Insurance	APP040914	2/27/2017	101001119	ADM-HEALTH AND DENTAL	Life Ins Prem	6.50	61755	2/27/2017
	VEN000534 Delta Dental	APP040915	2/27/2017	101001119	ADM-HEALTH AND DENTAL	Dental Ins Prem	145.31	61708	2/27/2017
	VEN001537 Payroll	APP041078	3/6/2017	101001111	ADM-SALARY	Payroll	8,235.99	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101001120	ADM-FICA AND MEDICARE	FICA	489.72	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101001120	ADM-FICA AND MEDICARE	Medicare	114.53	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101001121	ADM-PERF	PERF	929.07	500000169	3/6/2017
	VEN001469 O W Krohn and Associates	APP041148	3/9/2017	101001349	ADM-SERVICES	First Merchants funds	2,838.75		
	VEN005825 Conner Insurance	APP041154	3/9/2017	101001331	ADM-CONSULTING	Jan and Feb inst	8,000.00		
	VEN005795 Accelerate Indiana Municipalities	APP041157	3/9/2017	101001350	ADM-SUB/DUES/MEMBERS	Indiana Mayors Assis 2017 m	50.00		
	VEN002097 Westfield Chamber Of Commerce	APP041158	3/9/2017	101001347	ADM-PROMOTIONS	November Chamber Luncheo	20.00		
	VEN000695 Financial Solutions Group	APP041159	3/9/2017	101001331	ADM-CONSULTING	1782 Notice	1,910.00		
	VEN002017 Unifirst Corporation	APP041160	3/9/2017	101001343	ADM-BUILDING	Mats	115.30		
	VEN001062 Jack Laurie Floors LLC	APP041161	3/9/2017	101001343	ADM-BUILDING	Office cleaning at City Service	2,850.00		
	VEN000263 Bose Public Affairs Group LLC	APP041164	3/9/2017	101001331	ADM-CONSULTING	Jan services	3,500.00		
	VEN000931 Ice Miller LLP	APP041165	3/9/2017	101001331	ADM-CONSULTING	March services	5,000.00		
	VEN001953 Thomson West	APP041166	3/9/2017	101001330	ADM-ATTORNEY/CONSULT	West Information charges	168.72		
	VEN000697 Finley and Cook	APP041167	3/9/2017	101001331	ADM-CONSULTING	Year end close assistance	546.25		
	VEN000697 Finley and Cook	APP041168	3/9/2017	101001331	ADM-CONSULTING	Year end assistance	1,900.00		
	VEN000697 Finley and Cook	APP041169	3/9/2017	101001331	ADM-CONSULTING	Budget Import Assist	1,710.00		
	VEN002017 Unifirst Corporation	APP041170	3/9/2017	101001343	ADM-BUILDING	Mats	347.63		
	VEN002336 Citizens Westfield	APP041202	3/9/2017	101001342	ADM-WATER/SEWER	Historical Society	65.55		
	VEN002336 Citizens Westfield	APP041202	3/9/2017	101001342	ADM-WATER/SEWER	DWNA	65.93		
	VEN002336 Citizens Westfield	APP041202	3/9/2017	101001342	ADM-WATER/SEWER	City Hall	73.67		
	VEN002336 Citizens Westfield	APP041202	3/9/2017	101001342	ADM-WATER/SEWER	Clinic House	67.87		
	VEN002336 Citizens Westfield	APP041203	3/9/2017	101001328	ADM-HEAT/GAS	DWNA	108.56		
	VEN002336 Citizens Westfield	APP041203	3/9/2017	101001328	ADM-HEAT/GAS	Clinic House	125.80		
	VEN000739 Frontier	APP041219	3/6/2017	101001349	ADM-SERVICES	City Hall Alarm	63.26		
	VEN000917 Humane Society for Hamilton	APP041301	2/27/2017	101001349	ADM-SERVICES	Strays	3,813.00		
	VEN000589 Duke Energy	APP041303	3/8/2017	101001341	ADM-ELECTRICITY	DWNA	41.81		
	VEN000589 Duke Energy	APP041303	3/8/2017	101001341	ADM-ELECTRICITY	130 Penn North	5.43		
	VEN000589 Duke Energy	APP041303	3/8/2017	101001341	ADM-ELECTRICITY	133 Main	5.19		
	VEN000589 Duke Energy	APP041303	3/8/2017	101001341	ADM-ELECTRICITY	Clinic House	97.98		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 2 of 17

WESTFIELD\kgagnon

Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
101	General										
			Subtotal for Administration						43,411.82		
			Police								
		VEN004479	Symetra Life Insurance	APP040914	2/27/2017	101002119	POLICE-HEALTH AND DENT	Life Ins Prem	162.50	61755	2/27/2017
		VEN000534	Delta Dental	APP040915	2/27/2017	101002119	POLICE-HEALTH AND DENT	Dental Ins Prem	2,672.64	61708	2/27/2017
		VEN000644	Enviro-max Inc	APP041014	3/3/2017	101002343	POLICE-BUILDING MAINTEN	Preventative HVAC Maint.	1,075.50		
		VEN001537	Payroll	APP041078	3/6/2017	101002111	POLICE-SALARY	Payroll	135,378.24	500000169	3/6/2017
		VEN001537	Payroll	APP041078	3/6/2017	101002120	POLICE-FICA AND MEDICAR	FICA	8,083.33	500000169	3/6/2017
		VEN001537	Payroll	APP041078	3/6/2017	101002120	POLICE-FICA AND MEDICAR	Medicare	1,890.47	500000169	3/6/2017
		VEN001537	Payroll	APP041078	3/6/2017	101002121	POLICE-PERF	PERF	20,913.05	500000169	3/6/2017
		VEN001062	Jack Laurie Floors LLC	APP041161	3/9/2017	101002343	POLICE-BUILDING MAINTEN	Office cleaning at PSB	750.00		
		VEN002121	Westfield Youth Assistance	APP041204	3/9/2017	101002347	POLICE-PROMOTIONS	Youth Recognition Breakfast	250.00		
		VEN003412	PowerDMS	APP041205	3/9/2017	101002349	POLICE-SERVICES	Added 5 Users	451.35		
		VEN000747	Galls	APP041207	3/9/2017	101002229	POLICE-UNIFORMS	Light Holder for Stinger	33.78		
		VEN005785	Cardiac Science Corp	APP041208	3/9/2017	101002472	POLICE-LEASE EQUIP	Electrodes for AED	273.86		
		VEN002017	Unifirst Corporation	APP041209	3/9/2017	101002343	POLICE-BUILDING MAINTEN	Mat Rental	65.65		
		VEN001856	Sun Badge Co.	APP041210	3/9/2017	101002229	POLICE-UNIFORMS	Badges	190.50		
		VEN001206	L-3 Communication Mobile Vision	APP041212	3/9/2017	101002472	POLICE-LEASE EQUIP	VLP2 Replacement Batteries	943.25		
		VEN000314	C.A.R. Clinic	APP041216	3/9/2017	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	218.50		
		VEN002336	Citizens Westfield	APP041218	3/9/2017	101002342	POLICE-WATER/SEWER	Fire Service Charges	92.77		
		VEN000739	Frontier	APP041219	3/6/2017	101002335	POLICE-TELEPHONE	Elevator Postage Machine Ch	60.06		
		VEN002035	US Uniform and Supply	APP041220	3/9/2017	101002229	POLICE-UNIFORMS	Blauer Uniform Shirts - Daniel	63.05		
		VEN002035	US Uniform and Supply	APP041220	3/9/2017	101002229	POLICE-UNIFORMS	Name Tape - McCorkle	75.00		
		VEN002336	Citizens Westfield	APP041250	3/9/2017	101002342	POLICE-WATER/SEWER	Water/sewer	207.88		
		VEN002365	Relay for Life of Westfld-Sheridan	APP041259	3/9/2017	101002347	POLICE-PROMOTIONS	Oak Trace Elm. Volleyball To	30.00		
		VEN004465	Precision Arms of Indiana	APP041260	3/9/2017	101002472	POLICE-LEASE EQUIP	HK P30 Magazines (for those	420.00		
		VEN001206	L-3 Communication Mobile Vision	APP041262	3/9/2017	101002343	POLICE-BUILDING MAINTEN	Interrogation Room Micropho	605.00		
		VEN004254	Wondersign	APP041263	3/9/2017	101002350	POLICE-SUBSCRIPTIONS/D	Setup Cost and Annual Subsc	1,277.00		
		VEN004254	Wondersign	APP041263	3/9/2017	101002472	POLICE-LEASE EQUIP	ASUS Chromebit CS10	269.60		
		VEN003505	Smartstop Dry Cleaners	APP041265	3/9/2017	101002229	POLICE-UNIFORMS	Dry Cleaning 1-27 to 2-9	186.00		
		VEN000434	Comcast Cable	APP041267	3/9/2017	101002349	POLICE-SERVICES	Monthly Statement	144.98		
		VEN001935	The Overhead Door Co.	APP041269	3/9/2017	101002343	POLICE-BUILDING MAINTEN	South Sally Port Door Cable o	159.97		
		VEN001419	National Assoc Of School Resource Offi	APP041271	3/9/2017	101002350	POLICE-SUBSCRIPTIONS/D	Membership Dues-Dougherty	40.00		
		VEN000747	Galls	APP041272	3/9/2017	101002229	POLICE-UNIFORMS	Rain Parka, hobble restrain, h	146.52		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 3 of 17

WESTFIELD\kgagnon

Buy-From Vendor No. Buy-From Vendor Name		Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
101	General								
	Police								
	VEN001178 Kiesler's Police Supply	APP041275	3/9/2017	101002334	POLICE-TRAVEL/TRAINING/	Simunition FX Cartridges for t	795.00		
	VEN000289 Bright House Network LLC	APP041276	3/9/2017	101002349	POLICE-SERVICES	Subpoena Response for Case	30.00		
	VEN005007 Herrmann Veterinary Clinic	APP041277	3/9/2017	101002355	POLICE-K-9 MAINT	Lopez Dental	200.00		
	Subtotal for Police						178,155.45		
	Economic and Community Development								
	VEN004479 Symetra Life Insurance	APP040914	2/27/2017	101003119	ECD-HEALTH AND DENTAL	Life Ins Prem	42.25	61755	2/27/2017
	VEN000534 Delta Dental	APP040915	2/27/2017	101003119	ECD-HEALTH AND DENTAL	Dental Ins Prem	572.74	61708	2/27/2017
	VEN001537 Payroll	APP041078	3/6/2017	101003111	ECD-SALARY	Payroll	22,511.91	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101003111	ECD-SALARY	Payroll	5,789.69	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101003120	ECD-FICA AND MEDICARE	FICA	1,348.84	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101003120	ECD-FICA AND MEDICARE	FICA	343.07	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101003120	ECD-FICA AND MEDICARE	Medicare	315.45	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101003120	ECD-FICA AND MEDICARE	Medicare	80.24	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101003121	ECD-PERF	PERF	3,196.68	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101003121	ECD-PERF	PERF	822.14	500000169	3/6/2017
	VEN000137 Applied Economics	APP041191	3/9/2017	101003310	ECD-PLANNING CONSULTIN	Hotel Impacts	3,636.00		
	Subtotal for Economic and Community Development						38,659.01		
	Parks								
	VEN004479 Symetra Life Insurance	APP040914	2/27/2017	101005119	PARKS-HEALTH AND DENT	Life Ins Prem	13.00	61755	2/27/2017
	VEN000534 Delta Dental	APP040915	2/27/2017	101005119	PARKS-HEALTH AND DENT	Dental Ins Prem	71.77	61708	2/27/2017
	VEN001537 Payroll	APP041078	3/6/2017	101005111	PARKS-SALARY	Payroll	7,819.49	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101005120	PARKS-FICA AND MEDICAR	FICA	468.02	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101005120	PARKS-FICA AND MEDICAR	Medicare	109.45	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101005121	PARKS-PERF	PERF	1,110.36	500000169	3/6/2017
	VEN003475 Anderson and Beck	APP041221	3/2/2017	101005347	PARKS-PROMOTION	WR4 Entertainment	1,000.00		
	Subtotal for Parks						10,592.09		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 4 of 17

