

**PLAINFIELD TOWN COUNCIL**

**April 12, 2021**

**7:00 p.m.**

Mr. Brandgard: The Plainfield Town Council meeting for Monday, April 12, 2021 is now in session.

**PLEDGE OF ALLEGIANCE**

(microphones not working)

(everyone stands for Pledge of Allegiance)

**ROLL CALL TO DETERMINE QUORUM**

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

**PROCLAMATION**

Mr. Brandgard: (microphone not working)

Whereas, The Town of Plainfield recognizes and celebrates the importance of the role of the Hendricks County Health Department, and most notably through the COVID-19 pandemic; and

Whereas, Jeff Corder, the Public Health Preparedness Coordinator for the Hendricks County Health Department, worked closely with Town leadership to help lead and guide response to the pandemic; and

Whereas, Mr. Corder worked as a first responder for the Brownsburg Fire Territory for 26 years before joining the Hendricks County Health Department in the Summer of 2017, understanding the importance of relaying information to the Town of Plainfield's first responders through this health emergency, and

Whereas, Jeff Corder is the Chair for the County's ESF 8 Committee, which oversees all Health and Medical Resources at the County Emergency Operations Center during a disaster; and

Whereas, Mr. Corder has helped organize and coordinate volunteers for the County's vaccine clinic at the Hendricks County 4-H Fairgrounds; and

Whereas, the Town of Plainfield and Hendricks County collaborate for the betterment of all residents in our community and Jeff played an integral role in that collaboration by participating in weekly Joint Information Center calls over the last year; and

NOW, THEREFORE, BE IT RESOLVED: the Plainfield Town Council does acknowledge and recognize Jeff Corder for his dedication to the public's health and wellness.

Passed and Adopted, by the undersigned Town Council of the Town of Plainfield, Indiana on this 12<sup>th</sup> day of April 2021.

Is there anything you'd like to say?

Mr. Corder: (microphone not on) The only thing I'd like to say is that it truly was a team effort. I might be the voice and the face of the Health Department, but I have a great team I work with and I really appreciate the Town of Plainfield and the cooperation that we've had (inaudible). Thank you very much.

Mr. Brandgard: Thank you

## **CONSENT AGENDA**

Mr. Brandgard: Again, we have a few items on our consent agenda.

1. Approval of the Minutes of the Town Council meeting of March 22, 2021.
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 April 9, 2021.
4. Approval of the Sunday Funday Runday 5k Run/Walk and the Haunted Dash 5k Run/Walk sponsored by RaceMaker Productions LLC, per the Communications and Marketing Report.
5. Approval to purchase a Kubota UTV for \$27,089.68 for the Department of Public Works, per the Fleet & Facilities Report. (Funded from Nature Preserve)
6. Approval to purchase an X-Treme Leaf Vac for \$96,327.94 for the Department of Public Works, per the Fleet & Facilities Report. (Funded from Storm Water)
7. Approval to purchase a Kenworth T370 Tandem Dump Truck for \$160,543 for the Department of Public Works DPW, per the Fleet & Facilities Report. (Funded from Local Road and Street)
8. Approval of purchase agreement and bill of sale with Freije & Freije Auctioneers, to sell four (4) mowers and one (1) generator from the Plainfield Department of Public Works, per the Fleet & Facilities Report.
9. Approval to amend the existing contract with Motorola, in the amount of \$722,700, to upgrade body worn cameras, pending legal review, per the Plainfield Police Department Report. (Funded from Cumulative Capital Improvement Fund)
10. Approval to issue Officer Alyson Ritter her Duty Service Weapon upon her retirement on May 7, 2021, per the Plainfield Police Department Report.
11. Approval to enter into a Grant Agreement with the Indiana Department of Natural Resources for the Vandalia Trail Project, subject to legal review, per the Development Services Report.
12. Approval of a Contract for Professional Services with Veridus for general engineering services as needed during 2021 and to be described on specific work orders which contain scope, fee and schedule, per the Development Services Report.



## **BID AWARD**

Mr. Brandgard: We have a bid award on the agenda for 2021 Street Resurfacing. Do we have a report?

Mr. Singleton: Yes, and it feels good to be back in front of you all. Thank you and good evening. As you may recall, at the previous Town Council meeting we accepted bids for the 2021 Street Resurfacing Program. The appointed bid review committee met on Thursday, April 1<sup>st</sup>. The committee found no concerns with the bids submitted by the Harding Group and have determined it represents the lowest responsive and responsible bid for the project. And so, on behalf of the bid review committee, I would like to recommend that the Council accept the Harding Group's submitted bid and award a construction contract for a total of \$1,040,356.88. I'd note that this contract has been budgeted for through a combination of MVH and LRS Funds for this year.

Mr. Brandgard: Thank you

Mr. Bridget: I'd move that we accept the recommendation of the committee.

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to accept the recommendation from the committee to award a construction contract to the Harding Group for a total of \$1,040,356.88. If there's no further discussion, all those in favor signify by aye.

(All ayes)

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

Mr. Singleton: Thank you

## **PUBLIC HEARING**

Mr. Brandgard: Now we have a public hearing for Additional Appropriation – Fire Territory Equipment Replacement Fund. Again, this is an opportunity for the public to make comment.

(brief pause)

Mr. Brandgard: This is a public hearing for Additional Appropriation – Fire Territory Equipment Replacement Fund. With nobody coming forward, this public hearing is closed. Now we have two administrative hearings this evening.

Mr. Klinger: This is something that the Council doesn't do very often. So, I don't mean to put you on the spot Mel, but do you want to give a quick primer on process here for the Council?

Mr. Daniel: Yes – we've got a couple of properties here in the town that are violating zoning, or we believe they are violating zoning. We did some inspection; the inspector Terry Jones from Planning and Zoning went out there and inspected the thing and then went through the proper administrative proceedings to ask the town for an order to vacate those violations. The Town Council is the administrative board that hears that complaint. Tonight – obviously, since I represent the town, I can't prosecute the claim. And so, Frost Brown has been willing to provide us with an attorney to act as prosecutor. Alex Will is here, and he will do the prosecution part of the complaint, and I will be representing the Town Council. We'll let him proceed with the prosecution and then it will be up to the Town Council. You were provided with the order that you need to look at and either approve and pursue that violation with that order – so, after that prosecution and any other part of the proceedings are finished, then it will be up to the Town Council to make a decision on each one of the violations. So, unless you have questions, I will turn this over to Alex Will and let him go forward.

Mr. Brandgard: Okay, and the property in question is – we’ve issued an order to Vacate and Seal – 3247 Clover Drive, Plainfield, Indiana 46168. And another order to Vacate and Seal 3299 Clover Drive, Plainfield, Indiana 46168.

Mr. Will: Good evening Mr. Council President and members of the Council, Clerk Treasurer, Mr. Town Attorney – Do you mind if I take my mask off while I speak, will that make it a little easier?

Mr. Brandgard: You’re okay.

Mr. Kirchoff: Sure

Mr. Brandgard: Please do.

