



Meeting of the Greenwood Common Council MINUTES

Date: November 03, 2025
Time: 7:00 pm
Place: Council Chambers
Greenwood City Center
300 S. Madison
Greenwood, Indiana

I. Call Meeting to Order President Campbell called the meeting to order at 7:00 p.m. in person and online via Zoom.

A. Pledge of Allegiance

B. Prayer: Pastor Zach Scellato of Grace Point Church

C. Roll Call: Roll Call of the Common Council was taken.

Council Members Present: Mike Campbell ("Mr. Campbell"), Linda Gibson ("Ms. Gibson"), Ezra Hill ("Mr. Hill"), David Hopper ("Mr. Hopper"), Erin Kasch ("Ms. Kasch"), David Lekse ("Mr. Lekse"), Teri Manship ("Ms. Manship"), Steve Moan ("Mr. Moan")
Absent: Mike Williams

City Officials Present: Mark Myers ("Mayor Myers"), Jeannine Myers ("Ms. Myers"), Clerk, James Ison ("Chief Ison") Police, Jayme Washel ("Chief Washel") Fire, Greg Wright ("Mr. Wright") Controller, Gabe Nelson, ("Mr. Nelson") Planning Director, Sam Hodson ("Mr. Hodson") Corporation Counsel, Rob Taggart ("Mr. Taggart") Parks Director

II. Approval of Minutes

A. Amended Minutes from the regular meeting September 15, 2025

Motion to approve amended minutes from the regular meeting on September 15, 2025 by Gibson, seconded by Lekse

Votes: Ayes – Campbell, Gibson, Hill, Hopper, Kasch, Lekse, Manship, Moan

Motion Passes: 8-0

Mr. Campbell, I have sent you all an email today, I hope you read it. Without objection, we will not consider the minutes from October 6th and October 20th. We'll do that at our next meeting.
Link to Mr. Campbell's email.

Ms. Gibson, there was a motion at are last meeting that everything would be done by the secretary, and there would not be any links. I need to tell you that I've gone and listened to the YouTube and that's something that is very, very difficult I think for the clerk or her assistant to do. I think it would be better if we did a link with it and let that be the minutes, because minutes are really supposed to be brief. So, I just wondered what your discussion is on it.

Mr. Lekse, I'm the one that made the motion last time or suggested motion to elaborate and have the events verbatim. I'm okay with Ms. Gibson's suggestion to just use links so long as it's consistent through for each of the speakers that have links. I don't have a problem with that.

Mr. Campbell, I know last meeting we did specify that motion was just pertaining to those minutes that we were amending, but this would pertain to all ongoing minutes from here on out. We would create links instead of when someone actually submits a written transcript. Is that what you have in mind? Or if somebody stands up and gives a lengthy speech, use a link. Mr. Lekse, yes.

Motion to add a link to the minutes if speaker has a written document by Lekse, and seconded by Moan

Vote: All Ayes

Motion Passes: Unanimously

Approval of the minutes from the meeting on October 6th and October 20th will be discussed at the meeting on November 17, 2025.

B. Amended Minutes from the regular meeting October 6, 2025

C. Minutes from the regular meeting October 20, 2025

III. Reports

A. Corporation Counsel - None

B. Controller - None

C. Committee & Board Reports – Mr. Campbell, we have not had a RDC meeting since our last council meeting, but we do have one tomorrow.

IV. Public Comments

None

V. Ordinances and Resolutions

A. Notice of Intent to Consider - None

B. First Reading

RESOLUTION NO. 25-18 A RESOLUTION OF THE CITY OF GREENWOOD COMMON COUNCIL MAKING A PRELIMINARY DETERMINATION TO ISSUE BONDS (Sponsored by Gibson) *Two Public Hearings required and scheduled for November 3rd and November 17th, 2025*

Opened public hearing

Mr. Wright, I just wanted to point out there was some documentation made available as part of the public hearing. This is part of the requirements for a control project. First few pages show the potential impact of issuing the full amount of the \$19,500,000. That is part of the overall bond project. However, that is not the plan. So, the second two pages actually show the potential impacts of the up to \$8,000,000 issuance that is included in the budget. So, this is part of the control project, we do need to present potential impacts as far as they relate to debt service levies and debt service tax rates. That's what is presented in the documentation made available here.
Link to GO Bond, series 2025

Closed public hearing.