WESTFIELD\kgagnon

Buy-From Vendor No. Buy-From Vendor Name		Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
101	General								
	Informatics								
	VEN004479 Symetra Life Insurance	APP040914	2/27/2017	101007119	IT-HEALTH AND DENTAL	Life Ins Prem	19.50	61755	2/27/2017
	VEN000534 Delta Dental	APP040915	2/27/2017	101007119	IT-HEALTH AND DENTAL	Dental Ins Prem	405.37	61708	2/27/2017
	VEN001537 Payroll	APP041078	3/6/2017	101007111	IT-SALARY	Payroll	14,051.26	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101007120	IT-FICA AND MEDICARE	FICA	826.99	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101007120	IT-FICA AND MEDICARE	Medicare	193.42	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101007121	IT-PERF	PERF	1,995.28	500000169	3/6/2017
	VEN002012 U.S. Bank Equipment Finance	APP041156	3/9/2017	101007337	IT-PRINTING	Copy machine rentals	1,315.74		
	VEN002050 Verizon Wireless	APP041171	3/9/2017	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones and air cards	15,718.47		
	VEN000697 Finley and Cook	APP041186	3/9/2017	101007331	IT-CONSULTING	Jet Reporting	92.50		
	VEN000348 CDW Government Inc	APP041188	3/9/2017	101007451	IT-COMPUTER/EQUIP	GP Suite	278.58		
	VEN005272 SHI International	APP041189	3/9/2017	101007451	IT-COMPUTER/EQUIP	Hardware	1,053.26		
	VEN005134 Lifeline Data Centers	APP041194	3/9/2017	101007349	IT-SERVICES	Monthly fee	1,065.70		
	VEN003729 Metronet	APP041201	3/9/2017	101007335	IT-TELEPHONE	Land lines and long distance	2,243.03		
	Subtotal for Informatics						39,259.10		
	Clerk Treasurer								
	VEN004479 Symetra Life Insurance	APP040914	2/27/2017	101008119	CT-HEALTH AND DENTAL	Life Ins Prem	19.50	61755	2/27/2017
	VEN000534 Delta Dental	APP040915	2/27/2017	101008119	CT-HEALTH AND DENTAL	Dental Ins Prem	297.17	61708	2/27/2017
	VEN000837 Hamilton County Auditor Courthouse	APP041034	3/3/2017	101008338	CT-LEGAL NOTICES	transfers	20.00	61770	3/3/2017
	VEN000847 Hamilton County Recorder	APP041035	3/3/2017	101008338	CT-LEGAL NOTICES	warr deed, annexations	120.00	61769	3/3/2017
	VEN001537 Payroll	APP041078	3/6/2017	101008111	CT-SALARY	Payroll	15,853.81	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101008120	CT-FICA AND MEDICARE	FICA	923.08	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101008120	CT-FICA AND MEDICARE	Medicare	215.90	500000169	3/6/2017
	VEN001537 Payroll	APP041078	3/6/2017	101008121	CT-PERF	PERF	1,863.96	500000169	3/6/2017
	VEN001469 O W Krohn and Associates	APP041148	3/9/2017	101008349	CT-SERVICES	CT meetings	2,073.75		
	VEN004297 ADP-Payroll	APP041162	3/7/2017	101008331	CT-CONSULTING	W 2s return	150.00	500000170	3/7/2017
	VEN004297 ADP-Payroll	APP041163	3/7/2017	101008331	CT-CONSULTING	W 2s	2,919.88	500000171	3/7/2017
	VEN000697 Finley and Cook	APP041167	3/9/2017	101008331	CT-CONSULTING	Year end close assistance	546.25		
	Subtotal for Clerk Treasurer						25,003.30		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 5 of 17

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
101	General								
	Mayor								
VEN004479	Symetra Life Insurance	APP040914	2/27/2017	101009119	MAYOR-HEALTH AND DENT	Life Ins Prem	2.21	61755	2/27/2017
VEN000534	Delta Dental	APP040915	2/27/2017	101009119	MAYOR-HEALTH AND DENT	Dental Ins Prem	47.80	61708	2/27/2017
VEN001537	Payroll	APP041078	3/6/2017	101009111	MAYOR-SALARY	Payroll	4,244.77	500000169	3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101009120	MAYOR- FICA AND MEDICA	FICA	258.34	500000169	3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101009120	MAYOR- FICA AND MEDICA	Medicare	60.43	500000169	3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101009121	MAYOR-PERF	PERF	602.78	500000169	3/6/2017
	Subtotal for Mayor						5,216.33		
	City Council								
VEN002097	Westfield Chamber Of Commerce	APP041258	3/6/2017	101010347	CITY COUNCIL-PROMOTION	Feb Chamber Luncheon	40.00		
	Subtotal for City Council						40.00		
	Public Works								
VEN004479	Symetra Life Insurance	APP040914	2/27/2017	101013119	PW-HEALTH AND DENTAL	Life Ins Prem	127.92	61755	2/27/2017
VEN000534	Delta Dental	APP040915	2/27/2017	101013119	PW-HEALTH AND DENTAL	Dental Ins Prem	2,513.35	61708	2/27/2017
VEN001537	Payroll	APP041078	3/6/2017	101013111	PW-SALARY	Payroll	64,213.97	500000169	3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101013119	PW-HEALTH AND DENTAL	HSA	166.68	500000169	3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101013120	PW-FICA AND MEDICARE	FICA	3,769.06	500000169	3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101013120	PW-FICA AND MEDICARE	Medicare	881.46	500000169	3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101013121	PW-PERF	PERF	8,879.25	500000169	3/6/2017
VEN001062	Jack Laurie Floors LLC	APP041161	3/9/2017	101013343	PW-BLDG MAINT	Office cleaning at City Hall	500.00		
VEN002336	Citizens Westfield	APP041211	3/6/2017	101013342	PW-WATER/SEWER	PW water bills	300.27		
VEN002336	Citizens Westfield	APP041214	3/6/2017	101013342	PW-WATER/SEWER	151st Street	65.16		
VEN000739	Frontier	APP041219	3/6/2017	101013349	PW-CONTRACTUAL SERVIC	City Services	381.48		
VEN000030	Ace-Pak Products	APP041239	3/6/2017	101013224	PW-OPERATING SUPPLIES	Furnace Filters	927.92		
VEN000100	American Public Works Association	APP041244	3/6/2017	101013350	PW-SUBS/DUES/MEMBERS	APWA membership	640.00		
VEN002336	Citizens Westfield	APP041248	3/6/2017	101013342	PW-WATER/SEWER	Water PW	354.27		
	Subtotal for Public Works						83,720.79		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 6 of 17

WESTFIELD\kgagnon

Buy-From Vendor No.		Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name									
101	General									
Communications										
VEN004479	Symetra Life Insurance	APP040914	2/27/2017	101020119	COMM-INSURANCE	Life Ins Prem	9.75	61755		2/27/2017
VEN000534	Delta Dental	APP040915	2/27/2017	101020119	COMM-INSURANCE	Dental Ins Prem	186.38	61708		2/27/2017
VEN001537	Payroll	APP041078	3/6/2017	101020111	COMM-SALARY	Payroll	7,496.77	500000169		3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101020120	COMM-FICA	FICA	450.11	500000169		3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101020120	COMM-FICA	Medicare	105.26	500000169		3/6/2017
VEN002273	Commercial Artisan	APP041187	3/9/2017	101020331	COMM-PERF	PERF	843.88	500000169		3/6/2017
VEN004588	Big League Creative	APP041190	3/9/2017	101020331	COMM- CONSULT	Westfield Overpass sign and	1,050.00			
Subtotal for Communications							150.00			
Customer Service							10,292.15			
VEN004479	Symetra Life Insurance	APP040914	2/27/2017	101021119	CUST SERVICE- INSURANC	Life Ins Prem	19.50	61755		2/27/2017
VEN000534	Delta Dental	APP040915	2/27/2017	101021119	CUST SERVICE- INSURANC	Dental Ins Prem	331.69	61708		2/27/2017
VEN001537	Payroll	APP041078	3/6/2017	101021111	CUST SERVICE- SAL	Payroll	8,978.39	500000169		3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101021120	CUSTOMER SERV- FICA ME	FICA	527.43	500000169		3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101021120	CUSTOMER SERV- FICA ME	Medicare	123.37	500000169		3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101021121	CUSTOMER SERV- PERF	PERF	1,274.93	500000169		3/6/2017
Subtotal for Customer Service							11,255.31			
Human Resources										
VEN004479	Symetra Life Insurance	APP040914	2/27/2017	101022119	HR- INSURANCE	Life Ins Prem	6.50	61755		2/27/2017
VEN000534	Delta Dental	APP040915	2/27/2017	101022119	HR- INSURANCE	Dental Ins Prem	145.31	61708		2/27/2017
VEN001537	Payroll	APP041078	3/6/2017	101022111	HR - SAL	Payroll	4,574.83	500000169		3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101022120	HR- FICA MED	FICA	269.66	500000169		3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101022120	HR- FICA MED	Medicare	63.07	500000169		3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	101022121	HR - PERF	PERF	649.63	500000169		3/6/2017
Subtotal for Human Resources							5,709.00			
Subtotal for Fund 101 General							5,709.00			
							451,314.35			

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 7 of 17

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
201	Motor Vehicle Highway (MVH)								
	Public Works								
VEN005792	Chubb Insurance Company	APP040885	2/24/2017	201013349	MVH-SERVICES	Street light claim ins overpaid	3,864.13	61701	2/27/2017
VEN000332	Cargill	APP040989	3/2/2017	201013231	MVH-SUBGRADE MATERIAL	Deicer	19,786.20		
VEN000608	Eco-Infrastructure Solution	APP041225	3/6/2017	201013349	MVH-SERVICES	Shelborne Box Culvert	707.50		
VEN000258	Bobcat Of Indy North	APP041233	3/6/2017	201013472	MVH-EQUIP	Angle Broom	969.81		
VEN002123	Westfield-Washington Schools	APP041235	3/6/2017	201013226	MVH-VEHICLE GAS/ SUPPLI	Diesel fuel for Dec and Jan	3,656.11		
VEN000332	Cargill	APP041264	3/3/2017	201013231	MVH-SUBGRADE MATERIAL	Deicer	7,250.76		
	Subtotal for Public Works						36,234.51		
	Subtotal for Fund 201 Motor Vehicle Highway (MVH)						36,234.51		
Fund No.	Fund Name								
203	Fire Operating								
	Fire								
VEN004479	Symetra Life Insurance	APP040914	2/27/2017	203012119	FIRE-HEALTH AND DENTAL	Life Ins Prem	223.21	61755	2/27/2017
VEN000534	Delta Dental	APP040915	2/27/2017	203012119	FIRE-HEALTH AND DENTAL	Dental Ins Prem	4,485.17	61708	2/27/2017
VEN005587	Kronos Inc	APP040987	3/2/2017	203012349	FIRE-SERVICES	Telestaff Development	5,155.00		
VEN000696	Fineline Furniture	APP041003	3/3/2017	203012223	FIRE-OFFICE SUPPLIES	Replacement seat	65.00		
VEN001478	Office Team	APP041005	3/3/2017	203012111	FIRE-SALARY	Temp. Salary Payout	3,120.00		
VEN000480	CSI Signs	APP041008	3/3/2017	203012337	FIRE-PRINTING	signage for Pancake Breakfas	238.57		
VEN001942	The Uniform House, Inc	APP041009	3/3/2017	203012229	FIRE-UNIFORMS	Emblem sewing	95.50		
VEN003505	Smartstop Dry Cleaners	APP041010	3/3/2017	203012229	FIRE-UNIFORMS	Drycleaning 1/27 through 2/9	18.00		
VEN001478	Office Team	APP041012	3/3/2017	203012111	FIRE-SALARY	Temp Salary	978.76		
VEN001833	Stephenson Transmission LLC	APP041013	3/3/2017	203012360	FIRE-VEHICLE MAINT	Grass Truck Transmission	805.33		
VEN000644	Enviro-max Inc	APP041014	3/3/2017	203012343	FIRE-BUILDING MAINTENAN	Preventative HVAC Maint.	1,075.50		
VEN002028	UPS	APP041015	3/3/2017	203012333	FIRE-POSTAGE	Postage	9.37		
VEN002001	Truck Service	APP041016	3/3/2017	203012360	FIRE-VEHICLE MAINT	E80 Rear Axle	430.56		
VEN000483	Cummins Crosspoint LLC	APP041017	3/3/2017	203012360	FIRE-VEHICLE MAINT	L81 Maint.	454.42		
VEN001814	Spectrum Janitorial	APP041018	3/3/2017	203012224	FIRE-OPERATING SUPPLIES	Laundry Detergent for Station	111.13		
VEN000644	Enviro-max Inc	APP041022	3/3/2017	203012343	FIRE-BUILDING MAINTENAN	Preventative HVAC Maint.	1,012.04		
VEN001537	Payroll	APP041078	3/6/2017	203012111	FIRE-SALARY	Payroll	196,081.54	500000169	3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	203012120	FIRE-FICA AND MEDICARE	FICA	11,623.38	500000169	3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	203012120	FIRE-FICA AND MEDICARE	Medicare	2,718.33	500000169	3/6/2017
VEN001537	Payroll	APP041078	3/6/2017	203012121	FIRE-PERF	PERF	29,731.63	500000169	3/6/2017

