

PLAINFIELD TOWN COUNCIL AGENDA

August 23, 2021

7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL TO DETERMINE QUORUM

COMMUNITY OF VALUE STAFF AWARDS

- Indiana Task Force One

CONSENT AGENDA

1. **Approval** of the Minutes of the Town Council meeting of August 9, 2021.
2. **Approval** of the Accounts Payable Docket of Expenditures and Affidavits of Payroll, per the Clerk-Treasurer's Report.
3. **Approval** of the Human Resources Report dated August 19, 2021.
4. **Approval** of the updated Employee "Pandemic Response Plan" per the Human Resources Report.
5. **Approval** of the contract with Rave Alert regarding mass communication, pending legal review, Per the Hendricks County Communication Center Report.
6. **Approval** of the contract with Impact Insurance Restoration, in an amount not to exceed \$75,000, for the remodel of the Town Court, per the Fleet & Facilities Report. (Funded from CCI Cigarette Tax Fund and Deferral Fees)
7. **Approval** of a Letter of Engagement with Taft Law for Public Affairs Representation, in the amount of \$60,000, not including other incidental expenses, per the Town Manager's Report. (Funded from General Fund)
8. **Approval** of a Letter of Engagement with BKD, LLP for Audit and Accounting Services, per the Town Manager's Report. (Funded from General Fund)
9. **Approval** of a Development Agreement and Financial Commitment with Donald Lambert in the amount of \$718,800 for specified public utility improvements and land acquisitions associated with the construction of the Avalon North development and the Perimeter Parkway, per the Development Services Report. (Funding from Northwest EDA)
10. **Approval** of Amendment #1, for an amount not to exceed \$262,805, to the existing contract with Banning Engineering for full design of extending Township Line Road from Vestal Road to Saratoga Parkway, per the Development Services Report. (Funding from LOIT Special Distribution Fund and Northwest EDA)
11. **Approval** of Supplemental Agreement #3, for an amount not to exceed \$78,780, to the existing contract with Butler, Fairman, & Seufert for design of an added northbound turn lane at the intersection of Quaker Boulevard and Hadley Road, per the Development Services Report. (Funding from 2015 Series C I-70 LLR Bond)
12. **Approval** of a Contract for Professional Services with Butler, Fairman, & Seufert, for an amount not to exceed \$45,500, to provide design documents and bidding services for the Quaker Boulevard Concrete Pavement Preservation project, per the Development Services Report. (Funding from LOIT Special Distribution Fund)
13. **Approval** of a contract with Bowen Engineering for an amount not to exceed \$479,900 for Mill Street Sewer Separation Project Phase 2, subject to legal review, per the Development Services Report. (Funding from 2020 Sewer Bond Fund)
14. **Approval** of Change Order No. 3, to the contract with Bowen Engineering for clarifier improvements at the North Wastewater Treatment Plant, in the amount of \$25,000, allowing for pre-ordering of headworks treatment plant equipment, per the Development Services Report. (Funded from 2020 Sewer Bond Funds)
15. **Approval** of the Memorandum of Understanding for the acquisition of a portion of 134 N Center Street for the benefit of the Government Center and Performing and Fine Arts Center project and to authorize Robin Brandgard to sign necessary documents on behalf of the Town. Funding from the Plainfield RDA Lease Rental Revenue Bonds of 2021 Series A (Government Center Project).
16. **Approval** of a grant agreement between the Town and the Plainfield Community Development Corporation in the amount of \$350,000 to cover expenses associated with leasing of a commercial tenant space in the parking structure located at 120 N Vine, per the Development Services Report. (Funded from EDIT)
17. **Approval** of a Letter of Intent with Larry Good Homes regarding construction of a public roadway segment in exchange for dedication of land, trail construction and custom home construction, subject to legal review, per the Development Services Report.

18. **Approval** to provide Water and Sewer services for two residential lots located in Minor Plat 1142, per the Department of Public Works Report.
19. **Approval** of the 2022 Military Banner Program in partnership the Wa-Pe-Ke-Way Chapter, National Society Daughters of the American Revolution, per the Department of Public Works Report.

PUBLIC HEARING

- Tax Abatement – Duke Realty

BUSINESS FROM THE FLOOR

• Guidelines Governing the Conduct of Business from the Floor

1. The proceedings are recorded for public record purposes; please come to the podium located in front of the meeting room, give your name and address, and make your presentation.
2. Please make presentations as precise as possible; try to limit your comments to no more than five (5) minutes and avoid repetition of points made by previous speakers. Each speaker will be allowed to speak only once.
3. If possible, please designate a spokesperson for groups supporting or opposing same positions.
4. Following your presentation please print your name and address on the speakers' sheet provided to ensure the official record reflects your correct name and address.

STAFF REPORTS

TOWN MANAGER REPORT

OLD BUSINESS

NEW BUSINESS

RESOLUTIONS

- **Resolution No. 2021-48** – A Resolution Setting Forth Final Action in Determining that the Qualifications for an Economic Revitalization Area Have Been Met, Approving Real Property Tax Abatement and Confirming Resolution No. 2021-47 Regarding Duke Realty Limited Partnership
- **Resolution No. 2021-49** – A Resolution Authorizing a Transfer of Appropriations – Cumulative Capital Development Fund (CCD)
- **Resolution No. 2021-50** – A Resolution Preliminarily Designating Economic Revitalization Area and Qualifying Certain Personal Property and Improvements for Tax Abatement – Genuine Parts Co.
- **Resolution No. 2021-52** – A Resolution Preliminarily Designating Economic Revitalization Area and Qualifying Certain Real Property and Improvements for Tax Abatement – Genuine Parts Co.
- **Resolution No. 2021-54** – A Resolution to Dispose of Surplus Property – Department of Public Works

ORDINANCES

First Reading of:

- **Ordinance No. 25-2021** – An Ordinance to Amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and Fixing a Time When the Same Shall Take Effect (Hall Business Planned Unit Development) *{Requested Continuance to 9/27/21}*
- **Ordinance No. 26-2021** – An Ordinance to Amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and Fixing a Time When the Same Shall Take Effect (Trescott, R-3) *{Requested Continuance to 9/27/21}*
- **Ordinance No. 27-2021** – An Ordinance to Amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and Fixing a Time When the Same Shall Take Effect (Trescott, R-4) *{Requested Continuance to 9/27/21}*

Second Reading of:

- **Ordinance No. 24-2021** – An Ordinance of The Plainfield Town Council Authorizing and Establishing the Boundaries of a Municipal Riverfront Development Project

Third Reading and Adoption of:

- **Ordinance No. 21-2021** – An Ordinance Revising Section 70.02 of the Plainfield Town Code Regarding Travel Trailers, Motor Homes and Recreational Vehicles

COUNCIL COMMENTS

ADJOURN

****THIS IS A PRELIMINARY AGENDA FOR THE MEETING DESIGNATED ABOVE AND IS SUBJECT TO CHANGE UP TO AND INCLUDING THE CONCLUSION OF THE DESIGNATED MEETING****