

PLAINFIELD TOWN COUNCIL
JANUARY 24, 2022
7:00 p.m.

Mr. Brandgard: Welcome to the Plainfield Town Council meeting for January 24, 2022. The meeting is now in session.

ROLL CALL TO DETERMINE QUORUM

Mr. Brandgard: Let the record show all members are present and we have a quorum for conducting business.

PLEDGE OF ALLEGIANCE

Mr. Brandgard: I'd ask everyone to rise for the Pledge of Allegiance.

CONSENT AGENDA

Mr. Brandgard: We have several items on the consent agenda this evening.

1. Approval of the Minutes of the Town Council meeting of January 10, 2022.
2. Approval of the Accounts Payable Docket of Expenditures and the Affidavit of Payroll, per the Clerk-Treasurer's Report.
3. Approval of the Human Resources Report dated January 21, 2022.
4. Approval of Town Council President's appointments of Barry Blackwell and Lori Lee to the Redevelopment Authority and of Karen Cravotta to the Storm Water Board.
5. Approval to Purchase of John Deere Mower in the amount of \$14,997.48, per the Municipal Project Manager's Report. (Funded from Food & Beverage Fund)
6. Approval to Purchase of Ford F150 XL SuperCrew in the amount of \$44,651.25, per the Municipal Project Manager's Report. (Funded from Wastewater Collections Fund)
7. Approval to Purchase of Ford F150 SuperCab in the amount of \$36,427, per the Municipal Project Manager's Report. (Funded from CCI Fund)
8. Approval to Purchase of Ford F250 SuperCab for \$50,558, per the Municipal Project Manager's Report. (Funded from Water Distribution Fund)
9. Approval of the Summer Fun Run Series hosted by Parks Foundation of Hendricks County at Sodalis Park, July 27 through August 7, per the Department of Public Works Report.
10. Approval of Work Order 4 with Whitaker Engineering in the amount not to exceed \$146,750 for Professional Services related to Lightning Protection for Critical Water Infrastructure, per the Department of Public Works Report. (Funded from Water Availability Fund)

11. Approval of the proposal from Bowen Engineering in the amount of \$26,510 for a roof for the North Wastewater Treatment Facility Digester, per the Department of Public Works Report. (Funded from Wastewater Building and Maintenance Funds)
12. Approval of the proposal from B.B.C. Pump and Equipment in the amount of \$31,730 for a Hidrostal Final Effluent Pump for the North Wastewater Treatment Facility, per the Department of Public Works Report. (Funded from Wastewater Availability)
13. Approval of the proposal from B.B.C. Pump and Equipment in the amount of \$40,847.06 for a Submersible Pump for the Center Street Lift Station, per the Department of Public Works Report. (Funded from Wastewater Availability Fund)
14. Approval of the proposal from Horner Industrial Group in the amount of \$74,506 to provide and install Variable Frequency Drives (VFDs) and compatible motors for the Anderson Water Treatment Facility High Service Pumps, per the Department of Public Works Report. (Funded from Water Source Capital Outlays)
15. Approval of Work Order No. 1 with Butler, Fairman, & Seufert in the amount not to exceed \$150,000 for Town Engineer Assistance, per the Development Services Report. (Funded from General Fund and Water, Wastewater & Storm Water Utility Funds)
16. Approval of Work Order No. 6 with Butler, Fairman, & Seufert in the amount not to exceed \$110,000 for Construction Inspection Services, per the Development Services Report. (Funded from General Fund, Utility Funds & TIF Funds)
17. Approval of Work Order No. 1 with Whitaker Engineering in the amount not to exceed \$9,500 for Sanitary Sewer Design Review associated with the Trescott development, per the Development Services Report. (Funded from Wastewater Utility Funds)

Are there any additions or corrections to the consent agenda?

(Brief pause)

Mr. Brandgard: If not, I'd entertain a motion to approve.

Mr. McPhail: So moved.

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve the consent agenda as read. If there's no further discussion, roll call vote please.

- | | |
|--------------|---------------------|
| Mr. Todisco: | Mr. Bridget – yes |
| | Mr. Angle – yes |
| | Mr. Kirchoff – yes |
| | Mr. McPhail – yes |
| | Mr. Brandgard – yes |

The Plainfield Town Council consent agenda for 01/24/2021 is adopted & approved.

Mr. Brandgard: Okay, thank you.

PUBLIC HEARINGS

Mr. Brandgard: We have a public hearing this evening for two tax abatements. Do we have proof of publication?

