GREENWOOD COMMON COUNCIL

RESOLUTION NO. 25-21

A RESOLUTION OF THE GREENWOOD COMMON COUNCIL TO ADOPT THE WRITTEN FISCAL PLAN FOR THE ANNEXATION OF APPROXIMATELY 66.45 ACRES LOCATED BETWEEN COMBS ROAD AND FIVE POINTS ROAD, APPROXIMATELY 0.75 MILES SOUTH OF COUNTY LINE ROAD, Referencing Annexation Ordinance No. 25-30

WHEREAS, the City of Greenwood has established a written policy regarding annexation by Greenwood Common Council Resolution No. 86-2, as amended;

WHEREAS, the Greenwood Advisory Plan Commission conducted a public hearing on the petition for voluntary annexation of three parcels of land which are contiguous to the City of Greenwood containing approximately 66.45 acres located between Combs Road and Five Points Road, approximately 0.75 miles south of County Line Road, more particularly described in Greenwood Common Council Ordinance No. 25-30;

WHEREAS, the parcels are currently zoned AR Agricultural and Residential use under the Johnson County Zoning Ordinance, and the petitioner requests the zoning to be changed to RM-Residential- Medium Lot Zone upon annexation;

WHEREAS, in connection with Greenwood Common Council Resolution No. 86-2, as amended, a written fiscal plan has been prepared under the direction of the City's Planning Director, Department of Community Development Services, Planning Division, for said annexation;

WHEREAS, Ind. Code § 36-4-3-3.1 requires, and responsible planning suggests, the adoption of a fiscal plan and a definite policy for the provision of services to annexed areas;

WHEREAS, such a plan has been developed and presented to the Common Council November 17, 2025, entitled, "PC2025-075 Wynfell RM Annexation Study for Land Contiguous to City of Greenwood, Indiana; Owners: Ronald & Cinda Taylor, Ind Group Land Inc.; Applicant: Arbor Homes; Property Location: Between Combs Road and Five Points Road, approximately 0.75 miles south of County Line Road (Parcels 41-02-26-042-025.000-023, 41-02-26-043-001.000-023, and 41-02-26-044-002.000-023); Total Acreage: 66.45 Acres; Number of Parcels: 3; Current Zoning: Johnson County AR, Agricultural/Residential; Zoning Proposed: RM – Residential Medium; Submitted to: Greenwood Common Council; Prepared Under the Direction of Gabriel Nelson, Planning Director; Updated 11/6/2025",

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. The Greenwood Common Council adopts and approves the written fiscal plan entitled, "PC2025-075 Wynfell RM Annexation Study for Land Contiguous to City of Greenwood, Indiana; Owners: Ronald & Cinda Taylor, Ind Group Land Inc.; Applicant: Arbor Homes; Property Location: Between Combs Road and Five Points Road, approximately 0.75 miles south of County Line Road (Parcels 41-02-26-042-025.000-023, 41-02-26-043-001.000-023, and 41-02-26-044-002.000-023); Total Acreage: 66.45 Acres; Number of Parcels: 3; Current Zoning: Johnson County AR, Agricultural/Residential; Zoning Proposed: RM – Residential Medium; Submitted to: Greenwood Common Council; Prepared Under the Direction of Gabriel Nelson, Planning Director; Updated 11/6/2025", which is attached hereto as Exhibit A and made a part hereof, as the written fiscal plan of the area to be annexed, more particularly described in Greenwood Common Council Ordinance No. 25-30, and hereby approves and adopts the specific policies for implementation of the Plan as set out herein.

Section 2. The Greenwood Common Council states that two (2) copies of the written fiscal plan of the property to be annexed are on file in the Office of the Clerk of the City of Greenwood for public inspection, and the Greenwood Common Council further directs the Clerk to keep said copies on file in her office.

Section 3. Any monies necessary for the provision of services from the City of Greenwood as described and itemized in the attached Plan shall be budgeted and appropriated from the applicable fund, pursuant to state law and the City's budget procedure.

Section 4. It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but in the event it does, then the Mayor of the City of Greenwood is hereby directed to assist such employees in obtaining new employment, but nothing herein shall require the City to hire any such employees.

Section 5. The sections, paragraphs, sentences, clauses, phrases and words of this Resolution are separable, and if any word, phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs and sections of this Resolution.

Section 6. This Resolution shall be in full force and effect from and after its passage and approval by the Mayor of the City of Greenwood.

