

**GREENFIELD COMMON COUNCIL MEETING MINUTES**

**Wednesday June 25th, 2025**

**RICHARD J PASCO COUNCIL CHAMBERS**

**10 SOUTH STATE STREET**

**7:00 p.m.**

The Greenfield, Indiana Common Council met in regular session on the 125<sup>th</sup> of June 2025 at 7:00 p.m. in the Council Chambers, Room 127 located at 10 South State Street with Mayor Guy Titus presiding.

The Invocation was given by Councilman Plisinski, followed by the Pledge of Allegiance by Councilman Riley.

**CALL MEETING TO ORDER:**

Mayor Guy Titus called the meeting to order of the Common Council for the purpose of conducting the business before the Greenfield Common Council. Roll call was given by Clerk-Treasurer Lori Elmore.

**PRESENT:**

Councilman

- John Jester
- Amy Kirkpatrick
- Jeff Lowder
- Thomas Moore
- Joyce Plisinski
- Dan Riley
- Anthony Scott
- Gregg Morelock
- Lori Elmore
- Guy Titus
- Thomas Moore

- City Attorney
- Clerk-Treasurer
- Mayor
- Councilman

**ABSENT:**

**MINUTES:**

Councilman Scott moved to approve the minutes of the June 11, 2025 meeting, duly seconded by Councilman Plisinski. Motion Carried *viva voce*.

**REPORTS OF COMMITTEES:**

**None.**

**UNFINISHED BUSINESS:**

**Ordinance No. 2025/22**

**An Ordinance Amending Title VII,**

**Chapter 74, Schedule II of the Code of Ordinances of the City of Greenfield, Indiana Regarding the Flow of Traffic on South Street;** on second reading as introduced by the City Attorney.

Discussion was held by the members of the Council regarding concerns about making this street a one way due to the entrance/exit plan for the proposed parking garage project. Glen Morrow, City Engineer, said the recommendation came from the Traffic Safety Committee who felt the cars attempting to turn left onto State Street were causing back-ups and issues for the Fire Department. It was moved by Councilman Jester to table this ordinance until the traffic flow report had come back and the recommendations from the study were known. Councilman Scott seconded the motion. Motion Carried *viva voce*.

**Ordinance No. 2025/23**

**An Ordinance Regarding the**

**Transfer of Funds within the 2025 budget of the Storm Water Utility;** on second reading. Councilman Riley moved to approve on second reading, duly seconded by Councilman Jester. Motion Carried *viva voce*.

**Ordinance No. 2025/23**

**An Ordinance Regarding the**

**Transfer of Funds within the 2025 budget of the Storm Water Utility;** on third and final reading and eligible for final adoption by the Common Council. Councilman Scott moved to approve Ordinance 2025-23 as presented

on third reading, seconded by Councilman Jester. Mayor Titus called for a roll call vote by Clerk-Treasurer Elmore  
 AYES: Councilman Jester, Kirkpatrick, Lowder, Plisinski, Riley and Scott. Nays: None.

Ordinance 2025-23 was declared approved by 6 to 0 vote.

**NEW BUSINESS:**

**Ordinance No. 2025/25** **An Ordinance Amending Title III, Chapter 36, 36.040(D) regarding the clarification of the lump sum payment of benefits to be paid out on resignation of employment with the City;** on first reading as introduced by the City Attorney. Councilman Riley moved to approve, duly seconded by Councilman Jester. Motion Carried *viva voce*.

**Ordinance No. 2025/26** **An Ordinance Vacating Public Ways in the City of Greenfield, Indiana between South Street, Pennsylvania Street, Osage Street and State Street for The Ridge Group project;** on first reading as introduced by the City Attorney. Councilman Jester moved to approve, duly seconded by Councilman Plisinski. Motion Carried *viva voce*.

**Abatements:**

There are a few abatements that will be coming back to the Council to review and review further as they were filed without being given to their designating body, which is the City Council. The Clerk-Treasurer is working with the County Auditor's office to determine who those companies are, and they will ask back to attend a public hearing for their non-compliance to be reviewed by the Council.

