



# Meeting of the Greenwood Common Council

## MINUTES

**Date:** May 19, 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 pm in person and online via Zoom.

**A. Pledge of Allegiance**

**B. Prayer:** Isaac Coats, member of Victory Baptist 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"), Teri Manship ("Ms. Manship"), Steve Moan ("Mr. Moan"), Mike Williams ("Mr. Williams")  
Absent: Erin Kasch, David Lekse

City Official Present: Jeannine Myers ("Ms. Myers") Clerk, Greg Wright ("Mr. Wright") Controller, Gabe Nelson ("Mr. Nelson") Planning Director, Jayme Washel ("Chief Washel") Fire Department, James Ison ("Chief Ison") Police Department, Sam Hodson ("Mr. Hodson") Corporation Counsel

### **II. Approval of Minutes**

**A. Minutes from the regular meeting May 5, 2025**

Motion to approve regular meeting minutes from May 5, 2025 by Moan, seconded by Hopper

**Votes: Ayes – Campbell, Gibson, Hill, Hopper, Manship, Moan, Williams**

**Motion Passes 7-0**

### **III. Reports**

**A. Corporation Counsel**

**B. Controller**

**C. Committee & Board Reports:** RDC report emailed.

Motion to move Res. No. 25-09 up on the agenda from new business-introductions of new ordinances and resolutions by Moan, seconded by Gibson

**Votes: All Ayes**

**RESOLUTION NO. 25-09 A RESOLUTION OF THE COMMON COUNCIL  
SELECTING BUILD-OPERATE-TRANSFER DEVELOPER FOR FIRE STATION  
DESIGN AND CONSTRUCTION (Sponsored by Moan) \*PUBLIC HEARING**

Public Hearing opened.

Public Hearing closed.

Mr. Wright, the second half of last year, this council passed a resolution to allow us to undertake what is known as Build-Operate-Transfer or BOT. This process is to build and design the new fire station 95, that will be out on the southeast side of the city. One of the main advantages of this process is that the price is a guaranteed maximum. That means no change orders, no issuing bonds for something. We've been going through this since about July or August of last year, first we did an RFP, and the team selected Axis for the architect, and Meyer-Najem for the construction side, based on their proposals. We are at the point where the design is done and prices have been presented to us, and we do have a guaranteed maximum price. For this project, the guaranteed maximum price is \$15,433,388.00. Chief Washel will discuss what we are looking at, and has handed out some drawings ([link](#)), but there will be a total of 3 buildings.

Chief Washel, I'm here tonight to speak on the future fire station 95, it's features and why it's needed. Station 95 is not only designed to meet our needs now, but will enable us to meet the needs in the future for Greenwood and 30 years from now. It will allow for future apparatus, future additional crews, and future growth. We are planning ahead accordingly. This will allow us to meet live fire training, with the addition of a live fire training building. The site will house 3 buildings that are designed for specific uses, but also will allow and expansion of much needed programs such as a central wash station, firefighter cancer prevention protocols which are now best practice in the fire service. It will allow much need space for storage of fire gear, equipment apparatus. It will also allow on-site practical evolution training as well as classroom ability for the training of our new increasingly and less experienced firefighters. Our department has grown from 62 full-time firefighters to 86 full-firefighters by the end of this year. That's an amazing thing and we are very blessed to have that, however it does present some challenges.