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 8 of 17

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
203	Fire Operating								
	Fire								
VEN001367	Midwest Toxicology Servic	APP041193	3/9/2017	203012354	FIRE-MEDICAL EXAMS/TEST	New Employee drug testing	50.00		
VEN002336	Citizens Westfield	APP041206	3/6/2017	203012342	FIRE-WATER/SEWER	Sta 83	449.45		
VEN002336	Citizens Westfield	APP041217	3/6/2017	203012342	FIRE-WATER/SEWER	Sta 82	266.60		
VEN002336	Citizens Westfield	APP041218	3/9/2017	203012342	FIRE-WATER/SEWER	Stored Water for Station 81	92.00		
VEN000739	Frontier	APP041219	3/6/2017	203012349	FIRE-SERVICES	Elevator Postage Machine	60.06		
VEN001459	North Central Co-Op	APP041224	3/9/2017	203012226	FIRE-VEHICLE GAS/SUPPLIE	fuel	749.98		
VEN001615	Public Safety Medical Services	APP041234	3/9/2017	203012354	FIRE-MEDICAL EXAMS/TEST	Blood Draws for Department	6,998.65		
VEN001459	North Central Co-Op	APP041236	3/9/2017	203012226	FIRE-VEHICLE GAS/SUPPLIE	Fuel	1,949.29		
VEN000365	Chapman Electric Supply	APP041238	3/9/2017	203012360	FIRE-VEHICLE MAINT	A82 GFI Breaker	45.71		
VEN001417	Napa Auto Parts	APP041241	3/9/2017	203012360	FIRE-VEHICLE MAINT	vehicle supplies, C-83 blades,	565.61		
VEN000633	Embroidery Plus	APP041243	3/9/2017	203012229	FIRE-UNIFORMS	shorts (16), t-shirts (68), zip jo	1,566.00		
VEN002336	Citizens Westfield	APP041246	3/6/2017	203012328	FIRE-GAS/HEAT	Sta 83 heat	530.91		
VEN002148	Witmer Public Safety Group	APP041249	3/9/2017	203012229	FIRE-UNIFORMS	Helmet Shield	42.99		
VEN002336	Citizens Westfield	APP041250	3/9/2017	203012342	FIRE-WATER/SEWER	Water/sewer	311.83		
VEN000073	Alert-all	APP041252	3/9/2017	203012244	FIRE-PREVENTION/PUBLIC	100 Mousepads	355.00		
VEN001942	The Uniform House, Inc	APP041253	3/9/2017	203012229	FIRE-UNIFORMS	Trouser, Poplin Shirt, shirt bra	408.52		
VEN000903	Hoosier Fire Equipment	APP041255	3/9/2017	203012229	FIRE-UNIFORMS	Scott Lens Assesmbly	408.80		
VEN005824	Robert Page	APP041257	3/9/2017	203012334	FIRE-TRAVEL/TRAINING/SE	EKG Seminar	3,600.00		
	Subtotal for Fire						276,883.84		
	Subtotal for Fund 203 Fire Operating						276,883.84		
Fund No.	Fund Name								
204	Park Impact								
	Public Works								
VEN004187	GameTime	APP041254	3/6/2017	204013349	PARK IMPACT-SERVICES	Quaker Park-Expression Swin	5,025.00		
	Subtotal for Public Works						5,025.00		
	Subtotal for Fund 204 Park Impact						5,025.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 9 of 17

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
206	Parks Programming/Events								
Parks									
VEN000229	Beth Maier Photography	APP041150	3/9/2017	206005347	PARKS PROGRAM/PROMOT	Melt the Trail Photography	150.00		
VEN002273	Commercial Artisan	APP041151	3/9/2017	206005347	PARKS PROGRAM/PROMOT	Touch a Truck Design	1,800.00		
VEN002273	Commercial Artisan	APP041152	3/9/2017	206005347	PARKS PROGRAM/PROMOT	Bingo Brunch OWWN Ad Des	250.00		
VEN001257	Logo USA	APP041184	3/9/2017	206005347	PARKS PROGRAM/PROMOT	Melt the Trail T-shirts	4,413.04		
VEN002123	Westfield-Washington Schools	APP041185	3/9/2017	206005347	PARKS PROGRAM/PROMOT		212.50		
Subtotal for Parks									
Subtotal for Fund 206 Parks Programming/Events							6,825.54		
							6,825.54		
Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN000010	A and F Engineering	APP040990	3/2/2017	264013309	RAOD IMPACT-CONSULTIN	Road Impact Fee Study	4,527.00		
VEN001521	Parsons Brinckerhoff Inc	APP041199	3/9/2017	264013349	ROAD IMPACT-SERVICES	Westfield Connector	40,336.38		
VEN000103	American Structurepoint Inc	APP041251	3/6/2017	264013309	RAOD IMPACT-CONSULTIN	General On-Call Services - P	360.00		
VEN005475	Estridge Development Management	APP041266	3/6/2017	264013349	ROAD IMPACT-SERVICES	Road Impact Fee reim claim 3	45,942.40		
Subtotal for Public Works									
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							91,165.78		
							91,165.78		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 10 of 17

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
268	Emergency Medical and Equip								
	Fire								
VEN000065	Airgas Mid America	APP041006	3/3/2017	268012224	EMS-OPERATING SUPPLIES	Oxygen for Stations 81 and 82	32.42		
VEN000403	Ciproms Inc	APP041011	3/3/2017	268012349	EMS-SERVICES	EMS Billing Services January	476.43		
VEN000266	Bound Tree Medical	APP041019	3/3/2017	268012224	EMS-OPERATING SUPPLIES	Syringe, replacement battery	218.55		
VEN000266	Bound Tree Medical	APP041020	3/3/2017	268012224	EMS-OPERATING SUPPLIES	IV Catheter, medication	219.90		
VEN000266	Bound Tree Medical	APP041021	3/3/2017	268012224	EMS-OPERATING SUPPLIES	IV Solution, medications, syrin	1,625.90		
VEN000266	Bound Tree Medical	APP041200	3/9/2017	268012224	EMS-OPERATING SUPPLIES	medication, electrodes, etc.	510.73		
VEN005584	The Accumed Group	APP041222	3/9/2017	268012349	EMS-SERVICES	Billing Service Fee	2,238.94		
VEN005819	Erie Insurance Exchange	APP041226	3/9/2017	268012349	EMS-SERVICES	Insurance Reimbursement	41.00		
VEN005820	Lydia Keegan	APP041228	3/9/2017	268012349	EMS-SERVICES	Patient Reimbursement	134.10		
VEN005821	Colin Kirby	APP041230	3/9/2017	268012349	EMS-SERVICES	Patient Reimbursement	15.15		
VEN000266	Bound Tree Medical	APP041232	3/9/2017	268012224	EMS-OPERATING SUPPLIES	Calcium Gluconate, Sodium B	24.84		
VEN005818	Kathleen Carrigg	APP041240	3/9/2017	268012349	EMS-SERVICES	Patient Reimbursement	50.68		
VEN004133	Reliable Pharmaceutical Returns LLC	APP041245	3/9/2017	268012224	EMS-OPERATING SUPPLIES	Disposal of medications	150.00		
	Subtotal for Fire						5,738.64		
	Subtotal for Fund 268 Emergency Medical and Equip						5,738.64		
Fund No.	Fund Name								
269	Training Facility Center								
	Public Safety (Police and Fire)								
VEN000405	Citizens Energy Group	APP040882	2/23/2017	269014342	TRAINING FAC-WATER/SE	Water Training Facility	31.49	61702	2/27/2017
VEN000975	Indiana Oxygen Company	APP041004	3/3/2017	269014343	TRAINING FAC-BUILDING M	Torch and Drag Shield	171.46		
VEN000644	Enviro-max Inc	APP041007	3/3/2017	269014343	TRAINING FAC-BUILDING M	Preventative HVAC Maint.	151.05		
VEN002048	Vectren	APP041155	3/9/2017	269014328	TRAINING FAC-HEAT/GAS	Training Facility	160.71		
VEN002191	City of Noblesville Utilities	APP041215	3/6/2017	269014342	TRAINING FAC-WATER/SE	Sewer charges for Feb	50.82		
VEN000589	Duke Energy	APP041229	3/6/2017	269014341	TRAINING FAC-ELECTRIC	Training Facility	380.94		
VEN000905	Hoosier Portable Restroom	APP041247	3/9/2017	269014349	TRAINING FAC-SERVICES	Porto-Potty service 12/31/16 t	160.00		
	Subtotal for Public Safety (Police and Fire)						1,106.47		
	Subtotal for Fund 269 Training Facility Center						1,106.47		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 11 of 17

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
342 2016 GO Bond									
Fire									
VEN000569	Don Hinds Ford Inc	APP041024	3/3/2017	342012473	GO BOND 2016 FD VEH LEA	2017 Ford Police Interceptor f	18,178.00		
Subtotal for Fire							18,178.00		
Subtotal for Fund 342 2016 GO Bond							18,178.00		
Fund No. Fund Name									
556 Community Crossing Grant									
Public Works									
VEN003838	Harding Group Inc	APP041197	3/9/2017	556013349	COMMUNITY CROSSING GR	2016 Resurfacing	159,237.06		
VEN003838	Harding Group Inc	APP041197	3/9/2017	556013349	COMMUNITY CROSSING GR	Extra for project. Added 1 alte	157,216.63		
Subtotal for Public Works							316,453.69		
Subtotal for Fund 556 Community Crossing Grant							316,453.69		
Fund No. Fund Name									
582 SR32-216th TE Grant									
Public Works									
VEN000562	DLZ	APP041196	3/9/2017	582013349	SR32-216TH TE GRANT SER	Monon Trail 6 7 PE Services	2,727.61		
VEN000562	DLZ	APP041196	3/9/2017	582013349	SR32-216TH TE GRANT SER	Monon 6 and 7 PE - Supplem	21,730.42		
Subtotal for Public Works							24,458.03		
Subtotal for Fund 582 SR32-216th TE Grant							24,458.03		
Fund No. Fund Name									
588 MPO Curb Ramp Improve Grant									
Public Works									
VEN000961	Indiana Dept Of Transportation	APP041195	3/9/2017	588013349	MPO CURB RAMP IMPROV	Matching Funds HSIP Curb R	21,838.94		
Subtotal for Public Works							21,838.94		
Subtotal for Fund 588 MPO Curb Ramp Improve Grant							21,838.94		

City of Westfield

3/9/2017 2:11 PM
Page 12 of 17
WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
590	Town Rd 156-166 Grant								
	Public Works								
	VEN001710 RQAW Corp	APP041198	3/9/2017	590013349	MPO TOWN RD 156-166 SE	Amendment to add more parc	17,485.00		
	VEN005822 Mark and Susan Weimer	APP041223	3/6/2017	590013349	MPO TOWN RD 156-166 SE	Parcel 13 Towne Rd	7,800.00		
	Subtotal for Public Works						25,285.00		
	Subtotal for Fund 590 Town Rd 156-166 Grant						25,285.00		
Fund No.	Fund Name								
595	Monon Trail Grant								
	Public Works								
	VEN000562 DLZ	APP040991	3/2/2017	595013349	MONON TRAIL GRANT 191-2	Monon 7 R/W Eng.	3,359.38		
	VEN005793 Hinkle Creek Farms LLC	APP041261	3/6/2017	595013349	MONON TRAIL GRANT 191-2	Monon Trail Grant 191st to 20	76,800.00		
	Subtotal for Public Works						80,159.38		
	Subtotal for Fund 595 Monon Trail Grant						80,159.38		
Fund No.	Fund Name								
597	MPO 186th-Springmill Grant								
	Public Works								
	VEN002225 Butler Fairman and Seufert	APP040872	2/23/2017	597013349	MPO 186TH-SPRINGMILL GR	PE Services for 186th and Spr	2,695.00	61685	2/23/2017
	Subtotal for Public Works						2,695.00		
	Subtotal for Fund 597 MPO 186th-Springmill Grant						2,695.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 13 of 17

