

What Will NOT Change?

These items are completely unaffected by the proposed re-organization/merger:

- **Right to farm in the Rural District**
- **Right to farm in the Urban District**
- **School control, planning, taxes**
- **County taxes**
- **Library control and taxes**
- **Utility providers:**
 - **Gas**
 - **Electric**
 - **Water**
 - **Sewer**
 - **Cable**
 - **Telephone**

Legislative Branch

Current City Council = seven members (five districts, two at-large)

- 48,000+ population of old city = about 10,000 residents per district
- Mayor presides over council, sets agenda, & votes in case of tie

Current White River Township Board = three members (all three at-large)

Transition Council from July 2010 until January 2012 = eleven council members*

- Current seven members of Greenwood City Council (one from White River Township)
- Current three members of White River Township Advisory Board
- Current White River Township trustee
- All new ordinances must be approved by seven of the eleven council members

New City Council = eleven members (seven districts, two at-large from city of Greenwood & two at-large from prior unincorporated White River Township)**

- 85,000+ population of new city = about 12,000 residents per district
- Council elects its own president & determines its own agenda
- Each council member serves on at least one standing committee
- Recommended standing committees
 - Finance Committee
 - Parks & Recreation Committee
 - Infrastructure Committee
 - Economic Development & Land Use Committee
 - Health & Safety Committee

*All council members must live in the new City of Greenwood.

**After 2020 Census, unless the Common Council reduces the total number of council members to nine, eight council members will be elected from districts and three at-large members will be elected from the entire city.

Planning And Land Use

The Planning and Land Use subcommittee finds that the new community will benefit from a governmental system more attuned to the land use issues of an urban community, while also incorporating provisions to accommodate the continued agricultural use of surrounding lands. Those benefits are contained in the following recommendations:

- I. The new community is to be divided into an “Urban” district and a “Rural” district denoting the distinct land uses of each. Recognition of the unique land use in the rural district will be accomplished by observing the “right to farm” for its residents.
- II. A uniform practice of land use is to be established by the updating of the City of Greenwood Comprehensive Plan to include the land area of prior unincorporated White River Township.
- III. To assure uniform application of planning and zoning standards, the Planning Commission and the Board of Zoning Appeals will be staffed with a balance of representation from old Greenwood and prior unincorporated White River Township, as well as from the rural district.
- IV. Areas that are subject to primary development or redevelopment is to be assisted to do so by the formation of “TIF” and “ERA” districts and expansion of the responsibility of the Redevelopment Commission to include those areas.

The Economic Development Commission is to expand its responsibilities to include all of the new community

Health, Safety, And Welfare

The Health, Safety, and Welfare subcommittee finds that the new community will benefit from a program of services that is more focused on the needs of a primarily urban community. Those recommended services are:

- I. The new City of Greenwood will adopt all ordinances, policies and procedures of the prior City of Greenwood that are not in conflict with the Plan of Reorganization.
- II. Police protection will be provided by the new City of Greenwood Police Department to both the urban and rural district.
- III. The White River Township Fire Department and the Bargersville Fire District within unincorporated White River Township will be combined with the City of Greenwood Fire Department to form a single city fire department serving the entire new city.
- IV. City ordinances will be enforced within the urban district. There will be exceptions to ordinance application in the rural district in compliance with the “right to farm” provision.
- V. All township functions will be transferred to elected officials within the new City of Greenwood.

Public Safety Improvements

Current Situation:

- In Greenwood: good coverage (all aspects), low tax rate (efficiencies)
- In WRT: good police coverage by Sheriff, good fire coverage by either WRT or Bargersville fire districts, high Bargersville fire district tax rate, sparse storm warning coverage, no citizen recourse with neighbors who neglect their property

Future Combined Situation:

- Existing City of Greenwood services will be adopted and extended to WRT, relative to Police and Storm Warning
- City ordinance enforcement extended through entire new city, but with specific exemptions for rural district(s)
- Three areas within the new city that are currently served by 3 fire districts, will see them combined into a single Fire Dept that is accountable to citizens of the new city.
- Benefits for Greenwood: minimal, likely fire district efficiencies
- Benefits for WRT: significant fire district savings for those now served by Bargersville district; increased peace of mind during storms; support of code enforcement officer

Trash Service Rates 2009

SERVICE SUPPLIER	TRASH	RECYCLE	FUEL FEE	OTHER TRASH	YEAR TOTAL	GREENWOOD SAVINGS PER YEAR
City of Greenwood ⁽¹⁾ 887 5232	\$10.97/Mo.	Included	None	Leaf and Limb pickup - monthly heavy trash pick-up	\$131.64	N/A
Rays ⁽²⁾ 1-800-531-6752	\$39.00/Qtr.	\$10.50/Qtr. every 2 weeks	None	10 bags/week maximum	\$198.00	\$66.36
Best Way ⁽³⁾ 1-800-354-1830	\$13.00/Mo.	\$3.00/Mo.	6 ½ %/Mo.	Call for large item \$25.00 fee plus \$25.00 for item	\$204.48	\$72.84
Republic ⁽⁴⁾	\$55.02/Qtr.	\$21.00/Qtr.	\$11.85/qtr.	Must fit in toter	\$351.48	\$219.84

Notes:

- 1) Greenwood does not supply trash container. Free recycle bin. Appliance with Freon costs \$30.00. Heavy trash picked up at no cost.
- 2) Rays does not supply trash container. 10 bags per week maximum. One large item per week; \$10 extra.
- 3) Best Way supplies trash 96 gal. container .
- 4) Republic supplies trash container and recycle bin.