Mr. Daniel: Yes, we do.

Mr. Brandgard: Thank you. The first tax abatement is for Hobbs Station Industrial QOZB, LLC (Building 1). If there is anyone who would like to speak to us about the Hobbs Station Industrial QOZB, LLC (Building 1), now is the time to come forward.

(Brief pause)

Mr. Brandgard: Again, this is a public hearing for tax abatement.

(Brief pause)

Mr. Brandgard: With nobody coming forward, that public hearing is closed. We have another public hearing for tax abatement for Hobbs Station Industrial QOZB, LLC (Building 2).

(Brief pause)

Mr. Brandgard: Again, this is a public hearing for Hobbs Station Industrial QOZB, LLC (Building 2). This is the opportunity to come forward and make comments.

(Brief pause)

Mr. Brandgard: With nobody coming forward, the tax abatement hearing is closed.

BID OPENING

Mr. Brandgard: We have a bid opening this evening for Quaker Boulevard Pavement Patching. Do we have proof of publication?

Mr. Daniel: Yes, we do.

Mr. Brandgard: Thank you. We have one bid, and I think Scott wants to speak to that one bid.

Mr. Singleton: Yeah, I appreciate that. I just wanted to provide a little context. We did only receive one bid this evening, or this afternoon. I was a little surprised by that because we had quite a bit of participation when we were doing the plans and looking at the job, so we were expecting more. Given the circumstances of the bid – we got it from a very good contractor that works with us often. Reith-Riley should be very qualified to do this work and we would expect it to be a quality bid. The other part of that is, this project has grant funding from the Community Crossings Grant, and so it is on a timeline where we need to have this bid in order. We can certainly pivot and talk to INDOT, should this bid not be in the price range that we think is reasonable for the market, but my recommendation would be to go ahead and open this bid to see if we can keep on the schedule that we have set for us. So, I just wanted to offer those things.

Mr. Brandgard: (inaudible)

Mr. Singleton: Thank you

Mr. Brandgard: Thank you

Mr. Daniel: I have received an envelope from the Clerk Treasurer, from Reith-Riley Construction Company Inc.

(Mr. Daniel reviews the bid)

Mr. Daniel: Reith-Riley Construction bid is in proper form. The bid of Reith-Riley, all based unit price work is \$1,999,960. That's, \$1,999,960.

Mr. Brandgard: Thank you. I'd like to thank Reith-Riley for submitting a bid. The engineer's estimate was \$2,766,075.94. Again, the engineer's estimate was \$2,766,075.94. I'd like to have a bid review committee of Bill Kirchoff, Scott Singleton, Jason Castetter, and Kevin Waldroup from BF&S to review the bid and come back with a recommendation. Thank you

BID AWARD

Mr. Brandgard: And do we have a bid award for the Splash Island maintenance project?

Mr. Thorne: Thank you, Brent wasn't able to be here tonight so I'm proxying for him. The bid review committee did meet and review the information provided and do have a favorable recommendation to award the maintenance project to American Clean & Seal in the amount of \$165,955, and this is funded through Food and Beverage.

Mr. Brandgard: Thank you

Mr. McPhail: What was the amount again?

Mr. Thorne: \$165,955

Mr. McPhail: Thank you. I would move that we accept the recommendation from the committee and award the bid to American Clean & Seal for \$165,955.

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to accept the recommendation from the bid review committee and award the bid for the Splash Island Maintenance to American Clean & Seal in the amount of \$165,955. All those in favor signify by aye.

(All ayes)

Mr. Brandgard: Opposed? Motion carried, thank you.

BUSINESS FROM THE FLOOR

Mr. Brandgard: Is there any business from the floor this evening?

(Brief pause)

Mr. Brandgard: With nobody coming forward with business from the floor – are we going to do staff reports?

Mr. Klinger: Sure

STAFF REPORTS

Mr. Brandgard: Okay, we didn't have it on the agenda.

Mr. Klinger: Oh, you're right. Well, we have a few people here.

Mr. Brandgard: Scott, do you have anything else from Transportation? Tim?

Mr. Brandgard: Very good. Thank you.