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
640	Sports Campus Operating								
	Grand Park								
VEN001637	Ray's Trash Service	APP041172	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	5 E 191st Field	120.00		
VEN001367	Midwest Toxicology Servic	APP041174	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	Drug testing	50.00		
VEN001637	Ray's Trash Service	APP041175	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	Haul and disposal	33.29		
VEN001637	Ray's Trash Service	APP041175	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	Compactor rental	52.50		
VEN002408	Garage Doors of Indianapolis	APP041176	3/9/2017	640015343	SPORTS CAMPUS-BLDG MA	New cables	284.00		
VEN001637	Ray's Trash Service	APP041177	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	Field	750.00		
VEN001637	Ray's Trash Service	APP041177	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	Diam	52.50		
VEN005706	Sports Indiana	APP041178	3/9/2017	640015224	SPORTS CAMPUS-OPERATI	2017 Dues	375.00		
VEN005403	BrightView Landscapes LLC	APP041179	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	Net repair	702.00		
VEN005403	BrightView Landscapes LLC	APP041182	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	Grass Field	15,648.00		
VEN005403	BrightView Landscapes LLC	APP041182	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	Syn Grooming Field	9,019.50		
VEN005403	BrightView Landscapes LLC	APP041182	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	Stripping Field	525.00		
VEN005403	BrightView Landscapes LLC	APP041182	3/9/2017	640015349	SPORTS CAMPUS-SERVICE	Irrig Field	14,535.75		
	Subtotal for Grand Park						42,147.54		
	Sport Campus Indoor Event Ctr								
VEN001716	Runyon Equipment Rental	APP041149	3/9/2017	640023349	GP INDOOR-SERVICE CONT	Grand Park Indoor	548.36		
VEN001000	Indianapolis Star	APP041173	3/9/2017	640023349	GP INDOOR-SERVICE CONT	Bids for Event Center Suites	67.91		
VEN001637	Ray's Trash Service	APP041175	3/9/2017	640023349	GP INDOOR-SERVICE CONT	Haul and disposal	109.40		
VEN001637	Ray's Trash Service	APP041175	3/9/2017	640023349	GP INDOOR-SERVICE CONT	Haul and disposal	332.93		
VEN001637	Ray's Trash Service	APP041175	3/9/2017	640023349	GP INDOOR-SERVICE CONT	Compactor rental	172.50		
VEN001637	Ray's Trash Service	APP041175	3/9/2017	640023349	GP INDOOR-SERVICE CONT	Compactor rental	525.00		
VEN001637	Ray's Trash Service	APP041177	3/9/2017	640023349	GP INDOOR-SERVICE CONT	Indoor CAM	172.50		
VEN001637	Ray's Trash Service	APP041177	3/9/2017	640023349	GP INDOOR-SERVICE CONT	Indoor JB	525.00		
VEN005403	BrightView Landscapes LLC	APP041181	3/9/2017	640023349	GP INDOOR-SERVICE CONT	GP Event Center Trash and R	29,950.00		
VEN002336	Citizens Westfield	APP041213	3/6/2017	640023342	GP INDOOR-WAT AND SEW	Water	585.70		
VEN002336	Citizens Westfield	APP041213	3/6/2017	640023342	GP INDOOR-WAT AND SEW	Sewer	124.23		
	Subtotal for Sport Campus Indoor Event Ctr						33,113.53		
	Subtotal for Fund 640 Sports Campus Operating						75,261.07		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 14 of 17

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
641 Supplemental Reserv									
Administration									
VEN005724	Schilli Transportation Services	APP041147	3/9/2017	641001474	SUPPLE RESER-CONSTRU	Shipping for flooring at Event	4,470.00		
VEN005248	Zingas Exciting Windows	APP041153	3/9/2017	641001474	SUPPLE RESER-CONSTRU	Blinds for Hallway GP	3,383.00		
VEN001410	Myers Construction Mgmt Inc	APP041180	3/9/2017	641001474	SUPPLE RESER-CONSTRU	GP Suites	116,758.00		
VEN005823	RDS Office Furniture	APP041183	3/9/2017	641001474	SUPPLE RESER-CONSTRU	Office chairs and coffee make	2,613.00		
Subtotal for Administration							127,224.00		
Subtotal for Fund 641 Supplemental Reserv							127,224.00		

Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN001550	PERF	APP040880	2/23/2017	701008133	PAYROLL-PERF	Civilian PERF	38,673.47	700000208	2/24/2017
VEN000008	77 Police and Fire Fund	APP040881	2/23/2017	701008133	PAYROLL-PERF	Non Civilian PERF	47,267.55	700000207	2/24/2017
VEN005722	Aflac Premium Holding	APP040907	2/24/2017	701008930	PAYROLL-INS. DED	Group Ins	2,581.46	16701	2/24/2017
VEN000534	Delta Dental	APP040916	2/27/2017	701008930	PAYROLL-INS. DED	Dental Ins	4,184.76	16702	2/27/2017
VEN000959	Indiana Dept Of Revenue	APP041079	3/6/2017	701008923	PAYROLL-STATE WITHHOL	State	15,024.04	700000210	3/6/2017
VEN000959	Indiana Dept Of Revenue	APP041079	3/6/2017	701008923	PAYROLL-STATE WITHHOL	COIT	5,440.75	700000210	3/6/2017
VEN000920	Huntington National Bank	APP041080	3/6/2017	701008131	PAYROLL-EMPLOYER'S FIC	FICA	30,228.06	700000209	3/6/2017
VEN000920	Huntington National Bank	APP041080	3/6/2017	701008132	PAYROLL-EMPLOYER'S ME	Medicare	7,069.47	700000209	3/6/2017
VEN000920	Huntington National Bank	APP041080	3/6/2017	701008921	PAYROLL-FEDERAL WITHH	Federal	59,371.91	700000209	3/6/2017
VEN000920	Huntington National Bank	APP041080	3/6/2017	701008922	PAYROLL-EMPLOYEE FICA	FICA	30,228.04	700000209	3/6/2017
VEN000920	Huntington National Bank	APP041080	3/6/2017	701008922	PAYROLL-EMPLOYEE FICA	Medicare	7,069.40	700000209	3/6/2017
VEN002177	Indiana Members Credit Union	APP041081	3/6/2017	701008930	PAYROLL-INS. DED	HSA money	166.68	16703	3/6/2017
VEN000163	Aul Retirement	APP041273	3/9/2017	701008931	PAYROLL-401A MATCHING-	Loan pay off	1,533.89		
VEN000163	Aul Retirement	APP041274	3/9/2017	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	18,478.25		
Subtotal for Clerk Treasurer							267,317.73		
Subtotal for Fund 701 Payroll							267,317.73		

Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN001998	Tri-state Forestry Services	APP040986	3/2/2017	900016474	STORM-CONSTRUCTION C	Tree Removal - Anna Kendall	16,000.00		
VEN003909	ASAP Aquatics	APP040988	3/2/2017	900016349	STORM-SERVICE	2017 McDonald's and Culver'	870.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 15 of 17

WESTFIELD\kgagnon

Fund No.	Fund Name	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
900	Stormwater										
	Stormwater										
		VEN001537	Payroll	APP041077	3/6/2017	900016111	STORM-SALARY	Payroll	14,366.54	900000029	3/6/2017
		VEN001537	Payroll	APP041077	3/6/2017	900016120	STORM-FICA AND MEDICAR	FICA	847.03	900000029	3/6/2017
		VEN001537	Payroll	APP041077	3/6/2017	900016120	STORM-FICA AND MEDICAR	Medicare	198.09	900000029	3/6/2017
		VEN001537	Payroll	APP041077	3/6/2017	900016121	STORM-PERF	PERF	1,546.78	900000029	3/6/2017
		VEN000608	Eco-Infrastructure Solution	APP041227	3/6/2017	900016474	STORM-CONSTRUCTION C	Sleepy Hollow Dr	1,882.50		
		VEN002424	IUPPS	APP041231	3/6/2017	900016309	STORM-CONSULTING FEES	Jan tickets	981.35		
		VEN001778	Shelby Materials	APP041237	3/6/2017	900016433	STORM-INFRASTRUCTURE	Sleepy Hollow	747.00		
		VEN003318	IDEM	APP041242	3/6/2017	900016350	STORM-SUBSCRIPTIONS/D	Base fee Municipal Minor	400.00		
		VEN002193	Christopher Burke	APP041256	3/6/2017	900016309	STORM-CONSULTING FEES	On-Call Stormwater Services	139.00		
		VEN003611	White River Alliance	APP041268	3/6/2017	900016334	STORM-TRAVEL/TRAINING/	2017 Trained Contractors Wo	85.00		
		VEN002040	Utility Pipe Sales of IN	APP041270	3/6/2017	900016433	STORM-INFRASTRUCTURE	Cuivert repair at Shelborne an	1,764.00		
		VEN005805	Virginia and James Steckley	APP041278	3/9/2017	900016370	STORMWATER-REFUND		4.85		
		VEN005806	Sharon Jackson	APP041279	3/9/2017	900016370	STORMWATER-REFUND		3.61		
		VEN005807	Josephine Robertson	APP041280	3/9/2017	900016370	STORMWATER-REFUND		0.00		
		VEN005807	Josephine Robertson	APP041280	3/9/2017	900016370	STORMWATER-REFUND		1.00		
		VEN005808	Ronald Hutson	APP041281	3/9/2017	900016370	STORMWATER-REFUND		4.44		
		VEN005796	Larry Bender	APP041282	3/3/2017	900016370	STORMWATER-REFUND		2.91		
		VEN005809	Brad and Nancy Grover	APP041283	3/9/2017	900016370	STORMWATER-REFUND		4.44		
		VEN005810	Colin Analco	APP041284	3/9/2017	900016370	STORMWATER-REFUND		5.13		
		VEN005797	Norman Ganzel	APP041285	3/3/2017	900016370	STORMWATER-REFUND		4.44		
		VEN005811	Lauren Bock	APP041286	3/9/2017	900016370	STORMWATER-REFUND		3.05		
		VEN005811	Lauren Bock	APP041286	3/9/2017	900016370	STORMWATER-REFUND	OP	50.13		
		VEN005812	Derrick Bye	APP041287	3/9/2017	900016370	STORMWATER-REFUND		5.98		
		VEN005798	Phillip Cadwallader	APP041288	3/3/2017	900016370	STORMWATER-REFUND		3.05		
		VEN005799	Connie Wilson	APP041289	3/3/2017	900016370	STORMWATER-REFUND		5.96		
		VEN005813	Valerie Ooley	APP041290	3/9/2017	900016370	STORMWATER-REFUND		8.18		
		VEN005800	Jeff Sigman	APP041291	3/3/2017	900016370	STORMWATER-REFUND		4.16		
		VEN005814	Ryan Krause	APP041292	3/9/2017	900016370	STORMWATER-REFUND		4.44		
		VEN005801	Jeff Platon	APP041293	3/3/2017	900016370	STORMWATER-REFUND		6.24		
		VEN005815	Julianne Ludwig	APP041294	3/9/2017	900016370	STORMWATER-REFUND		5.13		
		VEN005816	Brian Holle	APP041295	3/9/2017	900016370	STORMWATER-REFUND	OP	32.32		
		VEN005802	Christopher Hollen	APP041296	3/3/2017	900016370	STORMWATER-REFUND		4.44		

Purchase Invoice Register

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 16 of 17

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN005803	Irene Murray	APP041297	3/3/2017	900016370	STORMWATER-REFUND		4.44		
VEN005803	Irene Murray	APP041297	3/3/2017	900016370	STORMWATER-REFUND	OP	37.83		
VEN005804	Lynn Smith	APP041298	3/3/2017	900016370	STORMWATER-REFUND		4.30		
VEN005817	Michael Allen	APP041299	3/6/2017	900016370	STORMWATER-REFUND		4.58		
VEN004200	Sean Temoney	APP041300	3/6/2017	900016370	STORMWATER-REFUND	OP	44.84		
	Subtotal for Stormwater						40,087.16		
	Subtotal for Fund 900 Stormwater						40,087.16		

