

G
GREENWOOD
EST 1864

Minutes of the Greenwood Common Council

Date: January 17, 2024
Time: 7:00 pm
Place: Council Chambers
Greenwood City Center
300 S. Madison Ave.
Greenwood, Indiana

- I. Call Meeting to Order:** President Campbell called the meeting to order at 7:00 pm in person and online via Zoom.
- A. Pledge of Allegiance**
 - B. Prayer:** Mark Wiley, Executive Pastor Redeemer Bible Church
 - C. Roll Call:** Roll Call of the Common Council was taken.

Council Members Present: Erin Betron (“Ms. Betron”), Mike Campbell (“Mr. Campbell”), Linda Gibson (“Ms. Gibson”), Ezra Hill (“Mr. Hill”), David Hopper (“Mr. Hopper”), David Lekse (“Mr. Lekse”), Terri Manship (“Ms. Manship”), Steve Moan (“Mr. Moan”)

Mike Williams was absent.

City Officials Present: Mark Myers (“Mayor Myers”), Greg Wright (“Mr. Wright”) City Controller, Gabe Nelson (“Mr. Nelson”) Planning Director

II. Approval of Minutes

- A. Minutes from the regular meeting on January 03, 2024**

Motion to approve regular meeting minutes from January 03, 2024 by Lekse, seconded by Hopper

Votes: Ayes- Betron, Campbell, Gibson, Hill, Hopper, Lekse, Manship, Moan

Motion passes 8-0

III. Reports

- A. Corporation Counsel**
- B. Controller**
- C. Committee & Board Reports**

Adam Peaper with HWC Engineering gave a Comprehensive Plan update. He said since last August, they have conducted their entire first round of engagement that included an in person workshop at the library with 100 in attendance. That was also duplicated online with a survey that had 250 responses and an interacting mapping tool. There was a high school specific survey with over 50 responses. The interacting mapping tool received over 300 comments and over 2,000 reactions (like or dislike) to comments that were made.

Eleven stakeholder meetings were held with 75 participants with one including the high school student government. They were at the Farmer's Market and a high school football game. Those were opportunities for input but mostly it was to inform people of the planning process and direct people to other online or in person engagement events. They took all of that information and started to synthesize key themes and preliminary goals that they have organized around the City's four pillars of public safety, structure, quality of life and economic development and they have added land use because of how important that is in the comprehensive plan. There is an important focus on reinvestment and redevelopment in the established areas in the community but also understanding and using new growth areas to diversify employment and housing opportunities. They drafted a future land use map and they are working through refinements with Mr. Nelson and his team. The next big step is what they call the Big Ideas Open House and that is coming up on February 29th at the library at 4:30 pm. In addition to the in person meeting, they will duplicate all the content of that meeting in an online survey and that will all go on the project website plangreenwood.com.

Mr. Campbell said the Council should have received the report from the last RDC meeting and to see him with any questions.

IV. Public Comments

V. Ordinances and Resolutions

A. Notice of Intent to Consider

ORDINANCE NO. 24-01 AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ADOPTED BY REFERENCE IN UNIFIED DEVELOPMENT ORDINANCE NO. 20-29 (PROPOSED REZONING OF APPROXIMATELY 245.09 ACRES OF LAND LOCATED BETWEEN STATE ROAD 135 AND HONEY CREEK ROAD AND NORTH OF SMOKEY ROW ROAD) (Sponsored by Lekse)

Brian Tuohy gave a presentation. See [link](#).

Ms. Betron said she lives in a neighborhood off of Honey Creek and she knows how bad the traffic is already and she asked if there were any thoughts about a roundabout going in. Mr. Tuohy said he doesn't know the answer to that question. He does know that there was a traffic study done and he suspects Mr. Nelson or his team may have more information about roadway improvements. Mr. Nelson said he doesn't have the exact answer either. He knows that the City engineer has reviewed the traffic study that came with this and they are supportive of this petition. He said typically a single developer would not fully construct a roundabout but it is something that they can look into. A lot of this will be analyzed during the site design. That is something he will follow up with her on. Ms. Betron said that would be great. She was thinking that if they plan to put a school there and have parents going in and out of there and then with people trying to make a left turn onto Honey Creek, it would be a mess. Mr. Nelson said the last time they saw this it was a couple months ago and at that time, the school had not confirmed that they would be moving there.