Approximately 70% of our firefighters have less than 5 years' experience, and over 30 of those 86 have less than one year experience added this year. The only way I know to combat the experience challenge is to train and train on live fire situations a lot. This building will allow us to have unlimited fire training versus in the past where we've had to acquire fire structures which can be dangerous and often times there is a lot of red tape. It can also be a nuisance if it's too close to roads. With having the live fire training, we can do it in a control setting keeping our firefighters safe, while getting great hands-on experience. This experience produces better out comes for our citizens and visitors. The area around station 95 site is currently experiencing and will continue to experience rapid growth. Our call volume correlates with this growth that Greenwood is experiencing. An example of this call volume from just a few years ago was approximately 6,200 calls in 2020, 7,300 in 2021, and to this year we are on pace currently to be over 10,000 calls. Calls are going up at a steady rate of 7 to 8 percent annually. We've been tracking this for a little over two years, and we fully expect this trend to continue. We have heat maps that we have created from our data that indicates that station 95 is needed and will ease the burden from current stations and will facilitate better response times for all station districts because resources would not be needed to pull from those districts to mitigate emergency calls in that area. Keeping us ready for emergency calls in their current districts, which keeps us in position for better out comes. I understand the cost of \$15,433,388.00, is a lot, but I will also confirm from area fire chiefs, and my own experience in Bloomington, this is on point with the price point from my experience. Thank you, Council.

Mr. Wright, one other thing I did want to describe our plan for the funding of this project. As it stands, the initial funding for the construction would come from the sanitary sewer utility, this is so we can save on interest cost. Once the building is complete, and turned over to us, we would then have RDC issuing bonds out of the Worthsville Road TIF to reimburse utility for funding of the project. The benefit there is, that we will have a few more abatements rolling off from that TIF, so that TIF is really starting to do very well for us. Additionally, the hope is that interest rates would come down a little bit more before we get to the point where we issue those. That is our intent for this project for the funding, and that will be RDC backed at the end of the day.

**IV. Public Comments**

## V. Ordinances and Resolutions

### A. Notice of Intent to Consider

ORDINANCE NO. 25-13 AN ORDINANCE TO AMEND THE TEXT OF ORD. 20-29 "UNIFIED DEVELOPMENT ORDINANCE", ARTICLE 25, VARIOUS SECTIONS REGARDING ZONING VERIFICATION, USE TABLE, SPECIAL EXCEPTION STANDARDS, FENCES AND SCREENS, ACCESSORY STRUCTURES, BUILDING DESIGN STANDARDS, SIGNS, AND GLOSSARY  
(Sponsored by Lekse)

Mr. Nelson, I did pass out a sheet of paper before we started, this was a proposed amendment to the text amendments, that planning staff is proposing that received an 8-0 recommendation from the advisory plan commission. The amendment is for privacy fence gates that they must not swing outward across pedestrian or cycling infrastructure. That would be for section 10-03-09 fences and screening, letter A number 4. Also, there is another amendment, section 10-03-14 B, number 19 in the residential building designs standards table. Number 19 the first word should be trim, trim shall conform. The word trim was missing, and left the question what was conforming.

Mr. Hopper, the general design numbers 3 and 4 states that the front building elevation may contain an attached garage, visible garage doors, provided that the portion of the front building elevation and the single-family structure devoted to the attached garage shall not be greater than 60% of the width of the front of the elevation. Then it says 50% for ranch homes. Mr. Nelson, this is one that we have broken apart, it used to be one large paragraph about garages. So, one is the garage area on the home, if you take the entire surface area of the front elevation, and the other is talking about the width of the garage in proportion to the home. So, number 3 is 60% of the width of the front building elevation, so that is looking at linear feet across. There's a photo under number 7 (page 20). The garage area, which is the dash line, that is going to be the area on the façade of the garage. The garage width would be the arrow going below the home either way. Mr. Hopper, so the picture goes with number 4, the garage façade shall not count more than 50%. I understand on a 2-story house, but do we really want more than ½ of the front, but I guess that is a question for us. Mr. Nelson, it probably is a question for the council, garages are a hot button issue with developers. Often times they do struggle to get a garage to meet those percentages. This ordinance advocates for less prominent garages, however this part of the ordinance is not different in our requirements to what we had before. We've broken it apart, and we have included garage requirement so that they don't protrude so that all you see while walking or driving are garages. That is a good question for you guys to decide. Mr. Nelson, addresses Mr. Hopper, I will say this is more of a stop gap until we can do a complete rewrite with Opticos Design the planning consultant. One of the areas we have asked them to do a deep dive into are garage doors. That has been something we have highlighted since the beginning of the RFP process. Mr. Moan, will this amendment make all privacy fence gates have to swing inward or just the ones around bike and walkways? Mr. Nelson, just those that would interfere with pedestrian infrastructure is how we labeled it. If your gate is far enough back from the sidewalk, we would not require it to open inward.