Parks

Current Situation: Park Acres per Capita

- Greenwood: approx 5.50 acres per 1000 residents, 13 parks
- WRT: approx 0.34 acres per 1000 residents, 1 park (county)
- WRT has 1/16th the park acres per capita of Greenwood.
- State average is 11 acres per 1000 residents

Current Situation: Planning and Funding

- In Greenwood: capital budget, operational budget / impact fees for new residential construction / master plan / recreational programs
- In WRT: no plan or funding for more parks, no rec. programs

Future Combined Situation:

- Master Plan for Parks for new city
- Current planning goal is 7.5 acres per 1000 residents
- Benefits for Greenwood: long term, adequate increase in acreage
- Benefits for WRT: new parks, rec. programs, and potential for regional parks

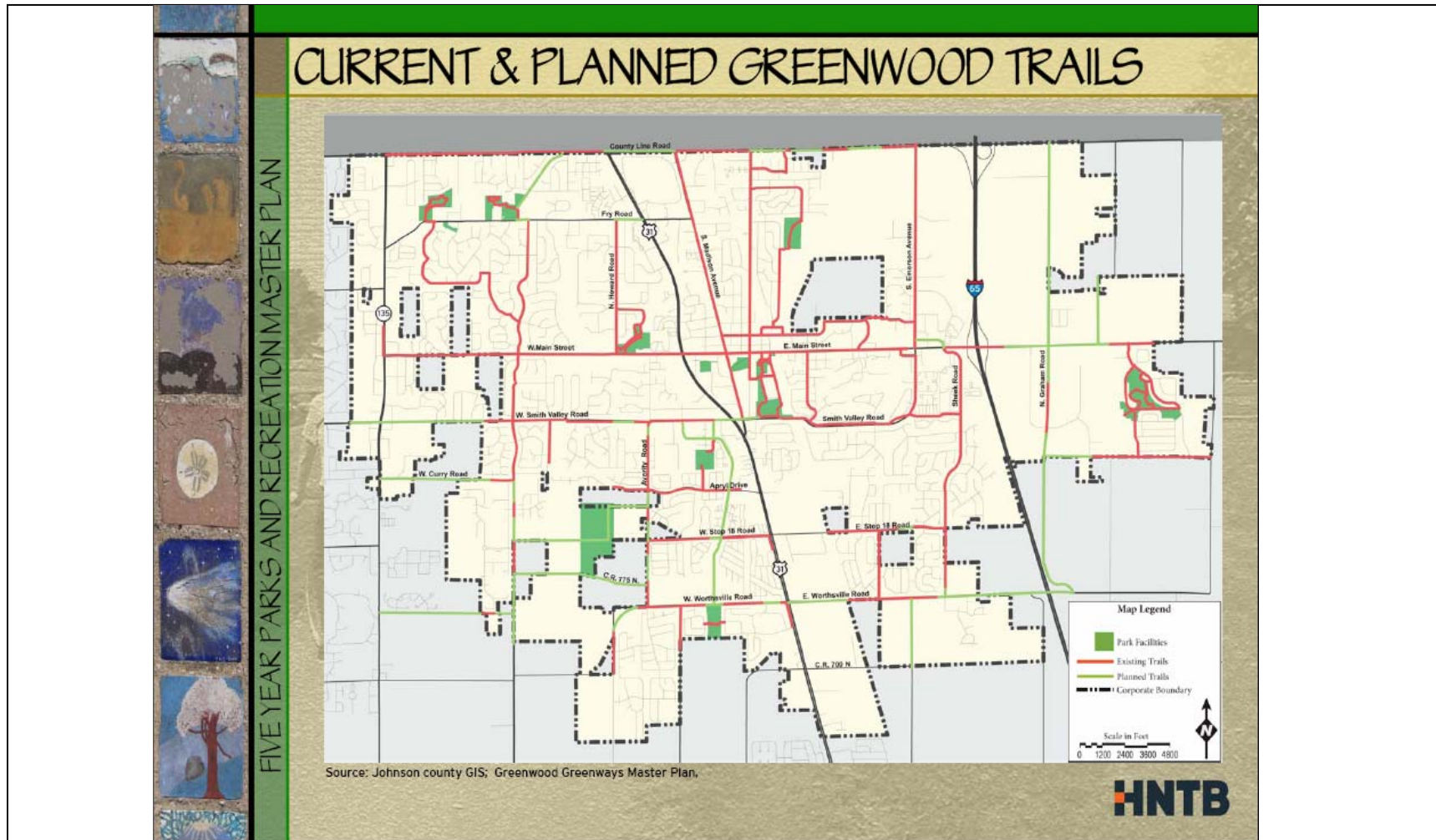
Why Parks?

If you have children, you know why.

But if you don't have children, or yours are grown, why do you still need parks and recreational programs?

- You will need them later for your visiting grandchildren
- You want other people's children to have things to do and safe places to do them
- Parks offer public gathering spaces for community events
- They preserve natural beauty
- They offer places for healthy activities for all ages
- They add to quality of life that attracts new residents & businesses
- They show civic pride and increase property values

Pathways



New city will adopt Greenwood's existing Master Plan for Pathways (above) and extend the planning into WRT

Pathways

Current Situation: Amount pedestrian/cycling infrastructure

- In Greenwood: residents move around on approximately 20 miles of trails, roadside paths, and improved/widened sidewalks (since 2001)
- In WRT: few sidewalks or wide shoulders for walking and cycling

Current Situation: Planning and Funding

- In Greenwood: recently updated pathways master plan, annual construction funding, developers provide improvements; eligible for outside grants, system development ongoing
- In WRT: county only beginning to plan; no funding.

Future Combined Situation:

- Master Plan for Pathways for the new city
- Benefits for Greenwood: users gain increased connectivity to WRT
- Benefits for WRT: assured pedestrian infrastructure progress; connected access to existing Greenwood pathways network

Why Pathways?