Mr. Lahey: Since I normally present at the work session, I'll try to be extraordinarily brief because I know time is of the essence, but I did miss the work session towards December so there was not a verbal report in December, so this is two months basically, worth of activity. I guess the most significant item with regard to the Government Center project, Area A, is that it has achieved drive in condition, which is a significant achievement milestone for the project. We're still analyzing the schedule impacts of the delay of the actual roof, as well as other supply chain issues, to ascertain a more precise plan of completion date for Area A. However, we do find it very likely that some Town Hall employees may be able to begin moving into the Government Center shortly after the conclusion of the first quarter. So, it'll be here before we know it. One way that we're seeing to move the project along, given its complexity, is that we're supportive of substantial completion and final completion on a 4x4 basis. We would begin with the lower level, then the first floor, then the third floor, and then concluding with the second floor. For the Mill Street CSO project, Bowen has achieved substantial completion, so that was a relatively fast moving project for sure. However, we did encounter some topsoil conditions that undermined the existing waterline. We had anticipated at some point, with regard to downtown development, for it to be replaced but delaying that replacement is no longer a good idea. We have provided temporary means to maintain service but we do find that a Change Order for (inaudible) to include a new 6-inch waterline along Park Street, between Mill Street and West Street would both be in keeping with the downtown redevelopment as well as being advisable as early as possible. We have received some information in the form of a Change Order for such work and we will be reviewing that with town staff tomorrow and look forward to having that Change Order for the Council's consideration, hopefully at the next meeting. Mink Excavating continues to support Keith Hall on the site lighting implementation but other than that we don't see much progress during the winter months. We do think that early in March of 2022 that watermain work north of the parking structure, along Center Street, is likely to resume. The Art Center Executive Director status report – Kent, Dan and Andrew met with Chris on January 18th; Chris shared some of his recent activities including some recommendations for a not-for-profit board formation, as well as some suggestions for boilerplate (inaudible) for the Arts Center. He has been consulting with Cam Starnes with Taft on the not-for-profit board formation. Chris also intends to proceed with (inaudible) artistic programming strategic planning and training, and Kent, Dan and Andrew are fully supportive of that. The next meeting with Chris is slated for February 7th. That concludes my report unless there's any questions or comments.

Mr. McPhail: I have a question. In Chase's report he eluded that we may not get furniture until like May or something. I don't know what that means when scheduling to move but we've got old furniture. What kind of plan do we have for a walkway from the parking garage to the Government Center? I don't remember looking at that.

Mr. Lahey : Sure, most of that walkway actually exists; we were able to complete that prior to the onset of winter. That occurs between the blue house and where the construction trailers are located. As weather permits, we will – and certainly before April – we will complete the raised crosswalk there, north of the parking structure and will connect into the work that's already been completed. There will be some path whereby construction vehicles will be crossing that path during the construction of Area B, but (inaudible) and Hagerman has a very good safety plan delaying (inaudible).

Mr. McPhail: Yeah, because there's going to be a lot of activity.

Mr. Brandgard: Yeah

Mr. Lahey : Yes, and really it's the only viable option; the construction will end up closing the sidewalk south of the Town Hall building, so really, the only way to access from the parking structure is that pathway, and that's why so much effort has been placed on it.

Mr. McPhail: Thank you

Mr. Brandgard: Yeah, thank you. That was a good report, a lot of progress since the last...

Mr. : Sure

Mr. Brandgard: Thank you

Mr. Brandgard : Thank you. Chief, anything from the Police Department?

Mr. McKee: I left it out of my report by error, but as you saw, Sergeant Knowles will be retiring from the Police Department on February 3rd and as usual we usually gift those officers that are retiring their duty firearm. So, I would ask consent that we do the same with Sergeant Knowles.

Mr. Brandgard: Consent

(Consent is given)

Mr. McKee: And the Plainfield Middle School will also be holding a small ceremony for him on January 27th at 3:00 p.m. at Plainfield Middle School atrium, since he spent most of his time as an SRO there, for anyone who'd like to come, they wanted me to pass that information on. Thank you

Mr. Brandgard: Okay, thank you.

Mr. McPhail: January 27th?

Mr. McKee: Yeah, January 27th at 3:00 p.m.

Mr. Brandgard: If you would, be sure and send an email out, or a message out, to us to remind us.

Mr. McKee: Okay, will do.

Mr. Brandgard: Thank you. Nate, anything from your area of expertise? Mel?

Mr. Daniel: Not tonight, thank you.

Mr. Brandgard: Mark? I don't think I missed anybody.

TOWN MANAGER'S REPORT

Mr. Brandgard: Town Manager's report?