Mr. Will: Okay – as the Town Attorney said, my name is Alexander Will. I am an attorney with Frost Brown Todd, and we have been engaged to represent the town with regard to this unsafe building matter. I’m addressing the Council, as he said, in the statutory role as hearing authority and the unsafe building law in Indiana. We are asking the Council to affirm two unsafe building orders that the Building Commissioner has issued; to Vacate and Seal two accessory structures/garages that are currently being used improperly as residences in the Town of Plainfield. With me is Terry Jones, the town’s Zoning Inspector. He has been designed by Mr. Rudolphi, the Building Commissioner, as representative for both of these matters and can answer any direct questions the Council may have, at the conclusion of our brief remarks. Also, we have provided a copy of all of the exhibits that we believe are necessary for your determination in this matter, and I will refer to the various tabs as I proceed. As you may already know, the Unsafe Building Law empowers the Town Building Commissioner to issue these types of orders to vacate, board, remediate, or remove buildings identified as unsafe buildings or structures. In the materials we have provided you will find a definition of “unsafe building structures” in Tab 1. In certain circumstances, such as an order to vacate a residence, the Statutory Hearing Authority is expressly required to affirm, modify, or deny the order before it may be enforced by the town. So, that’s the Council’s role today. The order has been issued but we cannot execute it until it’s final and affirmed by the Council. Indiana’s Building Codes include very specific requirements for one and two family structures. As you can see in Tab 4, I provided a very, very brief overview, in a chart form, of some of the requirements for these structures. This includes appropriate exterior walls, interior walls with wall studs, drywall, fire blocking. They require fire protection, emergency access and egress, adequate heating and ventilation, water, sanitary, and code compliant electrical wiring. The Unsafe Building Orders, they come sometimes in immediate situations, or urgent situations, which is why we’ve popped up on your calendar tonight. We believe these situations are sufficiently serious and that they require immediate attention. Here, no one is saying that the structures are unsafe for their intended use, however. We’re not saying that they’re not fit for use as garages. Instead, the buildings were never designed for use as one or two family residential structures. Therefore, the town believes there is a very real and immediate danger to anyone who lives in these structures, and we’ll talk about that briefly. Moreover, the owners of the property have been unable to remove the people who have been living in these structures on their own, for whatever reason. The town at this point, really needs to become involved in order to ensure that these dangerous conditions cannot continue in the future, and these orders give the town the necessary tools to do that if the owners continue to not be able to get that accomplished on their own. Starting very briefly in the facts: on March 22<sup>nd</sup> the Building Commissioner issued these two orders to Vacate and Seal. The first at 2237 Clover Drive, you’ll find that order at Tab 2. And the second at 3299 Clover Drive, you’ll find that order at Tab 3. The first structure is an accessory garage located at 3247 Clover Drive, it’s in Plainfield. The main residence on that structure is a single family home owned, and I believe resided in, by the owner John C. Booth. The building at issue, however, is a detached garage on that plot that currently has someone residing in the structure. As you’ll see by my summary in Tab 5 of the exhibits, there are several observed violations just from an exterior observation that was done by Mr. Jones. He documented a poorly insulated garage door serving as an exterior wall, inadequate exits and windows, inadequate air ventilation due to lack of windows or other ventilation, and an uninspected wood burning stove that appears to ventilate out through the roof. No water supply; it appears the water supply to the structure is through a garden hose, no

apparent sanitary drainage for any sewage from the garage. It's my understanding that the people that are residing there are using facilities elsewhere but there's still a requirement for sanitary access. There is no electrical wiring; it appears that power is being provided to the structure through an extension cord from the residence. So, the various photos that document this and document the condition of the exterior of the structure can be found at Tab 6 of your materials. And if you use Tab 6, you'll see those are all documented by our Zoning Inspector. On the first photo you can see the wood burning stove, you can also see the lack of windows. And I believe you can see, on the second page, you can see the garage door that appears to have some poorly insulated plastic over the cover. That poses a potential, well, it is a code violation, but also poses some sort of potential fire hazard. On the third page you can see what appears to be the extension cord providing power. On the fourth page you can see the garden hose that appears to be the water source for the building. And the structure is, again, in all of these photos. So, as you can see, the Zoning Inspector has done a good job documenting his concerns. Also, it bears noting that there has been no variance that has been granted for this property; it has never been formally inspected as a potential residence for anyone, and it has not been approved which means that if that had happened, there would have been a much closer investigation and we could have determined what's going on in the inside and whether there is sufficient access. We just don't have that access right now and we can't say for sure that there's anything in there that's safe or fit. At this point Mr. Jones believes the existing and continued use of this building as a residence poses a threat to the people within the town. It is a fire hazard; it has various building code violations and it poses a direct threat to any inhabitants. It is generally unfit for habitation. Again, we're not saying it's unfit for its intended use for a garage but continued use as a residence poses a risk to those involved, those in the residence and those outside the residence because we don't know what's going to happen. As a result, we are asking this Council to affirm the order to Vacate and Seal, based upon the evidence that's been presented, at 3247 Clover Drive. The second structure is also in the materials. The main residence is located at 3299 Clover Drive. The main residence is a trailer home; it is owned by James Grider. I believe Mr. Grider is here today. The trailer home is approved, as I understand, as a single-family residence. The building at issue is again, a detached garage on the same plot. At Tab 7, you will see a summary of a few of the violations that the Zoning Inspector observed before today. Those include a garage door that has been sided over and is still serving as an exterior wall, which means it's not properly insulated or built up with studs. There are non-compliant interior walls including exposed studs in other areas, and inadequate fire blocking, insufficient access to windows. There are windows that are boarded or covered; unapproved furnace or inadequate – there is an unapproved furnace with ventilation that feeds into the rest of the home. This in particular could lead to a venting of carbon monoxide, that particularly is alarming. As I understand, there is water supply from the local well area, or well head. And there is a septic tank but there has been no inspection on either of those because again, it was not approved for, there has been no formal inspection because it has not been approved for human habitation. There is also, if you'll notice in the photographs, an exposed electrical box with open/exposed wiring which poses a concerning fire hazard as well. Again, there has been no variance of use for this garage that has been granted. There was a prior petition to turn this into a residence and it was denied because of an inspection and a concern about code violations. So, there is no reason that it should be used as a residence at this point. Those records have been provided to you, the zoning records are at Tab 8, and show the BZA's denial of the petition in 2017. Again, Mr. Jones, the Zoning Inspector believes the existing and continued use of the garage at 3299 Clover Drive as a residence poses a threat to the people that live there, and poses a threat to the town overall. It is a fire hazard for the people that are living there, and its various building codes poses a direct threat. It is generally unfit for habitation and should be vacated as well. Again, its use as a structure garage I think is an approved use, but we are talking about continued habitation in the structure. We are asking that it be vacated and the order to Vacate and Seal the building be approved as well. In summary, both of the continued use of these structures violates numerous building codes, zoning codes, and is a direct threat to safety and is a potential fire hazard. Mr. Jones, I believe, has heard everything that I have presented here today and all of the information that has been provided to me, that I have provided to you, has been provided by Mr. Jones. Mr. Jones, is it fair to say that everything that I presented to the Council is a fair, true, and accurate statement of your investigation?

Mr. Jones: Yes, it is.

Mr. Will: Thank you. At this point, I thank you for your time, I thank you for your attention on this matter. These orders to vacate are important in that they give all of our infrastructure and our people in the town the ability to make it, keep it safe, and to prevent these types of situations that could spiral out of control and potentially affect other citizens. And so, we would ask that you summarily affirm these orders. If you have any questions, if the Council has any questions for me or Mr. Jones, we certainly welcome them.

