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_02_27_2017

Monday, February 27, 2017 at 07:00 PM

BOARD OR COMMISSION: **City Council Meeting**
MEETING DATE: **Monday, February 27, 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 Terry Lee from Student Impact

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:
Documents: Meeting Minutes 2-13-17

Claims:
Documents: Docket

Approval of Claims

Miscellaneous Business/Special Recognition:

Old Business:

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

Council Introduction: August 8, 2016
APC Public Hearing: September 6, 2016
APC Public Hearing: November 21, 2016
APC Recommendation: February 6, 2017
Consideration of Petitioner's Request: February 27, 2017

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
Documents: Ordinance 16-44 | Redline Ordinance 16-44 | Location Map and Concept Maps | APC Certification | Department Report

New Business:

Resolution 17-103: Establishment of Economic Revitalization Area for 17819 Commerce Dr
Council Introduction: February 27, 2017
Adoption Consideration: February 27, 2017
Documents: Resolution 17-103 | Location Map

Resolution 17-104: City of Westfield Authorizing the Execution of Deed
Council Introduction: February 27, 2017
Adoption Consideration: February 27, 2017
Documents: Resolution 17-104 | Exhibit A

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
Documents: Resolution 17-105 | 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 13, 2017

The Westfield City Council met in regular session on Monday February 13, 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 January 9, 2016 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. Bob Horkey seconded. Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

None

<u>New Business:</u>

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

Pam Howard presented this item stating this is a 100% voluntary annexation of 187 acres on the SW corner of US 31 and SR 38.

Public Hearing: Open 7:02

None

Public Hearing: Closed 7:03

Ordinance 17-02: Belmont Woods Rezone from AG-SF1 to SF2
Council Introduction – February 13, 2017
APC Public Hearing – March 6, 2017
APC Recommendation – March 20, 2017
Adoption Consideration – April 10, 2017

Pam Howard presented this item stating the request to rezone 16-56 acres to include 27 single- family residential lots. David Weekly Homes would be the builder.

On to APC

Ordinance 17-03: Chatham Hills Center Planned Unit Development (PUD) District
Council Introduction- February 13, 2017
APC Public Hearing- March 6, 2017
APC Recommendation – March 20, 2017
Adoption Consideration- April 10, 2017

Amanda Rubadue introduced this item stating the request to rezone approx. 41 acres to a General Business District, amending the current UDO to create a PUD known as Chatham Commons PUD.

Steve Henke gave a brief power point for the development

On to APC

Resolution 17-102: Amending Personnel Policies, Procedures and Benefits Manual
Council Introduction – February 13, 2017
Adoption Consideration - January 9, 2017

Brian Zaiger presented this item explaining the changes pertain to deployed employees and their HSA and retirement accounts. These changes would allow the City to contribute to the employees accounts during their time of deployment.

Steve Hoover made a motion to approve Resolution 17-102 as presented. Joe Edwards seconded. Vote: Yes-7; No-0. Motion carries.

Guest:

None

City Council Comments

Steve Hoover gave APC Update

Joe Edwards spoke regarding the Oversight Committee and considering the use of Open.Gov
Joe also spoke regarding the use of an Employee Hot Line

Cindy Spoljaric stated will start Council Connect. This gives the public the opportunity to meet the Council member of their district. The first meeting will be March the7th at Carey Ridge with (District 1) Mark Keen @ 7pm.

Mark Keen spoke regarding the Woodwind project.

Chuck Lehman spoke regarding mutual opportunities with surrounding Cities of Hamilton Co. He had a meeting with other Council Presidents/Vice Presidents to discuss Public Safety, our schools educational system, and concerns of our communities.

Jim Ake spoke stating we live in a divided country and we need to think of what unites us

Jim Ake wished everyone a Happy Valentine's Day

Mayor Comments

Melt the Trail happened last Saturday

April 29, 2017 the Parks will sponsor a Daddy/ Daughter Dance

Land Collective/Grand Junction Plaza Plans

Trees coming down alongside the creek this week

Traffic at Union and 32 turn lanes there has been a study done

Taylor McCorkle is now a uniformed police officer

Grand Park construction Ninja Zone

Methodist Sports Medicine will have space at GPR

Millennial Personal Finance Survey/ Westfield ranked 11th out of 150 cities

Without any further business the meeting adjourned at 7:38 PM

_____ _____

Clerk-Treasurer President

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

February 27, 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 27 day of February, 2017

Signatures of Governing Board

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								
VEN000589	Duke Energy	APP040608	2/9/2017	101001341	ADM-ELECTRICITY	Clinic House	109.96	61529	2/13/2017
VEN000589	Duke Energy	APP040608	2/9/2017	101001341	ADM-ELECTRICITY	DWNA	48.31	61529	2/13/2017
VEN002336	Citizens Westfield	APP040623	2/10/2017	101001328	ADM-HEAT/GAS	Gas Heat	1,265.24	61670	2/13/2017
VEN002336	Citizens Westfield	APP040623	2/10/2017	101001328	ADM-HEAT/GAS	Gas Heat City Services	1,246.66	61670	2/13/2017
VEN002336	Citizens Westfield	APP040624	2/10/2017	101001328	ADM-HEAT/GAS	Clinic House	176.18	61671	2/13/2017
VEN002336	Citizens Westfield	APP040624	2/10/2017	101001328	ADM-HEAT/GAS	DWNA	147.88	61671	2/13/2017
VEN002336	Citizens Westfield	APP040625	2/10/2017	101001342	ADM-WATER/SEWER	Clinic House	69.42	61672	2/13/2017
VEN002336	Citizens Westfield	APP040625	2/10/2017	101001342	ADM-WATER/SEWER	City Hall	69.42	61672	2/13/2017
VEN002336	Citizens Westfield	APP040625	2/10/2017	101001342	ADM-WATER/SEWER	Historical Society	65.93	61672	2/13/2017
VEN000589	Duke Energy	APP040628	2/10/2017	101001341	ADM-ELECTRICITY	City Hall North side Farmers	13.59	61529	2/13/2017
VEN003475	Anderson and Beck	APP040636	2/13/2017	101001347	ADM-PROMOTIONS	Down pmt for Mayors Ball rei	600.00	61500	2/13/2017
VEN001653	Regions Insurance Inc	APP040669	2/15/2017	101001339	ADM-INSURANCE	Cyber Liab renewal	240.59	61675	2/15/2017
VEN000589	Duke Energy	APP040717	2/16/2017	101001341	ADM-ELECTRICITY	Final bills for lights and marke	9.42	61678	2/16/2017
VEN001988	Travelers	APP040720	2/16/2017	101001339	ADM-INSURANCE	Renewal 1st quart inst	3,167.16	61679	2/16/2017
VEN000589	Duke Energy	APP040735	2/17/2017	101001341	ADM-ELECTRICITY	Electric	675.18	61681	2/21/2017
VEN000513	DavisVision	APP040741	2/17/2017	101001119	ADM-HEALTH AND DENTAL	Vision Ins Prem	24.28	61680	2/21/2017
VEN001537	Payroll	APP040757	2/21/2017	101001111	ADM-SALARY	sal	8,235.99		
VEN001537	Payroll	APP040757	2/21/2017	101001120	ADM-FICA AND MEDICARE	fica	489.72		
VEN001537	Payroll	APP040757	2/21/2017	101001120	ADM-FICA AND MEDICARE	med	114.54		
VEN001537	Payroll	APP040757	2/21/2017	101001121	ADM-PERF	perf	929.07		
VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101001119	ADM-HEALTH AND DENTAL	March Ins Prem	1,960.42	61684	2/21/2017
	Subtotal for Administration						**19,658.96**		
	Police								
VEN002336	Citizens Westfield	APP040623	2/10/2017	101002328	POLICE-HEAT/GAS	Gas Heat	1,500.41	61670	2/13/2017
VEN002336	Citizens Westfield	APP040627	2/10/2017	101002342	POLICE-WATER/SEWER	Water/Sewer	212.00	61673	2/13/2017
VEN001653	Regions Insurance Inc	APP040669	2/15/2017	101002339	POLICE-INSURANCE	Cyber Liab renewal	1,058.60	61675	2/15/2017
VEN001367	Midwest Toxicology Servic	APP040692	2/15/2017	101002349	POLICE-SERVICES	Drug testing	50.00		
VEN001988	Travelers	APP040720	2/16/2017	101002339	POLICE-INSURANCE	Renewal 1st quart inst	13,935.51	61679	2/16/2017
VEN000589	Duke Energy	APP040735	2/17/2017	101002341	POLICE-ELECTRICITY	Electric	2,180.94	61681	2/21/2017
VEN000513	DavisVision	APP040741	2/17/2017	101002119	POLICE-HEALTH AND DENT	Vision Ins Prem	466.10	61680	2/21/2017
VEN001537	Payroll	APP040757	2/21/2017	101002111	POLICE-SALARY	sal	132,595.16		
VEN001537	Payroll	APP040757	2/21/2017	101002120	POLICE-FICA AND MEDICAR	fica	7,910.78		

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								
VEN001537	Payroll	APP040757	2/21/2017	101002120	POLICE-FICA AND MEDICAR	med	1,850.10		
VEN001537	Payroll	APP040757	2/21/2017	101002121	POLICE-PERF	perf	20,786.17		
VEN001459	North Central Co-Op	APP040811	2/21/2017	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	6,829.42		
VEN001555	Pet Supplies Plus	APP040836	2/21/2017	101002355	POLICE-K-9 MAINT	Dog Food	79.96		
VEN000968	Indiana Fop Legal Defense	APP040837	2/21/2017	101002350	POLICE-SUBSCRIPTIONS/D	Legal Defense Dues X 36	5,184.00		
VEN003505	Smartstop Dry Cleaners	APP040838	2/21/2017	101002229	POLICE-UNIFORMS	Dry Cleaning 1-13 to 1-26	184.00		
VEN001629	Radar Man Inc	APP040839	2/21/2017	101002345	POLICE-EQUIP REPAIR	Radar Repairs	290.25		
VEN002017	Unifirst Corporation	APP040840	2/21/2017	101002343	POLICE-BUILDING MAINTEN	Mat Rental	61.45		
VEN002228	Indiana Sports Properties	APP040841	2/21/2017	101002360	POLICE-VEHICLE REPAIR	Golf Cart Battery	95.00		
VEN001571	Pickett's Place	APP040842	2/21/2017	101002343	POLICE-BUILDING MAINTEN	Drill Holes in Tables for Cable	60.00		
VEN004513	Evident	APP040843	2/21/2017	101002224	POLICE-OPERATING SUPPLI	Heat Sealer and Tubing for Ev	202.00		
VEN000495	D and R Electronics	APP040844	2/21/2017	101002360	POLICE-VEHICLE REPAIR	Cable Tunnel Cover Bracket	102.50		
VEN001035	Interstate Battery	APP040845	2/21/2017	101002360	POLICE-VEHICLE REPAIR	Batteries	594.75		
VEN000083	Amanda Aiyar	APP040846	2/21/2017	101002347	POLICE-PROMOTIONS	Reimbursement - Frame for C	29.33		
VEN000685	FBINAA Of Indiana	APP040847	2/21/2017	101002334	POLICE-TRAVEL/TRAINING/	Spring Business Meeting & Lu	40.00		
VEN005791	Midwest Crisis Negotiators Conf	APP040848	2/21/2017	101002334	POLICE-TRAVEL/TRAINING/	Midwest Crisis Negotiatiors C	700.00		
VEN001815	Speedway Superamerica	APP040850	2/21/2017	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	118.90		
VEN001206	L-3 Communication Mobile Vision	APP040851	2/21/2017	101002349	POLICE-SERVICES	Maintenance Agreement for M	5,703.00		
VEN001206	L-3 Communication Mobile Vision	APP040851	2/21/2017	101002349	POLICE-SERVICES	Maintenance Agreement for A	360.00		
VEN001206	L-3 Communication Mobile Vision	APP040851	2/21/2017	101002349	POLICE-SERVICES	Maintenance Agreement for R	1,019.00		
VEN001877	T and T Sales promotions	APP040852	2/21/2017	101002229	POLICE-UNIFORMS	ESU T-Shirts - Dine	30.00		
VEN002035	US Uniform and Supply	APP040853	2/21/2017	101002229	POLICE-UNIFORMS	Uniform Shirts/Pants - Wheel	257.80		
VEN002035	US Uniform and Supply	APP040853	2/21/2017	101002229	POLICE-UNIFORMS	New Hire Uniforms - McCorkl	3,149.21		
VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101002119	POLICE-HEALTH AND DENT	March Ins Prem	40,137.64	61684	2/21/2017
Subtotal for Police							**247,773.98**		

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**								
	Economic and Community Development								
VEN001653	Regions Insurance Inc	APP040669	2/15/2017	101003339	ECD-INSURANCE	Cyber Liab renewal	117.81	61675	2/15/2017
VEN001988	Travelers	APP040720	2/16/2017	101003339	ECD-INSURANCE	Renewal 1st quart inst	1,550.85	61679	2/16/2017
VEN000513	DavisVision	APP040741	2/17/2017	101003119	ECD-HEALTH AND DENTAL	Vision Ins Prem	137.24	61680	2/21/2017
VEN001537	Payroll	APP040757	2/21/2017	101003111	ECD-SALARY	sal	22,096.04		
VEN001537	Payroll	APP040757	2/21/2017	101003111	ECD-SALARY	sal	5,789.69		
VEN001537	Payroll	APP040757	2/21/2017	101003120	ECD-FICA AND MEDICARE	fica	1,323.06		
VEN001537	Payroll	APP040757	2/21/2017	101003120	ECD-FICA AND MEDICARE	fica	343.07		
VEN001537	Payroll	APP040757	2/21/2017	101003120	ECD-FICA AND MEDICARE	med	309.42		
VEN001537	Payroll	APP040757	2/21/2017	101003120	ECD-FICA AND MEDICARE	med	80.23		
VEN001537	Payroll	APP040757	2/21/2017	101003121	ECD-PERF	perf	3,137.63		
VEN001537	Payroll	APP040757	2/21/2017	101003121	ECD-PERF	perf	822.14		
VEN001459	North Central Co-Op	APP040811	2/21/2017	101003226	ECD-VEHICLE GAS/SUPPLIE	Unleaded fuel	204.18		
VEN001475	Office 360	APP040822	2/21/2017	101003223	ECD-OFFICE SUPPLIES	Name plate Kelleher	9.37		
VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101003119	ECD-HEALTH AND DENTAL	March Ins Prem	8,187.08	61684	2/21/2017
	Subtotal for Economic and Community Development						**44,107.81**		
	Parks								
VEN001653	Regions Insurance Inc	APP040669	2/15/2017	101005339	PARKS-INSURANCE	Cyber Liab renewal	96.24	61675	2/15/2017
VEN000249	BMI General Licensing	APP040698	2/15/2017	101005350	PARKS-SUBSCRIPTIONS/DU	Broadcast Music	342.00		
VEN002205	Big Bounce Fun House Rentals LLC	APP040701	2/15/2017	101005347	PARKS-PROMOTION	WR4	2,380.75		
VEN002205	Big Bounce Fun House Rentals LLC	APP040701	2/15/2017	101005347	PARKS-PROMOTION	WR4	8,660.50		
VEN001988	Travelers	APP040720	2/16/2017	101005339	PARKS-INSURANCE	Renewal 1st quart inst	1,266.86	61679	2/16/2017
VEN000589	Duke Energy	APP040735	2/17/2017	101005341	PARKS-ELECTRIC	Electric	866.05	61681	2/21/2017
VEN000243	Blonde Entertainment	APP040736	2/17/2017	101005347	PARKS-PROMOTION	WR4	1,000.00		
VEN000513	DavisVision	APP040741	2/17/2017	101005119	PARKS-HEALTH AND DENT	Vision Ins Prem	29.56	61680	2/21/2017
VEN001537	Payroll	APP040757	2/21/2017	101005111	PARKS-SALARY	sal	7,819.50		
VEN001537	Payroll	APP040757	2/21/2017	101005120	PARKS-FICA AND MEDICAR	fica	468.03		
VEN001537	Payroll	APP040757	2/21/2017	101005120	PARKS-FICA AND MEDICAR	med	109.48		
VEN001537	Payroll	APP040757	2/21/2017	101005121	PARKS-PERF	perf	1,110.37		
VEN005709	Service Sanitation Inc	APP040769	2/21/2017	101005476	PARKS-EQUIP LEASES	166th St	89.00		
VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101005119	PARKS-HEALTH AND DENT	March Ins Prem	2,437.16	61684	2/21/2017
	Subtotal for Parks						**26,675.50**		

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										
	Informatics										
		VEN002050	Verizon Wireless	APP040584	2/8/2017	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones and air cards	13,411.79	61492	2/9/2017
		VEN001653	Regions Insurance Inc	APP040669	2/15/2017	101007339	IT-INSURANCE	Cyber Liab renewal	103.45	61675	2/15/2017
		VEN000348	CDW Government Inc	APP040680	2/15/2017	101007451	IT-COMPUTER/EQUIP	GP Suite Buildout	296.64		
		VEN005134	Lifeline Data Centers	APP040681	2/15/2017	101007349	IT-SERVICES	Monthly space fee	1,065.70		
		VEN000348	CDW Government Inc	APP040689	2/15/2017	101007389	IT-SOFTWARE LICENSING	Microsoft agreement	126,660.45		
		VEN001988	Travelers	APP040720	2/16/2017	101007339	IT-INSURANCE	Renewal 1st quart inst	1,361.88	61679	2/16/2017
		VEN000513	DavisVision	APP040741	2/17/2017	101007119	IT-HEALTH AND DENTAL	Vision Ins Prem	59.12	61680	2/21/2017
		VEN001537	Payroll	APP040757	2/21/2017	101007111	IT-SALARY	sal	14,294.14		
		VEN001537	Payroll	APP040757	2/21/2017	101007120	IT-FICA AND MEDICARE	fica	842.04		
		VEN001537	Payroll	APP040757	2/21/2017	101007120	IT-FICA AND MEDICARE	med	196.93		
		VEN001537	Payroll	APP040757	2/21/2017	101007121	IT-PERF	perf	2,029.77		
		VEN001459	North Central Co-Op	APP040811	2/21/2017	101007226	IT-VEHICLE GAS	Unleaded fuel	102.09		
		VEN005146	Konica Minolta Business	APP040812	2/21/2017	101007337	IT-PRINTING	Monthly maint	158.41		
		VEN004591	Virtusa Corporation	APP040813	2/21/2017	101007331	IT-CONSULTING	Services for Feb	5,600.00		
		VEN000697	Finley and Cook	APP040823	2/21/2017	101007331	IT-CONSULTING	Jet reporting	185.00		
		VEN005146	Konica Minolta Business	APP040827	2/21/2017	101007337	IT-PRINTING	Lincense Subscription	1,722.00		
		VEN002012	U.S. Bank Equipment Finance	APP040832	2/21/2017	101007337	IT-PRINTING	Click charges	87.72		
		VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101007119	IT-HEALTH AND DENTAL	March Ins Prem	5,253.74	61684	2/21/2017
	Subtotal for Informatics								**173,430.87**		