Motion to pass first reading Res. No. 25-18 by Gibson, seconded by Lekse
Votes: Ayes: Campbell, Gibson, Hill, Hopper, Kasch, Lekse, Manship, Moan
Motion Passes: 8-0

ORDINANCE NO. 25-28 AN ORDINANCE OF THE CITY OF GREENWOOD, INDIANA, AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO PAY FOR CERTAIN CAPITAL EXPENDITURE PROJECTS AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH, AND APPROPRIATING THE PROCEEDS OF THE BONDS TO SUCH PURPOSES TO FINANCE SUCH CAPITAL PROJECTS
(Sponsored by Gibson)

Motion to pass first reading Ord. No. 25-28 by Gibson, seconded by Lekse
Votes: Ayes – Gibson, Hill, Hopper, Kasch, Lekse, Manship, Moan, Campbell
Motion Passes: 8-0

RESOLUTION NO. 25-19 A RESOLUTION OF THE GREENWOOD COMMON COUNCIL WAIVING NONCOMPLIANCE OF REALTY INCOME PROPERTIES LLC REGARDING ITS FAILURE TO TIMELY FILE ITS APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA) AND COMPLIANCE WITH STATEMENT OF BENEFITS (Sponsored by Campbell and Gibson) *Public Hearing scheduled for November 3, 2025*

Opened public hearing.

Closed public hearing.

Ms. Kasch, is any one coming to talk about this?

Mr. Hopper, someone spoke about 5 seconds at the last meeting.

Mr. Moan, it seems that it was a clerical change in personnel is what it sounded like to me if I remember correctly.

Mr. Lekse, change of ownership.

Mr. Hopper, still it's been 3 years, somebody's got a notice at some point, that they were supposed to get this tax abatement. This happens all the time for whatever reason. These should be sophisticated people and know what they are doing when they buy a new business.

Motion to pass first reading Res. No. 25-19 by Gibson, seconded by Moan
Votes: Ayes – Lekse, Manship, Moan
Nay – Hill, Hopper, Kasch, Campbell, Gibson
Motion Fails: 3-5

C. Second Reading

ORDINANCE NO. 25-26 AN ORDINANCE TO ESTABLISH A DESIGNATED OUTDOOR REFRESHMENT AREA IN THE CITY OF GREENWOOD, INDIANA
(Sponsored by Hill)

Mr. Campbell, I sent you all an email today, I'd just like to read that and share why I am voting no, on Ord. No. 25-26 (DORA). While I appreciate the intent to create a Designated Outdoor Refreshment Area, I believe the concept poses more risk than benefits for our community. My concerns include:

- *Increased enforcement demands on police and public safety personnel.
- *Greater risk of public intoxication, nuisance behaviors, and violations of DORA boundaries.
- *Potential negative impact on non-alcohol-related business and family-oriented environments.

- *Added administrative and financial burdens for signage, enforcement and clean up.
- *Possible conflicts with nearby residential areas, churches, and schools.
- *Liability and compliance challenges under state alcohol laws.

Enforcement would, in practice, rely on those who directly profit from alcohol sales. For example, there is no practical way to verify how much alcohol is poured into each cup. I can see a "holey-Pokey" moment as a patron approached the boundary-one foot in, one foot out and shake it all about! Meanwhile, all cost for signage, cleanup, and enforcement would fall on the city (which as we've learned is facing extreme fiscal restraints), even though the city receives no direct revenue from the DORA. At minimum, those costs should be borne by the participating businesses that benefit from the program. I also believe the proposed hours for the DORA are excessive. I have attached a list of other cities' DORA hours for comparison. My recommendations are as follows:

- *Shorten the permitted hours of operation – similar to Carmel or Evansville
- *Establish an application fee or require participating businesses to cover signage, cleanup, and public education cost
- *Consider implementing a short-term pilot program lasting a few weeks or months
- *If not a pilot, include a sunset clause and clear evaluation metrics to reassess the program after one year.