Mr. Daniel: The first one that he presented is Mr. Booth; you might ask if anyone here would like to make any comments one way or another, on the Booth issue.

Mr. Brandgard: Okay, is there anybody in the audience that wishes to comment on the Booth property?

(brief pause)

Mr. Klinger: I will point out that Mr. Booth is online, but he is muted right now.

Mr. Booth: I'm here but I'm not exactly sure what to add to it. This started as a friendly gesture at one point, for a very short notice here, but my partner died while they were here; they have stayed on and just won't leave. I wasn't sure exactly how or what to do to get anything going to get them gone. There are some other nuisances with it, namely a collection of trash in the yard. Trying to get them out, don't know what to do. They did get their mail changed to the address, so now they're trying to say that as long as they're getting mail, they're a resident, but they're not paying anything, there's not any kind of contract, there's not anything to where they would be any kind of a legal resident, type thing. So, I did – when talking with Mr. Jones last week, he had some ideas – and I finally did go in and file for an eviction notice but I'm really not sure how long that's going to take or what that will entail. Like I said, I really don't know what all to say.

Mr. Daniel: Mr. Booth, this Mel Daniel – where did you file the eviction notice? What court is that in?

Mr. Booth: Danville

Mr. Daniel: And did you have an attorney representing you?

Mr. Booth: No

Mr. Daniel: Okay

Mr. Booth: I can't really afford one.

Mr. Daniel: I understand. Well, the town's purpose here Mr. Booth, is to act on the evidence before the town, as it relates to this, the violations that have been charged. So, depending on the action of the town tonight, the town may be willing to assist you in dealing with this problem, and your eviction will just be a part of that.

Mr. Booth: Okay, I did attach the paperwork, the certified papers that we got with those, to the action as "other", hoping that would help to increase or to speed up the, to speed it up a little bit, rather than them holding out for 30 days or so. And I've also given copies of that to Mr. Jones.

Mr. Daniel: Well, the town will be acting, one way or another, tonight.

Mr. Booth: All right, I appreciate that.

Mr. Daniel: All right. I would suggest you take these up one at a time. So, I would suggest you take up the Booth issue first and make a decision, and then move on to Mr. Grider.

Mr. Booth: Okay, it is me and my mother here that's at the house and she's almost 80 years old, she will be 80 years old. So, it's just the two of us and I'm kind of apprehensive about any kind of a temper because he does have a temper, so it's hard to deal with. It's been addressed several times with him, to actually find a place and move, but the whole thing is, "well, we just don't have a place." I know that there are some support places, and they are able to find it for other people but not for themselves.

Mr. Brandgard: Do we have any comments or questions from the Council?

Mr. Angle: So, since this is a brand new proceeding for me, I've never come across this before, what would be the call to action then, from the Council?

Mr. Daniel: The call to action is actually in the order itself.

Mr. Angle: Okay

Mr. Daniel: If the town approves that, then at that point the zoning authorities will go forward and act on the order to vacate.

Mr. Kirchoff: So, is that simply all the motion it takes, is to approve this order?

Mr. Daniel: I'm sorry Bill, it's hard to hear you.

Mr. Kirchoff: Is all you're looking for is a motion to approve this order?

Mr. Daniel: Yes

Mr. Kirchoff: I would so move.

Mr. Angle: Second

Mr. Brandgard: We have a motion and a second to approve the order to Vacate and Seal 3247 Clover Drive, Plainfield, Indiana 46168. Any other discussion?

Mr. Angle: Well, I would just say, Mr. Booth, first of all you mentioned potential resources. The Town of Plainfield on their website, if you have access to the internet, has got some resources available for folks who are looking for shelter and/or in need of other basic life necessities. So, I highly encourage you to check out the website for those resources, in case you need them.

Mr. Booth: I understand that myself; what I was basically saying was that one of the members that are staying there, there's just two people there, she's very apt at finding resources and finding stuff for the homeless or for the needy, for other people, but when it comes to herself, I'm not sure why they're not able to find, you know, for themselves to find a place for the homeless if they have no other place to go. I believe they're just refusing to because it's just too easy on my part as being a nice guy, and I just hate the confrontation and I'm just afraid of how far it's going to go if it's just me trying so say, "get out" and trying to close the doors or lock the doors on them. They've already kind of established themselves free of charge and not helping anything else.

Mr. Kirchoff: I guess Mr. Booth; do you understand we're here to help make this happen?

Mr. Booth: Yes, I do, and I really appreciate it; any help I can get.

Mr. Daniel: Well, the town has approved the order to Vacate and Seal...

Mr. Brandgard: We haven't voted.

Mr. Daniel: Oh, I'm sorry.

Mr. Todisco: We have a motion and a second.



letter, if it gets a mess again, we will evict him. I guess the thing, the only thing I'm arguing about – you know, you get up here and tell everybody that there's been an inspection; I haven't seen no inspection papers. And you're saying it's not structurally fit for a house, which is wrong. The only thing, the electric wire, yes, it's because it was being took apart and fixed and then he moved in. So, the place is basically not fit for someone to live right now but it is up to code as far as the drywall and the windows, they just need the thing took off of them. We're not here to argue that I just, I just want that on record that what you said is not right. But yes, we are trying to get the people out of there. They were supposed to be out Saturday. You guys went out and talked to them and when you guys did that, that messed everything up because now they're like (inaudible). They said they was going to vacate Saturday but when you guys went out there and talked to them, the people changed their mind. But basically, when you tell the story, make sure you've got the whole story and the whole story, but it has not been inspected. You cannot say it's failed if it hasn't been inspected. I've had it since 2012 and no one's inspected it. It was a rental place before then and the neighbor says it's been a rental place for 20-30 plus years. That's the only argument, like I say, I don't want you to say it's just a garage; it ain't been a garage for, I don't know if it's ever been a garage. People has lived there for 20-30 years. And these people were not supposed to be in there and I will tell you that. They were going to move out Saturday but after they talked to your town, the town people, now they're wanting to do like the other guy, they're wanting to hold out. So, now we're going to have to do an eviction since they're not going to move out because you guys went out there and talked to them after we already told you we had them going out. After you guys went and talked to them, it through a wrench in the whole thing. I'm not arguing; we'll get the people out of there, but this place has been a rental for many, many years and to sit there and say it's a garage is wrong. To say it's been inspected is wrong. It has been around for many, many years as a rental. It was a rental when I bought it and it was a rental up till about a few years ago, give or take, I'd have to look at the paperwork. Yes, you said look at the pictures, you'll see where it's not fit to live now; we're not arguing that. It's because we were cleaning it up and getting stuff out of there. That's basically all I got to say, I mean I'm not – this thing has been around for many, many years. And the inspection, it's never been inspected as far as you said it's been inspected and denied, you know; it hasn't. I mean, if you've got proof of that I'd like to see the paperwork. Do you have proof of that?

Mr. Daniel: Mr. Grider, I never said that.

Mr. Grider: Now wait a minute, wait a minute...

Mrs. Grider: It was the other man that spoke not him.

Mr. Grider: Okay, it was him. Do you have proof? Sorry.

Mr. Daniel: But that's okay.

Mr. Grider: Do you have proof of that?

Mr. Will: I provided you a copy of the Board and Zoning appeals paperwork and you (inaudible).

Mr. Grider: That's not what I – you said it was...

(inaudible)

Mr. Grider: Okay, go ahead.