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										
	Clerk Treasurer										
		VEN000940	ILMCT	APP040606	2/9/2017	101008334	CT-TRAVEL/TRAINING/SEMI	annual ILMCT institute classe	900.00	61493	2/9/2017
		VEN000847	Hamilton County Recorder	APP040658	2/14/2017	101008338	CT-LEGAL NOTICES	Deeds and Easements	207.00	500000161	2/14/2017
		VEN000837	Hamilton County Auditor Courthouse	APP040659	2/14/2017	101008338	CT-LEGAL NOTICES	Trans	25.00	500000160	2/14/2017
		VEN004297	ADP-Payroll	APP040664	2/15/2017	101008331	CT-CONSULTING	Processing charges for 2/6	2,002.70	500000162	2/15/2017
		VEN004297	ADP-Payroll	APP040665	2/15/2017	101008331	CT-CONSULTING	Processing charges for period	2,971.47	500000163	2/15/2017
		VEN001653	Regions Insurance Inc	APP040669	2/15/2017	101008339	CT-INSURANCE	Cyber Liab renewal	89.82	61675	2/15/2017
		VEN001988	Travelers	APP040720	2/16/2017	101008339	CT-INSURANCE	Renewal 1st quart inst	1,182.41	61679	2/16/2017
		VEN000513	DavisVision	APP040741	2/17/2017	101008119	CT-HEALTH AND DENTAL	Vision Ins Prem	65.98	61680	2/21/2017
		VEN001537	Payroll	APP040757	2/21/2017	101008111	CT-SALARY	sal	15,961.63		
		VEN001537	Payroll	APP040757	2/21/2017	101008120	CT-FICA AND MEDICARE	fica	929.76		
		VEN001537	Payroll	APP040757	2/21/2017	101008120	CT-FICA AND MEDICARE	med	217.41		
		VEN001537	Payroll	APP040757	2/21/2017	101008121	CT-PERF	perf	1,879.26		
		VEN001264	Love At First Sight	APP040764	2/21/2017	101008347	CT-PROMOTIONS	Sympathy planter	78.00		
		VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101008119	CT-HEALTH AND DENTAL	March Ins Prem	3,337.10	61684	2/21/2017
	Subtotal for Clerk Treasurer								**29,847.54**		
	Mayor										
		VEN000513	DavisVision	APP040741	2/17/2017	101009119	MAYOR-HEALTH AND DENT	Vision Ins Prem	12.14	61680	2/21/2017
		VEN001537	Payroll	APP040757	2/21/2017	101009111	MAYOR-SALARY	sal	4,244.77		
		VEN001537	Payroll	APP040757	2/21/2017	101009120	MAYOR- FICA AND MEDICA	fica	258.34		
		VEN001537	Payroll	APP040757	2/21/2017	101009120	MAYOR- FICA AND MEDICA	med	60.41		
		VEN001537	Payroll	APP040757	2/21/2017	101009121	MAYOR-PERF	perf	602.76		
		VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101009119	MAYOR-HEALTH AND DENT	March Ins Prem	1,021.56	61684	2/21/2017
	Subtotal for Mayor								**6,199.98**		
	City Council										
		VEN001117	Jim Ake	APP040747	2/21/2017	101010347	CITY COUNCIL-PROMOTION	Meeting with Mayor Todd and	9.75	61682	2/21/2017
	Subtotal for City Council								**9.75**		

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**								
	Public Works								
VEN002336	Citizens Westfield	APP040618	2/10/2017	101013342	PW-WATER/SEWER	Asa Bales	65.93	61668	2/13/2017
VEN002048	Vectren	APP040667	2/15/2017	101013349	PW-CONTRACTUAL SERVIC	151st street	86.39	61676	2/15/2017
VEN001653	Regions Insurance Inc	APP040669	2/15/2017	101013339	PW-INSURANCE	Cyber Liab renewal	561.39	61675	2/15/2017
VEN001367	Midwest Toxicology Servic	APP040685	2/15/2017	101013349	PW-CONTRACTUAL SERVIC	New Employee drug testing	50.00		
VEN000949	IN.GOV	APP040690	2/15/2017	101013349	PW-CONTRACTUAL SERVIC	Annual fee	95.00		
VEN000589	Duke Energy	APP040716	2/16/2017	101013341	PW-ELECTRIC	151st	55.16	61678	2/16/2017
VEN002336	Citizens Westfield	APP040718	2/16/2017	101013342	PW-WATER/SEWER	Water	38.38	61677	2/16/2017
VEN001988	Travelers	APP040720	2/16/2017	101013339	PW-INSURANCE	Renewal 1st quart inst	7,390.04	61679	2/16/2017
VEN000589	Duke Energy	APP040735	2/17/2017	101013341	PW-ELECTRIC	Electric	4,367.75	61681	2/21/2017
VEN000513	DavisVision	APP040741	2/17/2017	101013119	PW-HEALTH AND DENTAL	Vision Ins Prem	418.58	61680	2/21/2017
VEN001537	Payroll	APP040757	2/21/2017	101013111	PW-SALARY	sal	64,236.85		
VEN001537	Payroll	APP040757	2/21/2017	101013120	PW-FICA AND MEDICARE	fica	3,770.48		
VEN001537	Payroll	APP040757	2/21/2017	101013120	PW-FICA AND MEDICARE	med	881.82		
VEN001537	Payroll	APP040757	2/21/2017	101013121	PW-PERF	perf	8,882.51		
VEN000030	Ace-Pak Products	APP040818	2/21/2017	101013224	PW-OPERATING SUPPLIES	Bathroom supplies	523.88		
VEN001676	Riverview Hospital	APP040820	2/21/2017	101013349	PW-CONTRACTUAL SERVIC	CDL physical	65.00		
VEN005717	Background Investigation Bureau LLC	APP040824	2/21/2017	101013349	PW-CONTRACTUAL SERVIC	New employee background ck	11.95		
VEN000345	Cave and Company Printing	APP040826	2/21/2017	101013349	PW-CONTRACTUAL SERVIC	Business cards	48.92		
VEN000266	Bound Tree Medical	APP040834	2/21/2017	101013223	PW-OFFICE SUPPLIES	Supplies	1,275.00		
VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101013119	PW-HEALTH AND DENTAL	March Ins Prem	32,281.34	61684	2/21/2017
	Subtotal for Public Works						**125,106.37**		
	Communications								
VEN004233	Indiana Office of Tourism Dev	APP040691	2/15/2017	101020347	COMM-PROMOTIONS	Indiana Travel Guide	190.00		
VEN002097	Westfield Chamber Of Commerce	APP040697	2/15/2017	101020347	COMM-PROMOTIONS	Jan Chamber luncheon	40.00		
VEN000513	DavisVision	APP040741	2/17/2017	101020119	COMM-INSURANCE	Vision Ins Prem	29.56	61680	2/21/2017
VEN001537	Payroll	APP040757	2/21/2017	101020111	COMM-SALARY	sal	7,496.77		
VEN001537	Payroll	APP040757	2/21/2017	101020120	COMM-FICA	fica	450.11		
VEN001537	Payroll	APP040757	2/21/2017	101020120	COMM-FICA	med	105.28		
VEN001537	Payroll	APP040757	2/21/2017	101020121	COMM-PERF	perf	843.88		
VEN000480	CSI Signs	APP040768	2/21/2017	101020347	COMM-PROMOTIONS	Presentation Board	50.00		
VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101020119	COMM-INSURANCE	March Ins Prem	2,889.56	61684	2/21/2017
	Subtotal for Communications						**12,095.16**		

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**								
	Customer Service								
VEN000513	DavisVision	APP040741	2/17/2017	101021119	CUST SERVICE- INSURANC	Vision Ins Prem	41.70	61680	2/21/2017
VEN001537	Payroll	APP040757	2/21/2017	101021111	CUST SERVICE- SAL	sal	8,978.39		
VEN001537	Payroll	APP040757	2/21/2017	101021120	CUSTOMER SERV- FICA ME	fica	527.43		
VEN001537	Payroll	APP040757	2/21/2017	101021120	CUSTOMER SERV- FICA ME	med	123.36		
VEN001537	Payroll	APP040757	2/21/2017	101021121	CUSTOMER SERV- PERF	perf	1,274.93		
VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101021119	CUST SERVICE- INSURANC	March Ins Prem	4,397.58	61684	2/21/2017
	Subtotal for Customer Service						**15,343.39**		
	Human Resources								
VEN000513	DavisVision	APP040741	2/17/2017	101022119	HR- INSURANCE	Vision Ins Prem	24.28	61680	2/21/2017
VEN001537	Payroll	APP040757	2/21/2017	101022111	HR - SAL	sal	4,574.83		
VEN001537	Payroll	APP040757	2/21/2017	101022120	HR- FICA MED	fica	0.00		
VEN001537	Payroll	APP040757	2/21/2017	101022120	HR- FICA MED	med	63.06		
VEN001537	Payroll	APP040757	2/21/2017	101022121	HR - PERF	perf	649.63		
VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	101022119	HR- INSURANCE	March Ins Prem	2,485.80	61684	2/21/2017
	Subtotal for Human Resources						**7,797.60**		
Subtotal for Fund 101 General							**708,046.91**		
Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN000589	Duke Energy	APP040735	2/17/2017	201013341	MVH-ELECTRIC	Electric	2,326.97	61681	2/21/2017
VEN001459	North Central Co-Op	APP040811	2/21/2017	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel	5,350.43		
VEN001716	Runyon Equipment Rental	APP040814	2/21/2017	201013472	MVH-EQUIP	Street Plate	330.00		
VEN000975	Indiana Oxygen Company	APP040816	2/21/2017	201013345	MVH-EQUIP REPAIR	Acetylene and Oxygen	30.94		
VEN001044	Irving Materials	APP040817	2/21/2017	201013231	MVH-SUBGRADE MATERIAL	Riprap	287.51		
VEN000608	Eco-Infrastucture Solution	APP040819	2/21/2017	201013349	MVH-SERVICES	151st and Shelborne Rd	590.00		
	Subtotal for Public Works						**8,915.85**		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							**8,915.85**		

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**								
202	**Local Road and Street (LRS)**								
	Public Works								
VEN005761	Marshall and Gwendolyn Gaw	APP040682	2/15/2017	202013377	LRS-TREE TRIMMING	Damage due to accident	500.00		
VEN001541	PCS Engineers	APP040688	2/15/2017	202013349	LRS-SERVICES	161st and Union	1,431.25		
VEN001541	PCS Engineers	APP040738	2/17/2017	202013349	LRS-SERVICES	161st and Union	12,850.00		
	Subtotal for Public Works						**14,781.25**		
Subtotal for Fund 202 Local Road and Street (LRS)							**14,781.25**		
Fund No.	**Fund Name**								
203	**Fire Operating**								
	Fire								
VEN005760	Advanced Systems Group	APP040576	2/8/2017	203012343	FIRE-BUILDING MAINTENAN	Touchscreen Display	10,794.29	61494	2/13/2017
VEN002148	Witmer Public Safety Group	APP040577	2/8/2017	203012229	FIRE-UNIFORMS	Tactical Pants	70.00	61654	2/13/2017
VEN000251	Bob Block Fitness Equipment	APP040579	2/8/2017	203012349	FIRE-SERVICES	Service Contract	370.00	61504	2/13/2017
VEN004740	Super Laundry	APP040580	2/8/2017	203012343	FIRE-BUILDING MAINTENAN	washer and dryer repair at Sta	31.61	61630	2/13/2017
VEN002171	Zesco	APP040581	2/8/2017	203012224	FIRE-OPERATING SUPPLIES	Pots and pans for Station 83	459.06	61657	2/13/2017
VEN005006	Team Pride Athletic Apparel	APP040582	2/8/2017	203012229	FIRE-UNIFORMS	Tennis shoes	113.15	61632	2/13/2017
VEN002336	Citizens Westfield	APP040617	2/10/2017	203012342	FIRE-WATER/SEWER	Water Sta 83	317.97	61667	2/13/2017
VEN002336	Citizens Westfield	APP040623	2/10/2017	203012328	FIRE-GAS/HEAT	Gas Heat	1,500.42	61670	2/13/2017
VEN002336	Citizens Westfield	APP040627	2/10/2017	203012342	FIRE-WATER/SEWER	Water/Sewer	318.01	61673	2/13/2017
VEN002048	Vectren	APP040666	2/15/2017	203012328	FIRE-GAS/HEAT	Sta 82	401.53	61676	2/15/2017
VEN001653	Regions Insurance Inc	APP040669	2/15/2017	203012339	FIRE-INSURANCE	Cyber Liab renewal	614.71	61675	2/15/2017
VEN001367	Midwest Toxicology Servic	APP040684	2/15/2017	203012354	FIRE-MEDICAL EXAMS/TEST	Drug and Alcohol testing	188.00		
VEN000903	Hoosier Fire Equipment	APP040696	2/15/2017	203012229	FIRE-UNIFORMS	2 new hire Fire Gear Uniform	4,554.00		
VEN001988	Travelers	APP040720	2/16/2017	203012339	FIRE-INSURANCE	Renewal 1st quart inst	8,092.10	61679	2/16/2017
VEN000589	Duke Energy	APP040735	2/17/2017	203012341	FIRE-ELECTRIC	Electric	3,604.00	61681	2/21/2017
VEN000589	Duke Energy	APP040735	2/17/2017	203012346	FIRE-TORNADO SIREN	Electric	65.80	61681	2/21/2017
VEN000513	DavisVision	APP040741	2/17/2017	203012119	FIRE-HEALTH AND DENTAL	Vision Ins Prem	729.48	61680	2/21/2017
VEN001537	Payroll	APP040757	2/21/2017	203012111	FIRE-SALARY	sal	197,601.64		
VEN001537	Payroll	APP040757	2/21/2017	203012120	FIRE-FICA AND MEDICARE	fica	11,733.13		
VEN001537	Payroll	APP040757	2/21/2017	203012120	FIRE-FICA AND MEDICARE	med	2,744.06		
VEN001537	Payroll	APP040757	2/21/2017	203012121	FIRE-PERF	perf	29,944.37		
VEN000214	Behind The Seams	APP040772	2/21/2017	203012229	FIRE-UNIFORMS	Turnout gear repairs	1,655.00		
VEN002001	Truck Service	APP040773	2/21/2017	203012360	FIRE-VEHICLE MAINT	E81 inspection and maint.	1,333.17		

	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									
	VEN005763	Winsupply	APP040774	2/21/2017	203012343	FIRE-BUILDING MAINTENAN	replace faucet at Station 81	245.52		
	VEN001478	Office Team	APP040777	2/21/2017	203012111	FIRE-SALARY	Temp. Salary	489.38		
	VEN003505	Smartstop Dry Cleaners	APP040778	2/21/2017	203012229	FIRE-UNIFORMS	dry cleaning service 1/13-1/26	36.00		
	VEN001942	The Uniform House, Inc	APP040779	2/21/2017	203012229	FIRE-UNIFORMS	hat badges, pants (4)	261.16		
	VEN001942	The Uniform House, Inc	APP040780	2/21/2017	203012229	FIRE-UNIFORMS	Boots for Harling	100.13		
	VEN000903	Hoosier Fire Equipment	APP040781	2/21/2017	203012472	FIRE-EQUIP	Redhead lightweight aluminu	52.80		
	VEN001615	Public Safety Medical Services	APP040783	2/21/2017	203012354	FIRE-MEDICAL EXAMS/TEST	Blood work for Cree	104.18		
	VEN000903	Hoosier Fire Equipment	APP040785	2/21/2017	203012229	FIRE-UNIFORMS	3 pair of footgear, 1 helmet	1,909.85		
	VEN002425	AFC International Inc	APP040786	2/21/2017	203012242	FIRE-HAZMAT	Meshguard replacement sens	162.11		
	VEN002986	IAAI	APP040792	2/21/2017	203012350	FIRE-SUBSCRIPTIONS/DUE	Membership renewal fees	480.00		
	VEN001459	North Central Co-Op	APP040811	2/21/2017	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	947.04		
	VEN000126	Anthem Blue Cross Blue Shield	APP040855	2/21/2017	203012119	FIRE-HEALTH AND DENTAL	March Ins Prem	62,889.28	61684	2/21/2017
	Subtotal for Fire							**344,912.95**		
Subtotal for Fund 203 Fire Operating								**344,912.95**		
Fund No.	**Fund Name**									
204	**Park Impact**									
	Public Works									
	VEN000787	Globe Asphalt Paving Co.	APP040833	2/21/2017	204013349	PARK IMPACT-SERVICES	Midland Trail 4 Construction	25,253.65		
	VEN000787	Globe Asphalt Paving Co.	APP040833	2/21/2017	204013349	PARK IMPACT-SERVICES	Final Construction Costs	26,160.83		
	Subtotal for Public Works							**51,414.48**		
Subtotal for Fund 204 Park Impact								**51,414.48**		
Fund No.	**Fund Name**									
206	**Parks Programming/Events**									
	Parks									
	VEN002205	Big Bounce Fun House Rentals LLC	APP040674	2/9/2017	206005347	PARKS PROGRAM/PROMOT	Deposit for Westfield in Lights	791.00		
	VEN003961	One Point	APP040686	2/15/2017	206005347	PARKS PROGRAM/PROMOT	2017 sponsorship guide desig	1,534.00		
	Subtotal for Parks							**2,325.00**		
Subtotal for Fund 206 Parks Programming/Events								**2,325.00**		

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**								
264	**Road and Street Improvement (Road Impact)**								
	Public Works								
VEN000010	A and F Engineering	APP040673	2/15/2017	264013309	RAOD IMPACT-CONSULTIN	Road Impact Fee Study	6,790.50		
VEN000103	American Structurepoint Inc	APP040675	2/15/2017	264013309	RAOD IMPACT-CONSULTIN	General On-Call Services - P	870.00		
VEN001521	Parsons Brinckerhoff Inc	APP040676	2/15/2017	264013309	RAOD IMPACT-CONSULTIN	217 S. Union (Cook) Appraisa	500.00		
VEN005786	Farm Credit Mid America	APP040825	2/21/2017	264013349	ROAD IMPACT-SERVICES	Armstrong processing fee	500.00		
VEN005787	Wood Family Farm	APP040828	2/21/2017	264013349	ROAD IMPACT-SERVICES	Parcel 11 186th and Springmil	5,500.00		
VEN005788	Lynn and Linda Gray	APP040829	2/21/2017	264013349	ROAD IMPACT-SERVICES	Parcel 3 186th and Spring Mill	6,703.02		
VEN005789	Lynn and Linda Gray	APP040830	2/21/2017	264013349	ROAD IMPACT-SERVICES	Parcel 3 186th and Spring Mill	8,046.98		
VEN005790	Craigielea Enterprises LLC	APP040831	2/21/2017	264013349	ROAD IMPACT-SERVICES	Parcel 2 186th and Spring Mill	58,600.00		
VEN005764	Central Systems and Controls	APP040849	2/21/2017	264013349	ROAD IMPACT-SERVICES	Service Point for Lighting - Mil	2,930.00		
	Subtotal for Public Works						**90,440.50**		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							**90,440.50**		
Fund No.	**Fund Name**								
268	**Emergency Medical and Equip**								
	Fire								
VEN000266	Bound Tree Medical	APP040574	2/8/2017	268012224	EMS-OPERATING SUPPLIES	Medication, etc.	510.73		
VEN005584	The Accumed Group	APP040578	2/8/2017	268012349	EMS-SERVICES	Billing Service Fee	2,598.27	61633	2/13/2017
VEN000065	Airgas Mid America	APP040770	2/21/2017	268012224	EMS-OPERATING SUPPLIES	Oxygen at 81; Cylinder rental f	329.86		
VEN000266	Bound Tree Medical	APP040771	2/21/2017	268012224	EMS-OPERATING SUPPLIES	batteries, suction units, emesi	657.69		
VEN005784	Nora Graff	APP040775	2/21/2017	268012349	EMS-SERVICES	Patient Reimbursement	833.00		
VEN005783	Megan Bournique	APP040776	2/21/2017	268012349	EMS-SERVICES	Patient Reimbursement	25.00		
VEN001050	IU Health Ball Memorial Hospital	APP040782	2/21/2017	268012224	EMS-OPERATING SUPPLIES	January 2017 Pharmacy Char	246.56		
VEN000065	Airgas Mid America	APP040784	2/21/2017	268012224	EMS-OPERATING SUPPLIES	Cylinder rental at 83, oxygen a	98.64		
VEN004879	Penn Care Inc	APP040787	2/21/2017	268012224	EMS-OPERATING SUPPLIES	Capnoline Plus	201.40		
VEN000266	Bound Tree Medical	APP040788	2/21/2017	268012224	EMS-OPERATING SUPPLIES	Dopamine, dextrose, bandage	514.00		
VEN002426	Horizon Medical Products	APP040789	2/21/2017	268012224	EMS-OPERATING SUPPLIES	Safety lancets (200/Bx)	59.55		
	Subtotal for Fire						**6,074.70**		
Subtotal for Fund 268 Emergency Medical and Equip							**6,074.70**		

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**								
269	**Training Facility Center**								
	Public Safety (Police and Fire)								
VEN000434	Comcast Cable	APP040615	2/10/2017	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	240.90	61521	2/13/2017
VEN002048	Vectren	APP040616	2/10/2017	269014328	TRAINING FAC-HEAT/GAS	Training Facility	189.73	61646	2/13/2017
VEN001391	Mitch Hazelbaker	APP040791	2/21/2017	269014343	TRAINING FAC-BUILDING M	Reimburse for purchases ma	72.02		
	Subtotal for Public Safety (Police and Fire)						**502.65**		
Subtotal for Fund 269 Training Facility Center							**502.65**		
Fund No.	**Fund Name**								
305	**Grand Junction TIF**								
	RDC								
VEN000839	Hamilton County Clerk	APP040761	2/21/2017	305018400	GRAND JUNCTION LAND PU	Ballantrae	190,000.00	61683	2/21/2017
	Subtotal for RDC						**190,000.00**		
Subtotal for Fund 305 Grand Junction TIF							**190,000.00**		
Fund No.	**Fund Name**								
309	**Eagletown TIF**								
	RDC								
VEN002336	Citizens Westfield	APP040619	2/10/2017	309018349	EAGLETOWN TIF SERVICES	Ditch Rd	20,018.21	61669	2/13/2017
	Subtotal for RDC						**20,018.21**		
Subtotal for Fund 309 Eagletown TIF							**20,018.21**		
Fund No.	**Fund Name**								
314	**2012 and 2013 COIT BAN Interest Ph II**								
	Clerk Treasurer								
VEN001652	Regions Bank	APP040763	2/21/2017	314008381	2012-13 COIT BAN-INTERES	Interest due Tax Bond Note 2	313,750.00		
	Subtotal for Clerk Treasurer						**313,750.00**		
Subtotal for Fund 314 2012 and 2013 COIT BAN Interest Ph II							**313,750.00**		
Fund No.	**Fund Name**								
586	**MPO Intersec Lighting Grant**								
	Public Works								
VEN000010	A and F Engineering	APP040687	2/15/2017	586013349	MPO INTER LIGHTING GRA	HSIP Intersection Lighting	6,848.00		
	Subtotal for Public Works						**6,848.00**		
Subtotal for Fund 586 MPO Intersec Lighting Grant							**6,848.00**		