Ultimately, DORA expands and activity normally restricted to "21 and over" establishments into public spaces accessible to all ages. I do not believe this is in the best interest of our family-friendly community. I appreciate your consideration. [Link to email](#)

Mr. Lekse, I guess I view it as a pilot program already. If there are problems, we can adjust the program or remove it entirely.

Mr. Moan, I would say in light of these comments, a 12 pm to 12 am, 7 day a week policy does in my opinion seem excessive, to allow for that. I've spent some time looking at other communities that have this, it seems like they limit the hours during weekdays, and reopening back up in the summer months. I think a carte blanche 12 noon to midnight may lead itself to some noise issues. I think the idea of this kind of community environment is pretty good, but I do think that there could itself come to some additional issues.

Mr. Hopper, Rob are you in charge of this?

Mr. Taggart, yeah.

Mr. Hopper, so, the noon to midnight does that encompass like WAMM Fest, Freedom Fest? Does it catch those hours? Is that why?

Mr. Taggart, yeah.

Mr. Campbell, those would be on weekends, wouldn't it? Mr. Taggart, yes.

Mr. Campbell, so restricting hours during weekdays is not affected.

Mr. Moan, so the festivals then would require a special permitting, is that right? Or are those special events included in this ordinance? Are the events required to get a special permit? Mr. Taggart, you'd still have to get the permit for the sale of alcohol for the events.

Mr. Hopper, a question I have, I told somebody I'd ask at Our Lady of Greenwood, it could be a temporary vendor for Freedom or WAMM Fest, that way folks can buy their beer at Our Lady and walk-through Craig Park wherever they need to go. Right?

Mr. Taggart, yes.

Mr. Hopper, that's what they wanted, so I just wanted to make sure.

Mr. Moan, I would like to propose an amendment to the week day hours of this ordinance, now is the appropriate time.

Mr. Hopper, Monday through Thursday or Friday? See you are also getting into St. Patrick's Day which could be a day throughout the week.

Mr. Hodson, it could always be amended.

Motion to pass second reading Ord. No. 25-26 by Lekse, seconded by Kasch

Votes: Ayes – Hopper, Kasch, Lekse, Manship, Hill

Nay – Moan, Campbell, Gibson

Motion Passes: 5-3

RESOLUTION NO. 25-16 A RESOLUTION OF THE GREENWOOD COMMON COUNCIL WAIVING NONCOMPLIANCE OF VISIONWARE, LLC REGARDING ITS FAILURE TO TIMELY FILE ITS APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA) AND COMPLIANCE WITH STATEMENT OF BENEFITS (Sponsored by Campbell and Gibson) *Public Hearing was held on October 20, 2025*

Mr. Lekse, I will say that the representative from VisionWare, Dr. Browning, characterized as a sophisticated small business owner, if you lose a good bookkeeper, you lose a lot. I have sympathy.

Dr. Chris Browning, 2887 S. St. Rd. 135 Greenwood, I'm really here to grovel for your mercy.

Motion to pass second reading Res. No. 25-16 by Lekse, seconded by Hopper

Votes: Ayes – Kasch, Lekse, Manship, Moan, Campbell, Gibson, Hill, Hopper

Motion Passes: 8-0

RESOLUTION NO. 25-17 A RESOLUTION OF THE GREENWOOD COMMON COUNCIL APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF GREENWOOD AND THE TOWN OF WHITELAND REGARDING CERTAIN ROAD IMPROVEMENTS ON SOUTH EMERSON AVENUE (Sponsored by Campbell and Gibson)

Motion to pass second reading Res. No. 25-17 by Hopper, seconded by Moan

Votes: Ayes – Lekse, Manship, Moan, Campbell, Gibson, Hill, Hopper, Kasch

Motion Passes: 8-0

VI. New Business – Introductions of New Ordinances and Resolutions

ORDINANCE NO. 25-29 AN ORDINANCE PROVIDING FOR ADDITIONAL APPROPRIATIONS FROM THE FIRE FUND TO BUDGET CLASSIFICATIONS 423 (\$20,333) AND 436 (\$18,601) FOR REPAIRS AND MAINTENANCE (Sponsored by Moan) *Public Hearing scheduled for November 17, 2025*

Chief Washel, good evening council, this year we've had significant equipment repair costs incurred while we've done a good job of doing what we can to lessen our blow. We're in a position now that we're going to need a little extra funding. We had significant repairs equipment such as a new engine, new transmission for our ladder truck, amongst other things. So, with just those two, we're talking about \$120,000 of unexpected costs and repairs. Thank you.

