

**GREENWOOD COMMON COUNCIL**

**RESOLUTION NO. 24-05**

**A RESOLUTION OF THE GREENWOOD COMMON COUNCIL TO ADOPT THE  
WRITTEN FISCAL PLAN FOR THE ANNEXATION OF APPROXIMATELY 80.9  
ACRES LOCATED AT THE SOUTHWEST CORNER OF E. COUNTY LINE ROAD  
AND N. FIVE POINTS ROAD, Referencing Annexation Ordinance No. 24-10**

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 a parcel of land which is contiguous to the City of Greenwood containing approximately 80.9 acres located at the southwest corner of East County Line Road and North Five Points Road, more particularly described in Greenwood Common Council Ordinance No. 24-10;

WHEREAS, the parcel is currently zoned R-R Rural Residential District use under the Johnson County Zoning Ordinance, and the petitioner requests the zoning to be changed to RA-Residential- Attached Single-Family Zone and CS – Commercial - Small Format 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 February 21, 2024, entitled, "PC2024-005 Next Chapter at Greenwood RA/CS Annexation Study for Land Contiguous to City of Greenwood, Indiana; Owners: H&I Amick Farm, LLC; Applicant: Next Chapter Holdings, LLC; Property Location: Southwest corner of E. County Line Road & N. Five Points Road (Parcel 41-02-26-011-001.000-023); Total Acreage: 80.90 Acres; Number of Parcels: 1; Current Zoning: Johnson County R-R, Rural Residential District; Zoning Proposed: RA-Residential Attached & CS-Commercial Small; Submitted to: Greenwood Common Council; Prepared Under the Direction of Gabriel Nelson, Planning Director; Updated 02/12/2024",

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, "PC2024-005 Next Chapter at Greenwood RA/CS Annexation Study for Land Contiguous to City of Greenwood, Indiana; Owners: H&I Amick Farm, LLC; Applicant: Next Chapter Holdings, LLC; Property Location: Southwest corner of E. County Line Road & N. Five Points Road (Parcel 41-02-26-011-001.000-023); Total Acreage: 80.90 Acres; Number of Parcels: 1; Current Zoning: Johnson County R-R, Rural Residential District; Zoning Proposed: RA-Residential Attached & CS-Commercial Small; Submitted to: Greenwood Common Council; Prepared Under the Direction of Gabriel Nelson, Planning Director; Updated 02/12/2024", 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. 24-10, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 \_\_\_\_\_, \_\_\_\_\_, by the following vote:

	AYE:	NAY:
Erin Betron	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Michael Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda S. Gibson	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ezra Hill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. David Hopper	<input type="checkbox"/>	<input checked="" type="checkbox"/>
David Lekse	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Teri Manship	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Steve Moan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael Williams	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Failed

The foregoing within and attached resolution passed by the Common Council of the City of Greenwood, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, is presented by me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2024, is approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
MARK W. MYERS, Mayor of  
the City of Greenwood, Indiana

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**PC2024-005 Next Chapter at Greenwood RA/CS ANNEXATION STUDY**

**FOR LAND CONTIGUOUS TO CITY OF GREENWOOD, INDIANA**

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**Owners:** H&I Amick Farm, LLC

**Applicant:** Next Chapter Holdings, LLC

**Property Location:** Southwest corner of E. County Line Road &  
N. Five Points Road (Parcel 41-02-26-011-001.000-023)

**Total Acreage:** 80.90 Acres

**Number of Parcels:** 1

**Current Zoning:** Johnson County R-R, Rural Residential District

**Zoning Proposed:** RA – Residential Attached & CS-Commercial Small

**Submitted to:** Greenwood Common Council

Prepared Under the Direction of Gabriel Nelson, Planning Director

*Updated 02/12/2024*

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## 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 8,036 feet and is contiguous along 3,470 feet. The total percentage contiguous is 43%, meeting requirements of Indiana Code and will be zoned Residential Attached (RA) and Commercial Small (CS).

**Zoning:** Attachment A shows the Johnson County and Greenwood existing zoning classifications. The parcel to be annexed is zoned Rural Residential (R-R) by Johnson County. The petitioner requests the 65.65 acres south of Grubbs Ditch be rezoned Residential Attached (RA) with the remaining 15 acres north of Grubbs Ditch rezoned to Commercial Small (CS).

**Concept Plan:** Attachment B shows the residential portion of the Concept Plan. There are no plans at this time for the commercial portion.