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	APP040554	2/8/2017	590013349	MPO TOWN RD 156-166 SE	Amendment to add more parc	27,210.56	61615	2/13/2017
VEN005762	Robert Behring	APP040662	2/15/2017	590013349	MPO TOWN RD 156-166 SE	Parcel 7 Towne Rd	41,590.00	61674	2/15/2017
VEN005782	Citizens Wastewater of Westfield LLC	APP040815	2/21/2017	590013349	MPO TOWN RD 156-166 SE	Parcel 3 Towne Rd	5,550.00		
	Subtotal for Public Works						**74,350.56**		
Subtotal for Fund 590 Town Rd 156-166 Grant							**74,350.56**		
Fund No.	**Fund Name**								
640	**Sports Campus Operating**								
	Grand Park								
VEN000739	Frontier	APP040607	2/9/2017	640015224	SPORTS CAMPUS-OPERATI	Diam	216.48	1510	2/13/2017
VEN000739	Frontier	APP040607	2/9/2017	640015224	SPORTS CAMPUS-OPERATI	Field	227.49	1510	2/13/2017
VEN002336	Citizens Westfield	APP040626	2/10/2017	640015342	SPORTS CAMPUS-WAT SE	Sewer Field	372.69	1507	2/13/2017
VEN002336	Citizens Westfield	APP040626	2/10/2017	640015342	SPORTS CAMPUS-WAT SE	Sewer Diam	372.69	1507	2/13/2017
VEN002336	Citizens Westfield	APP040626	2/10/2017	640015342	SPORTS CAMPUS-WAT SE	Sewer General	327.56	1507	2/13/2017
VEN002336	Citizens Westfield	APP040626	2/10/2017	640015342	SPORTS CAMPUS-WAT SE	Water Field	395.99	1507	2/13/2017
VEN002336	Citizens Westfield	APP040626	2/10/2017	640015342	SPORTS CAMPUS-WAT SE	Water Diam	395.22	1507	2/13/2017
VEN002336	Citizens Westfield	APP040626	2/10/2017	640015342	SPORTS CAMPUS-WAT SE	Water General	262.96	1507	2/13/2017
VEN001653	Regions Insurance Inc	APP040668	2/15/2017	640015339	SPORTS CAMPUS-INSURAN	Cyer Liab Field	230.11	1515	2/15/2017
VEN001653	Regions Insurance Inc	APP040668	2/15/2017	640015339	SPORTS CAMPUS-INSURAN	Cyer Liab Diam	188.28	1515	2/15/2017
VEN000589	Duke Energy	APP040671	2/15/2017	640015341	SPORTS CAMPUS-ELECTRI	GP general	4,956.01	1514	2/15/2017
VEN000589	Duke Energy	APP040671	2/15/2017	640015341	SPORTS CAMPUS-ELECTRI	GP diam	4,915.15	1514	2/15/2017
VEN000589	Duke Energy	APP040671	2/15/2017	640015341	SPORTS CAMPUS-ELECTRI	GP field	3,505.35	1514	2/15/2017
VEN001988	Travelers	APP040719	2/16/2017	640015339	SPORTS CAMPUS-INSURAN	Renewal 1st quart inst	2,478.46		
VEN001988	Travelers	APP040719	2/16/2017	640015339	SPORTS CAMPUS-INSURAN	Renewal 1st quart inst	3,029.23		
	Subtotal for Grand Park						**21,873.67**		
	Sport Campus Indoor Event Ctr								
VEN002336	Citizens Westfield	APP040622	2/10/2017	640023328	GP INDOOR-NATURAL GAS	GP Indoor gas	5.79	1507	2/13/2017
VEN002336	Citizens Westfield	APP040622	2/10/2017	640023342	GP INDOOR-WAT AND SEW	GP Indoor water	718.05	1507	2/13/2017
VEN005403	BrightView Landscapes LLC	APP040635	2/13/2017	640023349	GP INDOOR-SERVICE CONT	GP Event center landscape a	23,729.00	1506	2/13/2017
VEN000589	Duke Energy	APP040670	2/15/2017	640023341	GP INDOOR-ELECTRIC	GP Indoor	14,479.73	1514	2/15/2017
	Subtotal for Sport Campus Indoor Event Ctr						**38,932.57**		
Subtotal for Fund 640 Sports Campus Operating							**60,806.24**		

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Fund No.	**Fund Name**									
651	**Infrastructure Improv**									
	Public Works									
	VEN000473	Crider and Crider	APP040553	2/8/2017	651013474	INFRASTRUCTURE IMPRO	Change Orders for 191st and	62,983.00	61523	2/13/2017
	VEN001521	Parsons Brinckerhoff Inc	APP040677	2/15/2017	651013474	INFRASTRUCTURE IMPRO	Midland 4 Wheeler On Calls	454.80		
	VEN002067	VS Engineering	APP040678	2/15/2017	651013474	INFRASTRUCTURE IMPRO	Westifield Boulevard Extensio	11,063.42		
	VEN005405	Millennium Contractors LLC	APP040679	2/15/2017	651013474	INFRASTRUCTURE IMPRO	Westfield Boulevard Extensio	85,725.15		
	VEN002038	USI Consultants, Inc	APP040683	2/15/2017	651013474	INFRASTRUCTURE IMPRO	Supplement Agreement 1 Con	6,024.00		
	VEN000473	Crider and Crider	APP040737	2/17/2017	651013474	INFRASTRUCTURE IMPRO	Roadway	64,200.00		
	VEN002019	United Consulting Engineers	APP040762	2/21/2017	651013474	INFRASTRUCTURE IMPRO	Monon Trail over SR 32 and T	1,392.50		
	VEN000473	Crider and Crider	APP040765	2/21/2017	651013474	INFRASTRUCTURE IMPRO	Roadway	208,723.22		
	Subtotal for Public Works							**440,566.09**		
Subtotal for Fund 651 Infrastructure Improv								**440,566.09**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN000163	Aul Retirement	APP040585	2/9/2017	701008931	PAYROLL-401A MATCHING-	Pay off loan	1,970.12	700000198	2/10/2017
VEN000948	IN Family and Social Services Admin	APP040586	2/9/2017	701008140	PAYROLL-SUPPORT WITHH	Child Support	2,072.84	700000199	2/10/2017
VEN004836	Nationwide Retirement Solutions	APP040587	2/9/2017	701008931	PAYROLL-401A MATCHING-	Nationwide	1,207.74	16690	2/9/2017
VEN001583	Police and Firemens Insurance	APP040588	2/9/2017	701008930	PAYROLL-INS. DED	Police and Fire ins prem	70.85	16692	2/9/2017
VEN001864	Supporting Heroes	APP040589	2/9/2017	701008991	PAYROLL-MISC	Supporting Heroes	111.64	16693	2/9/2017
VEN000703	Fire Fighters Credit Union	APP040590	2/9/2017	701008140	PAYROLL-SUPPORT WITHH	Union Dues	1,694.92	16689	2/9/2017
VEN005716	Peter Erotas	APP040591	2/9/2017	701008930	PAYROLL-INS. DED	Dental Ins reim	15.01	16691	2/9/2017
VEN001550	PERF	APP040609	2/9/2017	701008133	PAYROLL-PERF	Civilian PERF	38,477.41	700000200	2/10/2017
VEN000008	77 Police and Fire Fund	APP040610	2/9/2017	701008133	PAYROLL-PERF	Non Civilian PERF	46,675.58	700000197	2/10/2017
VEN000163	Aul Retirement	APP040643	2/13/2017	701008931	PAYROLL-401A MATCHING-	Loan pay off	3,372.77	700000201	2/13/2017
VEN000513	DavisVision	APP040740	2/17/2017	701008930	PAYROLL-INS. DED	Vision Ins prem	29.56	16695	2/21/2017
VEN000058	AFLAC	APP040742	2/17/2017	701008930	PAYROLL-INS. DED	Disab ins prem	7,472.72	16694	2/21/2017
VEN000163	Aul Retirement	APP040755	2/21/2017	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	17,646.74	700000202	2/21/2017
VEN000920	Huntington National Bank	APP040758	2/21/2017	701008131	PAYROLL-EMPLOYER'S FIC	fica	30,162.64	700000203	2/21/2017
VEN000920	Huntington National Bank	APP040758	2/21/2017	701008132	PAYROLL-EMPLOYER'S ME	med	7,054.17	700000203	2/21/2017
VEN000920	Huntington National Bank	APP040758	2/21/2017	701008921	PAYROLL-FEDERAL WITHH	fed	59,736.19	700000203	2/21/2017
VEN000920	Huntington National Bank	APP040758	2/21/2017	701008922	PAYROLL-EMPLOYEE FICA	med	7,054.21	700000203	2/21/2017
VEN000920	Huntington National Bank	APP040758	2/21/2017	701008922	PAYROLL-EMPLOYEE FICA	fica	30,162.64	700000203	2/21/2017
VEN000959	Indiana Dept Of Revenue	APP040759	2/21/2017	701008923	PAYROLL-STATE WITHHOL	state	15,022.06	700000204	2/21/2017
VEN000959	Indiana Dept Of Revenue	APP040759	2/21/2017	701008923	PAYROLL-STATE WITHHOL	coit	5,455.38	700000204	2/21/2017
VEN001537	Payroll	APP040760	2/21/2017	701008110	PAYROLL-NET SALARIES	net sal	349,358.63	700000205	2/21/2017
VEN000126	Anthem Blue Cross Blue Shield	APP040854	2/21/2017	701008930	PAYROLL-INS. DED	Medical ins	3,410.08	16696	2/21/2017
VEN001583	Police and Firemens Insurance	APP040856	2/21/2017	701008930	PAYROLL-INS. DED	Police and Firemens Ins	70.85	16699	2/21/2017
VEN001864	Supporting Heroes	APP040857	2/21/2017	701008991	PAYROLL-MISC	Supporting Heroes	111.64	16700	2/21/2017
VEN000703	Fire Fighters Credit Union	APP040858	2/21/2017	701008141	PAYROLL-UNION DUES	Union Dues	1,790.40	16697	2/21/2017
VEN000948	IN Family and Social Services Admin	APP040859	2/21/2017	701008140	PAYROLL-SUPPORT WITHH	Child Support	2,072.84		
VEN004836	Nationwide Retirement Solutions	APP040860	2/21/2017	701008931	PAYROLL-401A MATCHING-	Contributions	1,332.74	16698	2/21/2017
	Subtotal for Clerk Treasurer						**633,612.37**		
Subtotal for Fund 701 Payroll							**633,612.37**		

	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									
	VEN001537	Payroll	APP040756	2/21/2017	900016111	STORM-SALARY	sal	14,366.53		
	VEN001537	Payroll	APP040756	2/21/2017	900016120	STORM-FICA AND MEDICAR	fica	847.03		
	VEN001537	Payroll	APP040756	2/21/2017	900016120	STORM-FICA AND MEDICAR	med	198.07		
	VEN001537	Payroll	APP040756	2/21/2017	900016121	STORM-PERF	perf	1,546.77		
	VEN005770	Lisa Anderson	APP040793	2/21/2017	900016370	STORMWATER-REFUND		6.93		
	VEN005569	Theodore J Lewis	APP040794	2/21/2017	900016370	STORMWATER-REFUND		8.32		
	VEN005569	Theodore J Lewis	APP040794	2/21/2017	900016370	STORMWATER-REFUND		51.23		
	VEN005729	James and Olena Hill	APP040795	2/21/2017	900016370	STORMWATER-REFUND	OP	82.99		
	VEN005771	Walter Carbajal	APP040796	2/21/2017	900016370	STORMWATER-REFUND		6.93		
	VEN005771	Walter Carbajal	APP040796	2/21/2017	900016370	STORMWATER-REFUND	OP	0.31		
	VEN005736	Deirdre Volpe	APP040797	2/21/2017	900016370	STORMWATER-REFUND	OP	55.15		
	VEN005772	Patrick Rigdon	APP040798	2/21/2017	900016370	STORMWATER-REFUND		7.71		
	VEN005773	Marcia Baker	APP040799	2/21/2017	900016370	STORMWATER-REFUND		4.30		
	VEN005781	Ashley Place LLC	APP040800	2/21/2017	900016370	STORMWATER-REFUND		211.12		
	VEN003983	Gregory and Robin Lee	APP040801	2/21/2017	900016370	STORMWATER-REFUND		7.77		
	VEN005774	Michelle Hines	APP040802	2/21/2017	900016370	STORMWATER-REFUND		0.14		
	VEN005774	Michelle Hines	APP040802	2/21/2017	900016370	STORMWATER-REFUND	OP	17.26		
	VEN005775	Jeffrey Sipes	APP040803	2/21/2017	900016370	STORMWATER-REFUND		4.99		
	VEN005776	Jeannie Carolina Berger	APP040804	2/21/2017	900016370	STORMWATER-REFUND		8.87		
	VEN003560	AM Rentals	APP040805	2/21/2017	900016370	STORMWATER-REFUND		5.68		
	VEN005777	Cassie Hasbrook	APP040806	2/21/2017	900016370	STORMWATER-REFUND		4.02		
	VEN005778	B and S Builders Inc	APP040807	2/21/2017	900016370	STORMWATER-REFUND		2.33		
	VEN005778	B and S Builders Inc	APP040807	2/21/2017	900016370	STORMWATER-REFUND	OP	4.12		
	VEN004200	Sean Temoney	APP040808	2/21/2017	900016370	STORMWATER-REFUND		7.21		
	VEN005779	Deborah Stevens	APP040809	2/21/2017	900016370	STORMWATER-REFUND		7.35		
	VEN005780	Michael Madara	APP040810	2/21/2017	900016370	STORMWATER-REFUND		6.93		
	VEN001731	Sagamore Ready Mix LLC	APP040821	2/21/2017	900016231	STORM-SUBGRADE MATERI	151st and Shelbourne	1,827.00		
	VEN005781	Ashley Place LLC	APP040835	2/21/2017	900016370	STORMWATER-REFUND	OP	231.81		
	Subtotal for Stormwater							**19,528.87**		
Subtotal for Fund 900 Stormwater								**19,528.87**		

	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									
	VEN001637	Ray's Trash Service	APP040739	2/17/2017	950017850	TRASH-TRASH BAGS CONT	Overage bags	200.00		
	VEN005770	Lisa Anderson	APP040793	2/21/2017	950017370	TRASH-REFUND		1.67		
	VEN005770	Lisa Anderson	APP040793	2/21/2017	950017370	TRASH-REFUND		19.25		
	VEN005569	Theodore J Lewis	APP040794	2/21/2017	950017370	TRASH-REFUND		2.00		
	VEN005569	Theodore J Lewis	APP040794	2/21/2017	950017370	TRASH-REFUND		23.10		
	VEN005771	Walter Carbajal	APP040796	2/21/2017	950017370	TRASH-REFUND		1.67		
	VEN005771	Walter Carbajal	APP040796	2/21/2017	950017370	TRASH-REFUND		19.25		
	VEN005772	Patrick Rigdon	APP040798	2/21/2017	950017370	TRASH-REFUND		27.92		
	VEN005773	Marcia Baker	APP040799	2/21/2017	950017370	TRASH-REFUND		1.03		
	VEN005773	Marcia Baker	APP040799	2/21/2017	950017370	TRASH-REFUND		11.93		
	VEN003983	Gregory and Robin Lee	APP040801	2/21/2017	950017370	TRASH-REFUND		1.87		
	VEN003983	Gregory and Robin Lee	APP040801	2/21/2017	950017370	TRASH-REFUND		21.56		
	VEN005774	Michelle Hines	APP040802	2/21/2017	950017370	TRASH-REFUND		0.04		
	VEN005774	Michelle Hines	APP040802	2/21/2017	950017370	TRASH-REFUND		0.39		
	VEN005775	Jeffrey Sipes	APP040803	2/21/2017	950017370	TRASH-REFUND		1.20		
	VEN005775	Jeffrey Sipes	APP040803	2/21/2017	950017370	TRASH-REFUND		13.86		
	VEN005776	Jeannie Carolina Berger	APP040804	2/21/2017	950017370	TRASH-REFUND		2.13		
	VEN005776	Jeannie Carolina Berger	APP040804	2/21/2017	950017370	TRASH-REFUND		24.64		
	VEN003560	AM Rentals	APP040805	2/21/2017	950017370	TRASH-REFUND		1.12		
	VEN003560	AM Rentals	APP040805	2/21/2017	950017370	TRASH-REFUND		22.94		
	VEN005777	Cassie Hasbrook	APP040806	2/21/2017	950017370	TRASH-REFUND		0.97		
	VEN005777	Cassie Hasbrook	APP040806	2/21/2017	950017370	TRASH-REFUND		11.16		
	VEN004200	Sean Temoney	APP040808	2/21/2017	950017370	TRASH-REFUND		1.73		
	VEN004200	Sean Temoney	APP040808	2/21/2017	950017370	TRASH-REFUND		20.02		
	VEN005779	Deborah Stevens	APP040809	2/21/2017	950017370	TRASH-REFUND		1.77		
	VEN005779	Deborah Stevens	APP040809	2/21/2017	950017370	TRASH-REFUND		20.41		
	VEN005780	Michael Madara	APP040810	2/21/2017	950017370	TRASH-REFUND		1.67		
	VEN005780	Michael Madara	APP040810	2/21/2017	950017370	TRASH-REFUND		19.25		
	Subtotal for Trash							**474.55**		
Subtotal for Fund 950 Trash								**474.55**		
Posted Invoices Total								**2,987,369.18**		

Report Date Range:

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount

Credit Memo Total

RESOLUTION NUMBER 17-105

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA

WHEREAS, pursuant to I.C. 6-1.1-12.1-1, *et. seq.* (the "Act"), the City of Westfield, Indiana (the "City") by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the "Council") has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area; and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded; and

WHEREAS, the Council desires to declare the area generally located on the west side of Mule Barn Road, Westfield, Indiana more particularly described in Exhibit A (the ''Area") attached hereto and made a part hereof which Area is also shown on the map attached hereto as Exhibit B and made a part hereof as an Economic Revitalization Area in which property owners and lessees making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act.

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

SECTION I. The Area is located within the corporate boundaries of the City.

SECTION II. The Area is hereby declared to be an Economic Revitalization Area as defined in the Act.

SECTION III. A public hearing shall be held at the time and place of the regular meeting of the Council on March 27, 2017 at 7:00 P.M. at the Westfield City Hall, 130 Penn Street, Westfield, Indiana. The Council shall publish or cause to be published, pursuant to the Act, notice (the "Notice") of the adoption and substance of this Resolution in accordance with I.C. 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the "Public Hearing"), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrance's and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications

for an economic revitalization area have been met and confirming, modifying, or rescinding this Resolution, and that a copy of this Resolution, including the description of the Area, has been filed with and shall be available for inspection in the office of the Hamilton County Assessor.

SECTION IV. Pursuant to Section 2.5(b) of the Act, a copy of this Resolution shall be filed with the Hamilton County Assessor.