Mr. Klinger: All I wanted to mention today is just a couple of quick legislative updates. Thanks to the fine work of our friends at Taft, Senate Bill 163 did pass through the Senate today, and so it will head down to the House side. So, a lot of work to be done to move it through but so far, it's been going very well, and we appreciate the efforts of Ann and Mark specifically, with Taft Law, in terms of moving that forward. I do want to say really quick, so Senator Young helped us kind of support that Bill and he sponsored that Bill for us. And so I think, if you have a moment, it would be good if you guys would be willing to reach out to Senator Young and just thank him for his support on that particular Bill. And then I just wanted to bring to your attention Senate Bill 390, that I just became aware of today, which is a Bill that is getting a hearing tomorrow. Essentially, the gist of the Bill is that it places a lot of control on food and beverage taxes, and most importantly it ultimately puts a sunset on all food and beverage taxes. So, they would sunset, I believe in 2029. So, I have activated our team and they intend to appear at that hearing tomorrow. Like I said I hadn't even heard of this Bill until today; Matt Greller from AIM actually brought it to my attention. Our team will go and be heard at the hearing tomorrow, and we'll see where that goes, but I wanted you to be aware that that was there. There's a lot of Bills that come

up, that don't go anywhere, but I've got to say, I'm a little surprised that this one is even getting a hearing, and so you know, we've got to treat it seriously.

Mr. Brandgard: Yes

Mr. Klinger: And I think that's all I have for this evening, unless you have questions of me.

(Brief pause)

Mr. Brandgard: Thank you

OLD BUSINESS

Mr. Brandgard: Kent, any old business?

Mr. McPhail: No sir.

Mr. Brandgard: Lance?

NEW BUSINESS

Mr. Brandgard: New business?

Mr. McPhail: Mr. President, I have one item. I happened to be at Ace Hardware Store today, and you know, (inaudible) but they've got a lot of new employees – I was wearing a Red Pride sweatshirt and the clerk asked me, "Are you associated with Plainfield?" I said, "Well, this is a school logo, but yes, I'm a member of the Town Council." He said, "I live out on Hadley Road, west of Moon..." and he said, "We really like Plainfield." And I said, "Well, how's the new roundabout?" And he said, "Well, you know we have some flooding problems." And he said they've been working on it, and I said, "Yeah, in my report for this evening the staff told us we haven't really had enough rain for them to really tell whether it's fixed right or not." Well, he just went on and on and on, and he said, "When you get to that meeting tonight, you tell your guys that you're doing a great job and we really appreciate it." His first name is Joe; I don't know what his last name is, but he has moved from the subdivision that was abandoned in the industrial park.

Mr. Brandgard: Oh, yes

Mr. McPhail: He moved out on Moon Road, and he said, "We looked at every place and we just kept coming back to Plainfield." So, he said, "You tell your whole group that they're doing a great job." And I told him I would.

Mr. Brandgard: Thank you

Mr. Klinger: Well, if we're doing platitudes, I should mention too, Phil Sanchez reached out to me with just a quick note, again just to say, "Hey, we really love living here in Plainfield, and the leadership of the town is just doing a great job." So yeah, we're seeing similar things...

Mr. Brandgard: Yeah

Mr. Klinger: Which is always great to hear, and I should have relayed that to you earlier; I didn't think about it until just now.

Mr. Brandgard: Yeah, we haven't seen Phil in a while.

Mr. Bridget: I'm at the Aquatic Center two or three times a week and on Mondays there's a lot of Silver Sneaker folks there. There're a couple people who know that I'm a Town Council

member and I'll see somebody whispering over in a corner – generally they're a Silver Sneaker member – but they echo that same sentiment.

Mr. McPhail: Well, it's always good to hear.

Mr. Brandgard: It is

Mr. Angle: I don't know (inaudible) that roundabout, but I do drive it multiple times a day and I haven't seen any standing or running water on that north/south section where it was before, so I think it is resolved.

Mr. McPhail: That's all I have.

Mr. Brandgard: New business?

Mr. Bridget: No

RESOLUTIONS

Mr. Brandgard: We have four resolutions this evening. The first resolution is No. 2022-02 – A Confirmatory 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. 2022-01 Hobbs Station Industrial QOZB, LLC (Building 1). I'd entertain a motion to approve said reading.

Mr. Kirchoff: So moved.

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve the reading of Resolution No. 2022-02. If there's no further discussion, roll call vote please.