Motion to amend Ord. No. 25-13 to include privacy fence gates and adding the word trim by Hopper, seconded by Gibson

**Votes: Ayes – Campbell, Gibson, Hill, Hopper, Manship, Moan, Williams**

**Amendment Passes: 7-0**

Mr. Hopper, any idea how many variances this will cut down on? Mr. Nelson, I do have somewhat of a sense, but can't give a specific number, I did give Ms. Gibson an Excel document that showed variances since 2021 to 2024 and it will clean up a lot, and will be a huge help to staff. Mr. Hopper, I appreciate you putting, allowing the same material side by side, because you can't put 2 red brick houses next to each other. What's a fiber cement panel? Mr. Nelson, these are fiber cement boards, but it's more of metal panels that we use. We don't frequently get asked for fiber cement panels, I think we've only had one. Mr. Hopper, so rear elevations, it says if it's viewed by a common area from the street, it has to be 50% masonry. Is there a scenario where the front and back would be masonry but the sides would not be? Mr. Campbell, we have run across this once before and at that time we required a full brick wrap, because we were having some house built that has only front and rear that was brick, not the sides.

Mr. Nelson, what you are referring to is path 2, and that is correct, Mr. Campbell. That is the most common path for builders. Path one is typically not selected because it is more masonry than path 2, I don't think we had a house come through at path 1. I would have no reservations, if we were to say for rear elevations where bordered masonry is required on the rear elevation, it shall be required on both side elevations and front elevations.

Motion to amend Ord. No 25-13 path 1, #3, page 21 by Hopper, seconded by Moan

**Votes: Ayes – Gibson, Hill, Hopper, Manship, Moan, Williams, Campbell**

**Amendment Passes: 7-0**

Mr. Moan, on page 10, there's an addition to a special exception use they are adding data center, which is the wave of the future. I started reading about it, and I noticed in the ordinance it requires low impact development, features must be incorporated in the design. I don't have a problem with that part of it, it gave examples like, green roof, solar, water recycling, etc. What I found reading about data centers is the main concern is a significantly heavy water use. It's intended for areas where water is a problem, they are saying that they can use hundreds of thousands of gallons of water, if we don't require that they recycle that water. Mr. Nelson, the intent behind that I know you mentioned some others, it is the water consumption. You said thousands, it's actually millions of gallons of water a day. Some of these data centers are stressing the communities water providers water supply. They can recycle, like companies like Google, they are using the water for cooling their data centers. Others do not recycle, and they can use millions of gallons of water. They do have to recycle it and make sure it is not contaminated. That was our intent there with the low impact development, if we need to clarify that I would have no issue. Mr. Hopper, we could always require that here when they come before us. Mr. Moan, my concern is if we give them options, they going to say we're going with the green roof, instead of recycling the water which is the cheapest route. The reality is the water usage is the concern. Mr. Nelson, it's likely that it would see council, so for our master list of uses, we did include data center as a special exception under industrial large that is the only thing, we included it under. The reason why we are putting it in the usage table is if you don't provide a spot, it becomes a difficult thing to regulate. It could end of being in a spot you might not want it to be. A special exception would require a public hearing, and that would go to the board of zoning appeals. It wouldn't necessarily go to council, but would require a public hearing. I know as part of the special exception criteria they have to meet the criteria regarding the environmental impact stating that it will not damage or harm. Mr. Moan, so I would say the low impact development feature of water recycling, not sure if that is the right wording for that amendment. Mr. Nelson, I know those in the data center industry looking to develop will understand and know. Mr. Campbell, if I'm reading this right, low impact development features must be incorporated in designs like green roof, solar, water recycling, etc. Mr. Hopper, we're saying we should require water recycling. Mr. Moan, the main concern with the data center is the water. Mr. Campbell, so don't make it an option. Mr. Moan, just say it needs to include the low impact of water recycling must be incorporated.

