

PLAINFIELD TOWN COUNCIL

April 25, 2022

7:00 p.m.

Mr. Brandgard: The Plainfield Town Council meeting for Monday, April 25, 2022 is now in session.

PLEDGE OF ALLEGIANCE

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

ROLL CALL TO DETERMINE QUORUM

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

CONSENT AGENDA

Mr. Brandgard: We have a short consent agenda this evening

1. Approval of the Minutes of the Town Council meeting of April 11, 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 April 20, 2022.
4. Approval of the 2021 Town of Plainfield Annual Report, per the Communications Report.
5. Approval of the proposal with Jack Laurie Group in the amount of \$22,768 for carpet replacement at the Richard A. Carlucci Recreation and Aquatic Center. (Funded from Food & Beverage)
6. Approval to enter into a sewer service and cost recapture agreement with Ben and Stacey Weaver for their property at 4712 E US-40 (Oak Tree Golf Course), per the Development Services Report.
7. Approval of the First Amendment to Exchange Agreement between the Town and Rock Creek Partners modifying the time to complete the exchange, per the Development Services Report.
8. Approval of the First Amendment to the Project Agreement with the Hobbs Station developer, per the Development Services Report.
9. Approval of an infrastructure agreement associated with the Hobbs Station developer, per the Development Services Report.
10. Approval of a Temporary License Agreement between the Town and Keller-Huff Group LLC regarding use of certain parking spaces, per the Development Services Report.

Are there any additions or corrections to the consent agenda?

Mr. Kirchoff: I have a minor correction to the minutes on page 6. It lists "Sherri's" department instead of "Sheriff's" Department.

Mr. Brandgard: Is there any other?

Mr. Angle: I don't have any changes or anything of that nature, but I do, on number 6, which is the recapture agreement of Ben and Stacey Weaver – we don't necessarily have to talk about it on consent but maybe during reports, if we could just give the public a little bit more information about what that is, that'd be fantastic.

Mr. Kirchoff: With that, I move we approve the consent agenda as amended.

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve the consent agenda as amended. 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 04/25/2022 is adopted & approved.

Mr. Brandgard: Thank you

PUBLIC HEARINGS

Mr. Brandgard: We do have three public hearings this evening. Do we have proof of publication?

Mr. Daniel: Yes, we do.

Mr. Brandgard: Thank you. The first public hearing is for Annexation at 5613 East County Road 350 South. Again, this is a public hearing, the time when the public has the chance to give us their thoughts.

(Brief pause)

Mr. Brandgard: Again, Annexation public hearing for 5613 East County Road 350 South. If anybody wishes to address us, now is the time.

(Brief pause)

Mr. Brandgard: With nobody coming forward we'll close that public hearing. The second public hearing is Annexation of approximately 5820 East U.S. Highway 40. Again, if there's anybody who wishes to address us, now is the time.

(Brief pause)

Mr. Brandgard: Again, we have the public hearing for the Annexation of approximately 5820 East U.S. Highway 40. If anybody wishes to address us, now is the time.

(Brief pause)

Mr. Brandgard: With nobody coming forward we'll close that public hearing. We also have a public hearing for Additional Appropriation – 18-2022 CCI-Levy. Again, is there's anybody who wishes to address us regarding this. Now is the time.

(Brief pause)

Mr. Brandgard: Again, we have the public hearing for Additional Appropriation.

(Brief pause)

Mr. Brandgard: With nobody coming forward, that public hearing is closed.

BUSINESS FROM THE FLOOR

Mr. Brandgard: We'll open it up to business from the floor.

(Brief pause)

Mr. Hardin: Ladies and gentlemen I have three quick items, if I may. First off, nobody uses heavy trash Saturdays more than I do and I want to compliment DPW and Ray's both with the efficiency that they operate down there. The fact that they absolutely go out of their way to help people unload their vehicles withstanding mattresses, but that's beside the point. I just wanted to pass it on that it's really appreciated by this resident.

Mr. Brandgard: Thank you, we'll do that.

Mr. Hardin: Number two topic, if you will gentlemen, I approached the board last July 12th with two topics, first one regarding my neighborhood, a drainage issue in my neighborhood, Racheal and Ramsey neighborhood. I've only had one contact with Shannon Swan. She writes, and I paraphrase, "the stormwater manager and the engineers went up to look at it and they were trying to find an adequate solution and find the finances." I've heard nothing in seven months and seen no remarkable change or any work of any kind in my neighborhood. What's it going to take to get this situation fixed gentlemen? It's been nine months since I've brought it to the board's attention.

Mr. Brandgard: Andrew?

Mr. Klinger: I'll have to check in with the Department of Public Works and find out what the status is. I'm not aware of any projects or any changes being made, so I'll have to find out what happened with that.

Mr. Bridget: Would you be good enough to sign in with your address and telephone number? I'd like to...