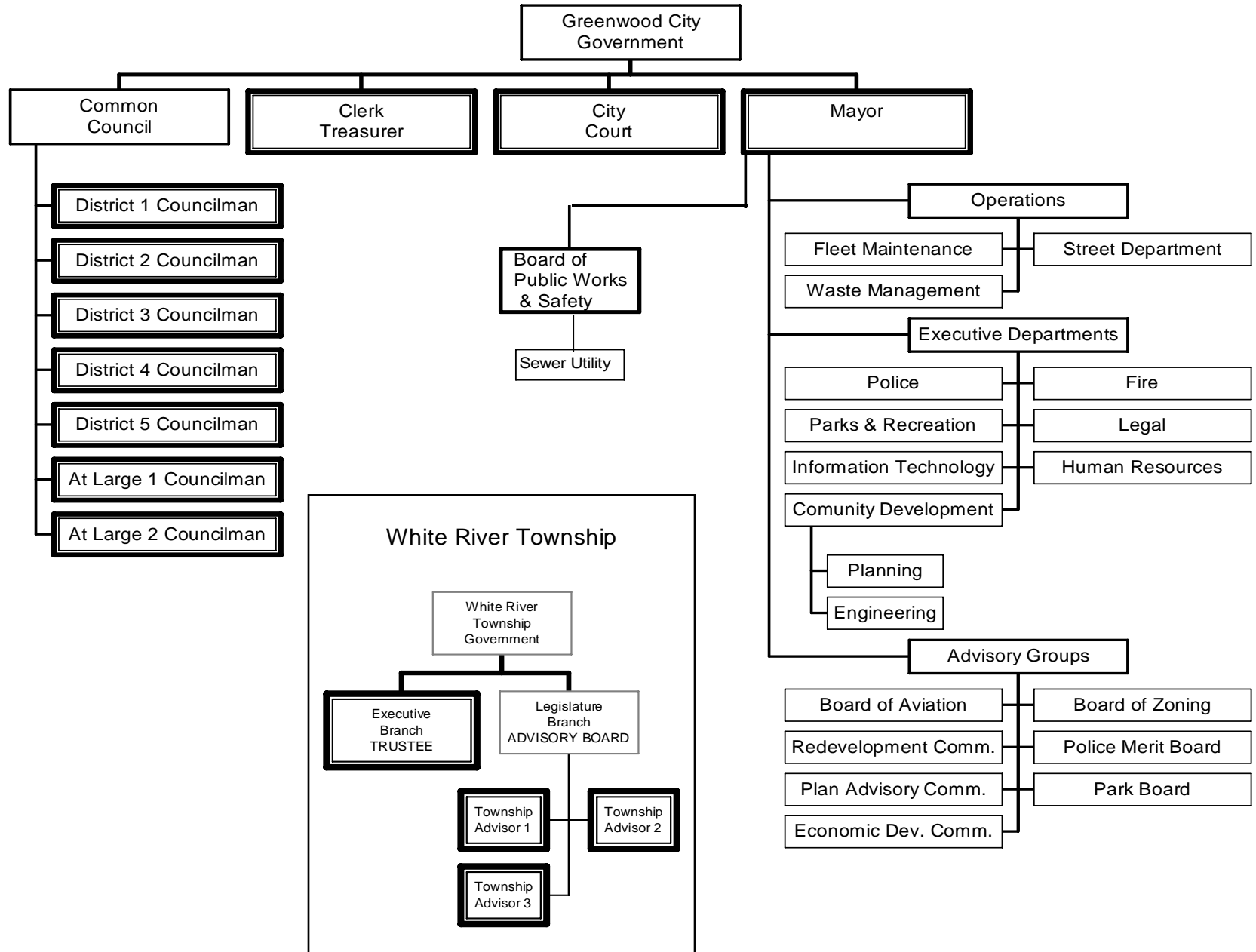
Pathways are a connected network of sidewalks, roadside paths, trails, bridges and other connectors that can be used for alternative transportation or for recreation.

The benefits:

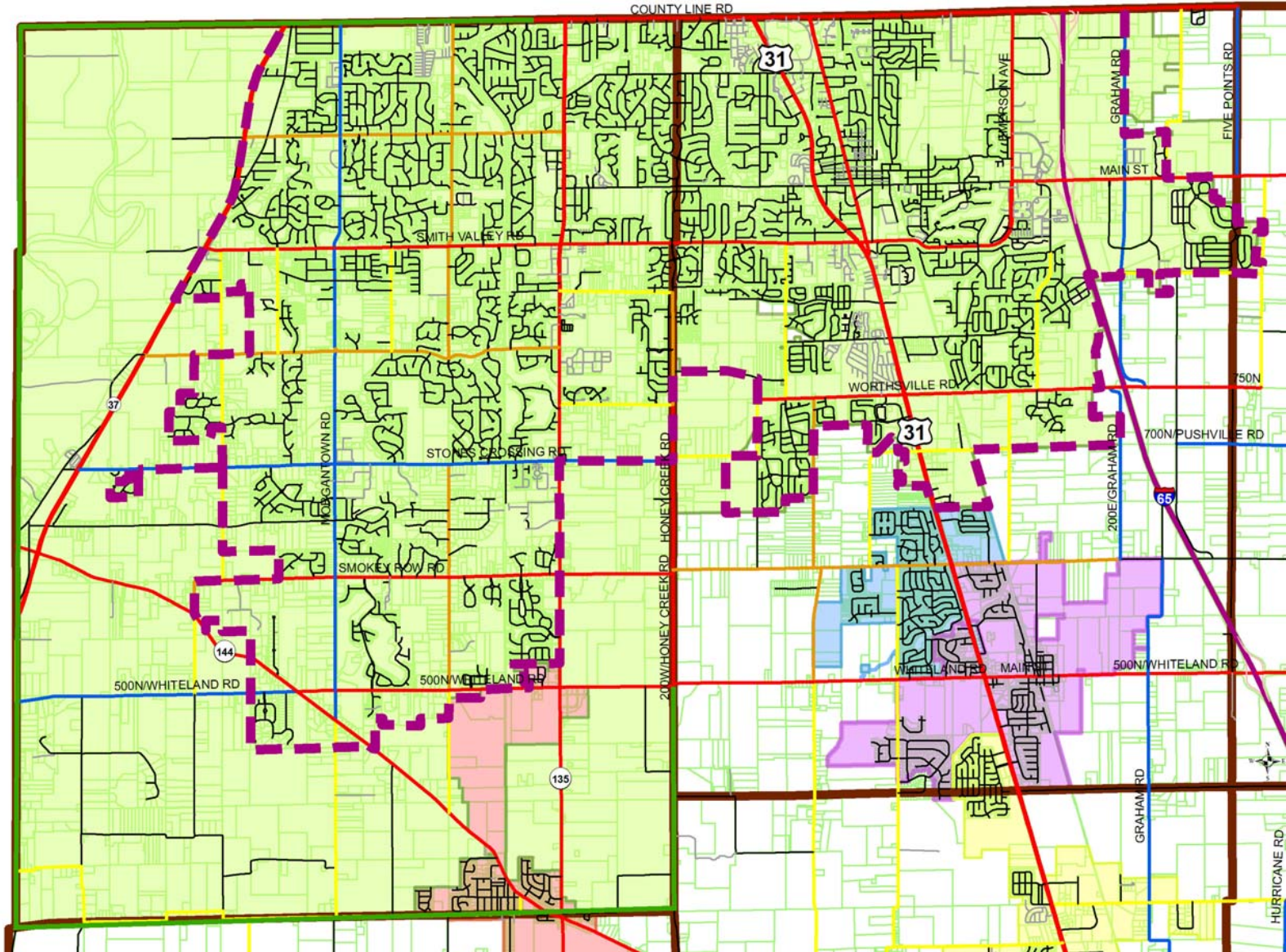
- Safe routes for pedestrians and bicyclists.
- Increased self-reliance for non-drivers (children, elderly, disabled)
- Pathways connect residential areas to parks, churches, and shops, providing alternative transportation for short trips
- Pathways serve a wider age range than any other recreational asset
- In Indiana, homes near pathways increase in value (\$9K-\$11K)*
- Increased sense of community as people meet their neighbors
- A healthier population
- Less frustration for motorists