Mr. Will: I provided you a copy of the Board and Zoning appeals paperwork in 2017 where you petitioned for a zoning variance (inaudible) to get approval to use it as a single-family residence, and during that process Mr. Jones inspected the building as part of the zoning requirement, as part of the zoning petition, and then that zoning petition was ultimately denied (inaudible). That was my reference.

Mr. Grider: Well, the reason...

Mr. Will: Also, he also came out and inspected it again as part of this proceeding. So, those were my references.

Mr. Grider: Well, I have to see the paperwork because he never gave me no paperwork and the only reason they said they denied it, was because they said they didn't want no more family houses down through there. That's the reason they denied it, not because – if it was electric, if it was electric, you guys want to say it's an electrical problem, great. I'm going to come back in front of you guys again, I'll get it "upcoded", do everything you guys want, and we'll be – if it's just electric, you guys say it's just electric, I will refile paperwork again and we'll get the electric fixed the way you guys want it. But they said something else because I don't think any of you guys were on board at the time. So, you're saying it was electric, the reason it was denied.

Mr. Will: No, I'm saying there were a lot of violations (inaudible).

Mr. Grider: But you're saying it was denied because of the electric.

Mr. Will: (inaudible) I'm not saying anything about going forward (inaudible).

Mr. Grider: Yeah, but I'm just asking for the future. Are you saying it was the electric, the reason it was denied?

Mr. Will: (inaudible)

Mr. Grider: Did you say it was denied because of the electric, while ago?

Mr. Will: I'm saying it was denied because of the reasons that are listed in the zoning variance (inaudible).

Mr Grider: Okay, so I got to pay for it. But we are working on getting the people out and they will be out. They was supposed to been out Saturday, but things got changed, well Friday, and then Saturday we was going to lock the door. I did talk to Chris, which is one of the guys, and...

Mr.Grider : We were helping them out, that's why they started staying there. Because I live in the house and a friend of mine, I thought, you know, and I let him move in there because he's got a pregnant girlfriend. (inaudible) a living room, a bathroom, a kitchen, it's got everything in it, it's a home. So, I thought it was an apartment when I moved in there five years ago, because it looks like an apartment. (inaudible) just like a friendly gesture and helping him out (inaudible) or nothing like that. Being that it looked like an apartment (inaudible).

Mr. Grider: Well, Kurt was living there when you (inaudible).

Kurt: Yeah, somebody else was living there when I moved in there when he bought it (inaudible).

Mr. Grider: But I mean, we're not here arguing, saying – we are going to get the people out. And if we want to go forward with this as far as the apartment, we'll talk to the town then, and I'll check what they're saying was right, and we'll go from there. We didn't move them in, and we are going to get them out.

Mrs. Grider: They're trying to determine whether they can help you get them out, that's what this is about.

Mr. Daniel: That's what this whole process is about.

Mrs. Grider: It's not about condemning it or whatever; it's to get the people out of that...

Mr. Grider: Well, I just don't like that they say about the electric, that it's been inspected; it has not been totally inspected. So, we'll work on that. We'll work on getting the guys out, so we'll go from there, what you guys want to do about getting them out.

Mrs. Grider: Yes, we would appreciate that, getting them out, I've tried for at least three weeks.

Mr. Grider: And we thought they was going to be out Saturday, well, Friday night, Saturday.

Mr. Daniel: Okay

(brief pause)

Mr. Kirchoff: Well, I guess my question would be, even if the people are vacated, it's still in violation.

Mr. Daniel: Correct, yeah.

Mr. Kirchoff: And so, the first step is to get them out. The second step is to...

Mr. Daniel: This is just dealing with getting the people out of there, that doesn't solve the other issue.

Mr. Kirchoff: Right

Mr. Grider: What we are going to do, we are going to padlock it up, that way this won't happen again. Nobody else will be...

Mrs. Grider: Well, it was padlocked...

Mr. Grider: And you can see where the windows were closed up.

Mrs. Grider: Someone cut the lock.

Mr. Daniel: Okay

Mr. Brandgard: If there's no further discussion...

Mr. Angle: I'll make a motion to approve the Order for 3299 Clover Drive.

Mr. Bridget: I'll second

Mr. Brandgard: We have a motion and a second to approve the Order to Vacate and Seal 3299 Clover Drive, Plainfield, Indiana 46168. 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

Motion has been approved.

Mr. Brandgard: Thank you

Mr. Daniel: Someone from the town will be in touch with you Mr. Grider, to help you out with this.

Mr. Angle: Thank you Mr. Will.

Mr. Brandgard: Thank you

## **BUSINESS FROM THE FLOOR**

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

(brief pause)

Mr. Brandgard: Any business from the floor?

(brief pause)

Mr. Brandgard: With nobody coming forward, we'll go to the Town Manager's report.

## **TOWN MANAGER'S REPORT**

Mr. Klinger: All right, I do have a few items. First, I will say, you know, we had these matters that needed to come before the Council this evening. Mel and I had some conversation earlier today about looking into procedures and what is the best way of moving forward with these types of things as they come up again. I think there's some agreement that having it in a business meeting may not be the best scenario, so I think we're going to look at ways of doing this a little bit better in the future, in terms of process. I do want to report on a few things this evening; I have a couple of action items for you as well. First, I want to just echo – we surprised Jeff Corder earlier this evening with the Proclamation; I just want to personally say, we've really appreciated all of the information and the assistance that Jeff has provided the town over the course of this last year with the pandemic. He has been willing to step in and help and has been part of all of our emergency management calls and conversations that we've had over the course of the year, and I've been really impressed with him and I just, I appreciate the Council recognizing his actions over the course of the past year, and just personally want to say thank you to Jeff and the Board of Health for all of the assistance that they've provided. I also want to recognize our Parks Department. I guess not this past Saturday, but the week before, right before Easter, they were able to host their Easter event. The Easter Scramble was a great opportunity to host a safe Easter event for the community. The Parks Department did a great job of designing the event to be able to minimize the face-to-face contact. They had 22 vendors that participated; our Development Services Department also participated, and I think there were some pictures in the reports of their really creative way – so, all of these vendors had chutes for ways to deliver the eggs to kids from a safe distance. So, it was a big success. The Parks Department counted, I think, around 550 individuals that came to the event, so it was very well received. So, kudos to the Parks Department for putting that together in a safe way, and still being able to celebrate Easter with the community. I have a few action items for the Council this evening. First, I mentioned all of this in my report, so I'll just give a quick reprise, but as we've been moving forward with the MADE@Plainfield project, and it's moving toward completion, we are looking at the operational model and trying to get that set up. Part of that is going to be the creation of a new not for profit entity that will manage the facility. Our attorneys at Taft Law, Cam Starnes in particular, I think has been working on putting that together. As part of the Board arrangement, it includes representatives from all of the different partners; the town, Plainfield Schools, Ivy Tech, Vincennes University, and the State of Indiana, but the town obviously is footing the bill here and so the town gets three seats on the Board. All of the other memberships get one seat per group. And so, the time has come to make those appointments. The Town Council is given the ability under the Articles of Incorporation, to appoint those three seats to represent the town on that Board. Robin, Mr. Brandgard, and I have been working over the last several weeks, if not longer, to make some recommendations to the Council in terms of Board members. In terms of the first two seats, since Robin and I have been working on this project really since the very beginning, since the very first conversation with Scott Olinger on this, we would appreciate the opportunity, if the Council is willing, to appoint us to fill two of those seats and continue the, basically supervision of this project as it gets off the ground operationally. And then in terms of the third seat, I would recommend that the Council appoint Greg Cook. Some of you may be familiar with Greg. He has been a part of the project, really, also from very early on. He, until last fall, worked

as a Vice Chancellor within the Ivy Tech system. He is a Hendricks County resident and worked with Ivy Tech in Hendricks and Boone Counties. He is no longer with Ivy Tech, and we see this as an opportunity to bring someone in who can represent the town, who has been familiar with the project but is also familiar with the operations of a higher ed institution like Ivy Tech, who is a partner in this. And so, we've had some conversations with Greg about his willingness to serve, and also just making sure he understands it would be a town role, not an Ivy Tech role, and there would be expectations there, and he certainly has indicated his willingness to serve. So, with all that, I would recommend that the Council appoint Robin Brandgard, myself, and Greg Cook to fill those seats on the MADE@Plainfield Board.