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Passed by the Common Council of the City of Greenwood, Indiana, this _____ day of ____________________, 2025.

____
Michael Campbell, President
Greenwood Common Council

ATTEST:

I hereby certify that the foregoing within and attached resolution was duly passed by the Common Council of the City of Greenwood, Indiana, at a meeting thereof held on the __________ day of __________________, 2025 by the following vote:

	AYE:	NAY:
Michael Campbell	☐	☐
Linda S. Gibson	☐	☐
Ezra J. Hill	☐	☐
J. David Hopper	☐	☐
Erin Kasch	☐	☐
David Lekse	☐	☐
Teri Manship	☐	☐
Steve Moan	☐	☐
Michael Williams	☐	☐

The foregoing within and attached resolution passed by the Common Council of the City of Greenwood, Indiana, on the _______ day of ____________, 2025, is presented by me this _______ day of _______________________, 2025, at ________________ o'clock _____.m., to the Mayor of the City of Greenwood, Indiana.

____
Jeannine Myers, Clerk

The foregoing within and attached resolution passed by the Common Council of the City of Greenwood, Indiana, on the _______ day of __________________, 2025, is approved by me this ______ day of __________________, 2025, at __________ o'clock _____.m.

____
MARK W. MYERS, Mayor of
the City of Greenwood, Indiana

PC2025-075 Wynfell RM ANNEXATION STUDY

FOR LAND CONTIGUOUS TO CITY OF GREENWOOD, INDIANA

Owners: Ronald & Cinda Taylor, Indy Group Land Inc.

Applicant: Arbor Homes

Property Location: Between Combs Road and Five Points Road, approximately 0.75 miles south of County Line Road (Parcels 41-02-26-042-025.000-023, 41-02-26-043-001.000-023, and 41-02-26-044-002.000-023)

Total Acreage: 66.45 Acres

Number of Parcels: 3

Current Zoning: Johnson County AR, Agricultural/Residential

Zoning Proposed: RM – Residential Medium

Submitted to: Greenwood Common Council

Prepared Under the Direction of Gabriel Nelson, Planning Director

Updated 11/6/2025

Contents

SECTION ONE: INTRODUCTION

Indiana Code Requirements

When pursuing an annexation, a municipality must comply with State law, as established in the statutes at I.C. 36-4-3 et seq., as amended. I.C. 36-4-3-1.5 sets forth the requirements for contiguity:

1. The aggregate external boundaries of the territory sought to be annexed are one-eighth (1/8) contiguous to the boundaries of the municipality;
    a. A strip of land less than 150 wide does not count towards contiguity.

Additionally, Indiana Statute (IC 36-4-3-3.1) requires the City of Greenwood, the annexing municipality, to develop and adopt by resolution, a fiscal plan for extension of municipal services to the annexed area.

In the preparation of the annexation fiscal plan, as required by Indiana Code, the City of Greenwood has determined and compared the cost of providing non-capital and capital services to the annexation area, with the potential tax revenue generated by the developed parcel. The fiscal plan shall identify the following:

1. The cost estimates for planned services to be furnished to the property to be annexed;
2. The method or methods of financing the planned services;
3. The organization and extension of services;
4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation;
5. Those services requiring capital improvements, including street construction, sewer facilities, water facilities, and stormwater drainage facilities, will be provided within three (3) years after the effective date of the annexation;
6. The estimated effect on taxpayers in the City of Greenwood;
7. The effect of annexation on the City of Greenwood finances;
8. The effect of annexation on other political subdivisions and taxpayers that are not part of the annexation; and
9. A list of all properties, property owners, parcel identification numbers and most recent assessed values for each parcel.

Contiguity: The property to be annexed by the City of Greenwood has a total border of 7,892 feet and is contiguous along 4,382 feet. The total percentage contiguous is 56%, meeting requirements of Indiana Code and will be zoned Residential Medium (RM).

Zoning: Exhibit A shows the Johnson County and Exhibit B shows Greenwood existing zoning classifications. The parcels to be annexed are zoned Agricultural/Residential (AR) by Johnson County. The petitioner requests the entire 66.45 acres be rezoned Residential Medium (RM).

Concept Plan: Attachment C shows the residential Concept Plan.