SECTION V. Pursuant to Section 2.5(c) of the Act, the Council shall file a copy of the Notice with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located. Such information shall be filed with the officers of the taxing unit who are authorized to fix budgets, tax rates, and tax levies under I.C. 6 1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
Chuck Lehman	Chuck Lehman	Chuck Lehman
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Dr. Mark Keen	Dr. Mark Keen	Dr. Mark Keen
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Joe Edwards	Joe Edwards	Joe Edwards

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that RESOLUTION 17-105 was delivered to the Mayor of Westfield on the _____day of _____, 2017, at _____m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 17-___
This _____ day of _____, 2017

_____
J. Andrew Cook, Mayor

I hereby VETO Resolution 17-___
This _____ day of _____, 2017

_____
J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue, Associate Planner
Economic and Community Development Department
City of Westfield, Indiana

EXHIBIT A

Legal Description of Area

Shelby Gravel – Countrymark Legal Description
10 Acres (Tract 1) of Parcel #29-05-31-000-012.000-015

A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 33 MINUTES 30 SECONDS WEST (BASIS OF BEARING) ALONG THE NORTH LINE OF SAID QUARTER SECTION, 1135.00 FEET TO THE WEST LINE OF INDIANA FARM BUREAU COOPERATIVE ASSOCIATION, INC. AS RECORDED IN DEED BOOK 137, PAGE 382 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY; THENCE SOUTH 00 DEGREES 09 MINUTES 22 SECONDS WEST ALONG SAID WEST LINE, 383.79 FEET TO A 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED “WEIHE ENGR-0012”; THENCE NORTH 89 DEGREES 33 MINUTES 30 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1135.00 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 09 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE, 383.79 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS.

General Site Location Map

February 2, 2017

Road Closures
- Closed
- Open
- Restricted
- Upcoming Closure
- Upcoming Restriction

Facilities
- Parking
- Playground
- Restrooms
- Irrigation Pump House
- Maintenance Buildings
- Addresses
- Retention Ponds

1:6,720

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

Basemap information here

EXHIBIT B

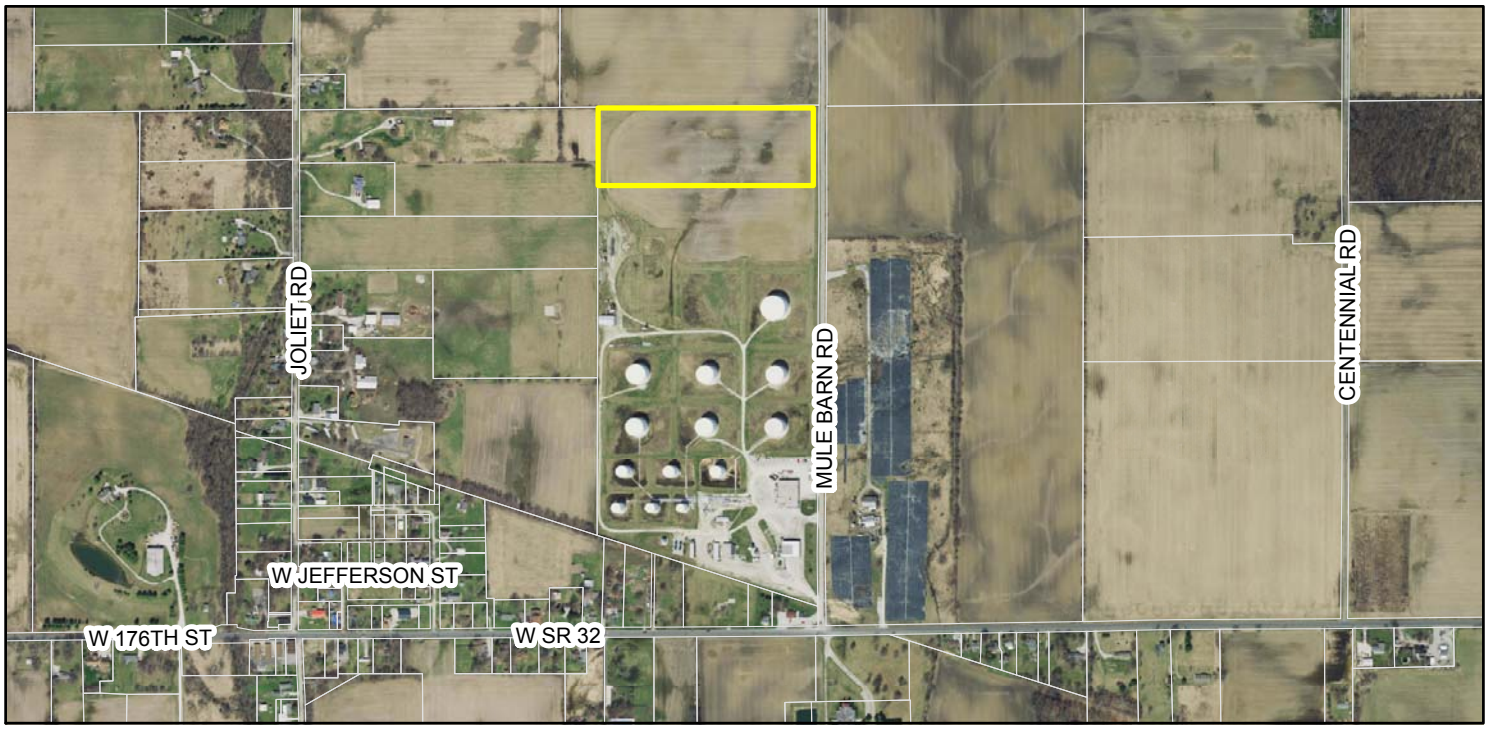
CITY OF Westfield INDIANA

Property Location Map
Resolution 17-105
Proposed Economic Revitalization Area

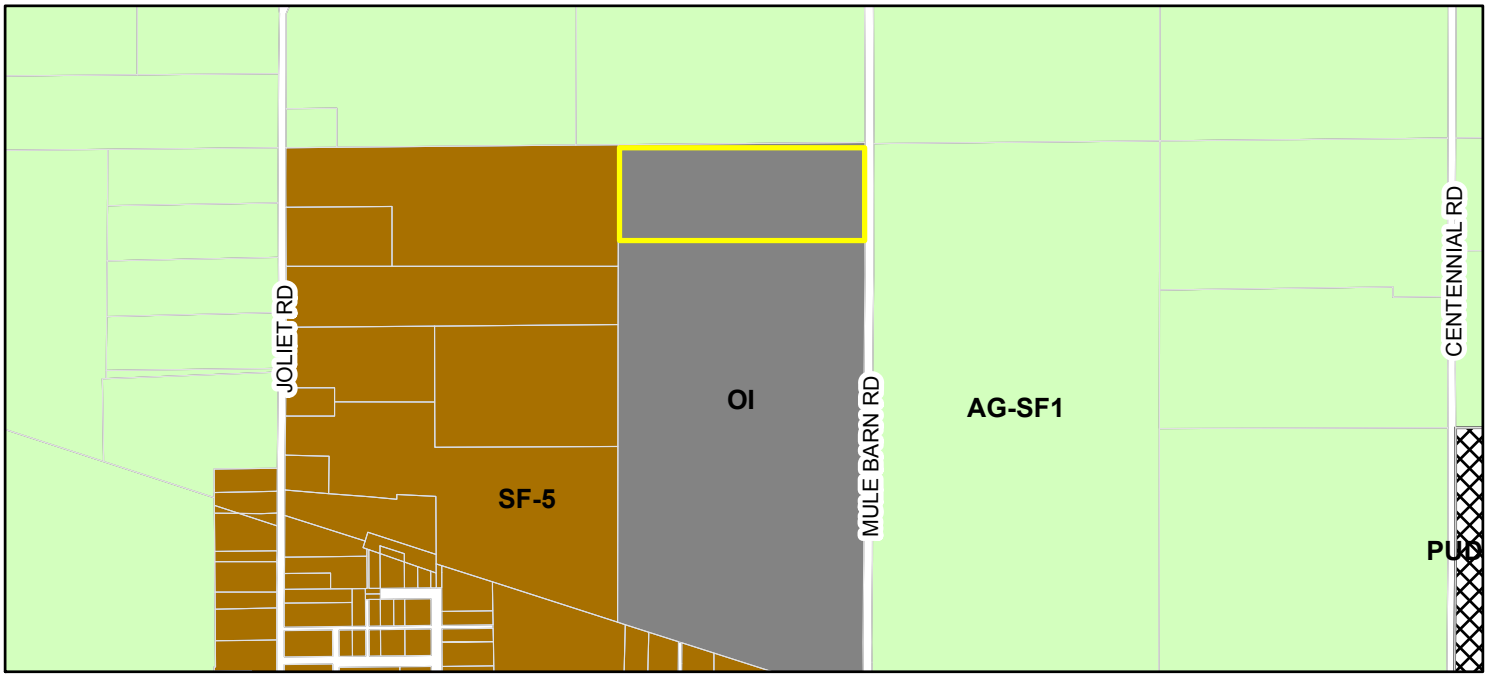
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning - All Zoning

AG-SF1 (Agriculture - Single Family - 1)

GB (General Business)

OI (Open Industrial)

PUD (Planned Unit Development)

SF-5 (Single Family - 5)

ORDINANCE NUMBER 16-44

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 "**Osborne Trails 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. 1610-PUD-17**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1610-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (9-0) 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 February 22, 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 "**Osborne Trails PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

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

2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.

3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and labeled as Areas A through C (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The following standards shall be required as part of the Overall Development Plan and Primary Plat for Area C.

A. Perimeter Lots:

i. A minimum of eighty percent (80%) of all Dwellings on lots adjacent to an External Street (within 100' of the right of way of 193rd Street or Six Point Road) shall be designed so the Front Building Façade is oriented toward the External Street ("Front Façade Lots").

ii. A minimum of fifty percent (50%) of the Dwellings on a Front Façade Lots shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage Landscape Requirements of Article 6.8(M) shall apply.

B. An internal path network shall be required which provides connectivity between Six Points Road, the north perimeter of Area C, the east perimeter of Area C, the shared perimeter with Area B and 193rd Street, in substantial compliance with the pedestrian connectivity plan, attached hereto as

Exhibit D; Area C - Pedestrian Connectivity Plan.

C. Stub Street connections shall be provided in substantial compliance with the locations illustrated on the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

4.1 Area A: LB: Local Business District.

4.2 Area B: SFA: Single Family Attached District.

4.3 Area C: SF4: Single Family High Density District.

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

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

5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 Area A. The following uses shall be permitted in addition to those permitted in the Underlying Zoning District.

A. Recreational Facility, Commercial.

B. Assisted Living Facility.

5.4 Area C.

A. The total number of Dwellings permitted in Area C shall not exceed four hundred and ninety (490) Single-family Dwellings.

B. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in Area C as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status.

C. The development of Single-family Dwellings in Area C is intended to provide housing primarily for persons 55 years of age or older. Area C shall be operated as an age restricted community in compliance with all applicable state and federal laws. The provisions of this Section 5.3 (D)

shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age of older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within Area C shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner of the Area C Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Area B: Article 4.9 shall apply to Area B except as otherwise modified below:

A.	Maximum Dwellings	Eight (8) per Building

6.2 Area C: Article 4.7 shall apply to Area C except as modified below:

A.	Minimum Lot Area		6,000 square feet
B.	Minimum Lot Frontage		35'
C.	Minimum Building Setback Lines		
	i.	Front Yard	21'
	ii.	Side Yard	5'
	iii.	Rear Yard	20'
D.	Minimum Lot Width		45'
E.	Maximum Building Height		2 ½ stories
F.	Minimum Living Area (Ground Floor):		
	i.	Single Story	1,200 square feet

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Area A: Article 6.3.F Architectural Standards – Business Districts: Shall apply to Area A, except as modified below:

A. Nonresidential buildings shall comply with the provisions of Article 5.3.K

(State Highway 32 Overlay District - Architectural Design Requirements).

7.2 Area B: Article 6.3 Architectural Standards: Shall apply to Area B, except as modified below:

A. Garages: Garage door openings are permitted parallel to the street.

7.3 Area C: Article 6.3 Architectural Standards: Shall apply to all dwellings in Area C, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area C. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within Area C.

B. Building Materials: The standards of Article 6.3.C.3.b of the UDO shall apply with a vinyl siding of 0.046 mil thickness or greater.

C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.

D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.

E. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.

F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

G. Shingles: All homes shall have dimensional or architectural grade shingles.

H. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:

i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

I. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one of the following elements on the side Building Façade:

i. A masonry material a minimum of thirty-six (36) inches tall;
ii. A change in the exterior color by trim;
iii. A change in the Exterior Material pattern separated by trim;
iv. A change in the Exterior Material separated by trim;
v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
vi. A minimum of ten (10) square foot gable window;
vii. A gable peak with a change in Exterior Material; or
viii. A projecting chimney running the fill height of the side Building Façade constructed with Masonry Material.

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

A. Lot Landscaping in Area C: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;

i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.

ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both “front” yards.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall

apply except as modified below:

i. A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Six Points Road, 193rd Street, 191st Street, Horton Road and Springmill Road.

ii. Area C: The minimum depth of the landscape area abutting an external street (193rd Street and Six Points Road) adjacent to all non-Front Facing Lots shall be the greater of (i) fifty-four (54) feet or (ii) the distance between the external street right-of-way and the Front Façade Lots required in Section 3.3.A of this Ordinance.

C. Buffer Yard Requirements: Article 6.8(N) shall apply except as modified below for the buffer yard abutting the parcels adjacent to Six Points Road which are zoned AGSF-1 (Hamilton County Tax Parcels 08-05-27-00-00-006.001, 08-05-27-00-00-006.102 and 08-05-27-00-00-006.003):

i. The minimum width of the buffer yard shall be fifty (50) feet.

ii. Ordinance Buffer Yard Type "C" plantings (5 shade trees, 5 evergreen trees and 20 shrubs per 100 lineal feet) shall be installed (outside the legal drain easement).

iii. A natural wood color "4-board" fence shall be installed along the property line (on the Area C side of the shared property line) south of (outside) the legal drain easement.

iv. Six (6) evergreen trees a minimum of at least eight (8) feet tall at the time of planting shall be installed on each of the three individual parcels at a location of the choosing of the individual parcel owner (outside the legal drain easement). The trees shall be a spruce variety and once planted it shall be the responsibility of the individual parcel owner to maintain the trees.

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

8.1 Street and Right-of-Way Standards: Article 8.9(D) Dedication of Right-of-way shall apply, including, but not limited to the requirement to dedicate the necessary right-of-way to accommodate the realignment of 191st Street/193rd Street and Springmill Road/Horton Road and the corresponding round-about, as approved by

the Public Works Department.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

A. The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.

B. Amenities: The following amenities shall be provided in Area A:

i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the Area C: Pedestrian Connectivity Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.

ii. Amenity Facility: The amenity facility in Area C shall include the following:

a. Clubhouse of at least seven thousand (7,000) square feet, including a fitness center.
b. Parking Lot.
c. Pool.
d. A minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail, and dog park.

Section 10. **Annexation:** The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of

Westfield prior to the approval and recording of a secondary plat for the Real Estate.

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

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 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: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 16-44** was delivered to the Mayor of Westfield on the _____ day of _____, 2017, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-44** this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-44** this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B District Map

Exhibit C Area “C” Concept Plan

Exhibit D Area “C” Pedestrian Connectivity Plan

Exhibit E Single Family Dwelling Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

A part of the Northwest Quarter of Section of Section 26, part of the Southeast Quarter of Section 22, and part of the Northeast Quarter of Section 27, all in Township 19 North, Range 3 East, in Wayne Township, Hamilton County, Indiana.

Beginning at the Northwest corner of said Southeast Quarter Section; thence North 89 degrees 45 minutes 54 seconds East along the north line thereof 2317.42 feet; thence South 00 degrees 05 minutes 22 seconds West 1320.58 feet; thence South 89 degrees 43 minutes 55 seconds West 333.41 feet; thence South 00 degrees 00 minutes 03 seconds East 1323.56 feet; thence North 89 degrees 43 minutes 12 seconds East 668.57 feet to the Northwest corner of said Northwest Quarter; thence North 89 degrees 43 minutes 12 seconds East along the north line thereof 1318.40 feet to the Northeast corner of the West Half thereof; thence South 00 degrees 08 minutes 07 seconds West 2638.28 feet to the Southeast corner of the West Half thereof; thence South 89 degrees 42 minutes 45 seconds West along the South line thereof 1312.27 to the Southwest corner thereof; thence North 00 degrees 00 minutes 08 seconds East 1315.76 feet to a point on the East line of said Northeast Quarter Section; thence ; thence South 89 degrees 58 minutes 19 seconds West 723.83 feet; thence South 89 degrees 35 minutes 24 seconds West 658.08 feet; thence South 89 degrees 14 minutes 18 seconds West 752.37 feet; thence North 00 degrees 00 minutes 00 seconds East 558.56 feet; thence South 88 degrees 59 minutes 59 seconds East 6.66 feet; thence North 00 degrees 00 minutes 00 seconds East 496.92 feet; thence North 11 degrees 28 minutes 23 seconds West 88.84 feet; thence North 00 degrees 52 minutes 39 seconds West 66.92 feet; thence North 37 degrees 25 minutes 32 seconds West 61.45 feet; thence North 49 degrees 28 minutes 26 seconds West 52.94 feet; thence North 67 degrees 36 minutes 30 seconds West 89.04 feet to a point on the South line of said Section 22; thence North 89 degrees 43 minutes 12 seconds East along said south line 406.18 feet; thence North 00 degrees 03 minutes 25 seconds East 574.61 feet; thence North 89 degrees 59 minutes 37 seconds West 751.73 feet to a point on the West line of said Southeast Quarter; thence North 00 degrees 01 minutes 06 seconds East along said West line 2067.52 feet to the place of beginning, containing 265.1 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