Mr. Angle: I make a motion to approve the recommendations for the Board members.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve Robin Brandgard, Andrew Klinger and Greg Cook as our appointments to the MADE@Plainfield Board. If there's no further discussion, all those in favor signify by aye.

Mr. McPhail: (microphone not on) I have question about the board responsibilities.

Mr. Brandgard: Yeah

Mr. McPhail: (microphone not on) How many is on the Board and how much work will you have to do since all of you already have a lot on your plate.

Mr. Klinger: So, there are seven total Board members. So, to make sure everyone had representation, the town got three, the Plainfield School Corporation has one, Ivy Tech has one, Vincennes University has one – am I counting right?

Mr. Kirchoff: Homeland Security

Mr. Klinger: Yeah, well, the State of Indiana will have one appointment. We've had some conversations with a representative from the Governor's Office in terms of how – should that come from Homeland Security or should that come from somewhere else – and I think where it's settled now is that the Commission for Higher Education will make that appointment. I think it's still being kind of worked out, where that comes from at the State level, but we would appreciate some participation from the Commission for Higher Education to make sure that MADE@Plainfield is fitting into the overall state strategy for post-secondary education. So, instead of DHS or Work One, it's going to be probably someone from the Commission for Higher Education.

Mr. McPhail: Will this board of seven be responsible for the day to day operation?

Mr. Klinger: Well, so this not for profit entity will be the operational manager but they will then engage and contract with a management company to actually provide facility management, right. So, there's really two elements to it. There's facility management and then there's program management. Facility management, we'll contract with someone. And you know, Veridus, Dave Rainey from Veridus, has been working this project; he has identified some potential vendors, but obviously what we need to do is get this Board together and then that Board is going to have to look at those vendors and make a selection. But the second piece of program management, and that's where HCN comes to play. Brandy has been a critical part of this all along and I think the expectation is that we'll work out some sort of agreement with HCN to continue to provide some kind of program management for the project as well.

Mr. McPhail: You need to make sure that you have the right management team in place for the day to day operation. Brandy and HCN will be a great asset.

Mr. Klinger: Right, right.

Mr. McPhail: I support the recommendation for appointments to the non profit board.

Mr. Klinger: Yeah, we'll see how this plays out, but I think at least once things get into a groove, I think this is probably a Board that meets quarterly just to make sure that the management team is doing what they're supposed to be doing, right, and to be an audit on the finances and that sort of thing, right. But yeah, you're exactly right, getting those contractors in place is going to be critical in terms of how well it is actually managed.

Mr. Brandgard: If there's nothing else, all those in favor signify by aye.

(All ayes)

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

Mr. Klinger: All right, the next thing I have is – this is actually a request from Plainfield Optimist – and because we're still kind of in this pandemic world, I agreed to kind of pursue their request with the Council. They offered to be present, and I'm sure they're listening online right now, but so that they didn't have to physically be here, I offered to present this. Again, I think the information was in the box, you should have been able to access that. This is regarding to their concept of an "Avenue of Flags" pilot program. The idea is to use this as a fundraiser as well an effort to promote great patriotism within the community. Essentially, they find people who are willing to pay to sponsor a flag and then they would identify a particular streetscape where they would post those flags along that streetscape to create kind of a patriotic avenue of flags, but it is also a fundraiser for them. So, the idea is to start this as a pilot project in a couple of limited areas within town. And the flags would be posted on five holidays: Memorial Day, Flag Day, Independence Day, Labor Day and Veteran's Day. They might expand that eventually but that's the initial understanding in terms of the pilot project. The flags would be placed in the town's right-of-ways, is the intent, which is why they are coming in and asking the town for some review and approval of that. Staff can handle the details of it in terms of a right-of-way permit, but we wanted to come to the Council just to get some feedback on whether this is something that we really wanted to pursue, is it an avenue that we want to go down. Sorry about the pun. So, we wanted to get some feedback. Their initial plan is to look at Red Pride Drive and they've already had some conversations with Scott Olinger and Judd over at the school system about that and it sounds like they approve of it. They're also considering Providence Estates neighborhood, which one of the individuals that's involved in this is a resident and has been working with that Homeowner's Association to make sure that it would be okay there. I will say that I think there is some concern about going into neighborhoods, just in terms of making sure that they have the permission of individual homeowners where the flags might be located. If we're talking Red Pride Drive, that's a right-of-way that is maintained by the town, and so we can work with them on that. When you get into individual neighborhoods it's that individual property owner who maintains that little section of right-of-way between the sidewalk and the street. So, I think, for my part at least, there might – we might want to seek some permission from each homeowner of where a flag might be located.

Mr. Kirchoff: Or the Homeowner's Association

Mr. Klinger: Yeah, or through the Homeowner's Association. So, those are, again, we can kind of work those details out, but I did want to hear if there's any comments or concerns from the Council in terms of moving forward with considering this.

Mr. Bridget: Well, as you and I spoke earlier, I do have some concerns that if it's in an area that the town is maintaining, or the school system is maintaining, I have some kind of a comfort level that the flag won't be desecrated.

Mr. Klinger: Yeah

Mr. Bridget: Doing it in a neighborhood and someone makes a comment, I could see a flag on the ground, pulling it up and... that would be my worst nightmare. I think we really need to take a look at doing this in communities and make sure that there's some safeguards in place.

Mr. Klinger: Yeah, I absolutely agree. I think, like I said, I think that's something that through the right-of-way permit process we can explore those things and make sure that it's done in the right way. And again, I think this is a pilot project, and maybe we just limit it to Red Pride Drive to start the pilot project and see how it goes before moving into a neighborhood. So, I think we can look at those things – they did indicate obviously that if they wanted to expand into additional neighborhoods, they would come back and ask for permission again to be able to do that. So, if there's consent to move forward, we would do so with that proviso.

Mr. Brandgard: Is there consent?

(Consent is given)

Mr. Klinger: Okay, thank you. And then the last thing that I have is a discussion of the Arts Center. At this point, the Keen independent study has been completed. We had a Council work session where the results of that were discussed. I believe at this point we've provided all the information that was requested during that work session in terms of EDIT cash flows and revenue projections from Baker Tilly. At this point I guess staff is looking for some direction from Council in terms of the next steps toward this project. I believe Mr. Belcher outlined in his report some of the timing concerns and what some of those next steps would be depending on the direction we get from Council. But we're kind of at a point where I guess we're looking for some direction from Council on the issue of whether we should move forward. And I guess I'll go out as far to say that I think the staff recommendation would be to grant authorization to issue a full notice to proceed with the Government Center and the Plainfield Performing and Fine Arts Center. So, I'd like to hear your thoughts on where we want to take this.