Mr. Todisco:	Mr. Bridget – yes
	Mr. Angle – yes
	Mr. Kirchoff – yes
	Mr. McPhail – yes
	Mr. Brandgard – yes

Plainfield Town Council Resolution No. 2022-02 is adopted and approved.

Mr. Brandgard: Thank you. We also have before us Resolution No. 2022-04 – A Confirmatory 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. 2022-03 Hobbs Station Industrial QOZB, LLC (Building 2).

Mr. Bridget: Move to approve.

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve the reading of Resolution No. 2022-04. If there's no further discussion, roll call vote please.

Mr. Todisco:	Mr. Bridget – yes
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Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard – yes

Plainfield Town Council Resolution No. 2022-04 is adopted and approved.

Mr. Brandgard: Thank you. We also have Resolution No. 2022-06 – A Resolution of the Plainfield Town Council Determining the Need for Appropriations to be Carried Forward and Authorizing the Clerk-Treasurer to Encumber Such Funds.

Mr. Angle: Move to approve.

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to approve the reading of Resolution No. 2022-06. If there's no further discussion, roll call vote please.

Mr. Todisco:

Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard – yes

Plainfield Town Council Resolution No. 2022-06 is adopted and approved.

Mr. Brandgard: Thank you. We also have Resolution No. 2022-08 – A Resolution to Dispose of Surplus Property – Parks & Information Technology.

Mr. McPhail: Move to approve.

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve the reading of Resolution No. 2022-08. If there's no further discussion, roll call vote please.

Mr. Todisco:

Mr. Bridget – yes

Mr. Angle – yes

Mr. Kirchoff – yes

Mr. McPhail – yes

Mr. Brandgard – yes

Plainfield Town Council Resolution No. 2022-08 is adopted and approved.

Mr. Brandgard: Thank you

ORDINANCES

Mr. Brandgard: We also have two ordinances. One is a First Reading of Ordinance No. 01-2022 – 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 (Awale Rezone).

Mr. Angle: I'll move to approve.

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve the First Reading of Ordinance No. 01-2022. If there's no further discussion, roll call vote please.

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| Mr. Todisco: | Mr. Bridget – yes |
| | Mr. Angle – yes |
| | Mr. Kirchoff – yes |
| | Mr. McPhail – yes |
| | Mr. Brandgard – yes |

First Reading of Plainfield Town Council Ordinance No. 01-2022 is approved.

Mr. Brandgard: Thank you. We also have the Third Reading and Adoption of Ordinance No. 53-2021 - An Ordinance Annexing and Making a Part of the Town of Plainfield, Indiana, Certain Described Territory Contiguous to the Corporate Limits to the Town of Plainfield and Adding Said Territory to Council District Number 3 (Redbird and Associated Properties, approximately 6448 S CR 675 E & 6601 E CR 600 S).

Mr. McPhail: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve the Third Reading and Adoption of Ordinance No. 53-2021. If there's no further discussion, roll call vote please.

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| Mr. Todisco: | Mr. Bridget – yes |
| | Mr. Angle – yes |
| | Mr. Kirchoff – yes |
| | Mr. McPhail – yes |
| | Mr. Brandgard – yes |

Third Reading of Ordinance No. 53-2021 is approved and adopted.

Mr. Brandgard: Thank you

COUNCIL COMMENTS

Mr. Brandgard: Brad, do you have anything from the Chamber you'd like to...?

Mr. Dubois: Sure, really quick. If you hadn't noticed, Friday we took down the Christmas lights and I want to thank the Council, the town, the Police Department, CDH Contracting, John Hall Construction, all our volunteers for once again, a great holiday season, and we look forward to doing at again next year.

Mr. Brandgard: Great

Mr. DuBois: That's it, thank you very much.

Mr. Klinger: It's always a sad day when the lights come down.

Mr. Brandgard: It is

Mr. DuBois: For some. I love the lights but once we get them down (inaudible).

Mr. Brandgard: Thank you. Joel, have you got anything you'd like to...? Just visiting, okay, good to have you.

ADJOURN

Mr. Brandgard: If there's nothing else to come before us, I'd entertain a motion to sign the documents requiring signature and adjourn.


Mr. Angle: So moved.

Mr. Kirchoff: Second

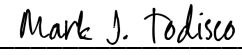
Mr. Brandgard: All those in favor signify by aye.

(All ayes)

Mr. Brandgard: Opposed? Motion carried, thank you.

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Robin G. Brandgard, President

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Mark J. Todisco, Clerk-Treasurer