SECTION TWO: CURRENT PARCEL INFORMATION

Parcel Information

1) Parcel ID # 41-02-26-042-025.000-023
    a. Property Owner – Ronald & Cinda Taylor
    b. Property Address – Five Points Road (west side, 0.7 miles south of County Line Road)
    c. Assessed Value (2025) - $55,700
    d. Acreage – 24.07
2) Parcel ID # 41-02-26-043-001.000-023
    a. Property Owner – Indy Group Land Inc.
    b. Property Address – Combs Road (east side, 0.75 miles south of County Line Road)
    c. Assessed Value (2025) - $54,100
    d. Acreage – 21.58
3) Parcel ID # 41-02-26-044-002.000-023
    a. Property Owner – Indy Group Land Inc.
    b. Property Address – Five Points Road (west side, 0.75 miles south of County Line Road)
    c. Assessed Value (2025) - $44,500
    d. Acreage – 20.8

Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA BEING LOTS NUMBERED 1 AND 5 OF IDA ROSE MEYER MINOR SUBDIVISION PER THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2016-026466 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA AND PARCEL Ill SHOWN ON A SURVEY CERTIFIED BY PAUL MAURER PROFESSIONAL SURVEYOR NUMBER 880006 CERTIFIED ON MAY 15, 2013 AND RECORDED AS INSTRUMENT NUMBER 2013-012264 IN SAID RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 01 MINUTE 53 SECONDS WEST 797.91 FEET TO THE NORTHEAST CORNER OF SAID PARCEL Ill BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 01 MINUTE 53 SECONDS WEST 389.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL Ill; THENCE ALONG THE SOUTH LINE OF SAID PARCEL Ill SOUTH 88 DEGREES 31 MINUTES 00 SECONDS WEST 50.02 FEET TO THE

NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

1) SOUTH 00 DEGREES 01MINUTE53 SECONDS WEST 519.57 FEET;

2) SOUTH 89 DEGREES 37 MINUTES 03 SECONDS WEST 385.60 FEET;

3) SOUTH 00 DEGREES 01 MINUTE 53 SECONDS WEST 316.92 FEET;

4) SOUTH 89 DEGREES 37 MINUTES 03 SECONDS WEST 636.85 FEET;

5) NORTH 00 DEGREES 01MINUTE53 SECONDS EAST 141.75 FEET;

6) SOUTH 89 DEGREES 37 MINUTES 03 SECONDS WEST 272.41 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5;

THENCE ALONG THE PERIMETER OF SAID LOT 5 THE FOLLOWING THREE (3) COURSES:

1) SOUTH 00 DEGREES 01MINUTE53 SECONDS WEST 42.07 FEET;

2) SOUTH 88 DEGREES 31 MINUTES 00 SECONDS WEST 1322.07 FEET;

3) NORTH 00 DEGREES 13 MINUTES 18 SECONDS EAST 712.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL Ill;

THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 31 MINUTES 00 SECONDS WEST 25.01 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 13 MINUTES 18 SECONDS EAST 390.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL Ill; THENCE ALONG THE NORTH LINE OF SAID PARCEL Ill NORTH 88 DEGREES 31 MINUTES 00 SECONDS EAST 2688.71 FEET TO THE POINT OF BEGINNING CONTAINING 66.45 ACRES MORE OR LESS.

SECTION THREE: PLAN TO PROVIDE MUNICIPAL SERVICES

Cost of Services Provided by the City of Greenwood to the Annexed Property

This report has been created for the purpose of estimating the potential fiscal impact of new development and annexations to the City of Greenwood. It is not intended to serve a specific budgetary purpose, but rather express estimated costs and benefits based on a set of level-of-service related assumptions.