Fund No. Fund Name

950	Trash								
	Trash								
VEN001637	Ray's Trash Service	APP041192	3/9/2017	950017851	TRASH-RES QRTLY FEE CO	Quart Summary	17,872.84		
VEN005805	Virginia and James Steckley	APP041278	3/9/2017	950017370	TRASH-REFUND		1.17		
VEN005805	Virginia and James Steckley	APP041278	3/9/2017	950017370	TRASH-REFUND		13.48		
VEN005806	Sharon Jackson	APP041279	3/9/2017	950017370	TRASH-REFUND		0.87		
VEN005806	Sharon Jackson	APP041279	3/9/2017	950017370	TRASH-REFUND		10.01		
VEN005807	Josephine Robertson	APP041280	3/9/2017	950017370	TRASH-REFUND		13.48		
VEN005808	Ronald Hutson	APP041281	3/9/2017	950017370	TRASH-REFUND		1.05		
VEN005808	Ronald Hutson	APP041281	3/9/2017	950017370	TRASH-REFUND		12.32		
VEN005796	Larry Bender	APP041282	3/3/2017	950017370	TRASH-REFUND		0.70		
VEN005796	Larry Bender	APP041282	3/3/2017	950017370	TRASH-REFUND		8.08		
VEN005809	Brad and Nancy Grover	APP041283	3/9/2017	950017370	TRASH-REFUND		1.07		
VEN005809	Brad and Nancy Grover	APP041283	3/9/2017	950017370	TRASH-REFUND		12.32		
VEN005810	Colin Analco	APP041284	3/9/2017	950017370	TRASH-REFUND		1.23		
VEN005810	Colin Analco	APP041284	3/9/2017	950017370	TRASH-REFUND		14.24		
VEN005797	Norman Ganzel	APP041285	3/3/2017	950017370	TRASH-REFUND		1.07		
VEN005797	Norman Ganzel	APP041285	3/3/2017	950017370	TRASH-REFUND		12.32		
VEN005811	Lauren Bock	APP041286	3/9/2017	950017370	TRASH-REFUND		0.73		
VEN005811	Lauren Bock	APP041286	3/9/2017	950017370	TRASH-REFUND		8.47		
VEN005812	Derrick Bye	APP041287	3/9/2017	950017370	TRASH-REFUND		1.43		
VEN005812	Derrick Bye	APP041287	3/9/2017	950017370	TRASH-REFUND		16.56		
VEN005798	Phillip Cadwallader	APP041288	3/3/2017	950017370	TRASH-REFUND		0.73		

City of Westfield

Report Date Range: 02/23/17..03/09/17

3/9/2017 2:11 PM

Page 17 of 17

WESTFIELD\kgagnon

Buy-From		Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name										
950	Trash										
	Trash										
	VEN005798	Phillip Cadwallader	APP041288	3/3/2017	950017370	TRASH-REFUND			8.47		
	VEN005799	Connie Wilson	APP041289	3/3/2017	950017370	TRASH-REFUND			1.43		
	VEN005799	Connie Wilson	APP041289	3/3/2017	950017370	TRASH-REFUND			16.56		
	VEN005813	Valerie Ooley	APP041290	3/9/2017	950017370	TRASH-REFUND			1.97		
	VEN005813	Valerie Ooley	APP041290	3/9/2017	950017370	TRASH-REFUND			22.72		
	VEN005800	Jeff Sigman	APP041291	3/3/2017	950017370	TRASH-REFUND			1.00		
	VEN005800	Jeff Sigman	APP041291	3/3/2017	950017370	TRASH-REFUND			11.55		
	VEN005814	Ryan Krause	APP041292	3/9/2017	950017370	TRASH-REFUND			1.07		
	VEN005814	Ryan Krause	APP041292	3/9/2017	950017370	TRASH-REFUND			12.32		
	VEN005801	Jeff Platon	APP041293	3/3/2017	950017370	TRASH-REFUND			1.50		
	VEN005801	Jeff Platon	APP041293	3/3/2017	950017370	TRASH-REFUND			17.33		
	VEN005815	Julianne Ludwig	APP041294	3/9/2017	950017370	TRASH-REFUND			1.23		
	VEN005815	Julianne Ludwig	APP041294	3/9/2017	950017370	TRASH-REFUND			14.24		
	VEN005802	Christopher Hollen	APP041296	3/3/2017	950017370	TRASH-REFUND			1.07		
	VEN005802	Christopher Hollen	APP041296	3/3/2017	950017370	TRASH-REFUND			12.32		
	VEN005803	Irene Murray	APP041297	3/3/2017	950017370	TRASH-REFUND			1.07		
	VEN005803	Irene Murray	APP041297	3/3/2017	950017370	TRASH-REFUND			12.32		
	VEN005804	Lynn Smith	APP041298	3/3/2017	950017370	TRASH-REFUND			1.03		
	VEN005804	Lynn Smith	APP041298	3/3/2017	950017370	TRASH-REFUND			11.93		
	VEN005817	Michael Allen	APP041299	3/6/2017	950017370	TRASH-REFUND			1.10		
	VEN005817	Michael Allen	APP041299	3/6/2017	950017370	TRASH-REFUND			12.71		
	Subtotal for Trash								18,169.11		
	Subtotal for Fund 950 Trash								18,169.11		
	Posted Invoices Total								1,891,421.24		
Credit Memos											
	Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount			
	Credit Memo Total										

ORDINANCE NUMBER 16-51

THE GRAND MILLENNIUM CENTER PUD DISTRICT

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

This is a Planned Unit Development District Ordinance (to be known as the “**THE GRAND MILLENNIUM CENTER 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. 1701-PUD-02**), 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. 1701-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on March 7, 2017;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 District Line: The perimeter of a District Area, as depicted in **Exhibit B**.
- 2.2 Illustrative Character Exhibit: Corporate Office Building: The architectural building elevations for a corporate office building, attached hereto as **Exhibit E**.
- 2.3 Illustrative Character Exhibit: Hotel and Convention Center: The architectural building elevations for a hotel and convention center, attached hereto as **Exhibit D**.
- 2.4 Illustrative Character Exhibit: Mixed-Use Building: The architectural building elevations for a mixed-use building, attached hereto as **Exhibit F**.
- 2.5 Illustrative Character Exhibit: Multi-Story Parking Garage: The architectural building elevations for a Multi-Story Parking Garage, attached hereto as **Exhibit G**.
- 2.6 Multi-Story Parking Garage: A building designed for vehicle parking where there are multiple floors or levels on which parking takes place.

Section 3. District Areas. The Real Estate is hereby divided into three (3) districts as illustrated on the District Area Exhibit, attached hereto as **Exhibit B**, as follows:

- A. Multi-Family District;
- B. Commercial District; and,
- C. Mixed-Use District

Each district may be referred to as a "District Area" within this PUD Ordinance. Development of each District Area shall be regulated as set forth in this Ordinance. The Real Estate shall be developed in accordance with the District Area Exhibit. An example layout of how the Real Estate may develop

is attached hereto as **Exhibit C**.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of Multi-Family District and the Mixed-Use District shall be the MF2: Multi-Family Medium Density District (the “Underlying Zoning District”). The Underlying Zoning District for the Commercial District shall be the GB: General Business District (the “Underlying Zoning District”).

Section 5. **Illustrative Character Exhibit.** Buildings constructed on the Real Estate shall be substantially similar in quality and character with the Illustrative Character Exhibit: Hotel and Convention Center; Illustrative Character Exhibit: Corporate Office Building; **Illustrative Character Exhibit: Mixed-Use Building**; and **Illustrative Character Exhibit: Multi-Story Parking Garage** attached hereto as **Exhibit D**, **Exhibit E**, **Exhibit F**, and **Exhibit G**, respectively (collectively, “Character Exhibits”). These Character Exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District’s intent and vision.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall apply to the Real Estate, except as otherwise modified below.

6.1 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited in all Districts.

6.2 **Commercial District:**

A. **Additional Uses:** In addition to the uses permitted within the underlying GB District, the following uses shall be permitted in the Commercial District:

- i. Convention Center
- ii. Multi-Story Parking Garage

B. **Prohibited Uses:** The following uses shall be prohibited in the Commercial District:

- i. Garden and Lawn Center
- ii. Mortuary
- iii. Nursery (plants)
- iv. Restaurant, Fast Food

6.3 **Mixed-Use District:**

A. **Additional Uses:** In addition to the uses permitted within in the underlying MF-2 District, the following uses shall be permitted in the Mixed-Use District:

- i. Multi-Story Parking Garage
- ii. All GB uses permitted in the UDO, unless otherwise modified

herein.

- B. Prohibited Uses: The following uses shall not be permitted in the Mixed-Use District:
 - i. Mortuary
 - ii. Nursery (plants)
- C. First-Floor Uses: Non-residential uses shall be required on the first floor of all multi-story buildings within the Mixed-Use 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 MF2: Multi-Family Medium Density District (Article 4.11)

- A. Location: Article 4.11(C) shall not apply.
- B. Maximum Density: Article 4.11(D) shall be modified to allow the following:
 - i. Multi-Family District: 500 units in the Multi-Family District; and,
 - ii. Mixed-Use District: 250 units in the Mixed-Use District.
- C. Maximum Dwelling Units per Structure: Article 4.11(E) shall be modified to allow the following:
 - i. Multi-Family District: 500 units per structure in the Multi-Family District; and,
 - ii. Mixed-Use District: 250 units per structure in the Mixed-Use District.
- D. Minimum Setback Lines: Article 4.11(H) shall be modified to allow the following:
 - i. Multi-Family District
 - a. Setback from West District Line: 20 feet
 - b. Setback from East and South District Lines: 40 feet
 - c. All other Setbacks: 10 feet
 - ii. Mixed-Use District
 - a. All minimum setbacks shall be zero (0) feet.
- E. Project Perimeter Setback: Article 4.11 (J) shall not apply.
- F. Maximum Building Height: 3 stories or a height equivalent to a 2:1 Proximity Slope from the Multi-Family District's east District Line (e.g., a Building with a setback of 80 feet may have a maximum building height of 40 feet), whichever is greater.
- G. Minimum Distance Between Buildings: 15 feet

7.2 GB: General Business District (Article 4.16)

A. Minimum Building Setback Lines:

- i. Front Yard: 10 feet
- ii. Side Yard: 10 feet
- iii. Rear Yard: 10 feet

B. Maximum Building Height: 8 stories

Section 8. **US Highway 31 Overlay District.** The regulations of Article 5.2 Overlay Districts; U.S. Highway 31 Overlay District (the “U.S. 31 Overlay”) shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Permitted Uses: Article 5.2(C) shall apply, except as otherwise modified below.

- A. In addition to the uses permitted within the U.S. 31 Overlay, “Hotels” “Convention Center”, and “Multi-Story Parking Garage” shall be permitted uses within the U.S. 31 Overlay.

8.2 Minimum Lot Size: Article 5.2(D) shall be modified to default to the applicable Underlying Zoning District standard.

8.3 Maximum Building Height: Article 5.2(E)(1) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 7 of this Ordinance.

8.4 Minimum Front Yard, Side Yard, and Rear Yard: Article 5.2(E)(3), (4) and (5) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 7 of this Ordinance.

8.5 Minimum Aggregate of Side Yard: Article 5.2(E)(6) shall be modified as follows:

- A. Multi-Family District: 20 feet
- B. Mixed-Use District: 0 feet
- C. Commercial District: 20 feet

8.6 Minimum Lot Width: Article 5.2(E)(7) shall not apply.

8.7 Maximum Lot Coverage: Article 5.2(E)(9) shall not apply.

8.8 Landscaping Requirements: Article 5.2(G) shall not apply.

8.9 Architectural Requirements: Article 5.2(J) shall apply, except brick or stone is not required to be one of the three (3) materials used, unless otherwise required by this Ordinance.

8.10 Frontage Roads: Article 5.2(K) shall be modified to permit frontage roads to be placed a minimum of three hundred (300) feet from the Right-of-Way of U.S. Highway 31 and shall otherwise conform to all INDOT Standards.

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 Architectural Standards: Article 6.3 shall apply to the development of the Real

Estate, except as otherwise modified below.

A. Multi-Family District

- i. Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels as a permitted material. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete Panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).
- ii. Article 6.3(E)(2)(b) shall be modified to require a minimum sixty percent (60%) of each Building Façade in the Multi-Family District, excluding windows and doors, shall be Masonry Materials.

B. Mixed-Use District

- i. Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels and architectural metal panels as permitted materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

C. Commercial District

- i. Article 6.3 (F)(2) shall be modified to allow architectural precast concrete panels, architectural metal panels, and glass (i.e. windows and faux windows) as primary building materials. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).
- ii. Article 6.3(F)(2)(a)(ii) shall be modified to require an External Façade with less than one-hundred percent (100%) Masonry Materials to incorporate two (2) or more materials, excluding, windows, doors, and roofing material, provided, however, a minimum twenty-five percent (25%) of the building façade shall be Masonry Materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

If the building facade is primarily comprised of glass (i.e. windows and faux windows) and architectural metal paneling,

then there is no minimum Masonry Materials requirement.

D. Multi-Story Parking Garage Standards

- i. Multi-Story Parking Garages shall be architecturally compatible and consistent with nearby and adjacent buildings, including roof lines, building elevation design, articulation, modulation and building materials.
- ii. The street-level of a Multi-Story Parking Garage shall not contain visible parking areas (aside from access points), security grills, or other parking security methods.
- iii. Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
- iv. Multi-Story Parking Garages shall be substantially similar in quality and character with the Illustrative Character Exhibit: Multi-Story Parking Garage, attached hereto as **Exhibit G**.

9.2 **Article 6.8 Landscaping Standards**: The Landscaping Requirements under Article 6.8 shall apply; except as otherwise modified below.