**Special Ruler can Gauge Impact of Trails, Airports" by Dr Micheal Hicks; 10/29/2009;
<http://www.dailyjournal.net/main.asp?Search=1&ArticleID=100983&SectionID=51&SubSectionID=&S=1>

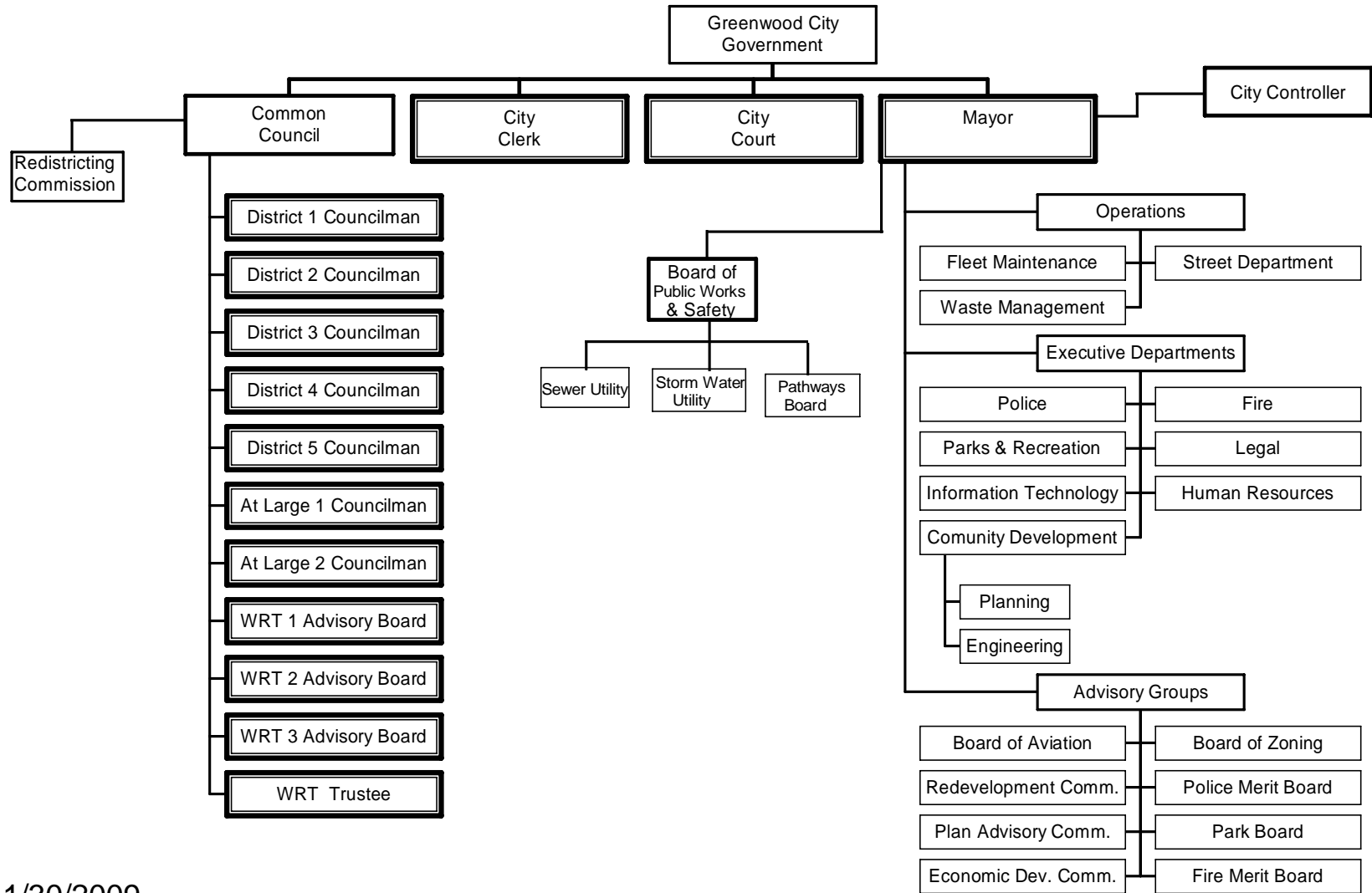
WHITE RIVER TOWNSHIP & CITY OF GREENWOOD 2009