Mr. Hardin: Yeah

Mr. Bridget: Okay

Mr. Hardin: Will I get a follow up from the town on that instead of me having to contact the town this time, please?

Mr. Brandgard: Yes

Mr. Klinger: Yeah, we'll make sure...

Mr. Bridget: Yes, we will follow up.

Mr. Klinger: Yeah, Al will be the guy to follow up.

Mr. Hardin: Lastly gentlemen, I spoke with you on that same evening in regard to the topic of flags, in my opinion, the ones that are missing on U.S. 40's lampposts, the ones that we've had in the town for decades. I brought it to the President's attention, and you (inaudible) believe it was. I've got my footnotes here and it basically says you were both concerned and that you weren't aware of it and there was a banner issue, and we discussed that back and forth and you were going to check and see if in fact we could not in fact incorporate banners and flags back in. (inaudible) the flags, some of them were tattered and whatnot. Those little 3x5 flags don't cost very much; I buy them by the dozen because I hand them out to people in town who can't afford one or don't have one or their flag looks rather tattered. \$30 for a flag, that's an embroidered flag. I'd like to know if we can't get these flags back up. We've got ten federal holidays that we celebrate in this town every year and I'll tell ya, Memorial Day's coming up. Memorial Day is extremely special to me. My dad's a veteran; he served in the three wars and respectively is buried in Arlington Cemetery. They put a flag on every grave on Memorial Day in Arlington Cemetery. Can't we put one on a few light poles in town please?

Mr. Klinger: That one I can address. I know Jason's been working on that. Unfortunately, Jason is sick today or he would be here himself, but I know that he was looking to get additional flags. In fact, I think that he was looking at additional light poles that we would be able to put flags on. So, not just on the east end, but also looking at possibility on the west end of town. So, I do know he has been following up on that. Al, I don't know if you have any more information on that – but he is looking at how we can get the flags put back up on some of those light poles and actually adding some poles to that.

Mr. Hardin: Sure. And again, if I could get a follow up from you on that; I put my cell number on down there.

Mr. Klinger: Yeah, please.

Mr. Hardin: I appreciate it very kindly gentlemen, on the two topics. Again, I want to thank DPW and the town both, and Ray's for the service they offer on heavy trash day. Thank you very kindly.

Mr. Brandgard: Thank you.

Mr. Klinger: So, I just got a text from Jason, he's watching online. He said that he's just waiting on Duke Energy to respond to our request to put those flags up on additional poles.

Mr. Brandgard: Good. Is there any other business from the floor?

(Brief pause)

Mr. Brandgard: With nobody coming forward, we'll go to staff reports.

STAFF REPORTS

Mr. Brandgard: Tim, anything from Development Services?

Mr. Belcher: A brief summary on the Oak Tree item that was in the agenda tonight. Ben and Stacey Weaver, we've worked with for some time now. They have a very successful business in the pub that's out there and the golf course together. So, they're sort of a victim of their success; they've had a septic system out there for some time and it was struggling, I believe even when the Elks was out there. So, they came to us – we met with them what a year ago, maybe, looking for a way to solve that problem. So, we entered into some discussions about how they could get sewer service. So, they hired an engineer, got a design done that would allow their system to basically be a pump system that they own privately, but then the line along U.S. 40 would be

constructed as a public line. So, the agreement on the agenda tonight would be basically, it would allow them to recapture some of their offset costs if other residents along that line decide to connect. There would be no requirement to connect but if they decide to connect, or the property is sold and redeveloped, there would be sewer service capability there. So, I think it's good for all parties. We did talk at one time about a trail component to this, more as an offset for the possible costs that they were going to incur. They sort of backed up; I think they found financing for their part of it. So, I said fine; that was just something that we offered as a possible opportunity, and it's still there but I feel like we've built a good relationship with them, and maybe in the future that might come to fruition. I think it'd be good for them and the town. At this point, I think they've got their sewer problem almost solved. They have worked on it for a long time and are very excited to get started, but now they're facing the delivery times, and all the other construction projects, but they have their permits in place and this agreement would just be another way for them to accomplish this and be successful. So, that's the project as it is today.

Mr. Brandgard: I might comment, that's an agreement much like we've entered into in other areas.

Mr. Belcher: Yeah, very much so.

Mr. Angle: Well, thank you so much for sharing, I appreciate that. It's not frequent that we do these types of agreements and I just wanted folks who watch and listen to the minutes to be able to understand it a little better. As a follow up question, the recovery part of it, how are folks made aware that now they might have an option to connect to a new sewer line?

Mr. Belcher: You know, we haven't been proactive in that. Usually, the problems will come to us with somebody who has a failed septic. They're not usually looking to connect unless they have a problem.

Mr. Angle: Okay

Mr. Belcher: The County Health Department gets contacted and then they contact us, and we say yeah, there's a sewer there, if they're interested, they can utilize it. But we could be more proactive, we could just send a letter out to those along the – they do get notified at the beginning, of the permit coming.

