

# WESTFIELD PUBLIC WORKS



**MAYOR**  
J. ANDREW COOK

**CITY COUNCIL**  
JOHN DIPPEL  
STEVE HOOVER  
ROBERT L. HORKAY  
KEN KINGSHILL  
ROBERT J. SMITH  
TOM SMITH  
ROB STOKES

**CLERK-TREASURER**  
CINDY J. GOSSARD

**CHIEF ADMINISTRATIVE OFFICER**  
BRUCE A. HAUK

**DIRECTOR OF PUBLIC WORKS**  
KURT J. WANNINGER

## Memorandum

To: Westfield City Council Members  
CC: Mayor J. Andrew Cook, Bruce A Hauk  
Date: March 9, 2009  
Re: City Council Agenda Item

### Action Item – Ordinance 09-01 Waiver of Fees Ordinance

The Westfield City Council at the last City Council Meeting requested information regarding what the Town/City Council has waived in the past 5 years for Churches and Schools. Additionally, the City Council requested information regarding what the surrounding communities practices are for these types of organizations.

The Westfield Public Works Department has compiled the requested information and presents this to the City Council for evaluation. The Following is list of the surrounding communities and their practices associated with these types of organizations:

- Noblesville
  - Churches receive no reduction for road impact fees or availability fees
  - Public Schools receive no reduction in availability fees
  - Public Schools are exempt from road impact fees because they are considered part of the normal daily trips assigned to the residential units.
- Fishers
  - Churches and Schools receive no reduction for any of these fees.
- Zionsville
  - Churches and Schools receive no reduction for sanitary availability and road impact fees. They have Indianapolis water.

- Carmel –
  - Churches, according to the Carmel Engineering Division, they do not discount Churches. Churches are listed in Carmel’s Equivalent User Contribution Multiplier and the rate is 0.008/sanctuary seat.
  - Schools Same. However, they do not have a listing for schools in their tables. In the past they have used the Board of Health Guidelines for schools which are 15 gal/day/elementary pupil and 25 gal/day/secondary pupil. They have also allowed the design engineer to provide usage figures for their review and acceptance.
  - Road Impact Fees. Carmel does not have road impact fees. They normally require the developer to bond and construct the improvements per Carmel’s 20-year Thoroughfare Plan requirements or with the option of contributing the value of the improvements to Carmel’s Non Reverting Thoroughfare Fund.

The following is a comparison between how Carmel’s EDU calculations would compare to Westfield’s:

New Joy Church (200 seats) – Westfield – per IAC 327 5 GPD per seat for church with full kitchen = 200 (5) / 310GPD = **3.23 EDU’s**  
 - Carmel – Equivalent User Contribution Multiplier of 0.008 per seat = 200 (.008) = **1.6 EDU’s**

Crossroads Church (90 seats) – Westfield – per IAC 327 5 GPD per seat for church with full kitchen = 90 (5) / 310GPD = **1.45 EDU’s**  
 - Carmel – Equivalent User Contribution Multiplier of 0.008 per seat = 90 (.008) = **.72 EDU’s**

Monon Trails Elementary (650 students)  
 - Westfield – per IAC 327 15GPD per pupil for elementary school = 650 (15) / 310GPD = **31.45 EDU’s**  
 - Carmel - per IAC 327 15GPD per pupil for elementary school = 650 (15) / 310GPD = **31.45 EDU’s**

Westfield High School Expansion (525 students)  
 – Westfield – per IAC 327 25GPD per pupil for secondary school = 525 (25) / 310GPD = **42.34 EDU’s**  
 - Carmel - 327 25GPD per pupil for secondary school = 525 (25) / 310GPD = **42.34 EDU’s**

Their multiplier for churches is 50% less than the state code for a church with a full kitchen, 48% less than the state code for a church with a warming kitchen and 20% less than the state code for churches with no kitchen. The schools are figured the same way we do.