- A. There shall be no buffering required between Districts within the Real Estate.
- B. There shall be no buffering required around the perimeter of the Mixed-Use District.
- C. **Multi-Family Buffer**: Buffering shall be required at the eastern and southern District Lines of the Multi-Family District, as depicted on **Exhibit H**. All requirements for a Buffer B under Article 6.8(N) shall apply to these buffer yards.
- D. **Westfield Boulevard Buffer**: Buffering shall be required along the eastern side of Westfield Boulevard adjacent to the segment of Westfield Boulevard between David Brown Drive and the southern District Line of the Multi-Family District, as depicted on **Exhibit H**. All requirements for Buffer B under Article 6.8(N) shall apply to this buffer yard to the extent such improvements do not conflict with the final design and construction of Westfield Boulevard, as determined by the Director of the Public Works Department.
- E. **Parking Area Landscaping**: Article 6.8(O) shall not apply to Multi-Story Parking Garages.
- F. The developer shall give a best effort to preserve existing trees within the Multi-Family District.
- G. The developer shall preserve existing trees within the Commercial District as follows:
 - i. On the north side of the Anna Kendall Drain, all existing trees 4” caliper or greater within 100 feet of the centerline of the drain,

shall be preserved.

- ii. A best effort shall be given to preserve existing trees elsewhere within the Commercial District.

9.3 Outdoor Public Space: Plazas, courtyards, gardens, public squares, and similar outdoor usable public spaces is encouraged for all primary structures within the Grand Millennium Center PUD District.

9.4 Public Art: At least one (1) piece of public art is encouraged within the Grand Millennium Center PUD District.

9.5 Outdoor Storage and Display: Not permitted.

9.6 Walls and Fencing: All walls and fencing should be architecturally-compatible with the associated building(s). Chain-link fencing and other non-decorative fencing is not permitted in the Grand Millennium Center PUD District.

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 in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

11.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below.

11.2 A minimum number of amenities shall not be required in the Multi-Family Area.

11.3 Trail Access: The Multi-Family Area shall include direct access to the proposed Cool Creek Trail and Greenway.

11.4 Pedestrian Network: Pedestrian connectivity into and within the Real Estate shall be required throughout and between all uses on the Real Estate. Common design themes, crosswalk material changes and/or treatment, street furniture, and similar items/features which enhance the pedestrian's experience are encouraged and shall be applied to the entire Real Estate.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS 13th DAY OF MARCH, 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 16-51** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-51**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-51**

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: Adam Horkay

This document prepared by:
Adam Horkay, EdgeRock Development, LLC, 733 E. State Road 32, Westfield, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	District Map
Exhibit C	Example Layout
Exhibit D	Illustrative Character Exhibit – Hotel and Convention Center
Exhibit E	Illustrative Character Exhibit – Corporate Office Building
Exhibit F	Illustrative Character Exhibit: Mixed-Use Building
Exhibit G	Illustrative Character Exhibit: Multi-Story Parking Garage
Exhibit H	Buffer Yard Exhibit

EXHIBIT A
LEGAL DESCRIPTION

BEST POSSIBLE IMAGE

Part of the North Half of the Southeast Quarter of Section 1,
Township 18 North, Range 3 East, Hamilton County, Indiana,
more particularly described as follows:

Beginning 660.00 feet North 00 degrees 03 minutes 00 seconds
East (assumed bearing) of the Southeast corner of the North
Half of the Southeast Quarter of Section 1, Township 18 North,
Range 3 East and on the East line thereof; thence South 87 degrees
42 minutes 00 seconds West parallel with the South line of said
North Half 990.00 feet; thence South 00 degrees 04 minutes 30
seconds West 660.00 feet to a found stone on the South line of
said North Half which is 990.30 feet South 87 degrees 42 minutes
West of the Southeast corner thereof; thence South 87 degrees
42 minutes 00 seconds West on and along aforesaid South line
981.10 feet; thence North 02 degrees 18 minutes West 15.00 feet
to the Easterly right of way line of U. S. Highway #31; thence
North 39 degrees 41 minutes West on and along said Easterly
right of way line 105.60 feet; thence North 01 degrees 41 minutes
30 seconds West on and along said right of way line 1011.90 feet
to a found iron pipe at the Southwest corner of a tract deeded to
Curtis Automotive Devices, Inc., by Warranty Deed dated March 4,
1958 and recorded in Deed Record 156, pages 106 and 107; thence
North 88 degrees 54 minutes 30 seconds East 887.50 feet to a found
iron stake called for in said Deed to Curtis Automotive Devices, Inc.;
thence North 00 degrees 28 minutes West on and along the East line
of said Curtis Automotive Devices, Inc., 237.64 feet to the North
line of said North Half; thence North 88 degrees 14 minutes 30
seconds East on and along aforesaid North line 453.38 feet to a point
which is 730.62 feet South 88 degrees 14 minutes 30 seconds West of
the Northeast corner of said North Half; thence South 00 degrees 03
minutes 00 seconds West parallel with the East line of said North
Half 634.62 feet (625.16 feet measured); thence North 87 degrees 42
minutes 00 seconds East parallel with the South line of said North
Half 730.62 feet (730.87 feet measured) to the East line of said North
Half; thence South 00 degrees 03 minutes 00 seconds West on and
along aforesaid East line 41.25 feet to the place of beginning, con-
taining 32.466 acres, more or less.

INCLUDING:

Land Description

Tract 1 (Inst.#9709706927)

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 949.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 455.00 feet to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 99.80 feet parallel with the South right-of-way of said Railway; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in a 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 7.905 acres more or less.

Tract 2 (D.B. 324, Pg. 754)

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 949.11 feet to a point marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 455.00 feet to a "capped rebar" at the POINT OF BEGINNING of the following described real estate; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence North 89 degrees 42 minutes 49 seconds West 586.00 feet parallel with the South right-of-way of said Railway to a "capped rebar" near an 8 feet high Chain Link Fence on the East right-of-way of U.S. Highway No. 31; thence North 00 degrees 32 minutes 53 seconds East 266.75 feet along the aforesaid East right-of-way to the POINT OF BEGINNING. Containing 3.589 acres more or less.

Tract 3 (Inst.#2004-39854)

A part of the Northeast Quarter and a part of the Southeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East, described as follows: Begin at an iron stake and corner post in the Quarter section line 1184.00 feet West of the Southeast corner of the Northeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East; thence South 251.00 feet to an iron stake, thence South 89 degrees 40 minutes West 897.50 feet, to the intersection with the East right-of-way of U.S. Highway No. 31, by-pass; thence follow the said East right-of-way line North 00 degrees 33 minutes West 331.00 feet to a corner post; thence North 09 degrees 58 minutes 00 seconds West 144.7 feet to a corner post, thence North 01 degrees 53 minutes East 1126.6 feet to the intersection with the South right-of-way line of the Central Indiana Railroad; thence Easterly on and along said right-of-way line 889.3 feet to a large corner post, thence South 1338.6 feet to the PLACE OF BEGINNING. Containing 32.85 acres, more or less in Washington Township.

EXCEPT: A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 949.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of the two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence South 00 degrees 32 minutes 53 seconds West 731.74 feet; thence South 89 degrees 42 minutes 49 seconds East 685.80 feet parallel with the South right-of-way of said Railway to a "capped rebar"; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in an 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 11.494 acres more or less.

Tract 4 (Inst.#9809871667):

The East Half of Lot Number Thirty (30) in Abel Doan's Addition, an Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 49, page 516, in the Office of the Recorder of Hamilton County, Indiana.

Also including interest in the following described parcel, to-wit: That portion of real estate which is between the East line of Lot 30 and the East line of Abel Doan's Addition to Westfield, in Hamilton County, Indiana, as per plat thereof and recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Commence on the Northeast corner of said Lot 30, thence South along East side of said Lot 30 to South edge of Lot 30 thence along the extended South boundary of said Lot 30 to the East line of Abel Doan's Addition to Westfield; thence North along East line of Abel Doan's Addition to Park Street; thence West to the place of beginning.

EXHIBIT B
DISTRICT MAP



EXHIBIT C
EXAMPLE LAYOUT

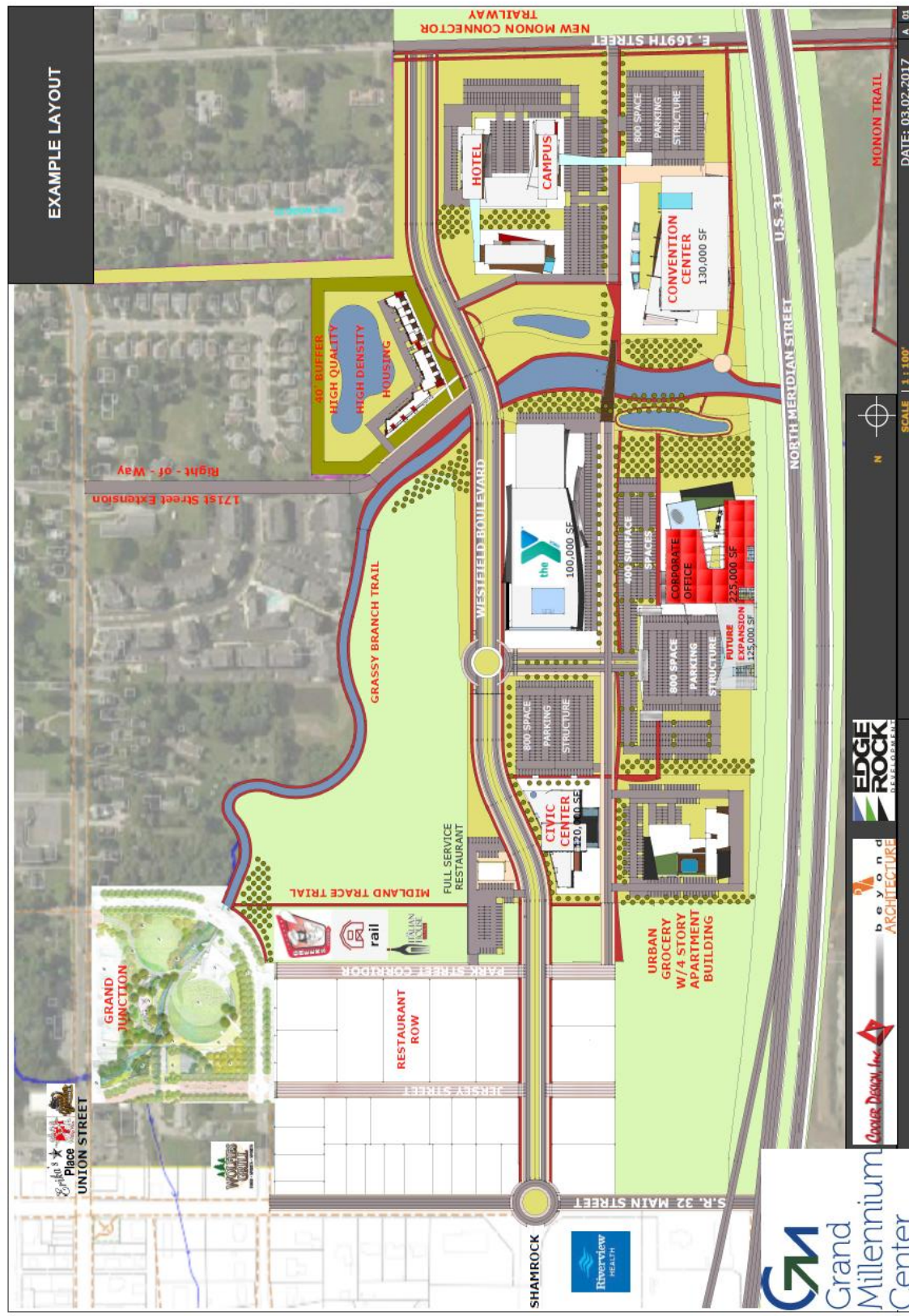


EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT:
HOTEL AND CONVENTION CENTER