Boundaries Of Proposed Urban District

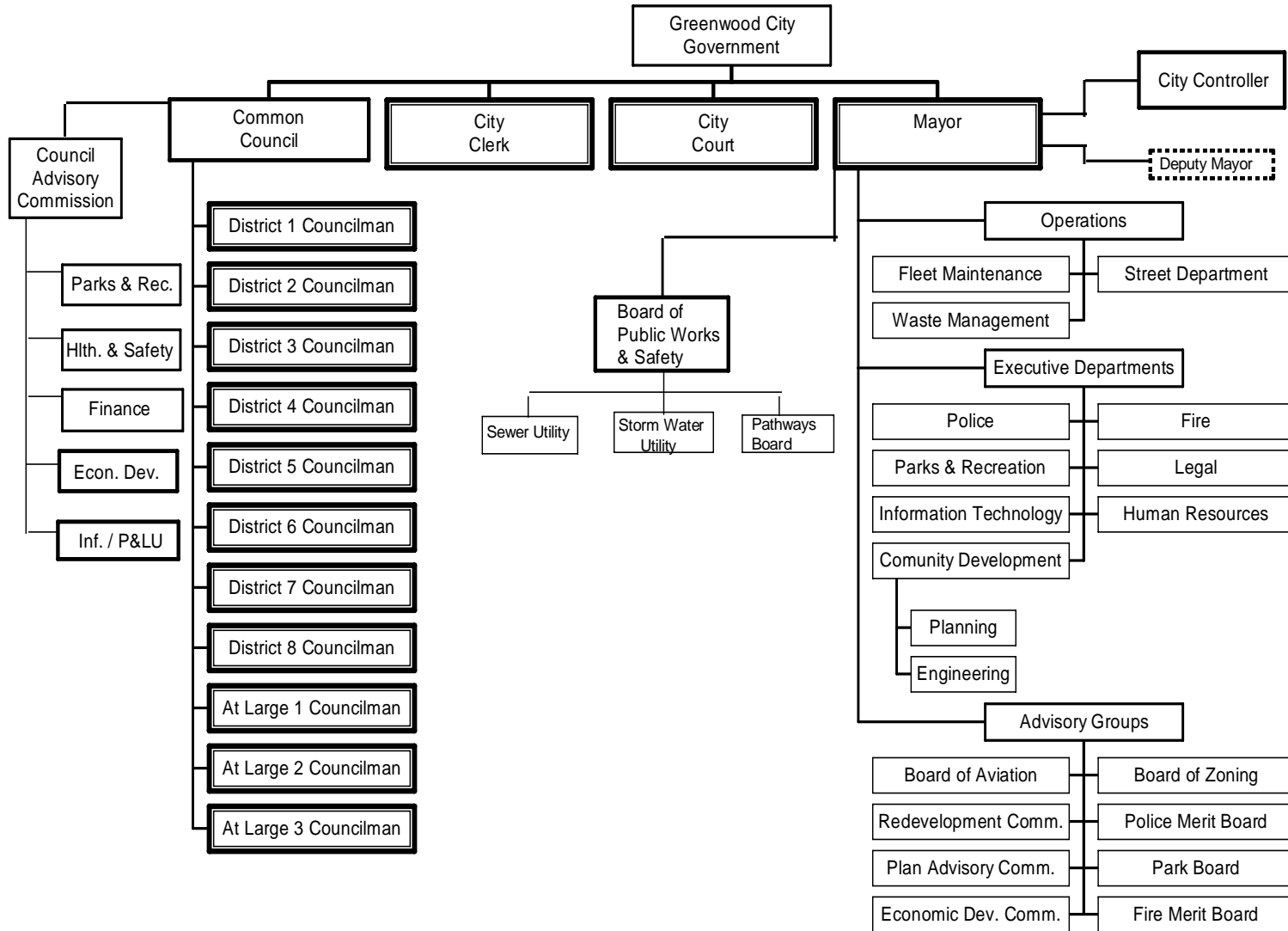


NEW CITY OF GREENWOOD July 2010



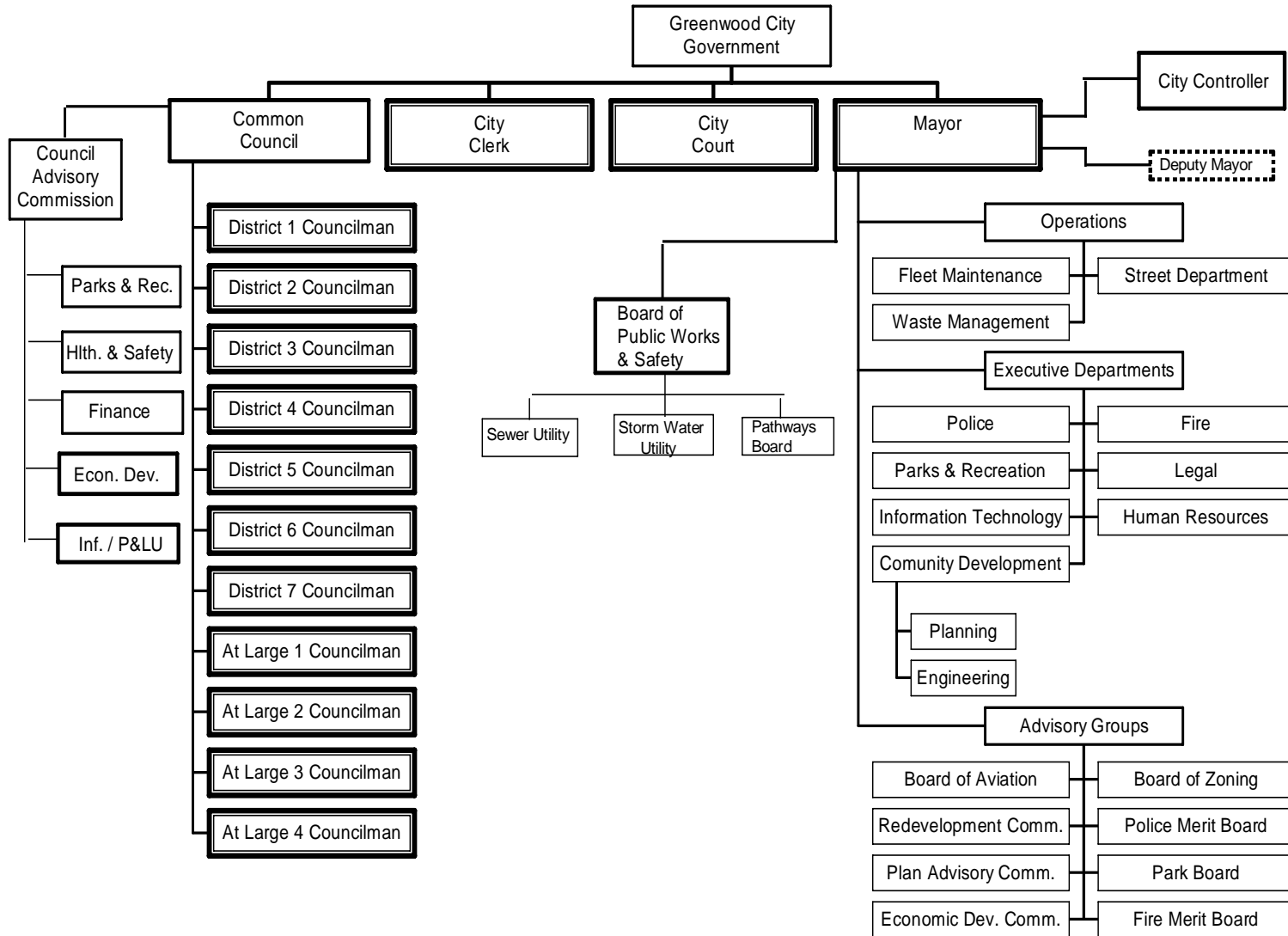