	Current Level of Service		***Additional w/ Annex**		***Additional Expenditures**			
	Per Acre	Per Household	Acres Added	Households Added	Acreage Based	% of 2026 Budget	Household Based	% of 2026 Budget
Parks	$201.35	$123.85	66.45	164	$13,379.75	0.37%	$20,312.12	0.56%
CDS	$73.28	$45.08	66.45	164	$4,869.38	0.37%	$7,392.32	0.56%
Mayor	$33.98	$20.90	66.45	164	$2,257.75	0.37%	$3,427.54	0.56%
BPWS	$518.12	$318.71	66.45	164	$34,429.19	0.37%	$52,267.75	0.56%
Police	$594.34	$365.59	66.45	164	$39,493.73	0.37%	$59,956.35	0.56%
Fire	$764.09	$470.01	66.45	164	$50,773.87	0.37%	$77,080.98	0.56%
DPW	$344.26	$211.76	66.45	164	$22,875.92	0.37%	$34,728.47	0.56%
Controller	$18.70	$11.50	66.45	164	$1,242.65	0.37%	$1,886.49	0.56%
Clerk	$8.00	$4.92	66.45	164	$531.52	0.37%	$806.92	0.56%
Law	$21.58	$13.27	66.45	164	$1,433.67	0.37%	$2,176.49	0.56%
HR	$10.88	$6.69	66.45	164	$723.12	0.37%	$1,097.78	0.56%
IT	$57.97	$35.66	66.45	164	$3,852.27	0.37%	$5,848.21	0.56%
City Court	$35.66	$21.94	66.45	164	$2,369.61	0.37%	$3,597.37	0.56%
Annual Totals					**$178,232.43**		**$270,578.79**	
Estimated 4 Year Total					**$712,929.74**		**$838,134.30**	
*Estimates based on total buildout								

Organization and Extension of Services

The City of Greenwood is committed to providing capital and non-capital services to the land proposed for annexation in the same manner as areas currently within City limits, regardless of similarity. Non-capital services will be provided within one year of the completion of the annexation. Capital improvements, if any, will be provided within three years of the completion of the annexation. Any monetary figures presented here are merely estimates, subject to change. Many variables, including the rate and extent of future development, future property assessments, and fluctuations in the cost of providing various services are expected to have an influence.

1. *Non-Capital Improvements:*

The City of Greenwood Departments of Community Development Services (CDS), Public Works, Stormwater, Police, Fire, EMS, BPWS, Mayor's Office, and Clerk's Office will assume and retain immediate responsibility. There are little to no actual anticipated costs with the extension of these services and each of these services will be readily available within the one (1) year requirement.

2. Capital Improvements:

Capital improvements are those such as sanitary sewer, storm sewer and street maintenance projects that would be required for further development. Each of these utilities are currently located on or near the property and will not require any capital projects on behalf of the City. Any new development of the property requiring utilities will be the responsibility of the developer. Other utilities such as water, natural gas, electric, cable, and telephone services are provided by private companies.

SECTION FOUR: FINANCIAL IMPACT/ FISCAL PLAN

The purpose of this section is to review and discuss the potential revenues for funding the increased costs for providing services to the annexation area. Projections for revenue are based upon the petitioner's annexation application.

Estimated revenue is based on the following:

1. **Property Taxes:**
    - Real Property Tax: The 2025 assessed valuation of these parcels at $154,300 will have very little impact on the tax rate throughout city, and will have little effect on revenue. See 'Effect of Annexation' section for further information.
    - Personal Property Tax: There will likely not be personal property taxes associated with residential development of this parcel.

2. **Income Taxes:**
    - These are residential units and the occupants will be subject to local income taxes. However, there are too many variables to determine how much in taxes will be received by the City.

3. **Stormwater Utility:** The monthly billing for stormwater utility services will be $15 per 2800 sq ft of impervious surface (ERU). The chart below shows the projected stormwater fees based on estimates provided by the petitioner:

	Acres	Square Feet	ERU	New SW Fees/Year	Cumulative Fees
Year 1	6.9	300,000	107	$ 6,428.57	$ 6,428.57
Year 2	7.1	310,000	111	$ 6,642.86	$ 13,071.43
Year 3	4.9	215,000	77	$ 4,607.14	$ 17,678.57
Year 4	-	-	-	$ -	$ 17,678.57
Total	**18.9**	**825,000**	**295**	**$ 17,678.57**	**$ 17,678.57**

    Any new drainage concerns will be evaluated and the Stormwater Superintendent, and the Stormwater Department. The Stormwater Department will review its work plan and project list on a regular basis to determine specific projects and priorities.

4. **Building Permit Fees:** Homes are proposed to be built at a rate of 60 per year for Years 1-2 and the remaining 44 homes in Year 3. Assuming an average 2,400 square feet per home, permits will average $520/home, for a total over the four-year period of $85,280.

5. **Park Impact Fee:** Park impact fees will be recognized as building permits are issued. The impact fees for the 164 proposed homes will amount to an average of $164,880 over Years 1-2, and $120,912 in Year 3 for a total of $450,672 based on the current park impact fees of $2,748 per home.