Mr. Angle: (microphone not on) (inaudible) I totally support it and will be motioning to move forward with the recommendation (inaudible) but I would be (inaudible) maybe on the operational side (inaudible) still kind of struggling with some of the operational (inaudible). I (inaudible) do the due diligence on my own (inaudible) three out of the four comps at length, and I appreciate all of the financial backup that was provided, it really helped me in making my decision and feeling comfortable about the support that we're going to be providing tonight or voting on tonight. On the operational side, in my investigation – and the downtown committee might have gone through all of this, so if I'm catching up, I apologize – but on the operational side, one recurring theme, especially for the publicly owned facilities, was some type of sales tax support versus a straight subsidy cash payment. And then that kind of led me to think through other conversations and thought processes about, the town is taking on the burden of the facility itself and building it and putting it in place and getting all of the infrastructure, but is there a broader scope that potentially could help with the subsidy and things of that nature? Whether it's a County tax or even the visitor's bureau with food and beverage, or things of that nature? So, I think while I'm fully supportive of it, I still have a few questions about the operational side of it, I guess. And I'm just curious about the timing, is there still some opportunity to discuss how that works, and that kind of stuff?

Mr. Klinger: Yeah, I think certainly there is. And I will say that some of those ideas have had some discussion in the downtown committee, particularly in terms of, is that a direct subsidy or are there some other avenues to approach that.

Mr. Angle: Okay

Mr. Klinger: I don't know that we've come to any conclusions on those things, so I think that those are some of the things that we would have to address pretty quickly. I'll say this, I think part of that sense of urgency right now is that if the decision is to move forward, we need to make those decisions, right.

Mr. Angle: Yeah

Mr. Klinger: We need to be moving with those thoughts and setting up a system that is going to be successful. And so, yes, I think the answer is yes, we can. What we're looking for is direction

on whether to move forward or not, and if it is to move forward, then the next step is to start considering those issues that you just raised, to make sure that we have a good solution on that.

Mr. Angle: Okay

Mr. Brandgard: And I think part of it too, I think a lot of what you raised will probably have to go through the state to get permission to do it. That's the other half.

Mr. Kirchoff: The state? Oh, you mean taxes wise.

Mr. Brandgard: Yeah, taxes wise.

Mr. Angle: Yep, could be.

Mr. Klinger: Well, I think certainly, there's a natural partnership with Visit Hendricks County and I don't know that we've engaged them quite honestly, to the level that we should be on this thing.

Mr. Angle: Yeah

Mr. Klinger: And that's one thing that we need to explore.

Mr. Kirchoff: I agree with Lance's comments, piece of thought I had, this is not a Plainfield facility. This is a regional facility, and we ought to be finding ways to get regional financial support.

Mr. Klinger: Yeah, I would agree. I think we can explore those avenues. I mean obviously it's going to be centered in Plainfield, but the idea is to draw a regional support of this project and to draw people from the region into Plainfield. That's a big part of the downtown development (inaudible).

Mr. Kirchoff: It comes back to tourism, it's a tourism building.

Mr. Klinger: Yeah, absolutely.

Mr. Bridget: Actually, having spoken with people at The Barlow, the potential of this center is actually one of the things that they've been selling, and they're at 100% capacity. They're actually selling a lifestyle that Plainfield is presenting them. So, I think the point is well taken. We definitely need to be looking at other tax issues. Visiting Hendricks County, that's low hanging fruit as far as I'm concerned. We need to make a decision to do this, get the Board in place, and then start going down those avenues.

Mr. Klinger: Yeah, and certainly, I think, in terms of business support and sponsorship support, the approach that I think was in Keen's study and has always been the case, is that it would be a regional approach to that, that we're going to be seeking out regional sponsors. But the point is well taken, I think, that we haven't done as much on the public side of reaching out and trying to get support from whether it's Visit Hendricks County or other similar types of entities, and we can certainly explore that.

Mr. Angle: Well, a couple of other quick key takeaways, and I'll leave it at just the one or two; after talking with three of the comps, the Colorado, Tempe and Louisville comparables, it was twofold. One, make sure this Board puts a clear vision in place for the facility. There was some friction throughout some of these facilities early on in not knowing exactly who they were, and they ended up going in a direction that wasn't conducive to the constituents that voted for the taxes that operated it and paid for it, so it quickly it needed to be re-envisioned. So, a clear vision that is appropriate for the uses that it is intended for. And then the second piece, was that they could not recommend highly enough to bring on not only a director really, really quick, but also like a technical advisory position really, really quick. Because while the folks that we've hired are absolutely experts, there's nothing quite like someone who's physically done it, to make sure that the architect's design matches the intent, and I heard that from all three of those comps.

Mr. Bridget: And I couldn't agree with both of those comps anymore. And one of the things, if we make this decision tonight, putting that Board in place in which the town, who is basically the person who is building this thing, has a significant voice, can make sure that the vision goes the way we want it to, is extremely important. And the second thing in terms of making sure that we have expert management both from the program side and from the technical side, both of those things need to be decided by the Board and the search started as soon as possible.

Mr. Brandgard: I think from the board standpoint, it ought to be set up, and use the MADE as the model.

Mr. Bridget: I agree

Mr. Brandgard: Where the town has the majority of the seats.

Mr. Angle: Well, with that being said, unless there's some other comments or questions, I'd like to go ahead and make a motion for staff to move forward, full notice, to proceed with the Government Center and Plainfield Performing and Fine Arts Center project.

Mr. McPhail: Second

Mr. Brandgard: We have a motion and a second to have the staff move forward with the full notification to proceed on both the Performing Arts Center and the new town hall or...

Mr. Kirchoff: Government Center

Mr. Brandgard: Government Center. 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

Motion had been approved.

Mr. Klinger: All right, thank you.

Mr. Brandgard: Thank you

Mr. Klinger: Yes, that is kind of a momentous decision there, so I do appreciate that, and we'll obviously get the staff moving on those items that we just discussed. And that's really all I had for you this evening unless you have any questions of me.

(brief pause)

Mr. Klinger: I mean, that was a lot, really.

Mr. Angle: That was a lot.

Mr. Klinger: Yeah

Mr. Bridget: I'd like to say thank you to your staff. They provide us with information before every meeting, and we've been really after them to make sure that we get plenty of advance notice. The reports are getting very, very long; Tim's report was 20 pages this time. I know there's a lot

of effort that goes in to keeping us informed and make sure that we're ready for these, and I appreciate it.

Mr. Brandgard: I appreciate it too. I took me an hour to get through Tim's report.

Mr. Klinger: There's a lot going on, and so they seem to be getting a little longer and longer each time.

Mr. Angle: (microphone not on) (inaudible) Scott though.

Mr. Kirchoff: It's all Scott's fault.

Mr. Brandgard: Yeah

Mr. Klinger: Yeah, how Scott stays on top of all his projects, I don't know.

Mr. Brandgard: He's not even paying attention back there.

Mr. Klinger: Yeah, thank you.

Mr. Brandgard: Thank you

## **OLD BUSINESS**

Mr. Brandgard: Any old business?