Motion to amend Ord. No. 25-13 to require on page 10, sec. C1 for the add data center under low impact development that water recycling is required for data centers by Moan, seconded by Hopper

**Votes: Ayes – Hill, Hopper, Manship, Moan, Williams, Campbell, Gibson**

**Amendment Passes: 7-0**

Mr. Hopper, one more question, do we need to be more specific about sanitary water? Mr. Nelson, as long as I have this position or if someone else is hired, I don't believe that will be misinterpreted.

Mr. Moan, page 14, D16, we're deleting the subsection of on premises directional signs, are we taking away the ability for people to direct their traffic into their parking lot, or an in and out, or what is the intent of deleting that? Mr. Nelson, so that is for directional signs, we have them listed under signs required without a permit, and also listed under signs required with a permit. The requirement for the two signs, which is describing the same sign are different. So, we have eliminated it, in the location you are referring to, and I don't personally think that they were always needed as long as they were small and they don't advertise.

Motion to pass Ord. No. 25-13 as amended by Hopper, seconded by Gibson

**Votes: Ayes – Hopper, Manship, Moan, Williams, Campbell, Gibson, Hill**

**Motion Passes: 7-0**

## **B. First Reading**

### **RESOLUTION NO. 25-06 A RESOLUTION OF THE GREENWOOD COMMON COUNCIL APPROVING THE GREENWOOD PUBLIC LIBRARY'S ISSUANCE OF BONDS (Sponsored by Campbell)**

Motion to pass first reading Res. No. 25-06 by Hopper, seconded by Moan

**Votes: Ayes – Manship, Moan, Williams, Campbell, Gibson, Hill, Hopper**

**Motion Passes: 7-0**

Mr. Campbell, there is a request to suspend the rules through second reading.

Motion to suspend the rules through second reading Res. No. 25-06 by Gibson, seconded by Manship

**Votes: Ayes – Moan, Williams, Campbell, Gibson, Hill, Hopper, Manship**

**Motion Passes: 7-0**

Motion to pass second reading Res. No. 25-06 by Hopper, seconded by Gibson

**Votes: Ayes – Williams, Campbell, Gibson, Hill, Hopper, Manship, Moan**

**Motion Passes: 7-0**

## **C. Second Reading**

### **VI. New Business – Introductions of New Ordinances and Resolutions**

#### **RESOLUTION NO. 25-08 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 (Thompson Thrift Development, Inc.) (Two (2) Building Complex) (Sponsored by Campbell and Hopper)**

Ms. Alexis Sowder, Director of Client Services, KSM Advisors, I'm here this evening presenting the Thompson Thrift project for your consideration. Mr. Andrew Imel, Vice President, Industrial Development, is here to answer any question you may have later. [Link](#) to presentation.

Mr. Campbell, I assume Thompson Thrift has built similar spec buildings before? Ms. Sowder, yes, they have. Mr. Imel can better answer that. Mr. Campbell, so I have a follow up question, you build a spec building, are you going to market it? I know she mentioned manufacturing bioscience, but what companies have you been able to market to in the past, what companies do you think you might try to pitch to in the present. Mr. Imel, to answer your first question, we do have two projects going on right now, in the Phoenix market. Very small, similar product size. One project, three buildings, a square footage ranging from 78,000 to 90,000 square feet. It's in Mesa, Arizona along the tech corridor. We are attracting the manufacturing and assembly, different uses that are not your usual distribution. I would point to the site plan, as you can see, it's two buildings with a shared truck route. For your typically bigger box buildings that have the distribution users, they require a lot of the heavy trailer storage, we not have that for this site. We really can't accommodate a user like that. It is speculative, so we don't have any users right now. Our strategy is to hire real estate brokers, have them go out and procure the tenants. More than likely is it going to fall in a light manufacturing. I think with the interstate right there it does offer an opportunity for a showroom, or a contractor of some sort. It definitely opens the door for a variety of users. Ms. Gibson, we've had some other projects that have looked at this location and directly across the street is a truck stop, and it is my understanding that you are not going to have any traffic coming out on Main Street, that you would be taking it out the back way. Mr. Imel, yes, that is correct. We received a call early on with Mr. Nelson and his staff, that was a recommendation that we not support any type of access to Main Street. This is an older site plan so this is show that, but our access point would be along Chaney Avenue. Thank you.