Mr. Brandgard: Yeah

Mr. Angle: Gotcha

Mr. Belcher: That's one thing that happens in every case.

Mr. Angle: Okay, good.

Mr. Belcher: As far as the deciding to connect in the future, it's sort of up to that landowner.

Mr. Angle: As I recall, there might have been one or two houses on that adjacent street that were looking into it, or potentially interested.

Mr. Belcher: Yeah, I seem to recall, I think when the notices went out for the permitting and things along the highway, even up to County Road 500, along the backside of the golf course, some that are far off of U.S. 40 asked. So, there may be another project coming off of the first project, which is usually how it happens because they have the need, possibly. So, if something happens, we'll work with them too.

Mr. Bridget: And more times than not, I think it's reassuring to the people along the way, that they're not being forced to connect. That's usually the conversation.

Mr. Belcher: Right, it's very helpful. The (inaudible) I think it was called, that was much more heavy-handed, and it required things to be done and it was very difficult. This is more of a – the

systems are designed now where you can build pieces of them, and they still work in the future for others at a different time frame.

Mr. Angle: Well, thanks again, I think this is a great outcome for both our neighbors Oak Tree and the town. So, thank you.

Mr. Belcher: (inaudible)

Mr. Angle: Yeah, thank you.

Mr. Brandgard: Thank you Tim. Bill, anything from the IT world? Steve? Nothing from finance. Kevin, development?

Mr. Whaley: Nothing additional.

Mr. Brandgard: Okay, thank you. Doug, anything from the Communications Center? Brent, anything from Parks? Brent, anything from the Fire Territory? I think there's somebody back there from the police department. There he is, anything from the police department? Nothing further. Stephanie, anything? Todd? Jared? Al? Nate? Mel?

Mr. Daniel: Nothing additional, thanks.

Mr. Todisco: Nothing additional.

Mr. Brandgard: Nothing additional, boy. Not a member of the staff but it's as good as time, anything from the Chamber Brad?

Mr. Bridget: Is there a basketball game tonight?

Mr. Brandgard: I think I captured everybody. We'll go to the Town Manager's report.

TOWN MANAGER'S REPORT

Mr. Klinger: I just have one thing to mention, that is that the Indiana Municipal Manager's Association conference is this week. And so, several of us will be out of the office Wednesday through Friday; it's a fairly short conference. We will be down in Brown County meeting with our fellow town managers from around the state. Good event, we're always learning something from those events. I think they've got a good agenda set up for this week. So, in case of emergency of course, we'll be available; we're just down the road. We'll be available through the phone and whatnot, but several of us will be out of the office for the latter half of the week. Aside from that, I don't really have anything else to add.

Mr. Brandgard: Thank you

OLD BUSINESS

Mr. Brandgard: Kent, old business?

Mr. McPhail: None

Mr. Brandgard: Lance?

Mr. Angle: Just real quick, I'd like to mention in a public meeting for those of you who don't have social media, that the Anderson Park skate park is closed for some renovations. Hopefully it won't be closed too long while they get that updated for us. I just wanted to put that out there.

Mr. Brandgard: Thank you.

Mr. Brandgard: Thank you. We also have for its Second Reading, Ordinance No. 15-2022 – An Ordinance Establishing a Department of Justice (DOJ) Equitable Sharing Program Fund.

Mr. McPhail: Move to approve.

Mr. Angle: I'll second.

Mr. Brandgard: We have a motion and a second to approve the Second Reading of Ordinance No. 15-2022. 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

Second Reading of Plainfield Town Council Ordinance No. 15-2022 is approved.

Mr. Brandgard: Thank you. We also have for its Second Reading, Ordinance No. 16-2022 – 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 (HRH-Saratoga Rezone).

Mr. McPhail: Move to approve.

Mr. Kirchoff: Second

Mr. Brandgard: We have a motion and a second to approve the Second Reading of Ordinance No. 16-2022. 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

Second Reading of Plainfield Town Council Ordinance No. 16-2022 is approved.

Mr. Brandgard: Thank you. We also have for its Second Reading, Ordinance No. 17-2022 – 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 (Bo-Mar Estates Rezone).

Mr. Angle: Move to approve.

Mr. Bridget: Second

Mr. Brandgard: We have a motion and a second to approve the Second Reading of Ordinance No. 17-2022. 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

Second Reading of Plainfield Town Council Ordinance No. 17-2022 is approved.

Mr. Brandgard: Thank you

COUNCIL COMMENTS

Mr. Brandgard: Do we have anything else to come before us?

(Brief pause)

ADJOURN

Mr. Brandgard: If not, I'd entertain a motion to sign the documents requiring signature and adjourn.

Mr. Angle: So moved.

Mr. Kirchoff: I'll second that.

Mr. Brandgard: All those in favor?

(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