Mr. McPhail: Mr. President, I have one item. You know, I notified most of you, I think, by email, but Pogue has been able to secure financing. And I did talk to John Pogue today and I said, I want to make sure that I'm passing on true information. And he said, "Yes, we've closed; everything's moving forward." They are working with some receivers to transfer the operations back to Pogue. Bob Rogers called me late this afternoon and said, "We're working on some things; I hope to have some information to you in just a few days." So, they have been actively working. And it's good news to me, at least we know who we're dealing with.

Mr. Klinger: Paul Ranke also called me and confirmed the same thing. So, it's looking good; looking forward to continuing working with him on that property.

Mr. McPhail: Yeah

Mr. Kirchoff: Along that line, I think I've commented to some of you, but the vacancy rate out there is a concern. One day my wife and I had a free afternoon so we drove from Hogue Town up to Vero Beach and they have this large outlet mall, and it was about half empty. And so, - and Tim and I have had these conversations too, about office space - I mean, what we're experiencing here is, well, you're in the business, you've probably seen this, but it's really - my wife and I went to this outlet mall and it was just unbelievable what's happened to retail. So, I hope that they get aggressive on filling some of those spaces.

Mr. McPhail: Yeah, Poague told me today, that nationwide, the biggest hit to retail and their business was women's fashions.

Mr. Brandgard: Makes sense

Mr. McPhail: And we've seen that because we don't have any, and he said we were lucky because we didn't have a lot of women's fashion in there. He did tell me that they got some really good news this past weekend, a lot of theaters opened up and they done better than they anticipated, and that people were coming to the movies, and you know, that's a big anchor out there. So, he was pretty upbeat in just a short conversation.

Mr. Kirchoff: Good

Mr. Klinger: Yeah, that's a good point. You know, in previous conversations with Pogue prior to the pandemic, they were on a path to bringing in more entertainment type of retail, right, the types of things that could really be successful, and I was really impressed with their strategy and approach. The pandemic kind of threw a wrench into that. The theater was doing great and then they were closed. But hopefully they can get back into that strategy and really have some success with that.

Mr. McPhail: Yeah, so I think that's good news.

Mr. Brandgard: It is good news, thank you. Lance?

Mr. Angle: Yeah, that's great news. So, old business is probably as good a place as any to bring this up. I was reading the Treasurer's report today and I believe Mark serves on the Youth Assistance Program, or helps out with it tremendously, and I was hit by just a comment that was made in there about lack of professional therapy services available to folks who need it. We've all experienced, in this room, the impact of that. I think it behooves us to talk about how we can help and what we can do. I mean, if we're spending millions and millions of dollars on art centers, we should also, at the same time, be thinking about infrastructure to assist with these kinds of services as well. So, while I don't have the answer, what I can tell you is that that struck a chord with me and I'd really like for us to challenge ourselves on what we can be doing to make that a non-issue. I do know that with our new Hendricks County Behavioral Hospital, that they're providing great services for adults, but they haven't quite hit their stride yet for adolescents and youth. So, hopefully that's going to be here available soon. So, I'm saying it for twofold; one, so that you know that I heard that, and two, I think we should all challenge ourselves on trying to figure out how to fix that. So, you'll probably hear more from me on it. Like I said, I don't have an answer today but...

Mr. Brandgard: With that thought, you know the Plan Commission approved the Hendricks County Behavioral Hospital. What is that going to provide? Does anybody know?

Mr. Angle: Yeah, that's what I was just referring to...

Mr. Klinger: The Hendricks Therapy

Mr. Brandgard: Yeah, Hendricks Therapy.

Mr. Klinger: So, I think that that's actually a relocation of existing services, but it does expand the capacity and they will, I think, be able to have additional therapists and counselors there. And I think it's something where we ought to be working to explore that as a partnership with them as well. But obviously the Behavioral Health Hospital is another big component, and you're right on, they did express to us a desire to move into adolescents, but they're obviously still working on provisional licenses with the state, trying to get everything in order before they can move to that. So, that's going to take a little time, but there are some positive things happening. But yeah, certainly, I think exploring more partnerships with both of those entities would make a lot of sense. And then of course, HRH, we work with them very closely on all of these issues.

Mr. Brandgard: You know, the Hamilton Center is down there.

Mr. Klinger: Right, right.

Mr. Klinger: And I believe we have invited Diane Burks to come in May, to speak to the Council about some more details on the program.

Mr. Todisco: Yes, that's correct on May 24th

Mr. Kirchoff: It's not that far off from what you're hearing with the EAP, right?

Mr. Thorne: We have recognized the need for additional behavior health related resources for staff and have had some challenges when it comes to adding services to our existing EAP

providers. We have found that the demand is high for us all and so we are exploring all the options possible to connect with and partner with these new local resources.

Mr. Brandgard: Yeah

Mr. Thorne: We also have met a number of times with HRH who is exploring ways to add some of these services to our Wellness Center offerings but, they largely also outsource lots of these services to the same outside providers.

Mr. Brandgard: At one time HRH was looking at their facility on the west side to handle some of that. So, maybe we need to go back and work on them to visit it again.

Mr. Bridget: And as I recall, Robin, when you were speaking at the dedication of the new hospital, you told them at the time that it was a beautiful facility but it's just not big enough.

Mr. Brandgard: Yeah

Mr. Kirchoff: Well, when we get on our pandemic call, or COVID-19 call – we're not done. And I'm sure you've seen the same articles I have, there's this residual effect. I forget, they've got a term now out there but yeah, it touches your heart.

Mr. Angle: It does, and I definitely don't want us to rest on our laurels. When somebody has a cry for help, know that you have an advocate in me, specifically. If God put me here for any reason, it's to recognize those types of situations and offer my assistance in any way I can.

Mr. Brandgard: Thank you. Old business?

Mr. Bridget: Mine has been addressed.

Mr. Kirchoff: I just want to say, it's good to be back. I said to Scott the other day, I've never been gone this long and I'm really having a challenge getting reconnected. And so, - don't look at me like that.

Mr. Bridget: No, that's fine. I'm just surprised.

Mr. Kirchoff: Well, even though I'm down there virtual, there's just something about being...

Mr. Angle: It's not the same.

Mr. Kirchoff: It's not the same. And so, be patient with me as I try to get reconnected here and get back in the groove. I missed you all.

Mr. Brandgard: And we missed you.

Mr. Angle: Same here, Bill.

Mr. Bridget: You've been a big part of what I've been involved in all the time.

Mr. Kirchoff: Well, I understand. The CDC keeps up hopping. Dan did a really good job recently of giving an update to the RDC; we probably ought to do that sometime for you all and talk about kind of where we are. We just continue to – we have people knocking on our doors and we just keep working in things. Tim reported in the thing about the Stanley property where we started the – do you want to talk about the inventory today, or no?

Mr. Bridget: Up to you.

Mr. Kirchoff: Yeah, why don't you talk – just briefly. It's just some good news.