11/30/2009

CITY OF GREENWOOD Jan 2024



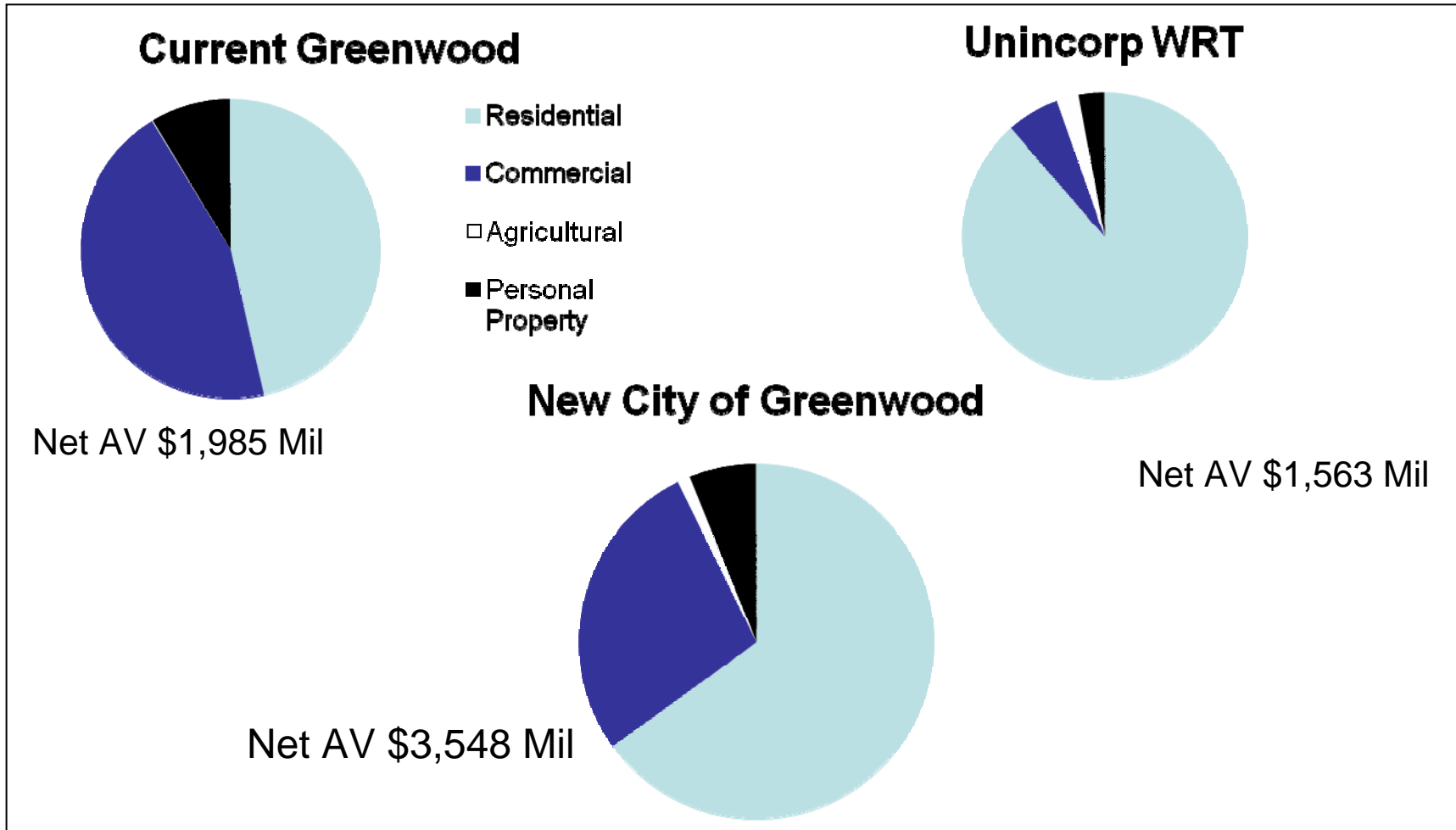
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CITY OF GREENWOOD Jan 2012