SECTION FIVE: EFFECT OF ANNEXATION

1. Estimated Effect on Taxpayers in Greenwood
    a. The estimated tax rate would not change (due to rounding), and would be expected to remain relatively similar for the next four (4) years.
    b. The estimated change in tax levy per taxpayer will be minimal, if any at all. The amount over four (4) years would be negligible.
    c. The annexation likely will not require any increase in expenditures.
        i. The costs indicated in Section Three do not indicate actual expenditures, but are rather theoretical numbers to illustrate the type of costs associated with new development. At the rate the City continues to grow, additional expenditures may become necessary. However, with the number of other ongoing projects, it would be difficult to connect any particular expense to this annexation.
    d. The annexation of this parcel should have no noticeable effects on service levels, particularly given that land farther south and west is already within the municipal limits.
    e. The annexation will have minimal to no effect on annual debt service payments.
2. Estimated Effect on Municipal Finances
    a. The estimated levy increase due to the annexation is $930. Estimated levy increases attributed to this annexation and a constant growth rate of 1-2% over the next four (4) years would be an increase of $3,804 over this time period compared to the growth rate without annexation.
    b. Any lowering of the tax levy will result in a slight reduction in the number of properties reaching the tax caps, and increase receivable revenue for the City.
    c. Only the assessed value at the time of annexation is considered in the levy increase. All assessed value increases of the property due to buildout will help to lower the City's tax rate, but do not increase the levy.
3. Estimated Effect on Other Political Subdivisions
    a. There is no outstanding Pleasant Township debt to consider.
    b. There is a tax rate totaling 0.1957 for Pleasant Township fire that would result in approximately $302 per year that would be lost due to annexation.
        i. The resulting change in the tax rate for Pleasant Township fire related services could rise to 0.1970 resulting in a negligible increase to Pleasant Township residents in unincorporated areas of Johnson County.
    c. Tax rates for the other political subdivisions affected by this annexation (County, JC Public Library, JC Solid Waste, Clark Pleasant Schools) should remain steady.
    d. These parcels will hit the circuit breaker, based on being in the agricultural category capped at 2%. The estimated total tax credit is $554.71 and distributed as follows:
        i. Johnson County Credit – $70.58
        ii. Greenwood Credit – $163.56
        iii. Pleasant Township Credit – $0.73
        iv. Johnson County Public Library Credit – $14.69
        v. Johnson County Solid Waste Credit – $1.97
        vi. Clark Pleasant Schools Credit – $303.18

SECTION SIX: SUMMARY & RECOMMENDATIONS

Plan Commission Review and Recommendation:

The Greenwood Planning Commission has submitted a petition for annexation for 66.45 acres. The Greenwood Planning Commission considered: 1) the statutory criteria for annexation and zoning classification; 2) staff comments and recommendations; 3) oral and written comments from remonstrators and property owners; and 4) the official annexation policy of the City. At the conclusion of a public hearing held on December 8, 2025, the Planning Commission granted a ______________recommendation which was certified and forwarded to the Greenwood Common Council. The Plan Commission's vote was ___________ (___) to _____ (___) for the annexation with zoning classifications of Residential Medium (RM) and Residential Large (RL).

The proposed annexation area is a logical extension of the City. The subject area meets or exceeds state and local criteria for annexation. Annexation of this area will help the City grow in a logical and orderly manner, as well as helping to preserve a solid tax base.

Annexation of this area will square-up the City's corporate limits. Private and public utilities will provide water, natural gas, electricity, and telephone services to the area. Annexation does not guarantee sanitary sewer capacity. The availability of sanitary sewers must be determined by the Board of Public Works and Safety in order for development to occur. The timetable for a determination on sanitary sewer capacity is based upon several factors which are not within the City's control.

Common Council Consideration and Adoption:

The Greenwood Common Council, like the Greenwood Advisory Plan Commission, has also given consideration to: 1) the contents and policies of this plan; 2) the statutory criteria for annexation and zoning classification; 3) staff comments and recommendation; 4) oral and written comments from remonstrators and property owners; and 5) the official annexation policy of the City.

Based upon the considerations enumerated above, the Greenwood Common Council adopted this plan by reference in Resolution No 25-21 adopted on the ____day of _________, 2025.

City services shall be extended to the annexed area as provided in Section Three: Plan to Provide Municipal Services, and Section Four: Financial Impact/Fiscal Plan, of this annexation study.