Mr. Campbell said he had discussed with the Mayor, the need for road improvements on Honey Creek which includes multiple roundabouts. He said if a school goes in there, it will be an elementary school.

Mr. Hopper asked if Lennar uses vinyl and Mr. Tuohy said no.

Motion to amend Ord No. 24-01 to prohibit the use of vinyl siding by Hopper, seconded by Lekse
Votes: Ayes- Betron, Campbell, Gibson, Hill, Hopper, Lekse, Manship, Moan
Motion passes 8-0

Motion to pass Ord No. 24-01 as amended by Hopper, seconded by Gibson
Votes: Ayes- Betron, Campbell, Gibson, Hill, Hopper, Lekse, Manship, Moan
Motion passes 8-0

B. First Reading

C. Second Reading

VI. New Business – Introductions of New Ordinances and Resolutions

ORDINANCE NO. 24-02 AN ORDINANCE APPROVING PARKING FEES FOR 520 S. MERIDIAN STREET PARKING GARAGE AS ADOPTED BY THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY AND AMENDING GREENWOOD MUNICIPAL CODE (1993), CHAPTER 8, ARTICLE 4, TO ESTABLISH PARKING FEES
(Sponsored by Gibson and Hill)

** Request to suspend the rule through second reading*

Mr. Wright said that the parking garage is constructed and this is one of the final steps to get it opened. The final step is to get the rates set, get them programmed into the system and then test drive it before opening. He said the hope is before the end of the month they can get the rates approved. He explained the request to suspend the rules through second reading is because they can't charge fees if they open without this being passed.

Mr. Hopper said normally at a parking garage, if you lose your ticket, you pay X amount of dollars. He noticed that they aren't doing that. Mr. Hopper asked how the City is going to keep people from parking there a month and then coming back and saying they lost their ticket and now they only have to pay \$25. Mr. Wright said he assumes that if someone loses their ticket, they pay the maximum which would be \$25. Mr. Hopper said so in theory, he could park a car there for a year and say oh he lost my ticket and pay \$25. Mr. Hodson said there is a no overnight parking in City lots ordinance so the car would be towed if it were there overnight. Mr. Hopper asked how will distinguish a car parked there overnight from a guest that is staying at the apartments. More discussion took place between Mr. Hopper, Mr. Hodson and Ms. Gibson. Mr. Wright said that is something they can consult with Denison Parking on. Mr. Lekse asked if it is automated and Mr. Wright said it is but Denison will also have someone working on site during normal hours on weekdays. Mr. Moan said he would think that within Denison's system, there would be some redundancy to locate cars that have a ticket that hasn't been cashed in.

Motion to suspend the rules through first reading for Ord No. 24-01 by Gibson, seconded by Betron
Votes: Ayes- Betron, Campbell, Gibson, Hill, Hopper, Lekse, Manship, Moan
Motion passes 8-0

Motion to pass first reading for Ord No. 24-01 by Gibson, seconded by Hopper
Votes: Ayes- Betron, Campbell, Gibson, Hill, Hopper, Lekse, Manship, Moan
Motion passes 8-0

Motion to suspend the rules through second reading for Ord No. 24-01 by Gibson, seconded by Lekse
Votes: Ayes- Betron, Campbell, Gibson, Hill, Hopper, Lekse, Manship, Moan
Motion passes 8-0

Motion to pass second reading for Ord No. 24-01 by Gibson, seconded by Hopper
Votes: Ayes- Betron, Campbell, Gibson, Hill, Hopper, Lekse, Manship, Moan
Motion passes 8-0

RESOLUTION NO. 24-01 A RESOLUTION AMENDING RESOLUTION NO. 21-07, A RESOLUTION DECLARING CERTAIN AREA WITHIN THE CITY OF GREENWOOD AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY IMPROVEMENTS FOR TAX ABATEMENT AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING (GLA Properties, LLC (Four (4) Building Complex) (Sponsored by Hopper)

Adam Stone said late last fall, the sponsor of the rep approached the City and proactively let them know that the building size was going to change. The review committee made a suggestion that that should come before the Council. This is to revisit that and address some concerns and provide some information.