**MISCELLANEOUS BUSINESS:**

**Heather Condra**, Executive Director, Greenfield Main Street, Inc. provided the members of the Council with information on creating a DORA area in the downtown Greenfield Area. A map was provided to show the suggested areas for DORA and a great deal of discussion followed expressing opinions in favor of and opposed to the idea.

Councilman Lowder moved to table the discussion until all council members were present, duly seconded by Councilman Plisinski. Motion Carried *viva voce*.

Additional discussion followed which concluded with Councilman Lowder rescinding his motion to table, duly seconded by Council Plisinski. Motion Carried *viva voce*.

Councilman Riley then moved to instruct the City Attorney to draft a ordinance to move the idea forward, duly seconded by Councilman Kirkpatrick. Councilman Jester voted NO.

Motion was passed with a 5 to 1 vote.

**Mary Atkins**, Vice President, PE, CPESC, LEED AP - Wessler Engineering – Storm Water Utility Rate Study

A presentation was provided on the proposed capital projects which are needed and could be planned for the next twenty years. The Capital Improvement plan listed many projects that will need time, attention and money to move forward with maintaining a sound storm water system within the city. The full costs of the recommendations were in the range of \$140,000,000.00 overall.

Mary acknowledged the selection of projects to start the maintenance project was vitally important as fixing an issue in one area could create an issue in another. Targeting the areas around the City which flood the worst would be a good place to start.

Cost estimates were provided on the proposed projects, but they have not been put into an order of priority at this time.

Mary did confirm that additional support was going to be needed to keep up with the amount of work which will need to be accomplished in the next five to 10 years.

Conversations were held about Brandywine Creek and options available to assist with keeping it flowing well so it did not back up.

**Buzz Krohn**, Executive Partner, CPA, CGMA - Krohn & Associates – Storm Water Utility Rate Study

Buzz confirmed the current storm water rates have been in place since 2008 and we currently bring in an estimated \$1,000,000.00 per year. As we are using these funds for the operating budget for the department, there is not much left over to work on the projects which were outlined in Mary's presentation.

The water and wastewater departments overlap with many of the same projects as storm water and have been helping to share the costs of these expenses.

There are a few options available to generate revenue to work on storm water projects.

1. Save money until you have raised enough funds to complete the project. This is what we have been doing for many years.
2. Bond for longer term projects but in the end, you end up paying back the bond over several years so you use what little you generate in surplus to make the bond payments and can now do any additional projects until the bond has been paid off and that revenue is freed up again.
3. Increase the rates to generate additional revenue.

Buzz stressed the point that the four different utility departments were very good about sharing information about projects which needed to be accomplished and worked together to make them come to fruition in the best way possible.

Questions were asked by the Council on the amount the rates needed to be increased and it was recommended that at least doubling the rates would be needed in addition to further increasing later as well as using funding from the other utilities to help accomplish some of the projects which needed to be done sooner rather than later.

It was confirmed that businesses and citizens need information and Mary Atkins stated that Wessler was able to assist with getting the word out to the community. The priority currently is to get the water to flow downstream

**PETITION OR COMMENTS OF CITIZENS:**

Mayor Titus recognized that Tyler Bowers from TRG was present and asked if he wanted to say anything. He stated he was here to listen.

Mayor Titus thanked Dan Miller for his dedication to the City and wished him well in his upcoming retirement.

**ADJOURNMENT:**

Mayor Titus confirmed there was no further business to be brought before the Greenfield Common Council, Councilman Riley moved to adjourn the meeting at 20:31 p.m., duly seconded by Councilman Plisinski.

Motion carried *viva voce*.

Mayor Titus declared the meeting adjourned and announced that the next meeting of the Common Council will be held Wednesday, June 25<sup>th</sup> at 7:00 p.m.

**NEXT SCHEDULED MEETING:**

**Wednesday, 9<sup>th</sup> of July 2025**

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Lori Elmore  
Clerk-Treasurer

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Guy Titus  
Mayor, Presiding Officer