RESOLUTION NO. 25-20 A RESOLUTION OF THE GREENWOOD COMMON COUNCIL AUTHORIZING THE FILING, ACCEPTANCE AND IMPLEMENTATION OF BROWNFIELD ASSESSMENT GRANT WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY (Sponsored by Campbell)

Mr. Nelson, the city was notified by the EPA that we're approved to receive a half a million in grant funds. This grant does not require a match from the city of Greenwood. This is a Brownfield Assessment Grant we applied for in 2024.

With this, I would request that if you are in favor that we'd suspend the rules to expedite the resolution so that we can begin working on the grant and the RFP. It is a four-year grant and it is from October 1, 2025 to September 30, 2029. It's now November, so we've missed that first month. I'd appreciate it if we could suspend multiple meetings.

Mr. Moan, can you tell us what the grant is going to be used for?

Mr. Nelson, yes, I can. We will have to work with private land owners as well, but this is an assessment grant. It's doing a lot of environmental planning work. It's not going to be construction work that we're doing. With this grant we'll be able to do phases. Phase one we have the potential for eight environmental site assessments and ten in phase two environmental assessments. Developers come in when this work is done with something that can kickstart.

A "brownfield", which is basically a piece of property that may or may not have potential presence of hazardous substances. So, a lot of this research would be required so this way the city can come in and start to prepare these sites.

Mr. Moan, so helps mitigate environmental hazards on potential sites. This way the city can partner with projects. Am I understanding this correctly?

Mr. Nelson, that would be correct. We do remediation work plans. There could be visioning sessions on how to reuse a piece of property that sat vacant. There would be market studies done for some of these sites. It would include public outreach, and profiles for these properties. So, a lot of this is things that are barriers for redeveloping or reinvestments. So, you typically see a pretty good return for your dollar.

Motion to suspend the rules through first reading Res. No. 25-20 by Gibson, seconded by Lekse

Votes: Ayes – Manship, Moan, Campbell, Gibson, Hill, Hopper, Kasch, Lekse

Motion Passes: 8-0

Motion to pass first reading Res. No. 25-20 by Gibson, seconded by Lekse

Votes: Ayes – Moan, Campbell, Gibson, Hill, Hopper, Kasch, Lekse, Manship

Motion Passes: 8-0

Motion to suspend the rules through second reading Res. No. 25-20 by Lekse, seconded by Gibson

Votes: Ayes – Campbell, Gibson, Hill, Hopper, Kasch, Lekse, Manship, Moan

Motion Passes: 8-0

Mr. Hopper, Curious, 18 sites?

Mr. Nelson, there's a potential for 18 sites that we could do.

Mr. Hopper, did we get a list of where those are at? I'm just curious.

Mr. Nelson, yes, we do have a list, I can send you the census tracts, the blocks of where those would be. A lot of them are more of a general area right now.

Motion to pass second reading Res. No. 25-20 by Hopper, seconded by Lekse

Votes: Ayes – Gibson, Hill, Hopper, Kasch, Lekse, Manship, Moan, Campbell

Motion Passes: 8-0

VII. Miscellaneous Business

A. Public Comments - None

B. Council - None

C. Other Miscellaneous

A. Corporation Counsel -None

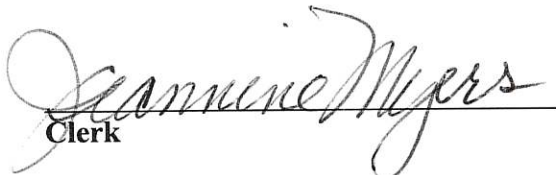
B. Controller - None

C. Mayor – Mayor Myers would like to introduce and welcome Ms. Lauren Huelber, our new Community Relations and Marketing Strategist to the City of Greenwood. Welcome!

VIII. Adjournment: 7:32 p.m.



Council President



Clerk