Alexis Sowder with KSM Location Advisors gave a presentation. See [link](#).

Mr. Hopper asked if the new proposal means more truck traffic will come through that area as opposed to what would have been there before.

Justin Olashuk with Scannell Properties said they updated their traffic impact studies as part of their entitlements with planning staff. It fell within what was initially assumed in the traffic study that was done back in 2022.

Mr. Hopper said he is less enthused with the project as a whole than he was before. He asked if they could make any commitments if it comes under the \$8.5 million. Ms. Sowder said the abatement benefit is going to be less because of that. Mr. Hopper said the City would also get less. Ms. Sowder said the comp property they were using at 800 Commerce Parkway is almost an apples to apples comp. She said she understands what he's saying but between the land and the building, those have all been arrived at with comps. They aren't messing with the original SB-1 and they have the cost per square foot for land and building to get it to that \$12.5 million. Mr. Hodson said that Mr. Hopper was asking if they would commit to that \$12.5 figure if the assessor came in under that number. Ms. Sowder asked how would they commit to the \$12.5. Mr. Hodson said it would be a minimum payment. Mr. Stone said there are two options. One would be to agree upon a minimum assessed value. Secondly, there are opportunities when you get to the compliance aspect of this. At that point and time, there would be a fully assessed project that would be reported on the compliance form. That would provide the Council with the opportunity each year to re-evaluate this based on these commitments.

Mr. Olashuk said the proposed tenant is a long-term partner with Scannell and a long-term partner in Greenwood. With this being a build the suit user, they have the luxury of knowing their employment numbers and generally what investment they're making on a salary basis. The numbers listed are from April of 2022 and actually the project has grown in scale. They will be providing 163 jobs with average hourly salary of \$30, average salary position of \$82,000 per year and they are fully benefited as far as medical coverage. They would be executing a 15 year lease.

RESOLUTION 24-02 A RESOLUTION APPROVING CERTAIN AMENDMENTS TO THE EASTSIDE ECONOMIC DEVELOPMENT AREA (Pulte Del Webb Project)
(Sponsored by Campbell and Hopper)

Mr. Stone spoke on behalf of the Redevelopment Commission. He said Res No. 24-02 and Res No. 24-03 have both received unanimous approval from the Greenwood RDC in the form of the declaratory resolutions. Both have also received unanimous approval at the Plan Commission. This is not the final step in either of these areas. The tentative date right now for public hearing would be the March 12th RDC meeting. They are preparing the final notices and tax impact statements for those. This is step three of a four step process.

RESOLUTION 24-03 A RESOLUTION APPROVING CERTAIN AMENDMENTS TO THE EASTSIDE ECONOMIC DEVELOPMENT AREA (Endress+Hauser/Unicorp Project)
(Sponsored by Campbell and Hopper)

All comments on Res No. 24-02 apply to this resolution as well.

VII. Miscellaneous Business

A. Public Comments

B. Council

2024 Conflict of Interest

Becky Thompson, Office Manager & Payroll Administrator, for her daughter Ashley Thompson, for any interest she may have in her earnings as a part-time city employee.

Bryan K. Harris, Redevelopment Commission Member and employee of Fifth Third Bank which may conduct banking/financial services for the City of Greenwood.

Carol Beck, Police Department Records Clerk, for her spouse Michael Beck for any interest she may have in his earnings as a Reserve Officer for the Police Department.

Ezra Hill, Common Council Member, Vice President of Whalen Construction, which may be contracted by the City of Greenwood to provide various construction work during 2024.

J. David Hopper, Common Council Member, for his children, Lauren Hopper and Owen Hopper, for any interest he may have in their earnings as part-time employees with the City of Greenwood for 2024.