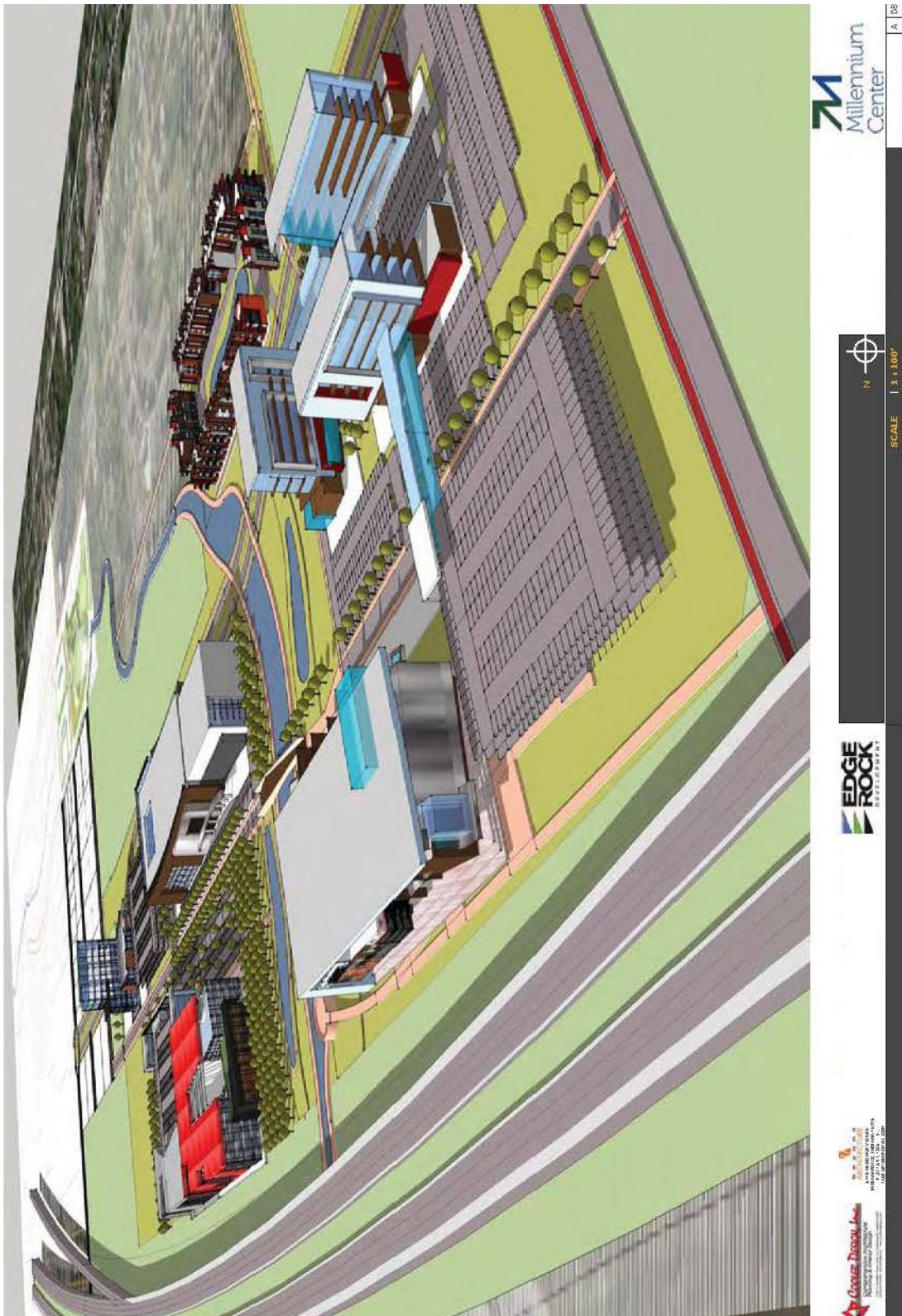


EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBIT:
CORPORATE OFFICE BUILDING

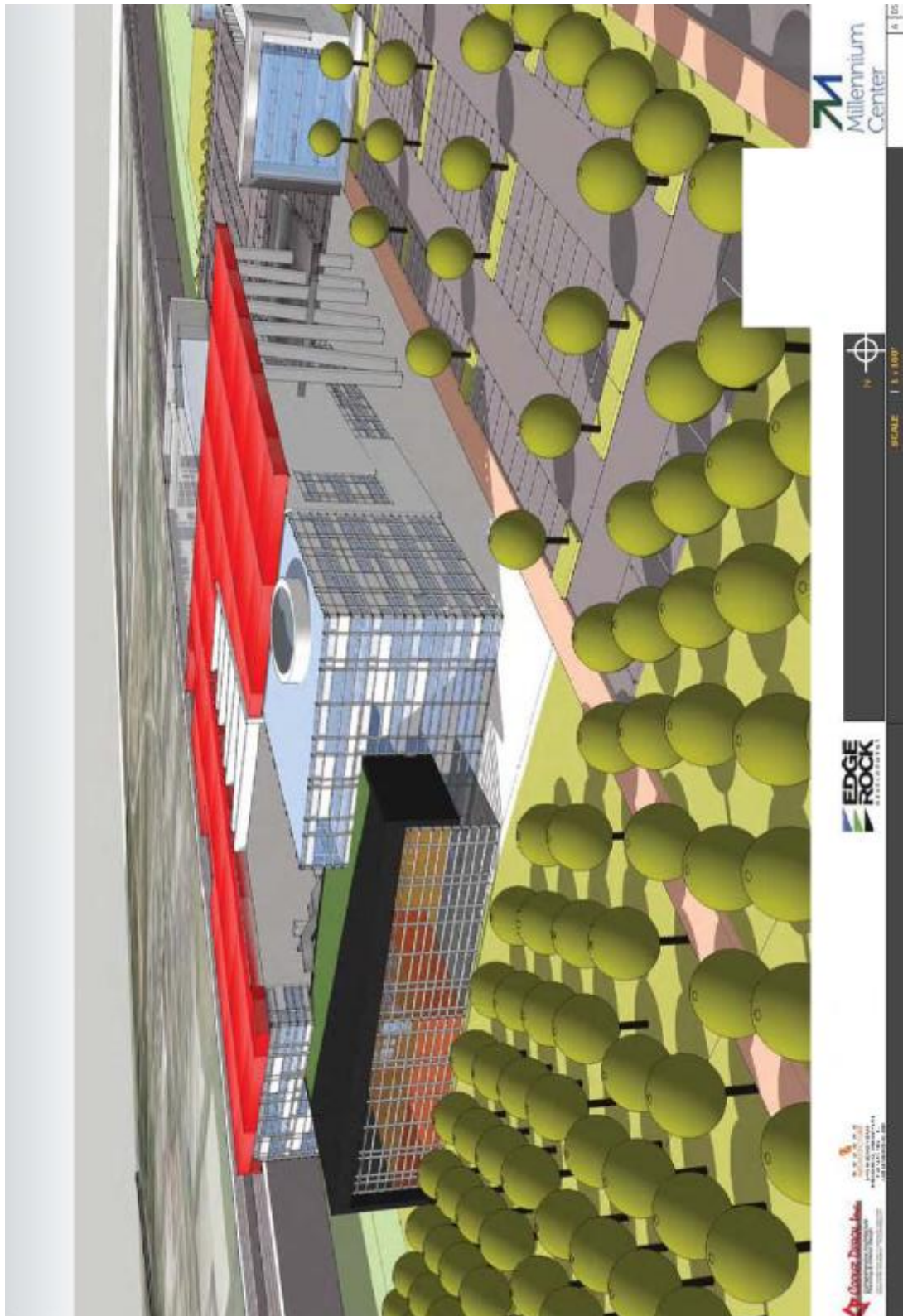


EXHIBIT F
ILLUSTRATIVE CHARACTER EXHIBIT:
MIXED-USE BUILDING



EXHIBIT G
ILLUSTRATIVE CHARACTER EXHIBIT:
MULTI-STORY PARKING GARAGE



EXHIBIT H
BUFFER YARD EXHIBIT





Westfield City Council Report

Ordinance Number:	16-51
APC Petition Number:	1701-PUD-02
Petitioner:	EdgeRock Development, LLC
Request:	Petitioner requests a change of zoning of 66.2 acres± from the EI: Enclosed Industrial District and the GB-PD: Business/Planned Development District to The Grand Millennium Center Planned Unit Development (PUD) District to allow for a mixed-use development to include commercial, residential, recreational, and civic uses.
Current Zoning:	Enclosed Industrial (EI) and GB-PD: Business/Planned Development District
Current Land Use:	Industrial and Agricultural
Acreage:	66.2 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. District Map 4. Example Layout 5. Character Exhibits
Prepared By:	Kevin M. Todd, AICP

PETITION HISTORY

December 12, 2016 – The petition was introduced at the December 12, 2016, City Council meeting.

December 13, 2016 – The petitioner met with the Grand Junction Task Group and received unanimous support from the group.

December 21, 2016 – The petitioner held a neighborhood meeting.

January 4, 2017 – The petition received a public hearing at the January 4, 2017, Advisory Plan Commission (the “APC”) meeting.

March 6, 2017 – The APC forwarded a favorable recommendation of this change in zoning request to the Council (Vote of 7 in favor, 0 opposed), with conditions to modify the maximum building height requirement for the Multi-Family District, to correct a reference in the body of the ordinance, and to modify the District Map (see “Recommendations/Actions” section below for detailed list of conditions). All conditions were met before publishing this report.

This petition is eligible for adoption consideration at the March 13, 2017 Council meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the January 4, 2017 meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC’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.

PROJECT OVERVIEW

Project Location: The 66-acre Grand Millennium Center PUD is located on the east side of U.S. 31, on the north side of David Brown Drive (169th Street), and has frontage on the south side of Park Street (the “Property”). The southern portion of the Property is zoned GB-PD: General Business-Planned Development. The northern portion of the Property is zoned EI: Enclosed Industrial. Adjacent property to the south is zoned GB-PD and is used for auto sales. Adjacent property to the east includes single-family residential homes; the Cherry Woods Estates subdivision; the Southridge subdivision; and Union Street Flats. The Midland Trace Trail abuts the property to the north, and the redeveloping Park Street is also to the north.

ZONING REQUEST

The petitioner requests a new PUD to provide a new mixed-use development in Downtown Westfield. The proposal includes provisions for hotels, a convention center, an aquatic/fitness center, a corporate office building, multi-family, a civic building, commercial outlot(s), and multiple parking structures. The project accommodates the extension of Westfield Boulevard, as identified on the Westfield-Washington Township Thoroughfare Plan.

Underlying Zoning Districts. The proposal is divided into three districts: Multi-Family District (underlying zoning of MF-2); Commercial District (underlying zoning of GB); and Mixed-Use District (underlying zoning of MF2, but also allows GB uses).

U.S. Highway 31 Overlay District. The proposal defaults to the U.S. Highway 31 Overlay, but modifies several standards to better match the standards of the underlying zoning requirements of the project's three districts.

Permitted Uses. The Commercial District allows GB uses, plus a Convention Center and Multi-Story Parking Garages. It also excludes a few uses that have been deemed undesirable in this project. The Multi-Family District allows all MF-2 uses. The Mixed-Use District allows all MF-2 uses and most GB uses. It also allows Multi-Story Parking Garages. The Mixed-Use District is required to have non-residential uses on the first-floor of multi-story buildings. The U.S. 31 Overlay uses were modified to match those in the underlying district.

Multi-Family Units: The PUD Ordinance would allow up to 500 units within the Multi-Family District and up to 250 units within the Mixed-Use District.

Building Height: The Commercial District and Mixed-Use District would allow up to 8-story buildings. The Multi-Family District would allow up to 3-story buildings, or buildings at a 2:1 (setback:height) proximity slope from the east District Line, whichever is greater.

Architectural Standards. The proposal defaults to the architectural standards of the UDO, with a few modifications to building material requirements, such as allowing aesthetically-applied architectural precast concrete as a Masonry Material. The Commercial District also allows glass as a primary external material.

Landscaping Standards. The proposal defaults to the landscaping standards of the UDO, except specific buffer yard requirements are added nearby the existing residential neighborhoods/lots east of the Property.

Road and Trail Infrastructure. The project accommodates the extension of Westfield Boulevard, as identified on the Westfield-Washington Township Thoroughfare Plan. It also incorporates numerous trail/pathway connections, including connections to the Monon-Midland Loop and the Natalie Wheeler Trail.