Mr. Bridget: The Stanley property has been a challenge for us. Well, it's been a challenge for the town for many, many years. Approaching the family the correct way, making sure that everybody's on board, making sure that things are legal, and things progress appropriately has

been a challenge, but we're making great progress. We are looking for way to – we have a way to make sure that the site is environmentally clean, and Brownfield is going to play a major part in that, and that is just a tremendous help for the town. Once that gets out of the way, then we're in a situation where – there's lots of stuff. There's just lots of stuff and we actually took a look around; we're trying to identify who owns what and make sure that they get what they want out of there. But then we're left with this other stuff and we're exploring ways, maybe it's by auction, I don't know exactly how we're going to do it, but we have looked at several avenues. But the best part of this is that there are four different developers who are very, very interested in developing this site, according to the vision the town has set for the property. To me, this is huge. It's not glamorous work by any stretch of the imagination, but it's very rewarding work. And Bill has – one of the reasons I was surprised to hear Bill say he didn't feel like that he was back is that he never left. But yes, that sort of – the Stanley property really is a huge win for the town on so many levels, and I can't wait to see what it can become in the future.

Mr. Kirchoff: Well, and Tim got us some drone footage, correct? So, we've got aerial footage of the site as it was, and we'll take time lapse over the next few months. We can't wait to put a story out there of this win-win for the town.

Mr. Bridget: Yeah

Mr. Kirchoff: With that, I'll get off my soapbox.

Mr. Brandgard: Thank you

## **NEW BUSINESS**

Mr. Brandgard: New business?

Mr. McPhail: I do have a couple of items and the CDC is one of those. As Bill mentioned, and Dan mentioned, they made a presentation to the Redevelopment Commission last Thursday. And we met on Thursday because we had a basketball game before that. I'm really impressed with the presentation they made but it brought up what I consider to be an issue that we need to address pretty quickly. They have spent a lot more than we allocated to them, and they've done that with doing the right thing because properties that become available that we were looking at for maybe next year, maybe within a five-year plan. I do believe they have a need that we need to find some funding for, and some of that needs to go through the Redevelopment Commission because they need to do some things on the parking structure. Our vote tonight will help that parking structure some in the fact that now we know we're moving forward with the Performing Arts Center. But they've asked the Redevelopment Commission to provide funds to white box the leasable space there, and I think that certainly will help that. I think the good news from The Barlow is going to help us because they filled up. But the CDC has had to go out and secure a line of credit and are in debt, and I don't think we should let that last very long. My best estimate is that they need somewhere between \$2.5-3 million dollars to get through this year. I don't know if that's sufficient, but I believe there's that much exposure there. There's going to be other opportunities this year and we can't walk away from them.

Mr. Kirchoff: I'll tell you, one of the things we told the RDC, and previously the Council, we are way ahead of our anticipated schedule. The other thing is, we've been asked to take on projects that were not part of our original scope.

Mr. McPhail: Absolutely

Mr. Kirchoff: We just talked about the Stanley property, Midwest Aircraft...

Mr. McPhail: South of I-70

Mr. Kirchoff: South of I-70...

Mr. McPhail: All good things.

Mr. Kirchoff: You gave us the Galyan's building; we're trying to get it leased. That's interesting, it's been interesting to us that we've got interest in the Galyan's building that we did not anticipate.

Mr. Bridget: That's right

Mr. Kirchoff: And so – but depending on the type of client we get; we may need \$150,000 to put that building in shape. So, thank you for your support. It's been a fun journey but I'm telling you what, it's been challenging.

Mr. Bridget: Challenging – what's your term with the dog?

Mr. Kirchoff: We're the dog that chased the truck and caught it and now we don't know what to do with it.

Mr. McPhail: Yeah, well I would request staff to take a serious look at that and see if you can come up with some funding avenues for it.

Mr. Klinger: Yeah, we will certainly take a look and see. Certainly, the most pressing issue is the white boxing of the parking structure, as I understand it. We've already been taking a look at that to see how we can move those spaces a little quicker but getting those white boxed – but yeah, we'll certainly be taking a look at it.

Mr. McPhail: Okay – then the other item that I have is a horse issue. I think we've communicated a lot via emails. I really want to thank the police department and the Chief for the work they've done on this thing; the Planning Department and what they've done. You know, we've got an ordinance that we can use to put a little pressure on this issue, but it's my opinion that it will never solve the problem and we've got better things for our police department to be doing than going out and chasing horses dumping on the road. The Planning Department has a draft of an ordinance that prohibits riding horses on town streets, and I would ask the Council to take action to work on that, develop it, and adopt an ordinance that will eliminate this problem.

Mr. Brandgard: Yeah, we need to move, I agree, we need to move forward on that.

Mr. McPhail: I would make that a formal motion to come back to the next meeting and work with our legal department to draft an ordinance.

Mr. Kirchoff: I'm not sure it takes a motion, but I certainly would support it.

(inaudible)

Mr. McPhail: I would make that a motion.

Mr. Bridget: You certainly have our consent.

Mr. McPhail: Consent?

Mr. Brandgard: Consent, yeah.

Mr. McPhail: Well, I don't know if anybody, I know Dan's aware of the facility up there – a very small site for what they're doing up there. It's on the north side of 100, they have no other place than to do pony rides for kids. They need to, if they're going to – I don't know what the answer is, but they don't have the place to rent horses for adults to be out riding those things, because the only place they've got to go is on public streets. And we happen to be right across the road, they go right into Huntwood. I'm surprised we haven't heard from that subdivision. They even, and I know they're concerned about it because right in their main entrance they've got a, you know, one of those stations where they have the doggie bags. They furnish the bags for the

residents to do that. So, you know, those neighborhoods are doing what they need to do, and they shouldn't need to worry about horses.

Mr. Brandgard: That's right

Mr. Bridget: I agree

Mr. McPhail: Thank you for your support.

Mr. Angle: Nothing from me

Mr. Bridget: Tim mentioned in his report, we've had a recent call about concern from folks along Walton Drive, with the ditch that has been really an issue for a long, long time. Several years ago, a lot of it was remedied when they rebuilt the library and put retention tanks in place. But in heavy rains, this is still really, a heavy issue. I had a meeting with Tim and with Shannon to talk about the residents' complaints, and they have gotten very, very creative with a project that we already have in place, that Jeff Healy back here is involved in, in terms of not maybe taking all of the water from the ditch but giving more than one avenue for that water to travel. It's very creative and it seems like a very cost-efficient solution. Is there anything more you want to say about it, Tim?

Mr. Belcher: Only that we would like to make a decision as soon as possible, because we hope to have the work completed while school's out. So, we're about a month and a half away from that starting point. So, we'd like to have everything ready to do that but at this point, that's the one piece of the puzzle that I would need to assure funding is available before I would come to the Council. I think it's a very good approach. Public Works said that they have a lot of problems with maintenance, the current maintenance problem is downstream, so it's not just the one resident, it would be the whole neighborhood.

Mr. Bridget: And this is something that is ongoing. Bill and I will be in a meeting on Friday to see what we can do about moving (inaudible).

Mr. Brandgard: Bill? None?

## RESOLUTIONS

Mr. Brandgard: We have two resolutions tonight. The first is Resolution No. 2021-27 – A Resolution to Approve a Transfer of Appropriations – Storm Water Operating Fund. I'd entertain a motion.

Mr. Angle: Move to approve

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve Resolution No. 2021-27. 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. 2021-27 is adopted and approved.





Mr. Angle: Thank you

Mr. Brandgard: Thank you

Mr. DuBois: Thank you sir.

**ADJOURN**

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

Mr. McPhail: So moved

Mr. Angle: Second

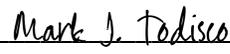
Mr. Brandgard: All those in favor signify by aye.

(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