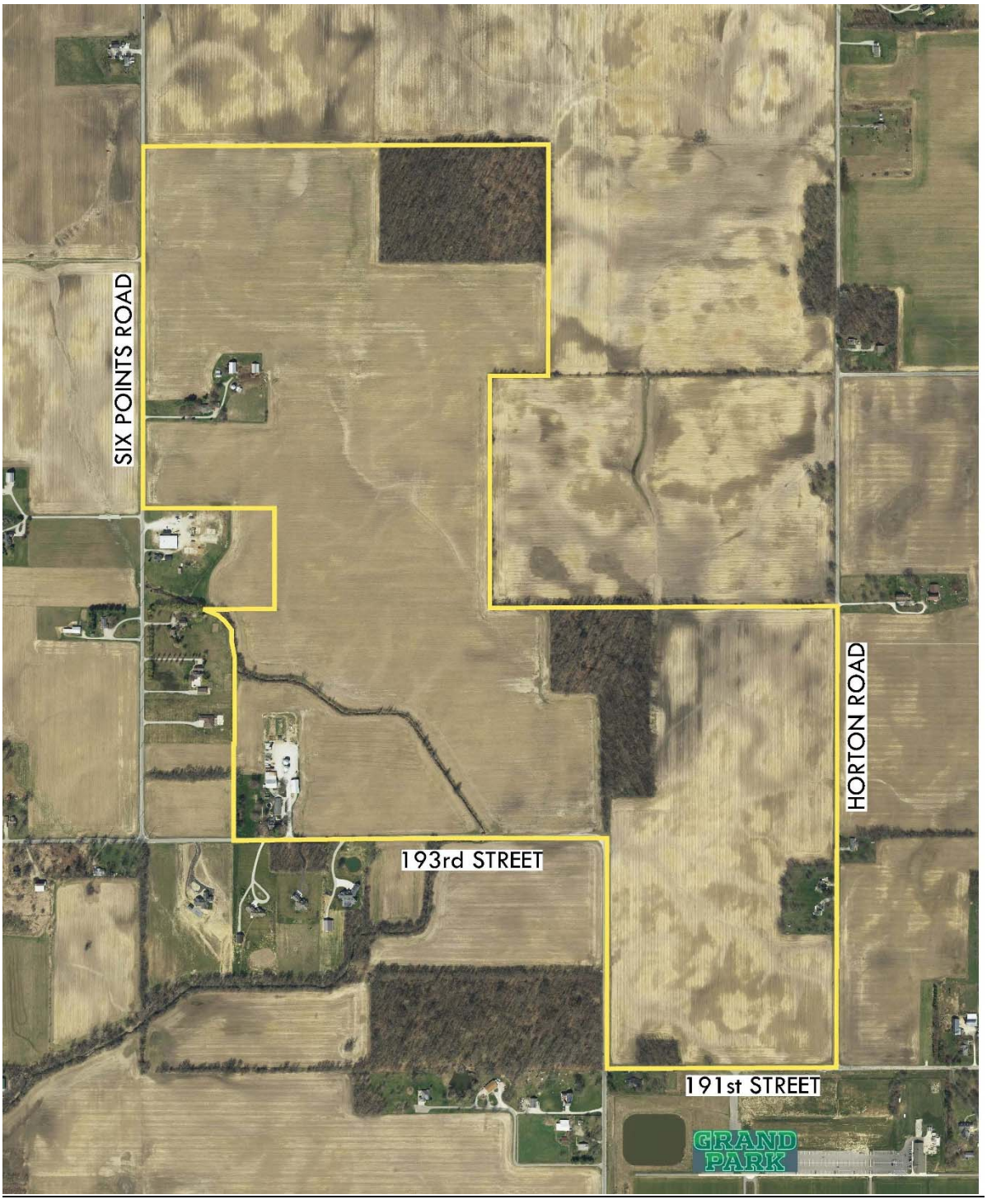


EXHIBIT B

DISTRICT MAP

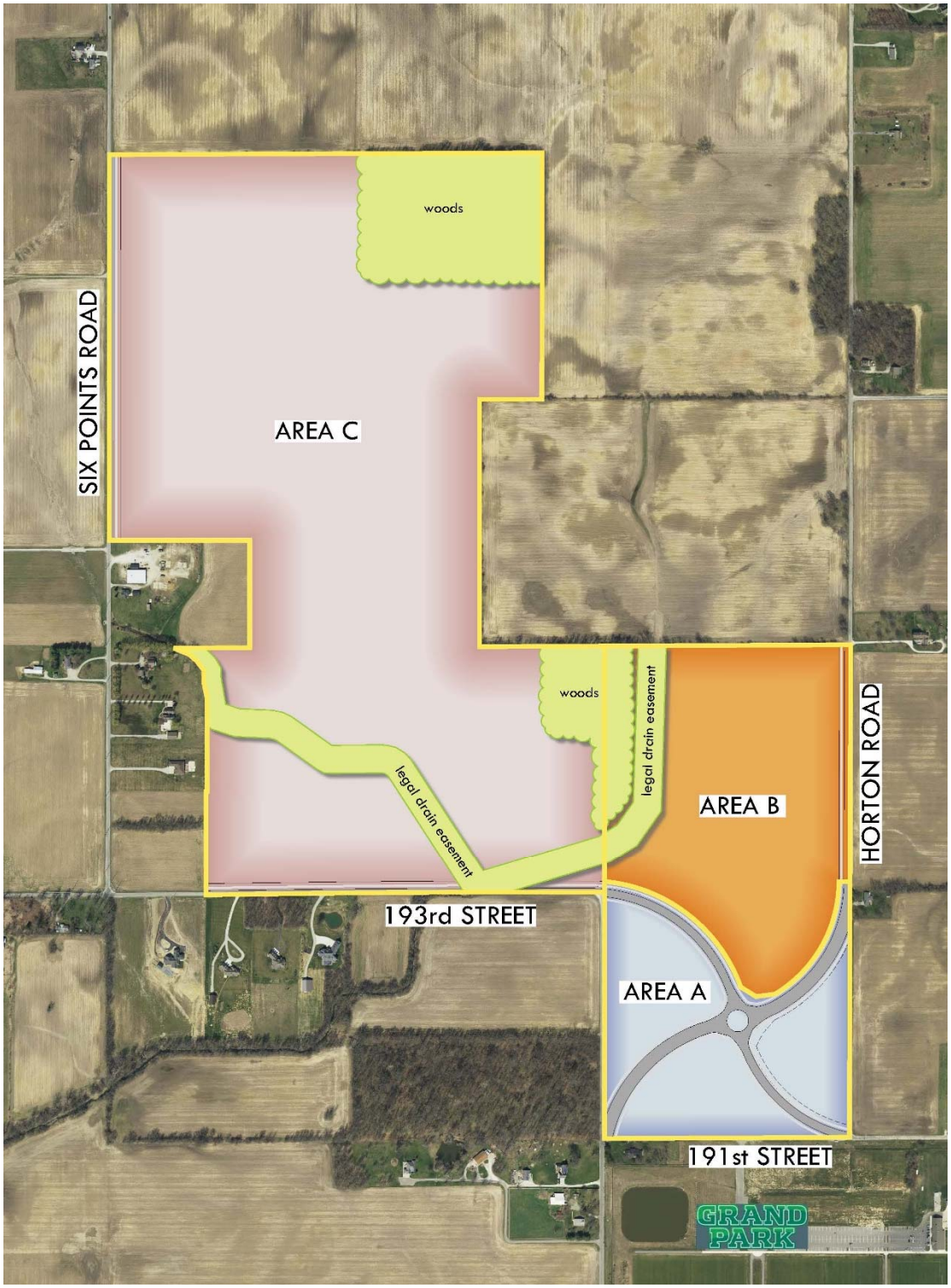
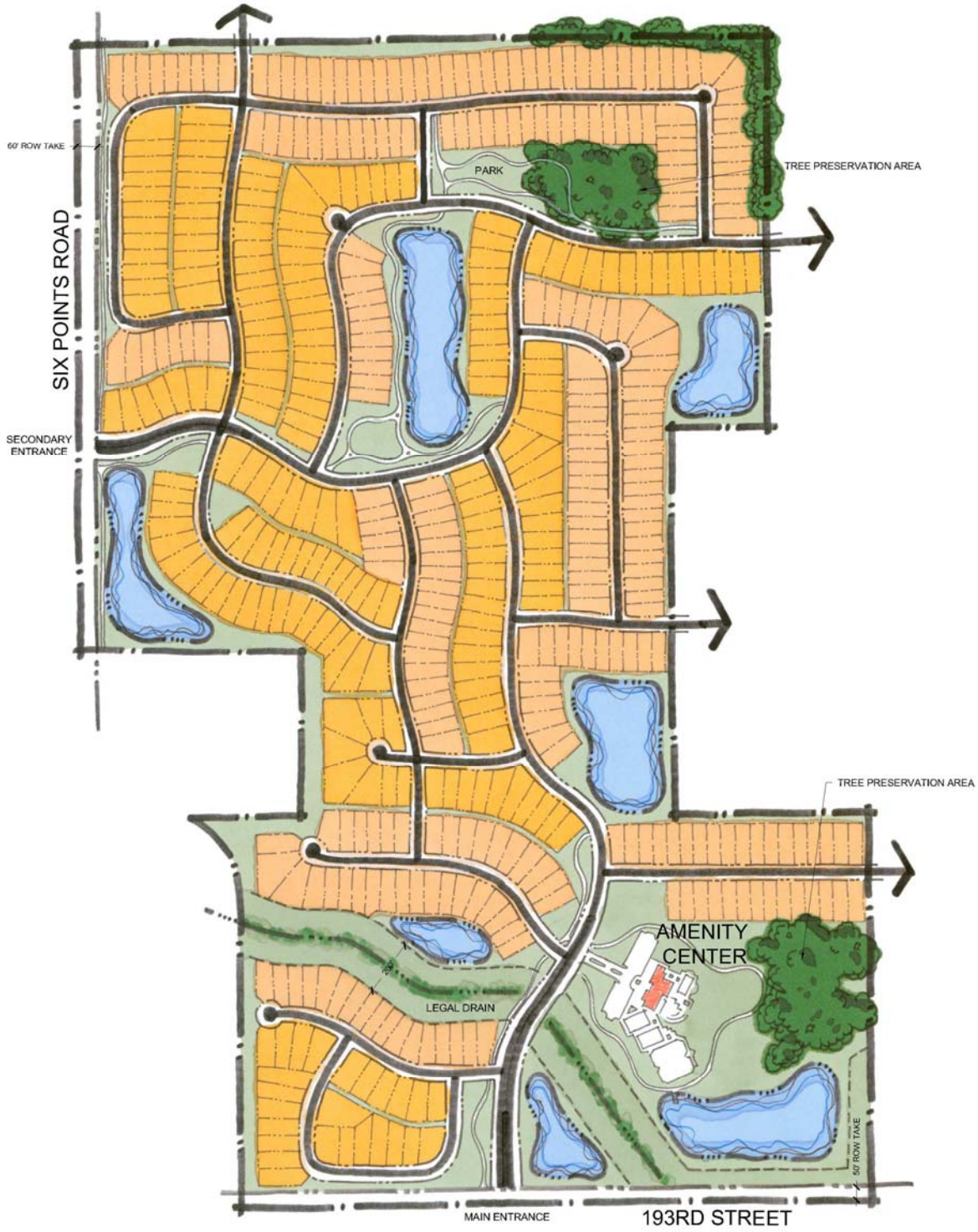


EXHIBIT C

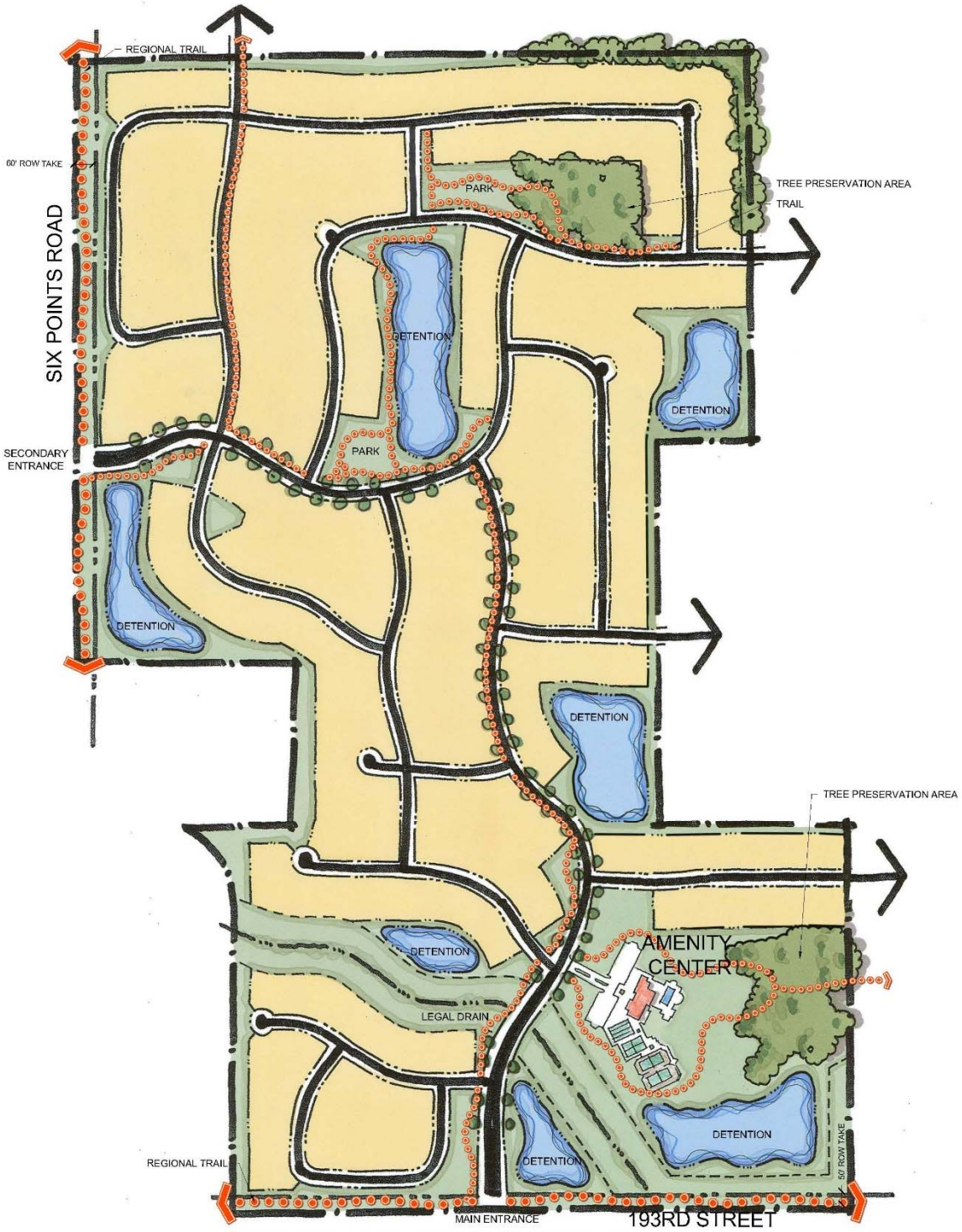
AREA "C" CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT D

AREA "C" PEDESTRIAN CONNECTIVITY PLAN



Note: Larger scale paper and digital copies of the Pedestrian Connectivity Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

EXHIBIT E

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EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

ORDINANCE NUMBER 16-44

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 "**Osborne Trails 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. 1610-PUD-17**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1610-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a ~~_____~~**favorable** recommendation ~~(__-__)~~(9-0) 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 ~~_____, 2016;~~February 22, 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 "**Osborne Trails PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

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

2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.

3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and labeled as Areas A through C (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The following standards shall be required as part of the Overall Development Plan and Primary Plat for Area C.

A. Perimeter Lots:

i. A minimum of eighty percent (80%) of all Dwellings on lots adjacent to an External Street (within 100' of the right of way of 193rd Street or Six Point Road) shall be designed so the Front Building Façade is oriented toward the External Street ("Front Façade Lots").

ii. A minimum of fifty percent (50%) of the Dwellings on a Front Façade Lots shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage Landscape Requirements of Article 6.8(M) shall apply.

B. An internal path network shall be required which provides connectivity between Six Points Road, the north perimeter of Area C, the east perimeter of Area C, the shared perimeter with Area B and 193rd Street, in substantial compliance with the pedestrian connectivity plan, attached hereto as

Exhibit D; Area C - Pedestrian Connectivity Plan.

C. Stub Street connections shall be provided in substantial compliance with the locations illustrated on the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

4.1 Area A: LB: Local Business District.

4.2 Area B: SFA: Single Family Attached District.

4.3 Area C: SF4: Single Family High Density District.

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

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

5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

~~5.2~~5.3 Area A. The following uses shall be permitted in addition to those permitted in the Underlying Zoning District.

A. Recreational Facility, Commercial.

B. Assisted Living Facility.

~~5.3~~5.4 Area C.

A. The total number of Dwellings permitted in Area C shall not exceed four hundred and ninety (490) Single-family Dwellings.

~~B. Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.~~

~~C.~~B. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in Area C as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status.

~~D.~~C. The development of Single-family Dwellings in Area C is intended to

provide housing primarily for persons 55 years of age or older. Area C shall be operated as an age restricted community in compliance with all applicable state and federal laws. The provisions of this Section 5.3 (D) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age of older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within Area C shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner of the Area C Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Area B: Article 4.9 shall apply to Area B except as otherwise modified below:

A.	Maximum Dwellings	Eight (8) per Building

6.2 Area C: Article 4.7 shall apply to Area C except as modified below:

A.	Minimum Lot Area		6,000 square feet
B.	Minimum Lot Frontage		35'
C.	Minimum Building Setback Lines		
	i.	Front Yard	21'
	ii.	Side Yard	5'
	iii.	Rear Yard	20'
D.	Minimum Lot Width		45'
E.	Maximum Building Height		2 ½ stories
F.	Minimum Living Area (Ground Floor):		
	i.	Single Story	1,200 square feet

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Area A: Article 6.3.F Architectural Standards – Business Districts: Shall apply to

Area A, except as modified below:

A. Nonresidential buildings shall comply with the provisions of Article 5.3.K (State Highway 32 Overlay District - Architectural Design Requirements).

7.2 Area B: Article 6.3 Architectural Standards: Shall apply to Area B, except as modified below:

A. Garages: Garage door openings are permitted parallel to the street.

7.3 Area C: Article 6.3 Architectural Standards: Shall apply to all dwellings in Area C, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area C. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within Area C.

B. Building Materials: The standards of Article 6.3.C.3.b of the UDO shall apply with a vinyl siding of 0.046 mil thickness or greater.

~~B.~~C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.

~~C.~~D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.

~~D.~~E. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.

~~E.~~F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

~~F.~~G. Shingles: All homes shall have dimensional or architectural grade shingles.

~~G.~~H. Garages: All homes must have at least a 2-car attached garage and meet the

following requirements:

i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

~~H.~~I. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one of the following elements on the side Building Façade:

i. A masonry material a minimum of thirty-six (36) inches tall;
ii. A change in the exterior color by trim;
iii. A change in the Exterior Material pattern separated by trim;
iv. A change in the Exterior Material separated by trim;
v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
vi. A minimum of ten (10) square foot gable window;
vii. A gable peak with a change in Exterior Material; or
viii. A projecting chimney running the fill height of the side Building Façade constructed with Masonry Material.

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

A. Lot Landscaping in Area C: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;

i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.

ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted

in both "front" yards.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

i. A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Six Points Road, 193rd Street, 191st Street, Horton Road and Springmill Road.

ii. Area C: The minimum depth of the landscape area abutting an external street (193rd Street and Six Points Road) adjacent to all non-Front Facing Lots shall be the greater of (i) fifty-four (54) feet or (ii) the distance between the ~~193rd~~external street right-of-way and the Front Façade Lots required in Section 3.3.A of this Ordinance.

~~C.~~ Buffer Yard Requirements: Article 6.8(N) shall apply except as modified below~~:~~

C. ~~The minimum width of~~ for the buffer yard ~~adjacent to existing~~abutting the parcels adjacent to Six Points Road which are zoned AGSF-~~1shall~~1 (Hamilton County Tax Parcels 08-05-27-00-00-006.001, 08-05-27-00-00-006.102 and 08-05-27-00-00-006.003):

i. The minimum width of the buffer yard shall be fifty (50) feet.

ii. Ordinance Buffer Yard Type "C" plantings (5 shade trees, 5 evergreen trees and 20 shrubs per 100 lineal feet) shall be installed (outside the legal drain easement).

iii. A natural wood color "4-board" fence shall be installed along the property line (on the Area C side of the shared property line) south of (outside) the legal drain easement.

iv. Six (6) evergreen trees a minimum of at least eight (8) feet tall at the time of planting shall be installed on each of the three individual parcels at a location of the choosing of the individual parcel owner (outside the legal drain easement). The trees shall be a spruce variety and once planted it shall be the responsibility of the individual parcel owner to maintain the trees.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the

Department of Public Works.

8.1 Street and Right-of-Way Standards: Article 8.9(D) Dedication of Right-of-way shall apply, including, but not limited to the requirement to dedicate the necessary right-of-way to accommodate the realignment of 191st Street/193rd Street and Springmill Road/Horton Road and the corresponding round-about, as approved by the Public Works Department.

Section 9. ~~**Section 9.**~~ **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

A. The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.

B. Amenities: The following amenities shall be provided in Area A:

i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the Area C: Pedestrian Connectivity Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.

ii. Amenity Facility: The amenity facility in Area C shall include the following:

a. Clubhouse of at least seven thousand (7,000) square feet,

including a fitness center.

b. Parking Lot.
c. Pool.
d. A minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail, and dog park.

Section 10. **Annexation:** The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

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

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 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: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 16-44** was delivered to the Mayor of Westfield on the _____ day of _____, 2017, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-44** this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-44** this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B District Map

Exhibit C Area “C” Concept Plan

Exhibit D Area “C” Pedestrian Connectivity Plan

Exhibit E Single Family Dwelling Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

A part of the Northwest Quarter of Section of Section 26, part of the Southeast Quarter of Section 22, and part of the Northeast Quarter of Section 27, all in Township 19 North, Range 3 East, in Wayne Township, Hamilton County, Indiana.