11/30/2009

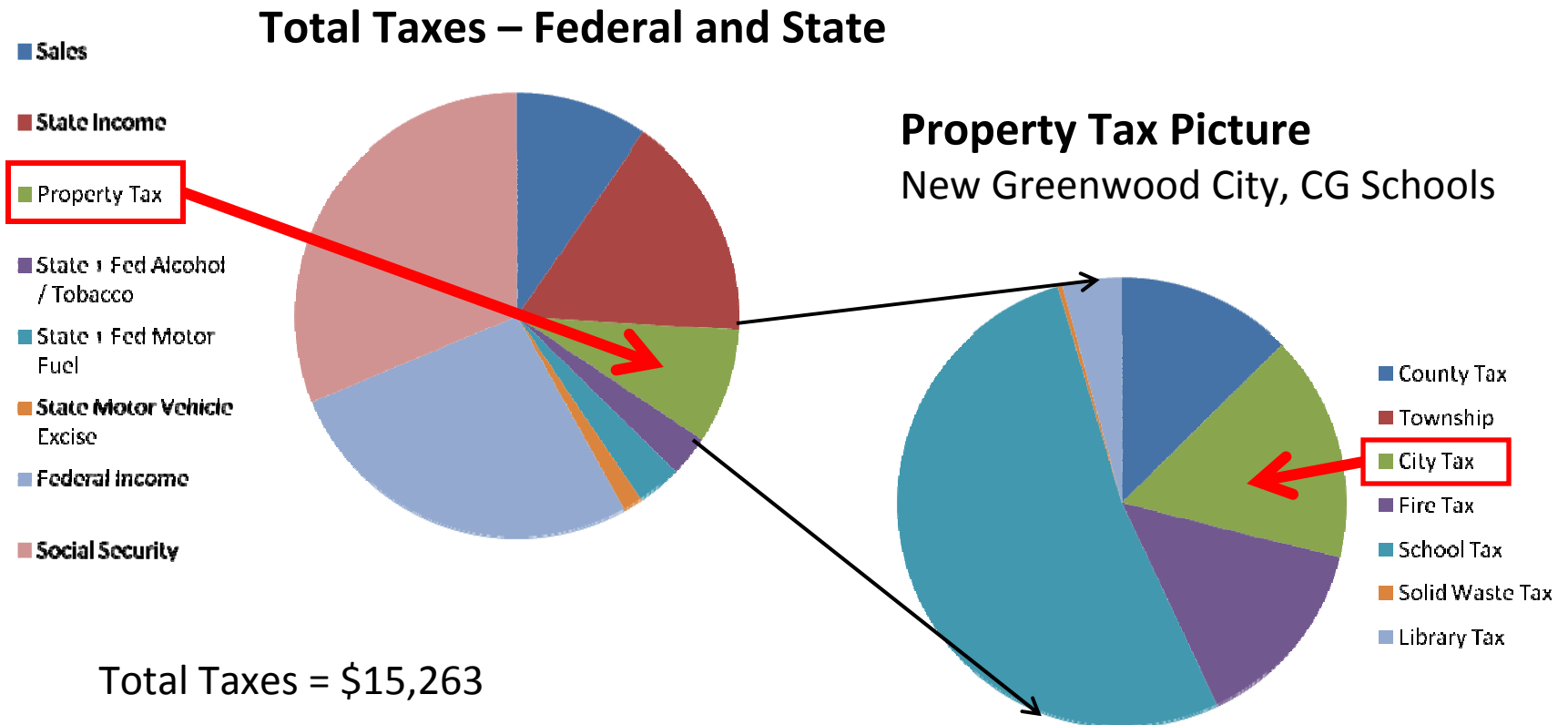
2009 Property Taxes Net Assessed Valuations



Greenwood has significant commercial tax base
Unincorporated WRT is overwhelmingly residential

City Taxes – Small Part of Total Taxes

Example: \$62,500 Income, \$150,000 House



Property taxes are 8% of total taxes
City taxes are 16% of property taxes



City taxes are only 1.4% of total taxes

City Tax Rate Comparison

Indiana Cities - Sorted by Population				Indiana Cities - Sorted by Tax Rate			
City / Town	7/1/08 Est Pop	2009 City Tax Rate	2009 Total Certified Budget	City / Town	7/1/08 Est Pop	2009 City Tax Rate	2009 Total Certified Budget
Fort Wayne city	251,591	\$1.1515	\$165.5	Gary city	95,920	\$2.7809	\$80.3
Evansville city	116,309	\$1.1938	\$123.7	South Bend city	103,807	\$2.2396	\$100.9
South Bend city	103,807	\$2.2396	\$100.9	Anderson city	57,282	\$2.0820	\$53.1
Gary city	95,920	\$2.7809	\$80.3	Hammond city	76,732	\$1.7576	\$62.7
New Greenwood	77,000	\$0.5900	\$35.0	Terre Haute city	60,007	\$1.6108	\$52.8
Hammond city	76,732	\$1.7576	\$62.7	Mishawaka city	50,026	\$1.5283	\$38.6
Bloomington city	71,819	\$0.7246	\$59.0	Muncie city	64,975	\$1.4614	\$37.7
Fishers town	69,011	\$0.4562	\$45.2	Elkhart city	52,653	\$1.4318	\$52.1
Carmel city	66,769	\$0.6664	\$80.9	Kokomo city	45,694	\$1.3224	\$53.4
Muncie city	64,975	\$1.4614	\$37.7	Evansville city	116,309	\$1.1938	\$123.7
Lafayette city	64,049	\$0.8389	\$44.8	Fort Wayne city	251,591	\$1.1515	\$165.5
Terre Haute city	60,007	\$1.6108	\$52.8	Noblesville city	42,155	\$1.0276	\$51.3
Anderson city	57,282	\$2.0820	\$53.1	Columbus city	40,001	\$0.9642	\$42.5
Elkhart city	52,653	\$1.4318	\$52.1	Lafayette city	64,049	\$0.8389	\$44.8
Mishawaka city	50,026	\$1.5283	\$38.6	Lawrence city	43,247	\$0.7275	\$25.2
Greenwood city	47,720	\$0.6331	\$27.4	Bloomington city	71,819	\$0.7246	\$59.0
Kokomo city	45,694	\$1.3224	\$53.4	Carmel city	66,769	\$0.6664	\$80.9
Lawrence city	43,247	\$0.7275	\$25.2	Greenwood city	47,720	\$0.6331	\$27.4
Noblesville city	42,155	\$1.0276	\$51.3	New Greenwood	77,000	\$0.5900	\$35.0
Columbus city	40,001	\$0.9642	\$42.5	Fishers town	69,011	\$0.4562	\$45.2