- See Attachment A for a list of organizations that have received waiver of Public Works fees and the associated amounts

EXHIBIT A

5-Year Summary of Public Works Fees Waived by the Town/City Council

| Project                           | Water Availability | Sewer Availability | Road Impact Fee | Water after reduction | Sewer after reduction | Road Impact after |
|-----------------------------------|--------------------|--------------------|-----------------|-----------------------|-----------------------|-------------------|
| Blessed Theodore Guerin School    | \$84,150.00        | Noblesville        | Noblesville     | \$42,075.00           | Noblesville           | Noblesville       |
| Carey Ridge Elementary Expansion  | \$6,517.80         | \$14,910.00        | \$16,720.00     | \$3,258.90            | \$7,455.00            | \$8,360.00        |
| Crossroads Church at Westfield    | Credits            | Credits            | No Record       | Credits               | Credits               | No Record         |
| Grace Community Church            | \$17,763.30        | Noblesville        | Noblesville     | \$8,881.65            | Noblesville           | Noblesville       |
| Lord of Life Lutheran Church      | \$6,915.60         | \$15,820.00        | \$25,756.00     | \$3,457.80            | \$7,910.00            | \$12,878.00       |
| Maple Glenn Elementary            | \$48,852.90        | \$79,825.00        | No Record       | \$24,426.45           | \$39,912.50           | No Record         |
| Monon Trails Elementary           | \$56,610.00        | \$110,075.00       | \$162,996.00    | \$28,305.00           | \$55,037.50           | \$81,498.00       |
| Montessori School                 | No Record          | No Record          | \$7,980.00      | No Record             | No Record             | \$3,990.00        |
| New Joy Church                    | \$5,814.00         | \$11,305.00        | \$52,828.00     | \$2,907.00            | \$5,652.50            | \$26,414.00       |
| Noblesville Elementary            | \$48,118.50        | Noblesville        | Noblesville     | No Record             | Noblesville           | Noblesville       |
| Oak Springs Church                | \$1,530.00         | \$2,500.00         | \$8,988.00      | \$765.00              | \$1,250.00            | \$4,494.00        |
| Radiant Christian Life Church     | \$9,750.00         | \$24,375.00        | \$5,292.00      | \$4,875.00            | \$12,187.50           | \$2,646.00        |
| St. Maria Goretti Church          | \$93,024.00        | \$37,500.00        | No Record       | \$46,512.00           | \$18,750.00           | No Record         |
| Trinity Baptist Church            | No Connection      | No Connection      | \$11,844.00     | No Connection         | No Connection         | \$5,922.00        |
| Unions Friends Church             | \$1,530.00         | \$2,500.00         | \$10,542.00     | \$765.00              | \$1,250.00            | \$5,271.00        |
| Westfield High School Expansion 1 | \$37,010.70        | \$60,475.00        | \$86,680.00     | \$18,505.35           | \$30,237.50           | \$43,340.00       |
| Westfield High School Expansion 2 | \$76,212.00        | \$148,190.00       | \$16,254.00     | \$38,106.00           | \$74,095.00           | \$8,127.00        |
| Westfield Middle School           | \$49,357.80        | \$80,650.00        | \$79,750.00     | \$24,678.90           | \$40,325.00           | \$12,339.45       |
| WWSC Trans. Facility              | \$7,038.00         | \$11,500.00        | No Record       | \$3,519.00            | \$5,750.00            | No Record         |
| WWSC Athletic Complex             | \$3,060.00         | \$5,000.00         | No Record       | \$0.00                | \$0.00                | No Record         |
|                                   | \$553,254.60       | \$604,625.00       | \$485,630.00    | \$251,038.05          | \$299,812.50          | \$215,279.45      |

**Total amount waived over 5-year period: 766,130.00**

## ORDINANCE 09-01

### ORDINANCE AMENDING FEE SCHEDULE

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

**WHEREAS**, it is the duty and the responsibility of the Council to maintain the fiscal integrity of the City and to oversee the implementation of its fees, and

**WHEREAS**, fees assessed against tax exempt school and churches have been historically waived as a means of lessening the financial impacts to development of these entities and thereby fostering their growth and the services available to the entire City.

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

- Section 1.** That Section 2-438 of the Westfield Code of Ordinances shall be amended as follows:
- (a) Notwithstanding the provisions of any other ordinance, the **City shall** waive 50 percent of the following charges as applied to tax exempt schools and churches: water availability, sewer availability and road impact fees.
  - (b) Notwithstanding the provision of any other ordinance, the **City shall** waive 100 percent of the following charges as applied to tax exempt schools and churches: improvement location permits and variance and special exception application fees.
- Section 2.** This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. Any portion of this ordinance later deemed invalid shall not operate to invalidate the remaining portions.

ALL OF WHICH IS ORDAINED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

\_\_\_\_\_  
John Dippel

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John Dippel

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John Dippel

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Bob Horkay

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Bob Horkay

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Bob Horkay

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Ken Kingshill

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Ken Kingshill

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Rob Stokes

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Steve Hoover

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Steve Hoover

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Steve Hoover

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 09-01 was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2009, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 09-01

I hereby VETO ORDINANCE 09-01

this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

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