Beginning at the Northwest corner of said Southeast Quarter Section; thence North 89 degrees 45 minutes 54 seconds East along the north line thereof 2317.42 feet; thence South 00 degrees 05 minutes 22 seconds West 1320.58 feet; thence South 89 degrees 43 minutes 55 seconds West 333.41 feet; thence South 00 degrees 00 minutes 03 seconds East 1323.56 feet; thence North 89 degrees 43 minutes 12 seconds East 668.57 feet to the Northwest corner of said Northwest Quarter; thence North 89 degrees 43 minutes 12 seconds East along the north line thereof 1318.40 feet to the Northeast corner of the West Half thereof; thence South 00 degrees 08 minutes 07 seconds West 2638.28 feet to the Southeast corner of the West Half thereof; thence South 89 degrees 42 minutes 45 seconds West along the South line thereof 1312.27 to the Southwest corner thereof; thence North 00 degrees 00 minutes 08 seconds East 1315.76 feet to a point on the East line of said Northeast Quarter Section; thence ; thence South 89 degrees 58 minutes 19 seconds West 723.83 feet; thence South 89 degrees 35 minutes 24 seconds West 658.08 feet; thence South 89 degrees 14 minutes 18 seconds West 752.37 feet; thence North 00 degrees 00 minutes 00 seconds East 558.56 feet; thence South 88 degrees 59 minutes 59 seconds East 6.66 feet; thence North 00 degrees 00 minutes 00 seconds East 496.92 feet; thence North 11 degrees 28 minutes 23 seconds West 88.84 feet; thence North 00 degrees 52 minutes 39 seconds West 66.92 feet; thence North 37 degrees 25 minutes 32 seconds West 61.45 feet; thence North 49 degrees 28 minutes 26 seconds West 52.94 feet; thence North 67 degrees 36 minutes 30 seconds West 89.04 feet to a point on the South line of said Section 22; thence North 89 degrees 43 minutes 12 seconds East along said south line 406.18 feet; thence North 00 degrees 03 minutes 25 seconds East 574.61 feet; thence North 89 degrees 59 minutes 37 seconds West 751.73 feet to a point on the West line of said Southeast Quarter; thence North 00 degrees 01 minutes 06 seconds East along said West line 2067.52 feet to the place of beginning, containing 265.1 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

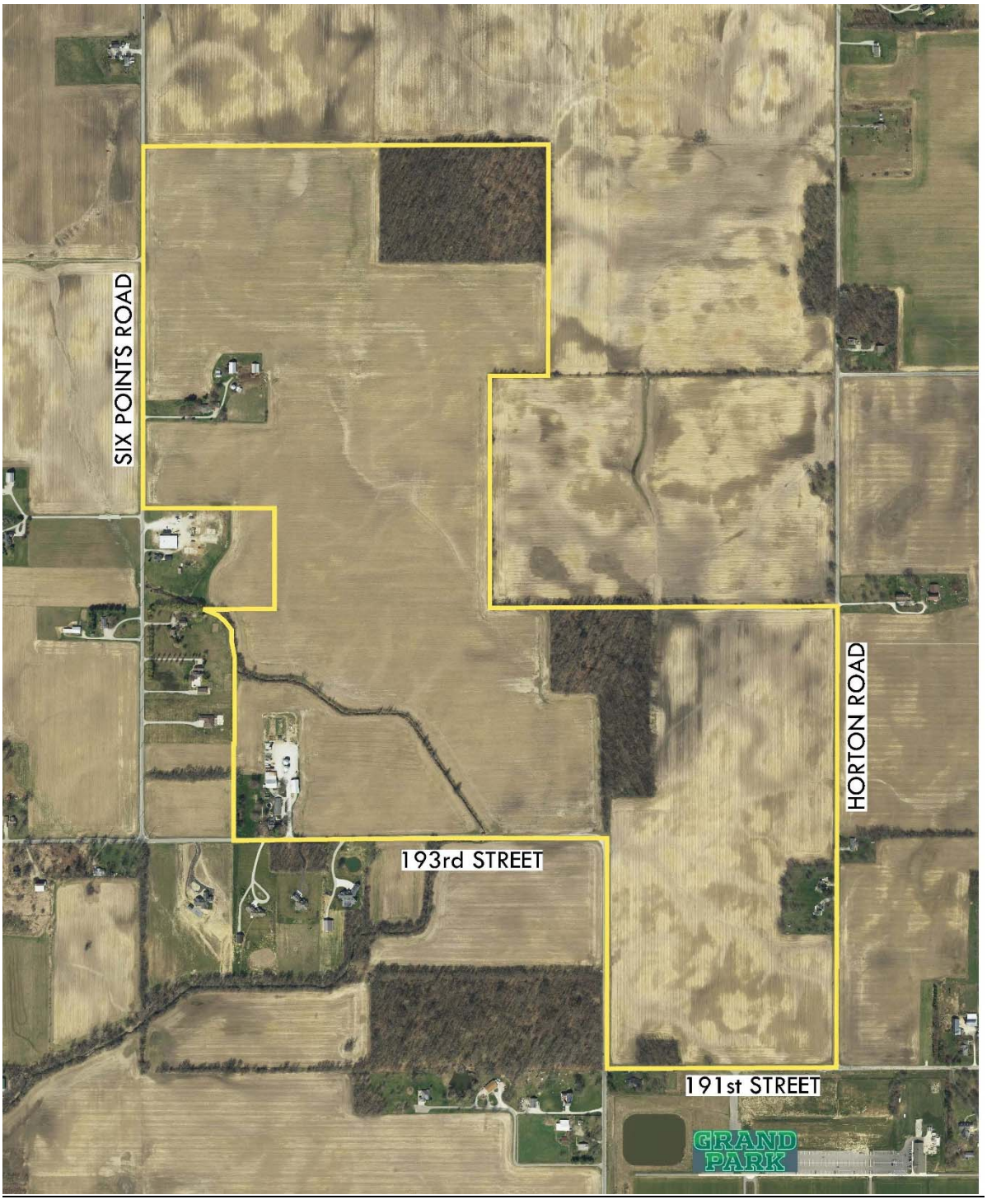


EXHIBIT B

DISTRICT MAP

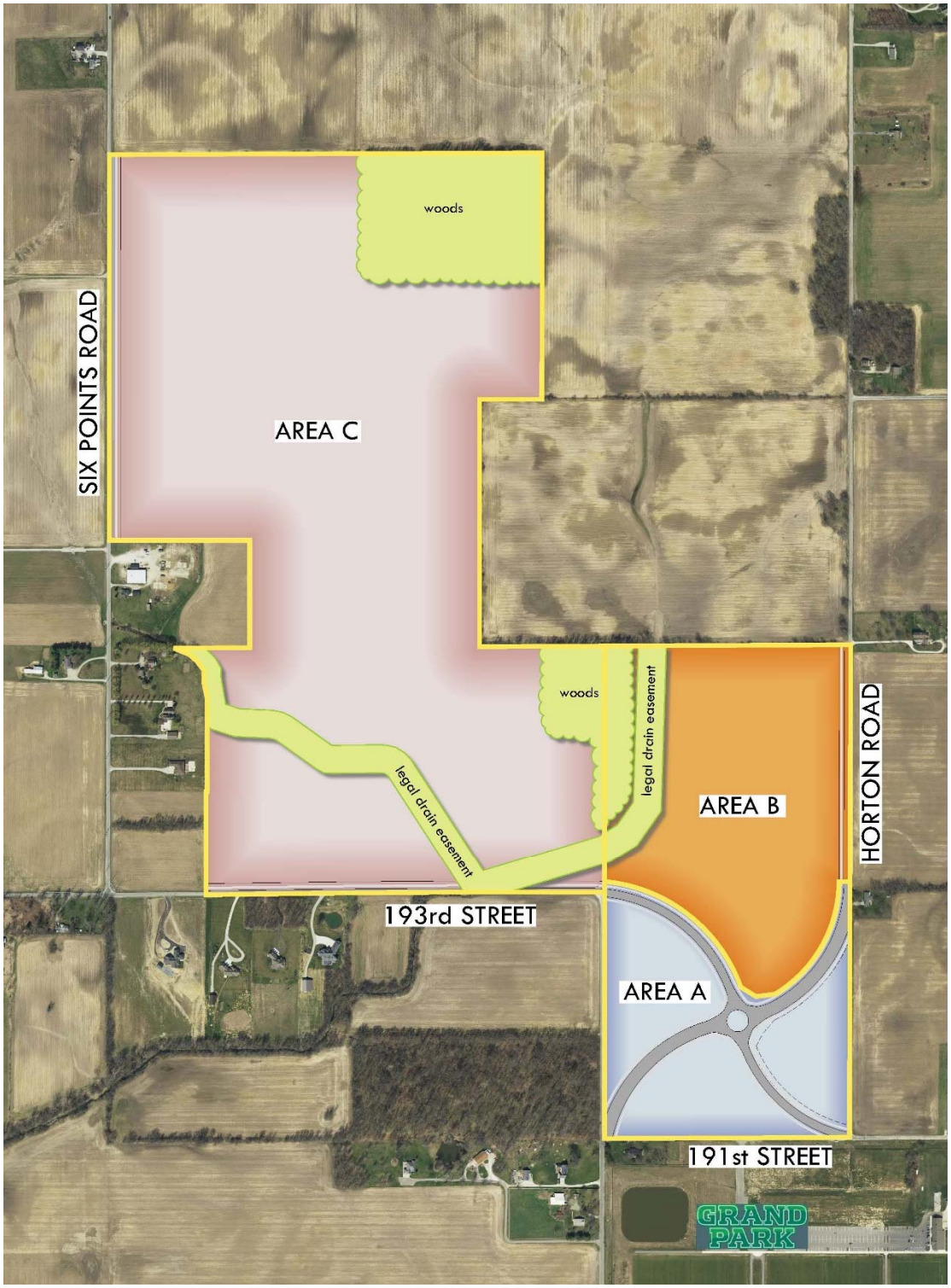
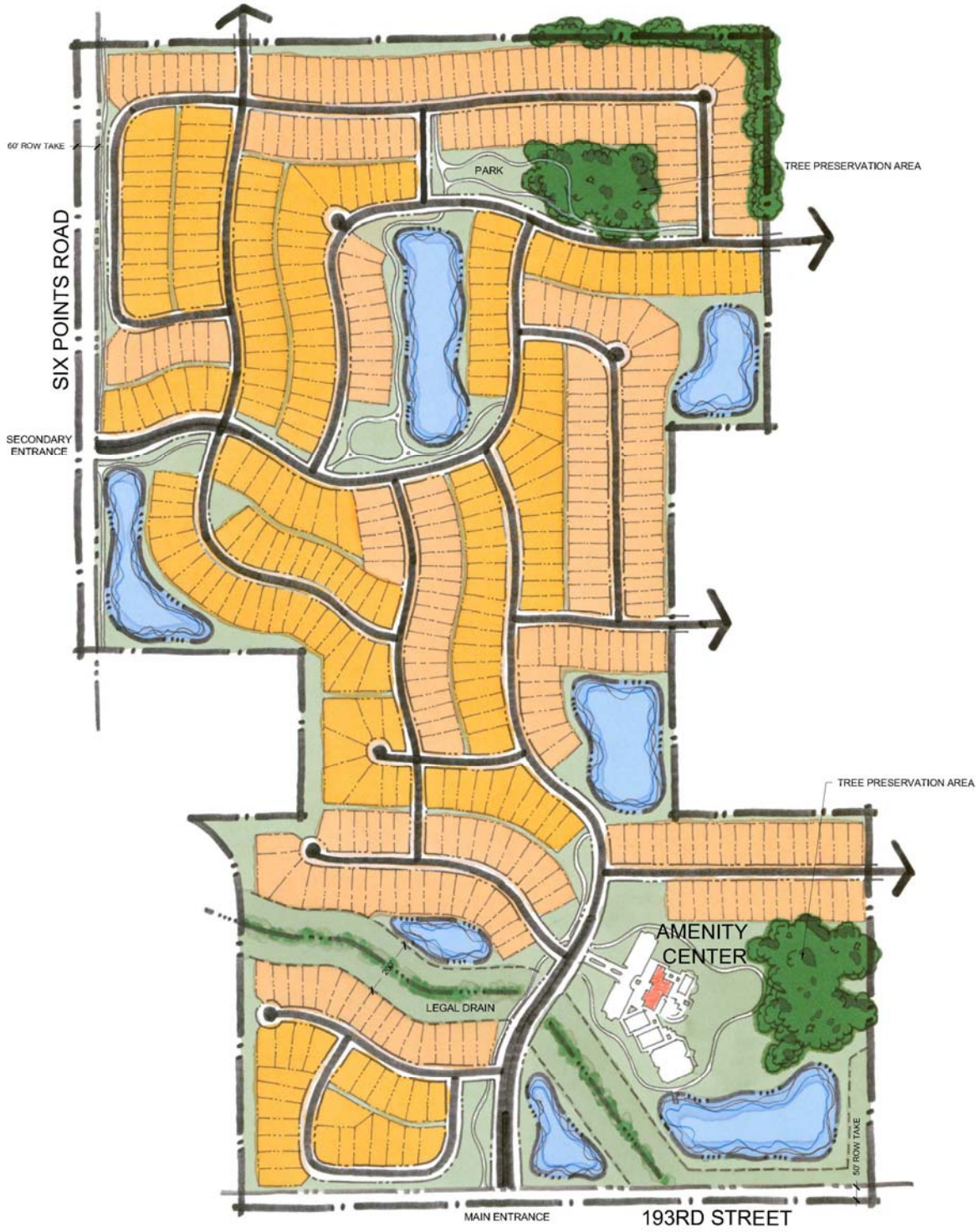


EXHIBIT C

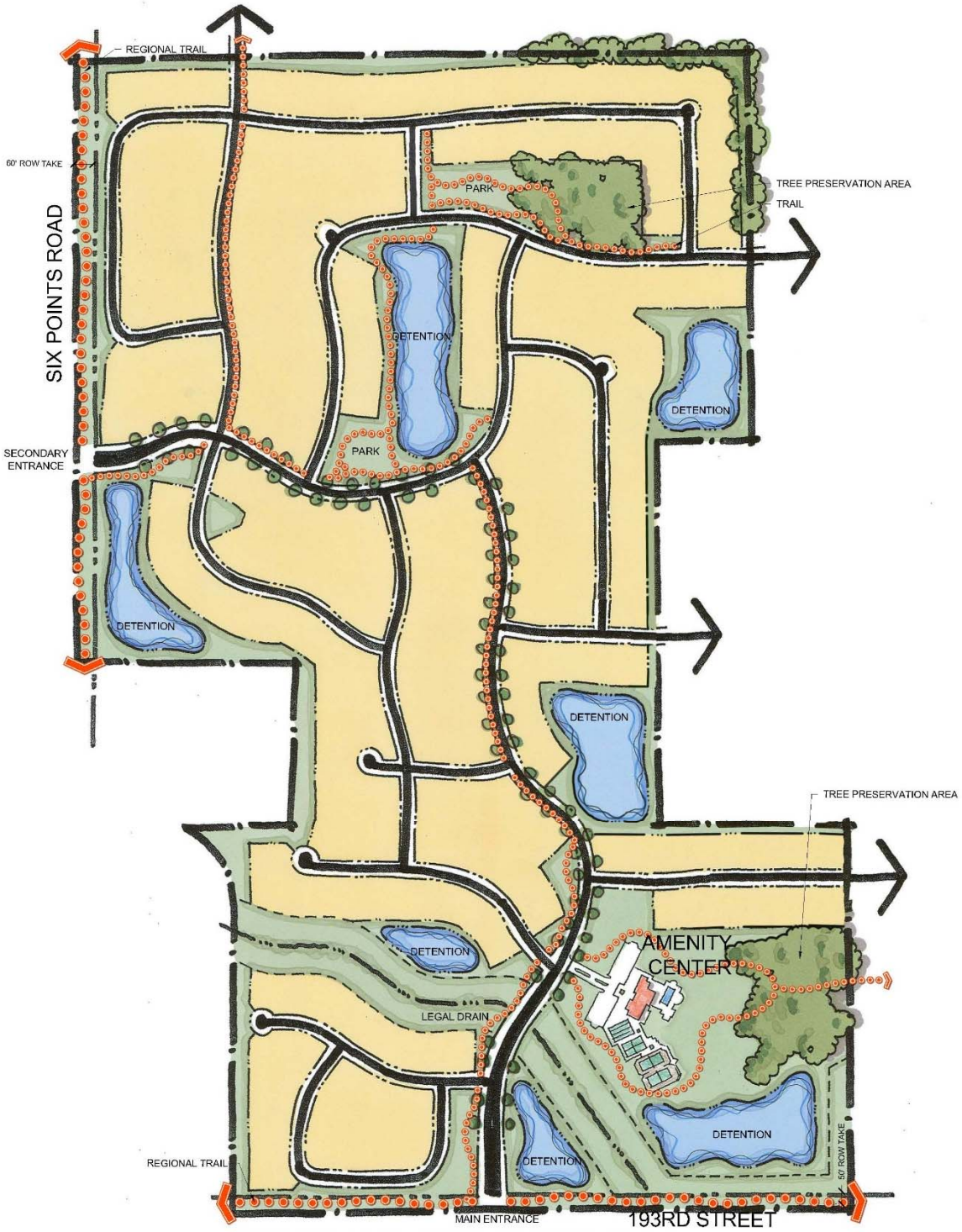
AREA "C" CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT D

AREA "C" PEDESTRIAN CONNECTIVITY PLAN



Note: Larger scale paper and digital copies of the Pedestrian Connectivity Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

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EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