PETITION UPDATE:

Since the December 12, 2016 Council introduction, the petitioner revised the proposed ordinance to incorporate comments as a result of the Department's review, public hearing comments, and

APC/Council member comments. The following briefly highlights those revisions (generally listed below in the order in which they appear in the PUD Ordinance):

1. The originally-depicted trail/pathway between the Cherry Wood Estates and Southridge neighborhoods has been removed from the project.
2. New character exhibits were added, depicting mixed-use buildings and multi-story parking garages.
3. The project was divided into three (3) districts: Multi-Family District, Mixed-Use District, and Commercial District. A new District Map was created.
4. The example site layout was modified to reflect multi-family buildings away from the neighborhoods to the east. The plan was also modified to depict the future 171st Street extension.
5. Prohibited uses were added to the Commercial District and the Mixed-Use District.
6. In the Mixed-Use District, multi-story buildings are required to have non-residential uses on the first floor.
7. The Commercial District and Mixed-Use District would allow up to 8-story buildings.
8. The Multi-Family District would allow up to 3-story buildings, or buildings at a 2:1 (foot of building setback:foot of building height) proximity slope from the east District Line, whichever is greater.
9. The PUD Ordinance would allow up to 500 units within the Multi-Family District and up to 250 units within the Mixed-Use District.
10. "Architectural precast concrete panels" was added as a permitted Masonry Material. The PUD Ordinance requires aesthetic application of the material, however, such as texture, design, brick veneer, or stone veneer.
11. Glass is a permitted primary material in the Commercial District.
12. Design and architectural requirements for parking garages were added.
13. Buffer yard requirements are added for areas that are adjacent to the existing residential neighborhoods/lots east of the Property.
14. Tree preservation language was added to the PUD Ordinance for the areas within the Multi-Family District and the Commercial District.
15. Typical downtown requirements for things such as outdoor public space and public art were added.
16. Requirements for pedestrian connectivity with a common treatment/design throughout the entire project were added.

COMPREHENSIVE PLAN:

The Grand Millennium Center PUD falls within the Kendall Sub-District of the Grand Junction District, as identified in the Grand Junction Implementation Plan: 2013. The Grand Junction Implementation Plan encourages high-quality, taller buildings and attractive landscaping between buildings and US 31 within the Kendall Sub-District. It also encourages medial/office uses with ancillary retail. Single-family housing and independent retail are discouraged in the Kendall Sub-District.

The Grand Junction Master Plan (2009) calls for an extended trail system, an extended street network, a new landmark-quality civic facility(ies), and signature downtown gateway development (including hotels and a convention center). This real estate is not at the corner of the US 31/SR 32 interchange, but it is nearby and could help fulfill the signature downtown gateway development vision. The proposal includes many components of the community's plans for Downtown Westfield/Grand Junction.

The Grand Junction Addendum to the Comprehensive Plan states that it is desirable for the Grand Junction Task Group to review proposals within the downtown area to ensure compatibility with the vision and direction of the Comprehensive Plan, specifically the Grand Junction Master Plan, the Grand Junction Implementation Plan 2013, and their subsequent amendments and addenda. On December 13, 2016, the petitioner met with the Grand Junction Task Group and reviewed the proposal. The Grand Junction Task Group submitted a letter of support on December 15, 2016.

RECOMMENDATIONS / ACTIONS

APC Recommendation

On March 6, 2017, a motion was made and passed to send a favorable recommendation (Vote: 7 in favor, 0 opposed) to the City Council with the incorporation of the following modifications to the Ordinance:

1. Section 7.1 (F) of the proposed Ordinance shall be modified as follows: Maximum Building Height: 3 stories or a height equivalent to a 2:1 Proximity Slope from the Multi-Family District's east District Line (e.g., a Building with a setback of 80 feet may have a maximum building height of 40 feet), whichever is greater.;
2. In Section 8 of the proposed Ordinance, all references to "Section 6" shall be changed to "Section 7"; and,
3. The District Map shall be modified so the portion of the Real Estate immediately south of and adjacent to Park Street is identified as part of the Commercial District.

City Council

Introduction: December 12, 2016

Eligible for Adoption: March 13, 2017

NOTE: The conditions above have been fulfilled, and the modifications are incorporated in the Grand Millennium PUD Ordinance (Ord. 16-51) that is before the City Council.

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, January 4, 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.	1701-PUD-02
Ordinance No.	16-51
Petitioner	EdgeRock Development, LLC
Description	A change of zoning of 66.2 acres± from the EI: Enclosed Industrial District and the GB-PD: Business/Planned Development District to The Grand Millennium Center Planned Unit Development (PUD) District to allow for a mixed-use development to include commercial, residential, recreational, and civic uses.

On March 6, 2017, a motion was made and passed to send a favorable recommendation (Vote: 7 in favor, 0 opposed) to the City Council with the incorporation of the following modifications to the Ordinance:

1. Section 7.1 (F) of the proposed Ordinance shall be modified as follows: Maximum Building Height: 3 stories or a height equivalent to a 2:1 Proximity Slope from the Multi-Family District's east District Line (e.g., a Building with a setback of 80 feet may have a maximum building height of 40 feet), whichever is greater.;
2. In Section 8 of the proposed Ordinance, all references to "Section 6" shall be changed to "Section 7"; and,
3. The District Map shall be modified so the portion of the Real Estate immediately south of and adjacent to Park Street is identified as part of the Commercial District.

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


Matthew S. Skelton, Secretary

March 7, 2017
Date

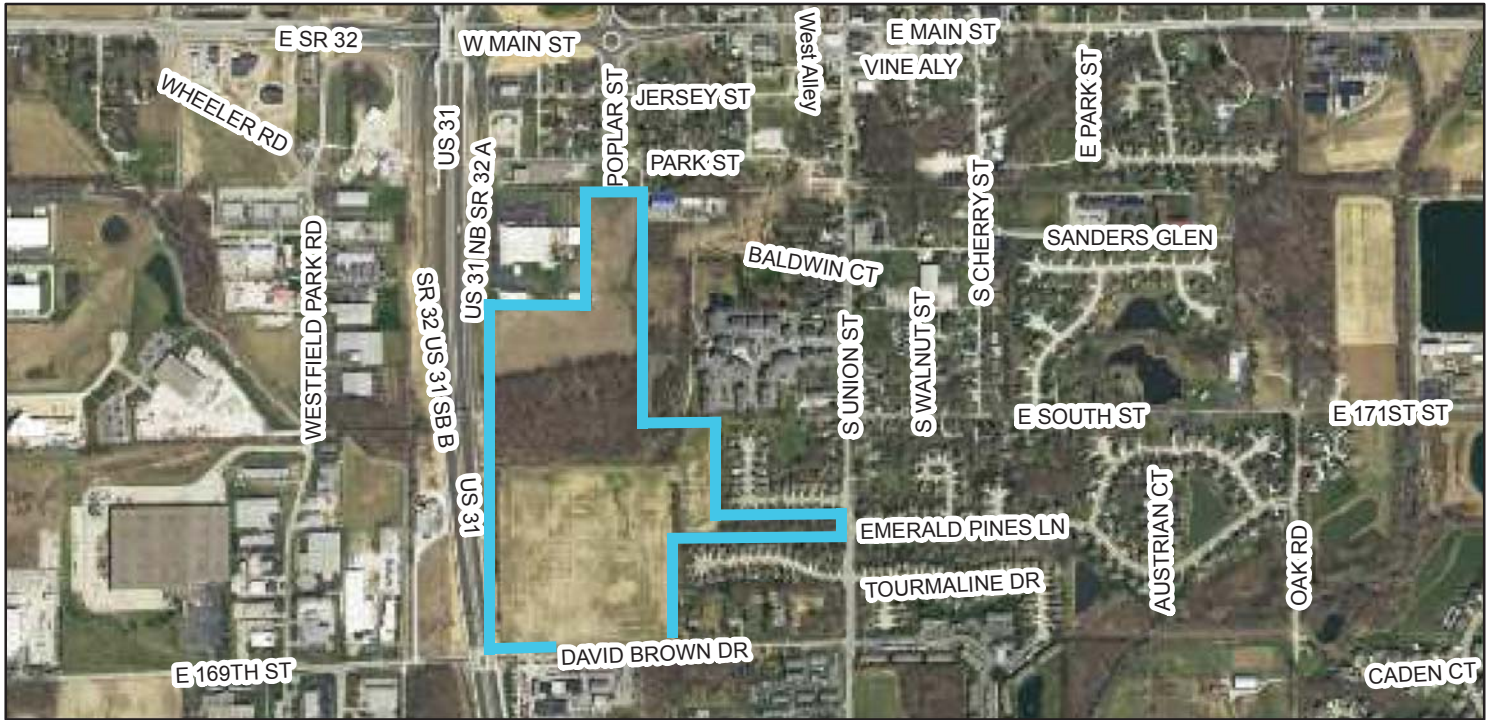
Property Location Map

Grand Millennium Center PUD

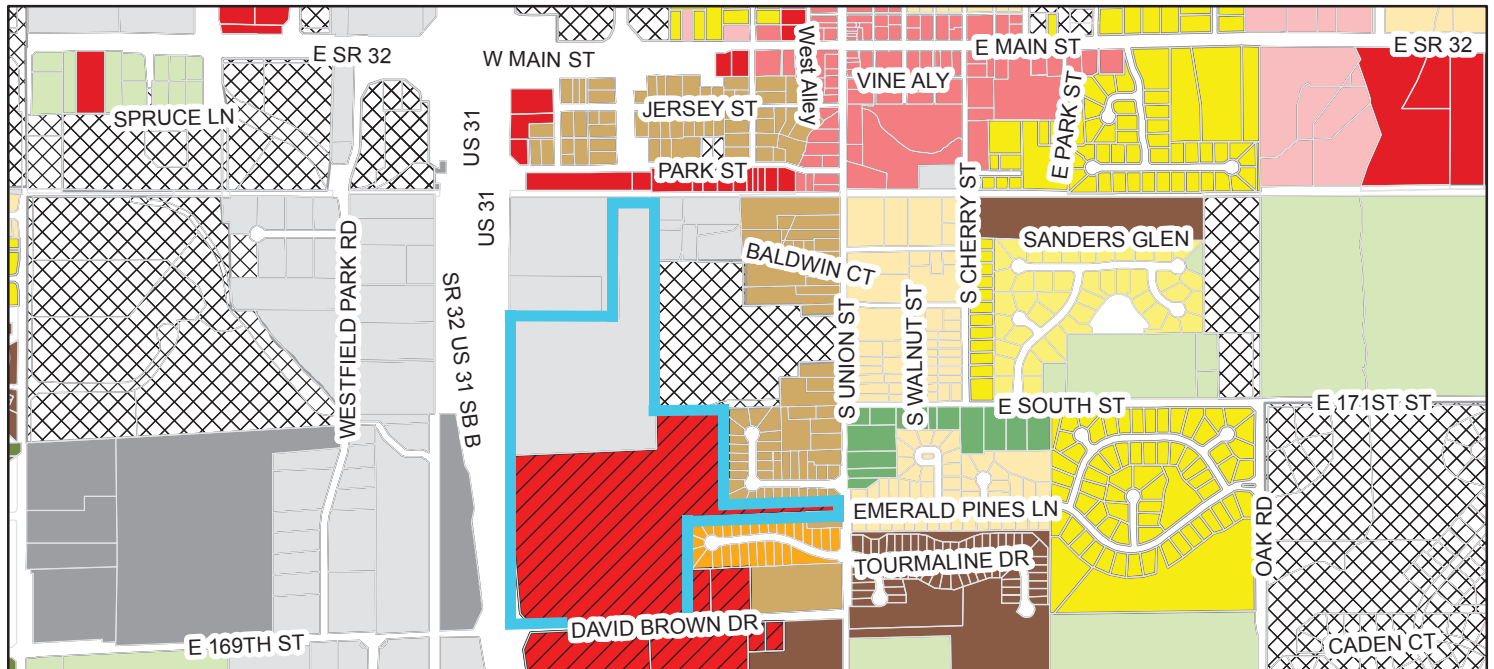
1701-PUD-02



Aerial Location Map



Zoning Map



Zoning	GB	MF-1	SF-2	SF-4 (Pre)
AG-SF1	GB-PD	MF-2	SF-3	
AG-SF1I	LB	OI	SF-3 Cluster	
EI	LB-H	PUD	SF-4	

EXHIBIT B
DISTRICT MAP



EXAMPLE LAYOUT



Grand Millennium Center

COOLER DESIGN, Inc. beyond ARCHITECTURE EDGE ROCK DEVELOPMENT

N SCALE | 1 : 100'

DATE: 03.02.2017 A 01

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT:
HOTEL AND CONVENTION CENTER



COOPER DESIGN, Inc.
ARCHITECTURAL ARCHITECTURE
PLANNING & DESIGN
10000 10th Avenue, Suite 100
Denver, CO 80231
303.733.1100
www.cooperdesign.com

EDGE ROCK
DEVELOPMENT
10000 10th Avenue, Suite 100
Denver, CO 80231
303.733.1100
www.edgerock.com

**EDGE
ROCK**
DEVELOPMENT



SCALE | 1" = 100'

**Millennium
Center**

A 08

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBIT:
CORPORATE OFFICE BUILDING



EXHIBIT F
ILLUSTRATIVE CHARACTER EXHIBIT:
MIXED-USE BUILDING



EXHIBIT G
ILLUSTRATIVE CHARACTER EXHIBIT:
MULTI-STORY PARKING GARAGE