Source: DLGF County Specific Information

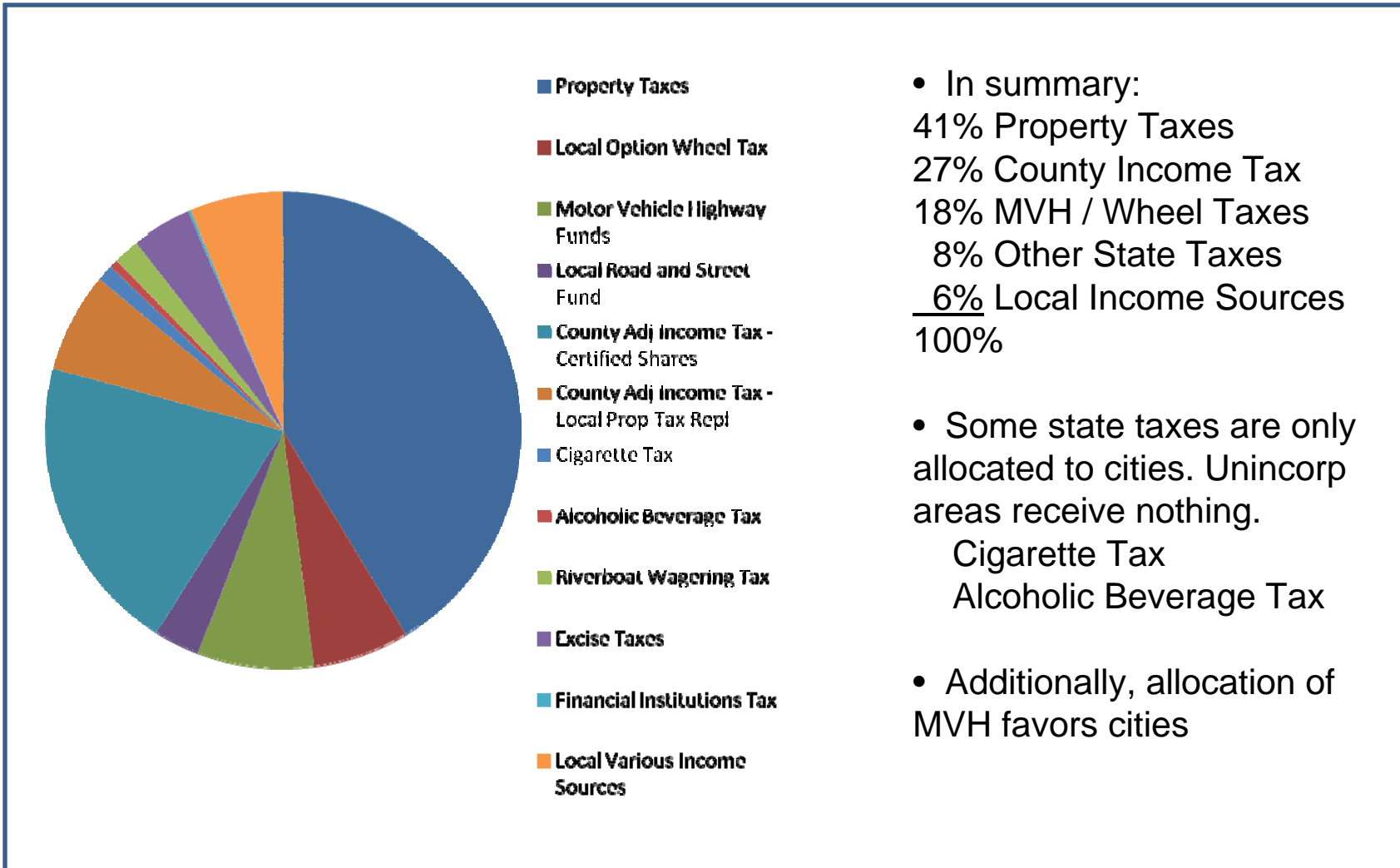
Note: South Bend and Mishawaka Budget information is 2008

Merged or not, together we are currently the 6th largest community in the State.

Of the 19 largest cities in the State (excluding Indianapolis), the New City of Greenwood will have the 2nd lowest tax rate.

Tax rates include city plus fire.

Revenue Sources New City of Greenwood



- In summary:
 41% Property Taxes
 27% County Income Tax
 18% MVH / Wheel Taxes
 8% Other State Taxes
6% Local Income Sources
 100%

- Some state taxes are only allocated to cities. Unincorp areas receive nothing.
 Cigarette Tax
 Alcoholic Beverage Tax

- Additionally, allocation of MVH favors cities

Property taxes are only one portion of the total revenue for the city.

Infrastructure

The Infrastructure subcommittee finds that the reorganization will provide the new community with improved services in an efficient and effective manner. It is recommended that they include:

- I. The extension of city trash collection to the entire Urban district.
- II. The extension of leaf and limb collection to the entire Urban district.
- III. The consolidation of an early storm warning siren system management into the City by the Greenwood Fire Department.
- IV. The formation of a Storm Water Utility for the management and correction of storm water flooding. The Board of Public Works and Safety will have oversight responsibility of the Storm Water Utility
- V. The integration of a uniform method of evaluating road repair and maintenance into the City of Greenwood Street Department.
- VI. The oversight relative to planning and execution of road repairs and maintenance shall be by the Board of Public Works and Safety. This will assure equitable prioritization of repairs in all areas of the new community. **This will be supplemented by the financial isolation of revenue and expenditures for the old City of Greenwood and Old White River Township during the transition interval until January 2024.** This will be the responsibility of the City Controller.
- VII. The establishment of a Road Fund at a level of \$3M per year to pay for road improvements

As A Greenwood Resident, Why Should I Want This Merger?

Benefits:

- Larger geographic area & population brings more state revenue back to the city...for roads, etc.
- More pathways to use as the network extends westward
- More recreational opportunities in the future; new parks
- Larger city; more bargaining power with vendors of outsourced services
- Larger city ; more lobbying power at state level for municipal concerns
- Larger city; increased access to federal grant dollars
- New leadership in the city (both elected and appointed) means new ideas
- A new governmental structure that forces more consensus
- City services component of property taxes will come down.

Self-incorporation For WRT?

Driving factors (the positives)

- School corporation has provided a sense of community that residents would like to retain
- School corporation has “provided” sometimes in the absence of another authority (e.g. bought storm warning sirens)
- Residents identify themselves as “Center Grove” residents.
- A desire to retain all the above, yet while gaining some control over the future of the area.
- County government was never designed to properly take care of such an urbanized area

Dragging factors (the negatives)

- Would have to create governmental unit from scratch
(no efficiencies from partnering with another existing government unit)
- Tax base is overwhelmingly residential; mix unlikely to change