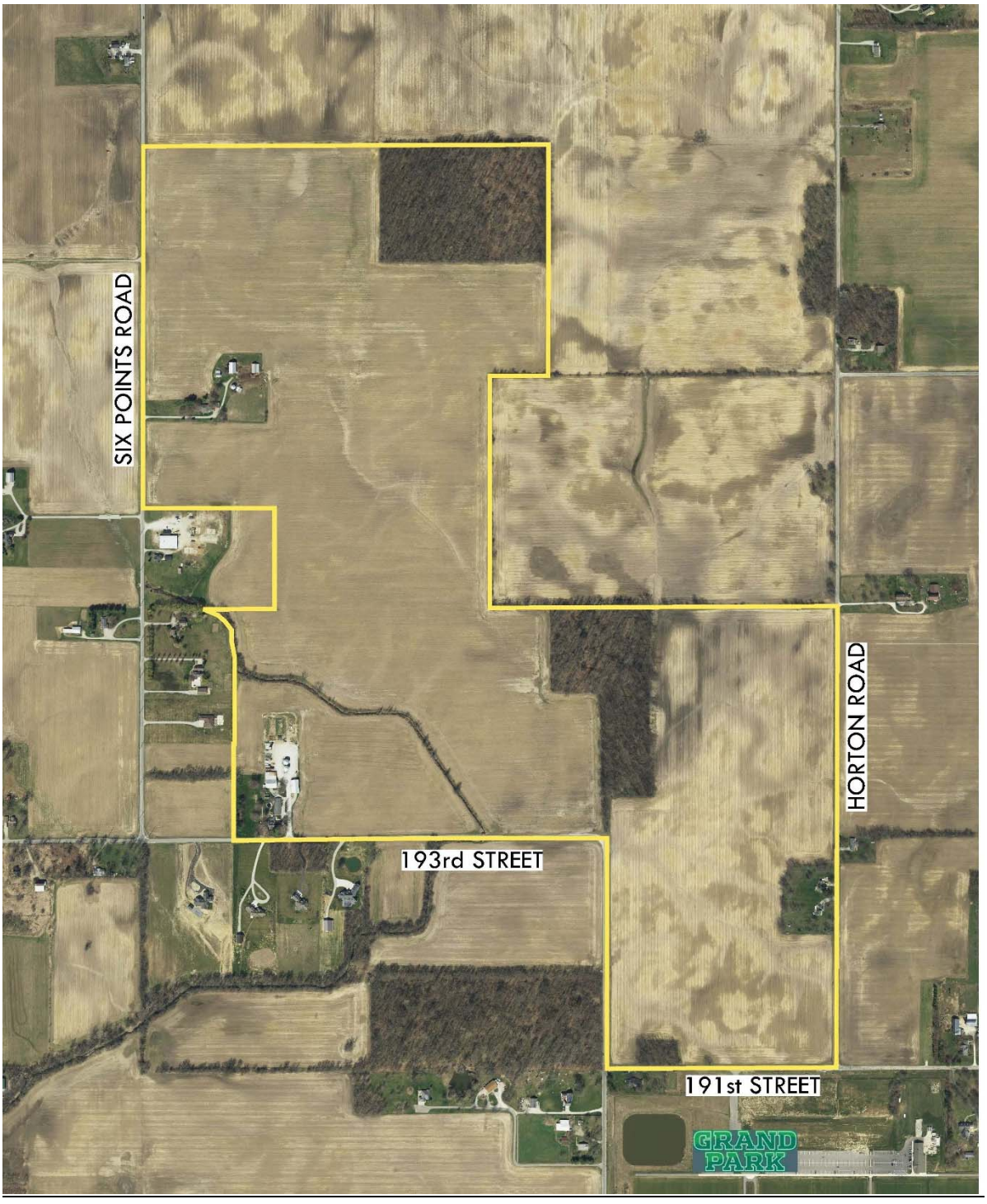


EXHIBIT B

DISTRICT MAP

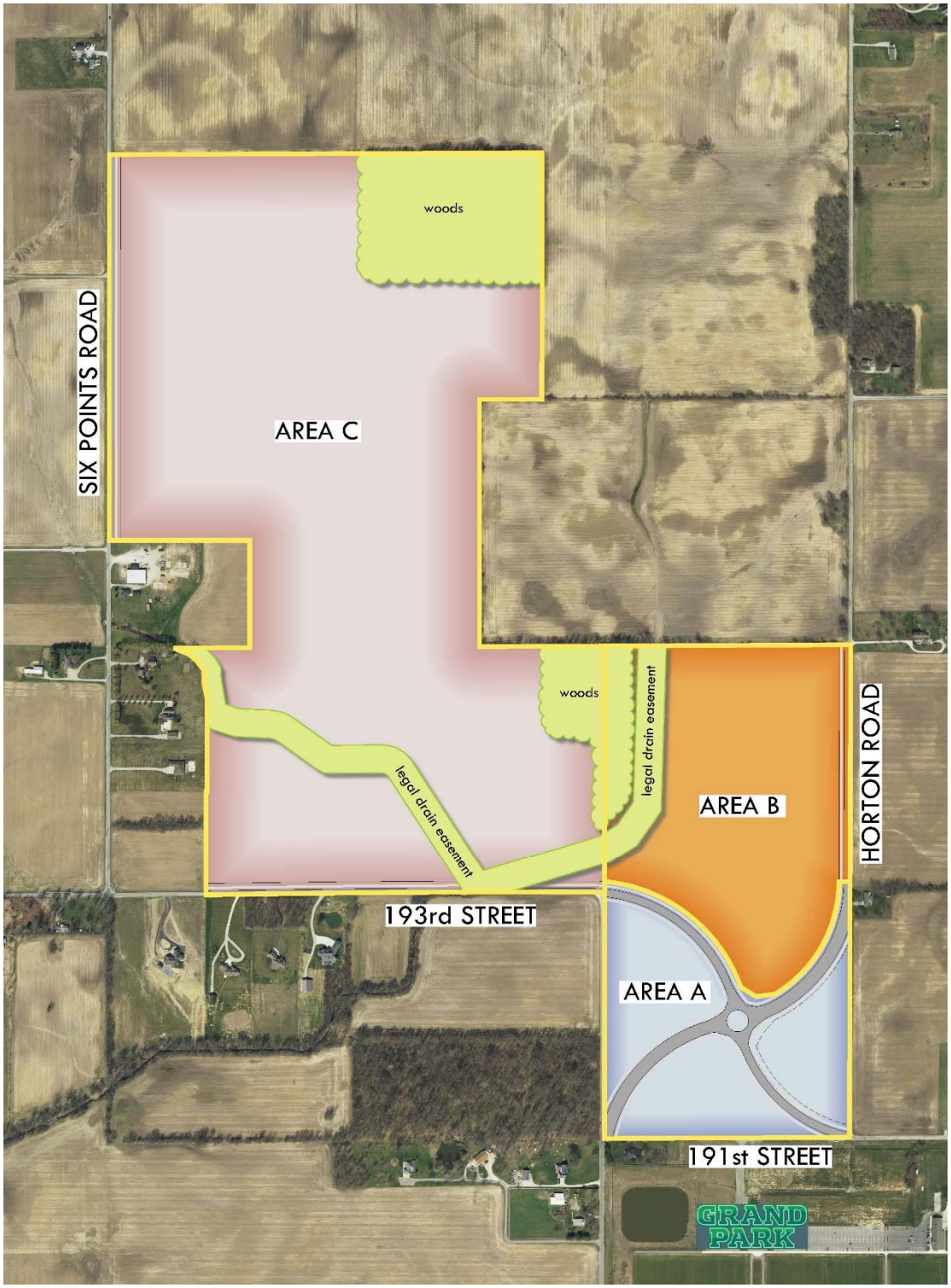
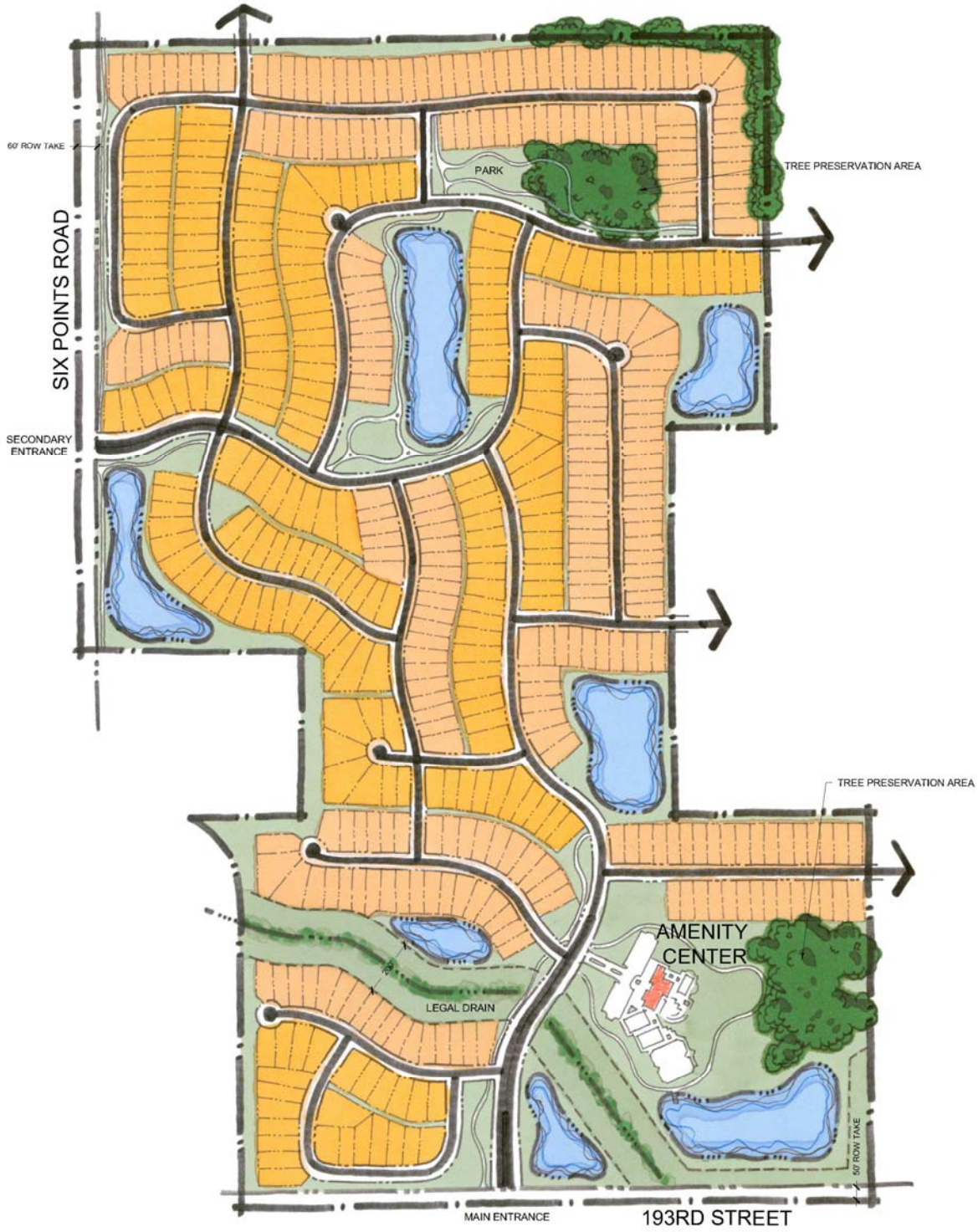


EXHIBIT C

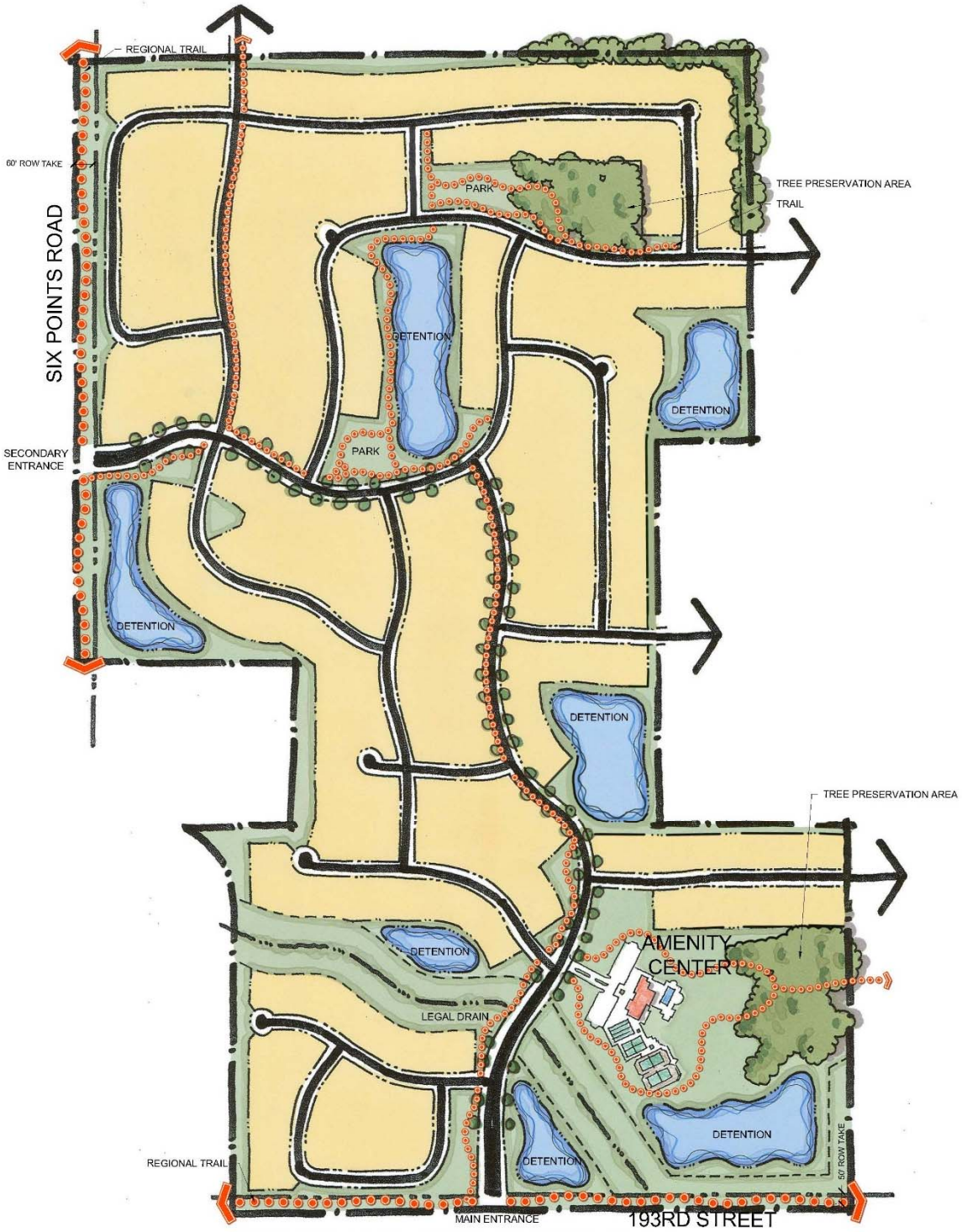
AREA "C" CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT D

AREA "C" PEDESTRIAN CONNECTIVITY PLAN



Note: Larger scale paper and digital copies of the Pedestrian Connectivity Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, December 5, 2016, 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.	1610-PUD-17
Ordinance No.	16-44
Petitioner	Platinum Properties Management Company, LLC
Description	A change of zoning of 265.1 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District to the Osborne Trails Planned Unit Development District (the "PUD") to allow for a mixed-use development to include single-family residential, single-family attached residential, and commercial uses.

On February 21, 2017, a motion was made and passed to send a favorable recommendation (Vote: 9 in favor, 0 opposed) to the City Council with the incorporation of the following into the Ordinance:

1. Revisions identified on the "Osborne Trails - Additional Considerations February 20, 2017" attached hereto as **Exhibit A;**
2. A minimum vinyl siding thickness of 0.046 mil;
3. The "Buffer Yard Type C" standard of the UDO (Article 6.8(N)) shall apply along the three (3) lots between Six Points Road and the Osborne Trails PUD District (the "Six Points Lots"), which shall also include a natural wood color "4-board" fence along the shared property line south of and outside of the legal drain easement;
4. A minimum of six (6) evergreen trees with a minimum height of eight (8') feet at planting shall be installed on the Six Points Lots; and
5. Section 7.4(B) of the proposed Ordinance shall also apply along the portion of the PUD abutting Six Points Road.

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

Matthew S. Skelton, Secretary

February 22, 2017
Date

Exhibit A

Osborne Trails - Additional Considerations February 20, 2017:

1. Add the following to Section 3.3(A) of the PUD:

   a. A minimum of fifty percent (50%) of the Dwellings on a Front Façade Lots shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage Landscape Requirements of Article 6.8(M) shall apply.

2. Clarify and add the following to Section 6.2 of the PUD applicable to Area C:

   a. Article 4.7 shall apply to Area C except at otherwise modified below:
      i. Add Minimum Lot Width: 45 feet
      ii. Add Minimum Living Area (Ground Floor):
      Single Story: 1,200 square feet

3. Remove request to allow additional vinyl from Section 7.3 of the PUD.

4. Add the following standard to Section 7.3 of the PUD for all Dwellings in Area C:

   a. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.

   b. Garage Composition and Orientation: Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

   c. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one of the following elements on the side Building Façade:
      i. A masonry material a minimum of thirty-six (36) inches tall;
      ii. A change in the exterior color by trim;
      iii. A change in the Exterior Material pattern separated by trim;
      iv. A change in the Exterior Material separated by trim;
      v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
      vi. A minimum of ten (10) square foot gable window;
      vii. A gable peak with a change in Exterior Material; or
      viii. A projecting chimney running the fill height of the side Building Façade constructed with Masonry Material.

5. Add the following to Section 7.4 of the PUD:
   External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

   a. A black "4-board" fence shall be provided along sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Six Points Road, 193rd Street, 191st Street, Horton Road and Springmill Road.

   b. Area C: The minimum depth of the landscape area abutting 193rd street for all lots shall be the greater of (i) fifty-four (54) feet or (ii) the distance between the 193rd Street right-of-way and the Front Façade Lots required in Section 3 of this Ordinance.

Westfield City Council Report

Ordinance Number:	16-44
APC Petition Number:	1610-PUD-17
Petitioner:	Platinum Properties Management Company, LLC by Nelson & Frankenberger (the "Petitioner")
Requested Action:	A change of zoning of 265.1 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District to the Osborne Trails Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, single-family attached residential, and commercial uses.
Current Zoning:	AG-SF1: Agriculture / Single-Family; OI: Open Industrial
Current Land Use:	Undeveloped / Agriculture
Exhibits:	1. Staff Report 2. Location and Concept Maps 3. Ordinance 16-44 4. Ordinance 16-44 Redline 5. APC Certification
Prepared by:	Matt Pleasant, Associate Planner

PETITION HISTORY

This petition was introduced at the November 14, 2016 City Council meeting being formerly named as "Drexler Woods." The petition received a public hearing at the December 5, 2016 Advisory Plan Commission (the "Plan Commission") meeting.

Following the December 5, 2016 public hearing, and in working with the Department, the petitioner further revised the ordinance and corresponding exhibits, and presented those revisions to the Plan Commission at its February 21, 2017 meeting having been renamed to the "Osborne Trails." At the February 21, 2017 Plan Commission meeting, a motion was made to send the petition to City Council with a favorable recommendation with conditions. The motion passed with a 9-0 vote. The petitioner has incorporated the changes that were included with the favorable recommendation motion. Those changes are identified in the redlined ordinance included at **Exhibit 4**.

PROJECT OVERVIEW

Location: The 265.1 acre +/- site includes real estate extending from 191st Street north to property near 19809 Six Points Road, and then from Six Points Road east to Horton Road (see **Exhibit 2**). The property is currently zoned AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District and is primarily being used for agricultural purposes. Adjacent property to the south is included in the Grand Park Sports Campus, and property to the south and southwest is included in the Springmill Trails Planned Unit Development (PUD) District.

Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Osborne Trails," that would allow for a mixed-use development. The proposed ordinance establishes three (3) areas for the development of the property, as generally illustrated on the Concept Plan (see **Exhibit 2)** and described as follows:

Area A: This area consists of 27 acres +/- and includes a future roundabout, in accordance with the Thoroughfare Plan. This area is proposed with an underlying zoning district of the LB: Local Business District, with permitted uses restricted to the "Sports Village Mixed-Use" portion of the Grand Park Concept Plan.

Area B: This area consists of 36 acres+/- with a proposed underlying zoning district of the SFA: Single-Family Attached District, which is proposed to consist of Duplexes, Triplexes, Quadplexes, etc., with up to eight (8) dwelling units per building. No apartments are proposed in this area.

Area C: This area consists of 185 acres +/- and permits up to 490 single-family detached residential dwellings, including a proposed amenity center. This area is proposed to have an underlying zoning district of the SF4: Single-Family High Density District, and will be an age-restricted community.

Bulk and Density Standards: The proposed ordinance defaults to the UDO for the proposed underlying zoning districts, except as generally summarized below:

Area B: Underlying SFA District	**PUD Ordinance**	**UDO Standard**
Maximum Dwellings	8 d.u./building	4 d.u./building
Area C: Underlying SF4 District	**PUD Ordinance**	**UDO Standard**
Minimum Lot Area	6,000 sq. ft.	9,000 sq. ft.
Minimum Lot Frontage	35'	40'
Minimum Lot Width	45'	50'
Minimum Building Setback Lines		
Front Yard	21'	25'
Side Yard	5'	8'
Rear Yard	20'	25'
Maximum Building Height	2 ½ Stories	25'

Minimum Living Area (Ground Floor)	1,200 Square Feet	1,000 Square Feet

Development Standards: The PUD Ordinance establishes alternative development standards from the underlying zoning districts. The development standards of note are briefly highlighted below:

Architectural Standards:

Area A (Commercial Area): Enhanced architectural standards are incorporated that default to the State Highway 32 Overlay District (UDO Article 5.3(K)) architectural standards.

Area B (Attached Residential Area): The proposed ordinance defaults to the UDO (Article 6.3) with the exception that garage doors are permitted to be oriented toward external streets, but must be offset by at least thirty degrees (Article 6.3(C)(4)).

Area C (Detached Residential Area): The proposed ordinance incorporates additional architectural standards and buffering standards.

Landscaping Standards: The proposed ordinance defaults to the UDO for Areas B (Attached Residential Area) and Area A (Commercial Area). The proposed ordinance proposes enhanced landscaping standards for Area C (Detached Residential Area) by requiring sod in the front yard and additional foundation plantings along a home's front façade. In addition, a buffer yard standard shall be installed in accordance with "Buffer Yard Type C" along the parcels in between Six Points Road and the Osborne Trails PUD District.

Design Standards: As proposed, the PUD Ordinance establishes alternative development standards from the underlying zoning districts. The design standards of note are briefly highlighted below:

Open Space and Amenity Standards: The proposed ordinance defaults to the UDO's minimum open space requirement and standards; and it incorporates an additional requirement for Tree Preservation Areas, as portrayed on the Concept Plan. The proposed ordinance defaults to the UDO, and specifies specific amenity requirements.

Infrastructure Standards: The Department has worked with the petitioner to incorporate into the ordinance for the dedication of the right-of-way in accordance with the Thoroughfare Plan and to accommodate a roundabout. The proposed Osborne Trails PUD complies with the Westfield-Washington Township Thoroughfare Plan.

Annexation: The property is not currently annexed; however, the proposed ordinance requires annexation prior to the recording of a secondary plat.

Updates Since Council Introduction

Since the November 14, 2016 City Council Introduction, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department's review and public hearing comments. The following briefly highlights those revisions, which was further presented by the petitioner at the February 21, 2017 Plan Commission meeting:

- The Concept Plan (see **Exhibit 2**) for Area C (detached single-family area) has been updated and now also includes a Pedestrian Connectivity Plan. The revised layout has resulted in more lots oriented towards external streets, incorporation of stub streets, and a more defined pedestrian network.
- Age restricted standards have been incorporated for Area C.
- Enhanced and modified architectural standards have been incorporated for all three areas.
- Landscaping standards have been updated.
- Requirement to dedicate right-of-way, pursuant to the Thoroughfare Plan, has been incorporated.
- Tree preservation area language has been added.
- Proposed amenities have been incorporated.
- Requirement for annexation has been added.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan shows the project being partially located within in the New Suburban Northwest Residential Area (Area C) and partially the Family Sports Capital Area (Areas A and B) (see Figure 1).

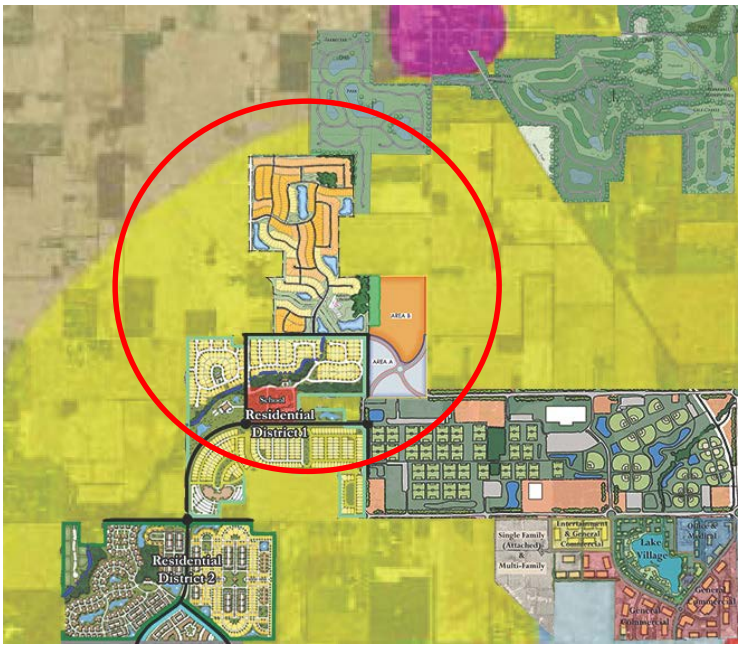


Figure 1: Future Land Use Map

The New Suburban designation encourages anti-monotony, connectivity, contiguity with existing development, using open space as buffers, promote innovative development, and encourage attractive streetscapes. Suggestions for the subdivision regulations encourage: recreational facilities, common open space, green space between sidewalk and curb, shorter front setbacks, front porches, and garages that are behind the front line of the dwelling or are side-loaded.