## VII. Miscellaneous Business

### A. Public Comments

### B. Council

Mr. Hopper, question on 1. Poly-Tainer, the way it reads it looks like they just picked up shop and ran off. 6 jobs left, 53 last year. It is last years; we should hold them accountable. We will need someone to clarify that for me, I would appreciate it. Mr. Campbell, do you want to hold off? Mr. Hopper, yes.

Mr. Campbell, I do have a question on numbers 3-10. Mr. Wright can you explain, they all seem to have the same information under their SB1. Is that the building where there was one abatement and multiple tenants? Mr. Wright, yes, so this office building is over off of Airport Parkway, where they basically split it into eight parcels after it was done. So, that's why they are all on the same resolution number, those are all of the different tenants/owners of each of those eight parcels now.

CF-1's for consideration:

1. Poly-Tainer RE Res. 13-05 (33) No vote taken, need clarification.

2. MREIC Indianapolis IN RE Res. 14-13 (39)

Motion to find MREIC Indianapolis IN RE Res. 14-13 (39) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

3. J&T Properties Ste. A. RE Res. 16-16 (46.1)

Motion to find J&T Properties Ste. A. RE Res. 16-16 (46.1) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

4. AMB Real Estate Ste. B. RE Res. 16-16 (46.2)

Motion to find AMB Real Estate Ste. B. RE Res. 16-16 (46.2) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

5. KCH Investments Ste. C. RE Res. 16-16 (46.3)

Motion to find KCH Investments Ste. C. RE Res. 16-16 (46.3) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

6. KCH Investments Ste. D. RE Res. 16-16 (46.4)

Motion to find KCH Investments Ste. D. RE Res. 16-16 (46.4) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

7. IWP Holdings Ste. E. RE Res. 16-16 (46.5)

Motion to find IWP Holdings Ste. E. RE Res. 16-16 (46.5) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

8. IWP Holdings Ste. F. RE Res. 16-16 (46.6)

Motion to find IWP Holdings Ste. F. RE Res. 16-16 (46.6) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

9. AMB Real Estate Ste. G. RE Res. 16-16 (46.7)

Motion to find AMB Real Estate Ste. G. RE Res. 16-16 (46.7) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

10. AMB Real Estate Ste. H. RE Res. 16-16 (46.8)

Motion to find AMB Real Estate Ste. H. RE Res. 16-16 (46.8) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

11. ADREX Diversified RE Res. 18-13 (60)

Motion to find ADREX Diversified RE Res. 18-13 (60) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

12. Saranova PP Res. 22-02 (97)

- a. Bound Tree Medical
- b. Cardio Partners
- c. Tri-Anim Health Service

Motion to find Saranova PP Res. 22-02 (97) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

13. Nachi Tool America PP Res. 24-15 (106)

Motion to find Nachi Tool America PP Res. 24-15 (106) in compliance by Hopper, seconded by Moan

**Motion Passes: 7-0**

### **C. Other Miscellaneous**

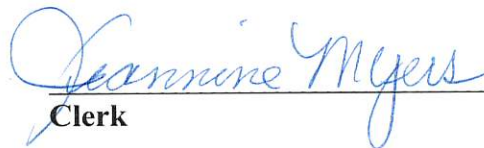
A. Corporation Counsel

B. Controller

C. Mayor

**VIII. Adjournment: 7:56 pm**

  
**President**

  
**Clerk**