James Prior, Lieutenant at Greenwood Police Department, for his son, Daniel Prior for any interest he may have in his earnings as a Line Technician/General Laborer at the Indy South Greenwood Airport.

Jen Winget, Assistant Director of Parks and Recreation for her spouse Matt Winget for any interest she may have in his earnings as Program Instructor with the Greenwood Parks Department.

Joseph Sayler, Assistant Corporation Counsel, for his children, Monica Theresa Sayler, Mary J. Sayler and Joseph Sayler, for any interest he may have in their earnings as interns/clerical assistants for the year 2024.

Kelly Stephens, Administrative Assistant for the Greenwood Fire Dept., for her spouse Kent Stephens for any interest she may have in his earnings as the Fire Department Engineer for the Greenwood Fire Department.

Kent Stephens, Fire Department Engineer for the Greenwood Fire Dept., for his spouse Kelly Stephens for any interest he may have in her earnings as an Administrative Assistant for the Greenwood Fire Department.

Kevin Hoover, Redevelopment Commission Member, and his legal representation of the Greenwood Library Board, which may request TIF Funding on collaborative projects.

Lisa Edwards, Executive Administrative Assistant – Mayor’s Office, for her spouse Steve Edwards for any interest she may have in his earnings with Greenwood Stormwater Department.

Lisa Vest, Human Resources Director, for her spouse Ron Vest, for any interest she may have in his earnings as Building Services, for the Board of Public Works and Safety

Lisa Vest, Human Resources Director, for her daughter Kennedy Bertram, for any interest she may have in her earnings as a part-time city employee.

Lisa Vest, Human Resources Director, for her son Preston Bertram, for any interest she may have in his earnings as a city employee.

Matt Winget, Program Instructor, for his spouse Jen Winget for any interest he may have in her earnings as the Assistant Director of Parks and Recreation.

Maureen Saltgaver, Police Department Records Clerk, for her spouse Rex Saltgaver for any interest she may have in his earnings as a Locator with the Storm water Department.

Michael Beck, Greenwood Reserve Officer, for his spouse Carol Beck for any interest he may have in her earnings as Records Clerk with the Police Department.

Michelle Rumble, Code Enforcement and Mayor’s Office Receptionist, for her spouse Tracy Rumble for any interest she may have in his earnings as Greenwood Fire Marshal with the Fire Department.

Rex Saltgaver, Locator with the Storm water Department, for his spouse Maureen Saltgaver for any interest he may have in her earnings as a Records Clerk with the Police Department.

Rita Dillow, an Accounts Payable Clerk with the Greenwood Finance Department, for her spouse Kevin Dillow for any interest she may have in his earnings as a Crew Leader with the Street Department.

Ron Vest, Building Services, for his spouse Lisa Vest, for any interest he may have in her earnings as Human Resources Director for the City of Greenwood.

Ron Vest, Building Services, for his stepdaughter Kennedy Bertram, for any interest he may have in her earnings as a part-time city employee.

Ron Vest, Human Resources Director, for his stepson Preston Bertram, for any interest he may have in his earnings as a city employee.

Robert Stecher, Firefighter/Paramedic, is the owner of Do It Right Diving LLC, which may be contracted for the purchase of dive-related equipment or to provide dive-related training services to the City from time to time.

Shawna Koons, City Attorney, for her son, Jackson Davis, for any interest she may have in his earnings as a part-time intern/clerical assistance for the year 2024.

Sonya Mayo, Paralegal, for her daughter, Charlee Mayo, for any interest she may have in her earnings as a part time employee.

Steve Edwards, Stormwater Department, for his spouse Lisa Edwards, for any interest he may have in her earnings as an Executive Administrative Assistant with the Mayor's Office

Motion to approve the above list of Conflicts of Interest by Betron, seconded by Lekse

Votes: Ayes- Betron, Campbell, Gibson, Hill, Hopper, Lekse, Manship, Moan

Motion passes 8-0

** Council members on the list abstain from their own approvals*

C. Other Miscellaneous

- A. Corporation Counsel
- B. Controller
- C. Mayor

VIII. Adjournment: 8:00 pm


Council President


Clerk