The 2011 Family Sports Capital Addendum II to the Comprehensive Plan: Encourages an extended mix of uses including, but not limited to: restaurants, higher density residences, healthcare and sports medicine, hotels, and retail.

Alternative Transportation Plan: The purpose of this plan is to provide an emphasis on implementing complete streets within the community that allow other modes of transportation (walk, bike, bus, train) within the same street network when feasible. The proposed Osborne Trails PUD is consistent with the Alternative Transportation Plan.

PROCEDURAL

Public Hearing: The public hearing for this petition was held at the December 5, 2016 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.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its February 21, 2017 meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 9 in favor, 0 opposed) (see **Exhibit 5**).

City Council

Introduction:	November 14, 2016
Eligible for Adoption:	February 27, 2017
Submitted by:	Matt Pleasant, Associate Planner
	Economic and Community Development Department

CITY OF Westfield INDIANA

Property Location Map
Resolution 17-103
Proposed Economic Revitalization Area

N
W E
S
Not To Scale

Aerial Location Map

Site

RESOLUTION NUMBER 17-103

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA

WHEREAS, pursuant to I.C. 6-1.1-12.1-1, *et. seq.* (the "Act"), the City of Westfield, Indiana (the "City") by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the "Council") has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area; and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded; and

WHEREAS, the Council desires to declare the area located at 17819 Commerce Drive, Westfield, Indiana more particularly described in Exhibit A (the ''Area") attached hereto and made a part hereof which Area is also shown on the map attached hereto as Exhibit B and made a part hereof as an Economic Revitalization Area in which property owners and lessees making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act.

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

SECTION I. The Area is located within the corporate boundaries of the City.

SECTION II. The Area is hereby declared to be an Economic Revitalization Area as defined in the Act.

SECTION III. A public hearing shall be held at the time and place of the regular meeting of the Council. The Council shall publish or cause to be published, pursuant to the Act, notice (the "Notice") of the adoption and substance of this Resolution in accordance with I.C. 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the "Public Hearing"), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrance's and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have

been met and confirming, modifying, or rescinding this Resolution, and that a copy of this Resolution, including the description of the Area, has been filed with and shall be available for inspection in the office of the Hamilton County Assessor.

SECTION IV. Pursuant to Section 2.5(b) of the Act, a copy of this Resolution shall be filed with the Hamilton County Assessor.

SECTION V. Pursuant to Section 2.5(c) of the Act, the Council shall file a copy of the Notice with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located. Such information shall be filed with the officers of the taxing unit who are authorized to fix budgets, tax rates, and tax levies under I.C. 6 1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

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

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
Chuck Lehman	Chuck Lehman	Chuck Lehman
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that RESOLUTION 17-103 was delivered to the Mayor of Westfield on the _____day of _____, 2017, at _____m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 17-103
This _____ day of _____, 2017

_____
J. Andrew Cook, Mayor

I hereby VETO Resolution 17-103
This _____ day of _____, 2017

_____
J. Andrew Cook, Mayor

Prepared By:
Kevin M. Todd, AICP, Senior Planer
Economic and Community Development Department
City of Westfield, Indiana

EXHIBIT A

Tract 1

Part of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence North 00 degrees 47 minutes 42 seconds East (assumed bearing) on the West line of the East Half said Southeast Quarter 1346.99 feet; thence South 89 degrees 12 minutes 18 seconds East 483.00 feet; thence South 00 degrees 47 minutes 42 seconds West 95.34 feet to the Place of Beginning of the herein described tract; thence South 89 degrees 12 minutes 18 seconds East 433.54 feet to a point on the approximate centerline of the Evan Kendall Legal Ditch (the East property line of this tract is the approximate centerline of said Legal Ditch); the next two calls are following the approximate centerline of said Legal Ditch; thence North 04 degrees 25 minutes 06 seconds West 124.53 feet; thence North 00 degrees 55 minutes 52 seconds West 27.25 feet; thence North 89 degrees 12 minutes 18 seconds West 341.71 feet; thence South 55 degrees 44 minutes 42 seconds West 97.35 feet; thence South 00 degrees 47 minutes 42 seconds West 95.34 feet to the Place of Beginning, containing 1.43 acres, more or less.

Tract 2

Non-exclusive easement for gas line as set out in Gas Line Easement Agreement by JCF Commerce, LLC, in favor of HADAH, LLC, dated as of August 8, 2016, and recorded _____, 2016 as Instrument _____, in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B

CITY OF Westfield INDIANA

Property Location Map
Resolution 17-103
Proposed Economic Revitalization Area

N
W E
S
Not To Scale

Aerial Location Map

Site

RESOLUTION 17-104

Resolution of the City of Westfield Authorizing the Execution of Deed

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

WHEREAS, the Council has the duty and authority to maintain the integrity of all property owned by the City of Westfield, as well as dispose of any real property owned by the City; and,

WHEREAS, the City is in possession of certain real property located near the location of Riverview Hospital, commonly known as 17600 Shamrock Boulevard, Westfield, Indiana (the "Riverview Property");

WHEREAS, Riverview Hospital has need for and has requested said property granted to the City for expansion and mutual benefits to both entities and therefore has requested that a deed be executed by the City to carry out its functions that are mutually beneficial; and,

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

Section 1. That having been duly advised of the contents and the actions proposed by the transfer of City property to Riverview Hospital, as outlined by Exhibit "A", attached hereto, the Council finds the same should be transferred on agreeable terms pursuant to I.C. 36-1-11-8.

Section 2. That the Mayor is hereby authorized, for and on behalf of the City to execute and deliver the Deed and any contract, agreement, certificate or other instrument or to take any other action determined by them or any of them to be appropriate or necessary to carry out the purchase of the City Property, such determination to be conclusively evidenced by such officer's or officers' having executed such contract, agreement, certificate or other instrument or having taken such other action, and any execution of any such contract, agreement, certificate or other instrument and any taking of any such other action heretofore effective is hereby ratified and approved.

ALL OF WHICH IS RESOLVED THIS _____DAY OF _____2017.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 17-104 was delivered to the Mayor of Westfield on the _____ day of _____, 2017, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 17-104 this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 17-104 this _____ day of _____, 2017.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

EXHIBIT "A"

PROJECT: 0710215
CODE: 5310
PARCEL NO.: 310-Excess Land

A part of the Southeast Quarter of Section 36, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the southeast corner of said section; thence South 89 degrees 49 minutes 31 seconds West 1,783.20 feet along the south line of said section; thence North 0 degrees 10 minutes 30 seconds West 59.35 feet to the point of beginning of this description; thence North 59 degrees 46 minutes 33 seconds West 173.91 feet; thence North 0 degrees 10 minutes 30 seconds West 55.65 feet; thence North 89 degrees 49 minutes 31 seconds East 150.00 feet; thence South 0 degrees 10 minutes 30 seconds East 143.65 feet to the point of beginning and containing 0.343 acres, more or less.

FRED L. BENGE REGISTERED No. S0408 STATE OF INDIANA LAND SURVEYOR

This description was prepared for the Indiana Department of Transportation, by Fred L. Benge, Indiana Registered Land Surveyor, License Number LS80040408, on the 19th day of March, 2014

Fred L. Benge

EXHIBIT "A"

PROJECT: 0710215

CODE: 5310

PARCEL NO.: 311-Excess Land

A part of the Southeast Quarter of Section 36, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the southeast corner of said section; thence South 89 degrees 49 minutes 31 seconds West 1,933.20 feet along the south line of said section; thence North 0 degrees 10 minutes 30 seconds West 147.35 feet to the point of beginning of this description: thence North 59 degrees 46 minutes 33 seconds West 109.98 feet; thence North 89 degrees 49 minutes 31 seconds East 94.86 feet; thence South 0 degrees 10 minutes 30 seconds East 55.65 feet to the point of beginning and containing 0.061 acres, more or less.

FRED L. BENGE REGISTERED No. S0408 STATE OF INDIANA LAND SURVEYOR

This description was prepared for the Indiana Department of Transportation, by Fred L. Benge, Indiana Registered Land Surveyor, License Number LS80040408, on the 19th day of March, 2014

Fred L. Benge

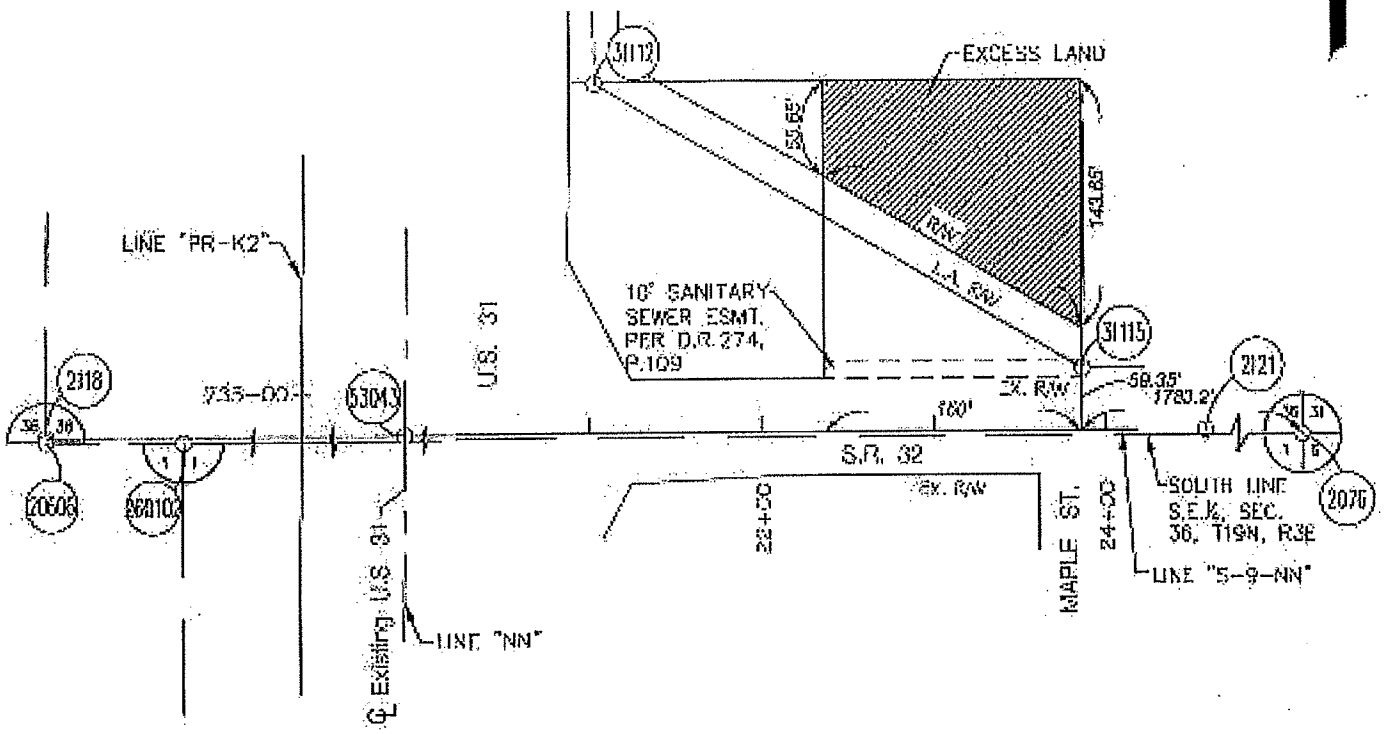
SHEET 1 OF 1

EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT

PREPARED BY CBA COMPANIES, INC.
FOR THE INDIANA DEPARTMENT OF TRANSPORTATION

0 50 100
SCALE: 1" = 100'

N



COORDINATE CHART (FEET)						
POINT	NORTHING	EASTING	STATION	OFFSET	SIDE	LINE
2070	* REFER	TO L.C.R.S.				
2118	89867.6480	48002.6506	15+20.21	0.00	-	"5-9-NN"
2121	89274.9380	50427.0998	39+04.17	0.30	-	"5-9-NN"
31112	89470.3181	48578.4092	21+03.58	201.02	LL	"5-9-NN"
31115	89306.0601	48069.8797	23+86.05	35.70	Lt	"5-9-NN"
20608	89268.6880	48002.6580	15+20.21	0.00	RL	"5-9-NN"
53043	89269.8960	48478.6411	20+08.06	0.00	-	"5-9-NN"
280102	* REFER	TO L.C.R.S.				

NOTE: STATION AND OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES

* SEE LOCATION CONTROL ROUTE SURVEY FOR ADDITIONAL POINTS

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT, TOGETHER WITH THE "LOCATION CONTROL ROUTE SURVEY" RECORDED AS INSTRUMENT NO. 2009053314 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, (INCORPORATED AND MADE A PART HEREOF BY REFERENCE) COMPRISE A ROUTE SURVEY EXECUTED IN ACCORDANCE WITH INDIANA ADMINISTRATIVE CODE 865 IAC 1-12, ("RULE 12").

FRED L. BENGE REGISTERED No. S0408 STATE OF INDIANA LAND SURVEYOR

FRED L. BENGE 3-19-14
FRED L. BENGE DATE
REG. LAND SURVEYOR No: LS0408

ORIGINAL OWNER: AMERICAN NATIONAL BANK OF KOBLESVILLE NOW KNOWN AS KEYBANK

PARCEL: 310 EXCESS LAND

ROAD: U.S. 31

COUNTY: HAMILTON

SECTION: 36 PROJECT: 0710215

TOWNSHIP: 19 NORTH DES. No.: 0900265

RANGE: 3 EAST CODE: 5310

HATCHED AREA IS THE APPROXIMATE TAKING

DRAWN BY: D.TRUEBLOOD DATE: 08-01-11

CHECKED BY: F. BENGE DATE: 03-20-14

WARRANTY DEED BK. 267, PG.528 DATED: 07-19-1973

KEY No. 29-05-36-402-002.000-015

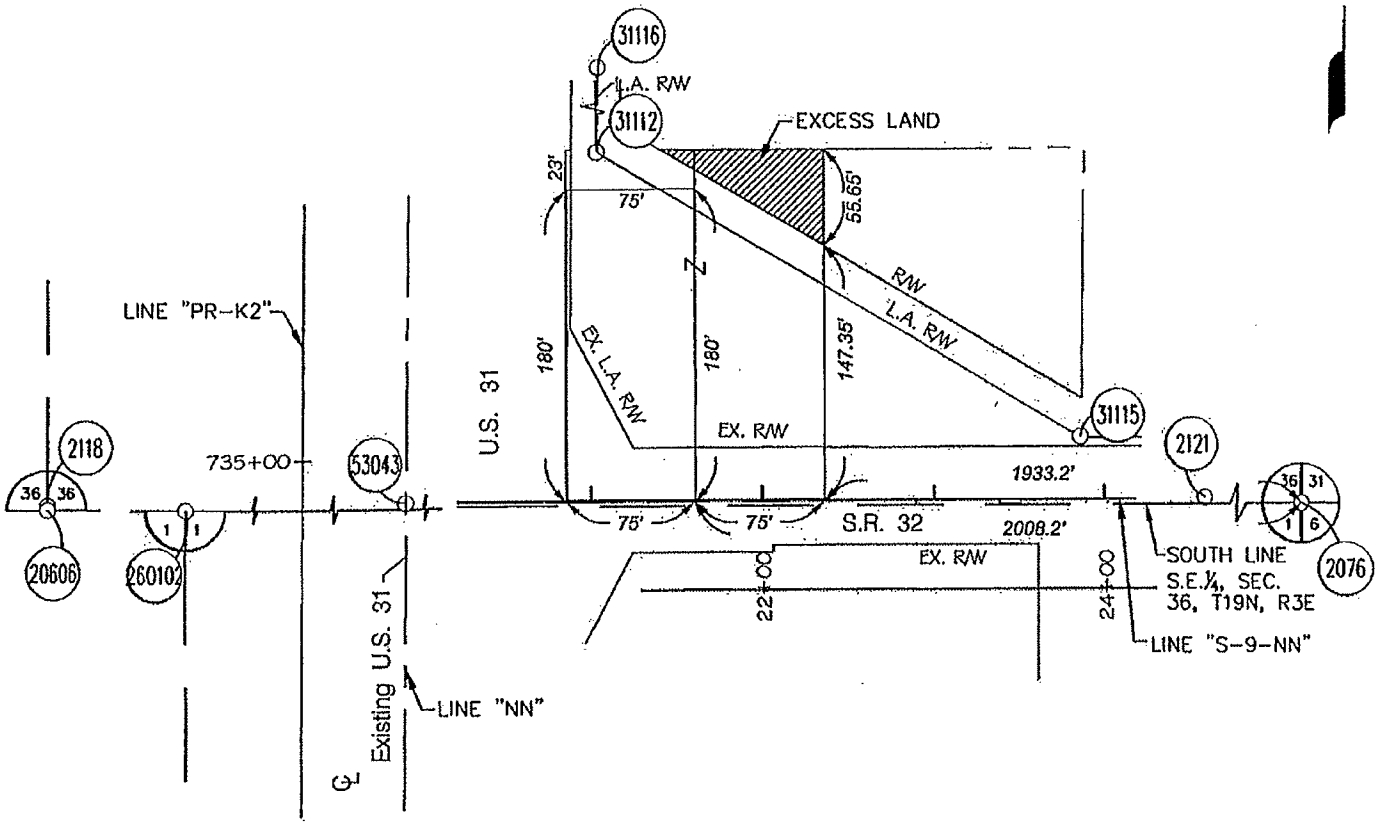
SHEET 1 OF 1

EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT

PREPARED BY CHA COMPANIES, INC.
FOR THE INDIANA DEPARTMENT OF TRANSPORTATION

0 50 100
SCALE: 1" = 100'

N



COORDINATE CHART (FEET)						
POINT	NORTHING	EASTING	STATION	OFFSET	SIDE	LINE
2076	* REFER	TO L.C.R.S.				
2118	59267.5480	48002.6506	15+29.21	0.00	-	"S-9-NN"
2121	59274.9550	50427.5993	39+54.17	0.00	-	"S-9-NN"
31112	59470.3181	48576.4092	21+03.59	201.02	Lt	"S-9-NN"
31115	59305.8601	48859.3797	23+86.05	35.70	Lt	"S-9-NN"
31116	59609.5996	48578.5076	21+06.11	340.29	Lt	"S-9-NN"
20606	59266.6880	48002.6560	15+29.21	0.86	Rt	"S-9-NN"
53043	59268.9860	48473.4411	20+00.00	0.00	-	"S-9-NN"
260102	* REFER	TO L.C.R.S.				

NOTE: STATION AND OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES

* SEE LOCATION CONTROL ROUTE SURVEY FOR ADDITIONAL POINTS

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT, TOGETHER WITH THE "LOCATION CONTROL ROUTE SURVEY" RECORDED AS INSTRUMENT NO. 2009053314 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, (INCORPORATED AND MADE A PART HEREOF BY REFERENCE) COMPRISE A ROUTE SURVEY EXECUTED IN ACCORDANCE WITH INDIANA ADMINISTRATIVE CODE 865 IAC 1-12, ("RULE 12").

FRED L. BENGE REGISTERED No. S0408 STATE OF INDIANA LAND SURVEYOR

3-19-14

FRED L. BENGE — DATE
REG. LAND SURVEYOR No. LS0408

ORIGINAL OWNER: GAS AMERICA SERVICES, INC.

PARCEL: 311 EXCESS LAND
ROAD: U.S. 31
COUNTY: HAMILTON
SECTION: 36 PROJECT: 0710215
TOWNSHIP: 19 NORTH DES. No.: 0900265
RANGE: 3 EAST CODE: 5310

HATCHED AREA IS THE APPROXIMATE TAKING

DRAWN BY: D.TRUEBLOOD DATE: 07-27-11
CHECKED BY: F BENGE DATE: 3-20-14

CORP. WARRANTY DEED BK. 341, PG.26 DATED: 01-03-1984

KEY No. 29-05-36-402-001.000-015

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March 20, 2014 8:52:42 PM / pamik