## SECTION TWO: CURRENT PARCEL INFORMATION

### Parcel Information

Parcel ID # 41-02-26-011-001.000-023

- a. Property Owner – H&I Amick Farm, LLC
- b. Property Address – Southwest corner of E. County Line Road & N. Five Points Road
- c. Assessed Value (2024) - \$165,200
- d. Acreage – 80.9

### Legal Description

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID EAST HALF; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 18 MINUTES 57 SECONDS WEST 2497.54 FEET TO A POINT BEING 177.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID EAST HALF; THENCE PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF SOUTH 88 DEGREES 30 MINUTES 59 SECONDS WEST 376.60 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID EAST HALF SOUTH 00 DEGREES 18 MINUTES 57 SECONDS WEST 177.00 FEET TO THE SOUTH LINE OF SAID EAST HALF; THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 30 MINUTES 59 SECONDS WEST 963.74 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE ALONG THE WEST LINE OF SAID EAST HALF NORTH 00 DEGREES 13 MINUTES 41 SECONDS EAST 2677.17 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE ALONG THE NORTH LINE OF SAID EAST HALF NORTH 88 DEGREES 38 MINUTES 02 SECONDS EAST 1344.36 FEET TO THE POINT OF BEGINNING, CONTAINING 80.89 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	Per Acre	Per Household	Acreage Based	Household Based
Parks	\$196.25	\$136.83	80.9	296	\$15,876.55	\$40,500.47
CDS	\$70.00	\$48.80	80.9	296	\$5,662.92	\$14,445.89
Mayor	\$32.95	\$22.97	80.9	296	\$2,665.69	\$6,800.06
BPWS	\$453.22	\$315.99	80.9	296	\$36,665.33	\$93,531.84
Police	\$536.92	\$374.34	80.9	296	\$43,436.93	\$110,805.92
Fire	\$604.80	\$421.67	80.9	296	\$48,928.18	\$124,813.90
DPW	\$351.75	\$245.25	80.9	296	\$28,456.97	\$72,592.63
Controller	\$17.73	\$12.36	80.9	296	\$1,434.21	\$3,658.60
Clerk	\$7.71	\$5.37	80.9	296	\$623.68	\$1,590.98
Law	\$20.18	\$14.07	80.9	296	\$1,632.46	\$4,164.33
HR	\$10.38	\$7.23	80.9	296	\$839.44	\$2,141.37
IT	\$37.28	\$25.99	80.9	296	\$3,016.10	\$7,693.97
City Court	\$35.10	\$24.47	80.9	296	\$2,839.34	\$7,243.06
<b>Annual Totals</b>					<b>\$192,077.79</b>	<b>\$489,983.02</b>
<b>Estimated 4 Year Total</b>					<b>\$768,311.17</b>	<b>\$979,966.04</b>
*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 2024 assessed valuation of this parcel is \$165,200 will have very little impact 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 development of this parcel.

2. **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	13.1	570,636	204	\$ 3,056.98	\$ 3,056.98
Year 2	9.8	426,888	152	\$ 2,286.90	\$ 5,343.88
Year 3	6.6	287,496	103	\$ 1,540.16	\$ 6,884.04
Year 4	3.3	143,748	51	\$ 770.08	\$ 7,654.11
<b>Total</b>	<b>32.8</b>	<b>1,428,768</b>	<b>510</b>	<b>\$ 7,654.11</b>	<b>\$ 7,654.11</b>

Any new drainage concerns will be evaluated and the Board of Directors of the Department of Stormwater Management will review its work plan and project list on a regular basis to determine specific projects and priorities.

3. **Building Permit Fees:** No buildings are proposed in Year 1 with the entirety of the permits spread across Year 2 through Year 4. Assuming an average 1,300 square feet per home, permits will average \$376/home, for a total over the four-year period of \$111,296.
4. **Park Impact Fee:** Park impact fees will not be recognized for the first year. The impact fees for the 296 proposed homes will be collected from Year 2 through Year 4 and will amount to a total of \$480,766 based on the current park impact fees of \$1,681 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 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. Additional expenditures would not be necessary for this particular annexation, but the overall growth in the city could trigger a small portion of these as actual expenses.
  - d. The annexation of this parcel should have no noticeable effects on service levels.
  - 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 \$1,608. Estimated levy increases contributed to this annexation and a constant growth rate of 5% over the next four (4) years would be an increase of \$4,604 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.
3. Estimated Effect on Other Political Subdivisions
  - a. There is no outstanding Pleasant Township debt to consider.
  - b. There is a tax rate totaling 0.2011 for Pleasant Township fire that would result in approximately \$332 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 0.2027 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. This parcel will hit the circuit breaker, based on being placed in the agricultural category capped at 2%. The estimated total tax credit is \$858.38 and distributed as follows:
    - i. Johnson County Credit – \$102.27
    - ii. Greenwood Credit – \$229.35
    - iii. Pleasant Township Credit – \$1.12
    - iv. Johnson County Public Library Credit – \$22.89
    - v. Johnson County Solid Waste Credit – \$2.21
    - vi. Clark Pleasant Schools Credit – \$500.53

## SECTION SIX: SUMMARY & RECOMMENDATIONS

### **Plan Commission Review and Recommendation:**

The Greenwood Planning Commission has submitted a petition for annexation for 80.9 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 February 26, 2024 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 Attached (RA) and Commercial Small (CS).

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, 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 24-05 adopted on the 18<sup>th</sup> day of March, 2024.

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.